City of Ramsey
Agenda
Regular City Council
Tuesday, January 27, 2015
7:00 pm
Council Chambers, 7550 Sunwood Drive NW

1. Call to Order

2. Presentations

1. Recognition of Outgoing Councilmember Randy Backous and Councilmember Jason Tossey
2. Presentation/Recognition of Retiring Police Chief James Way
3. Swearing in of Police Chief Jeff Katers
4. Swearing in of Police Captain Brad Bluml
5. Swearing in of Police Sergeant Rich Webb

1. Recognition of Outgoing Councilmembers Backous and Tossey - by Mayor Strommen and City Administrator Ulrich

2. Presentation/Recognition of Retiring Police Chief James Way

3. Citizen Input

4. Consent Agenda

1. Note the following Boards and Commissions Meeting Minutes:
1. Park and Recreation Commission Meeting Minutes Dated November 13, 2014
2. Environmental Policy Board Meeting Minutes Dated December 1, 2014
3. Planning Commission Meeting Minutes Dated December 4, 2014
4. Economic Development Authority Meeting Minutes Dated December 11, 2014

2. Consider Approvals Related to Site Plan Review of Casey's General Store:
1. Sketch Plan (Minor Plat)
2. Site Plan Review
3. Conditional Use Permit (Sign Plan)

3. Consider Preliminary Plat, Final Plat and Easement Vacation Related to the Proposed Plat of Brookfield 5th Addition; Case of 21st Century Bank

4. Schedule Public Hearing to Consider Adoption of the 2015-2019 Capital Improvement Program (CIP)

5. Approve the Following Meeting Minutes:
1. City Council Work Session dated 01/13/2015
2. City Council Regular dated 01/13/2015

6. Approval From Exemption for a Gambling License for Minnesota Waterfowl Association - Rum River Chapter

7. Approve Second Amendment to the Agreement for Transit Service Expansion Plan with Metropolitan Council

8. Introduce Ordinance #15-01 Approving a Zoning Amendment for R-1 Residential (MUSA) at 15153 Nowthen Blvd NW; Case of the City of Ramsey

9. Introduce Ordinance #15-02 Amending City Code Section 117-54 (Site plan review) and City Code Section 117-589 (Minor plats)

10. Adopt Resolution #15-01-027 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of January 8, 2015 through January 21, 2015

11. Adopt Resolution #15-01-021 Recognizing Councilmember Backous and Resolution #15-01-022 Recognizing Councilmember Tossey for Service to the City of Ramsey

12. Adopt Resolution #15-01-023 Approving Traffic Control Signal Maintenance Agreement No. 07023 for the Highway 10 and Armstrong Boulevard Interchange.

13. Adopt Resolution #15-01-028 to Hire a Patrol Officer

5. Approve Agenda

6. Public Hearing

7. Council Business

1. Review Draft Closed Landfill Land Use Plan; Case of Minnesota Pollution Control Agency (MPCA)

2. Adopt Ordinance #15-04 Amending Chapter 26 of the Ramsey City Code - Licenses, Permits and Miscellaneous Business Regulations - by Adding Article XVIII Massage Businesses and Services and Adopt Resolution #15-01-029 Amending the City's Rates and Charges by Establishing a Fee for Massage Businesses and Services

3. *Approve Final Plans & Design and Authorize Bid Letting for Fire Station #2 Project 14-30*

4. Adopt Resolution 15-01-024 Approving Joint Powers Agreement for constructing and maintaining sewer and water serving a portion of the City of Anoka

5. Adopt Resolution 15-01-025 Ordering Feasibility Report for Jarvis Street Reconstruction and Railroad Crossing Quiet Zone Improvements; City Improvement Project #15-20

8. Mayor/Council/Staff Input

9. Adjournment

CC Regular Session **2. 1.**

Meeting Date: 01/27/2015

Information

Title:

Recognition of Outgoing Councilmembers Backous and Tossey - by Mayor Strommen and City Administrator Ulrich

Purpose/Background:

Purpose: To publicly recognize and thank Councilmember Randy Backous and Councilmember Jason Tossey for their service to the City.

Background: Council and staff would like to take this opportunity to thank and recognize outgoing Councilmembers Backous and Tossey for their service to the City. Each will be presented with a certificate of recognition. Recognition resolutions are on the Consent Agenda this evening for Council adoption as well.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	01/22/2015 10:02 AM
Form Started By: Jo Thieling		Started On: 01/09/2015 11:49 AM
Final Approval Date: 01/22/2015		

CC Regular Session **2. 2.**

Meeting Date: 01/27/2015

Information

Title:

Presentation/Recognition of Retiring Police Chief James Way

Purpose/Background:

Purpose: To recognize retiring Police Chief Way for his 30 years of service on the Ramsey Police Department.

Background: Retiring Chief Way began his service with the City of Ramsey as a Patrol Officer in 1985. In 2002, he was appointed Chief of Police and served in that capacity into 2015. He will be presented with a plaque that expresses appreciation for 30 years of outstanding and honorable service to the citizens of Ramsey and to the Ramsey Police Department. Chief Way is retired effective January 31, 2015.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	01/22/2015 12:38 PM
Form Started By: Jo Thieling		Started On: 01/22/2015 12:06 PM
Final Approval Date: 01/22/2015		

CC Regular Session **4. 1.**

Meeting Date: 01/27/2015

By: JoAnn Shaw, Community Development

Information

Title

Note the following Boards and Commissions Meeting Minutes:

1. Park and Recreation Commission Meeting Minutes Dated November 13, 2014
2. Environmental Policy Board Meeting Minutes Dated December 1, 2014
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4. Economic Development Authority Meeting Minutes Dated December 11, 2014

Attachments

11.13.14 Park Minutes

12.01.14 EPB Minutes

12.04.14 Planning Minutes

12.11.14 EDA

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	01/22/2015 10:03 AM
Form Started By: JoAnn Shaw		Started On: 01/20/2015 09:34 AM
Final Approval Date: 01/22/2015		

PARK AND RECREATION COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Park and Recreation Commission conducted a regular meeting on November 13, 2014, at the Council Chambers, Ramsey, Minnesota.

Commission Members Present:	Vice Chair Shane Bennett Commissioner Richard Chubb Commissioner Andrew Fyten Commissioner Thomas Mobry Commissioner Jon Trappen
Commission Members Absent:	Commissioner Bridgett Barr
Also Present:	Parks & Assistant Public Works Superintendent Mark Riverblood

1. CALL TO ORDER

Vice Chair Bennett called the Park and Recreation Commission meeting to order at 6:30 p.m.

2. CITIZEN INPUT

Mr. Dan Franzwa, 6931 137th Avenue NW, Ramsey, representing Anoka Ramsey Baseball appeared before the Park and Recreation Commission. He would like to see some improvements made to Alpine Park and Central Park for Baseball and Softball. They are putting together bids and will come to the City to ask for help in paying for some of the improvements. He has received one bid so far and waiting for two bids. They would like to add electricity to Alpine Park by the pavilion and by the batting cages. They will be doing fundraising and have received one $5000 donation. He has met with a couple of the Council members who mentioned ARAA may request to use matching funds from the Lawful Gambling Fund.

Chair Bennett thanked Mr. Franzwa for coming to share this. He feels there is an opportunity for the City to address some of these items.

Parks & Assistant Public Works Superintendent Riverblood stated the City of Ramsey and the athletic association have a long history of working together to serve the residents. He asked that Mr. Franzwa point out when fundraising, that this is being done by the athletic association versus the city.

3. APPROVE AGENDA

Motion by Commissioner Chubb, seconded by Commissioner Fyten, to approve the Park and Recreation Commission meeting agenda as presented.

Motion carried. Voting Yes: Vice Chair Bennett, Commissioners Chubb, Fyten, Mobry, and Trappen. Voting No: None. Absent: Commissioner Barr.

4. APPROVE MINUTES

4.01: Approve Park and Recreation Commission Meeting Minutes dated October 9, 2014

Motion by Commissioner Mobry, seconded by Commissioner Trappen, to approve the following Park and Recreation Commission Regular Meeting Minutes:

1) Park and Recreation Commission Regular Meeting Minutes dated October 9, 2014.

Motion carried. Voting Yes: Vice Chair Bennett, Commissioners Mobry, Trappen, Chubb, and Fyten. Voting No: None. Absent: Commissioner Barr.

5. COMMISSION BUSINESS

5.01: 2015 – 2019 Parks Five-Year Capital Improvement Plan

Parks & Assistant Public Works Superintendent Riverblood reviewed the purpose of this case is to recommend the 2015-2019 Parks' Capital Improvement Plan (CIP) to City Council on November 18, 2014. The document outlines a 5-year plan similar to the previous 2014 – 2018 plan, with the last year (2019) also functioning as a "place-holder" for park projects with uncertain time-lines, or unidentified funding such as grants and Park Dedication fees paid by developers. Projects such as the playground at Elmcrest Park that were not completed in 2014, but begun, are shown for completion and payment this coming year.

Parks & Assistant Public Works Superintendent Riverblood stated the Parks 5-year CIP will be adopted by Council as part of the larger CIP document, usually corresponding to the General Fund budget in December. He provided an excerpt from the anticipated larger city-wide all-category CIP, and includes an explanation on the CIP document and process.

He continued that, because future years' of the CIP consist of many variables, staff recommends a discussion of the various values and details associated with each project within 2015; and a brief, summary mention of future years' projects for 2016-2019. All capital improvements require on-going maintenance costs (day-to-day labor, utilities or annual expenses); and therefore, staff and City Council will evaluate very carefully the real and total costs of each capital improvement for consideration within the context of the General Fund operations budget at the time projects are brought forward for development.

Parks & Assistant Public Works Superintendent Riverblood reminded the Commission this is a planning document and does not commit to the expenditure of funds. Also, that the smaller the Park Trust Fund balance gets, the lower the interest received. He would like to limit the discussion to 2015.

Riverblood proceeded to review and summarize each 2015 project. He would like to receive consensus for each individual project. He highlighted next steps for each project and reviewed the aggregate 2015-16 impact to the Park Trust Fund.

Parks & Assistant Public Works Superintendent Riverblood reviewed the Cash Flow Projections for the Park Improvement Fund as detailed by the city's Finance Department.

Elmcrest Park & The Draw Entrance and Signage Monuments	$ 80,000
Drinking Fountain and Mister for Woodland Green Park	$ 7,000
Playground and Site Improvements – Elmcrest Park	$100,000
Redevelopment of Central Park (Parkway, Path and Parking)	$350,000
Trail Connections	$400,000
Landscape Improvements for Parks	$ 5,000
The Draw Water Quality Fountains	$ 15,000
Storm Grates for the Draw	$ 10,000
McKinley Street Trail Connection to Anoka	$ 50,000

Vice Chair Bennett summarized Parks & Assistant Public Works Superintendent Riverblood is looking for a consensus of the Commission to go forward with the CIP. He stated Central Park has been a priority project for the City for some time. Once the proposal from ARAA are received, they can be reviewed and added to the plan if approved. Parks & Assistant Public Works Superintendent Riverblood stated it is important for the ARAA to look at a long-range plan for expanding Central Park for the future as well.

Motion by Commissioner Mobry, seconded by Commissioner Trappen, to recommend approval to the City Council of the 2015 – 2019 Parks Capital Improvement Plan.

Motion carried. Voting Yes: Vice Chair Bennett, Commissioners Mobry, Trappen, Chubb, and Fyten. Voting No: None. Absent: Commissioner Barr.

6. COMMISSION/STAFF INPUT

Parks & Assistant Public Works Superintendent Mark Riverblood reviewed the following:

December Park and Recreation Commission may not be necessary unless something comes up. Each year the Chair and Vice Chair of the Commission are chosen, so this is scheduled to be on the agenda for January.

Commissioner Chubb asked when the skating rinks would be open.

Parks & Assistant Public Works Superintendent Riverblood stated earlier than previous years and frozen ground is imperative. Flooding will start in the next couple of weeks. The opening is tentatively planned for December 19 or possibly a week before.

7. ADJOURNMENT

Motion by Commissioner Chubb, seconded by Commissioner Trappen, to adjourn the meeting.

Motion carried. Voting Yes: Vice Chair Bennett, Commissioners Chubb, Fyten, Mobry, and Trappen. Voting No: None. Absent: Commissioner Barr.

The Park and Recreation Commission meeting adjourned at 7:05 p.m.

Respectfully submitted,



_____

Mark Riverblood
Parks & Assistant Public Works Superintendent

Drafted by Debbie Wolfe
TimeSaver Off Site Secretarial, Inc.

ENVIRONMENTAL POLICY BOARD
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

On Monday, December 1, 2014, the Environmental Policy Board (EPB) met in the Rum River Conference Room at the Ramsey Municipal Center, 7550 Sunwood Drive N.W., Ramsey, Minnesota.

Members Present:	Chairperson Thomas Stodola Board Member Bob Bentz Board Member Reid Bernard Board Member Larry Lewis Board Member Michael Valentine
Members Absent:	Board Member Michael Hiatt Board Member Tara Prendergast
Also Present:	Community Development Director Tim Gladhill City Planner Chris Anderson Councilmember John LeTourneau

1. CALL TO ORDER

Chairperson Stodola called the meeting to order at 6:33 p.m.

2. CITIZEN INPUT

None.

3. APPROVE AGENDA

Motion by Board Member Valentine and seconded by Board Member Bentz to approve the agenda as submitted.

Motion carried. Voting Yes: Chairperson Stodola, Board Member Valentine, Bentz, Bernard, and Lewis. Voting No: None. Absent: Board Members Hiatt and Prendergast.

4. APPROVE MINUTES

4.01: Approve Meeting Minutes Dated October 6, 2014

Motion by Board Member Lewis and seconded by Board Member Valentine to approve the regular meeting minutes dated October 6, 2014.

Motion carried. Voting Yes: Chairperson Stodola, Board Member Lewis, Valentine, Bentz, and Bernard. Voting No: None. Absent: Board Members Hiatt and Prendergast.

5. POLICY BOARD BUSINESS

5.01: Collaborative Session to Develop Mission, Role and Functions of the Board

City Planner Anderson presented the staff report. He indicated that this session is a result of direction by the Board at their October meeting. The intent of the discussion will be to collaboratively determine the general mission of the Board and address the following questions:

1. What is the purpose/role of the Environmental Policy Board?
2. What actions or strategies are necessary to fulfill the purpose/role of the Board?

City Planner Anderson indicated that the Work Plan and the summary of Council discussions was available to help frame the Board's discussion and to be used as a reference. He stated that Staff would like to get a consensus on how the Board will function from this point on and bring the vision/mission back to the City Council to 'close the loop.'

Community Development Director Gladhill provided the Board with the following handouts/resources: Chapter 2: Vision, Values and Goals of the City's 2030 Comprehensive Plan. This document is a framework for the City's Land Use Guide and emphasizes respecting the natural environment. He stated that the Board would likely be heavily involved in reviewing and developing the next generation of the vision, values and goals in this document. Based on community feedback, there is a need for language updates in Chapter 13: Environmental Protection/Resource Management of the City's 2030 Comprehensive Plan Update. He stated that the City's Environmental Plan is updated once every 10 years and that he sees developing and monitoring the document as a key component of the Board's work. Community Development Director Gladhill stated that it was a framework to develop the next Comprehensive Plan and that the Board would be involved in developing this plan as well as the City's responses to regional plans coming from the Metropolitan Council. He highlighted the City's priorities as being transportation and water supply.

City Planner Anderson stated that he saw the role of the Board as ranging from advising the City Council on policy to reviewing proposals and improvement projects.

Board Members were asked to identify how they would like to see the Board function in the future by participating in a post-it note exercise. Board Members identified the following roles:

- Advise on policy
- Advise Council
- Advise – be in the loop
- Community education
- Review development – might need to filter and key in on larger projects
- Bring forth community ideas for discussion
- New technologies
- Review of plans
- Set direction
- Present several perspectives

- Discovery
- Preserve accountability
- Promote environmental awareness and conservation practice for citizens
- See this group functioning more as environmental outreach committee – not policy board

Advising and education were identified as the common themes. City Planner Anderson asked the Board how they envisioned their advising role.

Board Member Valentine stated his belief that the Board's advisement role in the past has been reactive and that the Board is more effective in a reactive role than a proactive role. He spoke about being involved in the Comprehensive Plans as much as possible depending on timelines.

Chairperson Stodola felt that the Board should focus more on being proactive by bringing ideas/suggestions to the City Council.

Community Development Director Gladhill stated that he feels that Best Management Practices (BMPs) are a great tool in developing projects and suggested the Board utilize both BMPs and bringing ideas/suggestions to the City Council.

Board Member Valentine agreed that the Board should be proactive within the framework of the Comprehensive Plan.

Community Development Director Gladhill stated that there seemed to be a broad agreement that the Board's statement of purpose should include an advisory component and asked the Board how it would feel about reviewing development plans and improvement projects focusing on environmental issues.

City Planner Anderson clarified that the Board's focus would be on environmental issues in the developmental phase of projects. This could mean one or two cases a month and would be concurrent with the review already going on with the Planning Commission. Staff would compile all of the input and bring it to the City Council. This would also be a good opportunity to learn about City ordinances and could lead to new ideas.

Board Member Valentine spoke about the importance of not slowing down the process.

City Planner Anderson clarified that future involvement of the Board would be blended into the current review process so that the 60-day clock on development proposals would not be affected.

Board Member Stodola asked if the Board would have the expertise to contribute positively.

City Planner Anderson suggested that with the residential developments the City could have the projects brought to the Board in the sketch plan phase. The Board could then provide recommendations/feedback to the developer.

Community Development Director Gladhill stated that the City would provide the Board with the tools to do this kind of activity and that the Board should not worry about the level of expertise.

Board Member Bentz gave an example of what kind of contribution the Board could make to development projects and stated that the Board is supposed to be composed of a variety of people for a variety of input.

Community Development Director Gladhill asked the Board if there was opposition to reviewing development proposals and improvement projects that eventually get to the City Council.

Board Member Lewis stated he is not opposed to reviewing the proposals, but is concerned that the issue of the role of the Board is still not clearly being defined and that the Board is still going in the same direction as it has been.

Community Development Director Gladhill asked if it would close the gap if a framework and metrics was established to demonstrate the Board's goals and achievements.

Board Member Lewis stated in some respects it would help to close the gap but the underlining question in all of this remains where does the Board make the largest contribution back to the City and its citizens. He stated his opinion that what the Board is discussing, is what the Board is currently doing and packaging it a little differently but it is still the same thing. He questioned if this is the best use of the Board.

Chairperson Stodola stated that he believes what the Board is discussing now has not happened in the past when they often heard about projects after the window for input was closed.

Board Member Lewis suggested that major restructuring needs to occur in order for the Board to be proactive and become part of the process sooner. He stated his opinion that the Board is not a policy board, but an advisory board.

Chairperson Stodola stated that the Board is a policy board.

Board Member Lewis stated that the Board is a policy board in name only.

Community Development Director Gladhill stated that he is hearing the Board say they want to be more involved in the process and that it is up to him and City Planner Anderson to determine a process to facilitate more meaningful involvement.

Board Member Valentine stated he is sensing enthusiasm on the part of Staff to implement a new process and asked Councilmember LeTourneau for his opinion on the Board's desire to be more involved in the development process.

Councilmember LeTourneau stated there would definitely be value to the Board being more involved in the development process.

Community Development Director Gladhill asked if there was enough consensus by the Board that he and City Planner Anderson could work on a proposed Statement of Purpose that includes advising the Council and development review.

Board Member Bentz suggested that only substantial work should be taken on.

Community Development Director Gladhill agreed and stated that staff would come up with a recommended threshold of development. Community Development Director Gladhill cited a 2015 water rate increase that will garner community feedback as an opportunity for the Board to implement its community education role. He also asked if there is Board consensus to add the community education role to the proposed Statement of Purpose.

Chairperson Stodola stated that the community education role should be added to define who the Board is.

Board Member Bentz asked about the status of the Environmental Expo.

City Planner Anderson stated that there is funding in the budget for the Environmental Expo. He suggested that based on the decline in exhibitors, the funds might be better used to make the event more green and sustainable. He spoke about restructuring the event and focusing the City's education campaign elsewhere.

Community Development Director Gladhill stated that even if the Expo takes a different form, education will still be key to the community.

Board Member Bentz stated that most educational resources are free so the City would not incur too many expenses.

Community Development Director Gladhill asked where the suggestion for "present several perspectives" role would fit.

Councilmember LeTourneau stated that he would move that role under the "advise Council."

Community Development Director Gladhill asked the Board if the "present several perspectives" role could be moved under "advise Council." There was no objection voiced.

Community Development Director Gladhill asked to clarify the suggested role of "promote environmental awareness and conservation practice for citizens."

Board Member Lewis stated he would put it under the "community education" or the "present several perspectives" role.

The Board consensus was to put it under education.

Community Development Director Gladhill asked if the current wording of the role would be acceptable in the Statement of Purpose. There was no objection voiced.

Community Development Director Gladhill asked the Board where it would put the roles of "bring forth community ideas for discussion" and "new technology." He also asked whether the role of "bring forth community ideas for discussion" is a standalone role.

Board Member Bentz stated it is sometimes hard for citizens to "get a voice."

Chairperson Stodola stated that this best fits under "education" because it involves citizens.

Councilmember LeTourneau stated he felt the role had its own identity.

Board Member Bentz stated that it involves getting feedback.

Community Development Director Gladhill asked if it fit within the "present several perspectives" role. There was no objection voiced.

Board Member Valentine wondered if there were tools such as a blog that would be available to make it easier for people to bring their concerns to the City. He felt that role belonged under "education."

Board Member Lewis stated this falls under communication as a component of "community education" and improving lines of communication.

Councilmember LeTourneau explained his proposed roles. "Discovery" would entail a deep dive into a topic to arrive at a formal conclusion or good recommendation. He did not think the City Council had time for this but it would be nice to have citizen input and he felt the Board could deliver a lot of value. The "preserve accountability" role is so that the City does not wander away from what is important and to hold the Council, staff and projects accountable from an environmental perspective. His "set direction" role is related to the "new technologies" role and is intended to address the need to be proactive in looking at trends on the horizon such as ground water supply.

Board Member Valentine spoke about the ground water issue in White Bear Lake.

Community Development Director Gladhill commented that the ground water supply is one of the key issues, part of the long-term plan in the Comprehensive Plan, and asked the Board for thoughts and feedback on Councilmember LeTourneau's suggested roles.

Community Development Director Gladhill stated the Board could establish "promoting environmental awareness and conservation practice for citizens" as a broad goal and then get into advising the Council on policies; reviewing development proposals; and, communicating and educating the citizens by presenting several perspectives that touch on discovery, accountability and bringing forth new technologies. He suggested staff use this as a framework for the Statement of Purpose that will be brought back for the Board's consideration.

Board Member Valentine stated that the Board would then have something to work with.

The Board reached consensus on the content of the proposed Statement of Purpose.

Community Development Director Gladhill asked the Board what makes a policy board different from a task board and if the Board wanted to expand on the issue under the lens of the Statement of Purpose.

Board Member Lewis stated his opinion that this Board as it is currently structured operates as a policy board in title only and that renaming the Board would help to clarify its function. He does not know if a task force would be the correct term, but he does not think it is a policy board. He

does not think that the Board has ever brought any policy before the Council. He stated that the Board may make recommendations or suggestions, but it has never set policy.

Chairperson Stodola agreed that the Board does not have the authority to set policy.

Board Member Lewis stated that it could be called an advisory board. He does not recall the Board setting policy other than recommending the GreenStep City program that was presented and never carried forward. He felt that this issue was part of a former Board Member's frustration. He supported restructuring the Board to something that is more in keeping with the way this group actually operates and functions.

Board Member Valentine stated if the Board becomes something other than a policy board, it would narrow the Board's focus but if the Board remains a policy board, it can still do task work.

Community Development Director Gladhill suggested creating an implementation schedule of when the Board would be seeing/reviewing plans. He stated that he is seeing new direction coming out of the proposed Statement of Purpose. He also suggested that Staff bring back a Statement of Purpose with a timeline process so that the discussion can be continued.

Chairperson Stodola stated he did not think in order to be a policy board the Board has to create policy but it can make recommendations on policies and review current policy and make recommendations.

Councilmember LeTourneau stated that historically there has been a lot of that kind of activity.

City Planner Anderson stated that historically, the Board has had direct involvement with policy advisements.

Chairperson Stodola stated that he feels the Board has gotten away from that but that is what the Board wants to be doing.

Community Development Director Gladhill asked if the Board had accomplished the core of the last meeting's discussion.

Board Member Valentine stated he is satisfied with what was accomplished and recommended that Staff move forward with developing a Statement of Purpose.

The Board Members concurred.

5.02: Review and Recommend a Response to the Anoka Conservation District's Draft 2015-2019 Comprehensive Plan

City Planner Anderson explained the Anoka Conservation District's (ACD) 2015-2019 Comprehensive Plan draft had been sent out for public comment. He has reviewed the plan and will be providing the ACD with comments and feedback. City Planner Anderson stated the 2015-2019 Comprehensive Plan draft does not appear to have any new mandates. It is looking at existing resources, efforts and strategies.
City Planner Anderson presented the following summary of the ACD draft:

1. Supports the notion of incorporating or considering the emerging issues throughout the natural resource management process.
2. Recommends designating a water quality monitoring site along the Ford Brook, which is a tributary of the Rum River, the ACD's highest priority watershed.
3. Concerned with the potential drawdown effect on our lakes/wetlands and the desire to be regularly updated regarding potential strategies being considered and/or developed by the Metropolitan Water Supply Advisory Committee.
4. Recommends that the riverbank inventory that was completed in 2012 along the Mississippi River be extended west beyond the Coon Rapids Dam pool to the western boundary of the county.
5. Recognizes and supports their focus on education while encouraging the ACD to promote these educational opportunities and services more so that Ramsey (and other municipalities) can take advantage of them.

City Planner Anderson stated he saw nothing of great concern but wanted to provide a summary and open it up for discussion with the Board. He stated the Planning Commission is also reviewing the 2015-2019 Comprehensive Plan draft and staff's draft response. The information will then be brought to the City Council for their direction and authorization to send it to the ACD.

Board Member Valentine commented that City Planner Anderson did a great job of summarizing issues in the draft. He expressed concern about the water table drawdown issues and asked who is on the Metropolitan Council Advisory Committee.

City Planner Anderson said he did not know all the members of that Committee.

Board Member Valentine encouraged the City to be as involved with that Committee as possible. He felt every community is in danger of catastrophic problems in the future, if this issue is not closely monitored.

City Planner Anderson asked if Board Member Valentine wanted the language strengthened.

Board Member Valentine stated that he would like to have someone participating in the issue so that the City will not be at the back end.

City Planner Anderson explained that the City Engineer is a part of Northwest Metro Groundwater Group so there is a City representative actively participating in the groundwater issue and discussions.

Board Member Valentine felt the City needed to stay close to the issue and what the DNR may have in mind.

Board Member Bentz asked if the Committee was tied to the DNR because the City seems to always be over its water appropriations permit and asked if it would be an issue.

City Planner Anderson responded that to the best of his knowledge the answer was no. The City does tend to be one of the top water users and has been over its allotment in the past. He does not

think there is a connection between being on that list and the enforcement that is referenced in the ACD's 2015-2019 Comprehensive Plan draft.

Board Member Bentz asked if the ACD has a five-year plan.

City Planner Anderson stated ACD does develop an annual work plan that gets more specific. This document is the overall framework.

Board Member Bentz questioned the Plan's stated frequency of testing lakes as four years. He noted the City has lakes that go 10 years between testing and asked if the ACD would receive editing comments from the City.

City Planner Anderson stated that the ACD is looking for any type of feedback from the public. He asked Board Members to give him their feedback and pointed out that individuals could also respond directly to ACD.

Board Member Bentz spoke about an issue addressed in the 2015-2019 Comprehensive Plan draft with respect to the depth of the sand plain affecting surface waters. He spoke about the City's sewage water being piped to St. Paul for treatment and asked if aerobic septic systems have been looked into. He felt the City should be keeping its water here as opposed to piping it down to St. Paul.

City Planner Anderson agreed there has been an emphasis over the last decade or more to gather up all the water in a pipe and get it out of the City. He spoke of the Lower Rum River Water Management Organization's regulations, the need to focus on infiltration, and the need to recapture the water. He stated that Ramsey is a primary recharge area for one of the aquifers and agreed that there might be some merit to exploring alternative options. City Planner Anderson stated if the Board feels strongly, he would add that as a comment.

Board Member Valentine stated he would like to see that added in as a comment.

City Planner Anderson asked for clarification from the Board whether it wanted a general statement added to look at alternative options as opposed to piping water out of the City without getting more specific with regard to the aerobic systems.

Board Member Valentine asked if it would be called "de-centralized treatment."

City Planner Anderson stated he would add in the comment and asked if there were any additional thoughts or comments.

Motion by Board Member Valentine and seconded by Board Member Lewis to reinforce the language concerning the drawdown potential and for the City to do what it can to stay in the loop and be a part of that discussion and also to include the recommendation from Board Member Bentz to look at de-centralized treatment options.

Motion carried. Voting Yes: Chairperson Stodola, Board Member Valentine, Lewis, Bentz, and Bernard. Voting No: None. Absent: Board Members Prendergast and Hiatt.

5.03: Consider Recommendation of Best Management Practices for Landscape Plan, Storm water Plan, and Energy Efficient Design for Fire Station No. 2 Replacement to be Located at 5650 Alpine Dr NW; Case of the City of Ramsey

City Planner Anderson presented the staff report. He described the location of Fire Station No. 2 and reported that it would be a multi-purpose facility providing space for the on-call fire department and Allina Health Emergency Medical Services. He stated that the plan has not been approved by the City Council and that it is in the review process. He stated that it is not often that the City has a public improvement project of this nature and he wanted to route it through the Board to review the landscaping, storm water, and energy efficiency components of the project, and get recommendations and feedback. City Planner Anderson stated the City has made some recommendations for potential BMPs that could be incorporated so it could serve as a demonstration project for potential developers.

City Planner Anderson reported there is a strong desire to keep a maintained appearance along Helium Street and along Alpine Drive and there is an agreement in concept to convert more of the storm pond area south of the property to a natural prairie setting; to consider ribbon curbing; to change out some of the tree species; to look at energy efficient systems; and, to utilize LED lighting both exterior and interior. He also spoke about sensor requirements for the irrigation system.

Board Member Valentine asked if BMPs are memorialized.

City Planner Anderson replied that there is not a set of adopted BMPs for the City.

Board Member Bentz asked if ideas were taken from the GreenSteps Program with regard to this project.

City Planner Anderson answered that the GreenSteps Program was not referenced.

Board Member Valentine asked where the City is on the process of working on BMPs related to storm water management.

City Planner Anderson replied that it is in the exploratory phase.

Board Member Valentine suggested that all rain garden or low water requirement planting opportunities be explored.

City Planner Anderson stated that the type of sod could also be considered to achieve a sustainable landscape with a manicured appearance.

Chairperson Stodola suggested using the new data from the recent study the City did on topsoil.

Board Member Bentz asked if the City considered the sight triangle on all of their plans.

City Planner Anderson stated that the City uses a vision clearance triangle that is applied at intersections of roadways and commercial driveways. He explained the concept.

Board Member Bentz stated that it looked as though the driveway would not let people see the fire trucks coming out on Helium Street.

Community Development Director Gladhill explained the plan to shield vehicle lights from residents.

Board Member Bentz asked if it would be a drive-through design.

Community Development Director Gladhill replied that the Fire Department vehicles will back into stalls.

Board Member Bentz asked about stoplight plans.

Community Development Director Gladhill reported that the stoplights will be looked at for future planning.

City Planner Anderson reported that there is a transmission line easement along the north side of the property so the City will need a written agreement/acknowledgement from that easement holder to allow the plantings as shown on the plan.

Board Member Bentz asked if there were storm water calculations on the storm pond.

City Planner Anderson replied that the City did have storm water calculations and engineering staff is looking at the feasibility of tying into an existing storm sewer pipe on the north side of the property.

Board Member Bentz asked if the City uses any of the overflow drains.

City Planner Anderson replied that a lot of City storm ponds have the emergency overflow drains.

City Planner Anderson indicated he will incorporate the Board's recommendations to look at alternative landscaping along Alpine Drive in the form of native prairie plantings or a drought-tolerant sod.

Community Development Director Gladhill asked Councilmember LeTourneau if it would be helpful to bring thoughts and ideas or motions to the City Council.

Councilmember LeTourneau replied that thoughts and ideas would be helpful. However, if the City Council is specifically asking for direction, a motion would be preferred.

6. BOARD / STAFF INPUT

- **Boards/Commissions/Volunteers Appreciation Event and Holiday Party (January 9, 2015)**

City Planner Anderson reminded Board Members about the event and asked them to RSVP.

Councilmember LeTourneau encouraged Board Members and their spouses to attend.

7. ADJOURNMENT

Motion by Board Member Valentine and seconded by Board Member Bernard to adjourn the meeting.

The meeting adjourned at 8:18 p.m.

Respectfully submitted,

_____
Chris Anderson
City Planner

ATTEST:

_____
JoAnn Shaw
Community Development Secretary

Drafted by Denise Bosch
TimeSaver Off Site Secretarial, Inc.

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.

Commissioner Bauer questioned if additional space would be needed to allow for polling at the new fire station. Fire Chief Kapler stated the proposed building design would allow for polling and now additional space was being requested.

Commission Business

Motion by Commissioner Bauer, seconded by Commissioner Maul, to recommend that City Council adopt Resolution #15-01-002 approving the Site Plan for Fire Station No. 2.

Further discussion

Commissioner VanScoy questioned why the site was proposing to have two water runoff ponds. Community Development Director Gladhill reviewed the topography and natural grades on the site noting this led to the two runoff ponds that could manage 100 year rain events.

Chairperson Levine requested further information on the timing of the proposed fire station. Assistant City Administrator/Economic Development Manager Brama indicated the final design was nearly complete. He explained that bids for the project would be authorized by the Council this winter and would be authorized for bid in the spring with construction beginning shortly thereafter. It was noted the fire station would take nearly a year to complete. This would mean the new fire station would be open for use in the spring of 2016.

Commissioner VanScoy expressed concern that the pond would be eight to ten feet deep. Community Development Director Gladhill indicated there were other technologies available but this would greatly increase expenses for the project. He believed that staff would continue to evaluate the need and depth of the ponds.

Commissioner Bauer asked what the plans were for existing Fire Station No. 2. Community Development Director Gladhill stated staff was evaluating uses for this property and was entertaining a single family residential development with 47 units. He anticipated that the existing Fire Station and City Hall would be demolished.

Commissioner Nosan supported the proposed location of the Fire Station, but questioned how this would impact the surrounding homeowners. Fire Chief Kapler reported that each call dictates a different response from the Fire Department. He stated that lights and sirens have been used from the current station location. He discussed the positive comments he has received regarding the fire station being a good neighbor.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Bauer, Maul, Nosan, and VanScoy. Voting No: None. Absent: Commissioner Brauer.

5.03: Review Resident Survey Results

Presentation

City Administrator Ulrich presented the staff report stating during the 2013 City Council Strategic Planning process, discussion ensued related to initiating a resident surveying process. Generally speaking, survey results would benefit the City in a wide range of applications. However, relating to the Strategic Plan specifically, a resident survey allows the City to clearly analyze organizational performance measurements; including, the City's Strategic Plan balanced scorecard. He discussed the City's vision and mission along with a recap of the Strategic Plan.

Commissioner Nosan thanked staff for communicating these results to the Commission and commended staff for their efforts on behalf of the City.

Assistant City Administrator/Economic Development Manager Brama reviewed the survey methods and results. It was noted a third party survey was chosen to assist the City with gathering information from residents. He explained that benchmarks were created to compare Ramsey to local and regional cities. The design and layout of the survey was discussed along with the results. Highlights from the survey included the fact that Ramsey was a great place to live in raise a family, had affordable housing and was a safe community. Opportunities for growth were to improve the image of Ramsey, the quality of business services, and there was a lack of education/recreation center.

Assistant City Administrator/Economic Development Manager Brama discussed how the City would use the information gathered to move forward. He anticipated the Council would be referring to the survey results when making future policy decisions or when discussing future budgets. In addition, Boards and Commissions would be able to refer to the results. He believed the data will become more and more valuable with time. He reported that the survey results would be posted on the City or Ramsey's website.

Commission Business

Commissioner Bauer understood the City did not have enough job opportunities locally based on the survey results. He encouraged staff to continue to gather citizen input regarding this topic as it would be valuable when addressing the 2040 Comprehensive Plan.

Chairperson Levine was pleased with the direction the City was heading and discussed how the survey results addressed this vision. He appreciated staff's work on the survey.

5.04: Review and Recommend a Response to the Anoka Conservation District's Draft 2015-2019

Presentation

City Planner Anderson presented the staff report stating the Soil and Water Conservation Districts are required to prepare Comprehensive Plans in accordance with the requirements of the Board of Water and Soil Resources (BWSR). The Anoka Conservation District (ACD), whose primary purpose is to address natural resource management challenges within the county, has

prepared a draft 2015-2019 Comprehensive Plan for comment/feedback. It was noted the Rum River was the highest priority for the time being. The ACD also compiles annual work plans geared toward addressing the priorities outlined in their Comprehensive Plan. Staff reported the purpose of this case is to draft a response to the ACD's Draft 2015-2019 Comprehensive Plan.

Commission Business

Chairperson Levine thanked staff for the thorough report and for being proactive when addressing the City's watershed.

Commissioner VanScoy was impressed with how the City's Comprehensive Plan and Anoka County's water plans were consistent. He recommended the City remain proactive when addressing this topic.

Motion by Commissioner VanScoy, seconded by Commissioner Maul, to recommend support of the draft response to the Anoka Conservation District, with strengthened language added to Item #3.

Further Discussion

Commissioner Bauer requested staff review the proposed language for Item #3. City Planner Anderson read the language in full for the Commission regarding how the City would address water draw down issues.

Chairperson Levine recommended the word "proactive" be added into this language. Community Development Director Gladhill explained that staff understood this direction and would work to further refine the language for Item #3.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners VanScoy, Maul, Bauer, and Nosan. Voting No: None. Absent: Commissioner Brauer.

5.05: Introduce Discussion to Develop Work Plan and Outline for 2040 Comprehensive Plan Update

Presentation

Community Development Director Gladhill presented the Staff Report stating this case was originally prepared for the November 6, 2014 meeting, and is being brought back to the Commission for further consideration. The purpose of this case was to introduce a discussion on developing a work plan to complete the 2040 Comprehensive Plan Update. By adopting this preliminary work plan, the City is not approving any expenditures or components of the update. This step will ensure that the framework is in place before time and resources are put into developing a more detailed work plan and ultimately the update itself. Staff reviewed the policy discussions at hand, requested comment from the Commission on how to proceed and recommended approval of the Preliminary Work Plan.

Commission Business

Commissioner Bauer recommended economic and housing needs for the City be addressed prior to the land use plan. Community Development Director Gladhill appreciated this comment and discussed how the City's goals and visions would drive the land use plan. He suggested that a front end and back end check in be completed with regarding to the land use plan.

Commissioner VanScoy supported the proposed approach presented by staff. He suggested that the community survey be considered and that citizen input be gathered throughout the 2040 Comprehensive Plan updating process. Community Development Director Gladhill discussed the success rates of the neighborhood meetings for gathering information from residents.

Motion by Commissioner Bauer, seconded by Commissioner VanScoy, to recommend the City Council approve the Preliminary Work Plan for the 2040 Comprehensive Plan Update.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Bauer, VanScoy, Maul, and Nosan. Voting No: None. Absent: Commissioner Brauer.

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.

6. COMMISSION / STAFF INPUT

6.01: Staff Update

The Staff Update was noted.

Commissioner Nosan was in favor of scheduling a team building meeting for the Planning Commission members. Community Development Director Gladhill recommended this be completed after a new member was appointed in the New Year.

Chairperson Levine supported this recommendation.

Commissioner Nosan recommended a street light be added at the intersection of Lord of Life.

6.02: Note City Council Meeting Minutes dated November 12, 2014 for the Adoption of Ordinance #14-14 Amending City Code Section 117-118 Entitled The COR Amending Minimum Floor Area Ratio and Maximum Parking Requirements in The COR-1 Sub-District

Community Development Director Gladhill reviewed the City Council minutes from November 12th and provided comment on their action regarding the minimum floor area ratio.

6.03: Zoning Bulletins

Zoning Bulletins were noted.

7. ADJOURNMENT

Motion by Commissioner VanScoy, seconded by Commissioner Bauer, to adjourn the meeting.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners VanScoy, Bauer, Maul, and Nosan. Voting No: None. Absent: Commissioner Brauer.

The regular meeting of the Planning Commission adjourned at 8:56 p.m.

Respectfully submitted,

_____

Tim Gladhill
Community Development Director

ATTEST:

_____

JoAnn Shaw
Planning Division Secretary

Drafted by Heidi Guenther
TimeSaver Off Site Secretarial, Inc.

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, December 11, 2014, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Acting Chairperson Wayne Skaff Member Glen Hardin Member John LeTourneau Member Chris Riley Member Kristine Williams
Members Absent:	Chairperson Steffen Member Philip Brunt
Also Present:	Patrick Brama, Asst. City Administrator/Economic Development Tim Gladhill, Development Services Manager

1. CALL TO ORDER

Acting Chairperson Skaff called the Economic Development Authority meeting to order at 7:30 a.m.

2. APPROVE AGENDA

It was noted that Approve Minutes should be removed from the agenda, as the minutes were not included in the packet.

Motion by Member Hardin, seconded by Member Williams, to approve the agenda, as revised above.

Motion carried. Voting Yes: Acting Chairperson Skaff, Members Hardin, Williams, LeTourneau, and Riley. Voting No: None. Absent: Chairperson Steffen, Member Brunt.

3. APPROVE MINUTES

This item was removed upon adoption of the agenda.

4. EDA BUSINESS

4.01: Review Draft EDA Workplan

Asst. City Administrator/Economic Development Manager Brama presented the staff report and asked for input on the EDA Workplan.

Acting Chairperson Skaff stated when reading the resident survey, the only area the City was marked down on was business and retail and he wondered if they could include that on their work plan list because that would be a quality of life issue.

Member LeTourneau agreed and also thought about a greater expectation of the community. He would like to see something added that addresses quality of life.

Member Riley stated that would be kind of a different direction for this group.

Acting Chairperson Skaff thought since they were taking on the role of the HRA, this would be a new direction the Board would need to take.

Member Riley agreed.

Asst. City Administrator/Economic Development Manager Brama thought the survey was a great tool. He reviewed the first priority list with the Commission as follows:

Item 1 – Deliver Quality Customer Service to their existing businesses, prospect businesses and other types of businesses in the area.

Asst. City Administrator/Economic Development Manager Brama noted there is a lot of behind the scenes work done by staff in regard to customer service. As the City continues to grow and they have additional customer service demands, it will outweigh the current staff resources. He noted some of the outside services they use to maintain customer service demands.

Member LeTourneau stated this almost seems to be a case in itself. He suggested this come back at a future meeting in Case format for further review and to dig in deeper to see how they can address this before it becomes a potential issue.

The EDA agreed with the suggestion of Member LeTourneau.

Asst. City Administrator/Economic Development Manager Brama stated they are currently meeting customer service demands and are not failing. There are no issues and staff is able to work on all projects.

Member Riley wondered if this should be a future case when Asst. City Administrator/Economic Development Manager Brama cannot handle the work anymore.

Member LeTourneau thought they needed to discuss where they are at before it gets to that point.

Acting Chairperson Skaff agreed.

Member LeTourneau noted the Council will be discussing in a Work Session planning for future needs.

Asst. City Administrator/Economic Development Manager Brama reviewed the second and third items with the Commission as follows:

Item 2 – Business Retention & Expansion is about developing and maintaining relationships. Putting together EDA events and going to network events. This is part of the EDA that most people understand and expect of the Commission.

Item 3 – Future Business Park, there are a number of specific work items with deadlines and completion times with some items that have phases.

Asst. City Administrator/Economic Development Manager Brama suggested adding one item to the list, which is RFQ that has been pushed out to Engineering Firms for cost analysis. He stated staff needs to dive in and address the possible implications of nearby train tracks and if they would hinder businesses from coming into Ramsey.

Acting Chairperson Skaff wondered if there was a way to do a seismic study on the implications of train vibrations near the proposed business park.

Asst. City Administrator/Economic Development Manager Brama stated this can be done if the Commission and Council decide it is needed.

Member Williams thought it was important to find out first what the cost is and then what benefit it would be for the City.

Member Riley stated a perspective user would probably want to do their own study so a study done by the City may have limited value and not worth the time or money. He stated if the prospect business is concerned about it, the business would probably want to move elsewhere.

Member Riley stated they are not trying to focus on warehouse businesses with very few jobs.

Member LeTourneau stated the City needs to balance this out, look at the market, at what is needed, and what can be handled.

Asst. City Administrator/Economic Development Manager Brama reviewed the fourth through seventh items with the Commission as follows:

Item 4 – Old Municipal Center Redevelopment, they are looking to redevelop this parcel.

Asst. City Administrator/Economic Development Manager Brama did not think this needed to be reviewed at this time.

Item 5 – 167 Avenue/Highway 47 Redevelopment, this has been reviewed a number of times and a statement of goals has been put together. They have received a second request from Rum River Hills, which is seeking assistance and a partnership with the City.

Item 6 – Sell Surplus City-Owned Land, is a catchall item. They have a large surplus of City-owned land they are trying to develop.

Item 7 – Performance Measurements, try to tie in with the Council's strategic plan. Staff would like to bring forward a specific matrix.

Member Riley thought Performance Measurements was a spot to note the number of new businesses that have moved into the City, the value of property, the number of jobs, and the businesses visited. Those are the measureable things. He noted there are other non-measurable things and staff always needs to make sure they keep a running total of the businesses moving in and number of jobs.

Member LeTourneau thought the information could be put into some kind of measurable format. A net promoter score.

Asst. City Administrator/Economic Development Manager Brama reviewed the Second Priority items with the Commission, as follows:

Item 1 – Workforce Issues continue to be a concern for the City. There is a workforce issue right now and manufacturers are having a hard time getting machinists to do the work.

Item 2 – Perception of Ramsey, staff has received comments from businesses and prospect businesses and this group may want to take on that project.

Item 3 – Transportation Improvements need to evaluate on how to improve transportation in the City.

Item 4 – Marketing Materials & Community Profile, there may be an opportunity for the EDA to get involved.

Item 5 – Updated COR Sign Plan and Policy and a financial plan for all of the monument signs required in the COR. Tenants within the COR are very passionate and charged about their signage. They are getting a lot of feedback from existing users within the COR. There is a tentative plan that the previous project manager put together.

Member Riley asked if there is a legal agreement with the businesses where the City is required to put up signage.

Asst. City Administrator/Economic Development Manager Brama stated they are not obligated to put a sign for any of the businesses other than McDonalds but there is an expectation and demand for having monument signs within the COR.

Acting Chairperson Skaff indicated he was impressed and thought a lot of effort and work was put into the EDA workplan.

4.02: Consider New Policy for the Sale of City Owned Land

Asst. City Administrator/Economic Development Manager Brama presented the staff report and noted with the recent dissolution of the Ramsey HRA, it was recommended by the Council that the City consider a new policy for selling City-owned land. This policy outlines the Ramsey EDA's role in the sale of City-owned land. He presented the staff report to the Commission. Asst. City Administrator/Economic Development Manager Brama noted the plan is very flexible and is intended to be that way.

Member Riley thought it was really important the Commission understand the Council has pushed to have the EDA review cases before it comes to the Council but there will be times where the timing of the offer may not work for the EDA so they are putting a policy in place to address this. Time may not permit them to wait for EDA review so it will take a while for them to make a process for this. Time becomes an issue and could become problematic. This may potentially conflict with their policy often.

Acting Chairperson Skaff stated he would be willing to meet a couple times a month to review something for the City Council if needed. He thought EDA involvement would be important.

Member Hardin suggested sending out an email with a twenty-four hour notice of comments.

Member Riley stated he would not necessarily want information sent via email.

Member LeTourneau was not sure if they could send out emails because it could be construed as an open meeting violation.

Member Hardin wondered if the City Attorney had a suggestion.

Acting Chairperson Skaff thought Asst. City Administrator/Economic Development Manager Brama should look into possible ways to have the EDA review the information.

4.03: (Example Case) Consider Offers to Purchase City Owned Property Located at 15153 Nowthen Boulevard

Asst. City Administrator/Economic Development Manager Brama presented the staff report and explained the City has received two offers to develop this property. Staff considers both offers to be informal and in concept-format. The purpose of this case is to receive general/preliminary direction from the Council.

Asst. City Administrator/Economic Development Manager Brama explained the offer from D.R. Horton is unique--they are requesting that a portion of the deal include a land swap. The City would receive about 4.86 acres of D.R. Horton owned land located within The COR in exchange for a discount on the purchase of City owned property.

Asst. City Administrator/Economic Development Manager Brama stated he was going to review how the offers are the same and different. He noted this item is just an example case for the EDA to go through a case and Closed Session and practice the routine that will be asked of them as the new EDA/HRA Commission.

Motion by Member Riley, seconded by Member Williams, to move to Closed Session to discuss acquisition negotiations.

Motion carried. Voting Yes: Acting Chairperson Skaff, Members Riley, Williams, Hardin, and LeTourneau. Voting No: None. Absent: Chairperson Steffen and Member Brunt.

The EDA moved into Closed Session at 8:28 a.m.

The EDA reconvened in Open Session at 8:36 a.m.

Asst. City Administrator/Economic Development Manager Brama recapped the closed session.

Development Services Manager Gladhill recapped the residential redevelopment opportunity with the Commission.

The Commission did not have any further questions.

4.04: Review Resident Survey Results

Asst. City Administrator/Economic Development Manager Brama presented the staff report and reviewed the City survey results with the Commission.

Acting Chairperson Skaff stated what stood out to him is that twenty percent of the people who live in Ramsey, work in Ramsey and he thought their goal is to get more businesses in the City to create local employment.

Asst. City Administrator/Economic Development Manager Brama stated a web page has been created for performance measurements at: www.cityoframsey.com/performancemeasurements. The City is trying to be a more transparent and this web page is one step in that direction.

4.05: Consider Payment of Building Permit Charges for Single-Family Home; Case of Homes for Our Troops

Development Services Manager Gladhill presented the staff report with the Commission.

Member LeTourneau asked if there are other organizations the City has partnered with and if this is a normal City function.

Development Services Manager Gladhill stated the City is involved in charities and in the past was involved with Habitat for Humanity where staff gave of their time. He was not sure whether

or not they charged for the building permit but he figured they probably did. He stated if the City waives the building permit fee, there is no revenue source to cover the cost for staff.

Member LeTourneau stated it does lend itself to see if this is an appropriate thing to do. He asked what some of the normal funding sources are.

Development Services Manager Gladhill stated there are a number of different charities that the City donates to where they do not charge for services. He is not sure that Home for our Troops was looking for donated staff time and there is the potential for large projects at the beginning of the next year.

Member Riley clarified that the City would not be writing a check for $4,000 but the City would waive the fee.

Development Services Manager Gladhill stated that was correct, he stated it is a matter of transferring funds between departments.

Asst. City Administrator/Economic Development Manager Brama stated there are some left over HRA revenues this year that could potentially be targeted to pay for the loss of revenue.

Acting Chairperson Skaff wondered if they could put the funds into escrow for 2015 for this.

Development Services Manager Gladhill did not think that would be possible.

Member LeTourneau wondered if they could look to the Anoka County HRA for dollars for this cause. He stated there are a lot of different sources they could look to and if they did waive the fee, it would gain the City a positive image by co-partnering with the County. Member LeTourneau thought it might be worthwhile to contact Anoka County Veterans Services and ask if they have funds to help with this.

Member Riley thought for $4,000, staff would have to figure out how the budget and funds would get used but he believed they could use HRA fund dollars.

Asst. City Administrator/Economic Development Manager Brama stated the surplus from the HRA budget was slated to supplement the growth in the EDA budget over the next couple of years.

Motion by Acting Chairperson Skaff, seconded by Member Williams, to recommend that the City Council use the HRA funds related to the building Permit for a new single-family home proposed by Homes for Our Troops.

Further discussion: Member Hardin asked if they could do this with the caveat that they contact the Anoka County Veterans Services to ask if they would donate $4,000 to pay for the permit fee.

Motion carried. Voting Yes: Acting Chairperson Skaff, Members Williams, Hardin, LeTourneau, and Riley. Voting No: None. Absent: Chairperson Steffen and Member Brunt.

4.06: Updates

Asst. City Administrator/Economic Development Manager Brama presented project updates to the Commission.

Member LeTourneau would like to add a future case for Dollar General and he was also curious with what is going on with Highway 47 reconstruction.

Asst. City Administrator/Economic Development Manager Brama explained Highway 47 reconstruction is not moving forward because of too many conflicts within the community.

5. MEMBER / STAFF UPDATE

None.

6. ADJOURNMENT

Motion by Member Riley, seconded by Acting Chairperson Skaff, to adjourn the meeting.

Motion carried. Voting Yes: Acting Chairperson Skaff, Members Riley, Hardin, LeTourneau, and Williams. Voting No: None. Absent: Chairperson Steffen and Member Brunt.

The regular meeting of the Economic Development Authority adjourned at 9:22 a.m.

Respectfully submitted,

_____

Kurtis G. Ulrich
City Administrator

ATTEST:

_____

Patrick Brama
Asst. City Administrator/Economic Development Manager

Draft by Sue Osbeck
TimeSaver Off Site Secretarial, Inc.

CC Regular Session **4. 2.**

Meeting Date: 01/27/2015

By: Tim Gladhill, Community Development

Information

Title:

Consider Approvals Related to Site Plan Review of Casey's General Store:

1. Sketch Plan (Minor Plat)
2. Site Plan Review
3. Conditional Use Permit (Sign Plan)

Purpose/Background:

The purpose of this case is to consider approvals required for a proposed Casey's General Store development at the southwest intersection of Ramsey Boulevard and Sunwood Drive in The COR.

On June 24, 2014, the City executed a Purchase Agreement with Casey's Retail Company.

Notification:

Staff attempted to notify all Property Owners within 700 feet of the Sketch Plan Review for the Plat as well as the Public Hearing for the Conditional Use Permit.

Observations/Alternatives:

Review of site plans within The COR rely on several components and is a hybrid form-based code. The structure of the Zoning Code for The COR is not the traditional '*Euclidean'* style of zoning code. The Zoning Code for The COR is made up of the Development Plan and Design Framework. The Design Framework establishes traditional minimum standards to provide a general framework, while the Development Plan introduces a 'form-based' function in which general layouts for individual parcels are established. Due to the mix of uses within The COR and the unique needs of these different types of uses, it is difficult to establish a standard set of bulk standards that applies uniformly across the entire development. With that in mind, the City established the hybrid approach of traditional zoning standards and form-based standards of the Development Plan.

The site is located within the COR-3 Sub-District, which focuses on office park developments. Convenience Gas uses are permitted at the intersection of Sunwood Drive and Ramsey Boulevard. The Development Plan allows for a traditional setback, as opposed to the 'build-to' scenario seen in other areas of The COR. A 'build-to' design is one that brings the building up to the sidewalk, rather than setting the building back away from the street. The Development Plan assumes this site lends itself well to convenience retail, which does not traditionally see a 'build-to' design. Additionally, a 'set back' design in this location maximizes vision clearance for motorists along a heavily traveled node. The Site Plan does propose to construct an architectural wall to match that constructed by Allina Health Clinic on the north side of Sunwood Drive, opposite the Site.

The Purchase Agreement includes a contingency to allow for two (2) permanent ground signs to display the business name and fuel prices. The Purchase Agreement does not state required sizes or design. As with most signs within The COR, most notably ground signs, a Conditional Use Permit is required for the Sign Plan as presented in order to provide the Commission and City Council maximized review opportunity to balance advertising needs of businesses with the design of The COR. A Conditional Use is a permitted use that allows the City to attach reasonable conditions to address the nature of the request.

The Site Plan is void of a Landscape Plan, including the necessary streetscape design for Sunwood Drive. Any action on this case will be dependent upon submittal of a Landscape Plan by the Applicant, to be reviewed and

approved at a subsequent date.

The Civil Engineering Plans are generally acceptable with changes as outlined in the Staff Review File. Of note, the following modifications and advisory comments are provided:

1. ***Modifications to the connection to the sanitary sewer line system***
2. ***Construction of a 'gas spill containment system' (highly recommended, but optional)***

Funding Source:

All costs associated with processing the Application are the responsibility of the Applicant.

Recommendation:

- The Planning Commission held a Public Hearing on January 8, 2015 and recommends approval of the Site Plan and its various components, contingent upon compliance with the Staff Review File. The Planning Commission did specifically note its preference for a gas spill containment system as outlined above and within the Staff Review File. The Planning Commission noted the proximity and connectivity to significant regional stormwater ponds, that ultimately discharge to the Mississippi River.

Please note that the following action is a contingent action. Approval is contingent upon the following:

- Modifications outlined in the Staff Review Letter
- Applicant enter into a Development Permit (agreement) with the City
- Payment of Development Fees (part of Development Permit above)
- Completion of a Landscape Plan
- Modification of the Utility Plan

Action:

Motion the following:

- Adopt Resolution #15-01-015 Approving the Plat entitled 'CASEY'S ADDITION'
- Approve the Site Plan for Casey's General Store
- Adopt Resolution #15-01-013 Approving Findings of Fact #0939 Related to Sign Plan
- Adopt Resolution #15-01-014 Approving Conditional Use Permit for Sign Plan

Contingent upon the following:

- Modifications outlined in the Staff Review Letter
- Applicant enter into a Development Permit (agreement) with the City
- Payment of Development Fees (part of Development Permit above)
- Completion of a Landscape Plan
- Modification of the Utility Plan

Attachments

Site Location Map

Site Plan

Sketch Plan (Plat)

Final Plat

Staff Review File

Resolution #15-01-013: Findings of Fact

Resolution #15-01-014: Conditional Use Permit

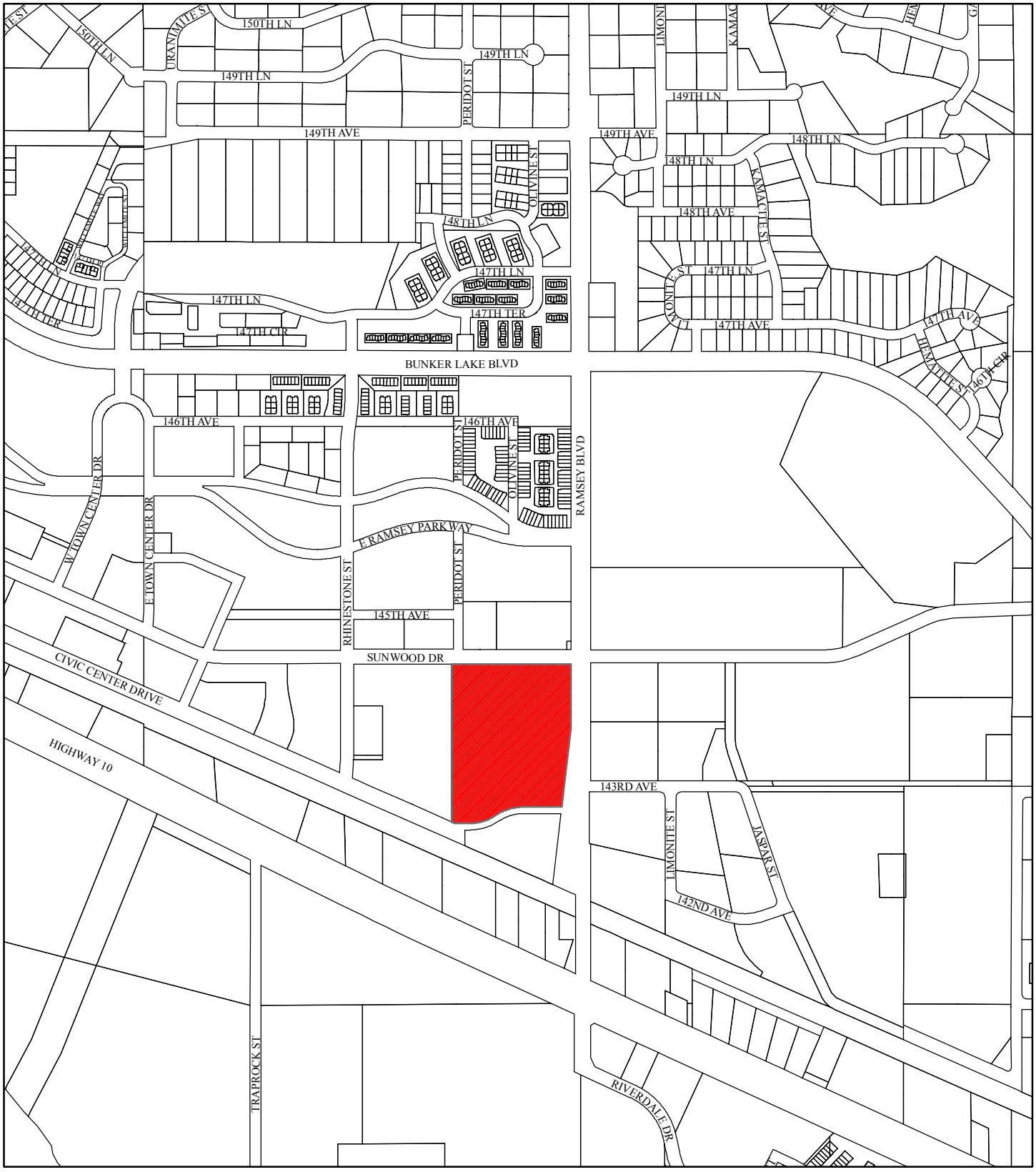
Resolution #15-01-015

Purchase Agreement Between City of Ramsey and Casey's Retail Company

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Form Review

Inbox	Reviewed By	Date
Tim Gladhill (Originator)	Tim Gladhill	01/22/2015 05:42 AM
Kurt Ulrich	Kurt Ulrich	01/22/2015 09:59 AM
Form Started By: Tim Gladhill		Started On: 01/08/2015 09:58 AM
Final Approval Date: 01/22/2015		



City of RAMSEY

Casey's
28-32-25-41-0009

Legend
Site
Parcels

N

0 1,050 2,100 Feet

General Project Notes

1. CODE COMPLIANCE: THE GENERAL CONTRACTOR, ALL SUBCONTRACTORS AND SUPPLIERS PERFORMING WORK OR SUPPLYING MATERIALS FOR CONSTRUCTION SHALL ENSURE THAT SUCH WORK AND MATERIAL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES AS ADOPTED AND OTHER APPLICABLE STANDARDS INCLUDING THE AMERICANS WITH DISABILITIES ACT.

2. PERMITS: THE GENERAL CONTRACTOR AND ANY SUBCONTRACTORS WITH WORK REQUIRING PERMITS SHALL OBTAIN AND POST AS REQUIRED BY THE CODE ENFORCEMENT AUTHORITY ALL SUCH PERMITS.
2.1 TEMPORARY PERMITS: THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY SPECIAL PERMITS THAT MAY BE REQUIRED TO CLOSE STREETS, WORK IN PUBLIC OR PRIVATE RIGHTS OF WAY OR OTHERWISE WORK ON PROPERTY NOT UNDER THE DIRECT CONTROL OF THE OWNER OR THEIR AGENTS.
2.2 INSPECTIONS: SCHEDULE AND CONDUCT ALL REQUIRED INSPECTIONS AND APPROVALS, PROVIDE ALL DOCUMENTATION REQUIRED TO OBTAIN A FINAL CERTIFICATE OF OCCUPANCY.

3. VERIFICATION OF CONDITIONS: FIELD VERIFY EXISTING SITE CONDITIONS, DIMENSIONS, ELEVATIONS, UTILITIES AND BECOME FULLY INFORMED AS TO THE SCOPE OF WORK, REPORT ANY DISCREPANCIES CONFLICTING WITH THE WORK TO THE ARCHITECT.
3.1 ADJACENT PROPERTIES: PROTECT ADJACENT PRIVATE PROPERTIES PUBLIC RIGHT-OF-WAY FROM DAMAGE DURING CONSTRUCTION AND ENSURE USE OF SUCH PROPERTY IS NOT ADVERSELY AFFECTED BY THE CONSTRUCTION PROJECT. ANY CONSTRUCTION WORK TO DISRUPT ADJACENT PROPERTIES THAN THE GENERAL CONTRACTOR SHALL SCHEDULE SUCH WORK WITH THE PROPERTY OWNER.
3.2 LIFE SAFETY SYSTEMS: ALL EXISTING LIFE SAFETY PROVISIONS SHALL BE MAINTAINED DURING CONSTRUCTION.
3.3 EROSION CONTROL: ANY SITE WORK SHALL MAKE USE OF APPROPRIATE EROSION CONTROL THAT IS COMPLIANT WITH STATE AND LOCAL REQUIREMENTS.
3.4 UTILITY COORDINATION: COORDINATE WORK AND UTILITY CONNECTIONS WITH LOCAL UTILITY PROVIDERS.
3.5 CLEANUP: MAINTAIN A CLEAN AND SAFE CONSTRUCTION SITE. ALL CONSTRUCTION WASTE SHALL BE REMOVED FROM THE WORK AREA IN A TIMELY MANNER. THE CONSTRUCTION AREA SHALL BE SWEPT ON A REGULAR BASIS TO MITIGATE DUST AND TRASH.

4. DRAWINGS AND SPECIFICATIONS: THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO GUIDE AND DIRECT THE WORK NECESSARY FOR COMPLETION OF THE BUILDING OR BUILDING IMPROVEMENTS DESCRIBED HEREIN. THE GENERAL CONTRACTOR AND SUBCONTRACTORS ARE TO PROVIDE ALL MATERIALS, LABOR AND EQUIPMENT NECESSARY TO COMPLETE THE CONSTRUCTION PROJECT.
4.1 SCALING DRAWINGS: DO NOT SCALE ANY DRAWINGS, UNLESS INDICATED OTHERWISE ALL DIMENSIONS ARE TO THE FACE OF WALLS AND CENTERLINE OF STRUCTURAL GRIDS.
RELATIONSHIP BETWEEN DRAWINGS AND SPECIFICATIONS
4.2 IDENTIFY DISCREPANCIES: NOTIFY THE ARCHITECT OF ANY DISCREPANCIES FOUND IN THE DRAWINGS AND SPECIFICATIONS.
4.3 SHOP DRAWINGS: SUBMIT SHOP DRAWINGS, SAMPLES AND PRODUCT DATA TO THE ARCHITECT FOR REVIEW AND APPROVAL OF MATERIALS, FINISHES AND SYSTEMS.
4.4 SUBSTITUTIONS: MATERIAL OR EQUIPMENT SUBSTITUTIONS ARE NOT ALLOWED UNLESS APPROVED BY THE ARCHITECT.

5. MEANS AND METHODS: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS, METHODS, SEQUENCE OF CONSTRUCTION AND COORDINATION OF WORK; INCLUDING ANY INSTALLATION OF FIXTURES, FURNISHINGS AND EQUIPMENT BY OWNER'S VENDORS. SUBMIT PROPOSED CONSTRUCTION SCHEDULE AND ALL REVISIONS TO THE ARCHITECT AND OWNER.

6. AS-BUILT DRAWINGS: MAINTAIN UP-TO-DATE CONSTRUCTION DRAWINGS ON THE JOB SITE AT ALL TIMES, SUBMIT TWO (2) SETS OF MARKED-UP RECORD DRAWINGS TO THE ARCHITECT UPON COMPLETION OF THE WORK AND OCCUPANCY OF THE PROJECT.

Sheet Index (72 Sheets)

GENERAL (3 sheets)

G-001 COVER SHEET, INDEX, & CONTACT INFORMATION
G-011 PROJECT DATA, CODES, & ZONING INFORMATION
10947 SITE SURVEY

CIVIL (9 sheets)

C0.0 COVER PAGE
ALTA/ACSM LAND TITLE SURVEY
AL-101 SITE PLAN
C1.0 DETAILS
C1.1 EROSION CONTROL PLAN
C1.2 STORMTECH DETAILS
C2.0 GRADING PLAN
C3.0 UTILITY PLAN
C4.0 EROSION CONTROL PLAN

ARCHITECTURAL (22 sheets)

AL-201 GASOLINE ISLAND CANOPY ELEVATIONS
AL-401 DUMPSTER / RECYCLE ENCLOSURE AND DETAILS
AL-501 CANOPY COLUMN BASE DETAILS
AL-502 SITE LIGHTING DETAILS
AL-601 SIGNAGE SCHEDULE, SIGN ELEVATIONS/DETAILS
AL-602 SIGNAGE SCHEDULE, SIGN ELEVATIONS/DETAILS

A-100 WALL BACKING PLAN
A-101 FLOOR PLAN
A-111 REFLECTED CEILING PLAN
A-121 ROOF PLAN
A-201 EXTERIOR ELEVATIONS
A-202 EXTERIOR ELEVATIONS
A-301 WALL SECTIONS
A-401 INTERIOR ELEVATIONS
A-402 INTERIOR ELEVATIONS
A-501 CARPENTRY DETAILS
A-502 EXTERIOR SHELL DETAILS
A-503 EXTERIOR SHELL DETAILS
A-601 DOOR, WINDOW & ROOM FINISH SCHEDULE
A-701 CERAMIC TILE FLOORING PLAN

AQ-101 EQUIPMENT PLAN
AQ-401 KITCHEN WALL INTERIOR ELEVATION

STRUCTURAL (5 sheets)

S-001 GENERAL STRUCTURAL NOTES & REQUIREMENTS
S-101 FOOTING AND FOUNDATION PLANS
S-102 ROOF TRUSS PLAN & PROFILES
S-201 FRONT WALL FRAMING & DETAILS
S-501 FOUNDATION & CONCRETE DETAILS

PLUMBING (6 sheets)

P-101 SANITARY PLUMBING PLAN
P-102 SUPPLY PLUMBING PLAN
P-501 PLUMBING DETAILS & SCHEDULE
P-601 SANITARY PLUMBING RISER DIAGRAM
P-701 SUPPLY PLUMBING RISER DIAGRAM
P-801 PLUMBING SPECIFICATIONS

MECHANICAL (2 sheets)

M-101 MECHANICAL PLAN
M-401 EXHAUST HOOD DETAILS

ELECTRICAL (12 sheets)

E-101 ELECTRICAL POWER PLAN
E-102 ELECTRICAL LIGHTING PLAN
E-103 UNDERGROUND CONDUIT PLAN
E-401 SALES COUNTER ENLARGED PLAN & DETAILS
E-501 ELECTRICAL PANEL DETAILS & DIAGRAMS
E-502 ELECTRICAL EQUIPMENT DETAILS
E-601 PANEL SCHEDULES & SERVICE DETAILS
E-602 EQUIPMENT SCHEDULES & SCHEMATICS
E-700 MANUFACTURER EXTERIOR LIGHTING CUT SHEETS
E-701 MANUFACTURER INTERIOR LIGHTING CUT SHEETS
E-702 MANUFACTURER INTERIOR LIGHTING CUT SHEETS
E-703 MANUFACTURER CANOPY LIGHTING CUT SHEETS

EQUIPMENT (9 sheets)

QR-101 REFRIGERATION EQUIPMENT PLAN
QR-401 COOLER/FREEZER REFRIGERATION DETAILS
QR-601 COMFORT COOLING WIRING
QR-602 REFRIGERATION WIRING SCHEMATIC

QF-101 FUEL PUMP ISLAND PLAN & DETAILS
QF-301 PETROLEUM TANK SECTIONS & DETAILS
QF-601 PETROLEUM WIRING DIAGRAM
QF-602 PETROLEUM WIRING DIAGRAM
QF-603 PETROLEUM WIRING DIAGRAM

TELECOMMUNICATIONS (3 sheets)

T-101 SECURITY SYSTEM WIRING SCHEMATIC
T-102 COMMUNICATIONS WIRING SCHEMATIC & DETAILS
T-601 SECURITY WIRING DETAILS

CASEY'S GENERAL STORE

RAMSEY



Project Team

OWNER
Casey's Retail Company
Construction Division
3305 SE Delaware Ave
PO Box 3004
Ankeny, IA 50021
Contact: ***Jacob Clark***
Email: jacob.clark@caseys.com
Voice: 515.963.3831, Fax: 515.965.6161

ARCHITECT
Ringdahl Architects, INC.
510 22nd Ave. East, Suite #102
Alexandria, MN 56308
Contact: ***Dustin Tomoson***
Email: dustin@ringdahlarchitects.com
Voice: 320.763.9368, Fax: 320.762.9063

MEP ENGINEER
Design Tree Engineering
2510 Broadway St. S.
Alexandria, MN 56308
Contact: ***Josh Meehl (Mech), Aaron Mueller (Elec)***
Voice: 320.217.5557, Fax: 320.217.5597

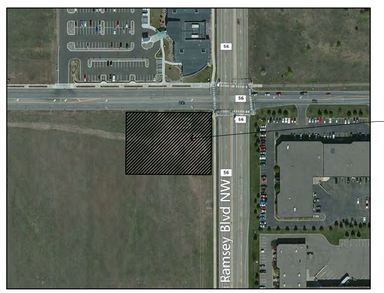
CIVIL / STRUCTURAL ENGINEER
Design Tree Engineering
2510 Broadway St. S.
Alexandria, MN 56308
Contact: ***Jeremy Anderson (Civil), Joe Nicholson (Struct)***
Voice: 320.762.1290, Fax: 320.217.5597

Legal Description

Existing Legal Description:
The north 221.00 feet of the east 270.00 feet of OUTLOT GG, RAMSEY TOWN CENTER ADDITION, according to the recorded plat thereof, Anoka County, Minnesota, except that part lying northeasterly of the following described line: Beginning at a point on the northerly line of said OUTLOT GG, distant 25.00 feet westerly from the northeast corner of said OUTLOT GG as measured along said northerly line; thence southeasterly to a point on the easterly line of said OUTLOT GG, distant 25.00 feet southerly from said northeast corner as measured along said easterly line, said line there terminating.

Property Legal Description:
Lot 1, block 1, CASEY'S ADDITION, according to the recorded plat thereof, Anoka County, Minnesota.

Locator Map - City, State



Casey's General Store Site

TRUE NORTH

NOTE:
Not all roads shown.

RINGDAHL ARCHITECTS, INC.
510 22nd Ave. East, Suite #102
Alexandria, MN 56308
ph. (320) 763-9368
fax (320) 762-9063

I CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

12-3-14 DATE — 13991 REG. NO.

PROJECT #C1417

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

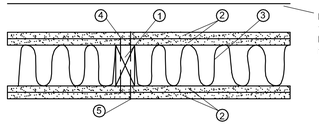
PROJECT: "O2" STYLE STORE FLAT ROOF (RAMSEY MINNESOTA)
DRAWING INFORMATION: CONSTRUCTION DIVISION
DRAWN BY: DLT — CHECKED BY: PDR
PUBLISHED:
REVISED ON:
DRAWING INFORMATION: COVER SHEET, INDEX, & CONTACT INFO

G-001

Rated Assembly

WS6-2.1 TWO HOUR FIRE RESISTIVE LOAD BEARING WOOD FRAME WALL ASSEMBLY

2 X 6 WOOD STUD WALL - 100% DESIGN LOAD - ASTM E 119 / NFPA 251



EIFS or brick veneer is allowed per section 703.2 stated below that the material does not reduce the fire resistive rating. EIFS has been tested in accordance with ASTM E 108 and is found that it did not contribute significantly flame spread.

1. FRAMING - NOMINAL 2 X 6 WOOD STUDS , SPACED 24" OC DOUBLE TOP PLATES SINGLE BOTTOM PLATE
2. SHEATHING:
   BASE LAYER -5/8 in. TYPE X GYPSUM WALLBOARD, 4 FT.WIDE, APPLIED HORIZONTALLY, JOINTS STAGGERED ON OPPOSITE SIDES OF THE WALL.
   FACE LAYER- 5/8 in. TYPE X GYPSUM WALLBOARD, 4FT. WIDE, APPLIED HORIZONTALLY, JOINTS STAGGERED WITH BASE LAYER.
   HORIZONTAL JOINTS ARE UNBLOCKED. HORIZONTAL APPLICATION OF WALLBOARD REPRESENTS THE DIRECTION OF LEAST FIRE RESISTANCE AS OPPOSED TO VERTICAL APPLICATION.
3. INSULATION- 5-1/2 in. THICK MINERAL WOOL INSULATION (2.5 pcf, nominal)
4. GYPSUM FASTENERS:
   BASE LAYER- 2-1/4 in. #6 TYPE S DRYWALL SCREWS, SPACED 24 IN. O.C.
5. GYPSUM FASTENERS:
   FACE LAYER- 2-1/4 in. #6 TYPE S DRYWALL SCREWS, SPACED 8 IN. O.C.
6. JOINTS AND FASTENER HEADS- WALLBOARD JOINTS COVERED WITH PAPER TAPE AND JOINT COMPOUND, FASTENER HEADS COVERED WITH JOINT COMPOUND.

Tests conducted at the Fire Test Laboratory of National Gypsum Research Center
Test No: WP-1262 (Fire Endurance) November 3, 2000
WP-1268 (Hose Stream) December 8,2000

Third Party Witness: Interek testing Services
Report J20-006170.3

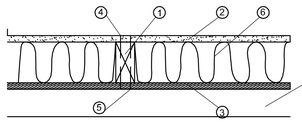
This assembly was tested at 100% design load, calculated in accordance with the 2005 *National Design Specification® for Wood Construction*. The authority having jurisdiction should be consulted to assure acceptance of this report.

Copyright © 2010
American Wood Council

Rated Assembly

WS6-1.5 ONE HOUR FIRE RESISTIVE LOAD BEARING WOOD FRAME WALL ASSEMBLY

2 X 6 WOOD STUD WALL - 100% DESIGN LOAD - ASTM E 119 / NFPA 251



EIFS or brick veneer is allowed per section 703.2 stated below that the material does not reduce the fire resistive rating. EIFS has been tested in accordance with ASTM E 108 and is found that it did not contribute significantly flame spread.

1. FRAMING - NOMINAL 2 X 6 WOOD STUDS , SPACED 16" OC DOUBLE TOP PLATES, SINGLE BOTTOM PLATE
2. INTERIOR SHEATHING- 5/8 in. TYPE X GYPSUM WALLBOARD, 4 FT.WIDE, APPLIED VERTICALLY. ALL PANEL EDGES BACKED BY FRAMING OR BLOCKING.
3. EXTERIOR SHEATHING- 3/8 in. WOOD STRUCTURAL PANELS(ORIENTAL STRAND BOARD), APPLIED VERTICALLY, HORIZONTAL JOINTS BLOCKED.
4. GYPSUM FASTENERS:- 2-1/4 in. #6 TYPE S DRYWALL SCREWS, SPACED 7 in. O.C.
5. PANEL FASTENERS- 6d COMMON NAILS (BRIGHT)- 12 in. O.C. IN THE FIELD, 6in. O.C. PANEL EDGES
6. INSULATION- R-19 FIBERGLASS INSULATION
7. JOINTS AND FASTENER HEADS- WALLBOARD JOINTS COVERED WITH PAPER TAPE AND JOINT COMPOUND, FASTENER HEADS COVERED WITH JOINT COMPOUND.

Tests conducted at the Fire Test Laboratory of National Gypsum Research Center
Test No: WP-1408 (Fire Endurance& Hose Stream) August 13, 2004

Third Party Witness: NGC Testing Services

This assembly was tested at 100% design load, calculated in accordance with the 2005 *National Design Specification® for Wood Construction*. The authority having jurisdiction should be consulted to assure acceptance of this report.

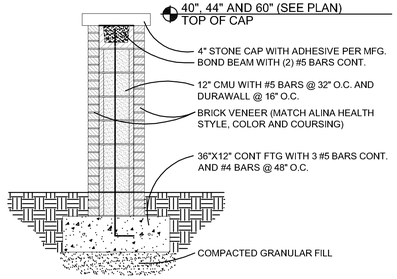
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American Wood Council

International Building Code 2009

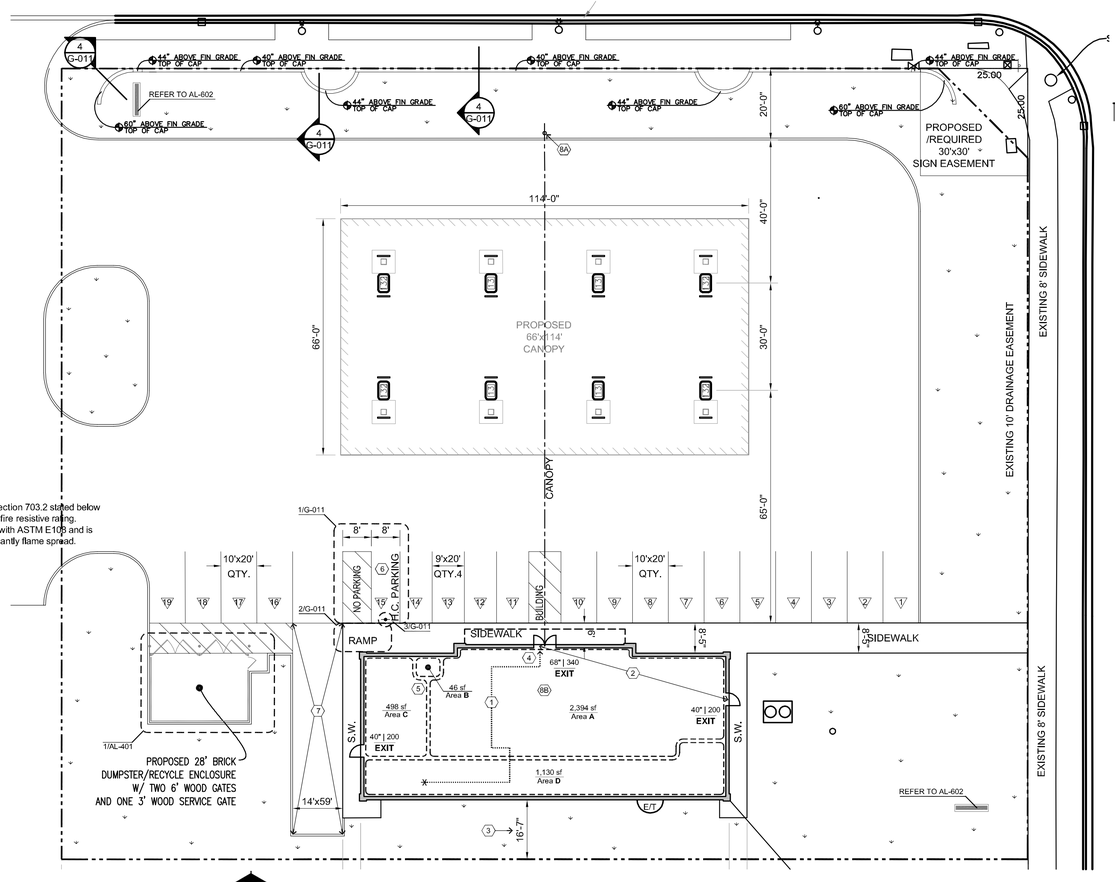
703.2 Fire resistance ratings. The fire resistance rating of building elements, components or assemblies shall be determined in accordance with test procedures set forth in ASTM E119 or UL263 or in accordance with section 703.3 Where materials, systems or devices that have not been tested as part of the fire resistance rated assembly are incorporated into the building element, component or assembly, sufficient data shall be made available to the building official to show that the required fire resistance rating is not reduced.

705.5 exterior walls shall be fire resistance rating in accordance with section 601 and 602 The required fire resistance rating of exterior walls with a fire separation distance of less than or equal to 10 feet shall be rated for exposure to fire from both sides.

1406.2.1.1 Fire separation 5 ft or less. Where installed on exterior walls having a fire separation distance of 5 feet or less combustible exterior wall coverings shall not exhibit sustained flaming as defined in NFPA 268. EIFS satisfies conditions of acceptance upon 20 minutes radiant heat exposure at 1.25 w/cm2



4 RETAINING WALL SECTION
1/2" = 1'-0" (VERIFY HEIGHTS ON SITE PLAN)



N TRUE

Code Plan & General Site Layout
1" = 20'-0"

Code Plan Legend

Area **A**
1,000 sf

EXIT
Exit Width 68" | 340 Occupant Load

Start — Exit

Marked — Unmarked

USE FUNCTION: GRAPHIC REPRESENTATION OF FLOOR AREA FUNCTIONS; *SEE CODE ANALYSIS, THIS SHEET* FOR ADDITIONAL INFORMATION

BUILDING EXIT: IDENTIFICATION OF BUILDING EXITS, WITH ASSIGNED EXIT WIDTH AND OCCUPANT CAPACITY

TRAVEL PATH: GRAPHIC REPRESENTATION OF PATH OF TRAVEL AS REQUIRED BY CODES; *SEE KEYED PLAN NOTE*

PARKING: IDENTIFICATION OF AVAILABLE PARKING SPACES

PROPERTY LINE

Code Plan Keyed Notes

1. **MAXIMUM LENGTH OF TRAVEL TO EXITS:** 81' (200' ALLOWABLE).
2. **SEPARATION DISTANCE OF EXITS:** 54' (BUILDING DIAGONAL, 108'-0")
3. **FIRE SEPARATION DISTANCE:** IF LESS THAN 5' PROVIDE 2-HR WALL CONSTRUCTION AND APPROPRIATE PROTECTION FOR ALL OPENINGS; IF 5' OR GREATER BUT LESS THAN 10' PROVIDE 1-HR WALL CONSTRUCTION AND APPROPRIATE OPENING PROTECTION; IF 10' OR GREATER USE NON-RATED CONSTRUCTION AND OPENINGS ARE NOT REQUIRED TO BE PROTECTED
4. **FIRE EXTINGUISHER**: 4-A:80BC INSTALLED NEAR FRONT EXIT
5. **KITCHEN FIRE EXTINGUISHER**: TYPE 'K' LOCATED WITHIN 30' OF HOOD
6. **VAN ACCESSIBLE PARKING SPACE:** WITH POST SIGN AND NO-PARKING ACCESS AISLE, SURFACE SLOPES SHALL NOT EXCEED 1:50 (2 %) IN ALL DIRECTIONS
7. **LOADING BERTH:** 16' x 50', SUBJECT TO CHANGE
8. **EMERGENCY FUEL SHUTOFF:** POST MOUNTED SHUTOFF BUTTON WITH SIGNAGE STATING "EMERGENCY FUEL SHUTOFF" LOCATED ALONG CURB LINE (**8A**); A SECONDARY SHUTOFF LOCATED INSIDE AT THE SALES COUNTER FOR THE CONVENIENCE OF STAFF (**8B**)

Code Plan General Notes

1. **RELATED SHEETS**: FOR ADDITIONAL INFORMATION NOT DIRECTLY REFERENCED, SEE THE FOLLOWING SHEETS:

   G-001 COVER SHEET INDEX/GENERAL CONDITIONS
   AL-101 SITE PLAN
   A-101 FLOOR PLAN
   AQ-101 EQUIPMENT PLAN

2. **DO NOT USE THIS SHEET FOR SITE LAYOUT**: THE SITE AND BUILDING PLAN REPRESENTED ON THIS SHEET IS INTENDED AS A DIAGRAMMATIC REPRESENTATION OF CODE AND ZONING RELATED ISSUES ONLY, ALL SPECIFIC LAYOUT AND CONSTRUCTION INFORMATION IS FOUND ON THE SITE PLAN AND BUILDING DRAWINGS

Zoning Information

ZONING
Provide Jurisdiction specific Zoning Designation

OFF STREET PARKING AND LOADING

Parking Criteria 1/200sf (4,353 sf / 200sf = 21.7)	**22** Spaces Required
Marked General Parking	18
Unmarked Gas Pump Parking	16
TOTAL PARKING SPACES	**34**

REQUIRED HANDICAP PARKING [ADAAG]
1 : 25 Required Parking Spaces (Van Accessible)

PROVIDED HANDICAP PARKING = 1 *(VAN ACCESSIBLE)*

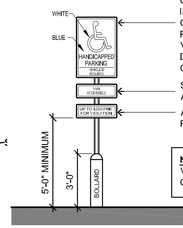
LOADING BERTH
1 Provided (14'x49')

SIGNAGE REQUIREMENTS

See Sheet AL-601 For project signage schedule and drawings.

Project Data

JURISDICTION:
City of RAMSEY, MN
2006 INTERNATIONAL BUILDING CODE (IBC)
2006 INTERNATIONAL MECHANICAL CODE (IMC)
2006 INTERNATIONAL EXISTING BUILDING CODE (ICC)
2009 MINNESOTA PLUMBING CODE
2003 MINNESOTA STATE ENERGY CODE
2002 NATIONAL ELECTRICAL CODE (NFPA)
2003 ANSI A117.1 (ICC/ANSI)
ADAAG (AMERICANS W/ DISABILITIES ACCESSIBILITY ACT GUIDELINES) - **FEDERAL REGISTER, VOL. 56, NO. 144, 1991**



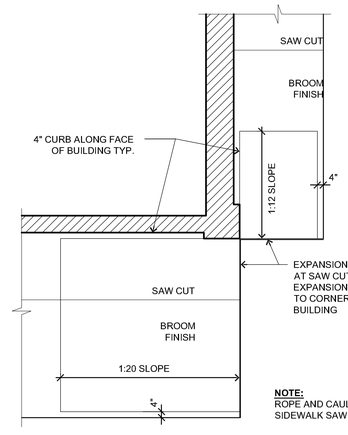
DISABLED SIGN WITH REQUIRED UNIVERSAL SYMBOL OF ACCESSIBILITY, INCLUDE APPROPRIATE WORDING TO CLEARLY INDICATING THAT THE SPACE IS RESERVED FOR THE EXCLUSIVE USE OF VEHICLES WHICH DISPLAY A DISTINGUISHING LICENSE PLATE OR CARD.

SIGN INDICATING THIS SPACE IS A 'VAN ACCESSIBLE' SPACE

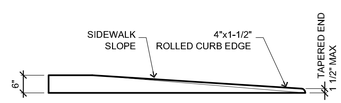
A SIGN STATING "UP TO $200 FINE FOR FIOLATION" MUST BE POSTED

NOTE:
VERIFY HEIGHT OF H.C. SIGN FROM TOP OF GRADE WITH LOCAL AUTHORITY.

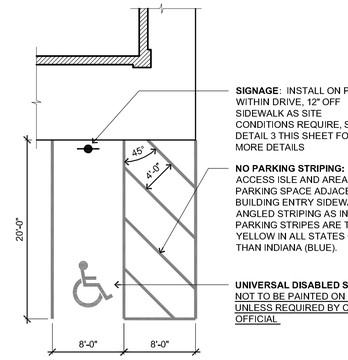
3 Disabled Parking Signage
1/4" = 1'-0"



NOTE:
ROPE AND CAULK ALL SIDEWALK SAW CUTS.



2 Sidewalk Ramp Layout
1/4" = 1'-0"



1 Disabled Parking Layout
1/8" = 1'-0"

Code Information

Occupancy Type (*Section 309*)

Group M - Mercantile — Retail Sales & Fuel Dispensing

Construction Type (*Section 602.5*)

Type V, B (Non-rated) — Construction in which the structural elements, exterior and interior walls are of any materials permitted by the code.

Building Height & Area (*Table 503*)

Based on above referenced occupancy type and construction type.

	ALLOWABLE	ACTUAL
Height (Stories / Feet):	1 / 40'	1 / 20'
Area (Group M):	9,000 sf	4,353 sf

Incidental Uses (*Section 508.2.5*)
No incidental use areas are present within building as defined in Table 508.2 that require separation.

Fire Resistive Requirements (*Table 601*)

		Hrs
Structural Frame		0
Bearing Walls	Exterior	0
	Interior	0
Non-bearing Walls	Exterior	*Table 602*
	Interior	0
Floor Construction		0
Roof Construction		0

Exterior Walls (*Table 602*)
Where exterior wall fire separation distance to the property line is less than 10', but more than 5' 1-Hour rated construction is required. If Less than 5' 2-Hour rated construction is required. ***(Plan Note 3)***

Allowable Area of Openings (*Section 704.8/Table 704.8*)
The maximum allowable area of openings in an exterior walls is defined as a percentage of wall area based on the parallel offset distance to the property line. *Incidental unprotected openings in the rear wall amount to less than 1 % of the total rear wall area.* ***(Plan Note 3)***

Occupant Load (*Chapter 10*)
The Occupant Load is determined by first sub-dividing the plan layout into different 'Function Types' (*per Table 1004.1.1*) then dividing each by the assigned SF/Occupant to obtain the Total Occupant Load for exiting. The Function Areas assigned in the table below are graphically represented in the Code Plan on this sheet. ***(See Code Plan)***

TABLE 1004.1	Criteria	Area	Load
Area A - Mercantile	30 gross	2,394 sf	80
Area B - Business (Office)	100 gross	46 sf	1
Area C - Kitchen	200 gross	498 sf	3
Area D - Accessory (Back house)	300 gross	1,130 sf	4
	TOTALS	**4,068 sf**	**88**

Building Exits

Egress Width (*Section 1005*)
Non sprinkled buildings require 0.2" of egress width per occupant. *Egress width required, 17.6"* for occupant load of 88 persons. *Egress width provided, 148"* total at three (3) locations. ***(See Locations on Code Plan)***

Exit Doors (*Section 1015, Table 1015.1*)
Occupant load greater than 50 requires 2 exits separated by half the maximum diagonal distance of the building. *Maximum diagonal, 108', Exit Separation, 53'.* ***(Plan Note 2)***

Exit Access Travel Distance (*Section 1016, Table 1016.1*)
In non sprinkled buildings the maximum travel distance from any point in the building to an exit is limited to 200'. *Maximum distance present 81', See plan this sheet.* ***(Plan Note 1)***

Plumbing Fixtures *(Chapter 29)*

As required for toilet room fixture calculations, the assumed occupancy loads for male and female are 50% of the total occupancy load for the building (*per Table 2902.3, IBC*).

	CRITERIA	REQUIRED	PROVIDED
MENS (49 Occupants)			
Water Closets	1 / 500	1	1
Lavatories	1 / 750	1	1
Urinal		0	1
WOMENS (49 Occupants)			
Water Closets	1 / 500	1	2
Lavatories	1 / 750	1	1
OTHER FIXTURES			
Drinking Fountain		1	0*
Service Sink		1	1

* Water is provided through a dispenser in the fountain drink system at no charge.

Fire Protection (IFC)

Automatic Fire Extinguishing Systems
Per section 904.2.1, the Type-1 commercial kitchen hood is fitted with an approved automatic fire extinguishing system with an alternate manual activator.

Portable Fire Extinguishers (*Section 906*)
Portable Fire Extinguishers shall be installed in accordance with NFPA 10 and meet the minimum coverage and travel distance requirements:

General: 4-A:80BC, 11,250sf Coverage / 75' Travel Distance (***Plan Note 4***)
Kitchen: Type 'K', within 30' of Hood (***Plan Note 5***)

Emergency Fuel Shutoff (*Section 2203.2*)
A fuel shutoff switch is located within 100' of the fuel pumps ***(Plan Note 8A)***; an additional shutoff switch is located within the building at the sales counter for the convenience of the attending staff ***(Plan Note 8B)***.

RJNGDAHL Architects, Inc
510 22nd Ave. East, Suite 102
Alexandria, MN 56308
ph. (320) 763-9368
fax (320) 762-9063

PROJECT #C1417

I CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

12-3-14 — DATE
15891 — REG. NO.

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

PROJECT:
"O2" STYLE STORE
FLAT ROOF
(RAMSEY MINNESOTA)

PUBLISHED:
REVISED ON:

DRAWING INFORMATION:
PROJECT DATA, CODES, & ZONING INFORMATION

DRAWING NO.: G-011

DRAWING INFORMATION:
CONSTRUCTION DIVISION

DRAWN BY: DLT
CHECKED BY: PDR

****VERIFY ALL SIGNAGE WITH SIGN PERMITS****

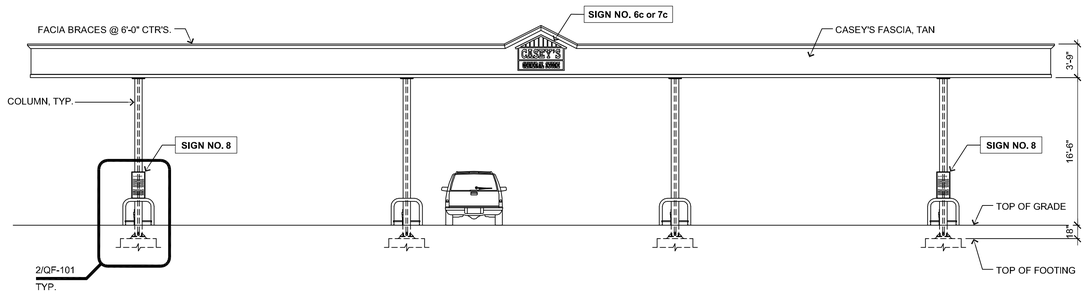
General Notes

1. **RELATED SHEETS**: FOR ADDITIONAL INFORMATION NOT DIRECTLY REFERENCED, SEE THE FOLLOWING SHEETS:

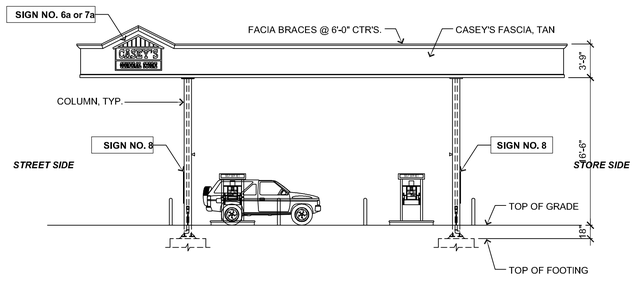
G-001	FOR GENERAL PROJECT NOTES
AL-101	FOR GENERAL SITE PLAN
AL-601	FOR SIGNAGE SCHEDULE AND NOTES
QF-Series	FOR DESIGN AND DETAILS RELATED TO FUELING FACILITY

2. **GASOLINE ISLAND CANOPY**: REVIEW SHOP DRAWINGS PROVIDED BY CANOPY SUPPLIER AND ADVISE CASEY'S CONSTRUCTION MANAGER OF ANY DISCREPANCIES

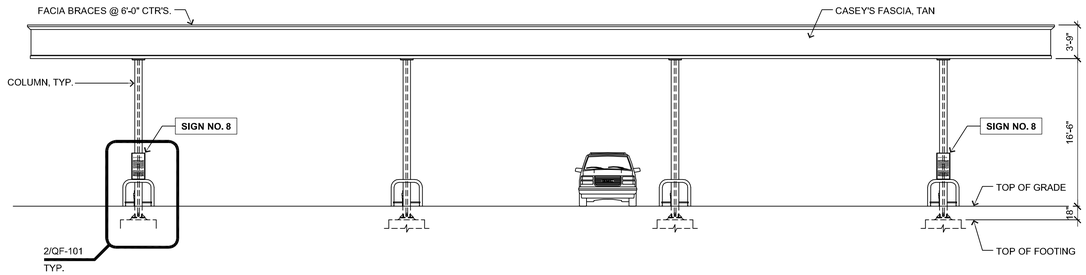
3. **EMERGENCY GAS SHUT OFFS:** REFER TO SHEETS A-201, AQ-101 & E-101 FOR EMERGENCY SHUT OFF LOCATIONS.



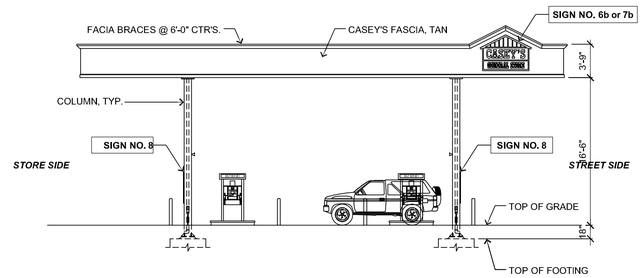
4 Pump Island Canopy - (Street Side)
1/8" = 1'-0"



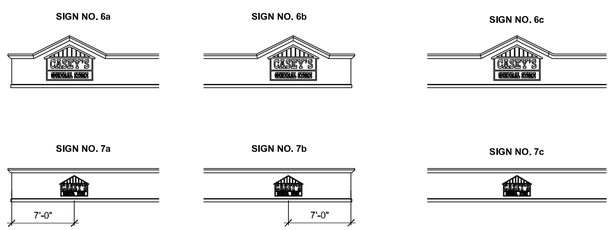
3 Pump Island Canopy - Right Side Elevation
1/8" = 1'-0"



2 Pump Island Canopy - (Store Side)
1/8" = 1'-0"



1 Pump Island Canopy - Left Side Elevation
1/8" = 1'-0"



5 Canopy Facia Signage
1/8" = 1'-0"

8 DISPENSERS - DOUBLE STACKED - H.I.

RINGDAHL Architects, Inc.
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PROJECT #C1417

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12-3-14 DATE | 15891 REG. NO.

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

PROJECT:
"O2" STYLE STORE
FLAT ROOF
(RAMSEY MINNESOTA)

DRAWING INFORMATION:
CONSTRUCTION DIVISION

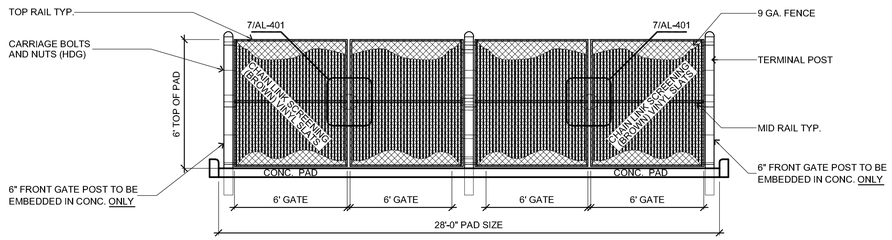
DRAWN BY: DLT | CHECKED BY: PDR

PUBLISHED:
REVISED ON:

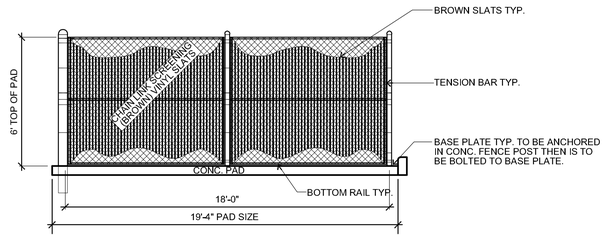
DRAWING INFORMATION:
GASOLINE ISLAND CANOPY ELEVATIONS

AL-201

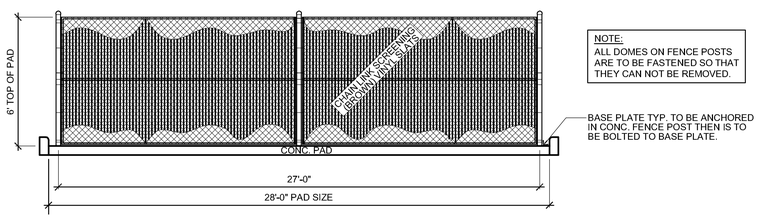
CHAIN LINK SPECIFICATIONS			
FRAMEWORK	O.D.	WALL	LBS/LF
TOP RAIL	1 5/8"	.111	1.84
MID RAIL	1 5/8"	.111	1.84
BOTTOM RAIL	1 5/8"	.111	1.84
LINE POSTS	2 1/2"	.130	3.12
CORNER POST	3"	.160	4.64
END POST	3"	.160	4.64
MAIN GATE POSTS	6 5/8"	.280	
GATE FRAME	1 5/8"	.111	1.84
SERVICE GATE TYPE	3 FT. WIDE		
GAW MATERIAL, 2" MESH, 9 GAUGE COMMERCIAL			
VINYL/PLASTIC VERTICAL (BROWN) SLATS			



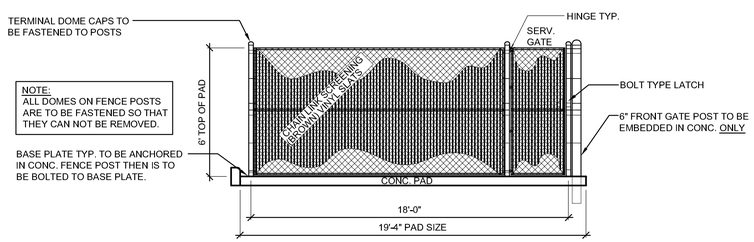
5 Dumpster Enclosure - South Elevation
1/4" = 1'-0"



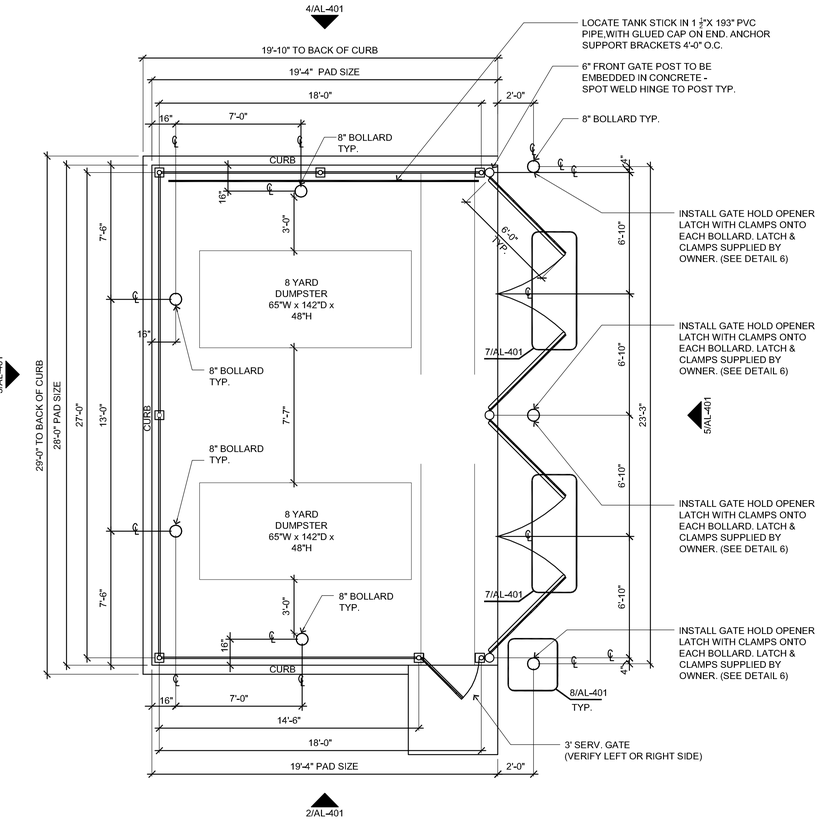
4 Dumpster Enclosure - East Elevation
1/4" = 1'-0"



3 Dumpster Enclosure - North Elevation
1/4" = 1'-0"



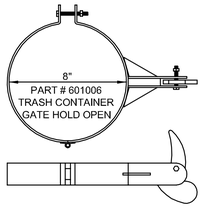
2 Dumpster Enclosure - West Elevation
1/4" = 1'-0"



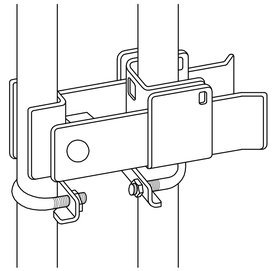
1 Dumpster Plan
1/4" = 1'-0"

FITS 1 5/8" OR 2" FRAME ADJUSTS FOR 2" - 3" GAP NO. 4000

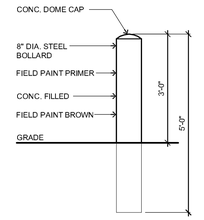
INSTALL GATE LATCH (COMMERCIAL) SUPPLIED BY CASEY'S PART # 601005



6 Gate Open Holder
No Scale



7 Commercial Double Gate Latch Detail
No Scale



8 Bollard Detail
No Scale

General Notes

1. **RELATED SHEETS**: FOR ADDITIONAL INFORMATION NOT DIRECTLY REFERENCED, SEE THE FOLLOWING SHEETS:

   G-001 FOR GENERAL PROJECT NOTES
   AL101 FOR GENERAL SITE PLAN

Construction Notes

1) ALL DOMES ON FENCE POSTS ARE TO BE FASTENED SO THAT THEY CAN NOT BE REMOVED.
2) VERIFY SCREENING WITH LOCAL AUTHORITY.
3) CONTRACTOR TO PRIME ALL 8" BOLLARDS PRIOR TO FINISHED PAINT COAT.

Chain Link Enclosure

RINGDAHL Architects, ltd
510 22nd Ave. East, Suite 102
Alexandria, MN 56308
ph. (320) 763-9368
fax (320) 762-9063

PROJECT #C1417

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12-3-14 DATE | 15891 REG. NO.

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

PROJECT: "O2" STYLE STORE FLAT ROOF (RAMSEY MINNESOTA)

DRAWING INFORMATION: CONSTRUCTION DIVISION

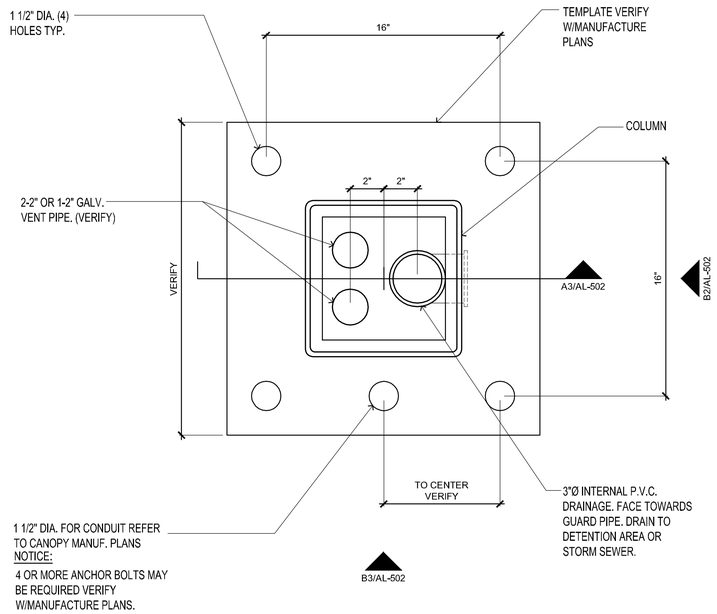
DRAWN BY: DLT | CHECKED BY: PDR

PUBLISHED:

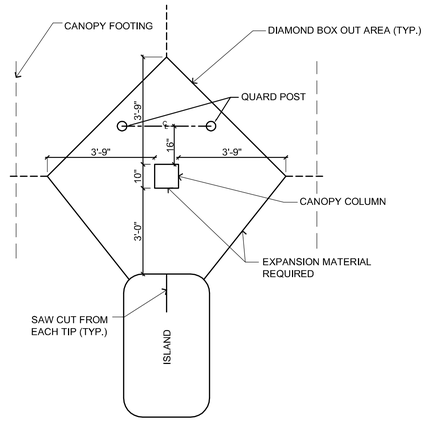
REVISED ON:

DRAWING INFORMATION: DUMPSTER ENCLOSURE

AL-401



5 Canopy Electrical Detail
3" = 1'-0"



4 Canopy Bolt Template Detail
3/8" = 1'-0"

Construction Notes

1) FOOTING HEIGHT TO BE VERIFIED.

2) FOOTINGS TO BE IN ACCORDANCE W/LOCAL BUILDING CODES.

3) 1,500 P.S.F. MIN. SOIL BEARING CAPACITY.

4) GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLING CANOPY FOOTINGS AS REQUIRED.

5) TROUGH IN FOOTING REQUIRED ONLY IN FOOTING RECEIVING VENT PIPE.

6) VERIFY FOOTING SIZES AND SPECIFICATIONS WITH CANOPY MANUFACTURES PLAN.

7) CONTRACTOR TO INSURE THAT BOLTS STAY VERTICAL.

8) VERIFY ELECTRICAL LOCATION W/CANOPY MANUFACTURER PLANS.

9) CLEAN AND GREASE EXPOSED THREADS ON BOLTS.

10) BOLT AREA TO BE GRAVEL & WATER FREE BEFORE CANOPY IS INSTALLED.

11) CANOPY FOOTING ELEVATION WORKSHEET REQUIRED. FORM IS TO BE COMPLETED BY THE GENERAL CONTRACTOR. REFER TO CANOPY MANUFACTURE PLANS, CUT AND SEND VIA FAX TO CANOPY COMPANY.

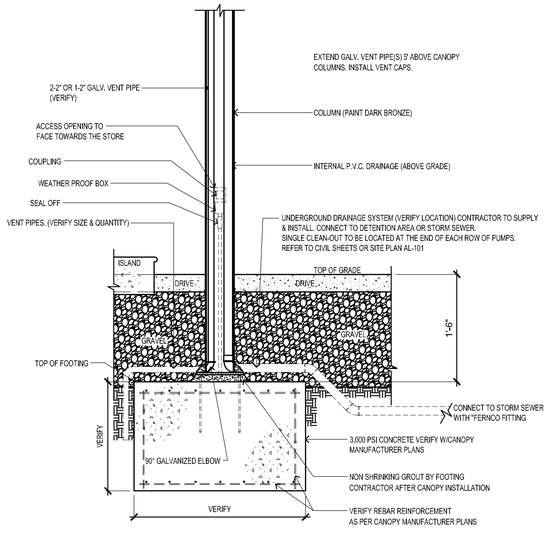
General Notes

1. **RELATED SHEETS:** FOR ADDITIONAL INFORMATION NOT DIRECTLY REFERENCED, SEE THE FOLLOWING SHEETS:

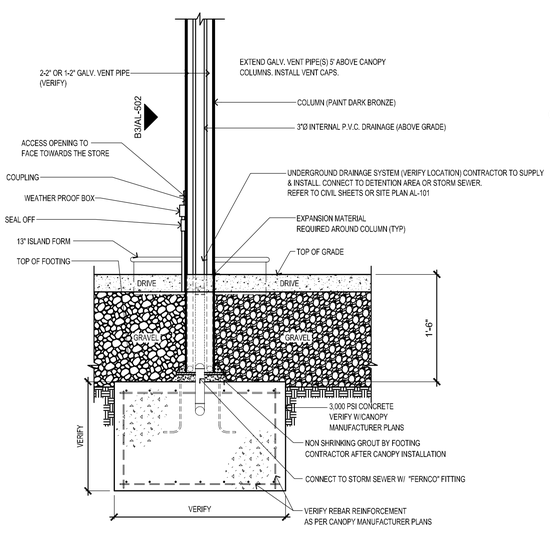
   G-001 FOR GENERAL PROJECT NOTES
   AL101 FOR SITE IMPROVEMENTS
   A-101 FOR BUILDING PLAN

2. **DEMOLITION MATERIAL REMOVAL:** HAUL-OFF ALL CONSTRUCTION MATERIALS AND WASTE GENERATED BY SELECTED SITE DEMOLITION TO THE APPROPRIATE LANDFILLS AS APPROVED FOR CONSTRUCTION MATERIALS OR BRUSH

3. **UTILITY COORDINATION:** COORDINATE THE ABANDONMENT AND REMOVAL OF ALL UTILITY FEEDS WITH THE LOCAL UTILITY SERVICE PROVIDER



3 Canopy Footing Section
1" = 1'-0"



2 Canopy Footing Section
1" = 1'-0"

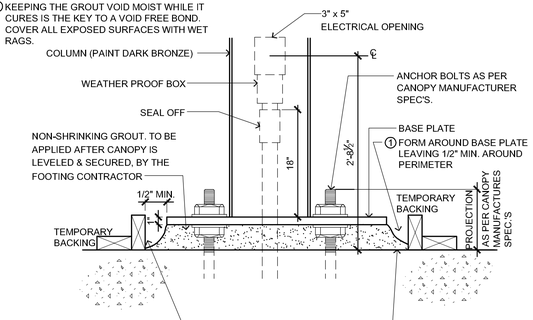
CANOPY FOOTING: SIZE 6'-3" LENGTH X 6'-3" WIDTH X 3'-0" DEPTH.
CONCRETE: MINIMUM COMPRESSIVE STRENGTH OF F'C-3000 p.s.i.
CONCRETE REINFORCING: ASTM A-615 GRADE 60.
REBAR CAGE: (8) #6 HORIZONTAL TIES LENGTH WISE TOP AND BOTTOM 12" MAXIMUM SPACING.

④ TECHNICAL BULLETIN:

POUR GROUT INTO FORM KEEPING A CONTINUOUS SUPPLY OF GROUT FLOWING INTO THE VOID. THE FLOW OF GROUT UNDER THE PLATE WILL PUSH ALL AIR AHEAD OF THE GROUT TO PROVIDE A VOID - FREE GROUT PAD SURFACE.

ELECTRICIAN TO SUPPLY & INSTALL NIPPLE INTO COLUMN, WEATHER PROOF BOX, SEAL OFF & CONDUIT; TO BE LOCATED ON EXTERIOR OF COLUMN, FACING TOWARDS BUILDING. WIRING TO BE UP THROUGH COLUMN AFTER WEATHER PROOF BOX CONNECTION

⑤ KEEPING THE GROUT VOID MOIST WHILE IT CURES IS THE KEY TO A VOID FREE BOND. COVER ALL EXPOSED SURFACES WITH WET RAGS.



1 Column Box Out Detail
no scale

RINGDAHL Architects, Inc.
510 22nd Ave. East, Suite 102
Alexandria, MN 56308
ph. (320) 763-9368
fax (320) 762-9063

PROJECT #C1417

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12-3-14 DATE | 15891 REG. NO.

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

PROJECT: "O2" STYLE STORE FLAT ROOF (RAMSEY MINNESOTA)

DRAWING INFORMATION: CONSTRUCTION DIVISION

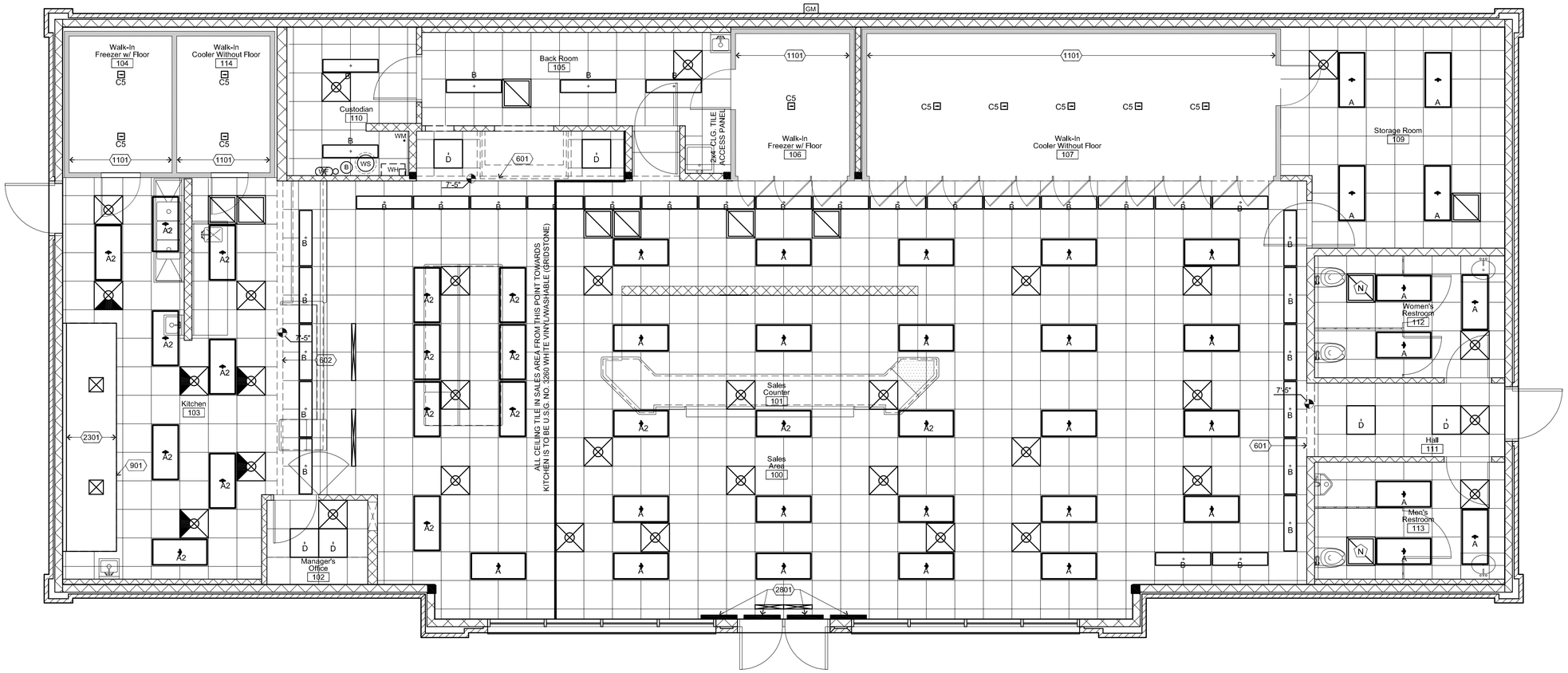
DRAWN BY: DLT | CHECKED BY: PDR

PUBLISHED:

REVISED ON:

DRAWING INFORMATION: CANOPY COLUMN BASE DETAILS

AL-501



N
PLAN

Wall Backing Plan

1/4" = 1'-0"

0 1' 2' 4' 8'

General Notes

1. REFER TO ALL DETAIL PAGES REFERENCED ON THIS PLAN

2. REFER TO SHEET A-601 FOR:
   FINISH SCHEDULES
   DOOR SCHEDULES
   WINDOW SCHEDULES

   REFER TO SHEET A-101 FOR:
   WALL FRAMING INFORMATION

General Construction Notes

1. **FRAMING INSTRUCTIONS:**
   1.1 ALL PERIMETER FRAMED WALLS, 2x6 WD STUDS @ 16" OC, VERIFY HEIGHTS; INSULATED WITH 6"x16" WIDE FRICTION FIT INSULATION, *EXCEPT AS DIRECTED BY KEYED NOTES*.
   1.2 FRONT WALL SAME AS ABOVE, EXCEPT 2x6 WD STUDS, SEE STRUCTURAL DRAWINGS FOR FRAMING ELEVATION AND DETAILS.
   1.3 ALL INTERIOR FRAMED PARTITION WALLS, 2x4 WD STUDS @ 16" OC, VERIFY HEIGHTS; *EXCEPT AS DIRECTED BY KEYED NOTES*.
   1.4 ALL FRAMING MATERIAL: CONSTRUCTION GRADE OR BETTER.
   1.5 USE TREATED (WOLMANIZED) BOTTOM PLATE, WHEREVER MEETS CONCRETE, SEAL TO CONC FLOOR WITH CONSTRUCTION ADHESIVE.
   1.6 ALL BACKING/BLOCKING 2x6, FLUSH W/ ROUGH FRAMING; HEIGHTS INDICATED ON PLANS (BK @ xx") ARE FROM FLOOR (AFF) CENTER OF BLOCKING.
   1.7 EXTERIOR NON-COMBUSTIBLE WALL. 2x6, 18 GAGE STEEL STUDS. ENTIRE END WALL, USING STEEL TOP AND BOTTOM PLATES.

2. SEAL ALL CABINETS AND SALES COUNTER TO FLOOR.

3. DO NOT FRAME UP UTILITY ROOM WALLS UNTIL THE COMPRESSOR RACK HAS BEEN INSTALLED BY H.V.A.C.

4. H.V.A.C. EQUIPMENT INSTALLED BY CASEY'S PROVIDED INSTALLERS.

5. BACKING IN THESE AREAS WILL CONSIST OF 1/2" CDX PLYWOOD ENTIRE LENGTH OF WALL. PLYWOOD TO RUN FROM F.F. TO CEILING HEIGHT.

Keyed Construction Notes

DIVISION 1 - GENERAL INFORMATION

101 COORDINATE PARTITION AND HEADER CONSTRUCTION WITH COOLER / FREEZER PACKAGE.

106 PRE-ASSEMBLIED CASEWORK, CTOP = 42" A.F.F.. ADA COUNTERTOP [SHADED], TOP HEIGHT = 34" A.F.F.

109 RECESSED CASEWORK SLAT WALL

111 DO NOT INSTALL PLATFORM UNTIL HVAC (DUCT WORK) HAS BEEN INSTALLED

DIVISION 6 - WOOD, PLASTICS, COMPOSTIES

601 **OVERHEAD PARTITION HEADERS:** NOMINAL 2x4 FRAMING, ALIGN WITH ADJACENT PARTITIONS OR AS DIMENSIONED, U.N.O. 7'-5" A.F.F.
LAZER LEVEL ALL HEADER HEIGHTS

602 **WALL BRACES ON COOLER / FREEZER:** EXTEND ABOVE ADJACENT CEILING; ADD SUPPORT AS NEEDED, BRACE TO ROOF PURLINS AND GLUE TO ROOF PURLINS AND CABINET 'DO NOT' NAIL INTO CABINET.

603 **RAISED PLATFORM AT SALES COUNTER:** 2x6 FRAMING ON EDGE, SPACED @ 12" O.C. WITH BRIDGING AT MIDPOINT AND 3/4" SUB-FLOOR DECKING WITH 5/8" DURAROCK ON TOP SURFACE; APPLY BEAD OF SEALANT CONTINUOUS ON BOTTOM OF PERIMETER FRAME BEFORE SETTING, ANCHOR TO FLOOR. SEE DETAIL 7/A-501
INSTALL THIN SET PRIOR TO 5/8" DURAROCK.
REFER TO CONSTRUCTION NOTE 111.
PLATFORM NOT INSTALLED IN NEBRASKA STORES!!

DIVISION 6 - WOOD, PLASTICS, COMPOSTIES CONT.

604 **CASEWORK UNITS:** SUPPLIED BY CASEY'S, INSTALLED BY CONTRACTOR, SEAL TO FLOOR.

606 SEE STRUCTURAL DRAWINGS FOR FRAMING ELEVATION AND DETAILS, FRONT WALL ONLY

607 **NON-COMBUSTIBLE WALL:** WITHIN LIMITS INDICATED, 2x6 18 GAGE STEEL STUDS @ 16" O.C.; INSTALL 16" FRICTION FIT INSULATION AND SUPPORT WITH 1/2" METAL BANDING HORIZONTAL @ 12" O.C. ON INTERIOR SIDE OF WALL; FINISH WITH STAINLESS STEEL PANELS. (REFER TO SHEET AQ-401 FOR BACKING LOCATION FOR STAINLESS STEEL PANELS)

608 OFFICE COUNTER AND WALL SHELF, CHERRY; SEE A-402, DETAIL 6.

609 ALL WOOD BLOCKING TO BE 2 x 6 INSTALLED HORIZONTALLY U.N.O., HEIGHT FROM FINISH FLOOR INDICATED NEXT TO NOTE. COORDINATE INSTALLATION OF BLOCKING WITH EQUIPMENT. FIRE RESISTANT BLOCKING TO BE USED IN KITCHEN HOOD AREA.

609A RESTROOM PARTITION BACKING. ENTIRE 16" STUD CAVITY IS TO BE SHEATHED WITH RECESSED BRACING & 1/2" PLYWOOD.

609B 3/4" PLYWOOD BACKING FOR SECURITY MONITORS.

609C SECURITY LIGHT BACKING - 2' LENGTH @ 9'-10" & 10'-4"

609D ON-DEMAND GAS WATER HEATER BACKING. STUD CAVITIES TO BE SHEATHED WITH RECESSED BRACING & 1/2" PLYWOOD. (TOTAL OF 24" OUT FROM CORNER)

612 2X6 BRACING ON EDGE. LOCATE AT TOP OF WALL HEIGHT TO BRACE RESTROOM DOOR WALLS.

DIVISION 9 - FINISHES

901 WALL COVERING INSTALLED PRIOR TO ELECTRICAL PANEL

902 INSTALL FLOOR BASE IN UTILITY ROOM PRIOR TO INSTALLATION OF HVAC EQUIPMENT

903 CUT FRP WALL COVERINGS TO FIT TIGHT TO STAINLESS STEEL PANELS AT KITCHEN EXHAUST HOOD

DIVISION 10 - SPECIALTIES

1001 **RECESSED PAPER TOWEL DISPENSER AND TRASH RECEPTACLE** : ROUGH OPENING 16" W. x 54-3/4" H. x 4" D., SET 6-1/2" A.F.F..

1002 ACCESS PANEL IN WALL @ EXTERIOR HOSE BIB, COORDINATE WITH PLUMBING PLAN P-102

1003 **DOUBLE TOILET PAPER HOLDER:** SURFACE MOUNT.

1004 ADA COMPLIANT SIGNAGE. 60" CNTR. A.F.F. & 3" OFF LATCH SIDE OF DOOR

1005 **BABY CHANGING STATION:** HORIZONTAL WALL-MOUNTED. MOUNT ACCORDING TO MANUFACTURER'S SPECIFICATIONS. PROVIDE SUPPORT BLOCKING IN WALL @ 3'-0" & 3'-9".

1008 **ELECTRIC HAND DRYER:** EXCEL XLERATOR, SUPPLIED BY OWNER, INSTALLED BY CONTRACTOR. COORDINATE WITH ELECTRIC. MOUNT BOTTOM OF DRYER 40" A.F.F.

DIVISION 11 - EQUIPMENT

1101 COOLER / FREEZER UNITS: SUPPLIED AND INSTALLED BY OTHERS, DOORS INCLUDED. (SET 1" OFF FRAMING WALL)
GLASS DOORS AND FRAMES INSTALLED BY GENERAL CONTRACTORS

DIVISION 21 - FIRE SUPPRESSION

2101 EXHAUST HOOD FIRE SYSTEM @ 45" A.F.F.

DIVISION 23 - HEATING, VENTILATING & AIR-CONDITIONING

2301 16' STAINLESS STEEL KITCHEN EXHAUST HOOD, SEE MECHANICAL DRAWINGS.

2302 **DRYER EXHAUST:** VENT THROUGH BACK WALL, REFER TO SHEET A-202.

DIVISION 25 - INTEGRATED AUTOMATION

2501 RECESSED VEEDER ROOT TANK MONITOR SYSTEM.

DIVISION 26 - ELECTRICAL

2601 **ELECTRICAL SERVICE ENTRANCE:** COORDINATE ELECTRICAL DRAWINGS.

2602 **ELECTRICAL PANELS:** SEE ELECTRICAL DRAWINGS.

DIVISION 27 - COMMUNICATIONS

2701 **PHONE:** INSTALL PHONE JACK IN CASEWORK @ FRONT COUNTER AND IN WALL @ MANAGER'S OFFICE

DIVISION 28 - ELECTRONIC SAFETY & SECURITY

2801 **REMOTE PULL:** SEE DETAIL SHEET AQ-101

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fax (320) 762-9063

PROJECT #C1417

I CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

12-3-14 — DATE
15891 — REG. NO.

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia, 50021 515-965-6100

PROJECT:
"O2" STYLE STORE
FLAT ROOF
(RAMSEY MINNESOTA)

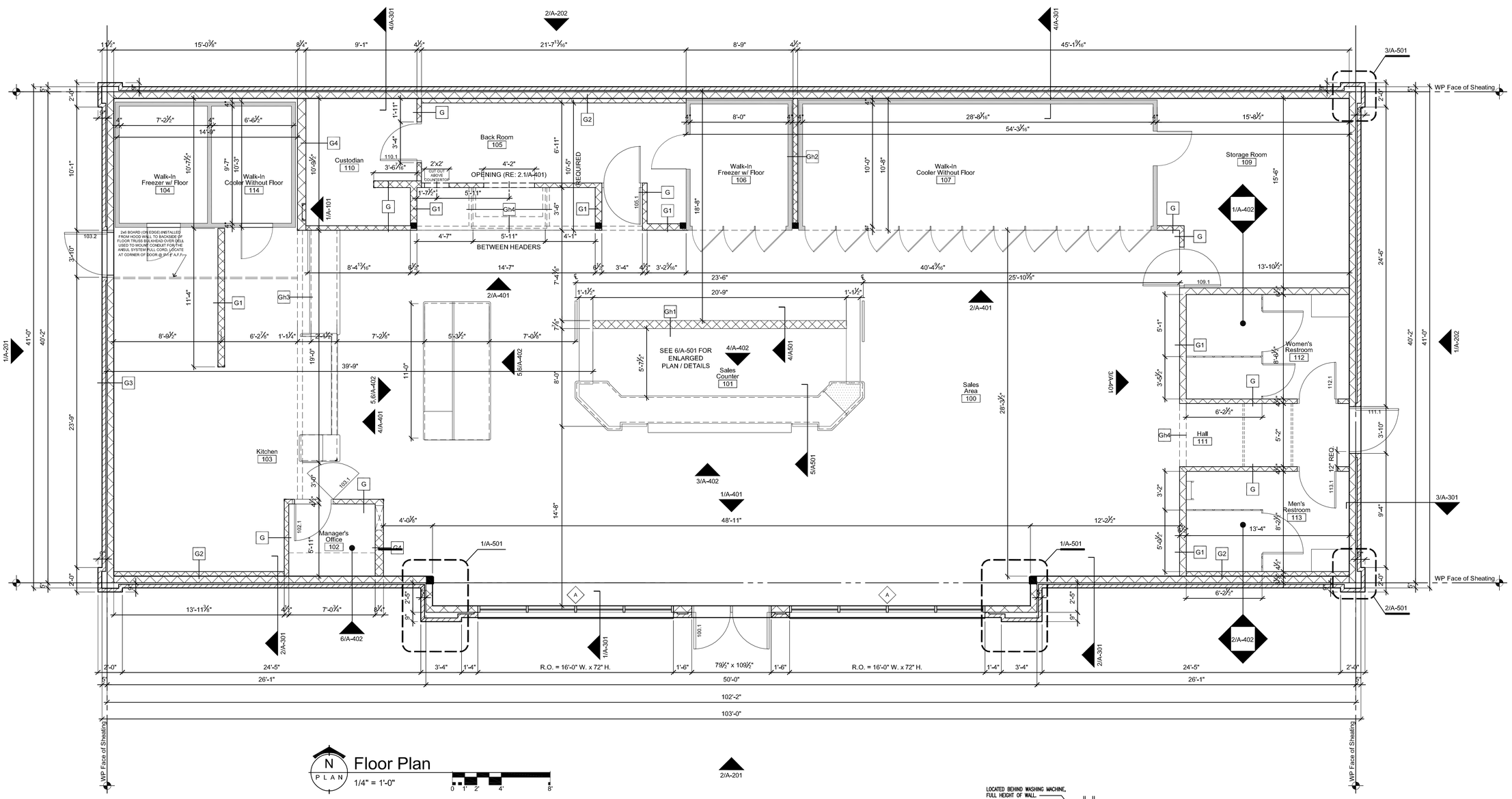
DRAWING INFORMATION:
CONSTRUCTION DIVISION

DRAWN BY: DLT
CHECKED BY: PDR

PUBLISHED:
REVISED ON:

DRAWING INFORMATION:
WALL BACKING PLAN

A-100



N
PLAN

Floor Plan

1/4" = 1'-0"

0 1' 2' 4' 8'

General Notes

1. REFER TO ALL DETAIL PAGES REFERENCED ON THIS PLAN
2. REFER TO SHEET A-601 FOR:
   FINISH SCHEDULES
   DOOR SCHEDULES
   WINDOW SCHEDULES

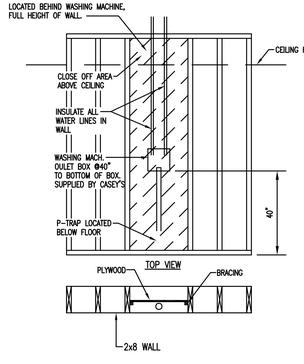
   REFER TO SHEET A-100 FOR:
   BACKING LOCATIONS

General Construction Notes

1. **FRAMING INSTRUCTIONS:**
   1.1 ALL PERIMETER FRAMED WALLS, 2x6 WD STUDS @ 16" OC, VERIFY HEIGHTS; INSULATED WITH 6"x16" WIDE FRICTION FIT INSULATION, *EXCEPT AS DIRECTED BY KEYED NOTES*.
   1.2 FRONT WALL SAME AS ABOVE, EXCEPT 2x6 WD STUDS, SEE STRUCTURAL DRAWINGS FOR FRAMING ELEVATION AND DETAILS.
   1.3 ALL INTERIOR FRAMED PARTITION WALLS, 2x4 WD STUDS @ 16" OC. VERIFY HEIGHTS; *EXCEPT AS DIRECTED BY KEYED NOTES*.
   1.4 ALL FRAMING MATERIAL: CONSTRUCTION GRADE OR BETTER.
   1.5 USE TREATED (WOLMANIZED) BOTTOM PLATE, WHEREVER MEETS CONCRETE, SEAL TO CONC FLOOR WITH CONSTRUCTION ADHESIVE.
   1.6 ALL BACKING/BLOCKING 2x6, FLUSH W/ ROUGH FRAMING; HEIGHTS INDICATED ON PLANS (BK @ xx") ARE FROM FLOOR (AFF) CENTER OF BLOCKING.
   1.7 EXTERIOR NON-COMBUSTIBLE WALL. 2x6, 18 GAGE STEEL STUDS. ENTIRE END WALL, USING STEEL TOP AND BOTTOM PLATES.
2. SEAL ALL CABINETS AND SALES COUNTER TO FLOOR.
3. DO NOT FRAME UP UTILITY ROOM WALLS UNTIL THE COMPRESSOR RACK HAS BEEN INSTALLED BY H.V.A.C.
4. H.V.A.C. EQUIPMENT INSTALLED BY CASEY'S PROVIDED INSTALLERS.
5. ALL EXTERIOR WALLS ARE SUPPLIED BY OWNER
6. ALL INTERIOR WALLS ARE TO BE SUPPLIED BY CONTRACTOR AND BUILT ON-SITE

Key - Wall Type

G	3 1/2" WOOD STUD (TYPICAL UNLESS NOTED OTHERWISE). RE: A-601, FINISH SCHEDULE FOR WALL FINISH MATERIAL
G1	5 1/2" WOOD STUD. RE: A-601, FINISH SCHEDULE FOR WALL FINISH MATERIAL
G2	3 1/2" WOOD STUD FUR OUT OF EXTERIOR WALL FOR PLUMBING
G3	5 1/2" METAL STUD. RE: A-601, FINISH SCHEDULE FOR WALL FINISH MATERIAL
G4	7 1/2" WOOD STUD. RE: A-601, FINISH SCHEDULE FOR WALL FINISH MATERIAL.
Gh1	5 1/2" WOOD STUD. FINISH HEIGHT = 5'-2" A.F.F. CORNER BEAD ALL OUTSIDE CORNERS. WOOD CAP AND COVE ON TOP OF WALL
Gh2	3 1/2" WOOD STUD SHEAR WALL. SHEET BOTH SIDES WITH 1/2" OSB.
Gh3	4"x2" WOOD FLOOR TYPE TRUSS BEAM SUPPLIED BY STRUCTURAL COMPONENT SYSTEMS. CONTRACTOR TO SHEET SALES AREA SIDE WITH 3/4" PLYWOOD BEFORE FINISHING. RE: A-601, FINISH SCHEDULE FOR WALL FINISH MATERIAL. RE: A-401, DETAIL 4, INTERIOR ELEVATIONS
Gh4	3 1/2" WOOD STUD BULKHEAD BUILT ACROSS OPENINGS FOR GRAPHICS ATTACHMENT. FACE BOTH SIDES, REFER TO FINISH SCHEDULE (A-601) FOR FACE MATERIAL AND FINISH.



1 Washing Machine Outlet Box

N.T.S.

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12-3-14 DATE | 15891 REG. NO.

PROJECT #C1417

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

PROJECT:
"O2" STYLE STORE
FLAT ROOF
(RAMSEY MINNESOTA)

PUBLISHED:

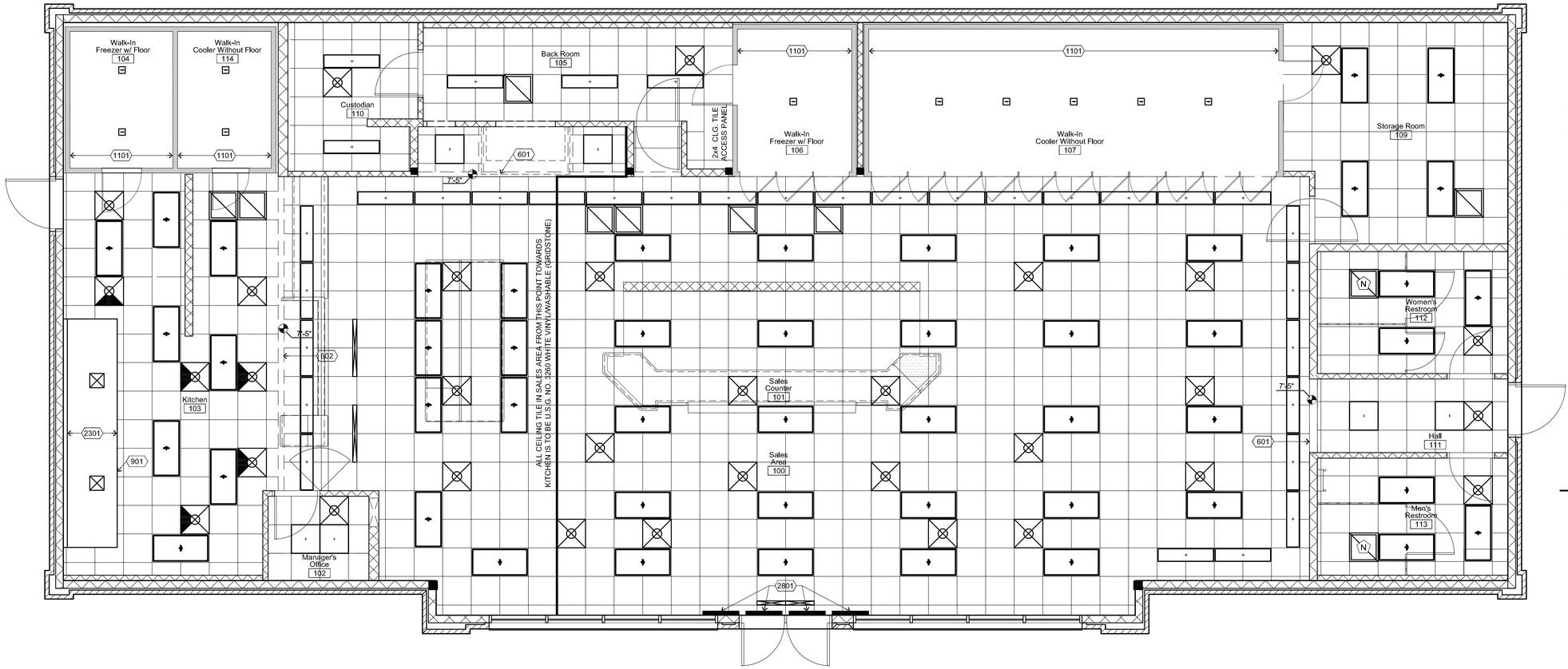
REVISED ON:

DRAWING INFORMATION:
FLOOR PLAN

CONSTRUCTION DIVISION

DRAWN BY: DLT | CHECKED BY: PDR

A-101



N
PLAN

Reflected Ceiling Plan

1/4" = 1'-0"

0 1' 2' 4' 8'

General Notes

1. CENTER CEILING GRID IN SPACES, UNO.
2. 1 EXTRA FULL BOX OF FLOOR TILE TO BE LEFT ONTOP OF COOLER NEXT TO THE HATCH DOOR.
3. SEE ELECTRICAL LIGHTING PLAN, E-102 FOR LIGHT FIXTURE SPECIFICATIONS.
4. SEE SECURITY PLAN, T-101 FOR SECURITY CAMERA LOCATIONS. COORDINATE WITH CEILING LAYOUT.

Construction Notes

DIVISION 06 - WOOD PLASTICS, AND COMPOSITES

601 PARTITION HEADER, SEE PLAN A-101 FOR LOCATION AND CONSTRUCTION INFORMATION.

602 4"x2" WOOD FLOOR TYPE TRUSS BEAM SUPPLIED BY STRUCTURAL COMPONENT SYSTEMS. CONTRACTOR TO SHEET SALES AREA SIDE WITH 3/4" PLYWOOD BEFORE FINISHING.
RE: A-601, FINISH SCHEDULE FOR WALL FINISH MATERIAL.
RE: A-401, DETAIL 4, INTERIOR ELEVATIONS

DIVISION 09 - FINISHES

901 T-BAR GRID AROUND EXHAUST HOOD, DO NOT ATTACH TO HOOD

DIVISION 11 - EQUIPMENT

1101 COOLER / FREEZER PACKAGES WITH CEILINGS AND LIGHTING INCLUDED.

DIVISION 23 - HEATING VENTILATING AND AIR CONDITIONING

2301 EXHAUST HOOD AT KITCHEN, SEE MECHANICAL DRAWINGS.

DIVISION 28 - ELECTRONIC SAFETY AND SECURITY

2801 SECURITY MONITORS, SEE SHEET T-101

Symbols Legend

- 2'x2' DIFFUSER LOCATION TYP.
- 2'x2' RETURN AIR DIFFUSER TYP.
- RESTROOM EXHAUST FAN
- 3-1/2" SLOTTED DIFFUSER TYP. 36" LONG AT FRONT DOOR, 48" LONG IN FRONT OF KITCHEN MENU MONITORS. (LEAVE 2-2' EXTRA CROSS TEE'S FOR SLOTTED DIFFUSERS)
- 2'x4' CREE, INC. LED LIGHTING FIXTURE (SALES AREA, KITCHEN, & RESTROOMS)
- 12"x48" CREE LED LIGHTING FIXTURE (SALES AREA, CUSTODIAN ROOM & BACK ROOM)
- 2'x2' CREE LIGHTING SOLUTIONS, INC. LED LIGHTING FIXTURE (MANAGER'S OFFICE & HALL WAY)
- ELECTRALED, INC. LED LIGHTING FIXTURE (SALES AREA & KITCHEN COOLERS/FREEZERS)
- COMPONENT HARDWARE LED LIGHTING FIXTURE (WALK-IN BEER COOLER)
- 7'-5" OVERHEAD PARTITION BULKHEADS: NOMINAL 2x4 FRAMING, ALIGN WITH ADJACENT PARTITIONS OR AS DIMENSIONED, U.N.O.

CEILING FINISHES SCHEDULE

ROOM	HEIGHT	2' x 2' CEILING PANELS W/1HR. FIRE RATED GRID (WHITE)		APPROVED	REMARKS AND COMMENTS	
SALES AREA, 100 & 101	11'-0"	U.S.G. NO. 2115 WHITE	(CLASS "A" FLAME SPREAD: 25, SMOKE DEVELOPED: 10)	———		X
MANGERS OFFICE, 102	8'-6"	U.S.G. NO. 2115 WHITE	(CLASS "A" FLAME SPREAD: 25, SMOKE DEVELOPED: 10)	———		X
KITCHEN, 103	8'-6"	U.S.G. N0.3260 WHITE VINYL/WASHABLE (GRIDSTONE)	(CLASS "A" FLAME SPREAD: 25, SMOKE DEVELOPED: 5)	USDA		X
WALK-IN FREEZER, 104					NO CEILING HEIGHT IN WALK-IN FREEZER	
WALK-IN COOLER, 114					NO CEILING HEIGHT IN WALK-IN COOLER	
BACK ROOM, 105	8'-6"	U.S.G. N0.3260 WHITE VINYL/WASHABLE (GRIDSTONE)	(CLASS "A" FLAME SPREAD: 25, SMOKE DEVELOPED: 5)	USDA		X
WALK-IN FREEZER, 106					NO CEILING HEIGHT IN WALK-IN FREEZER	
WALK-IN COOLER, 107					NO CEILING HEIGHT IN WALK-IN COOLER	
STORAGE ROOM, 109	8'-6"	U.S.G. N0.3260 WHITE VINYL/WASHABLE (GRIDSTONE)	(CLASS "A" FLAME SPREAD: 25, SMOKE DEVELOPED: 5)	USDA	NO CEILING HEIGHT IN WALK-IN COOLER	X
CUSTODIAN, 110	8'-6"	U.S.G. N0.3260 WHITE VINYL/WASHABLE (GRIDSTONE)	(CLASS "A" FLAME SPREAD: 25, SMOKE DEVELOPED: 5)	USDA		X
HALL, 111	8'-6"	U.S.G. NO. 2115 WHITE	(CLASS "A" FLAME SPREAD: 25, SMOKE DEVELOPED: 10)	———		X
MEN'S RESTROOM, 113	8'-6"	U.S.G. N0.3260 WHITE VINYL/WASHABLE (GRIDSTONE)	(CLASS "A" FLAME SPREAD: 25, SMOKE DEVELOPED: 5)	USDA		X
WOMEN'S RESTROOM, 112	8'-6"	U.S.G. N0.3260 WHITE VINYL/WASHABLE (GRIDSTONE)	(CLASS "A" FLAME SPREAD: 25, SMOKE DEVELOPED: 5)	USDA		X

Schedule Notes

1. REFER TO SHEET E-102 FOR LIGHTING LAYOUT. ALL PANELS ARE 2' x 2'. NOTE: ALL MAIN RUNNER CEILING SUPPORTS TO BE INSTALLED PERPENDICULAR WITH THE ROOF TRUSS. MIN. 12 GAUGE WIRE FOR SUPPORTING CEILING. DO NOT INSTALL WIRE SUPPORT AT EQUIPMENT OR SERVICE DOOR AREA. INSTALL 3270 FULL 2'x4' TILE AT WALK-IN FREEZERS SERVICE DOOR AREA. (REFER TO THIS PAGE)
2. ONE HOUR GUARD SUSPENDED CEILING GRID INFORMATION: ARMSTRONG WHITE GRID SYSTEM. ALUMINUM GRID CAP, ENTIRE STORE.
   12' - MAIN - #5099 (OR EQUAL)
   4' - TEE - #5097
   2' - TEE - #5096
   WALL CHANNEL #5098
3. [X] = CONTRACTOR TO SUPPLY
4. NOTE THAT WASHABLE CEILING TILE IS TO BE USED ABOVE THE COFFEE BAR AND ANY FOOD PREP AREA AS WELL.

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12-3-14 DATE

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CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

PROJECT:
"O2" STYLE STORE
FLAT ROOF
(RAMSEY MINNESOTA)

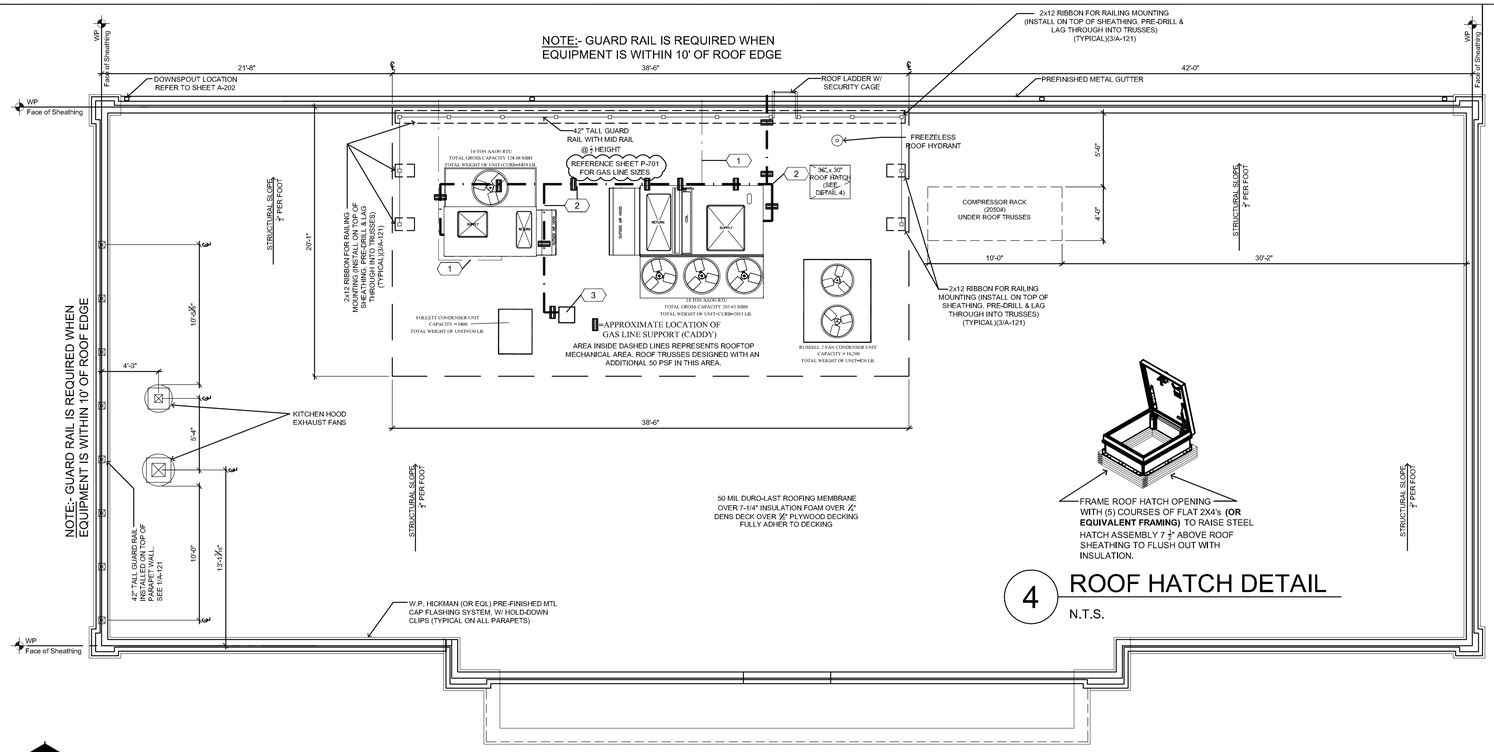
DRAWING INFORMATION:
CONSTRUCTION DIVISION

DRAWN BY: DLT
CHECKED BY: PDR

PUBLISHED:
REVISED ON:

DRAWING INFORMATION:
REFLECTED CEILING PLAN

A-111



N PLAN

Roof Equipment Layout Plan

3/16" = 1'-0"

N PLAN

Roof Equipment Curb Layout Plan

3/16" = 1'-0"

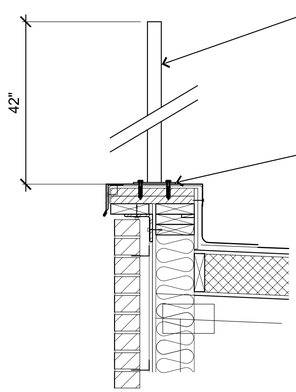
Keyed Construction Notes

1. **CONDENSATION LINES**: PLUMBER TO SUPPLY & INSTALL 1" PVC DRAIN LINES TO DIVERT CONDENSATION FROM ROOF TOP UNITS ACROSS FLAT ROOF. DRAIN WILL TERMINATE ON SHINGLED PORTION OF ROOF WHERE THE WATER WILL IN TURN FLOW TO THE GUTTER SYSTEM.
2. **GAS SUPPLY LINE:** APPROXIMATE LOCATION OF NATURAL GAS SUPPLY LINE TO AIR HANDLER UNITS. CONNECT TO CADDY EVERY 8' FOR SUPPORT.
3. **CURB LOCATION:** GAS LINE TO ENTER BUILDING THROUGH ROOF CURB TO SUPPLY WATER HEATER.

FRAME ROOF HATCH OPENING WITH (5) COURSES OF FLAT 2X4's **(OR EQUIVALENT FRAMING)** TO RAISE STEEL HATCH ASSEMBLY 7 ¾" ABOVE ROOF SHEATHING TO FLUSH OUT WITH INSULATION.

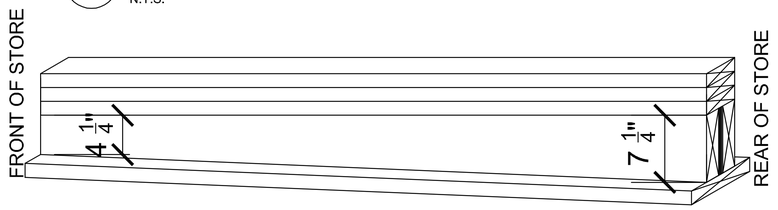
4 ROOF HATCH DETAIL

N.T.S.



1 PARAPET RAILING DETAIL

N.T.S.

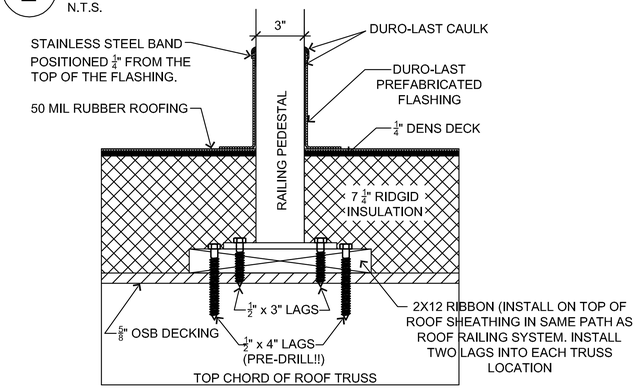


CONDENSER FAN ROOF CURBS:

SANDWICH A PIECE OF ½" OSB BETWEEN (2) 6' 2X8s. TO ADJUST FOR ROOF PITCH, RIP ENTIRE BLOCK OF LUMBER SO THAT ONE END MEASURES 4 ¼" AND THE OTHER END OF THE 6' PIECE IS STILL FULL DEPTH. ATTACH (3) 2X4s TO THE TOP AND (1) 2X8 TO THE BOTTOM.

2 CONDENSER FAN CURB DETAIL

N.T.S.



3 RAILING PEDESTAL MOUNTING DETAIL

N.T.S.

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12-3-14 DATE — 15891 REG. NO.

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

PROJECT: "O2" STYLE STORE FLAT ROOF (RAMSEY MINNESOTA)

DRAWING INFORMATION: CONSTRUCTION DIVISION

DRAWN BY: DLT — CHECKED BY: PDR

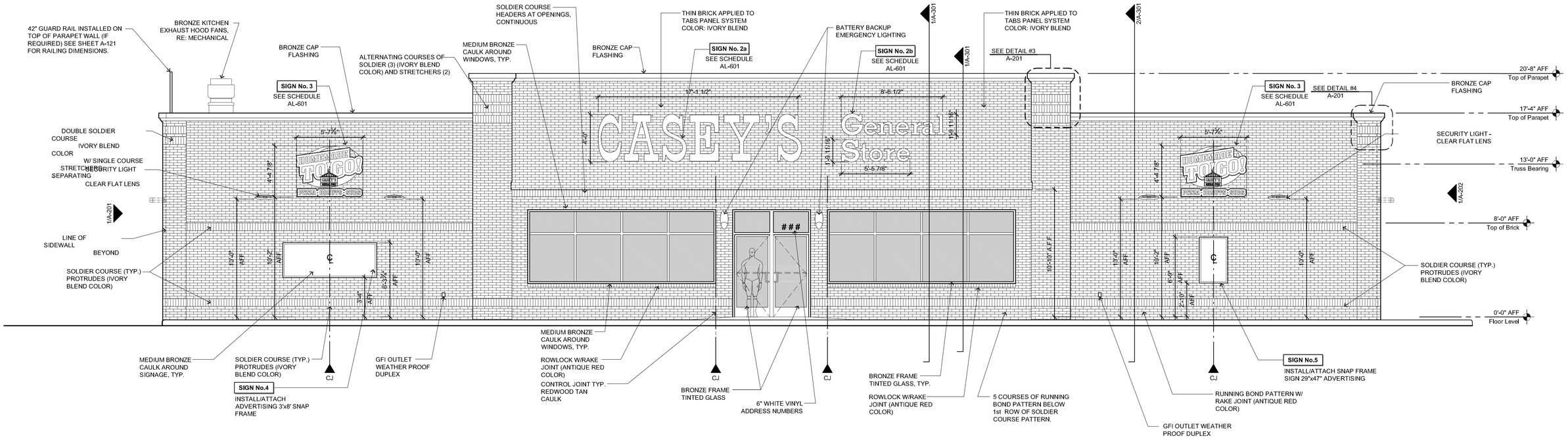
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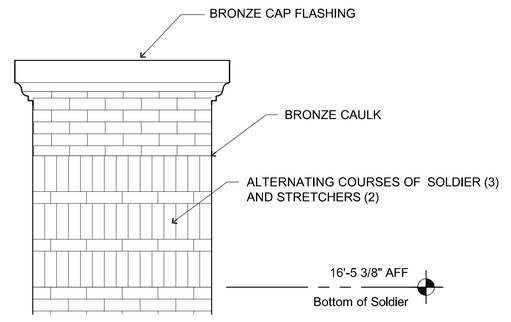
DRAWING INFORMATION: ROOF EQUIPMENT AND CURB PLANS

A-121

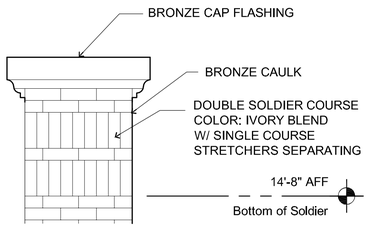
"ALL BRICK"



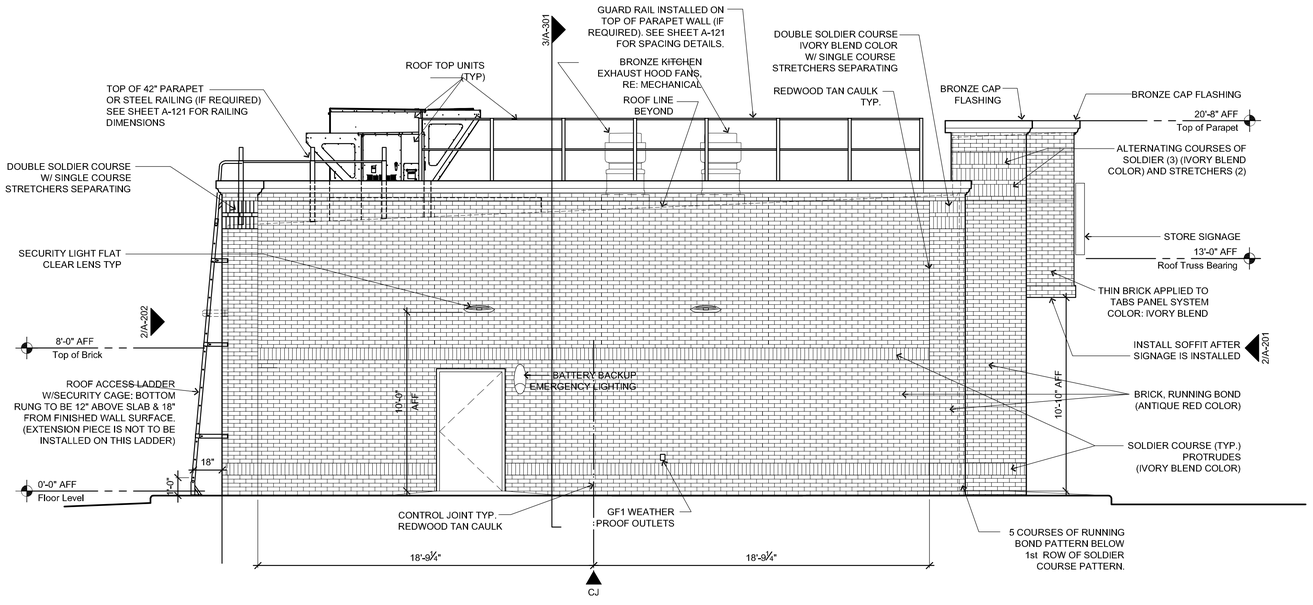
2 Front Elevation
1/4" = 1' - 0"



3 Front Wall Column Detail (Typ.)
NTS



4 End Wall Column Detail (Typ.)
NTS



1 Left Side of Building
1/4" = 1' - 0"

General Notes

1. REFER TO AL-601 FOR SIGNAGE SCHEDULE INCLUDING SIZE AND AREA OF SIGNS SHOWN ON ELEVATIONS.

ALL BRICK

RINGDAHL Architects, Ltd.
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ph. (320) 763-9368
fax (320) 763-9063

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12-3-14 DATE | 15891 REG. NO.

PROJECT #C1417

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

PROJECT: "O2" STYLE STORE FLAT ROOF (RAMSEY MINNESOTA)

DRAWING INFORMATION: CONSTRUCTION DIVISION

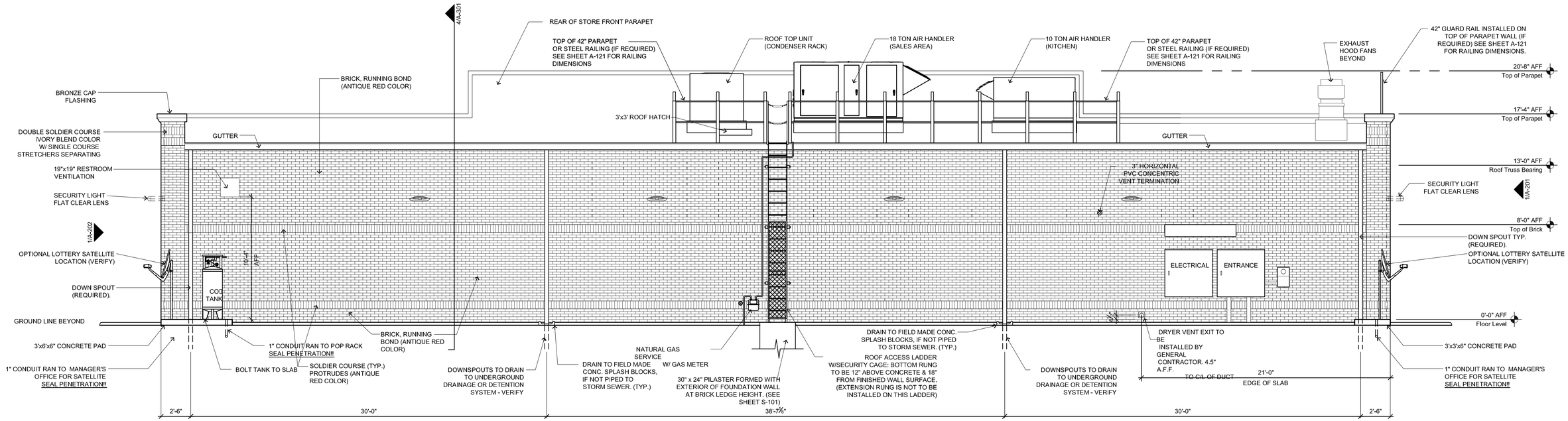
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REVISED ON:

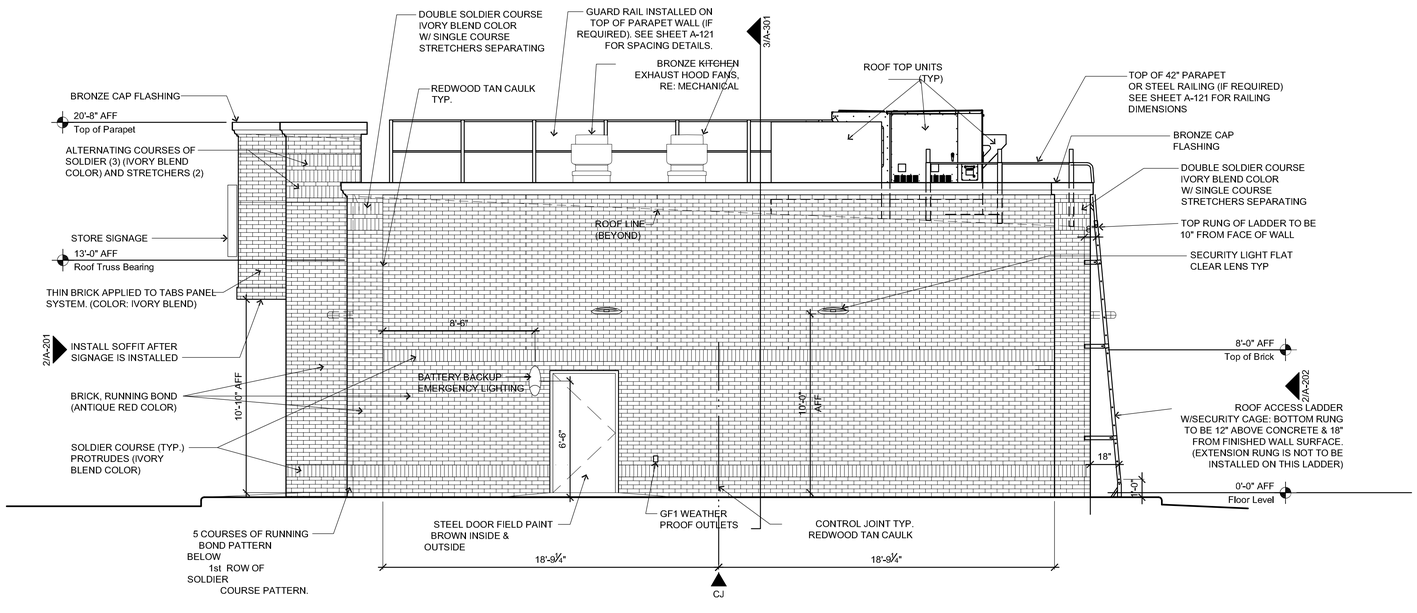
DRAWING INFORMATION: EXTERIOR ELEVATIONS

A-201



2 Rear Elevation

1/4" = 1' - 0"



1 Right Side of Building

1/4" = 1' - 0"

General Notes

1. REFER TO AL-601 FOR SIGNAGE SCHEDULE INCLUDING SIZE AND AREA OF SIGNS SHOWN ON ELEVATIONS.

ALL BRICK

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PROJECT #C1417

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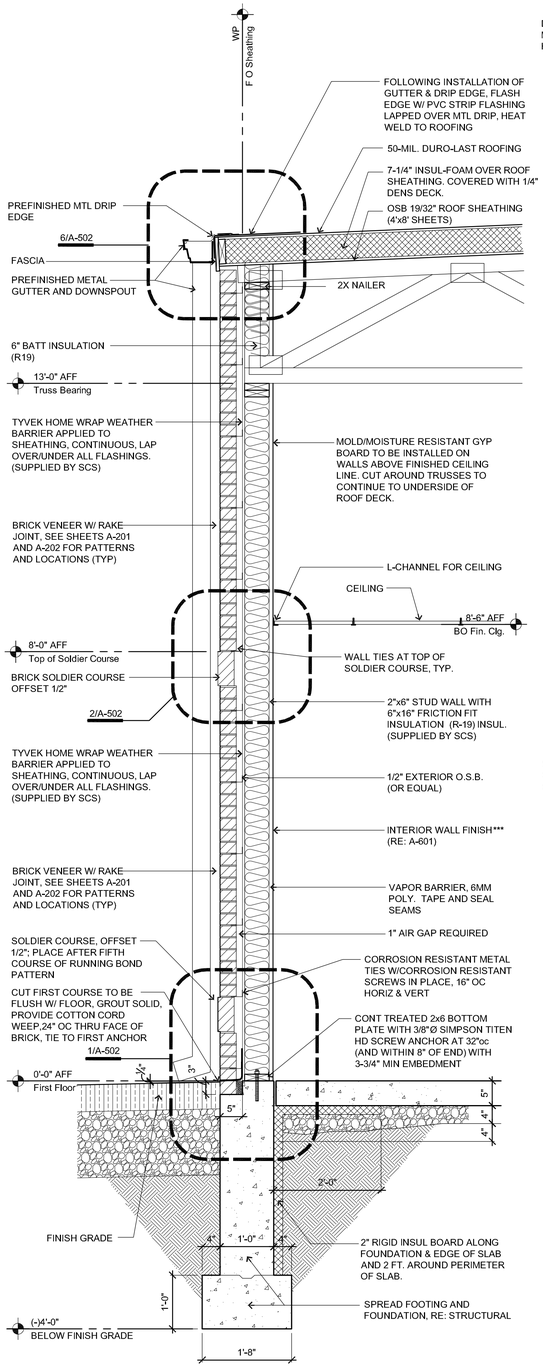
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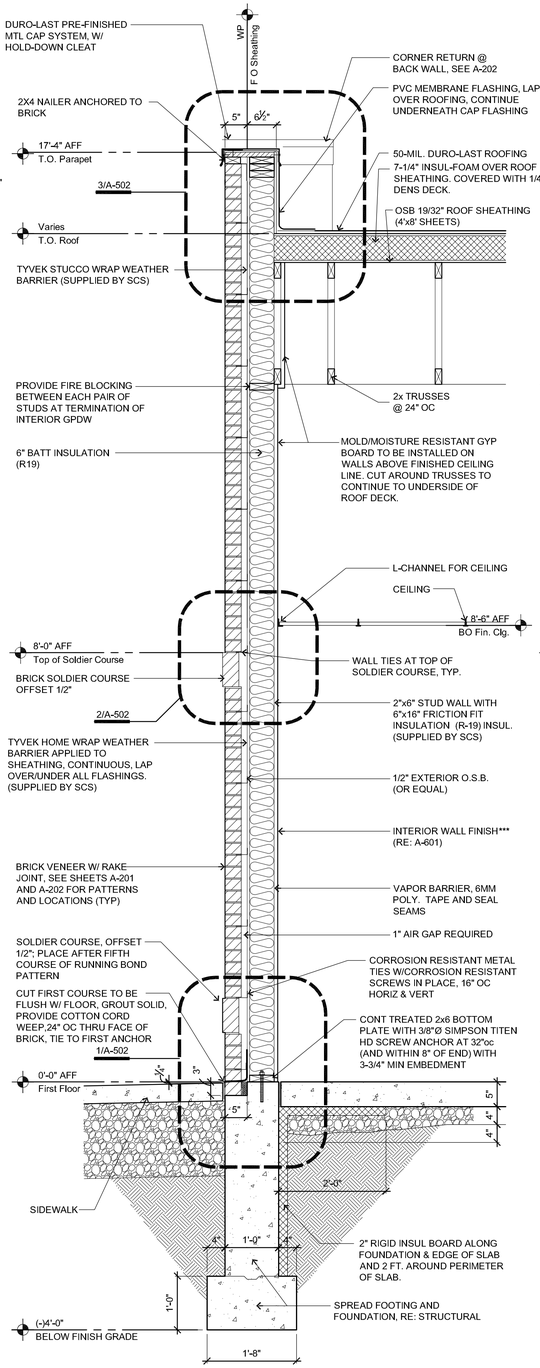
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DRAWING INFORMATION: EXTERIOR ELEVATIONS

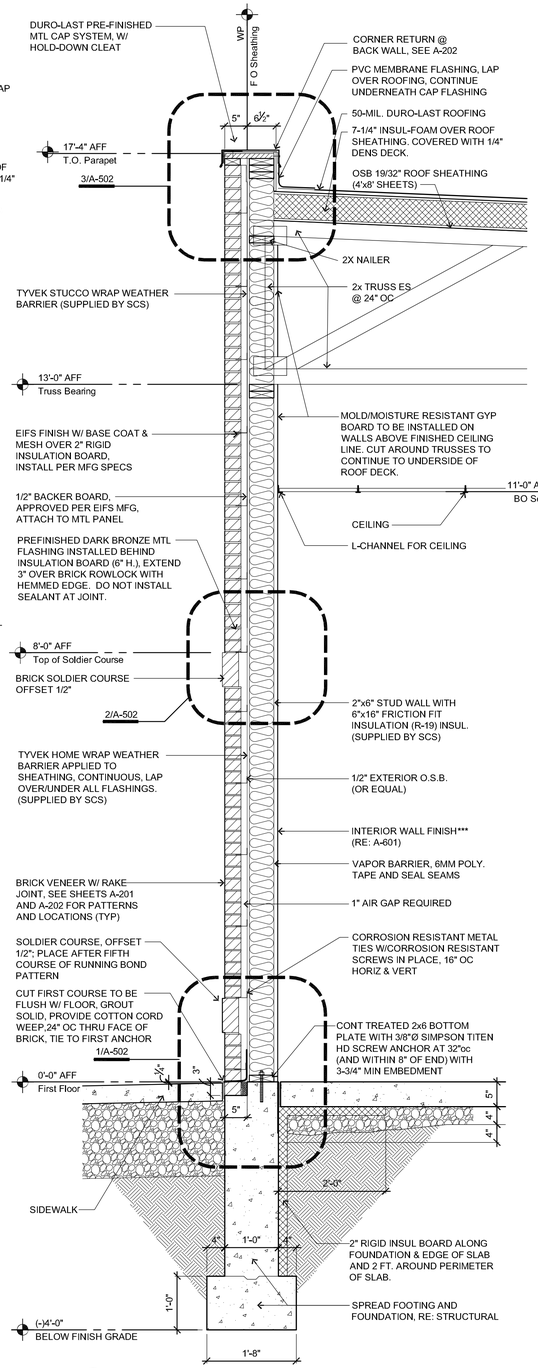
A-202



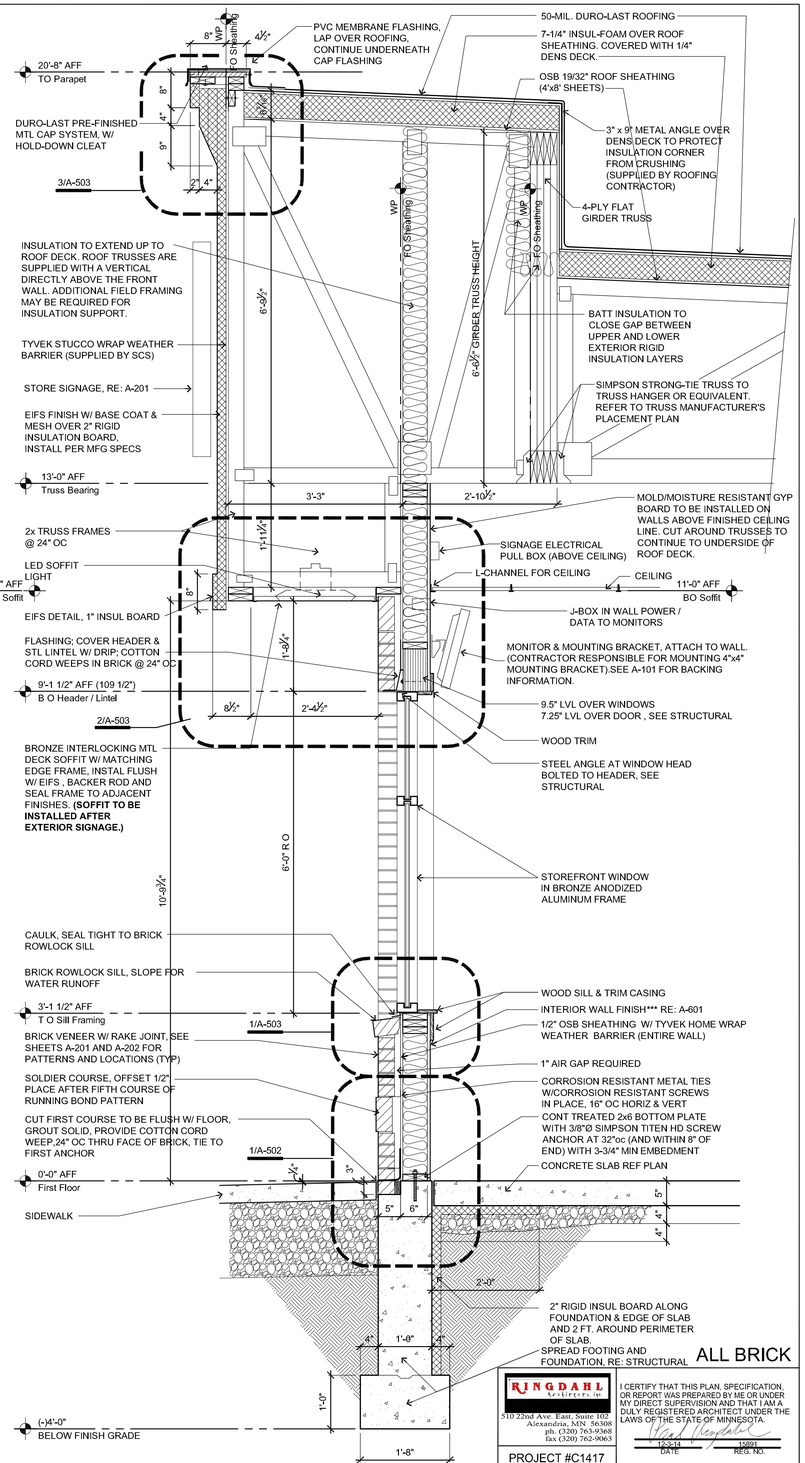
4 Rear Wall Section
3/4" = 1' - 0"



3 Side Wall Section
3/4" = 1' - 0"



2 Front Wall Section
3/4" = 1' - 0"



1 Front Wall Section
3/4" = 1' - 0"

***** WALL COVERINGS ON EXTERIOR WALLS WHERE 6MM POLY IS PRESENT OVER THE INSULATION:**

-WHERE A-601 CALLS OUT **GB-WET (AQUA-TOUGH)**, THAT PRODUCT CAN BE FASTENED DIRECTLY TO THE STUDS OVER THE 6MM POLY.

-WHERE A-601 CALLS OUT **FRP**, ¼" MOLD & MOISTURE RESISTANT GYPSUM BOARD NEEDS TO BE FASTENED DIRECTLY TO THE STUDS OVER THE 6MM POLY, THEN THE FRP IS TO BE GLUED TO THE GYPSUM BOARD.

-ON ALL EXTERIOR WALLS BEHIND COOLER/FREEZER BOXES, ½" MOLD/MOISTURE RESISTANT GYPSUM BOARD (AT A MINIMUM) NEEDS TO BE INSTALLED ON THE INSIDE FACE OF THE WALLS.

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12-3-14
DATE

15891
REG. NO.

PROJECT #C1417

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia, 50021 515-965-6100

PROJECT:
"O2" STYLE STORE
FLAT ROOF
(RAMSEY MINNESOTA)

PUBLISHED:

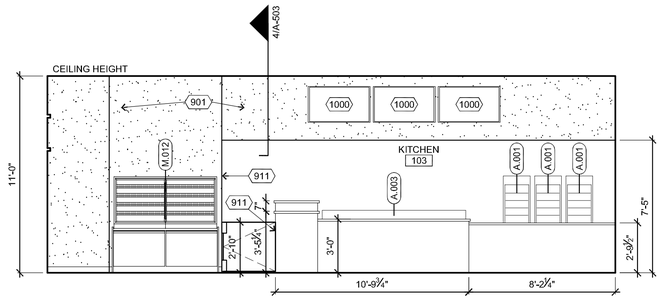
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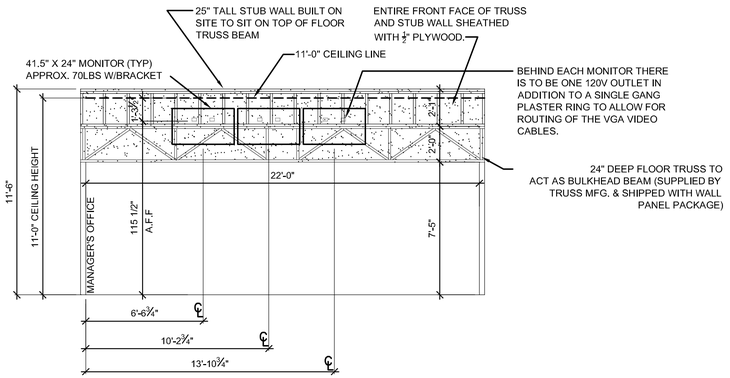
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CONSTRUCTION DIVISION

DRAWN BY: DLT
CHECKED BY: PDR

DRAWING INFORMATION:
WALL SECTIONS

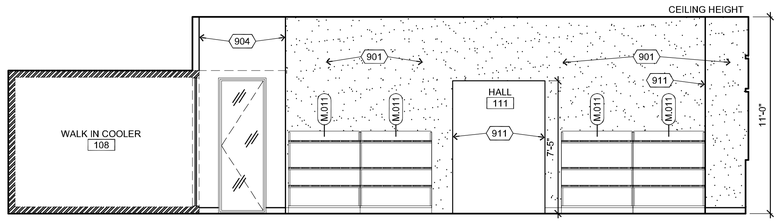
A-301





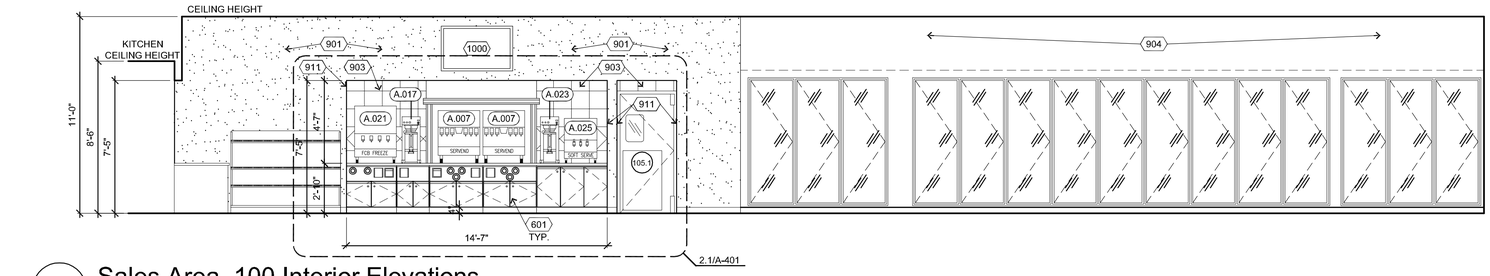
4 Sales Area, 100 Interior Elevations (Bulkhead Floor Truss Detail)

1/4" = 1'-0"



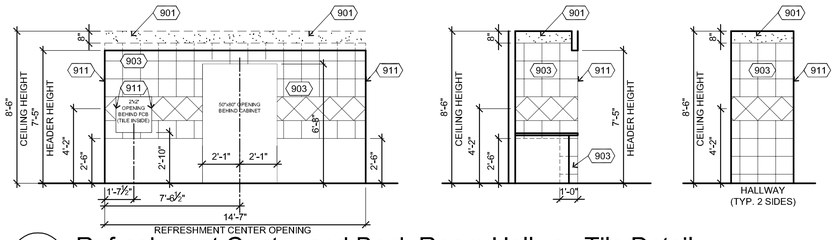
3 Sales Area, 100 Interior Elevations

1/4" = 1'-0"



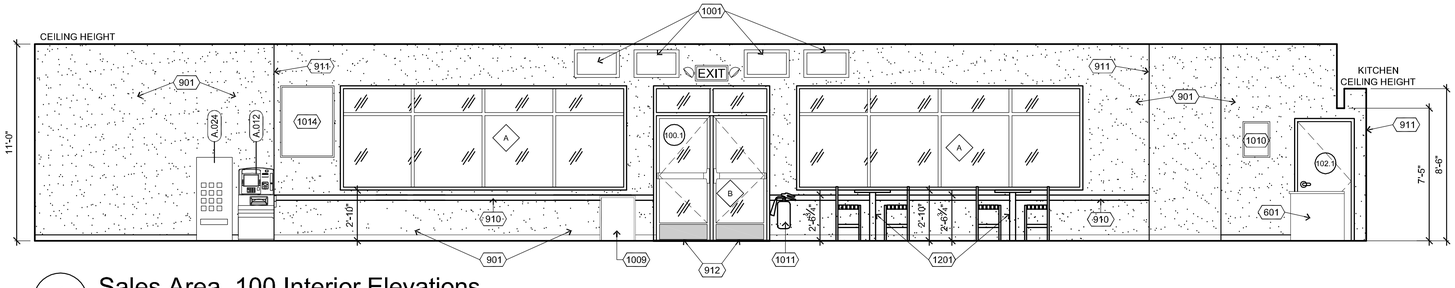
2 Sales Area, 100 Interior Elevations

1/4" = 1'-0"



2.1 Refreshment Center and Back Room Hallway Tile Detail

1/4" = 1'-0"



1 Sales Area, 100 Interior Elevations

1/4" = 1'-0"

General Notes

NOTE: REFER TO SHEET AQ-101 FOR ADDITIONAL EQUIPMENT INDENTIFICATION.

Keyed Construction Notes

DIVISION 6 - WOOD, PLASTICS, AND COMPOSITES

601 PRE-ASSEMBLIED CASEWORK WITH 1-1/2" T. CORIAN SOLID SURFACE COUNTERTOP. SET LEVEL AND ANCHOR TO FLOOR.

DIVISION 9 - FINISHES

901 USG FIBEROCK BRAND AQUA-TOUGH WITH PAINT FINISH. SEE FINISH SCHEDULE, A-601 FOR MORE INFORMATION

903 CERAMIC TILE. SET WITH LIGHTWEIGHT MORTAR WITH 1/4" TROWEL. TILE SUPPLIED AND INSTALLED BY FLOORING CONTRACTOR. TILE SPECIFICATIONS SUPPLIED BY OWNER.

904 MOISTURE RESISTANT GPDW (FIBEROCK AQUA TOUGH) AROUND COOLERS, GLUE TO EQUIPMENT FACE; SEE A-601 FOR ADDITIONAL INFORMATION

910 3-1/2" WIDE CHAIR RAIL (CHERRY). 30-3/4" TO TOP OF RAIL FROM F.F.

911 2"x2"x8' STAINLESS STEEL OUTSIDE CORNERS TO BE SUPPLIED BY CASEYS & INSTALLED BY CONTRACTOR AFTER FINISHED WALL COVERINGS & PAINT IS COMPLETE. CUT TO FIT HEADER ON RESTROOM HALLWAY CORNERS. INSTALL FULL 8' PIECE ON CORNER BY THE DONUT CASE. INSTALL PRIOR TO WALL GRAPHICS BY THE DONUT CASE.

912 10" KICK PLATE

DIVISION 10 - SPECIALTIES

1000 **46" DIGITAL MENU BOARDS:** MOUNT TO 3/4" PLYWOOD SHEETING. COORDINATE WIRING WITH ELECTRICAL.

1001 **SECURITY MONITOR:** MOUNT TO RECESSED BRACING IN WALL. COORDINATE WIRING WITH ELECTRICAL. SEE SECURITY PLANS.

1009 SQUARE TRASH RECEPTACLE (24"x24"x48")

1010 18"X24" VERTICAL BULLETIN BOARD MOUNT 56" A.F.F.

1011 10 LB. ABC 4-A-8BC FIRE EXTINGUISHER 32" TO HANDLE A.F.F.

1014 36"X48" VERTICAL BULLETIN BOARD MOUNTED 56" A.F.F.

DIVISION 12 - FURNISHINGS

1201 OWNER SUPPLIED TABLE & CHAIRS.

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PROJECT #C1417

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12-3-14 DATE | 15891 REG. NO.

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

PROJECT: "O2" STYLE STORE FLAT ROOF (RAMSEY MINNESOTA)

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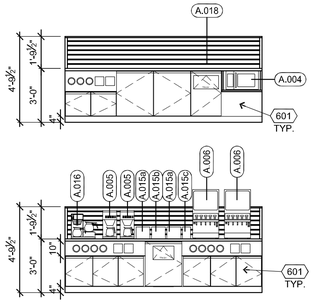
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DRAWN BY: DLT | CHECKED BY: PDR

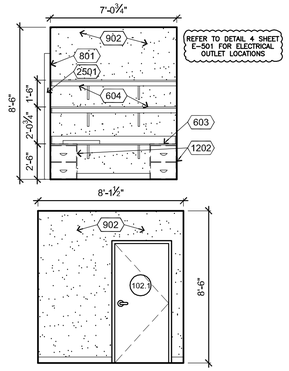
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A-401



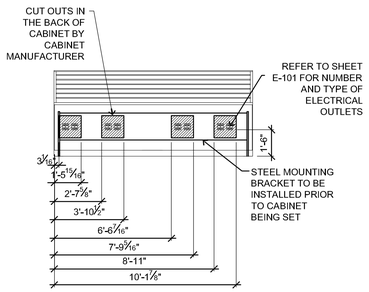
5 Coffee Island

1/4" = 1'-0"



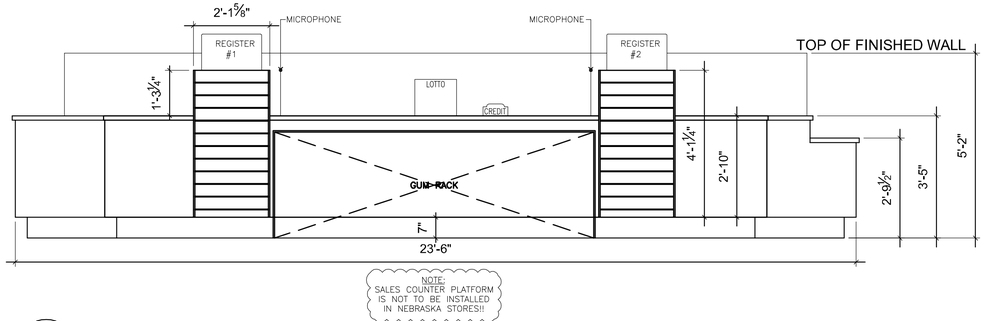
6 Manager's Office, 102

1/4" = 1'-0"



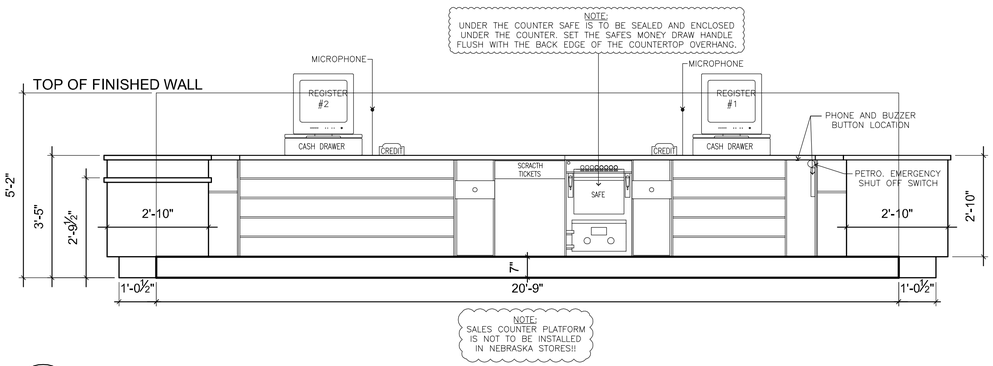
7 Coffee Island Electrical

1/4" = 1'-0"



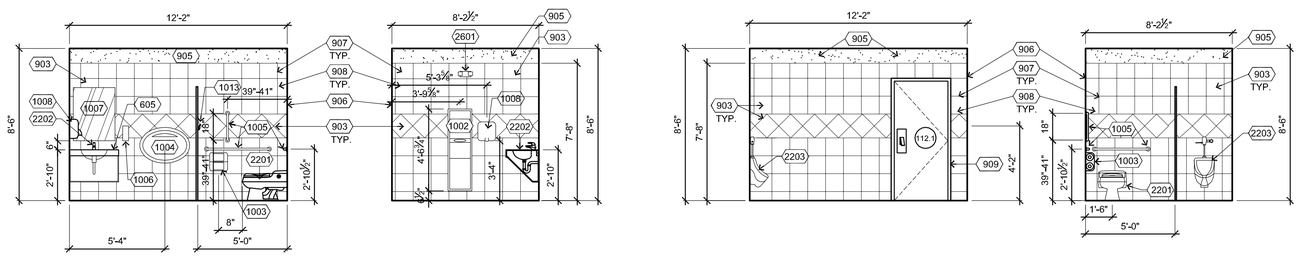
3 Sales Counter Front Elevation

1/2" = 1'-0"



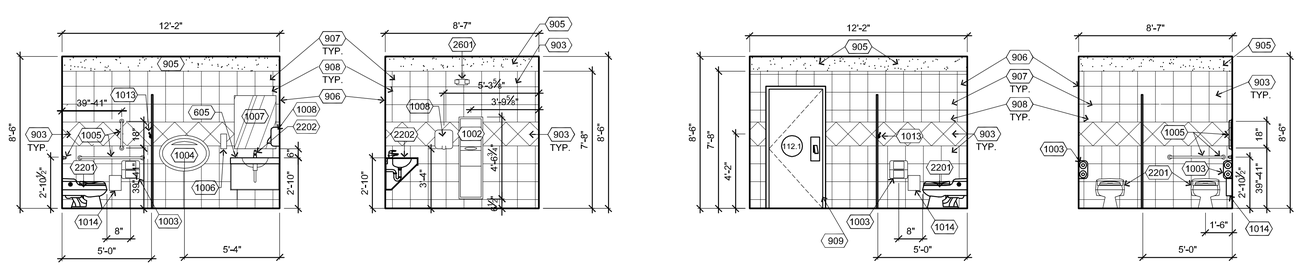
4 Sales Counter Rear Elevation

1/2" = 1'-0"



2 Men's Restroom, 113

1/4" = 1'-0"



1 Women's Restroom, 112

1/4" = 1'-0"

NOTE:

ADA REQUIRES CENTER OF TOILET PAPER DISPENSER TO BE BETWEEN 7" TO 9" IN FRONT OF THE FRONT EDGE OF THE WATER CLOSET..

General Notes

NOTE: REFER TO SHEET AQ-101 FOR ADDITIONAL EQUIPMENT INDENTIFICATION.

Keyed Construction Notes Cont.

DIVISION 6 - WOOD, PLASTICS, AND COMPOSITES

601 PRE-ASSEMBLIED CASEWORK WITH 1-1/2" T. CORIAN SOLID SURFACE COUNTERTOP. SET LEVEL AND ANCHOR TO FLOOR.

603 24" W. WOOD COUNTERTOP WITH PLAM FINISH AND ANCHORED WITH METAL WALL BRACKETS.

604 WOOD SHELF WITH PLAM FINISH,SUPPORTED ON 1x3 WOOD WALL CLIPS.

605 NEW SOLID SURFACE ONE PIECE COUNTERTOP WITH INTEGRAL BOWL. SUPPLIED BY OWNER. CTOP HEIGHT = 34" A.F.F..

DIVISION 8 - OPENINGS

801 **TLS/350 DOOR :** INSTALL OVER VEEDER ROOT. DOOR SUPPLIED BY CASEWORK INSTALLER.

DIVISION 9 - FINISHES

902 FRP OVER OSB BACKER BOARD. SEE FINISH SCHEDULE, A-601 FOR MORE INFORMATION

903 CERAMIC TILE. TILE SUPPLIED AND INSTALLED BY FLOORING CONTRACTOR. TILE SPECIFICATIONS SUPPLIED BY OWNER.

905 MOISTURE RESISTANT GPDW (FIBEROCK AQUA TOUGH) SEE A-601 FOR MORE INFORMATION.

906 MIRROR TILE PATTERN AT INSIDE CORNER OF WALLS.

907 12"x12" TILE SET WITH LIGHTWEIGHT MORTAR WITH 1/4" TROWEL.

908 5/8" MOISTURE RESISTANT GPDW (FIBEROCK AQUA TOUGH) SUPPLIED AND INSTALLED BY CONTRACTOR. MAINTAIN 1/2" GAP OFF OF FLOOR.

909 METAL DOOR FRAMES INSTALLED PRIOR TO TILE WORK. SEE SHT A-601 FOR DOOR SCHEDULE NOTES.

DIVISION 10 - SPECIALTIES

1002 **RECESSED PAPER TOWEL DISPENSER AND TRASH RECEPTACLE** : ROUGH OPENING 16" W. x 54-3/4" H. x 7-5/8" D., SET 6-1/2" A.F.F..

1003 **DOUBLE 9" TOILET PAPER HOLDER:** WALL MOUNTED 32" TO TOP, 8" IN FRONT OF WATER CLOSET TO CENTER OF DISPENSER.

1004 **BABY CHANGING STATION:** HORIZONTAL WALL-MOUNTED. COORDINATE MOUNTING HEIGHT WITH MANUFACTURERS SPECIFICATIONS.

1005 1-1/2"Ø STAINLESS STEEL (SATIN FINISH) GRAB BARS WITH CONCEALED ANCHORS TO WALL BLOCKING AND TOILET PARTITION PANELS. MOUNT CENTERLINE AT 34-1/2" A.F.F.. SIDE WALL GRAB BAR SHALL BE 42" LONG LOCATED 12" MAX. FROM REAR WALL AND EXTENDING 54 MIN. FROM THE REAR WALL. REAR WALL GRAB BAR SHALL BE 36" LONG AND EXTEND FROM THE CENTERLINE OF TOILET12" MIN. ON ONE SIDE AND 24" MIN. ON THE OTHER SIDE. VERTICAL GRAB BAR SHALL BE 18" TALL AND PLACED AS SHOWN IN ELEVATION.

1006 **SOAP DISPENSER:** ATTACHED TO WALL. SUPPLIED BY OWNER, INSTALLED BY CONTRACTOR.

1007 INSTALL MIRROR INVERTED SO THAT THE SCREWS ARE TOWARDS THE TOP. BOTTOM EDGE OF VISIBLE PORTION OF MIRROR TO BE SET AT 40" A.F.F.

1008 ELECTRIC HAND DRYER: EXCEL XLERATOR, SUPPLIED BY OWNER, INSTALLED BY CONTRACTOR, COORDINATE WITH ELECTRIC. MOUNT BOTTOM OF DRYER 40" A.F.F.

1013 COAT HOOK ON BATHROOM PARTITION DOOR. MOUNT 48" A.F.F.

1014 SANITARY NAPKIN RECEPTACLE: MOUNT 24" TO TOP JUST TO REAR SIDE OF TOILET PAPER DISPENSER.

DIVISION 12 - FURNISHINGS

1202 2-DRAWER METAL FILE CABINET SUPPLIED BY OWNER.

DIVISION 22 - PLUMBING

2201 FLOOR-MOUNTED WATER CLOSETS W/ AUTOMATIC FLUSH, REQUIRED 17" TO TOP OF RIM. APPLY SEALANT AROUND FIXTURE AT JOINT WITH FLOOR. SEE PLUMBING, SHEET P-501.

2202 INSTALL FAUCET IN SOLID SURFACE COUNTERTOP. INSTALL ADA APRON ENCLOSURE UNDER VANITY. SEE 2/ P-501 FOR DETAILS.

2203 WALL-MOUNT URINAL W/ AUTOMATIC FLUSH. REQUIRED 17" TO TOP OF RIM. APPLY SEALANT AROUND FIXTURE AT JOINT WITH WALL. SEE PLUMBING, SHEET P-501.

DIVISION 25 - INTEGRATED AUTOMATION

2501 RECESSED VEEDER ROOT TANK MONITOR SYSTEM. SPECIFICATIONS PROVIDED BY OWNER. REFER TO DETAIL, SHEET 5/E-501.

DIVISION 26 - ELECTRICAL

2601 EMERGENCY LIGHTING UNIT. SEE LIGHTING PLAN, SHEET E-102.

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12-3-14 DATE — 18891 REG. NO.

PROJECT #C1417

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

PROJECT: "O2" STYLE STORE
FLAT ROOF
(RAMSEY MINNESOTA)

DRAWING INFORMATION: CONSTRUCTION DIVISION

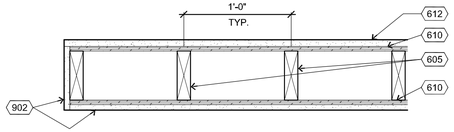
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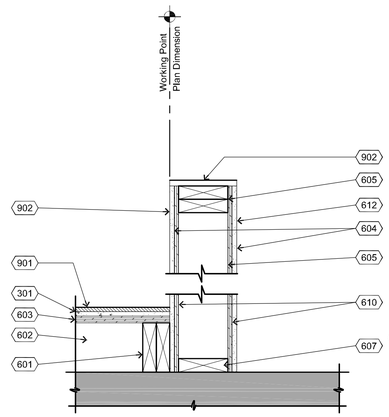
DRAWING INFORMATION: INTERIOR ELEVATIONS

A-402



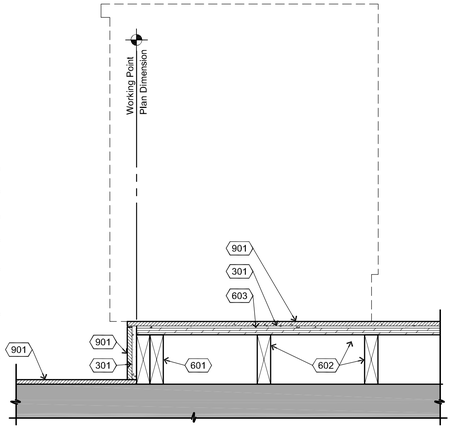
3 Plan Detail @ Half Wall

1 1/2" = 1'-0"



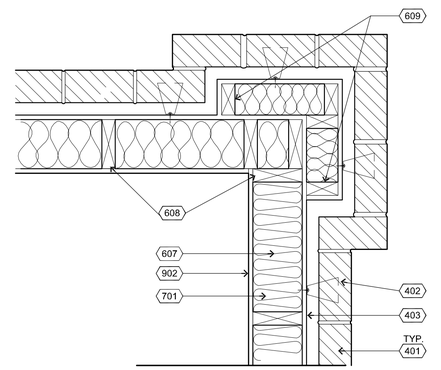
4 Section Detail @ Half Wall

1 1/2" = 1'-0"



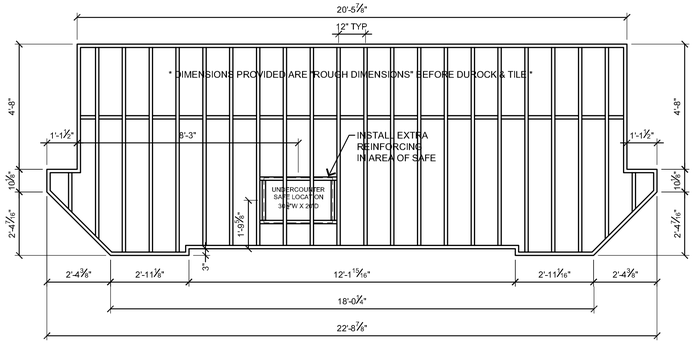
5 Detail @ Platform Edge

1 1/2" = 1'-0"



7 Plan Detail @ Building Back Corner

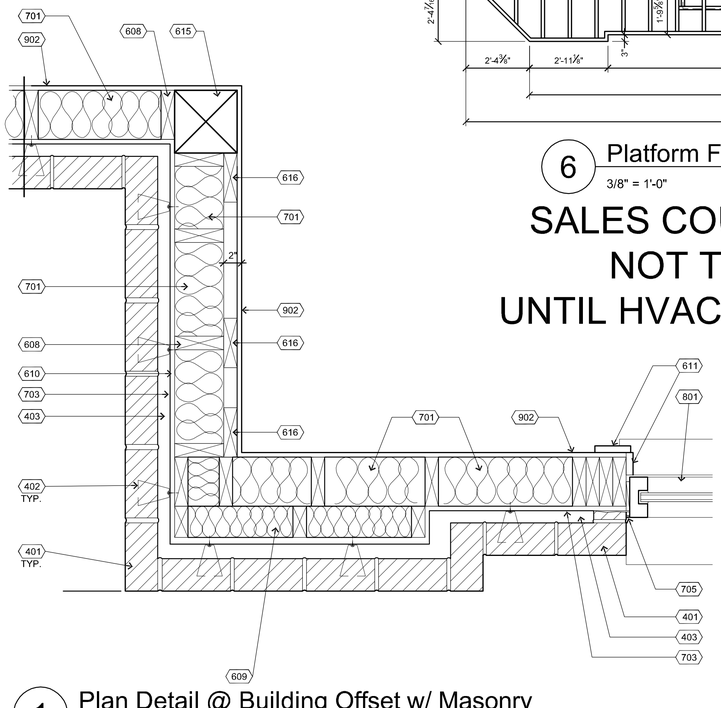
1 1/2" = 1'-0"



6 Platform Framing Detail

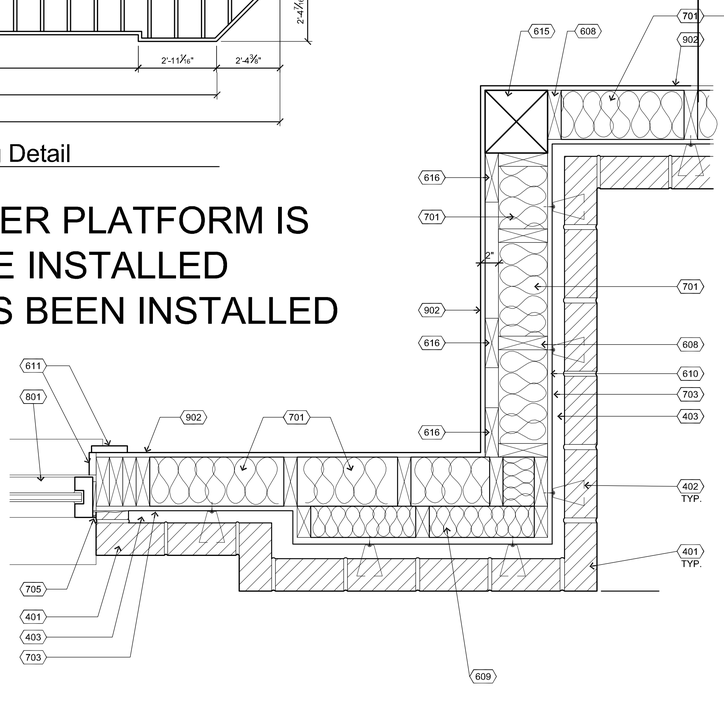
3/8" = 1'-0"

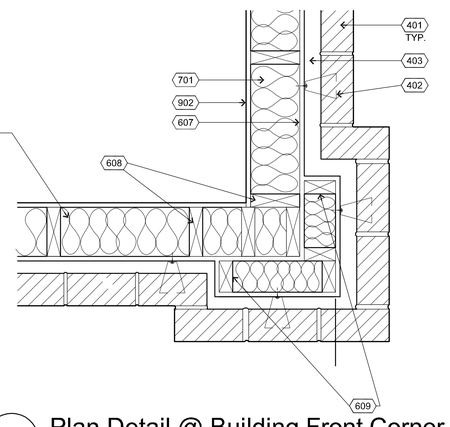
SALES COUNTER PLATFORM IS
NOT TO BE INSTALLED
UNTIL HVAC HAS BEEN INSTALLED



1 Plan Detail @ Building Offset w/ Masonry

1 1/2" = 1'-0"





2 Plan Detail @ Building Front Corner

1 1/2" = 1'-0"

Keyed Construction Notes

DIVISION 1 - GENERAL REQUIREMENTS

101 CASEWORK SUPPLIED BY OWNER, INSTALLED BY CONTRACTOR

DIVISION 3 - CONCRETE

301 1/2" CONCRETE BOARD ATTACHED TO SUBFLOOR. INSTALL THIN SET PRIOR TO 1/2" CONCRETE BOARD.

DIVISION 4 - MASONRY

401 **FACE BRICK**: COLOR AS INDICATED ON ELEVATIONS, RUNNING BOND PATTERN (TYP) W/ RAKE JOINTS

402 CORROSION RESISTANT METAL MASONRY TIES, SCREWED IN PLACE, 16" OC HORIZ & VERT, STAGGER EA COLUMN

403 MINIMUM 1" AIR GAP REQUIRED, KEEP BACK OF CAVITY FREE OF EXCESS MORTAR AND DEBRIS FOR PROPER PERFORMANCE

DIVISION 6 - WOOD, PLASTICS, COMPOSITES

601 **RIM SLEEPER**: DOUBLE 2x6 TREATED WOOD (WOLMANIZED) RIM SLEEPERS ANCHORED TO CONCRETE SLAB @ 24" OC

602 **PLATFORM SLEEPERS**: 2x6 TREATED WOOD (WOLMANIZED) JOISTS @ 12" O.C.. PLACE PRIMARY FRAMING NORTH/SOUTH (PLAN). PROVIDE BRIDGING ALONG EAST/WEST AXIS @ THIRD POINTS

603 3/4" PLYWOOD SUBFLOOR

604 5/8" SHEETROCK

605 2x6 STUDS @12" O.C. WITH DOUBLE HEADER

606 ANCHOR 2x6 EACH SIDE OF STEEL COLUMN WITH THRU BOLTS, TOP MIDDLE AND BOTTOM, COUNTERSINK BOLT HEAD AT END CONDITION

607 **SILL PLATE**: TREATED (WOLMANIZED) WOOD PLATE SHOT TO CONC SLAB W/ 2"X1/2" PIN, 24" OC; SIZE EITHER 2x4 OR 2x6 PER LOCATION, RE: PLANS & SECTIONS

608 **WALL FRAMING**: WOOD STUDS, 2x4 TYP, 2x6 FOR EXTERIOR WALL FRAMING.

609 PROVIDE 2x4 STUD WALL TO FRAME WALL BUMP ON ENDS OF FRONT WALL EXTENSION AND FRONT CORNERS.

610 **SHEATHING BOARD**: 1/2" EXTERIOR O.S.B. (OR EQUAL)AS APPROVED BY EIFS MFG, STAGGER JOINTS

611 WOOD SILL & TRIM CASING, PROVIDE SPECIES AND FINISH AS SPECIFIED BY CASEY'S

612 HALF WALL AT 5'-2" A.F.F.

613 1-1/2" STEEL SHEATING (ADP-1 PANEL) OVER AIR INFILTRATION BARRIER OVER EXTERIOR O.S.B.

614 CORNER FLASHING, SEALANT AS REQUIRED.

615 7x7 STRUCTURAL COLUMN

616 2x4 FURRING STRIP

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

701 **BATT INSULATION**: FRICTION FIT INSULATION TO INSIDE OF STUDS, 6" R-19 (PERIMETER LINEAR WALL FRAMING)

703 **AIR BARRIER**: PROVIDE TYVEK (OR EQUAL) COVERING ON OSB SHEATHING(FRONT WALL) FROM BASE TO TOP OF BRICK, STOP AT EIFS SYSTEM

704 **BASE FLASHING**: BREAK METAL FLASHING, PRE-FINISHED TO MATCH WALL PANELS, VERT LEG UNDER MTL BUILDING BASE TRIM, EXTEND MIN 1/2" BEYOND CONC FOUNDATION AND PROVIDE DRIP ANGLE

705 BACKER ROD AND SEALANT

DIVISION 8 - OPENINGS

801 STORE FRONT WINDOW IN BRONZE ANODIZED ALUMINUM FRAME

802 33-1/2"x33-1/2" METAL RETURN AIR GRILL

DIVISION 9 - FINISHES

901 3/8" CERAMIC TILE WITH 1/4" THINSET.

902 **WALL FINISH**: REFER TO FINISH SCHEDULE A-601, (WALL FACING MATERIAL)

BRICK REAR WALL

RINGDAHL Architects, Inc.
510 22nd Ave. East, Suite 102
Alexandria, MN 56308
ph. (320) 763-9368
fax (320) 762-9063

PROJECT #C1417

I CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

12-3-14 DATE — 15891 REG. NO.

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

PROJECT:
"O2" STYLE STORE
FLAT ROOF
(RAMSEY MINNESOTA)

DRAWING INFORMATION
CONSTRUCTION DIVISION

DRAWN BY: DLT — CHECKED BY: PDR

PUBLISHED:

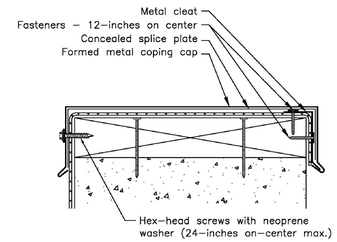
REVISED ON:

DRAWING INFORMATION
CARPENTRY DETAILS

A-501

DETAIL 6050

DURO-LAST, INC.
525 Morley Drive
Saginaw, MI 48601



Note 1: All coping cap joints must utilize a 6–inch concealed splice plate.

Note 2: All joints are to be sealed with an approved Duro–Last sealant on top of the splice plate, on both sides of the joint. Allow a 1/4–inch gap between coping sections.

Note 3: All cleats must be fastened 12–inches on center.

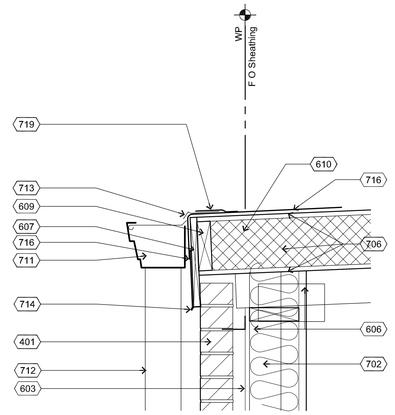
Note 4: All fasteners must penetrate into the nailer a minimum of 1 1/2–inches.

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DATE: JANUARY 2009	PARAPET WALL DETAIL
DRAWN BY: ENG. DEPT.	FLAT COPING W/CONT. CLEAT
SCALE: NONE	NEW CONSTRUCTION OR RE-ROOF

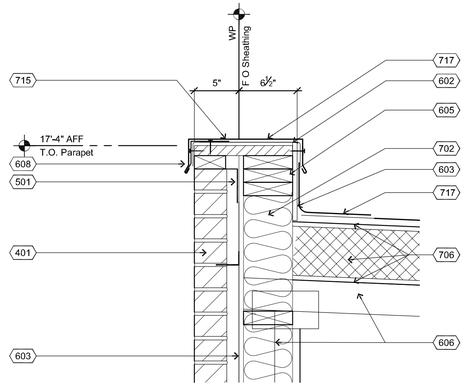
7 PARAPET WALL CAP DETAIL

N.T.S.



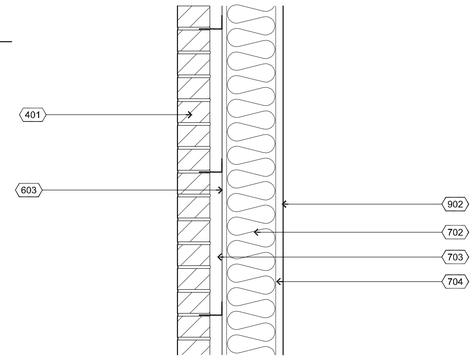
6 Wall / Roof Detail @ Back Wall

1 1/2" = 1'-0"



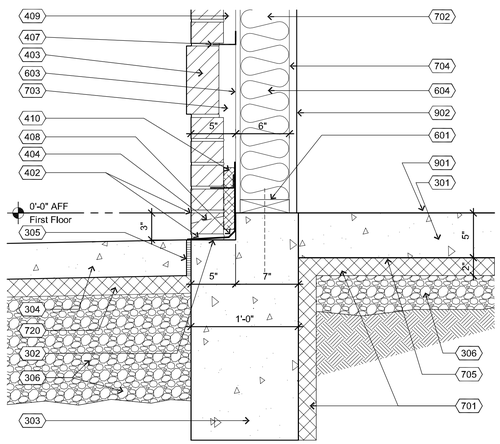
3 Top of Wall Detail

1 1/2" = 1'-0"



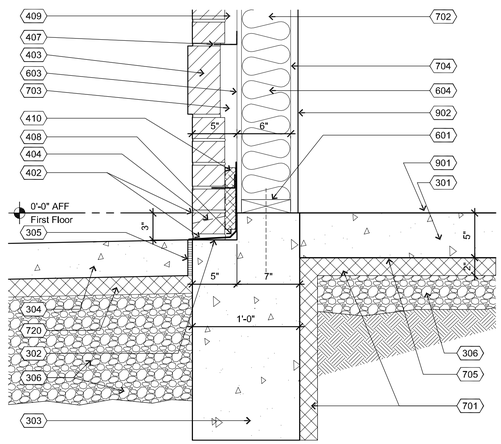
5 Wall Base Condition Detail

1 1/2" = 1'-0"



4 Rear Wall Base Condition Detail

1 1/2" = 1'-0"



1 Wall Base Condition Detail

1 1/2" = 1'-0"

Keyed Construction Notes

DIVISION 3 - CONCRETE

301 **CONCRETE SLAB**: SEE STRUCTURAL DRAWINGS (S-SERIES SHEETS) FOR ADDITIONAL INFORMATION INCLUDING REINFORCING AND CONC SPECS

302 BRICK LEDGE.

303 **FOUNDATION WALL**: SEE STRUCTURAL DRAWINGS (S-SERIES SHEETS) FOR ADDITIONAL INFORMATION INCLUDING REINFORCING AND CONC SPECS

304 SIDEWALK OR EXTERIOR EQUIPMENT PAD: SEE STRUCTURAL DRAWINGS (S-SERIES SHEETS) FOR ADDITIONAL INFORMATION INCLUDING REINFORCING AND CONC SPECS

305 COMPRESSIBLE FILLER STRIP, 1/2" OFFSET TO CONC SLAB

306 ROCK SUB-BASE, MIN 4", REFER TO STRUCTURAL DRAWINGS FOR EXACT THICKNESS AND SPECIFICATIONS AT EACH LOCATION

DIVISION 4 - MASONRY

401 **FACE BRICK**: COLOR AS INDICATED ON ELEVATIONS, RUNNING BOND PATTERN (TYP) W/ RAKE JOINTS

402 **STARTER COURSE**: PROVIDE THICKENED BED OF MORTAR TO ALLOW LEVELING TOP OF STARTER COURSE FLUSH W/ FINISHED CONC SLAB

403 **OFFSET SOLDIER COURSE**: 1/2"; PLACE AFTER FIFTH COURSE OF RUNNING BOND PATTERN W/ RAKE JOINTS

404 **WEEP & FLASHING**: PROVIDE COTTON CORD WEEPS THROUGH MASONRY HEAD JOINTS ON TOP OF FLASHING AT APPROXIMATELY 18" ABOVE BRICK LEDGE AND FIRST COURSE ABOVE ANY LINTEL OR RELIEF ANGLE; SET MIN 24" OC. FLASHING TO BE SELF ADHESIVE 18" VINYL FLASHING. INSTALL APPROXIMATELY 18" ABOVE BRICK LEDGE, AND FIRST COURSE ABOVE ANY LINTEL OR RELIEF ANGLE. FLASHING SHOULD BE INSTALLED UNDER TYVEK.

405 **OFFSET SOLDIER COURSE**: WHERE INDICATED W/ RAKE JOINTS

407 CORROSION RESISTANT METAL MASONRY TIES, SCREWED IN PLACE USING CORROSION RESISTANT SCREWS, 16" OC HORIZ & VERT, STAGGER EACH VERTICAL ROW

408 **THRU WALL FLASHING**: "FLASH-VENT" BY YORK MFG OR EQUAL; ASPHALT FREE COPPER W/ NON-WOVEN FABRIC DRAINAGE MAT, 3 OZ, EXTEND BEYOND MASONRY FACE 1/2"

409 MINIMUM 1" AIR GAP REQUIRED, KEEP BACK OF CAVITY FREE OF EXCESS MORTAR AND DEBRIS FOR PROPER DRAINAGE PERFORMANCE

410 SYNTHETIC MORTAR DEFLECTION MAT, PLACE CONTINUOUSLY AT BASE OF CAVITY

DIVISION 5 - METALS

501 6"X6"X1/4" STEEL ANGLE, ANCHOR TO 2x BLOCKING AND THROUGH SHEATHING INTO 2x TOP PLATE

DIVISION 6 - WOOD, PLASTICS, COMPOSITES

601 **SILL PLATE**: TREATED (WOLMANIZED) WOOD PLATE ANCHORED WITH 3/8" SIMPSON TITEN HD SCREW ANCHOR AT 32" OC (AND WITHIN 8" OF END) WITH 3-3/4" MIN EMBEDMENT

602 PARAPET CAP FLASHING SUBSTRATE; 3/4" PLYWOOD (NOT TREATED)

603 **SHEATHING BOARD**: 1/2" EXTERIOR O.S.B. (OR EQUAL)AS APPROVED BY EIFS MFG, STAGGER JOINTS

604 WOOD STUD FRAMED WALL, 2x4 OR 2x6 AS INDICATED IN SECTIONS

605 TRIPLE 2x TOP PLATES (NOT TREATED)

606 WOOD TRUSS: NOMINAL 2x TRUSS FRAMES @ 24" O.C., DESIGNED BY MANUFACTURER ; RE: STRUCTURAL DRAWINGS FOR MORE INFORMATION

607 PROVIDE 1" x 10" FASCIA BOARD

608 2X BLOCKING (NOT TREATED)

609 2x6 STOOD ON EDGE BY ROOFING CONTRACTOR.

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

701 **PERIMETER INSULATION**: 2" RIGID INSULATION BOARD, PROVIDE CONTINUOUS INSULATION ON INSIDE VERT FACE OF FOUNDATION AND EXTEND HORIZ 24" AROUND PERIMETER OF CONC SLAB

702 **BATT INSULATION**: FRICTION FIT INSULATION 6" R-19

703 **AIR BARRIER**: COMMERCIAL GRADE, VAPOR PERMEABLE AIR BARRIER SUITABLE FOR INSTALLATION. TAPE ALL JOINTS AND PENETRATIONS, LAP OVER BASE FLASHING, SEAL AND INSTALL PER MANUFACTURER INSTRUCTIONS.

704 **VAPOR BARRIER** (6 MILL POLY - TAPE AND SEAL SEAMS): INSTALL VAPOR BARRIER BETWEEN STUDS AND INTERIOR WALL MATERIAL.

705 **VAPOR BARRIER** (MIN 15 MILL): INSTALL VAPOR BARRIER UNDERNEATH ENTIRE SLAB, SEAL ALL PENETRATIONS WITH COLLARS FROM SAME MATERIAL & MFG APPROVED TAPE

706 ROOF DECK AND INSULATION: INSTALL 7 1/4" POLYURETHANE STRUCTURAL INSULATED PANEL (SIP) (R-33) AS MANUFACTURED.

708 BUILT UP EIFS PROFILE, USE ADDITIONAL THICKNESS OF INSULATION BOARD TO ACHIEVE PROFILE OR THICKNESS INDICATED

710 SEALANT: USE BACKER ROD AT RECESSED JOINTS.

711 **BOX GUTTER**: PRE-FINISHED METAL GUTTER WITH FASCIA BRACKET, INSTALL OVER ROOF MEMBRANE TERMINATED ON EACH FASCIA.

712 **DOWNSPOUT**; PRE-FINISHED METAL DOWNSPOUT. ANCHOR AS DIRECTED BY MFG, WITH STRAP BRACKET SUPPLIED BY MFGR.

713 **DRIP EDGE:** INSTALL PRE-FINISHED (DARK BRONZE) METAL DRIP OVER BASE COURSE TPO MEMBRANE ROOFING

714 FASCIA TRIM: INSTALL PRE-FINISHED (DARK BRONZE) METAL TRIM OVER FASCIA BOARD; PROVIDE DRIP ON BOTTOM EDGE, WRAP AROUND BACK AND TERMINATED IN FRONT OF BRICK.

715 CAP FLASHING: TWO PART MODULAR COPING SYSTEM MANUFACTURED BY W.P. HICKMAN, INSTALL OVER PARAPET DURO-LAST ROOF MEMBRANE PER MANUFACTURING INSTRUCTIONS. EXTEND OVER EIFS AND SEAL.

716 MEMBRANE ROOFING: MEMBRANE, 50 MILL WHITE, DIRECT APPLY TO OSB TOP SHEET OF SIP (NOTE 706), HEAT WELD ALL SEAMS; FOLLOW ALL MANUFACTURER'S INSTALLATION INSTRUCTIONS AND PROVIDE MIN. 15 YR. WARRANTY.

717 PARAPET FLASHING: COVER PARAPET NAILER WITH PVC MEMBRANE FLASHING, ROLL OVER BACK EDGE, CONTINUE DOWN VERTICAL FACE AND LAP OVER MEMBRANE ROOF PER MANUFACTURING INSTRUCTIONS, HEAT WELD ALL SEAMS.

718 TURN DOWN TPO MEMBRANE OVER FASCIA BOARD, LAP OVER METAL TRIM AND NAIL-OFF, APPLY CONTINUOUS BEAD OF SEALANT.

719 MEMBRANE EDGE FLASHING STRIP, LAP OVER METAL DRIP EDGE (NOTE 713) AND HEAT WELD TO PRIMARY ROOF MEMBRANE.

720 2" LOW DENSITY INSULATION

DIVISION 9 - FINISHES

901 **FLOOR FINISH**: REFER TO FINISH SCHEDULE, A-601 FOR MATERIAL FACE AND FINISH REQUIREMENTS

902 **WALL FINISH**: REFER TO FINISH SCHEDULE A-601, (WALL FACING MATERIAL)

ALL BRICK

RJNGDAHL Architects, ltd.
510 22nd Ave. East, Suite 102
Alexandria, MN 56308
ph. (320) 763-9368
fax (320) 762-9063

PROJECT #C1417

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12-3-14 DATE — 15891 REG. NO.

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

PROJECT:
"O2" STYLE STORE
FLAT ROOF
(RAMSEY MINNESOTA)

DRAWING INFORMATION:
CONSTRUCTION DIVISION

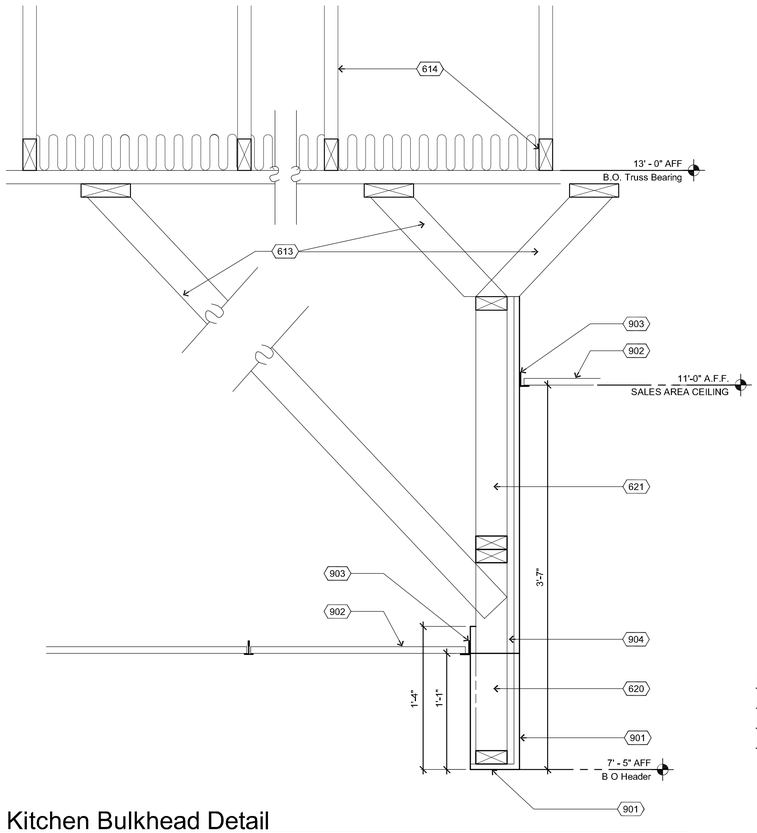
DRAWN BY: DLT — CHECKED BY: PDR

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REVISED ON:

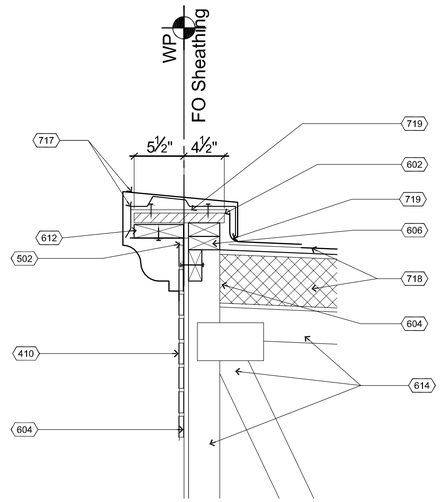
DRAWING INFORMATION:
EXTERIOR SHELL DETAILS

A-502



4 Kitchen Bulkhead Detail

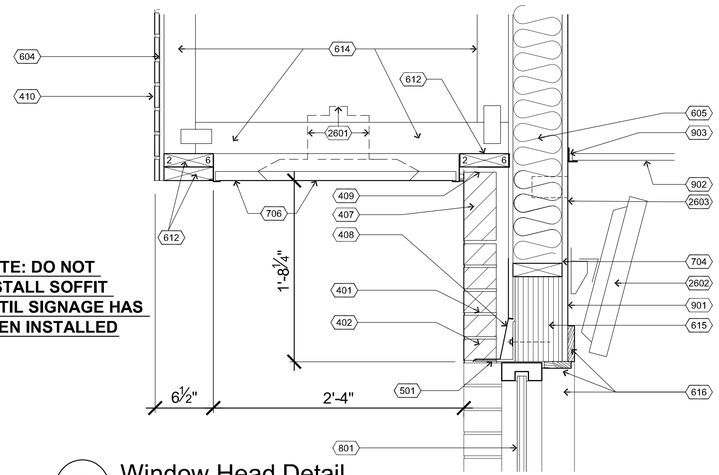
1 1/2" = 1'-0"



3 Front Parapet Detail

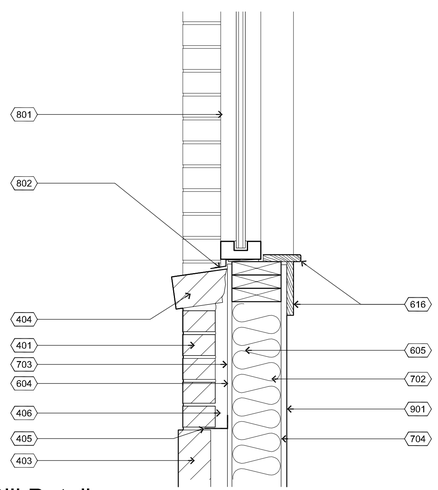
1 1/2" = 1'-0"

NOTE: DO NOT INSTALL SOFFIT UNTIL SIGNAGE HAS BEEN INSTALLED



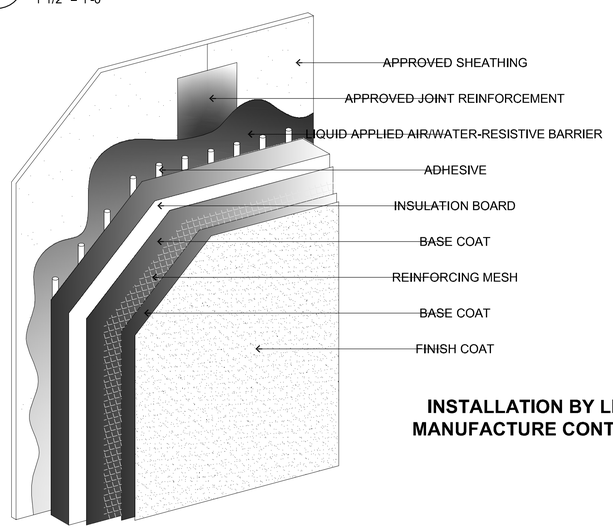
2 Window Head Detail

1 1/2" = 1'-0"



1 Window Sill Detail

1 1/2" = 1'-0"



INSTALLATION BY LICENSE MANUFACTURE CONTRACTOR

5 E.I.F.S Detail - Senerflex Channeled Adhesive Design

NO SCALE

Keyed Construction Notes

DIVISION 4 - MASONRY

401 **FACE BRICK**: COLOR AS INDICATED ON ELEVATIONS, RUNNING BOND PATTERN (TYP) W/ RAKE JOINTS

402 **WEEP**: PROVIDE COTTON CORD WEEPS THROUGH MASONRY HEAD JOINTS IN BASE COURSE AND FIRST COURSE ABOVE ANY LINTEL OR RELIEF ANGLE; SET MIN 24" OC

403 **OFFSET SOLDIER COURSE**: 1/2"; PLACE AFTER FIFTH COURSE OF RUNNING BOND PATTERN W/ RAKE JOINTS

404 **ROWLOCK SILL**: WHERE INDICATED, SLOPE FOR WATER RUNOFF W/ RAKE JOINTS

405 CORROSION RESISTANT METAL MASONRY TIES, SCREWED IN PLACE WITH CORROSION RESISTANT SCREWS, 16" OC HORIZ & VERT, STAGGER EA VERTICAL ROW.

406 MINIMUM 1" AIR GAP REQUIRED, KEEP BACK OF CAVITY FREE OF EXCESS MORTAR AND DEBRIS FOR PROPER PERFORMANCE

407 **SOLDIER COURSE**: FLUSH W/ FACE BRICK, CONTINUOUS ACROSS FRONT OF BUILDING OFFSET (SEE ELEVATIONS A-201)

408 **THRU WALL FLASHING**: "FLASH-VENT" BY YORK MFG OR EQUAL; ASPHALT FREE COPPER W/ NON-WOVEN FABRIC DRAINAGE MAT, 3 OZ, EXTEND BEYOND MASONRY FACE 1/2"

409 MASONRY ANCHORS (SEE NOTE 405) SET IN BED OF MORTAR ON TOP OF BRICK SOLDIER COURSE

410 THIN BRICK APPLIED TO TABS PANEL SYSTEM.

DIVISION 5 - METALS

501 **LINTEL**: 4" x 4" x 1/4" STEEL LINTEL, FACTORY PRIMED; ANCHOR TO (3) LVL HEADER WITH 1/2"x4-1/2" LONG CORROSION RESISTANT LAG BOLTS @ 24" O.C.; PAINT FINISH TO MATCH DARK BRONZE WINDOW FRAME.

502 6"X6"X1/4" STEEL ANGLE, ANCHOR TO 2x BLOCKING AND THROUGH SHEATHING INTO 2x TOP PLATE

DIVISION 6 - WOOD, PLASTICS, COMPOSITES

601 **SILL PLATE**: TREATED (WOLMANIZED) WOOD PLATE SHOT TO CONC SLAB W/ 2"X1/2" PIN, 24" OC; SIZE EITHER 2X4 OR 2X6 PER LOCATION, RE: PLANS & SECTIONS

602 PARAPET CAP FLASHING SUBSTRATE; 3/4" PLYWOOD

604 **SHEATHING BOARD**: 1/2" EXTERIOR O.S.B. (OR EQUAL), STAGGER JOINTS

605 WOOD STUD FRAMED WALL, 2X4 OR 2X6 AS INDICATED IN SECTIONS

606 DOUBLE 2X TOP PLATES

611 PROVIDE 1" x 8" FASCIA BOARD

612 2X BLOCKING

613 **BRACING**: 2X4 WOOD FRAMING, PROVIDE KICKER BRACES TO KEEP TRUSS BEAM VERTICAL.

614 **WOOD TRUSS**: NOM 2X TRUSS FRAMES @ 24" OC, DESIGNED BY MFG

615 **TRIPLE 11 7/8" LVL HEADER**: SEE STRUCTURAL DRAWINGS

616 WOOD SILL & TRIM CASING, PROVIDED AND SPECIFIED BY CASEY'S

620 24" TALL 4X2 FLOOR TRUSS STYLE TRUSS BEAM TO SPAN FROM MANAGER'S OFFICE WALL ACROSS DELI AREA TO FRONT WALL OF CUSTODIAN ROOM. PROVIDE 3 3/4" POCKETS @ 7'-5 1/2" A.F.F. IN BOTH WALLS FOR TRUSS TO BEAR ON.

621 2X4 STUD WALL FRAMED BY CONTRACTOR. SUPPORTED BY FLOOR TRUSS BEAM. FRAME 25" TALL.

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

701 **PERIMETER INSULATION**: 2" RIGID INSULATION BOARD, PROVIDE CONTINUOUS INSULATION ON INSIDE VERT FACE OF FOUNDATION AND EXTEND HORIZ 24" AROUND PERIMETER OF CONC SLAB

702 **BATT INSULATION**: FRICTION FIT INSULATION 6" R-19

703 **AIR BARRIER**: COMMERCIAL GRADE, VAPOR PERMEABLE AIR BARRIER SUITABLE FOR INSTALLATION. TAPE ALL JOINTS AND PENETRATIONS, LAP OVER BASE FLASHING, SEAL AND INSTALL PER MANUFACTURER INSTRUCTIONS.

704 **VAPOR BARRIER** (6 MILL): INSTALL VAPOR BARRIER BETWEEN STUDS AND INTERIOR WALL MATERIAL.

705 **VAPOR BARRIER (**MIN 15 MILL): INSTALL VAPOR BARRIER UNDERNEATH ENTIRE SLAB, SEAL ALL PENETRATIONS WITH COLLARS FROM SAME MATERIAL & MFG APPROVED TAPE

706 ALCOA/OR EQUAL ALUMINUM SOFFIT SYSTEM PROVIDE UNDER EAVE VENTS AS NECESSARY. DARK BRONZE IN COLOR. **INSTALL AFTER EXTERIOR SIGNAGE.**

711 PREFINISHED MTL FLASHING BEHIND EIFS, EXTEND OVER BRICK; FINISH JOINT WITH BACKER ROD AND SEALANT, CONTINUOUS

712 SEALANT: USE BACKER ROD AT RECESSED JOINTS.

713 **BOX GUTTER**: PRE-FINISHED METAL GUTTER WITH FASCIA BRACKET, INSTALL OVER ROOF MEMBRANE TERMINATED ON EACH FASCIA.

714 **DOWNSPOUT**: PRE-FINISHED METAL DOWNSPOUT. ANCHOR AS DIRECTED BY MFG, WITH STRAP BRACKET SUPPLIED BY MFGR.

715 **DRIP EDGE:** INSTALL PRE-FINISHED (DARK BRONZE) METAL DRIP OVER BASE COURSE TPO MEMBRANE ROOFING

716 FASCIA TRIM: INSTALL PRE-FINISHED (DARK BRONZE) METAL TRIM OVER FASCIA BOARD; PROVIDE DRIP ON BOTTOM EDGE, WRAP AROUND BACK AND TERMINATED BEHIND EIFS.

717 CAP FLASHING: TWO PART MODULAR COPING SYSTEM MANUFACTURED BY W.P. HICKMAN, INSTALL OVER PARAPET TPO ROOF MEMBRANE PER MANUFACTURING INSTRUCTIONS. EXTEND OVER BRICK AND SEAL.

718 MEMBRANE ROOFING: 50-MIL DURO-LAST ROOFING OVER TOP OF 7-1/4" INSUL-FOAM, ON TOP OF OSB 19/32" ROOF SHEATHING (4'x8' SHEETS). COVERED WITH 1/4" DENS DECK.

719 PARAPET FLASHING: COVER PARAPET NAILER WITH PVC MEMBRANE FLASHING, ROLL OVER BACK EDGE, CONTINUE DOWN VERTICAL FACE AND LAP OVER MEMBRANE ROOF PER MANUFACTURING INSTRUCTIONS, HEAT WELD ALL SEAMS.

720 TURN DOWN TPO MEMBRANE OVER FASCIA BOARD, LAP OVER METAL TRIM AND NAIL-OFF, APPLY CONTINUOUS BEAD OF SEALANT.

721 MEMBRANE EDGE FLASHING STRIP, LAP OVER METAL DRIP EDGE (NOTE 713) AND HEAT WELD TO PRIMARY ROOF MEMBRANE.

DIVISION 8 - OPENINGS

801 STOREFRONT WINDOW IN BRONZE ANODIZED ALUMINUM FRAME

802 BRONZE CAULK

DIVISION 9 - FINISHES

901 **WALL FINISH**: REFER TO FINISH SCHEDULE A-601 FOR FACE MATERIAL & FINISH

902 **LAY-IN CEILING PANELS**: REFER TO CEILING SCHEDULE A-111

903 L-CHANNEL CEILING EDGE

904 ¾" PLYWOOD ON FACE OF TRUSS BEAM AND EXTENTION WALL (SALES AREA SIDE ONLY) USED AS BACKING FOR DIGITAL MENU BOARD BRACKETS. REFER TO DETAIL 4 ON A-401.

DIVISION 26 - ELECTRICAL

2601 LED SOFFIT LIGHT, SEE E-102, ELECTRICAL LIGHTING PLAN

2602 MONITOR AND MOUNTING BRACKET, ATTACH TO WALL. (CONTRACTOR TO INSTALL 4"x4" MOUNTING BRACKET)

2603 J-BOX ABOVE HEADER FOR POWER/DATA TO MONITORS, SEE TECHNOLOGY SHEETS

ALL BRICK

RINGDAHL ARCHITECTS, P.A.
510 22nd Ave. East, Suite 102
Alexandria, MN 56308
ph. (320) 763-9368
fax (320) 762-9063

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12-3-14 DATE | 18891 REG. NO.

PROJECT #C1417

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

PROJECT: "O2" STYLE STORE FLAT ROOF (RAMSEY MINNESOTA)

DRAWING INFORMATION: CONSTRUCTION DIVISION

DRAWN BY: DLT | CHECKED BY: PDR

PUBLISHED:

REVISED ON:

DRAWING INFORMATION: EXTERIOR SHELL DETAILS

A-503

Door Schedule

No.		DOOR Size	Thick'	Type	Material	Finish	FRAME Type [W.]	Material	Finish	HARDWARE Components	Key Side	NOTES
100.1	(FRONT)	PR 3'-0" x 7'-0"			ALUMINUM	FACTORY	[4 1/2"]	ALUMINUM	FACTORY	OP, C, PH, S		5 7
102.1	(MANAGERS OFFICE)	3'-0" x 6'-8" (3068)	1 3/4"	A	SC WOOD	STAIN RH	1 [4 5/8"]	STEEL BREAK DOWN	FACTORY	SH, LS, WS, K		1 4 7 8
103.1	(KITCHEN)	KITCHEN HALF CAFE DOOR		D	ALUM. & VINYL	BLACK	1 DBL. SWING DOOR [MODEL - CHASE SRP 5000],SET BOTTOM HINGE 6 1/2" FROM FLOOR.					
103.2	(EXTERIOR KITCHEN)	3'-6" x 7'-0" (3670)	1 3/4"	B	STEEL	PAINT RH	1 [10 1/4"]	HOLLOW METAL	PAINT	H/BB, CL, K, MWS, LL		2 4 6 7 8
105.1	(BACK ROOM)	3'-0" x 6'-8" (3068)	1"	C	ABS PLASTIC	FACTORY	1 [4 1/2"]	WOOD	STAIN	HARDWARE BY DOOR SUPPLIER		3 4 7 8
110.1	(CUSTODIAN)	3'-0" x 6'-8" (3068)	1 3/4"	A	SC WOOD	STAIN LH	1 [4 1/2"]	STEEL BREAK DOWN	FACTORY	SH, LS, WS, K		1 4
111.1	(END-EXTERIOR)	3'-6" x 7'-0" (3670)	1 3/4"	B	STEEL	PAINT LH	1 [10 1/4"]	HOLLOW METAL	PAINT	H/BB, CL, PB, K, MWS		2 4 6
112.1	(MEN'S RESTROOM)	3'-0" x 6'-8" (3068)	1 3/4"	A	SC WOOD	STAIN LH	1 [4 3/4"]	STEEL BREAK DOWN	FACTORY	PP, CL, K, WS, FS		1 4 7 8 9
113.1	(WOMEN'S RESTROOM)	3'-0" x 6'-8" (3068)	1 3/4"	A	SC WOOD	STAIN RH	1 [4 3/4"]	STEEL BREAK DOWN	FACTORY	PP, CL, K, WS, FS		1 4 7 8 9

Room Finish Schedule

NO.	NAME	FLOOR ALL WALLS	CT1			NONE	NOTES	BASE RB	CT3	NONE	NOTES	WALLS FINISH P	FRP	CT2	NONE	MATERIAL GB-WET	OSB	NOTES	GENERAL REMARKS
100	SALES AREA		●					●				●				●		W1	
101	SALES COUNTER		●				F1	●				●			●			W2	
102	MANAGER'S OFFICE		●					●					●			●		W3	
103	KITCHEN		●						●				●			●		W3	1
104	WALK-IN FREEZER						F2			B1					●				
105	BACKROOM		●						●				●			●		W3	
106	WALK-IN FREEZER						F2			B1					●				
107	WALK-IN COOLER		●						●						●			W1	
109	STORAGE ROOM		●						●				●			●		W3	
110	CUSTODIAN ROOM		●						●				●			●		W3	
111	HALL		●						●			●		●		●		W4	
112	WOMENS' RESTROOM		●						●			●		●		●		W4	
113	MENS' RESTROOM		●						●			●		●		●		W4	
114	WALK-IN COOLER		●						●						●			W1	

General Notes

1. SEE SHEET A-101 FOR FLOOR PLAN.
2. SEE SHEET A-111 FOR REFLECTED CEILING PLAN AND CEILING HEIGHT DIMENSIONS AND CEILING MATERIAL LOCATIONS.
3. SEE MECHANICAL AND ELECTRICAL SHEETS FOR RELATED WORK.
4. THERMASTRUCTURE INSULATED COOLER/FREEZER PANELS HAVE BEEN TESTED AND ARE IN COMPLIANCE WITH THE APPLICABLE REQUIREMENTS OF THE FOLLOWING CRITERIA: NFPA 286 2006 EDITION, AND IBC 803.2.1 2009 EDITION.

General Door Schedule Notes

1. SEE SHEET A-101 FOR FLOOR PLAN AND DOOR LOCATIONS.
2. BRONZE CAULK APPLIED TO ALL EXTERIOR DOORS.
3. CONTRACTOR IS TO INSTALL A FINAL COAT OF VARNISH ON ALL TRIM AND JAMBS.
4. ALL SURFACES THAT ARE TO BE PAINTED ARE TO BE CLEANED WITH APPROPRIATE CLEANERS PRIOR TO PAINTING.
5. INSTALL DOUBLE WALL STUDS AT ALL DOOR JAMBS.

Door Schedule Notes

1. **PAINT FINISH WOOD DOORS:** PREMIUM GRADE, 7-PLY SOLID PARTICLEBOARD CORE WITH PLAIN SLICED CHERRY VENEER, SOLID WOOD EDGES, LIFETIME WARRANTY.
2. **HOLLOW METAL DOORS**: 1 3/4" x 18 GA.. FULL FLUSH PANEL. PRIME PAINT COAT. FACTORY PAINTED, DARK BRONZE KAWNEER #40.
3. **HARD PLASTIC DOORS:** 1" x 18 GA. WITH SOLID WOOD CORE. MEDIUM TRAFFIC DOOR WITH DOUBLE-ACTING SWING. **9" x 14" WINDOW, DOOR 105.1 ONLY:**
4. **STEEL BREAKDOWN FRAMES:** 2" x 16 GA.. SNAP ON TRIM BOTH SIDES. PRIME PAINT COAT. TWO [2] FINISH PAINT COATS, DARK BRONZE KAWNEER #40.
5. **ALUMINUM/GLASS DOORS:** KAWNEER 190 NARROW STILE ENTRANCE WITH 451 TRANSOM FRAME. #40 DARK BRONZE ANODIZED FINISH WITH 1" BRONZE TINTED INSULATED GLASS. DOORS TO HAVE 10" KICK PLATE.
6. CONTRACTOR TO INSTALL, CLEAN, AND INSULATE FRAMES. [EXTERIOR & INTERIOR]
7. TOP HINGE TO BE ANCHORED INTO STUD WITH LONG SCREWS. SUPPLIED BY OWNER, IF APPLICABLE.
8. ADD 5/8" TO ROUGH OPENING FOR DOOR TO ALLOW FOR TILE FLOOR FINISH. HOLD JAMBS 5/8" OFF CONC. SUB-FLOOR AS REQ'D. FOR TILE INSTALLATION.
9. RESTROOM DOOR FRAMES TO BE INSTALLED PRIOR TO FLOOR TILE BEING INSTALLED.

Hardware Key and Notes:

AG ACOUSTIC GASKETS [HEAD/JAMB]
C RIM CYLINDER
CL CLOSER, SURFACE MOUNTED (VERIFY SIDE)
H/BB MORTISE HINGES, 4-1/2 x 4-1/2, BALL BEARING, 2 PAIR PER DOOR
K KICK PLATE
LS LOCKSET, COMMERCIAL GRADE [SCHLAGE]
MWS MAGNETIC WEATHER STRIPPING, SWEEP
OP OFFSET PIVOTS
PB PANIC BAR @ 38" AFF
PH KAWNEER #C-09 PULL HANDLES
PL PASSAGE LOCK
PP PULL/PULL PLATE AND PUSH PLATE **- INSTALL OPEN END DOWN**
S REESE 967D-36" SWEEP
SH SPRING HINGES
WS WALL STOP
FS FLOOR STOP
LL LOCKSET **-** LEVER TYPE

HARDWARE FINISH: US3.
PROVIDE MASTER KEY FOR LOCKSETS AND COORDINATE KEYING WITH OWNER.
SUBMIT HARDWARE SCHEDULE AND PRODUCT DATA TO OWNER FOR REVIEW/APPROVAL.

General Finishes Notes

1 **FLOORING PREP:** GENERAL CONTRACTOR TO CHECK CONCRETE FLOOR SLAB FOR MOISTURE TWO WEEKS PRIOR TO FLOOR COVERINGS DATE.

1.1 **MOISTURE TESTING -** A MAT MOISTURE TEST IS AN EFFICIENT MOISTURE TESTING METHOD FOR CONCRETE SLAB. SIMPLY PLACE A 18"x18" HEAVY, CLEAR GAUGE POLYETHYLENE SHEETING ON THE FLOOR IN AN AREA THAT IS LIKELY TO BE WET (TEST LARGE SITES IN SEVERAL LOCATIONS). TAPE THE PERIMETER OF THE PIECE SECURELY SO THAT NO AIR CAN PENETRATE AND LEAVE IN PLACE FOR 24 HOURS. THEN REMOVE THE PIECE(S) AND EXAMINE THE FACE. IF WATER DROPS ARE PRESENT, EXCESSIVE MOISTURE EXISTS AND THE CONCRETE MUST DRY LONGER. MOISTURE TESTS SUCH AS OHMMETER RESISTANCE, CALCIUM CHLORIDE, ETC., ARE ALSO ACCEPTABLE.

1.2 **ALKALI TESTING -** AFTER MOISTURE TESTING, IT IS MANDATORY TO TEST FOR ALKALINITY. USE PH STRIPS W/DISTILLED WATER 5-9 SCALE ARE ACCEPTED. NOT TO BE UNDER 5 OR OVER 9. TO NEUTRALIZE, MOP THE SURFACE OF THE CONCRETE WITH A 10% MURACTIC ACID SOLUTION. ALLOW SOLUTION TO DRY COMPLETELY. DO NOT RINSE CONCRETE AFTER APPLYING THE SOLUTION.

1.3 BOTH THE GENERAL AND FLOORING CONTRACTOR TO COORDINATE THE CONDITION OF THE CONCRETE FLOOR SLAB TO DETERMINE IT'S SUITABILITY AS A SUBSTRATE FOR FLOOR MATERIAL TO BE INSTALLED.

1.4 FLOORING CONTRACTOR IS TO TAKE ALL APPROPRIATE TESTS BEFORE LAYING TILE. FLOOR IS TO BE DRY AND FREE FROM CONTAMINANTS. THE APPLIED ADHESIVE MUST DEVELOP "LEGS" OR TACK PRIOR TO APPLYING TILE.

1.5 48 - 72 HOURS BEFORE INSTALLATION, THE TEMPERATURE MUST BE 70 ° OR ABOVE UNTIL STORE OPENING.

2 **FLOOR CARE PROCEDURE**: AFTER THE FLOOR TILE IS LAID, ALLOW A MINIMUM OF 72 HOURS DRYING TIME FOR THE GLUE TO CURE. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO SEE NO ONE ENTERS THE STORE DURING THE 72 HOUR DRYING TIME.

2.1 DUST MOP CLEAN THE ENTIRE FLOOR.

2.2 AFTER 72 HOURS, CONTRACTOR IS TO COVER EVERY INCH OF ENTIRE FLOOR IN ALL ROOMS, EXCEPT UTILITY ROOM. COVER WITH ARMSTRONG PAPER AND TAPING THE SEAMS, DO NOT TAPE ANY EDGES! HIGH TRAFFIC AREAS SHOULD BE DOUBLE THICKNESS, WORN AREAS SHOULD BE REPAIRED AS NEEDED.

2.3 CONTRACTOR WILL CUT (BE CAREFUL) AND REMOVE PAPER TO INSTALL CABINETS, EQUIPMENT, AMCO WIRE SHEVLING, STAINLESS STEEL TABLES. NO PAPER SHOULD BE LEFT UNDER ANY SET EQUIPMENT.

2.4 CONTRACTOR SHALL HAVE A GARBAGE DUMPSTER AVAILABLE ACCORDING TO CASEY'S SPECIFICATIONS MANUAL "GENERAL REQUIREMENTS, PAGE 1-6, SECTION 5, ITEM "E".

2.5 CONTRACTOR WILL BE RESPONSIBLE FOR REMOVING ALL REMAINING PAPER PRIOR TO CASEY'S STORE SET INSTALLING LOZIER SHELVING.

3 **MATERIAL SUPPLIED AND SHIPPED BY CASEY'S ON FIRST LOAD:**

3.1 5-ROLLS ARMSTRONG (S-153) SCRIBING FELT PAPER 36" x 50 YARDS EACH.

3.2 6-ROLLS NATURAL (CP083) CREPE MASKING TAPE 1-1/2" x 60 YARDS EACH.

VARNISH ALL WOOD TRIM!!!

4 **FIBERGLASS REINFORCED PLASTIC (FRP) CARE AND PROCEDURE:** CONTRACTOR TO FOLLOW MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS. FRP IS LAMINATED TO 1/2" ORIENTATED STRAND BOARD (OSB) AND IS NFS AND USDA APPROVED.

4.1 PANELS SHALL BE STORED ON A FLAT DRY SOLID SURFACE.

4.2 LAY HORIZONTAL AT LEAST 24 HOURS PRIOR TO INSTALLATION.

4.3 ACCLIMATE TO ROOM TEMPERATURE AND HUMIDITY.

4.4 ALLOW MINIMUM 1/8" EXPANSION GAP BETWEEN PANELS AND MOLDINGS.

4.5 VINYL MOLDINGS AVAILABLE; INSIDE CORNER, DIVIDER STRIPS, END CAPS, AND OUTSIDE CORNERS.

4.6 APPLY SILICONE SEALANT BETWEEN MOLDINGS AND PANEL.

4.7 PROPER ADHESIVE REQUIRED ON ALL SUB-SURFACES THAT PANELS APPLY TOO.

4.8 INSURE THAT ALL WALL SURFACES AND STUDS ARE CLEAN, DRY, SMOOTH, LEVEL, STRAIGHT AND PLUMB.

4.9 ALL SUB-SURFACES JOINTS TO BE STAGGERED JOINTS W/FRP COVERINGS.

4.10 NOTICE: DIVIDER MOLDINGS NEED TO BE TRIMMED 3 FT. ABOVE FLOOR IN KITCHEN ONLY AT THE 14 FT. EXHAUST HOOD AREA. TO ALLOW FOR THE 18"x7'x7'x18" S/S PANELS TO BE BOLTED AGAINST WALL.

4.11 ALL MOLDINGS NEED TO BE TRIMMED TO ALLOW CEILING CHANNEL, FLOOR BASE, SINKS, TRIM, BACK SPLASHED AND ANY OTHER ITEMS TO LAY FLAT AGAINST WALL PANEL.

5 **CEILING WIRE SUPPORTS:** DO NOT INSTALL CEILING WIRE SUPPORT AT AREAS OF EQUIPMENT OR SERVICE DOORS.

6 SEAL FLOOR AT WALK-INS PRIOR TO INSTALLING WALL BASE.

7 MOP FLOOR BASIN TO BE INSTALLED ON TOP OF TILE AND CAULKED.

8 CONTRACTOR IS TO SUPPLY & INSTALL TWO COATS OF OF CLEAR SEALER IN UTILITY ROOM (ONLY). (USE SOY SEAL MANUF. APPLICATION/INSTALLATION SPECIFICATIONS.)

9 CLASS "C" FIRE RATED, FLAME SPREAD 200 OR LESS, SMOKE DEVELOPED 450 OR LESS. GLASBORD-P.

10 SAW CUTS TO BE CLEANED AND READY FOR FILL.

Crack Isolation Specification

SURFACE PREPARATION: MUST BE CLEANED OF ALL DUST & DEBRIS, AND STRIPPED OF ANY SEALERS, WAXES; OR OTHER BOND BREAKERS.

Finish Materials Legend

Floors

CT1 CERAMIC TILE: 18" x 18" DALTILE ALTA VISTA AV-53 (DRIFTWOOD). THIN SET INSTALLATION, ON CRACK ISOLATION BARRIER, SEE SPECIFICATION THIS SHEET. 1/4" GROUT JOINTS. GROUT: MAPEI - COLOR 43 (MOCHA)

Base

RB RUBBER BASE: 4" H. x 1/8" BLACK W/ TOE

CT3 6" CERAMIC COVE BASE

Walls

P PAINT: FINISH ALL WALL JOINTS AND PATCH ALL SURFACE IRREGULARITIES TO ACHEIVE A LEVEL-5 SURFACE FINISH; APPLY A PRIME COAT AND TWO [2] FINISH COATS, SMOOTH FINISH OR AS SPECIFIED BY CASEY'S, COLOR:

SHERWIN WILLIAMS (CUSTOM COLOR FORMULA MATCH).
- INTERIOR
- EGGSHELL
- EXTRA WHITE TINT BASE
- 1 GALLON FORMULA

CCE	ColorCast Ecotoner	OZ	32	64	128
B1	Black	0	12	1	0
R2	Maroon	0	6	1	0
Y3	Dark Gold	0	55	1	1

FRP FIBERGLASS REINFORCED PLASTIC: WHITE PANEL LAMINATED TO 1/2" ORIENTATED STRAND BOARD (OSB) MFG BY KEMLITE. NAIL TOP AND BOTTOM ONLY DURING INSTALLATION. NFS/USDA APPROVED

CT2 CERAMIC WALL TILE: 12" x 12" DALTILE ALTA VISTA AV-53 (DRIFTWOOD), AND ONE [1] ACCENT COLOR (AV-51) (SUNSET GOLD), DIAMOND SET, 1/4" GROUT JOINTS. GROUT: MAPEI - COLOR 43 (MOCHA). INSTALL OVER GB-WET USG FIBEROCK AQUA-TOUGH SEE INTERIOR WALL ELEVATIONS SHEET A-401 FOR ADDITIONAL INFORMATION REGARDING LIMITS OF INSTALLATION
MAPCI EPOXY GROUT TO BE USED ON MEN'S RESTROOM FLOOR AND URINAL WALLS. MAPCI EPOXY KIT #9999623831

Wall Materials

GB-WET: USG FIBEROCK BRAND AQUA-TOUGH INTERIOR PANEL. MOISTURE AND MOLD RESISTANT, 5/8" CORE THICKNESS, FOR USE AS BACKING FOR PAINT FINISH WALLS & CERAMIC TILE. FINISHED PAINTED WALL TEXTURE TO BE SMOOTH.

OSB: KEMLITE LAMINATED FRP TO 1/2" OSB SUBSTRATE (KEMPLY), INSTALL AND FINISH PER MANUFACTURERS WRITTEN INSTRUCTIONS; SEE ***FRP*** WALL FINISH FOR MORE INFORMATION.

Room Finish Schedule Notes

Floors

F1 **RAISED PLATFORM:** BUILD W/ 2x6 NOM FRAMING W/ 3/4" PLY WD SUB-FLOOR. INSTALL 1/4" THIN SET, 1/2" DURAROCK UNDERLAYMENT THEN 3/8" CERAMIC WITH 1/4" THIN SET.

F2 **MANUFACTURED FLOOR:** INSULATED METAL FLOORS SUPPLIED BY FREEZER EQUIPMENT MANUFACTURER, NO OTHER FINISH REQUIRED THIS AREA

Base

B1 **WALL/FLOOR JUNCTION:** FREEZERS ONLY-METAL COVE INTEGRATED INTO METAL FLOOR (ONE PIECE) SUPPLIED BY FREEZER MANUFACTURER. SEALANT (CAULK) INSIDE COVE TO WALL JUNCTION.

Walls

W1 **COOLER/FREEZER FACE PANELS:** USE FIBEROCK AQUA-TOUGH PANEL ON FACING OF COOLER/FREEZER IN SALES AREA.

W2 **PARTIAL WALL:** SALES COUNTER BACK WALL IS A PARTIAL HEIGHT WALL (5'-2" A.F.F)

W3 **COMPOSIT PANEL:** FRP WALL FINISH IS FACTORY LAMINATED TO 1/2" OSB WALL PANELS. CONTRACTOR TO FINISH ALL JOINTS AND MAKE ALL FIELD CUTS ACCORDING TO MANUFACTURERS WRITTEN INSTALLATION INSTRUCTIONS.

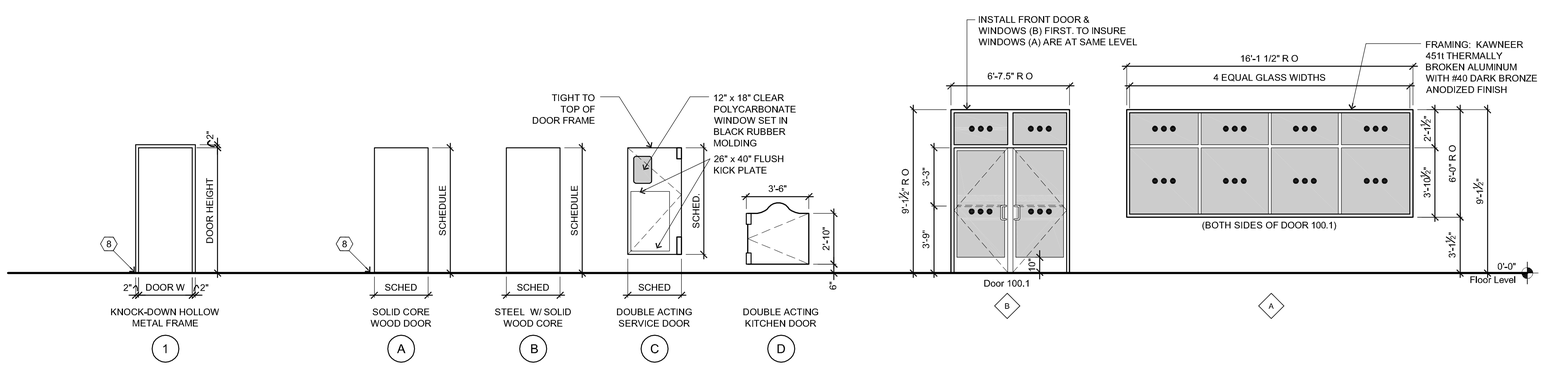
W4 PROVIDE FIBEROCK AQUA-TOUGH PANELS FOR TILE BACKING & PAINT FINISH.

General Remarks

1 **NON-COMBUSTIBLE WALL:** INSTALL STEEL STUDS WITH 5/8" AQUA TOUGH TO INTERIOR SIDE OF THE KITCHEN WALL. HEIGHT = 9'-0". ALL FRP COVERINGS WILL BE CUT TO FIT NEXT TO S/S PANELS AROUND KITCHEN HOOD AREA.

Glazing Key - All Windows

●●● 1" BRONZE TINTED INSULATED TEMPERED GLASS WITH LOW-E COATING ON THE #3 SURFACE.



3 Frame Types — 1/4" = 1'-0"

2 Door Types — 1/4" = 1'-0"

1 Window Frame Elevations — 1/4" = 1'-0"

RINGDAHL Architects, Inc.
510 22nd Ave. East, Suite 102
Alexandria, MN 56308
ph. (320) 763-9368
fax (320) 762-9063

PROJECT #C1417

I CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

12-3-14 DATE — 15891 REG. NO.

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

PROJECT: "O2" STYLE STORE FLAT ROOF (RAMSEY MINNESOTA)

DRAWING INFORMATION: CONSTRUCTION DIVISION

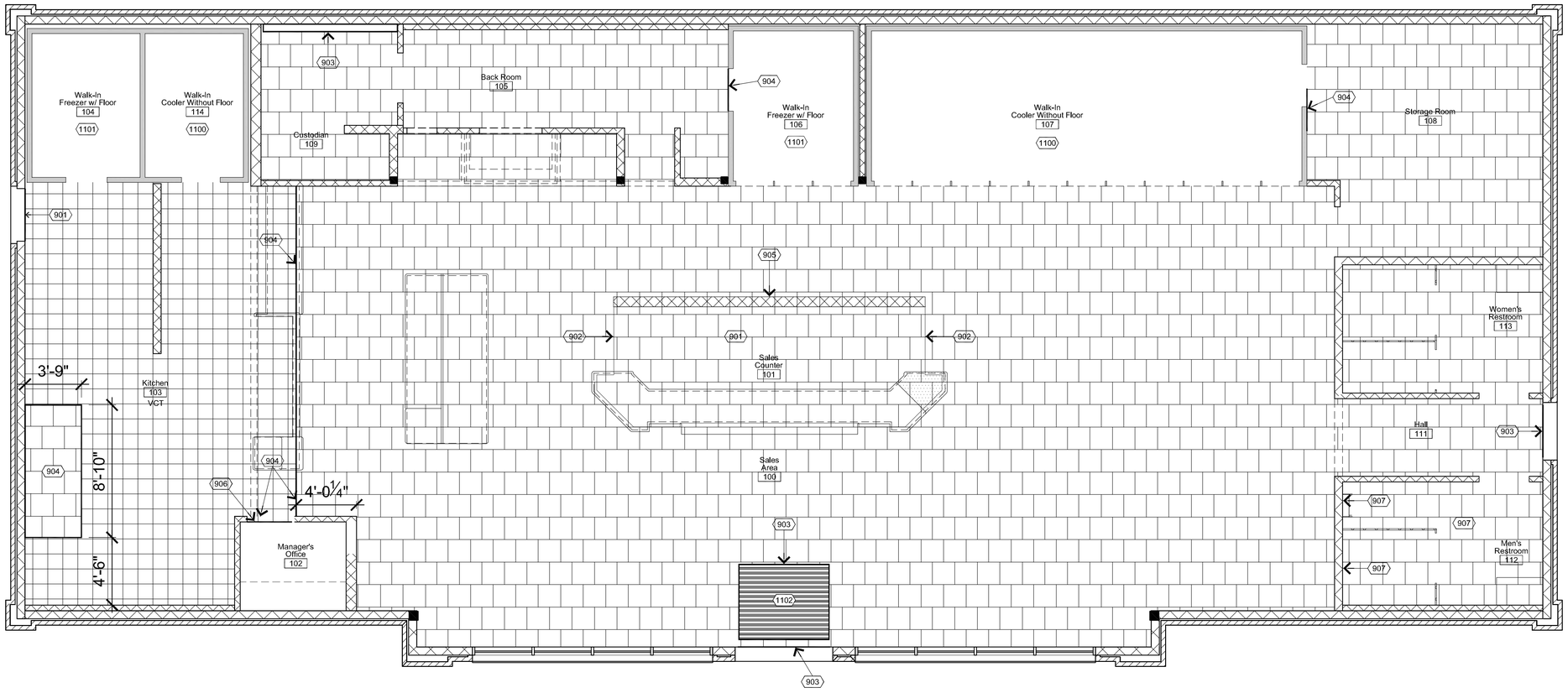
DRAWN BY: DLT — CHECKED BY: PDR

PUBLISHED:

REVISED ON:

DRAWING INFORMATION: DOOR, WINDOW & ROOM FINISH SCHEDULES

A-601



N
PLAN

Ceramic Tile Flooring Plan

1/4" = 1'-0"

General Notes

1. MAPELASTIC/FIBERGLASS MESH FULL COVERAGE ON CRACKS AND SAWCUTS EXCEPT BACKROOM [105] AND CUSTODIAN ROOM [109]. JUST TREAT SAW CUTS IN THESE AREAS.
2. ALL FLOOR TILE SET WITH MEDIUM BED THIN SET WITH 1/2" TROWEL
3. 6" CUT TILE AROUND EDGE OF PLATFORM. TILE SHOULD EXTEND PAST PLATFORM AND COVER END OF PLATFORM WALL.
4. REFER TO PAGE A-501 DETAILS 6 & 7 FOR PLATFORM INFORMATION.
5. REFER TO PAGE A-601 FOR OTHER ROOM FINISH INFORMATION.
6. FILL SAW CUTS WITH SELF LEVELING CAULK BEFORE MAPELASTIC/FIBERGLASS MESH IS INSTALLED.
7. CERAMIC TILE. TILE SUPPLIED BY CASEY'S GENERAL STORES. ORDERED AND INSTALLED BY FLOORING CONTRACTOR. TILE SPECIFICATIONS SUPPLIED BY OWNER.
8. MAPCI EPOXY GROUT TO BE USED ON THE MEN'S RESTROOM FLOOR AND THE URINAL WALL. MAPCI EPOXY KIT #9999623831

Construction Notes

DIVISION 11 - EQUIPMENT

1100 COOLER PACKAGES WITH PROTECT-ALL VINYL FLOORING.

1101 FREEZER PACKAGES WITH MANUFACTURER METAL FLOOR.

1102 5'x6' RECESSED ENTRY WAY MAT TO BE INSTALLED 6" FROM THRESHOLD OF FRONT ENTRY DOORS. RECESSED INTO FLOOR TILE.

DIVISION 9 - FINISHES

901 7" SALES PLATFORM. TO BE CONSTRUCTED OF 2"x6" FRAMING, 3/4" SUB-PLY, LAYER OF THIN SET, 5/8" DURA ROCK, LAYER OF THIN SET, 1/4" CERAMIC FLOOR TILE. **PLATFORM IS NOT TO BE INSTALLED IN NEBRASKA STORES!!**

902 WRAP WHOLE PLATFORM WITH RONDEX SCHLUTER RO100AE. TILE SHOULD CONTINUE PAST EDGE OF PLATFORM AND COVER END OF PLATFORM WALL.

903 USE SCHLUTER AE 100 FOR ALL EXTERIOR DOORS, ELECTRICAL ROOM AROUND CONDUIT CHASE AND THE ENTRY MAT.

904 USE SCHLUTER AEU 100 FOR ALL INTERIOR ENTRY WAYS. BUTT TIGHT AGAINST THRESHOLD TYP. SEALANT AS REQ'D.

905 4" VINYL BASE ON BACKSIDE OF PLATFORM WALL.

906 LAY CERAMIC TILE THROUGH DOOR JAMBS WHEN MEETING VINYL TILE AND SEALED CONCRETE FLOOR. SEE A-601 FOR OTHER ROOM FINISHES.

907 MAPCI EPOXY GROUT TO BE USED ON THE MEN'S RESTROOM FLOOR AND THE URINAL WALL. MAPCI EPOXY KIT #9999623831

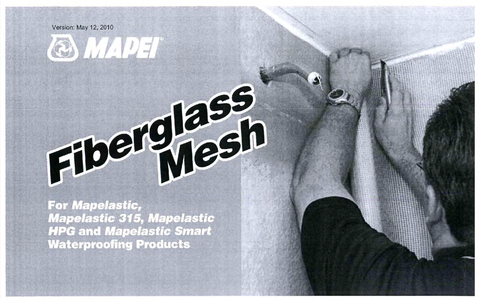
Flooring Legend

CERAMIC TILE

VINYL TILE

Crack Isolation Specification

SURFACE PREPARATION: MUST BE CLEANED OF ALL DUST & DEBRIS, AND STRIPPED OF ANY SEALERS, WAXES; OR OTHER BOND BREAKERS.



DESCRIPTION

MAPEI's *Fiberglass Mesh* is a ready-to-use, thin, strong yet flexible, alkali-resistant mesh for embedment with waterproofing and crack-isolation membranes, including MAPEI's *Mapelastic*™, *Mapelastic 315*, *Mapelastic HPG* and *Mapelastic Smart* on residential and commercial floors, walls and ceilings.

Fiberglass Mesh reinforces and improves the performance of MAPEI's waterproofing membranes when applied over cracks, cove and corners and around drains on residential and commercial applications. *Fiberglass Mesh* can be cut to size with scissors or a razor knife, and has excellent compatibility with all MAPEI cement- or epoxy-based mortars.

FEATURES AND BENEFITS

- Compatible with MAPEI's *Mapelastic*™, *Mapelastic 315*, *Mapelastic HPG* and *Mapelastic Smart* waterproofing membranes and *Mapeland*™ accessories
- Fully compatible with MAPEI mortars and grouts for complete system protection
- Durable, flexible and lays flat, making it easy to embed
- Fast to install: ready to use, and easy to cut with scissors or razor knife

WHERE TO USE

See MAPEI's individual Technical Data Sheets (TDSs) for *Mapelastic*, *Mapelastic 315*, *Mapelastic HPG* and *Mapelastic Smart* for specific uses.

LIMITATIONS

See MAPEI's individual TDSs for *Mapelastic*, *Mapelastic 315*, *Mapelastic HPG* and *Mapelastic Smart* for specific limitations.

SUITABLE SUBSTRATES

See MAPEI's individual TDSs for *Mapelastic*, *Mapelastic 315*, *Mapelastic HPG* and *Mapelastic Smart* for specific substrates.

SURFACE PREPARATION

- All suitable substrates must be smooth, structurally sound and free of any substance that could prevent adhesion.
- Do not use chemical means (acid etching or stripping) to prepare approved substrates. Use mechanical methods only.
- To remove any bond-inhibiting materials, concrete substrates should be mechanically cleaned and prepared by diamond-cup grinding or other engineer-approved methods to obtain the International Concrete Repair Institute (ICRI) concrete surface profile (CSP) of #3. When concrete requires more mechanical preparation, the profile will typically increase. In such cases, the surface can be made smooth by applying coats of MAPEI's *Planipatch*® patching compound.
- See TDSs of individual waterproofing products for other important surface preparation instructions. For other details, see MAPEI's "Surface Preparation Requirements" document for tile and stone installation systems at www.mapei.com or contact MAPEI Technical Services Department.

PRODUCT APPLICATION

See MAPEI's individual TDSs for *Mapelastic*, *Mapelastic 315*, *Mapelastic HPG* and *Mapelastic Smart* for specific application instructions.

Product Performance Properties at 73°F (23°C) and 50% relative humidity

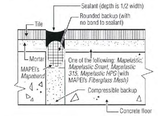
Laboratory Tests	Results
Color	White
Shelf life	2 years (when stored in original, unopened container)
Storage	Store in cool, dry place.
Application temperature range	See individual product Technical Data Sheets.
VOCs	0 g per L
Consistency (slump) – ASTM D3775	6.4in. (25/10 cm)
Consistency (swell) – ASTM D3775	5in. (20/10 cm)
Weight – ASTM D3776	2.1 U.S. oz. per sq. yd. (73 g per m²)
Thickness – ASTM D1777	0.012" (0.3 mm)
Weave	Leno
Nominal tensile (warp) – ASTM D5035	165 lbs. per in. (470 N per 2.54 cm)
Nominal tensile (weft) – ASTM D5035	165 lbs. per in. (470 N per 2.54 cm)

Packaging

Product code	Size*	Coverage
8040003	Roll: 1 x 150 ft. (0.3 x 45.7 m) – 12 rolls per box	150 sq. ft. (13.9 m²)
03261020	Roll: 39.4" x 75 ft. (1 m x 4.57 m) – 20 rolls per box	49.2 sq. ft. (4.57 m²)
07991020	Roll: 39.4" x 75 ft. (1 m x 22.9 m) – 8 rolls per box	246 sq. ft. (22.9 m²)
8040002	Roll: 39.4" x 328 ft. (1 m x 100 m) – 4 rolls per box	1,3125.6 sq. ft. (122 m²)

* *Rolls can be purchased by the full box or individually. Each roll is contained in a plastic bag.*

EXPANSION AND CONTROL JOINTS



1. Do not cover any substrate expansion joint or control joints with mortar or tiles. Provide for expansion and control joints where specified per Detail EJ-171 of the most current TCA handbook for ceramic tile installation, or Detail 301M3 of the TTMAC Tile Installation Manual.
2. If waterproofing integrity is required in expansion and control joints, provide per the above drawing. *Mapeband* cove roll can be bonded to both sides of the joint and filled with an appropriate joint sealant or an expansion molding system.
3. Protect blework with metal strips (edge metal) along both edges of structural building expansion joints.
4. When necessary, cut tiles along both edges of the expansion joints. Do not allow tile and mortar to overlap the joints.
5. Install the specified compressible bead and sealant into all expansion and control joints.

Consult MAPEI's Technical Services Department for installation recommendations regarding substrates and conditions not listed.

RELATED DOCUMENTS

Reference Guide: Surface Preparation Requirements for tile and stone installation systems	RG70309*

* *At www.mapei.com*

Refer to MAPEI's Material Safety Data Sheet (MSDS) for specific data related to VOCs, health and safety, and handling of product.

STATEMENT OF RESPONSIBILITY

Before using, user shall determine the suitability of the product for its intended use and user alone assumes all risks and liability whatsoever in connection therewith. **ANY CLAIM SHALL BE DEEMED WAIVED UNLESS MADE IN WRITING TO US WITHIN FIFTEEN (15) DAYS FROM DATE IT WAS, OR REASONABLY SHOULD HAVE BEEN, DISCOVERED.**

We proudly support the following industry organizations:

MAPEI

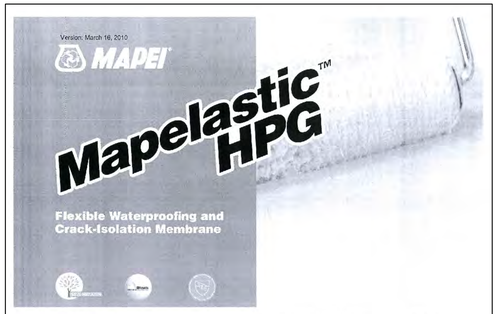
MAPEI Headquarters of the Americas
1144 East Newport Center Drive
Deerfield Beach, Florida 33442
Phone: 1-888-US-MAPEI
(1-888-876-2734)

Technical Services
1-800-992-6274 (U.S. and Puerto Rico)
1-800-361-6069 (Canada)

Customer Service
1-800-42-MAPEI (1-800-426-2734)

For the most current BEST-BACKED™ product data and warranty information, visit www.mapei.com.

Edition Date: May 10 2019
PR1009 FOMD_ENGp 09 2010 10/4/10 Page 2
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DESCRIPTION

Mapelastic HPG is a ready-to-use, highly flexible, liquid acrylic waterproofing membrane for installation under ceramic tile or stone on residential and light commercial interior floors and walls. Applied with a roller, trowel or brush, *Mapelastic HPG* has excellent compatibility with cement-based mortars. When installed with MAPEI's *Fiberglass Mesh*, *Mapelastic HPG* can also be used as a crack-isolation membrane and meets ANSI A118.12 standards for waterproofing. In addition, *Mapelastic HPG* is IAPMO-listed for use as a shower-pan liner.

FEATURES AND BENEFITS

- Built-pressed on: Provides waterproofing and crack isolation
- Prevents in-plane floor cracks from transmitting through tile or stone
- Compatible with MAPEI's *Fiberglass Mesh* and *Mapeband*™ accessories
- Compatible with MAPEI mortars and grouts for complete system protection
- Durable and flexible; bonds to a wide range of surfaces
- Ready to use; easy to apply with roller, trowel or brush
- Install in tile or stone after curing for 18 to 24 hours.
- Flood-test after 72 hours cure.

INDUSTRY STANDARDS AND APPROVALS

ANSI A118.10, Exterior
ASTM C627 (Robinson), Extra heavy service rating

WHERE TO USE

- For interior waterproofing vertically and horizontally behind tile and stone installations in residential to light commercial bathrooms, restrooms, kitchens and laundry rooms
- As a crack-isolation membrane over existing in-plane cracks up to 1/8" (3 mm) (see "How-Coat System" instructions) and for handling up to an additional 1/8" (3 mm) in-plane movement (see "How-Coat System" instructions) when applied at the appropriate application thickness and system (see section "Pre-Coat existing in-plane cracks" below)

LIMITATIONS

- Do not use over any substrates containing asbestos.
- Do not apply directly over gypsum-based patching or leveling compounds (see "Suitable Substrates" section below), sheet vinyl, vinyl composition tile (VCT), self-stick tile, laminate surfaces, metal or fiberglass surfaces, or poured epoxy floors.
- Do not apply directly over substrates consisting of plank wood flooring, pressboard, particleboard, chipboard, or end-grain wood block (OSB), pressure-treated plywood, oil-treated plywood, Luan plywood, Masonite

LEED (Version 3.0) Points Contribution (1 LEED Point)

MR Credit 5, Regional Materials*..... Up to 2 points
IEQ Credit 4.2, Low-Emitting Materials – Paints & Coatings..... 1 point

* *Using this LEED® product may help contribute to LEED certification of projects in the categories shown above. Points are awarded based on contributions of all project materials.*

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PROJECT #C1417

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12-3-14 — DATE
18891 — REG. NO.

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

PROJECT:
"O2" STYLE STORE
FLAT ROOF
(RAMSEY MINNESOTA)

PUBLISHED:

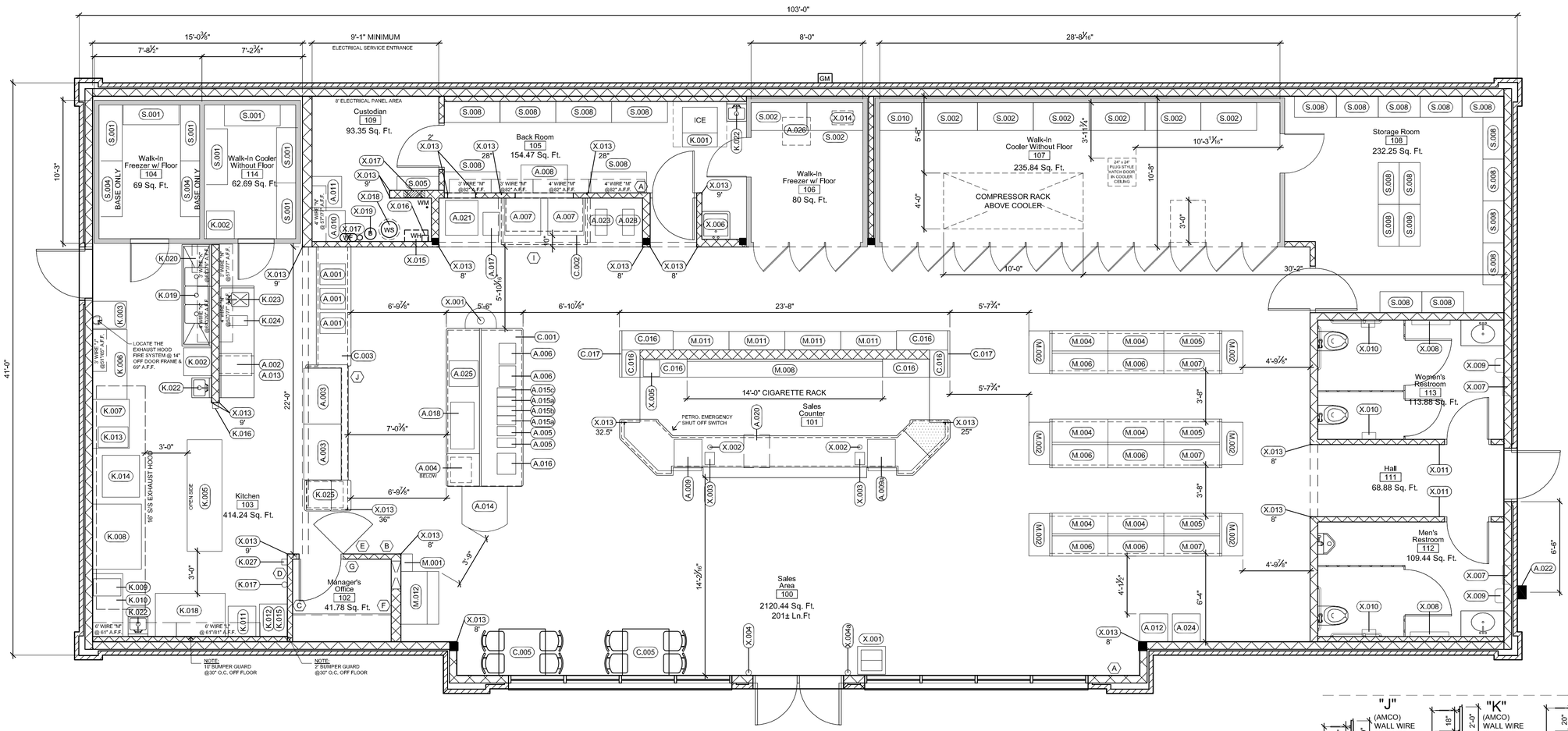
REVISED ON:

DRAWING INFORMATION:
CONSTRUCTION DIVISION

DRAWN BY: DLT
CHECKED BY: PDR

DRAWING INFORMATION:
CERAMIC TILE
FLOORING PLAN

A-701

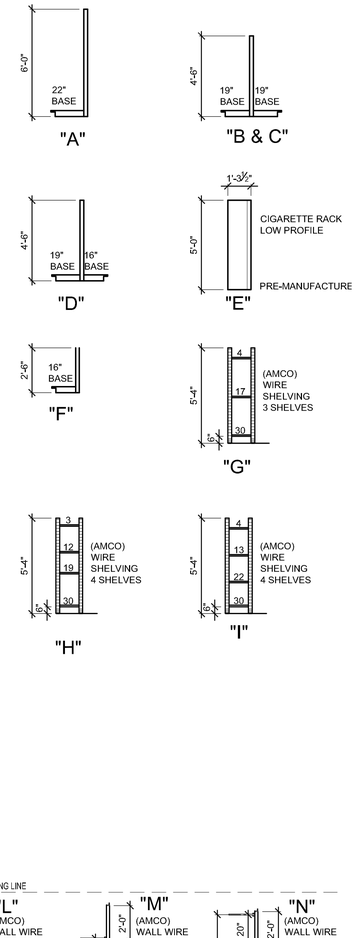


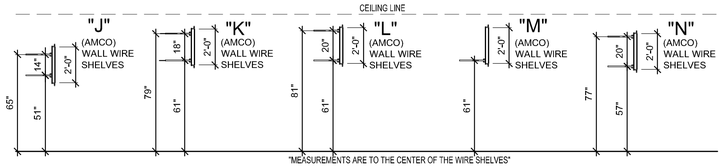
N
PLAN

Equipment and Fixture Floor Plan

1/4" = 1'-0"

0 1' 2' 4' 8'





Equipment Schedule

A - APPLIANCE

NOTE	DESCRIPTION	DETAILS
A.001	SELF-SERVE SANDWICH/PIZZA WARMER	
A.002	COUNTERTOP COOKER/WARMER	
A.003	DELI SANDWICHES - (2) 4'-0" PREP TABLES	WITH SNEEZE GUARDS
A.004	MICROWAVE (BELOW COUNTERTOP)	
A.005	2 SH DOCKING STATION	W/ 2 SERVERS
A.006	CAPPUCCINO	3 & 5 HEAD (3 HEAD ON RIGHT, 5 HEAD ON LEFT)
A.007	SELF-SERVE FOUNTAIN DRINK	10 DISPENSER HEADS
A.008	BAG-IN-BOX W/ CARBONATOR	
A.009	CASH REGISTER #1	
A.009a	CASH REGISTER #2	
A.010	ELECTRIC WASHER UNIT	
A.011	ELECTRIC DRYER UNIT	
A.012	ATM	
A.013	COMMERCIAL COMBINATION OVEN	MOUNT @ 52" A.F.F.
A.014	OPEN TOP COOLER	BORGEN MODEL #DL-100
A.015a	FLAVOR SHOTS	
A.015b	CONDIMENTS	
A.015c	FRESH CREAMER	
A.016	DUAL COFFEE BREWER	W/ 2 SERVERS
A.017	ICE COFFEE	
A.018	CONDIMENT AREA	
A.020	UNDERCOUNTER SAFE	
A.021	FROZEN CARBONATED BEVERAGE FREEZER	# C302 - McCORMACK
A.022	AIR COMPRESSOR BOX	LOCATE AT 4' HEIGHT
A.023	ICE TEA BREWER	MODEL TB3Q WITH TDO-4 DISPENSER
A.024	LOTTO MACHINE	
A.025	SOFT SERVE ICE CREAM MACHINE	
A.026	ICE FOLLET MACHINE	SITS ON RACK ABOVE CEILING
A.027	FOLLETT MANAGER	ON WALL ABOVE DOOR
A.028	SWEET TEA URN	

S - STORAGE (ALL STORAGE SHELVING TO MEET NSF STANDARD #2, "BLUE POLYGARD")

NOTE	DESCRIPTION	DETAILS
S.001	48" x 18" x 64"	G MIN. 6" TO BOTTOM
S.002	48" x 24" x 64"	G MIN. 6" TO BOTTOM
S.003	48" x 24" x 64"	G MIN. 6" TO BOTTOM
S.004	48" x 18" x 8" PLATFORM	
S.005	36" x 18" COAT RACK	
S.006	24" x 24"	G MIN. 6" TO BOTTOM
S.007	48" x 24"x8" PLATFORM	
S.008	48" x 18"x64"	I MIN. 6" TO BOTTOM
S.010	36" x 24" x 64"	

C - CASEWORK

NOTE	DESCRIPTION	DETAILS
C.001	CONDIMENT/COFFEE CASEWORK	5'-9 3/4" W. x 11'-0" L.
C.002	FOUNTAIN DRINKS CASEWORK	3'-6" W. x 14'-7" L.
C.003	SELF-SERVE SANDWICH CASEWORK	3'-0" W. x 19'-0" L.
C.005	TABLE & CHAIRS	
C.016	CASEWORK	"VARIES"
C.017	SLAT WALL	40" L. x 65" H.

M - MERCHANDISING

NOTE	DESCRIPTION	DETAILS
M.001	MUGS	
M.002	3'-0" END CAP	
M.004	16-**16**-15 SHELVING	
M.005	16-**15**-15 SHELVING	
M.006	13 SHELVING	
M.007	SHELVING	
M.008	55" CIGARETTE RACK	168" (14'-0" L.)
M.010	SHELVING	
M.011	16-15 SHELVING	
M.012	SELF SERVE DONUT CASE	SHELF @ 5", 11", 17", 23"
M.013	DRINKING FOUNTAIN	HIGH/LOW TYPE

X - OTHER

NOTE	DESCRIPTION	DETAILS
X.001	TRASH RECEPTICLE	1 SQUARE, 1 RADIUS FRONT
X.002	MICROPHONE	
X.003	CREDIT CARD MACHINE	
X.004	FIRE EXTINGUISHER	32" A.F.F 10 LB. ABC 4-A-80BC
X.004a	FIRE EXTINGUISHER (ILLINOIS ONLY)	32" A.F.F 10 LB. ABC 4-A-80BC
X.005	LOTTO	
X.006	MOP BASIN DO NOT INSTALL UNTIL AFTER CERAMIC FLOOR TILE HAS BEEN INSTALLED.	
X.007	RECESSED PAPER TOWEL DISPENSER AND TRASH RECEPTACLE.	
X.008	BABY CHANGING STATION	HORIZONTAL
X.009	ELECTRIC HAND DRYER	
X.010	DOUBLE TOILET PAPER HOLDER	
X.011	H.C. RESTROOM SIGN @60" TO CENTER & 3" OFF LATCH SIDE OF DOOR	
X.013	STAINLESS STEEL OUTSIDE CORNER	
X.014	AIR COMPRESSOR LOCATED ABOVE WALK-IN COOLER	ON SHELF MOUNTED TO WALL
X.015	NORITZ MODEL #NRC98 TANK LESS WATER HEATER	
X.016	RECIRCULATING PUMP	
X.017	CONTACTOR RELAY BOX & DIGITAL TEMP SENSOR	
X.017	WATER FILTER SYSTEM. MIN. 40" CLEARANCE BELOW TO ALLOW FILTER TO BE REMOVED (FOLLOW MANUF. INSTALLATION INSTRUCTIONS)	
X.018	WATER SOFTENER	
X.019	BRINE TANK	

K - KITCHEN

NOTE	DESCRIPTION	DETAILS
K.001	ICE MACHINE	ON LEGS
K.002	TRAY RACK	ON CASTERS
K.003	MIXER	ON CASTERS
K.004	8'-0" STAINLESS STEEL TABLE	96" x 24" 31" H.
K.005	8'-0" STAINLESS STEEL ISLAND TABLE	OPEN SIDE TOWARD OVENS
K.006	6'-0" STAINLESS STEEL TABLE	72" x 30" x 36" H.
K.007	42" STAINLESS STEEL TABLE	42" x 30" x 31" H.
K.008	PIZZA OVENS	
K.009	TENDERLOIN FRYER	ON LEGS
K.010	4'-6" STAINLESS STEEL TABLE	54" x 26" x 31" H.
K.011	2' STAINLESS STEEL TABLE	24" x 30" x 36" H.
K.012	24" STAINLESS STEEL ROLLER TABLE	ON CASTERS
K.013	DONUT FRYER	ON LEGS
K.014	BREAD OVEN AND PROOFER	6" CLEARANCE REQUIRED
K.015	DOUGH ROLLER	BOLT TO CART
K.016	PIZZA PHONE JACK	MOUNT 60" A.F.F.
K.017	FIRE EXTINGUISHER	MOUNT 25" A.F.F., TYPE "K"
K.018	5'-7" STAINLESS STEEL PREP TABLE	67" x 32" x 31" H.
K.019	3 - COMPARTMENT SINK	W/DUAL DRAIN BOARDS
K.020	15" x 24" WIRE SHELVING BELOW SINK FOR TOXIC CLEANING SUPPLIES.	
K.022	STAINLESS STEEL HAND SINK	WALL HUNG W/SPLASH GUARDS
K.023	VEGETABLE SINK	MOLDED IN 8' STAINLESS STEEL TABLE
K.024	VEG-O-MATIC	SLICER
K.025	BREAD HOLDING CABINET	37 ¾"H x 22 ¾"W x 31 ¼"D ON CASTERS
K.026	STAINLESS STEEL HAND SINK	COUNTER MOUNTED W/SPLASH GUARDS
K.027	EMERGENCY PULL STATION	48" TO CENTER OF SQUARE BOX

BULLETIN BOARD

NOTE	DESCRIPTION	DETAILS	LOCATION
A	36" x 48" VERTICAL	BOTTOM = 50" A.F.F.	BACK RM/SALES
B	18" x 24" GLASS ENCLOSED	PERMIT BULLETIN BOARD, 56" A.F.F.	SALES
C	18" x 24" VERTICAL	BOTTOM = 70" A.F.F.	OFFICE
D	18" x 24" VERTICAL		KITCHEN
E	16" x 48" VERTICAL	BOTTOM = 36" A.F.F.	SALES
F	12" x 36" VERTICAL	BOTTOM = 36" A.F.F.	OFFICE
G	KEY RING SHELF	MOUNT ABOVE LIGHT SWITCH	OFFICE
I	1-47" MONITOR	INSTALLED BY GRAPHICS CONTR.	REFRESH.CTR.
J	3-47" MONITORS	INSTALLED BY GRAPHICS CONTR.	DELI CASE

NOTE:
CONTRACTOR TO ASSEMBLE SHELVES G, H, I, J, K, L & M; MEASUREMENTS ARE TO THE CENTER OF THE WIRE SHELVES

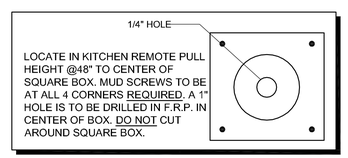
CONTRACTOR TO ASSEMBLE SHELVES G, H, & I; MINIMUM 6" OF CLEARANCE FROM BOTTOM SHELF TO FINISH FLOOR.

ALL STORAGE SHELVING TO MEET NSF STANDARD #2 "BLUE POLYGARD"

2 Shelving Components

1/4" = 1'-0"

Remote Pull Detail (K.027)



RINGDAHL Architects, Inc.
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ph. (320) 763-9368
fax (320) 762-9063

PROJECT #C1417

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12-3-18 DATE | 15891 REG. NO.

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia, 50021 515-965-6100

PROJECT:
"O2" STYLE STORE
FLAT ROOF
(RAMSEY MINNESOTA)

DRAWING INFORMATION:
CONSTRUCTION DIVISION

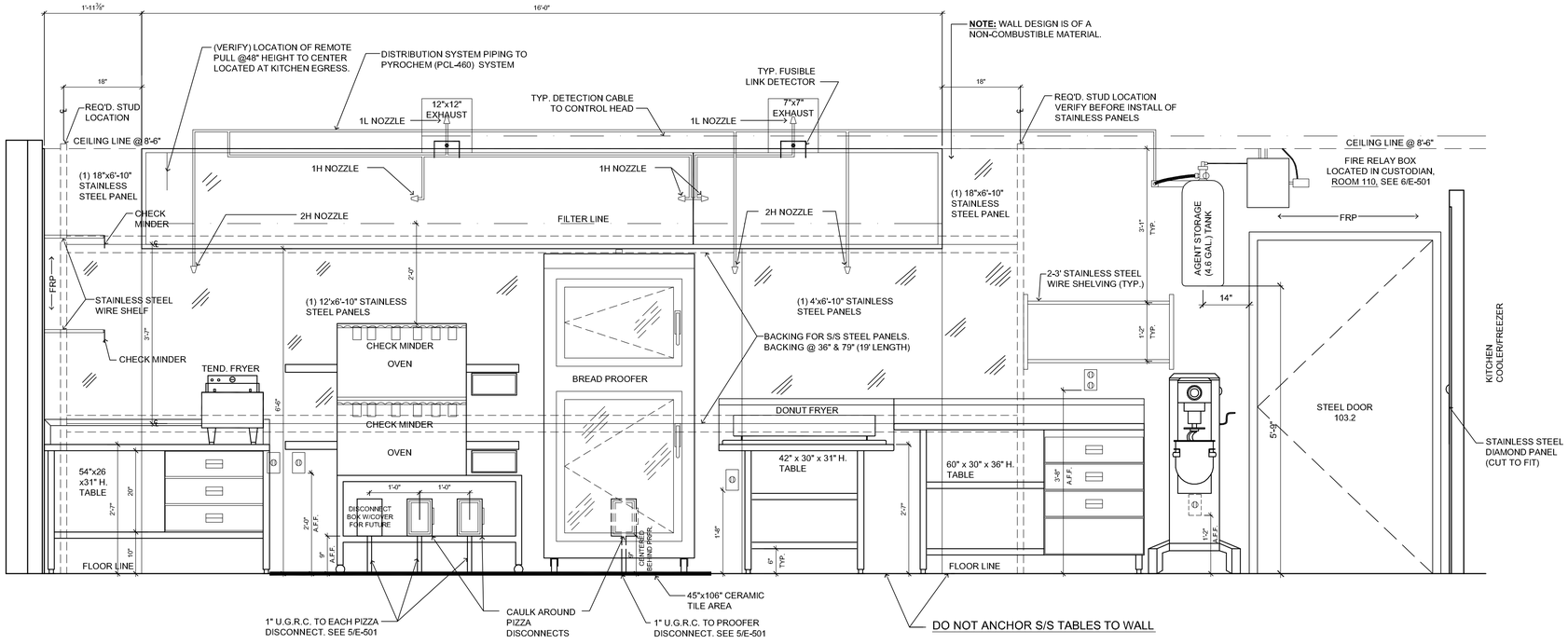
DRAWN BY: DLT | CHECKED BY: PDR

PUBLISHED:

REVISED ON:

DRAWING INFORMATION:
EQUIPMENT PLAN

AQ-101



STAINLESS STEEL SPLIT HOOD: 16'-0" LENGTH x 42" DEPTH x 24" HEIGHT. [18 BLANK-OFF PANEL, EACH END.]

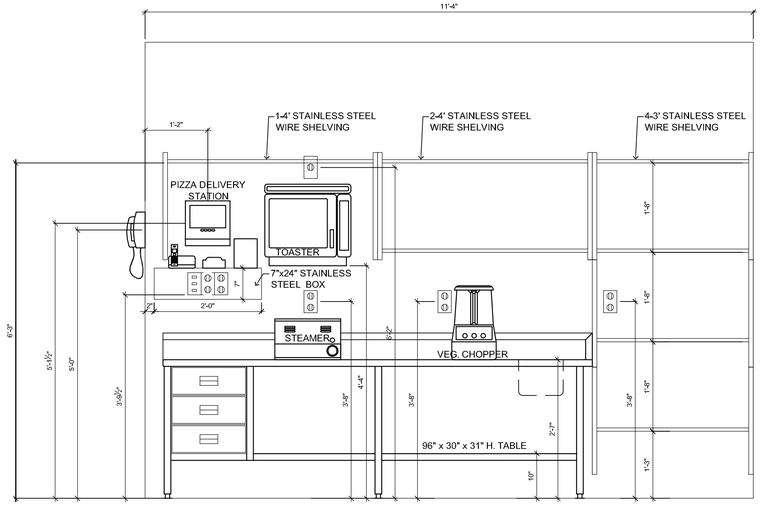
NOTE: ELECTRIC SHUTOFF INSTALLED BY ELECTRICIANS.
4.6 - GALLON EXHAUST FIRE SYSTEM COMPLIANT

1.) MICRO SWITCH PART NUMBER 551154 PROVIDED BY IOWA FIRE EQUIPMENT CO. FOR USE BY ELECTRICAL CONTRACTOR TO FACILITATE ELECTRIC SHUT DOWN OF ALL EQUIPMENT BENEATH THE HOOD ASSEMBLY PER N.F.P.A. 17-A 2002 EDITION. (EXCEPTION OF EXHAUST FANS)!
2.) ALL EXPOSED PIPING WITHIN THE HOOD ASSEMBLY TO BE CHROME SLEEVED WITH CHROME PLATED FITTINGS. ALL PENETRATIONS MADE IN THE HOOD TO BE FITTED WITH A LIQUID TIGHT SEAL OR QUICK SEAL ASSEMBLY.
3.) REMOTE MANUAL RELEASE ASSEMBLY TO BE MOUNTED @48" IN COMPLIANCE WITH N.F.P.A. 17-A 2002 EDITION. OR AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.

CONTRACTOR NOTE:
ROLLER IN KITCHEN IS TO BE BOLTED TO S/S TABLE. SET ROLLER AS FAR BACK AS POSSIBLE AND ANCHOR UP THRU LEGS.

1 Kitchen Wall Elevation

3/4" = 1' - 0"



2 Kitchen Wall Elevation

3/4" = 1' - 0"

RINGDAHL Architects, Inc.
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12-3-14 DATE — 15891 REG. NO.

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

PROJECT: "O2" STYLE STORE FLAT ROOF (RAMSEY MINNESOTA)

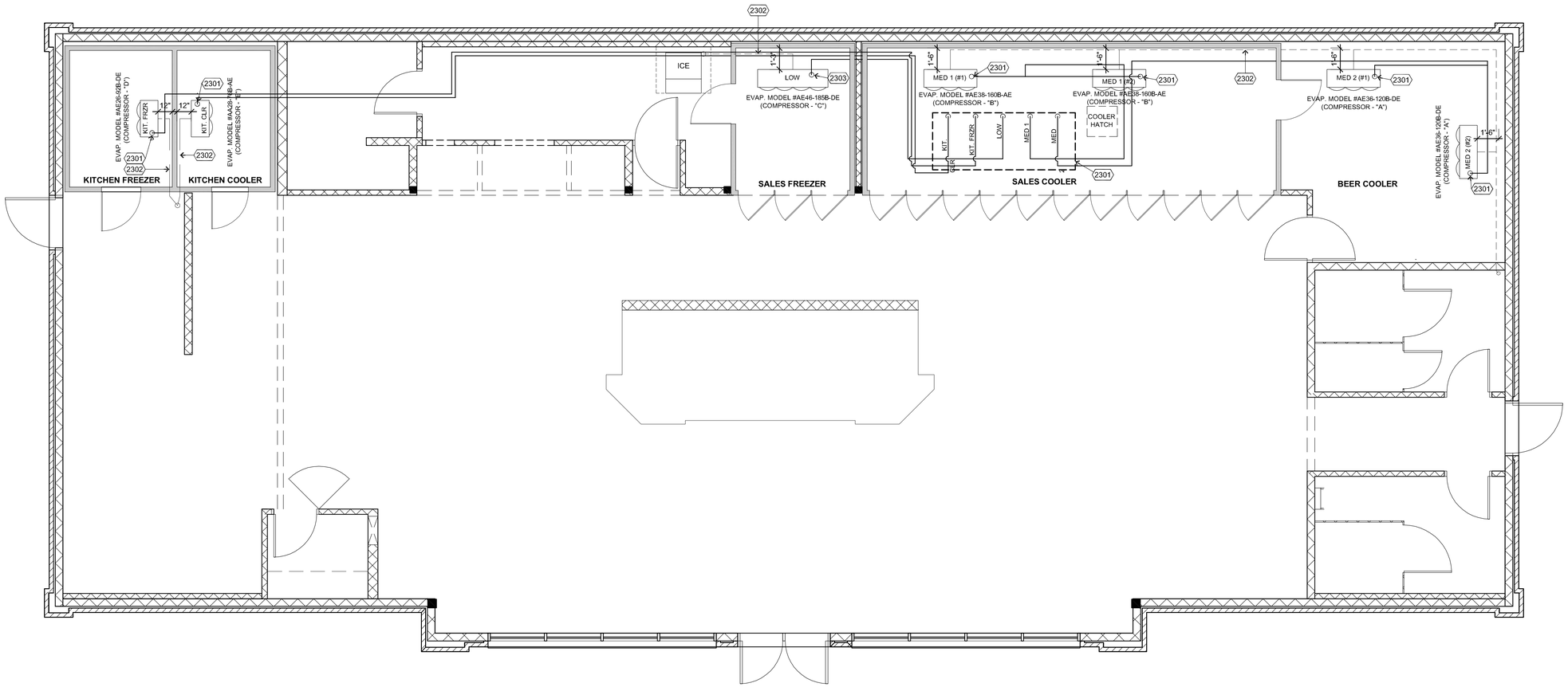
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DRAWN BY: DLT — CHECKED BY: PDR

PUBLISHED: REVISED ON 04-16-14

DRAWING INFORMATION: KITCHEN WALL INTERIOR ELEVATION

AQ-401



N
PLAN

Refrigeration Equipment Plan

1/4" = 1'-0"

0 1' 2' 4' 8'

General Construction Notes

1. COOLER EVAPORATOR COILS TO BE 18" FROM BACK WALL & CENTERED IN COOLER. SALES FREEZER EVAPORATOR COILS TO BE 15" FROM BACK WALL & CENTERED IN FREEZER.
2. ALL SUCTION LINE RISERS REQUIRE OIL TRAP BEFORE VERTICAL RISE.
3. ALL PENETRATIONS THRU COOLER/FREEZERS BOXES TO BE SEALED INSIDE/OUTSIDE AND AIR TIGHT. INSIDE OF CONDUITS TO BE SEALED WITH POLYWATER FST-250 FOAM SEALANT.
4. ALL LOW TEMP EVAPORATOR DRAINS TO HAVE TRAP OUTSIDE OF CABINET, MED TEMP EVAP. DRAIN INSIDE CABINET
5. ALL SUCTION LINES TO BE FULLY INSULATED FROM EVAPORATOR TO COMPRESSOR.
6. DRAIN LINES IN WALLS TO BE INSULATED (NO TRAPS INSIDE INTERIOR WALLS)
7. ALL COPPER PIPING TO BE SECURED BY PROVIDED CLAMP OR HANGER
8. ICE HOUSE (LOW TEMP), SUC. = 7/8" / LIQ. = 1/2"
9. MED. TEMP 1 & 2 (#1 & #2), SUC. = 7/8" / LIQ. = 1/2"
10. KITCHEN FREEZER, SUC. = 7/8" / LIQ. = 1/2"
11. KITCHEN COOLER, SUC. = 7/8" / LIQ. = 1/2" (5/8" RISER)
12. BRASS UNIONS TO BE WITH-IN 6" OF EVAPORATOR PAN
13. KITCHEN COOLER/FREEZER EVAPS 12" CENTERED FROM WALL (SHOWN)
14. REFRIGERATION CONTRACTOR TO INSTALL AIR COMPRESSOR LINE
15. INSTALL 5/8" ACR DRAIN (WITH BALL VALVE) FROM AIR COMPRESSOR ROUTED TO FLOOR DRAIN
16. ALL ROOF PENETRATIONS TO MATCH PIPING CURB OPENING
17. PIPING CURBS TO BE SEALED WATER TIGHT
18. ALL PENETRATIONS THRU PIPING CURBS TO BE SEALED WATER TIGHT
19. ALL CONDENSATION DRAIN LINES TO BE 7/8" ACR PIPE OR EQUAL
20. ICE MACHINE CONDENSER LINES 1/2" ACR - 3/8" ACR.
21. ALL RTU CONDENSATE DRAINS TO BE 1" PVC RAN TO RAIN GUTTERS BY PLUMBING CONTRACTOR.

Keyed Construction Notes

DIVISION 23 - HVAC

(2301) COMPRESER EQUIPMENT RACK LOCATED UNDER ROOF TRUSSES

(2302) ROUTE CONDENSATE LINES TO FLOOR DRAINS, RE: PLUMBING DRAWINGS

(2303) OIL TRAP ON ALL SUCTION RISERS

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PROJECT #C1417

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PROJECT:
"O2" STYLE STORE
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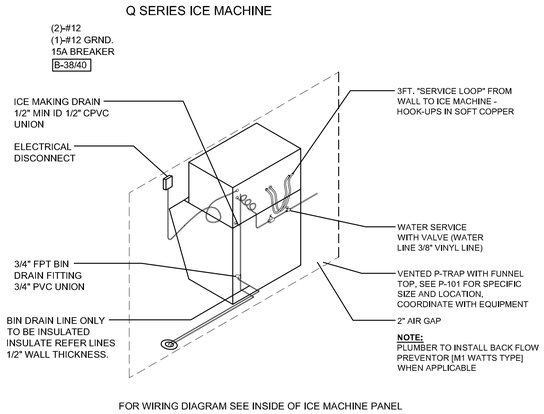
DRAWING INFORMATION:
REFRIGERATION EQUIPMENT PLAN

DRAWING INFORMATION:
CONSTRUCTION DIVISION

DRAWN BY: JACOB CLARK

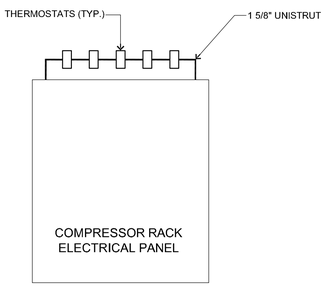
CHECKED BY: TOM GRUBER

QR-101



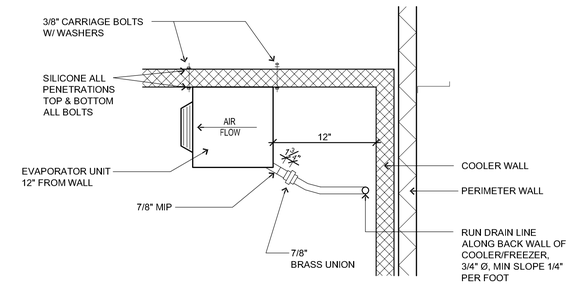
5 Ice Maker Installation Detail

Isometric Diagram - Not To Scale



6 REFRIGERATION THERMOSTAT DETAIL

NO SCALE



7 EVAPORATOR DETAIL KITCHEN FREEZER

3/4" = 1'-0"

General Notes

SALES COOLER

OPERATING TEMPERATURE:
#1 34°F - #2 34°F 2nd STAGE
NORMAL OPERATING PRESSURES:
SUCTION PRESSURE 60#
DISCHARGE 250#
SUPERHEAT 8° - 10° F
COMPRESSOR SUPERHEAT 10° - 12° F
DEFROST SETTINGS:
6 a.m. 12 a.m. 6 p.m. 12 p.m.
30 MINUTES TERMINATION
PARAGON TIMER:
8141-20
REFRIGERANT CHARGE:
R-404a
38#
DUAL PRESSURE CONTROL SETTINGS:
20# CUT-OUT 50# CUT-IN
350# HIGH PRESSURE CUT-OUT
OIL CHARGE:
POLYOL ESTER OIL
64 OZ. FACTORY CHARGE

SALES FREEZER SYSTEM: LOW TEMP #1

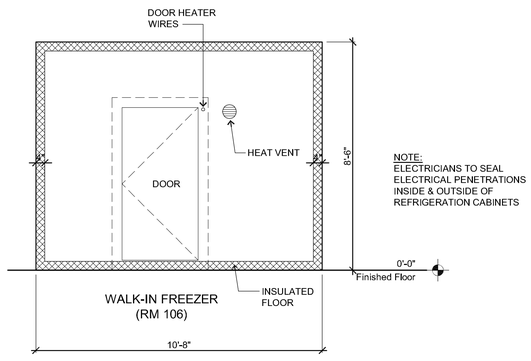
OPERATING TEMPERATURE:
10°F
NORMAL OPERATING PRESSURES:
SUCTION PRESSURE 21#
DISCHARGE 204# OUTDOOR
SUPERHEAT 7° - 8° F
COMPRESSOR SUPERHEAT 12° - 14° F
DEFROST SETTINGS:
6 a.m. 12 a.m. 6 p.m. 12 p.m.
30 MINUTES TERMINATION
REFRIGERANT CHARGE:
R-404a
33.5#
DUAL PRESSURE CONTROL SETTINGS:
5# CUT-OUT 20# CUT-IN
350# HIGH PRESSURE CUT-OUT
OIL CHARGE:
POLYOL ESTER OIL
64 OZ. FACTORY CHARGE

KITCHEN FREEZER SYSTEM: LOW TEMP #2

OPERATING TEMPERATURE:
0° F
NORMAL OPERATING PRESSURES:
SUCTION PRESSURE 21#
DISCHARGE PRESSURE 204# AT 70° F OUTDOOR AMBIENT
SUPERHEAT 7° - 8° F
COMPRESSOR SUPERHEAT 12° - 14° F
DEFROST SETTINGS:
6 a.m. 12 a.m. 6 p.m. 12 p.m.
30 MINUTE TERMINATION
REFRIGERANT CHARGE:
R-404a
30#
DUAL PRESSURE CONTROL SETTINGS:
5# CUT-OUT 20# CUT-IN
350# HIGH PRESSURE CUT-OUT
OIL CHARGE:
POLYOL ESTER OIL
50 OZ. FACTORY CHARGE

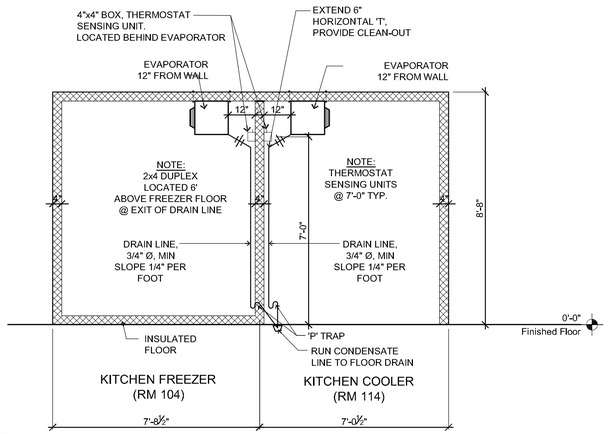
KITCHEN COOLER SYSTEM: LOW TEMP #3

OPERATING TEMPERATURE:
34° F
NORMAL OPERATING PRESSURES:
SUCTION PRESSURE 21#
DISCHARGE PRESSURE 204# AT 70° F OUTDOOR AMBIENT
SUPERHEAT 7° - 8° F
COMPRESSOR SUPERHEAT 12° - 14° F
DEFROST SETTINGS:
6 a.m. 12 a.m. 6 p.m. 12 p.m.
30 MINUTE TERMINATION
REFRIGERANT CHARGE:
R-404a
28#
DUAL PRESSURE CONTROL SETTINGS:
20# CUT-OUT 50# CUT-IN
350# HIGH PRESSURE CUT-OUT
OIL CHARGE:
POLYOL ESTER OIL
24 OZ. FACTORY CHARGE



2 END ELEVATION

3/8" = 1'-0"



3 INT ELEV @ KITCHEN FREEZER & COOLER

3/8" = 1'-0"

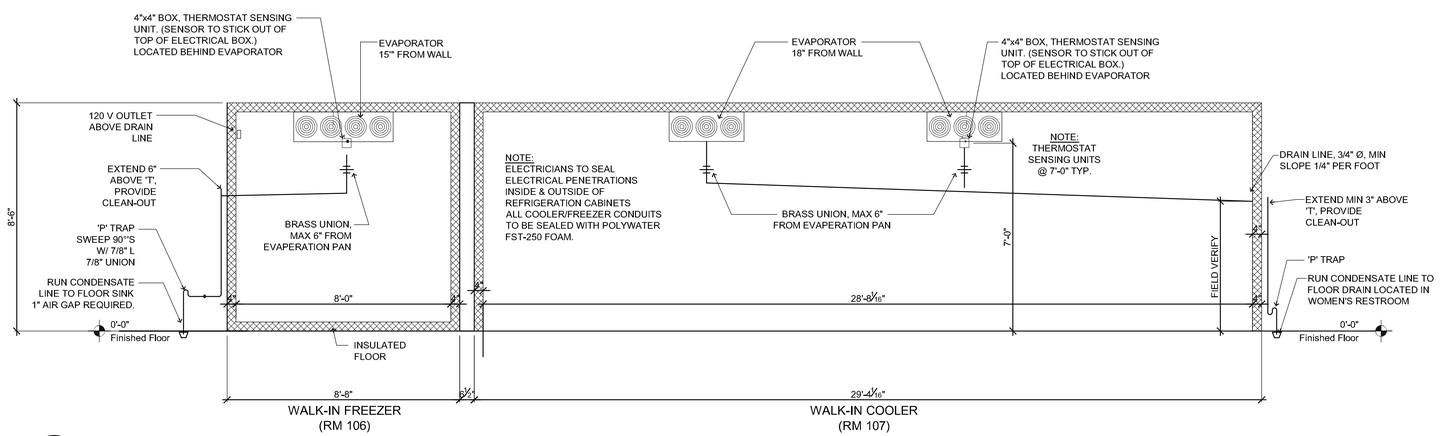
COMPRESSOR DESIGNATIONS

A - BEER COOLER	MODEL: ZS30K4E-TF5-250	31,200 BTU's @ 22 deg.evap
B - SALES COOLER	MODEL: ZS30K4E-TF5-250	32,500 BTU's @ 24 deg.evap
C - SALES FREEZER	MODEL: ZF15K4E-TF5-256	15,100 BTU's @ -22 deg.evap
D - KITCHEN FREEZER	MODEL: ZF08K4E-TF5-236	10,200 BTU's @-10 deg.evap
E - KITCHEN COOLER	MODEL: RS70C1E-TFC-201	7,680 BTU's @ 25 deg.evap

4 COMPRESSOR RACK DETAIL

3/8" = 1'-0"

NOTE: SALES FREEZER EVAPORATOR TO BE 15" FROM WALL
EVAPORATORS IN SALES COOLER AND BEER COOLER TO BE 18" FROM WALL



1 INTERIOR ELEVATION @ WALK-IN COOLER / FREEZER

3/8" = 1'-0"

INSIDE OF ALL COOLER/FREEZER CONDUITS
TO BE SEALED WITH POLYWATER FST-250
FOAM

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PROJECT #C1417

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

PROJECT:
"O2" STYLE STORE
FLAT ROOF
(RAMSEY MINNESOTA)

PUBLISHED:

REVISED ON:

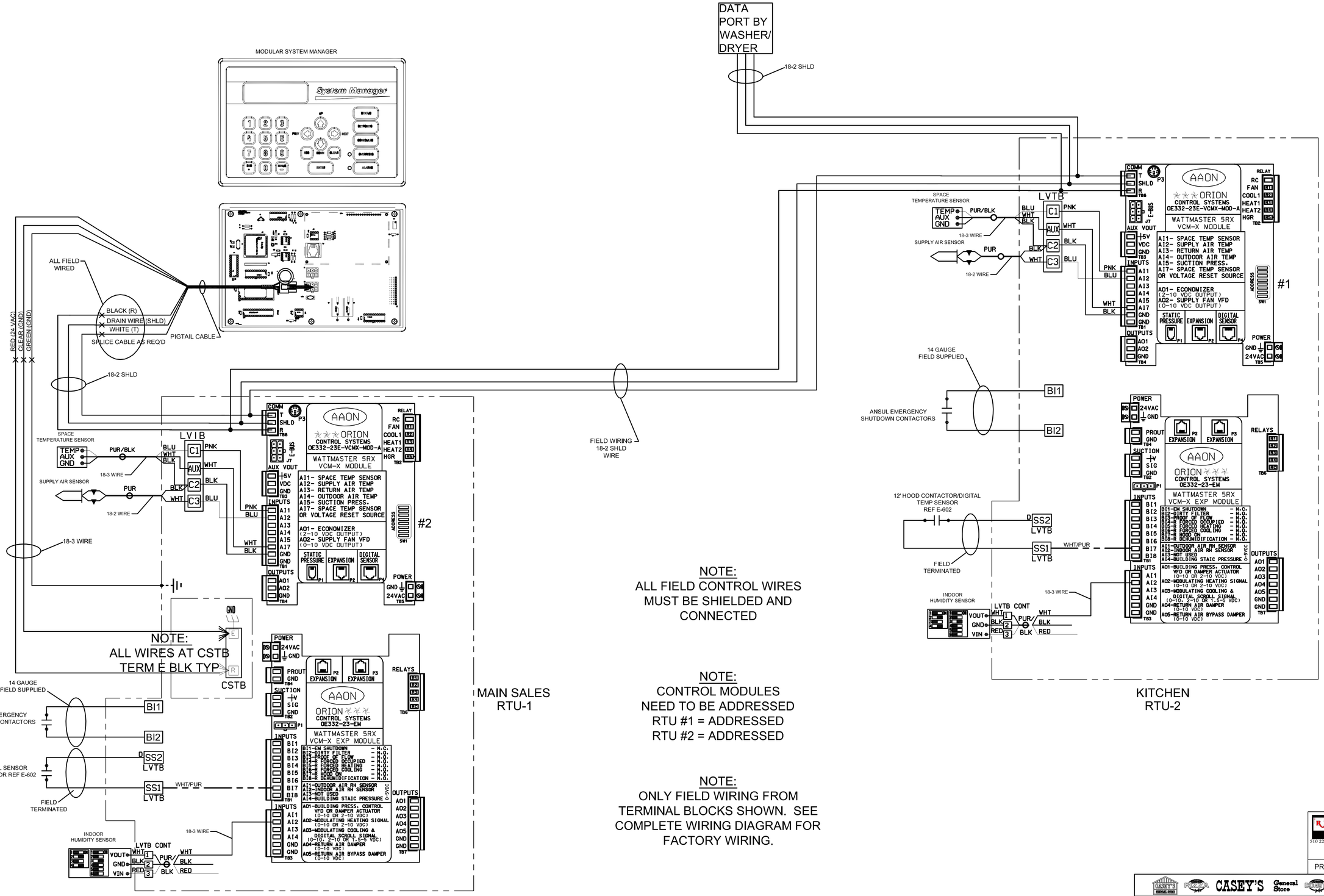
DRAWING INFORMATION:
COOLER/FREEZER
REFRIGERATION
DETAILS

DESIGNED BY:
CONSTRUCTION DIVISION

DRAWN BY:
JACOB CLARK

CHECKED BY:
TOM GRUBER

QR-401



1 AAON RTU Wiring Schematic

Isometric Diagram - Not To Scale

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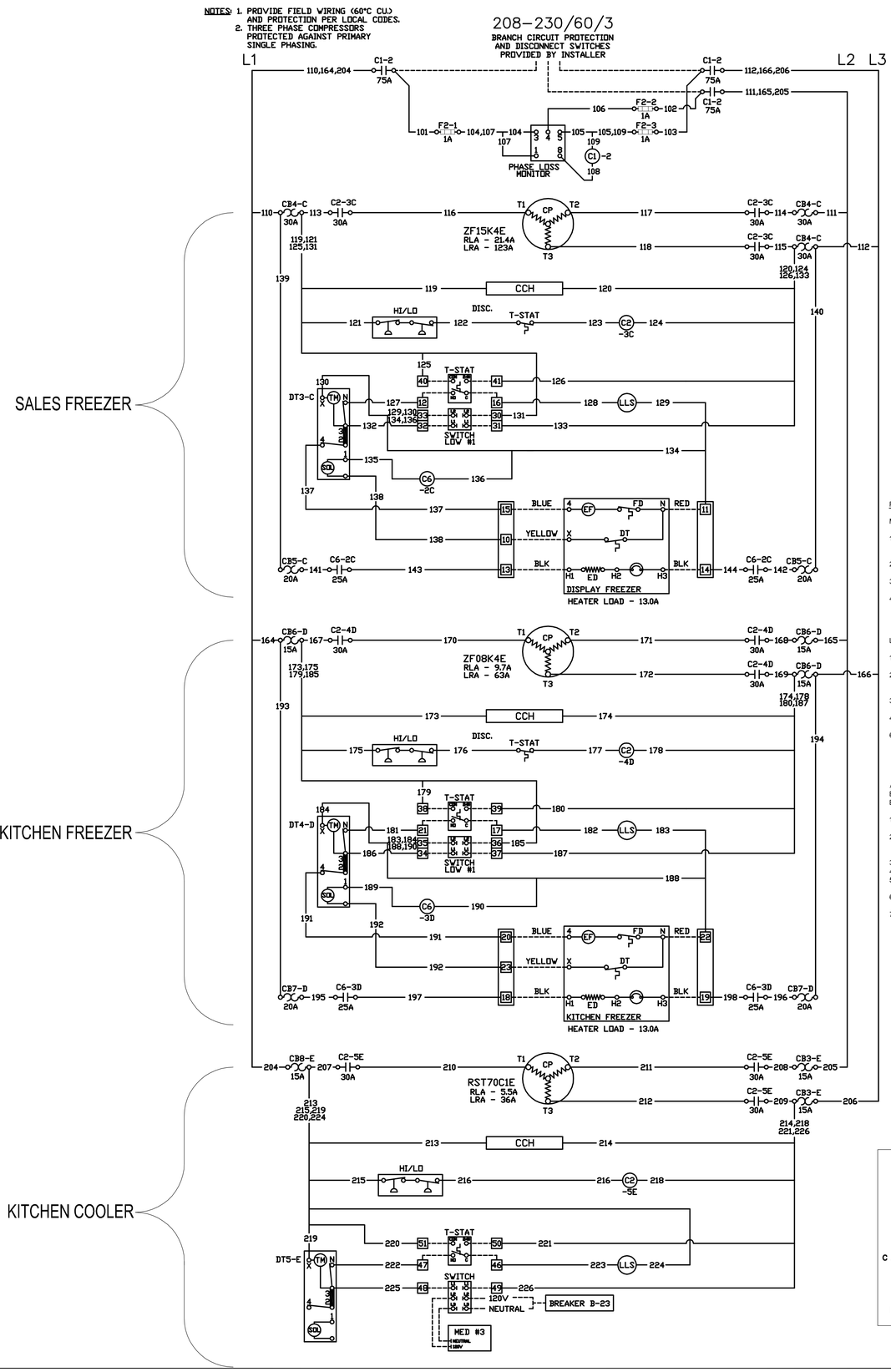
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CONSTRUCTION DIVISION

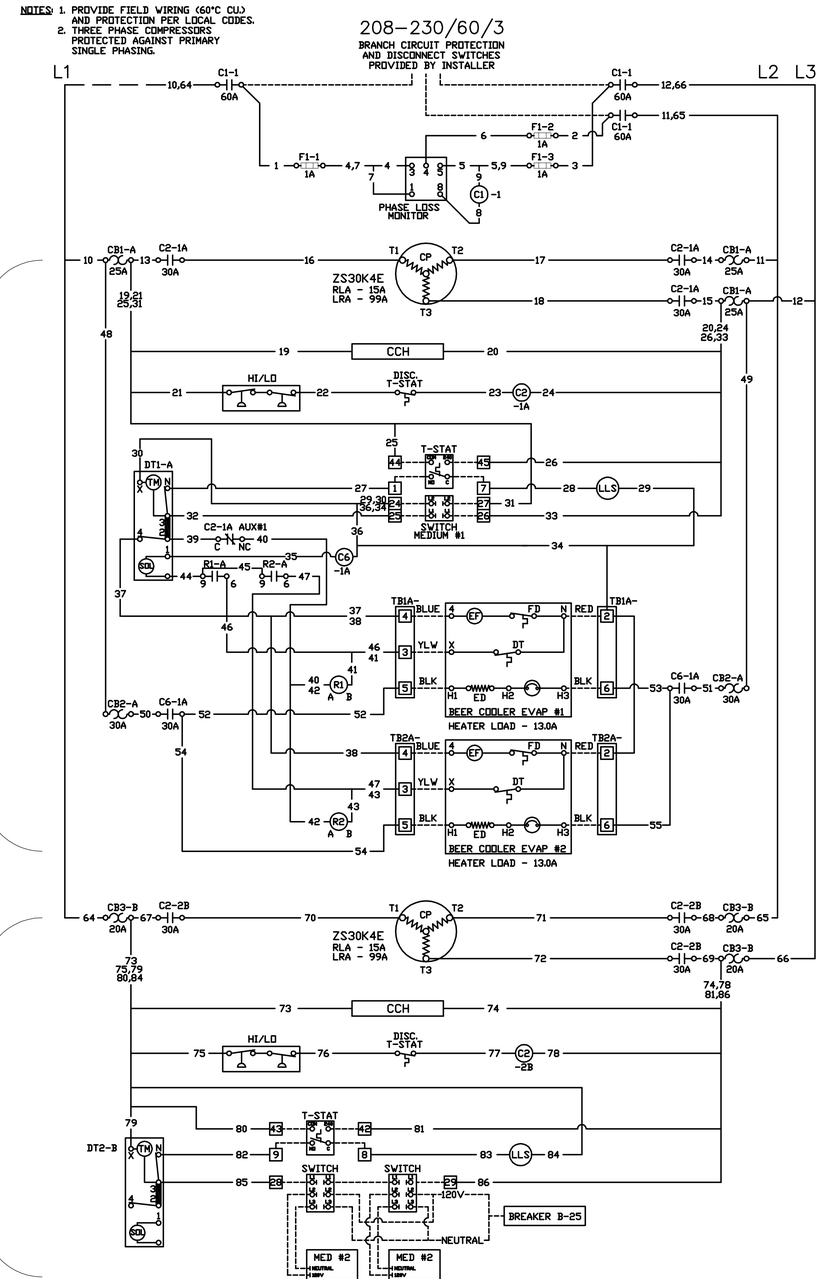
DRAWN BY: JACOB CLARK
CHECKED BY: TOM GRUBER

PUBLISHED:
REVISED ON:

DRAWING INFORMATION:
COMFORT COOLING WIRING

QR-601





REFRIGERATION SYSTEM WIRING NOTES:

MEDIUM TEMPERATURE SYSTEMS:

1 EACH MEDIUM TEMPERATURE COMPRESSOR IS AN INDEPENDENT SYSTEM. A TEMPERATURE CONTROL IS PROVIDED FOR EACH SYSTEM BY CASEY'S.
2 THE EVAPORATOR FANS FOR THE MEDIUM SYSTEM ARE TO OPERATE CONTINUOUSLY. (BREAKER B-25).
3 COOLER GLASS DOORS LIGHTS ARE TO OPERATE CONTINUOUSLY. (BREAKER B-29).
4 THERMOSTAT LOCATION AND INSTALLATION DIMENSIONS, ARE LOCATED ON PAGE QR-401.

LOW TEMPERATURE AND KITCHEN FREEZER SYSTEMS:

1 EACH LOW TEMPERATURE COMPRESSOR IS AN INDEPENDENT SYSTEM, A TEMPERATURE CONTROL IS PROVIDED FOR EACH SYSTEM BY CASEY'S.
2 WIRING CONNECTIONS FROM THE COMPRESSOR RACK CONTROL PANEL TO EACH LOW TEMPERATURE EVAPORATOR ARE MADE BY THE ELECTRICAL CONTRACTOR.
3 SALES FREEZER GLASS DOORS LIGHTS ARE TO OPERATE CONTINUOUSLY. (BREAKER B-27).
4 THERMOSTAT LOCATION AND INSTALLATION DIMENSIONS, ARE LOCATED ON PAGE QR-401.
6 SERVICE LIGHTS FOR THE COOLER/LOW TEMP. CABINET ARE ON (BREAKER B-35) AND THE KITCHEN FREEZER IS (BREAKER B-33).

ALL WIRING CONNECTIONS TO EQUIPMENT ARE TO BE TERMINATED BY ELECTRICAL CONTRACTOR! ALL FACTORY WIRING CONNECTIONS ARE TO BE CHECKED BY ELECTRICAL CONTRACTOR.

1 ALL FIELD WIRES MUST BE NUMBERED AS SHOWN, ON BOTH ENDS OF EACH WIRE.
2 ALL ELECTRICAL PENETRATIONS INTO COOLER OR FREEZERS, MUST BE SEALED AIR TIGHT INSIDE CONDUIT WITH POLYWATER FST-250 FOAM SEALANT AND OUTSIDE CONDUIT WITH SILICONE.
3 DISCONNECT MOUNTED ON SIDE OF CONDENSING UNIT.
4 MAKE SURE ALL ROOF DISCONNECTS ARE OFF!
5 MARK ALL WILD LEGS INSIDE ELECTRIC PANELS,DISCONNECTS, AND LINE SIDE OF CONTACTORS WITH ORANGE TAPE.
6 DISCONNECT SWITCHES FOR THE SALES FREEZER AND KITCHEN FREEZER SHALL BE WIRED WITH 4 DIFFERENT COLORED WIRES.
7 ALL DEFROST HEATER WIRES SHALL #12 STRANDED.

1 Refrigeration Wiring Schematic -

Diagram - Not To Scale

DTFD – DEFROST TERMINATION/ FAN DELAY SWITCH

Fixed Type – Therm–O–Disc: BRN, BLK, RED

Adjustable Type – Penn: BLUE, RED, WHITE

Adjustable Type – Ranco: 1, 2, 3

ABBREVIATIONS			
C	CONTACTOR	EF	EVAPORATOR FAN(S)
CAP	FAN MOTOR CAPACITOR	F	FUSE
CB	CIRCUIT BREAKER	FCP	FAN CONTROL PRESSURE
C AUX.	AUXILIARY CONTACTOR SWITCH	FCT	FAN CONTROL TEMPERATURE
CCH	CHANKCASE HEATER	FDS	FUSED DISCONNECT SWITCH
CF	CONDENSER FAN	HF	COMPRESSOR HEAD FAN
CP	COMPRESSOR	HGS	HOT GAS SOLENOID
DCM	DEMAND COOLING MODULE	HI/LO	HIGH/LOW PRESSURE CONTROL
DT	DEFROST TIMER	IV	DEMAND COOLING INJECTION VALVE
DTFD	AS NOTED	LLS	LIQUID LINE SOLENOID
ED	ELECTRIC DEFROST	MP	COMPRESSOR MODULE POWER
		OF	OIL FAILURE CONTROL
		PDS	PUMP DOWN SWITCH
		PTB	POWER TERMINAL BLOCK
		R	RELAY
		RH	RECEIVER HEATER
		RPC	RECEIVER PRESSURE CONTROL
		RSPC	RUSS–SAVER PRESSURE SWITCH
		SOL	TIMER RESET SOLENOID
		TB	TERMINAL BLOCK/BOARD
		TD	TIME DELAY RELAY
		TM	TIMER MOTOR
		TS	TOGGLE SWITCH
		US	UNLOAD SOLENOID
		V	SOLENOID VALVE

FACTORY WIRE
FIELD WIRE

DRAWING NUMBER: 126170 & 126170

DRAWN BY:	REV	DATE:
SS	1	12/12/12

DESCRIPTION: WIRE DIAGRAM 208–230/60/3 CASEY'S GENERAL STORE MEDIUM TEMP

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PROJECT #C1417

CASEY'S General Store

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia, 50021 515-965-6100

PROJECT: "O2" STYLE STORE FLAT ROOF (RAMSEY MINNESOTA)

DRAWING INFORMATION: CONSTRUCTION DIVISION

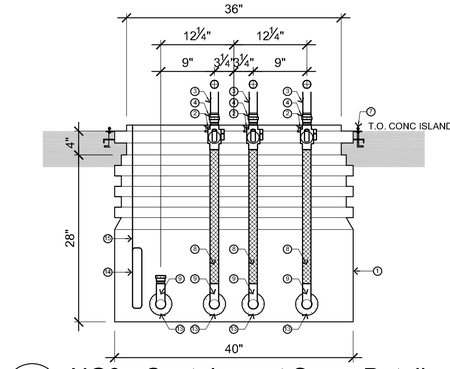
DRAWN BY: JACOB CLARK | CHECKED BY: TOM GRUBER

PUBLISHED:

REVISED ONE

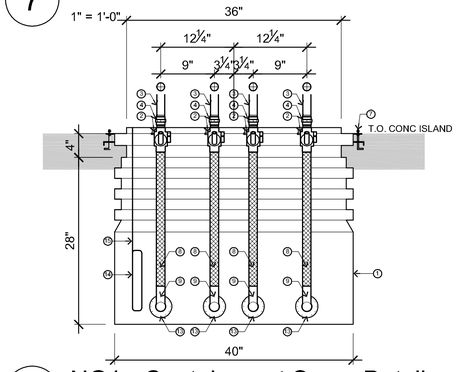
DRAWING INFORMATION: REFRIGERATION WIRING SCHEMATIC MED - TEMP

QR-602



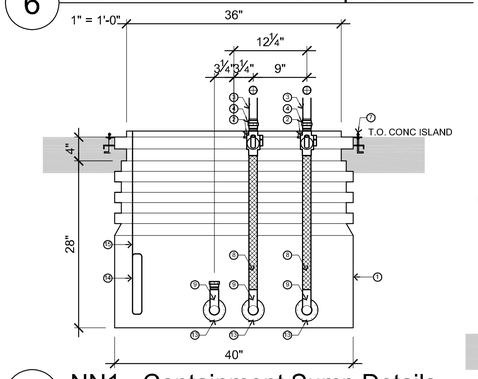
7 NG0 - Containment Sump Details

1" = 1'-0"



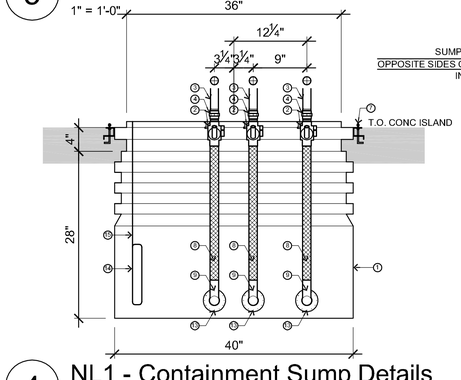
6 NG1 - Containment Sump Details

1" = 1'-0"



5 NN1 - Containment Sump Details

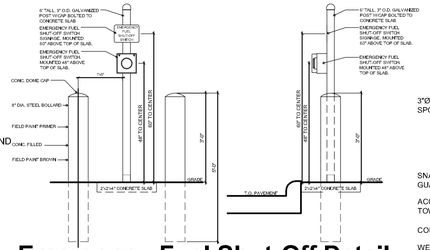
1" = 1'-0"



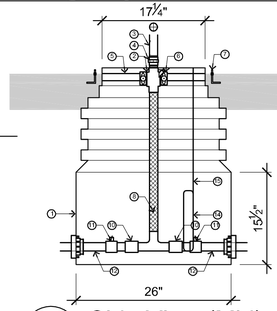
4 NL1 - Containment Sump Details

1" = 1'-0"

NOTE: DOUBLE WALL FLEX PRODUCT PIPING

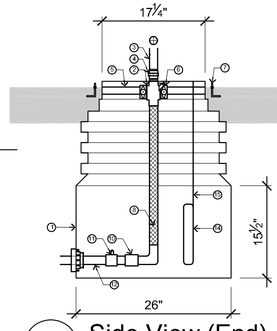


Emergency Fuel Shut-Off Detail



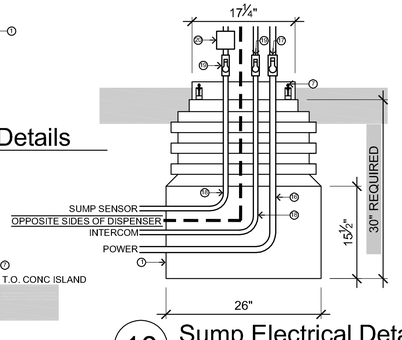
8 Side View (Mid)

1" = 1'-0"



9 Side View (End)

1" = 1'-0"

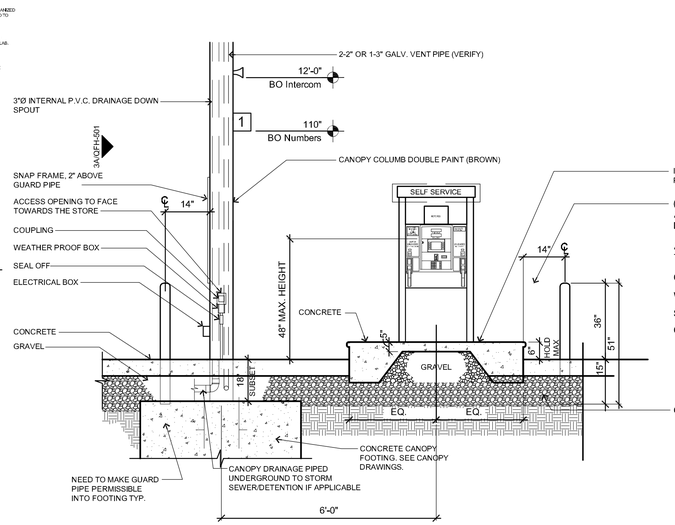


10 Sump Electrical Detail

1" = 1'-0"

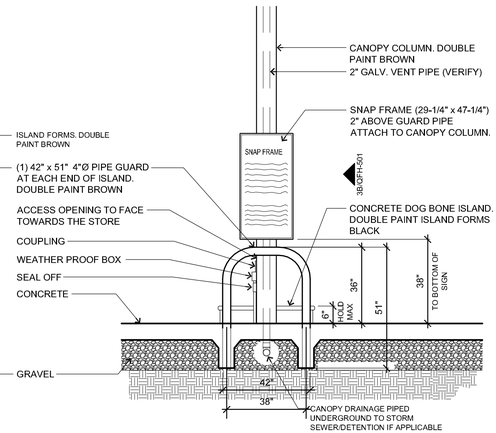
General Sump Notes:

1 VERTICAL SEAL-OFF IS TO BE INSTALLED 30" FROM THE TOP OF THE SEAL-OFF TO THE BOTTOM OF THE PUMP BOX. REQUIRED.
2 ALL A-SIDES ARE TOWARDS THE STORE #1 TANK PIPING IS ALWAYS TO THE RIGHT
3 FOLLOW MANUFACTURERS INSTRUCTIONS, SPECIFICATIONS.
5 PIPE ALL PRODUCTS THROUGH ALL SUMPS. PLUG TEE'S AT ISLANDS THAT DO NOT USE ALL PRODUCTS
6 RIGID CONDUITS TO BE RUN ON OUTSIDE OF PUMP BOX, DO NOT PENETRATE PUMP BOX WITH CONDUIT
7 LOW OCTANE PRODUCT TOWARDS THE STORE, LOW OCTANE PRODUCT IS ALWAYS TO THE RIGHT
8 CONTRACTOR TO NOTE PIPING LINE LENGTH FOR VEDER-ROOT PROGRAMING



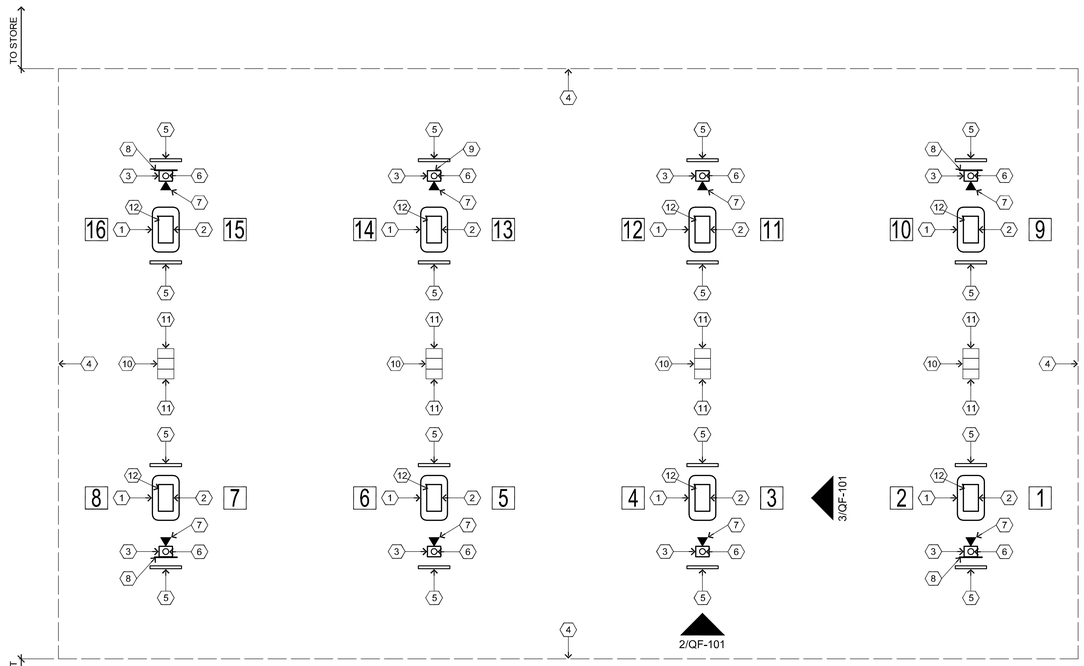
3 Fuel Island Front Elevation/Section

1/2" = 1'-0"



2 Fuel Island End Elevation

1/2" = 1'-0"



1 Fuel Island Plan - 8 Island, 8 Dispenser DOUBLE STACKED, HEAD-IN Layout

1/8" = 1'-0"

Keyed Plan Notes

1. **FUEL ISLANDS**: 3' x 5' PRE-MANUFACTURED FORMS TO BE FILLED W/ CONC
2. **FUEL DISPENSERS**: SUPPLIED BY OWNER
3. **CANOPY COLUMN**: SUPPLIED BY CANOPY MFG.
4. **EDGE OF CANOPY**: ABOVE
5. **STEEL GUARD PIPE**: SET INTO CONC SLAB AS INDICATED IN DETAIL ELEVATIONS (*2 PER ISLAND*)
6. **INTERNAL DOWNSPOUTS**: ROUTE THROUGH COLUMNS AND UNDERGROUND TO STORM SEWER OR DETENTION IF APPLICABLE
7. **INTERCOM SPEAKER**: MOUNT TO COLUMN @ 12' FROM BOTTOM OF SPEAKER TO PAVING
8. **SNAP FRAME SIGNS**: MOUNT TO COLUMNS 2" ABOVE GUARD PIPE
9. **ELECTRICAL:** WATERPROOF HOUSING W/ LOCKABLE COVER, MOUNTED ON COLUMN FACING STORE, AS SHOWN
10. **TRASH CAN**: CENTER BETWEEN COLUMNS
11. **WASH BUCKETS**: PLACED ON EACH END OF TRASH CAN

General Plan Notes:

1. THIS PLAN LAYOUT PROVIDES GENERAL REFERENCE AND RELATIONAL INFORMATION PERTAINING TO THE FUEL PUMP ISLANDS AND CANOPY
2. FOR LOCATING THESE FACILITIES ON THE SITE REFER TO THE SITE PLAN DRAWINGS CONTAINED IN THIS SET OF DOCUMENTS,
3. FOR EXACT DESIGN AND LAYOUT OF CANOPY REFER TO SHOP DRAWINGS PROVIDED BY CANOPY MANUFACTURER,
4. FOR ADDITIONAL SPECIFICATION INFORMATION REGARDING ACCESSORY ELEMENTS REFER TO THE CASEY'S SPECIFICATION MANUAL

General Notes

1. REFER TO ALL DETAIL PAGES REFERENCED ON THIS PLAN
2. FOR RELATED INFORMATION SEE THE FOLLOWING SHEETS:
   C-SHEETS FOR SITE CIVIL INFORMATION
   AL-SHEETS SITE LAYOUT AND LOCATION OF PUMPS / STORAGE TANKS

Keyed Construction Notes

1. CONTRACTOR TO CLEAN & PAINT 2 COATS (BROWN) ON ISLAND FORMS, GUARD PIPES, DOWN SPOUTS AND CANOPY COLUMNS. CONTRACTOR TO INSTALL WASH BUCKETS TO CANOPY COLUMNS. CAUTION COLUMN MAY CONTAIN VENT PIPES FROM U.G.S.T. CONTRACTOR IS TO INSTALL INTERCOM SYSTEM. LOCATE SPEAKERS @ 12' HEIGHT.
2. SNAP FRAME BRACKET KITS WILL BE SUPPLIED BY OWNER (IF APPLICABLE).
3. CONTRACTOR TO INSTALL PETROLEUM EQUIPMENT AS LISTED: SHORT HOSE, THENCE BREAKAWAY, THENCE LONG HOSE, THENCE SWIVEL, THENCE NOZZLE.
4. VERIFY QUANTITY OF ITEMS PER SITE.
5. CONTRACTOR IS TO REFER TO THE ARNING CANOPY PLANS FOR MORE INFORMATION.
6. SHEAR POINT OF OPW 10-RFP (#30) VALVES TO BE FLUSH W/TOP OF FINISHED ISLAND.
7. 250# LB. UNIONS REQUIRED AT DISPENSERS AND SUBMERSIBLES.
8. SLOPE ALL PIPING BACK TO TANK 1/8" PER FOOT MIN.
9. AIR & SOAP TEST ALL PRIMARY PRODUCT PIPING, MIN. 12 HR. AFTER INSTALLATION HAS BEEN COMPLETED AT 60 P.S.I. (RECOMMEND LEAVING SOME PRESSURE ON DURING CONST.)
10. HYDROSTATIC LIQUID TESTING REQUIRED ON PUMP BOXES AND TURBINE ENCLOSURES.
11. AIR & SOAP TEST ALL VENT PIPING, MIN. 12 HR. AFTER INSTALLATION HAS BEEN COMPLETED AT 5 P.S.I. (PRECAUTION IF NOT ISOLATING LINE FROM TANK.)
12. 18" MIN. BURIAL BETWEEN PIPING AND FINISHED SURFACE.
13. TANKS W/PRODUCT TO HAVE MONITORING AND LOGGING OF LEVELS THROUGHOUT CONSTRUCTION.
14. GALV. VENT PIPES UP THROUGH SEPARATE CANOPY COLUMN (VERIFY) 5' ABOVE CANOPY DECK W/90° GALVANIZED ELBOW AND FLEX AT FOOTING.

*20,000 GALLON TANK: 3" VENT IN ONE COLUMN
*12,000 & 8,000 GALLON TANKS: 2" VENT EACH BOTH IN 1 COLUMN.
IF APPLICABLE:
*14,000 & 6,000 GALLON TANKS: 2" VENT EACH BOTH IN 1 COLUMN.

15. APPLY SIKAGARD 62 PROTECTIVE COATING ON ALL EXPOSED METAL IN CONJUNCTION W/PETROLEUM, (TANKS, PIPING, RISER PIPES, PUMP BOXES, ETC.) UNDERGROUND.
16. FOLLOW ALL MANUFACTURER SPECIFICATIONS.
17. AIR & SOAP TEST TANKS PER MANUFACTERER'S SPECIFICATIONS BEFORE INSTALLATION.
18. FINAL TIGHTNESS TESTING REQUIRED ON TANKS & PIPING (PERFORMED BY 3RD PARTY).
19. TURBINE ENCLOSURE & PUMP BOXES, TO BE CLEANED & DRIED PRIOR TO FINAL INSPECTION.

KEYNOTES	
1	DISPENSER CONTAINMENT SUMP
2	OPW #10 RFP 1-1/2" SHEAR VALVE
3	11" RISER PIPE
4	1 1/2" UNION 250#
5	STABILIZER BAR
6	MOUNTING PLATE
7	DISPENSER ANCHOR BOLT
8	FLEX CONNECTOR
9	2" GALV. 90° ELBOW
10	APT MALE SWIVEL FITTING
11	REMOVABLE APT SECONDARY TEST BOOT
12	1 3/4" APT FLEXIBLE DOUBLEWALL PIPE
13	APT 1 3/4" RIGID ENTRY BOOT
14	VR SUMP SENSOR
15	VR SUMP SENSOR MOUNTING BRACKET
16	1" RIGID CONDUIT
17	1" SEAL-OFF
18	3/4" RIGID CONDUIT
19	3/4" SEAL-OFF
20	3/4" EXPLOSION PROOF JUNCTION BOX

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PROJECT #C1417

CASEY'S CONSTRUCTION DIVISION
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PROJECT:
"O2" STYLE STORE
FLAT ROOF
(RAMSEY MINNESOTA)

DRAWING INFORMATION
CONSTRUCTION DIVISION

DRAWN BY: JACOB CLARK
CHECKED BY: TOM GRUBER

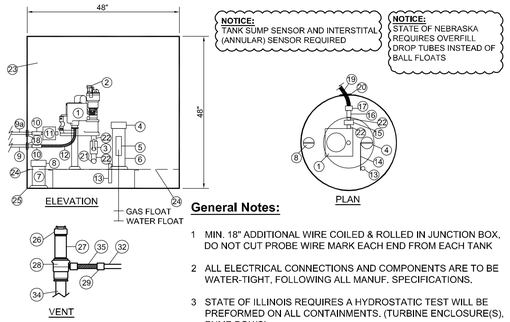
PUBLISHED:
REVISED ON:

DRAWING INFORMATION:
FUEL PUMP ISLAND PLAN & DETAILS

QF-101

Fuel System Symbols

- WHITE / WHITE — 87 UNLEADED NO ETHANOL (ALL WHITE)
- WHITE / BLUE / WHITE — 87 UNLEADED WITH ETHANOL (WHITE WITH BLUE CROSS)
- BLUE — 89 UNLEADED WITH ETHANOL (ALL BLUE)
- RED — 91 PREMIUM NO ETHANOL (ALL RED)
- RED / WHITE / RED — 91 PREMIUM WITH ETHANOL (RED WITH WHITE CROSS)
- GREEN — #2 DIESEL (ALL GREEN)
- GREEN / BLUE / GREEN — #2 DIESEL WITH BIO (GREEN WITH BLUE CROSS)
- GREEN / RED / GREEN — #2 DIESEL RED DYE (GREEN WITH RED CROSS)
- GREEN / YELLOW / GREEN — #2 PREMIUM DIESEL (GREEN WITH YELLOW CROSS)
- GREEN / WHITE / GREEN — #1 DIESEL (GREEN WITH WHITE CROSS)
- GREEN / WHITE / BLUE / WHITE / GREEN — #1 DIESEL WITH BIO (GREEN W/ WHITE CROSS) (BLUE CENTER)
- GREEN / WHITE / RED / WHITE / GREEN — #1 DIESEL RED DYE (GREEN W/WHITE CROSS) (RED CENTER)
- BROWN — KEROSENE (ALL BROWN)
- YELLOW — E85 (ALL YELLOW)



NOTICE: TANK SUMP SENSOR AND INTERSTITAL (ANNULAR) SENSOR REQUIRED

NOTICE: STATE OF NEBRASKA REQUIRES OVERFILL DROP TUBES INSTEAD OF BALL FLOATS

General Notes:

1 MIN. 18" ADDITIONAL WIRE COILED & ROLLED IN JUNCTION BOX, DO NOT CUT PROBE WIRE MARK EACH END FROM EACH TANK

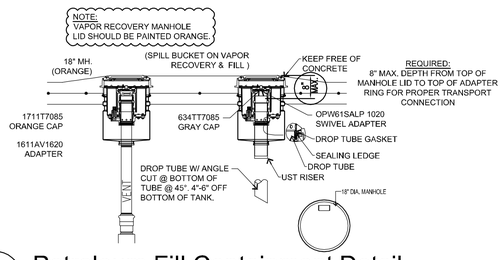
2 ALL ELECTRICAL CONNECTIONS AND COMPONENTS ARE TO BE WATER-TIGHT, FOLLOWING ALL MANUF. SPECIFICATIONS.

3 STATE OF ILLINOIS REQUIRES A HYDROSTATIC TEST WILL BE PREFORMED ON ALL CONTAINMENTS. (TURBINE ENCLOSURE(S), PUMP BOX(S).

6 Petroleum UGST Detail

3/4" = 1'-0"

STANDARD 2 POINT HOOK-UP



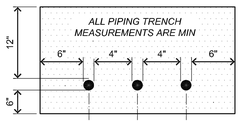
5 Petroleum Fill Containment Detail

3/4" = 1'-0"

PRODUCT PIPING NOTE: FOLLOW ALL MANUFACTURES SPECIFICATIONS A.P.T. (ADVANCED POLYMER TECHNOLOGY)

VENT PIPING NOTE: FOLLOW ALL MANUFACTURES SPECIFICATIONS (AMERON) OPTIONAL (A.O.SMITH)

NOTE: ALL ARTIFICIAL PIPING SUPPORTS TO BE REMOVED BEFORE FINAL BACKFILL.



NOTE: FOLLOW ALL MANUFACTURES SPECIFICATIONS (*AMERON*) OPTIONAL (*A.O.SMITH*): PERTAINING TO INSTALLATIONS, HANDLING OF MATERIALS, APPROPRIATE FIBERGLASS PIPE; U.L. FILAMENT WOUND FIBERGLASS PIPE AND U.L. MOLDED FITTINGS. SINGLE WALL PIPING AND FITTINGS PRODUCT AND VENTS W/APPROPRIATE ADHESIVE.

STATE OF ILLINOIS REQUIRES: NEW INSTALLATION OR TOTAL UPGRADE OF PRODUCT PIPING *SHALL BE DOUBLE-WALL* FOR THE ENTIRE LENGTH OF THAT PRODUCT LINE.

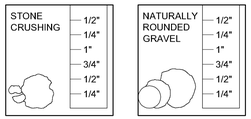
TANK TAGS: ARE TO PROVIDE THE FOLLOWING
TANK SIZE
TANK PRODUCT
TANK OCTANE (IF APPLICABLE)

4 Petroleum Pipe Trench Detail

3/4" = 1'-0"

CRUSHINGS: TO BE WASHED STONE OR GRAVEL WANGULAR PARTICLE SIZE NOT LESS THAN 1/8" OR MORE THAN 1/2" IS REQUIRED

GRAVEL: A CLEAN NATURALLY ROUNDED AGGREGATE W/ A MIX OF PARTICLE SIZES NOT LESS THAN 1/8" OR MORE THAN 3/4" IS REQUIRED



NOTE: ALL BACK FILL MATERIALS MUST MEET ASTM C-33 PARAGRAPH 91 FOR QUALITY & SOUNDNESS. NO BACK FILL SHOULD HAVE PARTICLES NO MORE THAN 5%.SHOULD PASS THROUGH A #8 SIEVE.

TYPE A SOIL: 3/4 : 1, 20' MAX

TYPE B SOIL: 1 : 1, 20' MAX

TYPE C SOIL: 1 1/2 : 1, 20' MAX

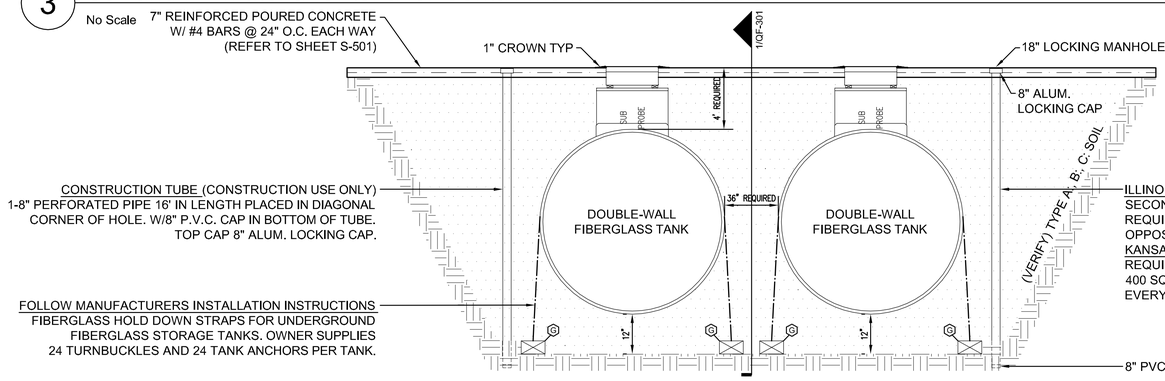
OSHA EXCAVATIONS STANDARD:

OSHA Soil Classification System

OSHA SOIL TYPE	UNCONFINED COMPRESSIVE STRENGTH (TSF)	SHEAR STRENGTH (TSF)	CHARACTERISTICS
STABLE ROCK	N/A	N/A	NATURAL SOLID MINERAL MATTER, STANDS VERTICAL & REMAINS INTACT.
TYPE A:	≥ 1.5	≥ 0.75	COHESIVE SOILS, ≥1.5 TSF INCLUDING: CLAY, SILTY CLAY, AND CLAY LOAM. ALSO CALICHE OR HARDPAN.
TYPE B:	≥ 0.5	≥ 0.25	COHESIVE SOILS LESS THEN 1.5 TSF BUT > 0.5 TSF, OF COHESIONLESS GRANULAR SOILS INCLUDING ANGULAR GRAVEL'S, SILT, SANDY LOAM.
TYPE C:	≤ 0.5	≤ 0.25	COHESIVE SOILS LESS THAN 0.5 TSF, OR GRANULAR SOILS SUCH AS GRAVEL, SAND, LOAMY SAND, SOIL FROM WHICH WATER IS FREELY SEEPING.

3 Soil and Fill Material Criteria for Containment Solutions Tanks

No Scale

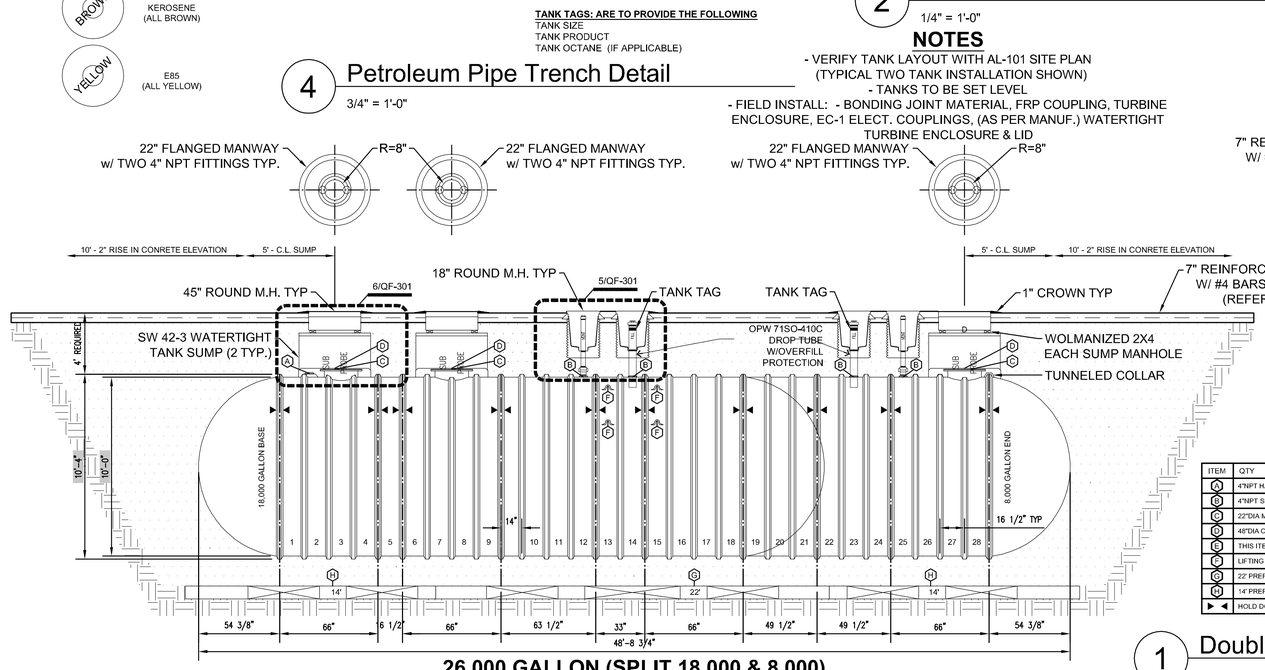


2 Double Wall Xerxes - Cross Section (Typical Two Tank Installation)

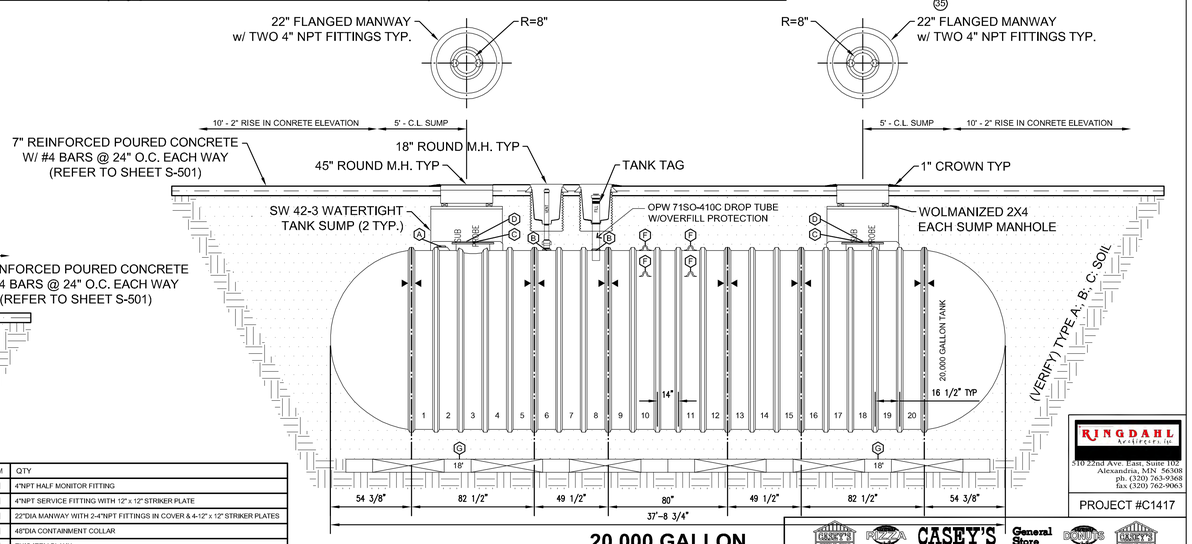
1/4" = 1'-0"

NOTES

- VERIFY TANK LAYOUT WITH AL-101 SITE PLAN (TYPICAL TWO TANK INSTALLATION SHOWN)
- TANKS TO BE SET LEVEL
- FIELD INSTALL: - BONDING JOINT MATERIAL, FRP COUPLING, TURBINE ENCLOSURE, EC-1 ELECT. COUPLINGS, (AS PER MANUF.) WATERTIGHT TURBINE ENCLOSURE & LID



26,000 GALLON (SPLIT 18,000 & 8,000)



20,000 GALLON

ITEM	QTY
A	4"NPT HALF MONITOR FITTING
B	4"NPT SERVICE FITTING WITH 12" x 12" STRIKER PLATE
C	22"DIA MANWAY WITH 2-4"NPT FITTINGS IN COVER & 4-12" x 12" STRIKER PLATES
D	48"DIA CONTAINMENT COLLAR
E	THIS ITEM BLANK
F	LIFTING LUG (2 EXTRA)
G	22' PREFABRICATED CONCRETE DEADMEN
H	14' PREFABRICATED CONCRETE DEADMEN
▶ ◀	HOLD DOWN STRAP LOCATION

1 Double Wall Xerxes

1/4" = 1'-0"

Tank Note

VERIFY SIZE OF TANK WITH CIVIL DRAWINGS/ SITE PLAN

VENTS TO HAVE FLEX CONNECTORS AT EACH END, AND TO BE WRAPPED W/FRANKLIN YELLOW JACKETS

General Notes

1. REFER TO ALL DETAIL PAGES REFERENCED ON THIS PLAN
2. FOR RELATED INFORMATION SEE THE FOLLOWING SHEETS:
   C-SHEETS FOR SITE CIVIL INFORMATION
   AL-SHEETS SITE LAYOUT AND LOCATION OF PUMPS / STORAGE TANKS
3. USE ISOPROPYLENE FOR REMOVAL OF WATER AFTER TANK INSTALL
4.

Keyed Const. Notes

1. 2 HP VARIABLE SPEED STP VR PRESSURIZED LINE LEAK DETECTOR
2. BALL VALVE PROBE CAP & ADAPTER
3. VR 10' PROBE
4. 4"x12" PROBE RISER 4"x6" ANNULAR SENSOR RISER
5. SENSOR CAP AND ADAPTOR 3/4" CONDUITS
6. 1" CONDUITS SEAL OFF (HORIZONTAL REQUIRED)
7. LOW VOLTAGE EXPLOSION PROOF JUNCTION BOX
8. 3/4" EXPLOSION PROOF FLEX ECF 224 VR SUMP SENSOR
9. VR SUMP SENSOR BRACKET 2" UNION 250#
- 9a. APT MALE SWIVEL FITTING MS-XP
10. APT SECONDARY TEST BOOT
11. APT 3/4" FLEXIBLE ENTRY BOOT 1 3/4" APT FLEXIBLE DOUBLEWALL PIPE
12. APT 1 3/4" FLEXIBLE ENTRY BOOT 2" GALVANIZED 90° ELBOW 2"x2 1/2" GALVANIZED NIPPLE
13. 42" TURBINE ENCLOSURE FIELD BONDED JOINT
14. 48" COLLAR MANUFACTURER INSTALLED VENT CAP RISER (ORANGE)
15. 4"x32" VENT RISER
16. 4"x3" VENT EXTRACTOR TEE 2" NPT BELL MALE
17. 2" UNION 250# 2"x12" FLEX 2" FIBERGLASS PIPE
18. 2" NPT BELL FEMALE BALL FLOAT(VERIFY LENGTH)
19. OPW 71SO-410C DROP TUBE W/OVERFLOW PROTECTION
20. 2" x 24" FLEX
21. 22
22. 23
23. 24
24. 25
25. 26
26. 27
27. 28
28. 29
29. 30
30. 31
31. 32
32. 33
33. 34
34. 35

RINGDAHL Architecture
510 22nd Ave. East, Suite 102
Alexandria, MN 56308
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fax (320) 762-9063

PROJECT #C1417

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia, 50021 515-965-6100

PROJECT: "O2" STYLE STORE FLAT ROOF (RAMSEY MINNESOTA)

DRAWING INFORMATION: CONSTRUCTION DIVISION

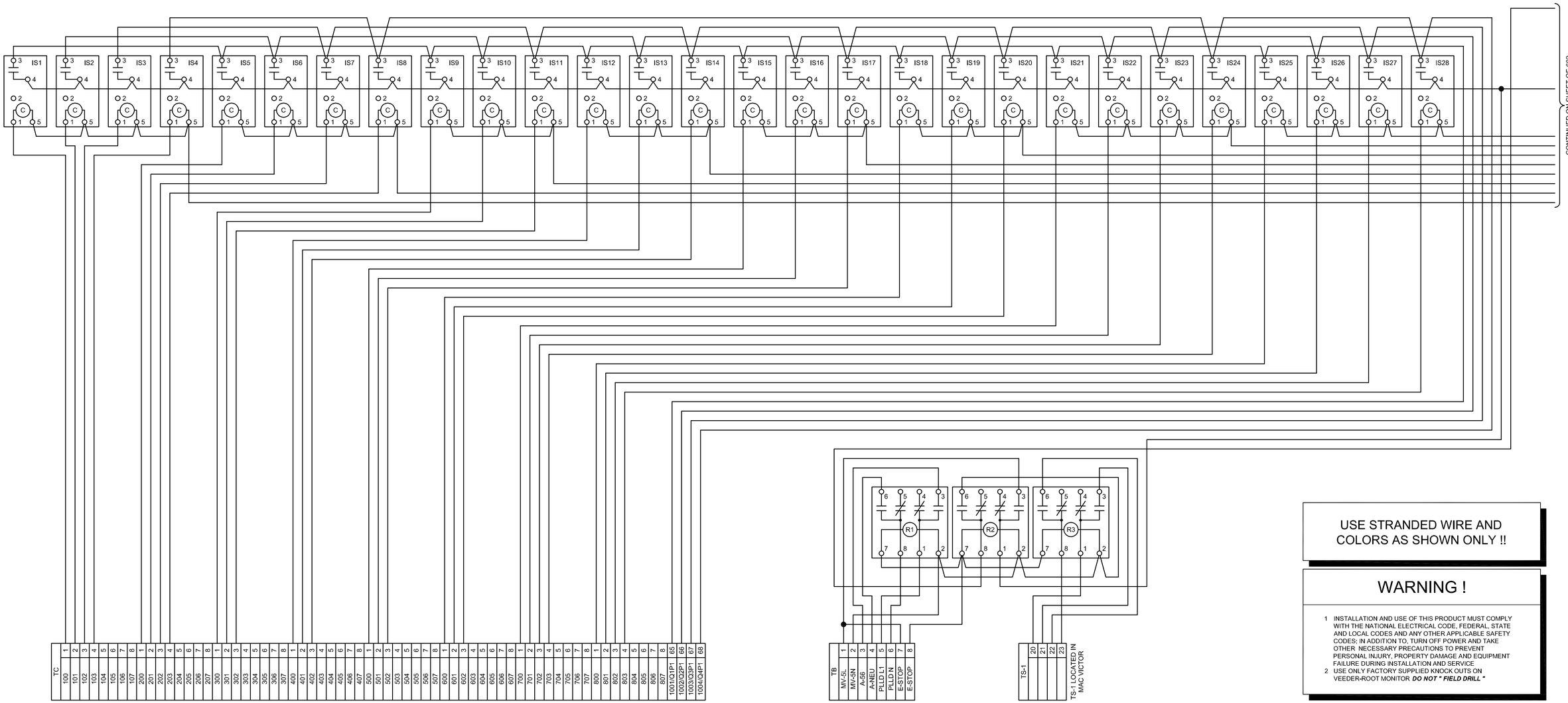
DRAWN BY: JACOB CLARK — CHECKED BY: TOM GRUBER

PUBLISHED:

REVISED ON:

DRAWING INFORMATION: PETROLEUM TANK SECTIONS & DETAILS

QF-301



USE STRANDED WIRE AND COLORS AS SHOWN ONLY !!

WARNING !

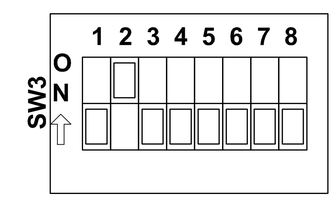
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2 USE ONLY FACTORY SUPPLIED KNOCK OUTS ON VEEDER-ROOT MONITOR ***DO NOT " FIELD DRILL "***

1 Lighting & Pump Control Panel Wiring

No Scale

Mag VFC



THE DIESEL APPLICATION ALL SWITCHES ARE OFF.
THE GASOLINE APPLICATION SWITCH #2 IS ON, ALL OTHERS ARE OFF.

General Construction Notes

1 PULL TWO EXTRA WIRES TO PUMP JUNCTION BOX AS SHOWN

2 ONLY FIELD WIRING CONNECTIONS ARE SHOWN IN THE JUNCTION BOXES. CAP ALL UNUSED WIRES

3 INSTALL GROUND WIRE AS SHOWN

4 SEPARATE BREAKER PER SUBMERSIBLE PUMP

5 "NOTICE" COMMUNICATION WIRING REQUIREMENTS : ALL DATA WIRING REQUIRED TO BE 2 WIRE TWISTED PAIR (UTP) WITH 10-12 TWIST PER FOOT, SHIELDED WIRE MUST NOT BE USED.
WIRING IS STANDARD ANNEALED COPPER TINNED WITH 18 AWG MINIMUM REQUIRED FOR RUNS UP TO 1000 FEET OR 14 AWG MINIMUM FOR RUNS OVER 1000 FEET TO 2600 FEET. DO NOT DAISY CHAIN COMMUNICATION WIRING. INSULATION SPEC IS 300V, PVC INSULATION, TYPE TFFN OR MTW, UL APPROVED GASOLINE AND OIL RESISTANT.

General Notes

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2. FOR RELATED INFORMATION SEE THE FOLLOWING SHEETS:
   C-SHEETS FOR SITE CIVIL INFORMATION
   AL-SHEETS SITE LAYOUT AND LOCATION OF PUMPS / STORAGE TANKS
3. E-501

Fueling Controls overview and Emergency Shutdown sequence of operation

Seneca Dispenser Panel – provides dispenser power &hook isolation protection, dispenser &submersible pump maintenance isolation switches, and emergency shutdown for all dispensers, submersible pumps, and the Veeder Root PLLD (pressurized line leak detection) power. See E-502 (3 &3A) and Seneca shop drawings for site specific wiring terminations.

Mac Victor Power – provides battery backup and power protection for Veeder Root electronics for continuous monitoring even during power failures. Provides battery backup and power protection for Gilbarco D-box and Allied NexGen devices during normal operation and also disconnects both of these data devices during emergency shutdown events. Provides battery backup for Seneca emergency shutdown relays to prevent utility power failure disturbances from shutting down critical devices unnecessarily. See E-502 (2 &3) for specific Mac Victor wiring terminations.

Emergency Shutdown – when Emergency Switch is activated at the front counter, the relays inside the Seneca Dispenser Panel disconnect all dispenser power, Veeder Root PLLD power, and all submersible pump power. In addition, relays inside the Seneca Dispenser Panel disconnect all power to both the Gilbarco D-box and Allied NexGen data boxes through wiring inside the Mac Victor Power box. See E-502 (3) for specific wiring terminations.

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PROJECT #C1417

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

PROJECT:
"O2" STYLE STORE
FLAT ROOF
(RAMSEY MINNESOTA)

PUBLISHED:
REVISED ON:

DRAWING INFORMATION:
PETROLEUM SYSTEM WIRING DIAGRAM

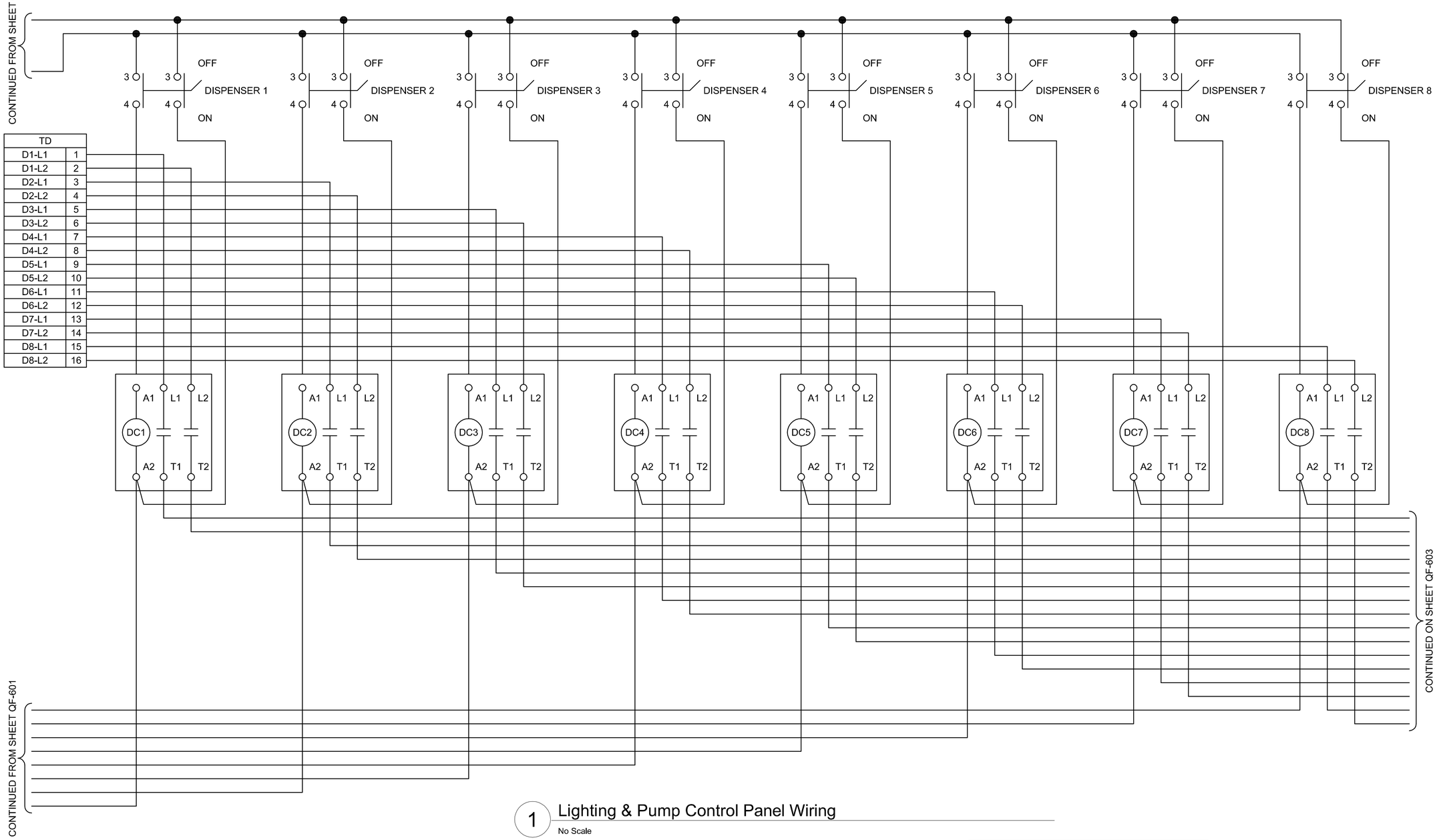
DRAWING INFORMATION
CONSTRUCTION DIVISION

DRAWN BY: JACOB CLARK
CHECKED BY: TOM GRUBER

QF-601

CONTINUED FROM SHEET QF-601

TD	
D1-L1	1
D1-L2	2
D2-L1	3
D2-L2	4
D3-L1	5
D3-L2	6
D4-L1	7
D4-L2	8
D5-L1	9
D5-L2	10
D6-L1	11
D6-L2	12
D7-L1	13
D7-L2	14
D8-L1	15
D8-L2	16



CONTINUED ON SHEET QF-603

CONTINUED FROM SHEET QF-601

1 Lighting & Pump Control Panel Wiring

No Scale

Fueling Controls overview and Emergency Shutdown sequence of operation

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General Construction Notes

1 PULL TWO EXTRA WIRES TO PUMP JUNCTION BOX AS SHOWN

2 ONLY FIELD WIRING CONNECTIONS ARE SHOWN IN THE JUNCTION BOXES. CAP ALL UNUSED WIRES

3 INSTALL GROUND WIRE AS SHOWN

4 SEPARATE BREAKER PER SUBMERSIBLE PUMP

5 "NOTICE" COMMUNICATION WIRING REQUIREMENTS : ALL DATA WIRING REQUIRED TO BE 2 WIRE TWISTED PAIR (UTP) WITH 10-12 TWIST PER FOOT, SHIELDED WIRE MUST NOT BE USED.
WIRING IS STANDARD ANNEALED COPPER TINNED WITH 18 AWG MINIMUM REQUIRED FOR RUNS UP TO 1000 FEET OR 14 AWG MINIMUM FOR RUNS OVER 1000 FEET TO 2600 FEET. DO NOT DAISY CHAIN COMMUNICATION WIRING. INSULATION SPEC IS 300V, PVC INSULATION, TYPE TFFN OR MTW, UL APPROVED GASOLINE AND OIL RESISTANT.

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   AL-SHEETS SITE LAYOUT AND LOCATION OF PUMPS / STORAGE TANKS
3. E-501

USE STRANDED WIRE AND COLORS AS SHOWN ONLY !!

WARNING !

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PROJECT:
"O2" STYLE STORE
FLAT ROOF
(RAMSEY MINNESOTA)

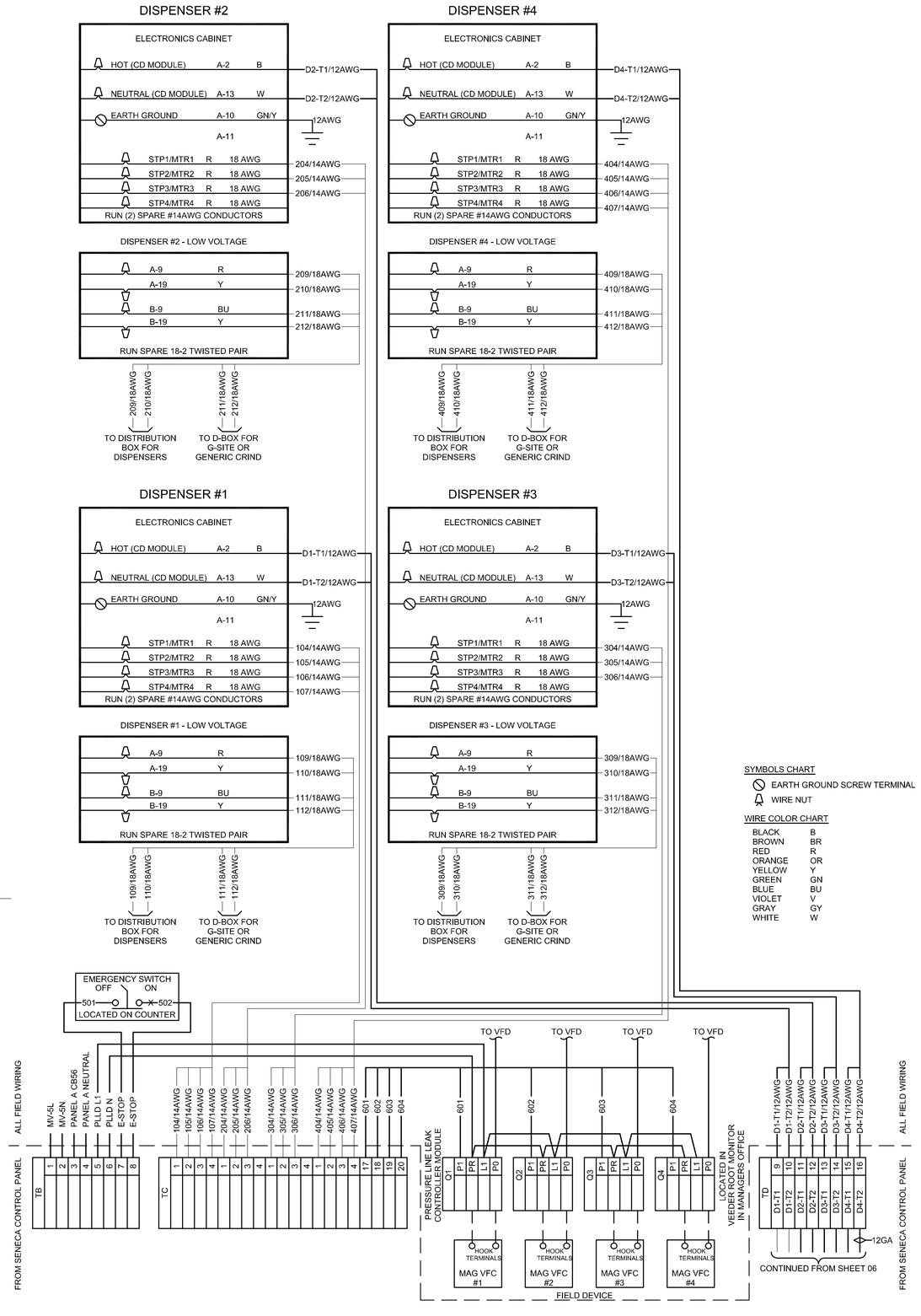
DRAWING INFORMATION
CONSTRUCTION DIVISION

DRAWN BY: JACOB CLARK
CHECKED BY: TOM GRUBER

PUBLISHED:
REVISED ON:

DRAWING INFORMATION
PETROLEUM SYSTEM WIRING DIAGRAM

QF-602



1 Lighting & Pump Control Panel Wiring

No Scale

Fueling Controls overview and Emergency Shutdown sequence of operation

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3. E-501

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PROJECT #C1417

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One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

PROJECT: "O2" STYLE STORE FLAT ROOF (RAMSEY MINNESOTA)

PUBLISHED:

REVISED ON:

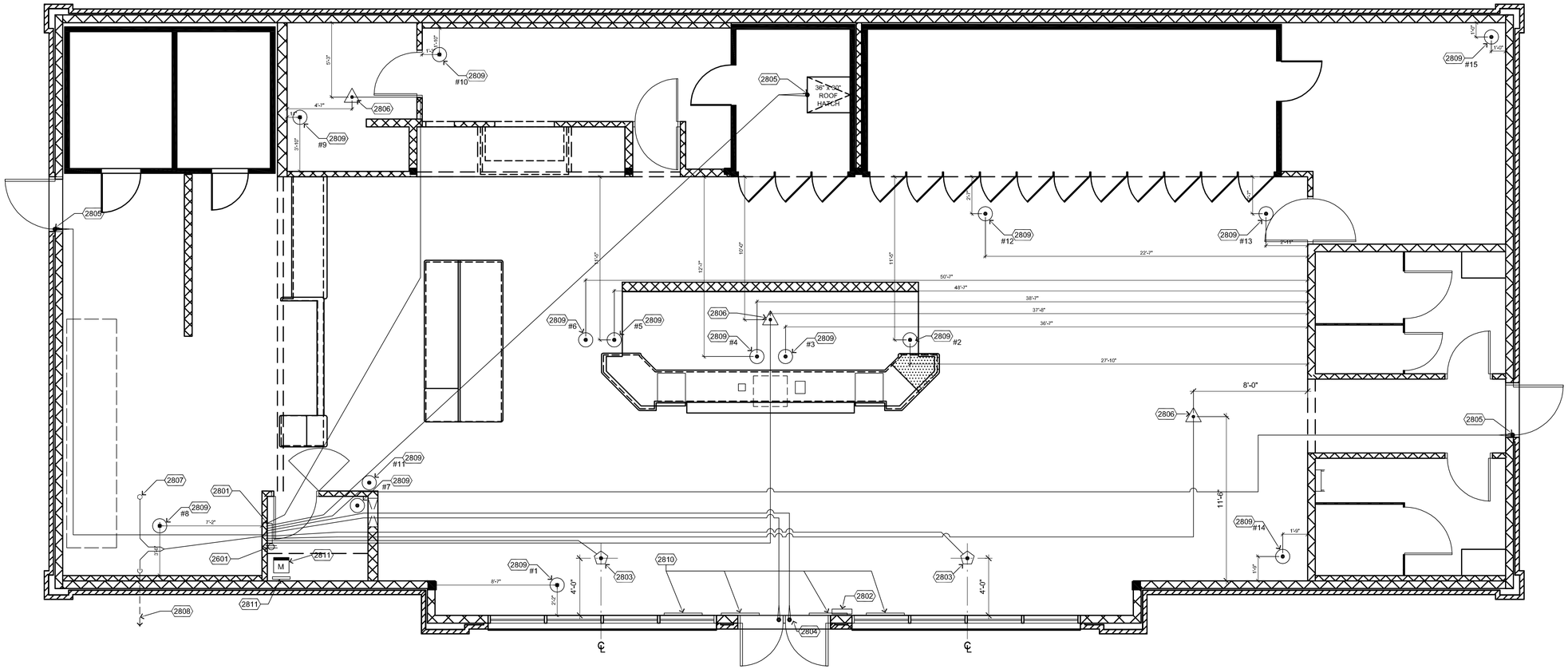
DRAWING INFORMATION: PETROLEUM SYSTEM WIRING DIAGRAM

DRAWING INFORMATION: CONSTRUCTION DIVISION

DRAWN BY: JACOB CLARK

CHECKED BY: TOM GRUBER

QF-603



N
PLAN

Wiring Schematic Plan - Security System

1/4" = 1'-0"

0 1' 2' 4' 8'

Equipment Schedule

CAMERA EQUIPMENT LIST: [SUPPLIED BY CASEY'S]
ONLY WHEN REQUIRED

DESCRIPTION:	PART No.:	QUANITY:
DOME COLOR CAMERA	450207	15 EACH
32" COLOR LED MONITOR-CLINTON	450216 & 450222	4 EACH
22" FLAT SCREEN & MOUNT	450217	1 EACH
16 CAMERA BATTERY BACK UP	450412	1 EACH
32" FLAT SCREEN MOUNTS		4 EACH
CONNECTOR (25) - CD-CP882	CD-CP882	1 PKG.
PEGASUS LOCK BOX - EM-SLB2	450310	1 EACH
16 DIGITAL RECORDER - SAMSUNG	450428	1 EACH
16 CHANNEL POWER SUPPLY	P3AC24-16-8L 450215	1 EACH

SECURITY EQUIPMENT LIST:

DESCRIPTION:	PART No.:	QUANITY:
CONTACT (DOOR)	SR-1045WBR	5 EACH
VISTA 20 P KIT [12"x14.5"x3.5"]	V20ATPK-KTI	1 EACH
RJ31X PHONE JACK	DP-DC3142	1 EACH
ADVANCED ACOUSTIC GLASS SENSOR	ASC25	2 EACH
PIR MOTION DETECTOR	450353	3 EACH
KEY PAD	6150	1 EACH
A DEMCO LARGE SIREN	402500	1 EACH
A DEMCO SMALL SIREN	402501	1 EACH

General Construction Notes

1 ALL WIRING TO BE 22-4 AWG STRANDED & SHIELDED, CLASS A WIRING WITH RESISTORS IN PANEL
2 A DEMCO SMALL SIREN MOUNTED ON ROOF OF BUILDING AND LARGE SIREN ON CANOPY ALL OUTSIDE WORK SHOULD BE WEATHER TIGHT
3 DO NOT RUN WIRE CLOSE TO LIGHTS, (*MIN OF 5' AWAY*)
4 ALL SECURITY SYSTEM WIRING FROM DEVICE TO VISTA 20 PANEL CONSISTS OF 4-WIRE, STRANDED & SHIELDED (*GREEN, WHITE, RED & BLACK*)

Symbol Legend

- DOOR CONTACTOR
- DOME CAMERA
- M MONITOR 32" & 22"
- GLASS BREAK SENSOR
- MOTION DETECTOR

Specifications

1 **WIRE**: 22 GAUGE, 4 CONDUCTOR, STRANDED & SHIELDED COPPER WIRE
2 **P.I.R. & GLASS BREAK SENSORS** : 2-WIRES POWER 2-WIRES CONTACTS
3 **DOOR CONTACTS**: 4-WIRE CLASS "A" LOOP WITH RESISTORS AT THE PANEL
4 **CABLE CONNECTOR**: CAMBRIDGE CD-CP 882 (ONLY) *USE CAMBRIDGE CRIMP TOOL CD-249960P OR EQUAL*
5 **CAMERAS**: 2-WIRE TO POWER CAMERA FROM TRANSFORMER USE 22 GAUGE, 4 CONDUCTOR, STRANDED COPPER WIRE
6 **CAMERA CABLE** *[REQUIRED]*: GENESIS CABLE SYSTEMS RG 59/U 20 AWG CCTV PREMIUM E175106 (UL) TYPE CATV OR CL2 75C W/O #12592 FEET #146

FOR THE REQUIRED COAX & WIRE, SEE THE FOLLOWING WIRE SPECS, ADDRESS AND PHONE NUMBER
50011301 - RG59/U 95%BC CCTV 1M BX WHT
22041301 - 22/4 STR OAS CMR/FT4 1M BX WHT

3E (515)-273-0100 OR

GENESIS CABLE SYSTEMS LLC
7701 95TH ST
PLEASANT PRAIRE, WI. 53158-2716
(414)-947-0720

ALARM ZONE LAYOUT WITH TERMINAL #:

ZONE #1 SMOKE/FIRE DETECTOR 8+9 (ONLY WHEN REQUIRED)
ZONE #2 GLASS BREAK SENSORS 10+11
ZONE #3 FRONT DOOR (ENTRANCE) 12+13
ZONE #4 BACK DOOR (EXIT) 13+14
ZONE #5 MOTION 15+16
ZONE #6 16+17 BACKROOM MOTION
ZONE #7 SIDE DOOR (EXIT) 18+19
ZONE #8 SPARE ZONE 19+20 (OPEN-NOT BEING USED)

Keyed Construction Notes

Division 26 - Electrical

2601 ALARM DUPLEX 110v. 85" 15 amp. HOT NEXT TO VISTA 20 A-32

Division 28 - Electronic Safety and Security

2801 VISTA 20 PANEL : MOUNT IN OFFICE @ 76" AFF STUB 3/ 4" CONDITS FROM PANEL THRU WALL TO ABOVE CEILING TELEPHONE WIRE REQUIRED FOR ALARM SYSTEM CONDUIT W/ 2 #18 TO ROOF SECURITY HORN

2802 TYP. 6128 KEYPAD INSIDE OF BLDG. @56" HEIGHT AND 10" FROM ROUGH OPENING OF DOOR

2803 TYP. ASC25 GLASS BREAK SENSOR, MOUNT TO TILE. 4 WIRE, USE RED, GREEN, BLACK & WHITE

2804 TYP. DOOR CONTACT, MOUNTED 4" OVER FROM CENTER JAMB 2-1/2" IN FROM DOOR GLASS & 1-1/2" IN FROM DOOR TO BLOCK ON FRAME. TWO WIRE, USE GREEN & WHITE

2805 TYP. DOOR CONTACT, MOUNT FLUSH WITH INSIDE OF DOOR & HEADER FRAME, PLACE A SPACER BEHIND MAGNET. TWO WIRE, USE GREEN AND WHITE. DO NOT CUT MAGNETIC WEATHER STRIP. SEE DETAIL THIS PAGE

2806 TYP. PIR MOTION DETECTOR, CEILING MOUNTED. 4 WIRE, USE RED, GREEN, BLACK & WHITE

2807 ALARM HORN 1of2 MOUNTED ON TOP OF ROOF CURB. USE RED & WHITE WIRE REQUIRED. HVAC CONTRACTOR: TO INSTALL CONDUIT TO 1900 WEATHER PROOF BOX ONTO 12' EXHAUST FAN ROOF CURB. FACE BOX TOWARDS FRONT OF BLDG. ELECTRICIAL CONTRACTOR: TO INSTALL AND WIRE HORN WITH 2-#18 GAUGE WIRES LOW VOLTAGE FOR ALARM HORN. WIRES ARE TO BE RED & WHITE ONLY.

2808 ALARM HORN 2of2 MOUNTED ON TOP OF CANOPY USE RED & WHITE WIRE REQUIRED

2809 SECURITY CAMERA, MOUNTED BELOW CEILING LINE. CAMERA NUMBER AS NOTED. OUTSIDE CAMERAS ARE OPTIONAL, COORDINATE WITH OWNERS. (CONTRACTOR TO MOUNT 4"x4" BRACKET)

2810 19" LCD MONITOR. (GENERAL CONTRACTOR TO MOUNT BRACKETS)

2811 CAMERA SYSTEM LOCATED IN MANAGER OFFICE DVR, 16 CHANNEL NUVICO-RECORDER CAMERA #1 TO PORT #1; CAMERA 2 TO PORT #2 AND 22" MONITOR MOUNTED ON WALL. DVR LOCATED ON MIDDLE SHELF IN MANAGERS OFFICE, BOTH CAMERA CABLES NEED TO HAVE 5 FEET EXTENSION.

2812 TYP. DOOR CONTACT, MOUNTED ON OPPOSITE SIDE FROM HINGE. TWO WIRE, USE GREEN & WHITE

PLACE ALL CAMERAS IN CORNERS OF CEILING TILE, NOT IN THE CENTER

NOTE:

*ELECTRICAL CONTRACTOR TO RUN ALL POWER AND VIDEO WIRING
*ELECTRICAL CONTRACTOR TO TERMINATE ALL POWER WIRING AND ALL ALARM DEVICES.
*ELECTRICAL CONTRACTOR INSTALLS ALL CAMERAS.
*CASEY'S WILL TERMINATE ALL VIDEO COAXIAL WIRING.

RINGDAHL Architects, Inc.
510 22nd Ave. East, Suite 102
Alexandria, MN 56308
ph. (320) 763-9368
fax (320) 762-9063

PROJECT #C1417

CASEY'S General Store

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

PROJECT:
"O2" STYLE STORE
FLAT ROOF
(RAMSEY MINNESOTA)

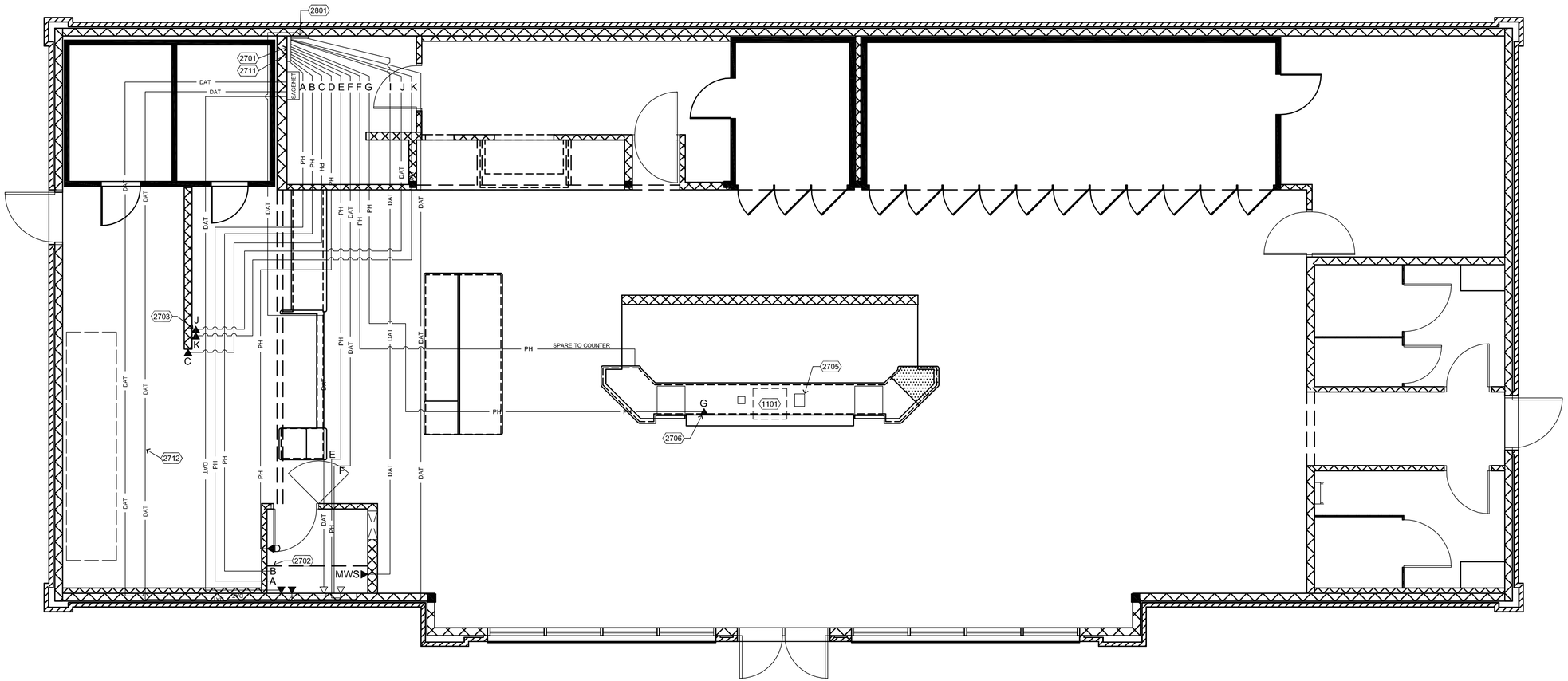
DRAWING INFORMATION:
CONSTRUCTION DIVISION

DRAWN BY: JACOB CLARK
CHECKED BY: TOM GRUBER

PUBLISHED:
REVISED ON:

DRAWING INFORMATION:
SECURITY SYSTEM WIRING SCHEMATIC

T-101


2801
2701
2711
DAT
DAT
SOURCE
A B C D E F F G I J K
PH
PH
PH
PH
DAT
DAT
DAT

General Construction Notes

1. USE 4300 TRANSFORMER INTERFACE IN PLACE OF 1321 WHEN POWER LINE CARRIER DEVICES ARE BEING USED (SEE INSTRUCTIONS FOR CONNECTIONS)

2. USE 22 GUAGE WIRE [STRANDED & SHIELDED] WITH THESE COLORS BELOW
   REQUIRED
   USE GREEN WIRE FOR LOW
   USE WHITE WIRE FOR HI
   USE RED WIRE HOT WIRE WHEN NEEDED
   USE BLACK WIRE FOR GROUND

3. MAXIMUM LOOP RESISTANCE: (EACH ZONE) 300 OHMS
   (PLUS EOLR) RESPONSE, ZONES 1-8: 10, 350, OR 700 MSEC (PROGRAMMABLE)

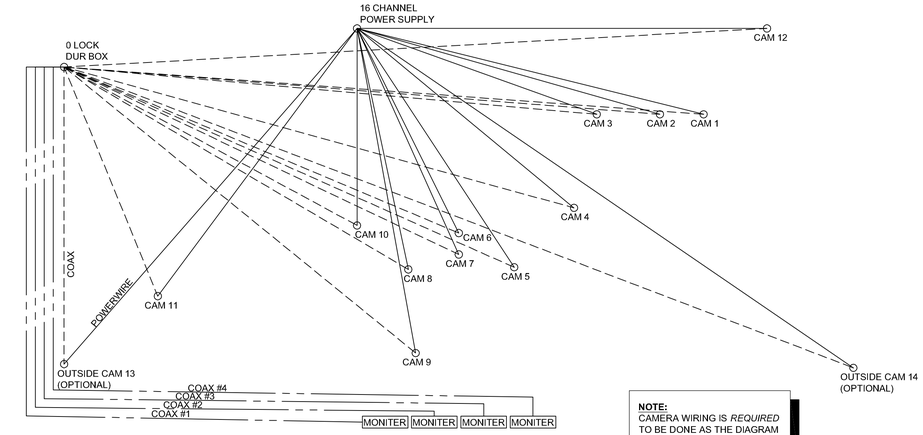
4. THIS DEVICE COMPLIES WITH PART 15 OF FCC RULES. OPERATION IS SUBJECT TO THE FOLLOWING TWO CONDITIONS: (1) THIS DEVICE MAY NOT CAUSE HARMFUL INTERFERENCE, AND (2) THIS DEIVICE MUST ACCEPT ANY INTERFERENCE RECEIVED, INCLUDING INTERFERENCE THAT MAY CAUSE UNDESIRED OPERATION.

5. COMPLIES WITH FCC RULES, PART 68. FCC REGISTRATION NO. AC398U-68192-AL-E RINGER EQUIVALENCE: 0.7B.

6. FOR COMPLETE INFORMATION SEE INSTRUCTIONS N7526V4

7. THIS EQUIPMENT SHOULD BE INSTALLED IN ACCORDANCE WITH THE NATIONAL FIRE PROTECTION ASSOCIATION'S STANDARD 74 (NATIONAL FIRE PROTECTION ASSOC., BATTERYMARCH PARK, QUINCY, MA 02269). PRINTED INFORMATION DESCRIBING PROPER INSTALLATION, OPERATION, TESTING, MAINTENANCE, EVACUTION PLANNING AND REPAIR SERVICE IS TO BE PROVIDED WITH THIS EQUIPMENT.

8. GROUND PANEL ONLY
   DO NOT USE GROUND WIRES FOR DEVICES IN PANEL



NOTE:
CAMERA WIRING IS *REQUIRED* TO BE DONE AS THE DIAGRAM SHOWS.

General Video Notes:

1 RESISTERS ARE TO BE LOCATED IN VISTA PANEL *REQUIRED*

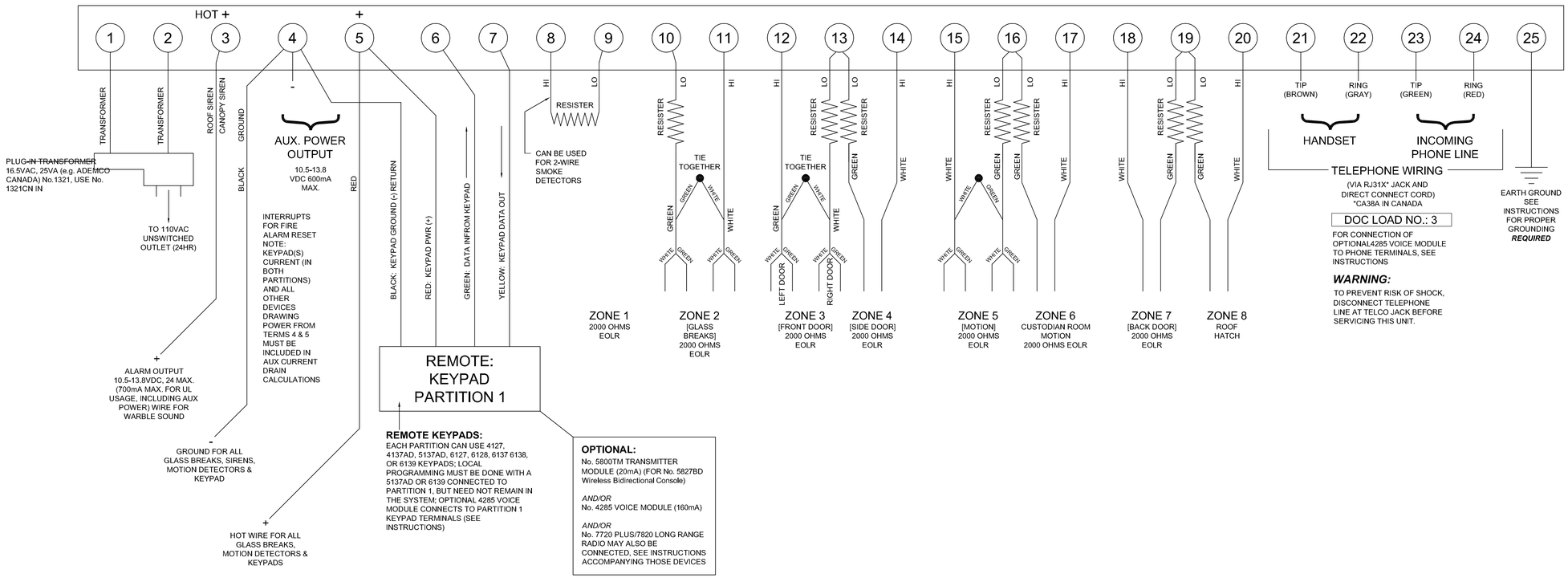
2 ALL WIRE IN OFFICE RUNS INTO VCR BOX
EQUIPMENT LOCATION:
4-32" MONITORS SHOW ROOM
22" MONITOR DESKTOP IN MANAGERS OFFICE
DVR ON MIDDLE SHELF

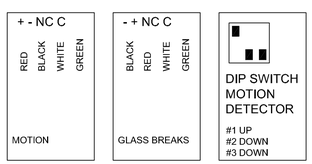
3 WIRE CAMERAS WITH RED AND BLACK ONLY , *DO NOT TIE WIRES TOGETHER!*

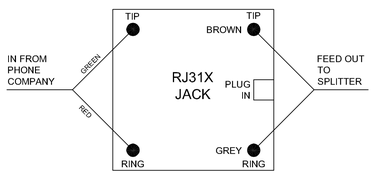
2 Video Wiring Schematic

Diagram - Not To Scale

NOTE: *USE UL LISTED LIMITED ENERGY CABLE FOR ALL CONNECTIONS*







NOTE:
REQUIRED PHONE JACK RJ31X
USE ***ONLY*** 24 GAUGE PHONE WIRE

1 Security Wiring Schematic and Details

Diagram - Not To Scale

RINGDAHL Architects Ltd
510 22nd Ave. East, Suite 102
Alexandria, MN 56308
ph. (320) 763-9368
fax (320) 762-9063

PROJECT #C1417

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

PROJECT:
"O2" STYLE STORE
FLAT ROOF
(RAMSEY MINNESOTA)

DRAWING INFORMATION:
CONSTRUCTION DIVISION

DRAWN BY: JACOB CLARK
CHECKED BY: TOM GRUBER

PUBLISHED:
REVISED ON#

DRAWING INFORMATION:
SECURITY WIRING SCHEMATIC & DETAILS

T-601

CASEY'S GENERAL STORE

SUNWOOD DRIVE & RAMSEY BOULEVARD

RAMSEY, MN



Design Tree
ENGINEERING AND LAND SURVEYING

2510 Broadway Street South
Alexandria, MN 56308
(320) 762-1290 (Phone)
(320) 762-8054 (Fax)

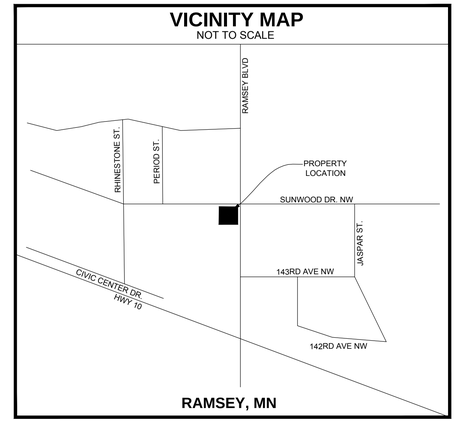
3339 W. St. Germain St., Suite 250
St. Cloud, MN 56301
(320) 217-5557 (Phone)
(320) 217-5597 (Fax)

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.

JEREMY E. ANDERSON

DATE: 12-03-14 LICENSE #: 44223

VICINITY MAP
NOT TO SCALE



RAMSEY, MN

OWNER INFORMATION

CASEY'S RETAIL COMPANY
ONE CONVENIENCE BLVD.
ANKENY, IOWA 50021

CONTACT:
KATIE DEROUCHEY
(515) 963-3829

INDEX OF SHEETS:

C0.0	COVER SHEET	12-03-14
	ALTA/ ACSM LAND TITLE SURVEY	08-08-14
AL-101	SITE PLAN	10-28-14
C1.0	DETAILS	12-03-14
C1.1	EROSION CONTROL DETAILS	12-03-14
C1.2	STORMTECH DETAILS	12-03-14
C2.0	GRADING PLAN	12-03-14
C3.0	UTILITY PLAN	12-03-14
C4.0	EROSION CONTROL PLAN	12-03-14

EXISTING LEGAL DESCRIPTION:

The north 221.00 feet of the east 270.00 feet of OUTLOT GG, RAMSEY TOWN CENTER ADDITION, according to the recorded plat thereof, Anoka County, Minnesota, except that part lying northeasterly of the following described line: Beginning at a point on the northerly line of said OUTLOT GG, distant 25.00 feet westerly from the northeast corner of said OUTLOT GG as measured along said northerly line; thence southeasterly to a point on the easterly line of said OUTLOT GG, distant 25.00 feet southerly from said northeast corner as measured along said easterly line, said line there terminating.

PROPOSED LEGAL DESCRIPTION:

Lot 1, Block 1, CASEY'S ADDITION, according to the recorded plat thereof, Anoka County, Minnesota.

GENERAL NOTES:

1. ALTA/ACSM LAND TITLE SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, TOPOGRAPHY WITH SPOT ELEVATIONS AND PHYSICAL FEATURES WAS PROVIDED BY:

   DESIGN TREE ENGINEERING & LAND SURVEYING
   120 17TH AVE. W.
   ALEXANDRIA, MN 56308

2. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION OF THIS PROJECT

BENCHMARK INFORMATION:

BENCHMARK #1:USE RIM OF SANITARY MANHOLE AT THE INTERSECTION OF RAMSEY BOULEVARD AND SUNWOOD DRIVE. ELEV:867.20

BENCHMARK #2:USE TOP NUT OF HYDRANT LOCATED APPROX. 108 FEET SOUTH OF SUBJECT PROPERTY ALONG WEST SIDE OF RAMSEY BOULEVARD. ELEV:871.61

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

PROJECT	PUBLISHED:	DRAWING INFORMATION:
RAMSEY, MN #2	12-03-14	COVER SHEET
"O2" STYLE STORE - FLAT ROOF	REVISED ON:	
DRAWING INFORMATION: CONSTRUCTION DIVISION		C0.0
DRAWN BY: RJK / CHECKED BY: JEA		

ALTA/ACSM LAND TITLE SURVEY

RAMSEY TOWN CENTER 14TH ADDITION

BLOCK 1

LOT 1

ZONING: COR (THE COR)

CATCH BASIN
RIM: 868.01
INV: 864.19

CATCH BASIN
RIM: 866.64
INV: 862.58

12" DIP

30" PVC

SANITARY MANHOLE
RIM: 867.95
INV: 851.64

SUNWOOD DRIVE NW
BITUMINOUS PAVEMENT
30 MPH SPEED LIMIT
(GOOD CONDITION)

CATCH BASIN
RIM: 867.90
INV: 860.90

CATCH BASIN
RIM: 866.46
INV: 861.99

B6-18 CURB

24" RCP

18" RCP

21" RCP

18" RCP

80.3

64.0

32.3

45.9

45.8

65.6

SIGN
(TURN LANE)

S89° 59' 28"W 245.00

13.6

13.6

CATCH BASIN
RIM: 866.61
INV: UNKNOWN

SIGN
(DO NOT ENTER)

BENCHMARK #1
SANITARY MANHOLE
RIM: 867.20
INV: 851.33

CATCH BASIN
RIM: 867.51
INV: 863.31

ELECTRIC MANHOLE

STOP LIGHT

ELECTRIC MANHOLE

SIGN
(DO NOT ENTER)

HANDHOLE

N00° 00' 15"W 355.00

25.00

CATCH BASIN
RIM: 867.28
INV: UNKNOWN

120.0

FOR SALE SIGN

16.3
37.4
36.1
21.2

DRAINAGE EASEMENT PER
DOC. NO. 1978594.001

RAMSEY TOWN CENTER ADDITION

ZONING: COR-3 (THE COR)

ZONING: COR (THE COR)

4" CAPPED PVC PIPE

NO BUILDINGS EXISTING ON
SURVEYED PROPERTY

SURVEYED PROPERTY
AREA=59,358 SQ. FT.±
(1.36± ACRES)

SIGN
(MANHOLE-NOT FOUND)

S00° 00' 03"W 221.00

N00° 00' 03"E 196.00

RESTRICTED ACCESS

B6-18 CURB

OUTLOT GG

4" CAPPED PVC PIPE

22.0
38.3
16.3
36.1

N89° 59' 28"E 270.00

ZONING: COR (THE COR)

4" CAPPED PVC PIPE

4" OPEN PVC PIPE

BENCHMARK #2
TOP NUT HYDRANT
ELEV: 871.61

SANITARY MANHOLE
RIM: 868.67
INV: 851.03

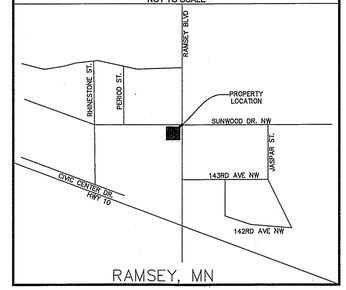
RAMSEY BOULEVARD/COUNTY ROAD 56
BITUMINOUS PAVEMENT
45 MPH SPEED LIMIT
(GOOD CONDITION)

ANOKA COUNTY HIGHWAY R-O-W
PLAT NO. 15

0 20' 40'

VICINITY MAP

NOT TO SCALE



RAMSEY, MN

BENCHMARK INFORMATION:

BENCHMARK #1: Use rim of sanitary manhole at the intersection of Ramsey Boulevard and Sunwood Drive. Elev: 867.20

BENCHMARK #2: Use top nut of hydrant located approx. 108 feet south of subject property along west side of Ramsey Boulevard. Elev: 871.61

ZONING INFORMATION				
CURRENT ZONING	COR-3: (THE COR)		STATUS	
CURRENT USE	VACANT PROPERTY		SOURCE INFORMATION	CITY OF RAMSEY
ITEM	REQUIRED	OBSERVED	ADDRESS: 7550 SUNWOOD DR. NW RAMSEY, MN 55303	
MINIMUM LOT AREA	---	59,358 SQ. FT.		
R.O.W. FRONTAGE	---	476.3 FT.	CONTACT PERSON	TIM GLADHILL
MINIMUM LOT WIDTH	---	196 FT.	TITLE	COMM. DEVELOP. DIRECTOR
MAX. FLOOR AREA RATIO	---	---	PHONE NUMBER	763-427-1410
MIN. SETBACK: FRONT	-- FT.	---	EMAIL: t.gladhill@ci.ramsey.mn.us	
MIN. SETBACK: SIDE	-- FT.	---	NOTES: The city would like to meet to discuss the design guidelines. There is some flexibility on this site.	
MIN. SETBACK: REAR	-- FT.	---		
MIN. SETBACK: PUMPS	---	---		
MIN. SETBACK: FUEL TANKS	---	---		
MAX. BLDG. HEIGHT	-- FT.	---		
REQUIRED PARKING	---	---		

LEGEND

- HYDRANT
- SANITARY MANHOLE
- GATE VALVE
- POWER POLE
- LIGHT POLE
- CATCH BASIN
- SIGN
- DECIDUOUS TREE
- CONIFEROUS TREE
- SHRUB
- PEDESTAL
- GUY WIRE
- BOLLARD
- POWER BOX
- FENCE
- STORM SEWER LINE
- SANITARY SEWER LINE
- WATERMAIN
- OHE — OVERHEAD ELECTRIC
- UGT — UNDERGROUND TELEPHONE
- FO — UNDERGROUND FIBER
- UGE — UNDERGROUND ELECTRIC
- GAS — UNDERGROUND GAS LINE
- CONCRETE PAVEMENT
- BITUMINOUS PAVEMENT
- BUILDING
- RESTRICTED ACCESS

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON AN ASSUMED DATUM.

(xxx) = DENOTES RECORD

● = DENOTES FOUND IRON MONUMENT

○ = DENOTES 1/2 INCH DIAMETER BY 18 INCH LONG IRON PIPE MONUMENT SET AND MARKED RLS# 45352

X = DENOTES FOUND PK NAIL

SURVEYOR'S NOTES:

1. The locations of the existing utilities shown hereon are approximate. They have been plotted from available surveys and/or records. Location and sizes of underground utilities may vary from locations shown. The contractor is responsible to ensure that any existing utilities (shown or not shown) are not damaged during construction. Gopher State One Ticket # 141832469. Gopher State One Call: 1-800-252-1166.
2. The subject property is located in Flood Zone C, according to Flood Insurance Rate Map Community Panel No: 270681 0015B, published by the Federal Emergency Management Agency, effective date of November 1, 1979.
3. Elevations are based on NAVD 88.
4. Items corresponding to Old Republic National Title Insurance Company Commitment No. 38693 bearing an effective date of June 24, 2014 at 7:00 a.m.

   10. Easements for utilities and drainage and access restrictions as shown on the recorded plat of Ramsey Town Center Addition. (As shown)

   11. Covenants, conditions, restrictions, easements, master assessments and liens contained in Master Declaration of Ramsey Town Center dated August 5, 2005, filed September 15, 2005, as Document No. 1978252.001 (Abstract) and as Document No. 484495.001 (Torrens).

   12. Anoka County Right of Way Plat Number 16 dated April 13, 1981, filed April 13, 1981, as Document No. 571348. (As shown)

   Final Certificate dated August 14, 1985, filed August 28, 1985, as Document No. 684425. (As shown)

   13. Anoka County Right of Way Plat Number 33 filed March 1, 1988, as Document No. 798409. (Does not affect property)

   14. Terms and conditions of and easement contained in Right of Way Easement granted to the Rural Cooperative Power Association dated April 21, 1953, filed April 29, 1953, as Document No. 150133 in Book 299, Page 32.

   Assigned to Anoka Electric Cooperative (now Connexus Energy) filed January 9, 1958, as Document No. 186666 in Book 409, Page 30. (Does not affect property)

   15. Easement in favor of the City of Ramsey as created in document dated June 3, 2004, filed September 30, 2005, as Document No. 1978594.001. (As shown)
5. The title commitment appears to have missed Document No. 1994167.003. This document conveys the northeast corner of Outlot GG to the City of Ramsey. Casey's provided this document when the survey was ordered.

LEGAL DESCRIPTION-Per commitment:

Outlot GG, Ramsey Town Center Addition, except that part described as follows: Beginning at the Northwest corner of said Outlot GG; thence on an assumed bearing of South, along the Westerly line of said Outlot GG for 567.55 feet to a point of curvature in said Westerly line; thence Southerly for 36.04 feet along said Westerly line along a tangential curve concave to the West, radius 540 feet and a central angle 03 degrees 49 minutes 27 seconds West along said Westerly line for 87.95 feet to the most Southerly corner in said Westerly line; thence South 86 degrees 10 minutes 33 seconds East along the Southwesterly line of said Outlot GG; thence on a bearing of West along said Northerly line for 596.32 feet to the point of beginning.

To Casey's General Store's Inc.:

This is to certify this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, Jointly established and adopted by ALTA and NSPS, and includes items 1,2,3,4,7a,8, and 11b of Table A thereof. The field work was completed on July 21, 2014.

August 8, 2014
Date:

Jonathan D. Schuette
Minnesota License No. 45352

NO.	DATE	DESCRIPTION

COPYRIGHT @ 2014
BY DESIGN TREE ENGINEERING INCORPORATED

DATE:	08/05/14
SCALE:	AS SHOWN
DRAWN BY:	RJK
CHECKED BY:	JDS
PROJECT NO.	01714030

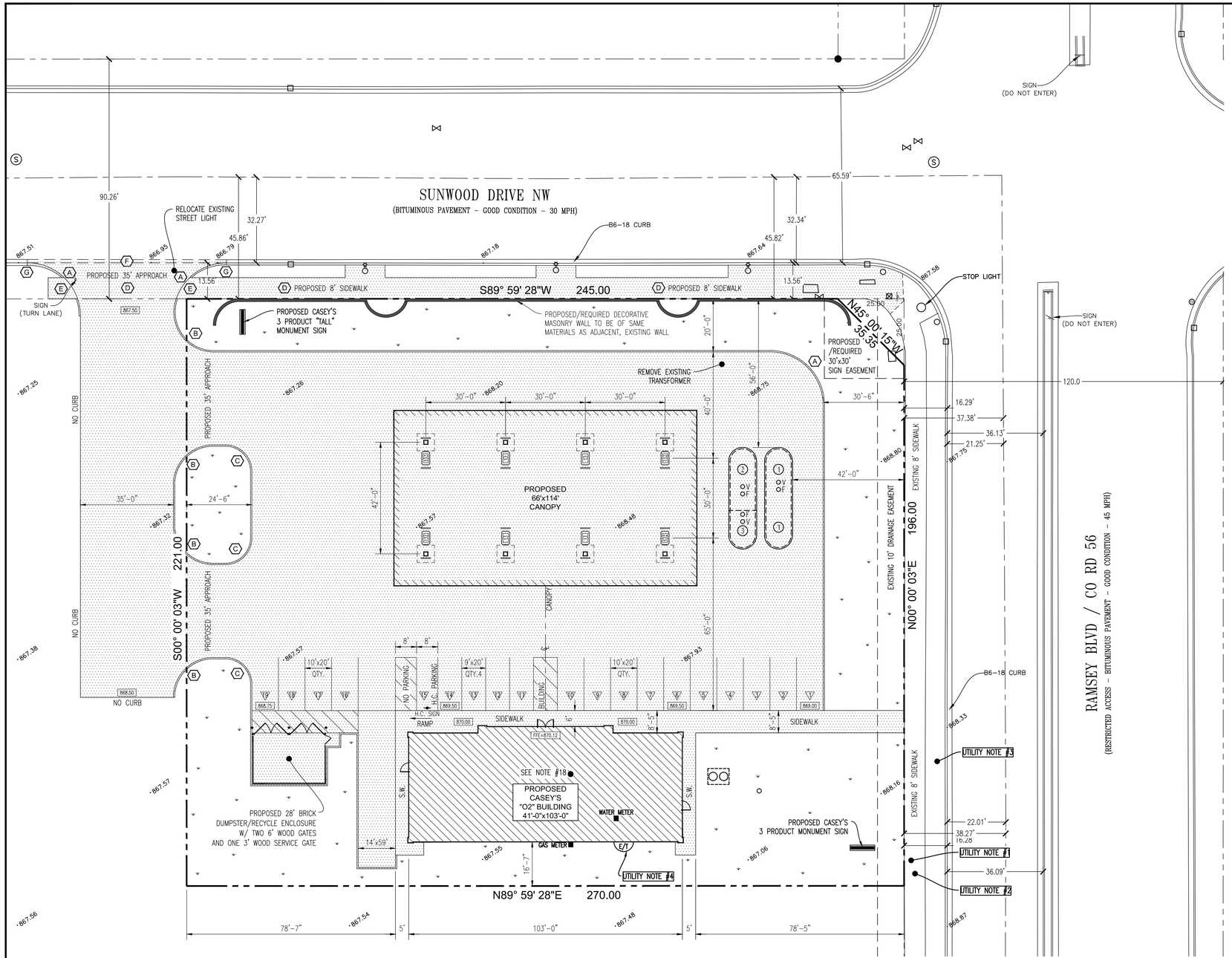
I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

JONATHAN D. SCHUETTE #45352 8/8/14 08-05-14

Design Tree Engineering Inc.
120 17th Avenue West
Alexandria, MN 56308
(320) 762-1290
(320) 217-5597 fax

PREPARED FOR:
CASEY'S GENERAL STORES
SUNWOOD DR. & RAMSEY BLVD; RAMSEY, MINNESOTA

Design Tree
ENGINEERING AND LAND SURVEYING
120 17th Avenue W.
Alexandria, MN 56308
(320) 762-1290
3339 W. St., Germain, Suite 250
St. Cloud, MN 56301
(320) 217-5557 (Phone)
(320) 217-5597 (Fax)



General Construction Notes

1. 2 - 20,000 GALLON CONTAINMENT SOLUTION TANKS (ONE TANK IS SPLIT)
   TANK 1-20,000 GALLONS (87E - UNLEADED) 10'-6"x37'-5.5"
   TANK 2-12,000 GALLONS (D - DIESEL) 10'-6"x23'-8"
   TANK 3-8,000 GALLONS (91E - PREMIUM) 10'-6"x14'-6"
2. 8 DISPENSERS: GILBARCO 700 S ***WITH BLENDERS***
   4=NN1 4 METERS & 2 NOZZLES EACH
   4=NL1 6 METERS & 4 NOZZLES EACH
3. TANK SETTING DETAILS SHEET QF-301
4. FILL PIPE AND MANHOLE SHEET QF-301
5. ISLAND SIZE -3' X 5' W/DUAL GUARD PIPE
6. ISLAND DETAILS SHEET QF-101
7. SIGN BASE DETAILS SHEET AL-601
8. SIGN DETAILS SHEET AL-601
9. DRIVEWAY JOINTS TO BE PACKED & CAULKED
10. CONCRETE DRIVE TROWELED WITH LIGHT BROOM FINISH
11. CONTROL JOINTS - MIN. 100 sq.ft. - MAX. 125 sq.ft. - 25% DEEP
12. CONSTRUCTION JOINTS - PINNED 4' O.C. 12" EACH WAY WITH 1/2" REBAR #4
13. APPROACHES TO BE 7" NONREINFORCED OR AS PER STATE/CITY SPEC.
14. SLOPE RAMPS FOR BUILDING SIDEWALK 1:20 H.C PARKING 1:50 ALL DIRECTIONS ALL ACCESS ISLE STRIPING AT 45 DEGREE ANGLE BEING MAX. 4' SEPARATION
15. VERIFY ALL UTILITY LOCATIONS AND DIMENSIONS.
16. SLOPE RAMPS FOR BUILDING SIDEWALK 1:20 H.C PARKING 1:50 ALL DIRECTIONS
17. CANOPY FOOTING: SIZE 5'-9" LENGTH X 5'-9" WIDTH X 3'-0" DEPTH, CONCRETE: MINIMUM COMPRESSIVE STRENGTH OF F'C-3000 p.s.i. @ 28 DAYS (150 p.c.f.) 4"SLUMP (MAX), FOOTING DESIGN BASED ON 2,500 p.s.i. CONCRETE REINFORCING: ASTM A-615 GRADE 60, REBAR CAGE: (8) #6 HORIZONTAL TIES LENGTH WISE TOP AND BOTTOM 12" MAXIMUM SPACING.
18. 3 FUEL DISPENSERS FALL WITHIN A 100 FOOT RADIUS OF THE EMERGENCY SHUT-OFF SWITCH LOCATED AT SALES COUNTER
19. ALL FUEL DISPENSERS FALL WITHIN A 100 FOOT RADIUS OF THE EMERGENCY SHUT-OFF SWITCH LOCATED ON A POST AT THE CURB
20. IRRIGATION SYSTEM INSTALLATION REQUIRED FOR ALL SOD/SEED WITHIN PROPERTY.

20' 0 20'

SCALE: 1" = 20'

Site Information

CASEY'S RETAIL COMPANY
ONE CONVENIENCE BLVD.
ANKENY, IOWA 50021

CONTACT:
KATIE DEROUCHEY (515) 963-3829

Zoned: C-2

HIGHWAY COMMERCIAL

SETBACKS
FRONT YARD: 0 FEET
SIDE YARD: 0 FEET
REAR YARD: 0 FEET

PARKING
REQUIRED:
2 SPACES PER 1,000 FT²
4,346 / 1,000 = 4.346
9 SPACES REQUIRED
PROVIDED:
19 MARKED SPACES
16 UNMARKED @ GASOLINE CANOPY
35 SPACES PROVIDED

Contact Info.

CITY OF RAMSEY
7550 SUNWOOD DR. NW
RAMSEY, MN 55303
PH: 763-427-1410
COMMUNITY DEVELOPMENT DIRECTOR: TIM GLADHILL
COMMUNITY DEVELOPMENT ASSISTANT: JOANN SHAW

CITY OF RAMSEY (WATER, STORM WATER AND SANITARY SEWER)
CONTACT NAME:
CONTACT PHONE: 763-576-4343

CENTER POINT ENERGY (NATURAL GAS)
CONTACT PHONE: 800-778-9140
CONTACT WEBSITE: WWW.CENTERPOINTENERGY.COM

CONNEXUS (ELECTRIC)
CONTACT PHONE: 763-323-4216

CENTURYLINK (TELEPHONE)
CONTACT PHONE: 800-283-423 7

Utility Notes

#1 PROPOSED 2" WATER CONNECTION
- INTO EXISTING WATER MAIN
- 2" CTS, HDPE, SDR9, C5-200 PSI
- VERIFY EXISTING MAIN ≥ 2"

#2 PROPOSED 1.5" NATURAL GAS CONNECTION
- INTO EXISTING NATURAL GAS MAIN
- 1.5" SCH 40 BLACK IRON PIPE
- 680 MBH, 7" W.C. HOUSE PRESSURE
- VERIFY EXISTING MAIN ≥ 1.5"

#3 PROPOSED 6" SANITARY SEWER CONNECTION
- INTO EXISTING SANITARY SEWER MAIN
- 6" SCH 40 PVC
- VERIFY EXISTING MAIN ≥ 6"

#4 PROPOSED SERVICE ENTRANCE
- ELECTRICAL 3 PHASE, 800 AMP
- 120/208 VOLTS - 4 WIRE
- TELEPHONE: 8 PAIR - 4 LINES

Keyed Construction Notes

NOTICE: ALL WORK IN/ON THE R.O.W. AREA IS SUBJECT TO THE CITY OF RAMSEY AND ANOKA COUNTY APPROVAL AND SPECIFICATIONS.

- (A) PROPOSED 20' RADIUS
- (B) PROPOSED 15' RADIUS
- (C) PROPOSED 10' RADIUS
- (D) 2% MAX CROSS SLOPE - SIDEWALK AREA
- (E) TAPER CURB TO SIDEWALK - NO DETECTABLE WARNING MAT AT DRIVEWAYS
- (F) DEPRESSED CURB AND GUTTER
- (G) TIE INTO EXISTING VERTICAL CURB AND GUTTER (TO BE COMPLETED BY OTHERS)

- MARKED PARKING SPACES (PAINT LINES AS INDICATED)
- GASOLINE PUMP PARKING SPACES (DO NOT PAINT LINES OR OTHERWISE MARK)
- CONCRETE PAVING OR SIDEWALKS
- AREA TO BE SODDED OR SEEDED
- PROPOSED 1,000 GALLON GREASE INTERCEPTOR WITH TWO MANHOLES
- 867.26 EXISTING SPOT ELEVATION
- 869.50 PROPOSED TOP OF PAVEMENT ELEVATION - SUBJECT TO CHANGE

Legal Description ±59,358FT² / ± 1.36 ACRES

OUTLOT GG, RAMSEY TOWN CENTER ADDITION, EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID OUTLOT GG; THENCE ON AN ASSUMED BEARING OF SOUTH, ALONG THE WESTERLY LINE OF SAID OUTLOT GG FOR 567.55 FEET TO A POINT OF CURVATURE IN SAID WESTERLY LINE; THENCE SOUTHERLY FOR 36.04 FEET ALONG SAID WESTERLY LINE ALONG A TANGENTIAL CURVE CONCAVE TO THE WEST, RADIUS 540 FEET AND A CENTRAL ANGLE 03 DEGREES 49 MINUTES 27 SECONDS WEST ALONG SAID WESTERLY LINE FOR 87.95 FEET TO THE MOST SOUTHERLY CORNER IN SAID WESTERLY LINE; THENCE SOUTH 66 DEGREES 10 MINUTES 33 SECONDS EAST ALONG THE SOUTHWESTERLY LINE OF SAID OUTLOT GG; THENCE ON A BEARING OF WEST ALONG SAID NORTHERLY LINE FOR 596.32 FEET TO THE POINT OF BEGINNING.

U.G.S.T. Notes

- FILL CATCH BASIN W/ OVERSPILL PROTECTION (TYP.)
- (1)(2)(3) TURBINE ENCLOSURE TYP. CONTAINS; SUB-PUMB W/LINE DETECTION, TANK PROBE FOR FUEL MONITORING, INCLUDING THE INTERSTITIAL SENSOR AND TANK SUMP SENSOR
- VENT EXTRACTOR W/BALL FLOAT FOR OVERFILL PROTECTION

SUMP SENSOR @ EACH DISPENSER.

Referenced Sheets

CIVIL PLANS BY DESIGN TREE ENGINEERING
***TO BE COMPLETED*

LIGHTING PLANS BY RED LEONARD ASSOCIATES
***TO BE COMPLETED*

Legend

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- BUILDING SETBACK LINE
- EASEMENT LINE

Survey Legend

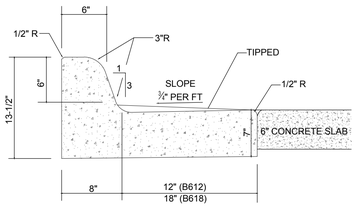
- GATE VALVE
- HYDRANT
- LIGHT POLE
- TRANSFORMER
- PEDESTAL
- ELECTRIC MANHOLE
- FIBER HANDHOLE
- (S) SANITARY MANHOLE
- STORM MANHOLE
- STORM INTAKE

ALL BRICK (NO EIFS) - 4 SIDES

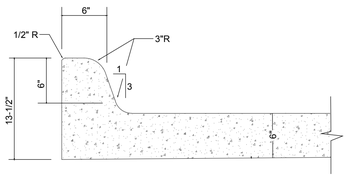
CASEY'S PIZZA CASEY'S General Store DONUTS CASEY'S

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, IA 50021 515-965-6100

PROJECT:	PUBLISHED:	DRAWING INFORMATION:
RAMSEY, MN #2	09-12-14	SITE PLAN
	REVISED ON: 10-28-14	
"O2" STYLE STORE - FLAT ROOF		
DRAWING INFORMATION: CONSTRUCTION DIVISION		AL-101
DRAWN BY: JACOB CLARK	CHECKED BY:	

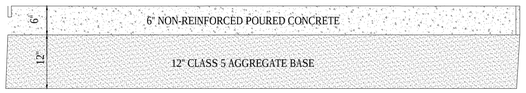


B612 AND B618 CURB AND GUTTER



MONOLITHIC CURB SECTION

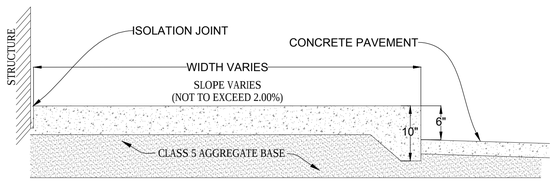
CONCRETE CURB DETAILS
SCALE=N.T.S.



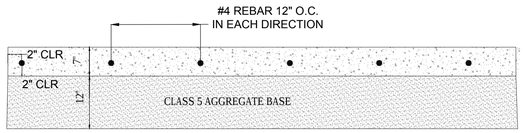
NOTES:

1. USE 7" NON-REINFORCED POURED CONCRETE ON 12" AGGREGATE BASE FOR APPROACHES

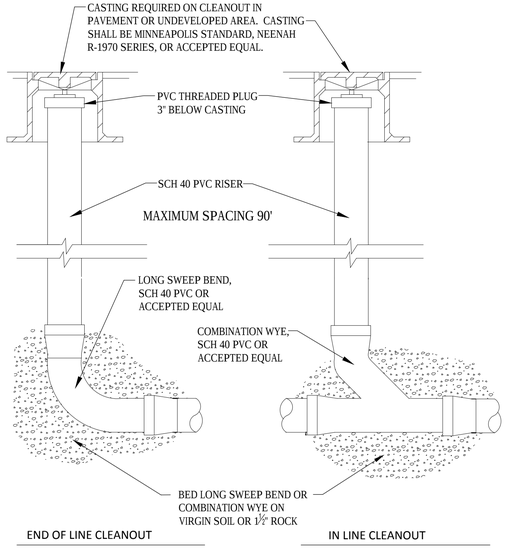
TYPICAL CONCRETE PARKING SECTION
SCALE=N.T.S.



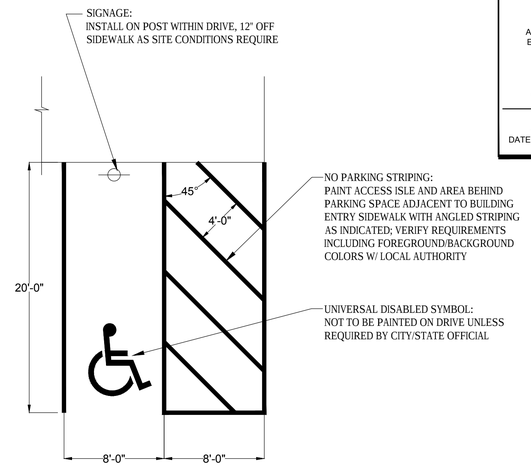
CONCRETE INTEGRAL SIDEWALK DETAIL
SCALE=N.T.S.



TYPICAL CONCRETE SECTION OVER U.G.S.T. AREAS
SCALE=N.T.S.



CLEANOUT CASING
SCALE=N.T.S.



DISABLED PARKING LAYOUT
SCALE=N.T.S.

Design Tree
ENGINEERING AND LAND SURVEYING

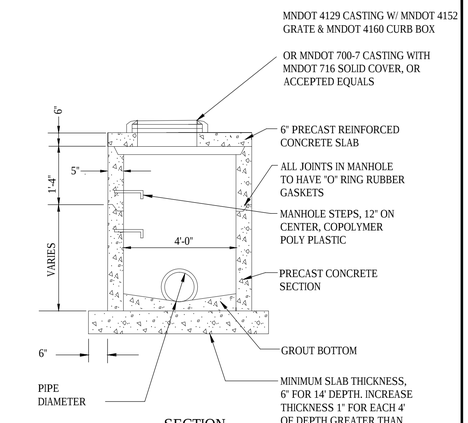
2510 Broadway Street South
Alexandria, MN 56308
(320) 762-1290 (Phone)
(320) 762-8054 (Fax)

3339 W. St. Germain St., Suite 250
St. Cloud, MN 56301
(320) 217-5527 (Phone)
(320) 217-5597 (Fax)

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.

JEREMY E. ANDERSON

DATE: 12-03-14 LICENSE #: 44223

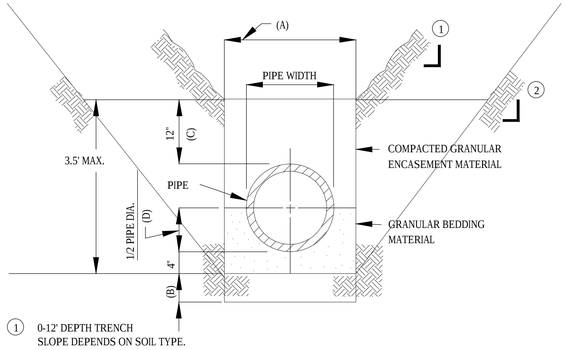


SECTION

NOTE: DRAIN TILE OPENING MUST BE CORE-DRILLED AND GROUTED INSIDE AND OUTSIDE

NOTE:
1. USE METAL SHIMS ONLY AT ADJUSTING RINGS WHEN LEVELING.
2. ALL PIPE CONNECTIONS SHALL HAVE MANHOLE SLEEVES OR WATERSTOP FOR WATERTIGHT CONNECTIONS.

STANDARD MNDOT STORM MANHOLE/ CATCH BASIN 48-4020
SCALE=N.T.S.



1. 0-12' DEPTH TRENCH
SLOPE DEPENDS ON SOIL TYPE.

2. 12'-20' DEPTH TRENCH
SLOPE DEPENDS ON SOIL TYPE.

3. 0-20' DEPTH TRENCH
SUPPORT OR SHIELD SYSTEM CAN BE UTILIZED TO REDUCE TRENCH WIDTH.

4. 20' OR GREATER DEPTH TRENCH
EXCAVATION MUST BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER. CONTRACTOR SHALL HAVE THE DESIGN COMPLETED AT HIS EXPENSE AND PROVIDE A COPY TO THE OWNER AND THE PROJECT ENGINEER (WSN).

(A) MINIMUM TRENCH WIDTH SHALL ALLOW FOR SIX INCHES CLEARANCE ON EACH SIDE OF PIPE JOINT HUB.

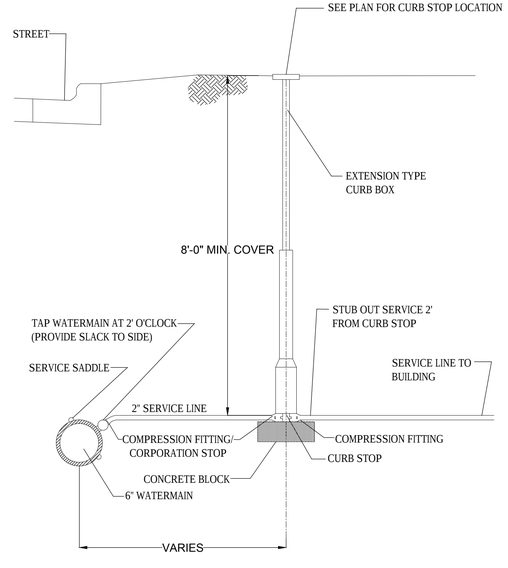
(B) THE TRENCH MAY BE OVEREXCAVATED A MIN. OF 6" & BACKFILLED WITH COMPACTED GRANULAR MATERIALS WHEN ROCK, INCOMPRESSIBLE MATERIALS, OR UNSTABLE SOILS ARE ENCOUNTERED.

(C) COMPACTED GRANULAR ENCASEMENT MATERIAL SHALL COVER THE TOP OF PIPE BY AT LEAST 12 " AND EXTEND THE FULL WIDTH OF THE TRENCH OR AT LEAST 2 1/2" TIMES THE PIPE DIAMETER ON EACH SIDE OF THE PIPE.

(D) BEDDING AND HAUNCHING MATERIAL SHALL BE PLACED AND COMPACTED TO PROVIDE FULL SUPPORT FOR THE LENGTH OF THE PIPE.

NOTE: THIS DETAIL APPLIES TO SANITARY SEWER, STORM SEWER, WATERMAIN, AND ALL SERVICE PIPE.

TYPICAL PIPE BEDDING DETAIL
SCALE=N.T.S.



TYPICAL WATER SERVICE DETAIL
SCALE=N.T.S.

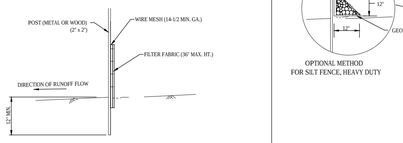
CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

PROJECT:
RAMSEY, MN #2
"O2" STYLE STORE - FLAT ROOF
DRAWING INFORMATION:
CONSTRUCTION DIVISION
DRAWN BY: RJK
CHECKED BY: JEA

PUBLISHED: 12-03-14
REVISED ON:

DRAWING INFORMATION:
DETAILS

C1.0



NOTES:
1. TYPE OF FENCING TO BE USED SHALL COMPLY WITH MNDOT 3886.1 UNLESS INDICATED OTHERWISE ON PLANS.

2. DIG 4-6" x 6" TRENCH ALONG THE INTENDED FENCE LINE.

3. DRIVE ALL POSTS INTO THE GROUND AT THE DOWNHOLL SIDE OF TRENCH.

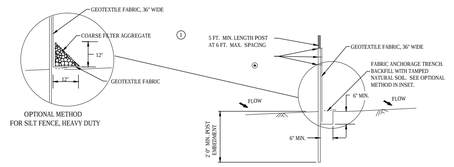
4. WIRE FENCING PER MNDOT SPEC. 3886. WIRE MESH MUST BE A MINIMUM OF 2" INTO THE GROUND AND NO MORE THAN 36" ABOVE THE ORIGINAL GROUND SURFACE.

5. FILTER FABRIC PER MNDOT SPEC. 3886. FABRIC APPARENT OPENING SIZE (AOS) SHALL BE 30 TO 80 IN AREAS OF COARSE GRAINED SOILS, AND 50 TO 80 IN AREAS OF FINE GRAINED SOILS.

6. LAY OUT SILT FENCE ON THE UPHILL SIDE ALONG THE FENCE LINE, AND BACK FILL.

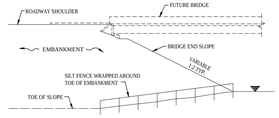
7. WOOD POSTS MAY BE SPACED UP TO 4 FEET APART IF WIRE MESH IS NOT USED TO SUPPORT THE FABRIC. IF WIRE MESH IS USED TO SUPPORT THE FABRIC STEEL POSTS MAY BE SPACED UP TO 8 FEET APART.

SILT FENCE DETAIL



OPTIONAL METHOD
FOR SILT FENCE, HEAVY DUTY

SILT FENCE, HEAVY DUTY
(HAND INSTALLED)
DESIGN GUIDELINES:
TO PROTECT AREAS FROM SHEET FLOW.
MAXIMUM CONTRIBUTING AREA: 1 ACRE.

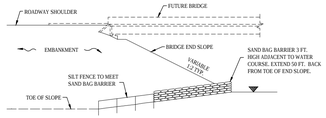


BRIDGE FILL

DESIGN GUIDELINES:
WATER COURSE FLOW VELOCITY: STAGNANT
CONTRIBUTING SLOPE AREA: 1/2 ACRE

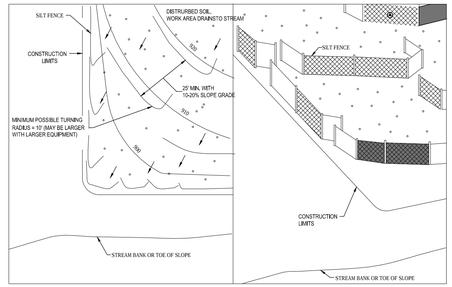


LOCATION OF SILT FENCE
AT TOE OF ROADWAY EMBANKMENT



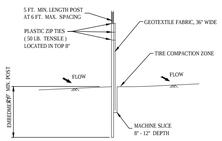
BRIDGE FILL

DESIGN GUIDELINES:
WATER COURSE FLOW VELOCITY: 1 TO 7 FT./SEC.
CONTRIBUTING SLOPE AREA: 1 ACRE

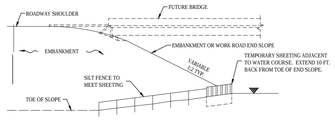


PLAN VIEW SIDE VIEW

SILT FENCE, J-HOOK INSTALLATION



SILT FENCE, MACHINE SLICED
DESIGN GUIDELINES:
TO PROTECT AREAS FROM SHEET FLOW.
MAXIMUM CONTRIBUTING AREA: 1 ACRE.



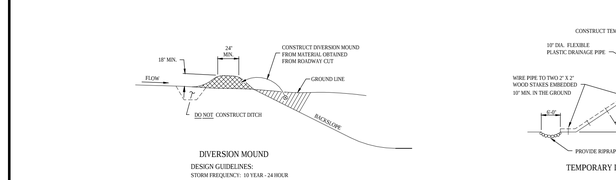
EMBANKMENT OR WORK ROAD FILL

DESIGN GUIDELINES:
WATER COURSE FLOW VELOCITY: 0 TO 15 FT./SEC.
CONTRIBUTING SLOPE AREA: 3 ACRES

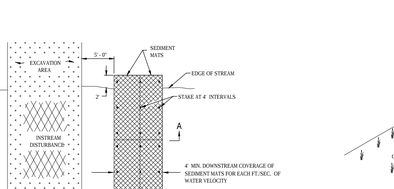
SILT FENCE AT BRIDGE EMBANKMENT ADJACENT TO WATER

NOTES:
SEE SPECS. 2573, 3149 & 3886.

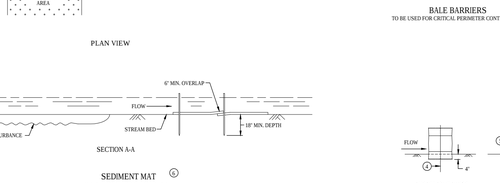
1. COARSE FILTER AGGREGATE (SPEC. 3149) SHALL BE INCIDENTAL.



SILT FENCE, SUPER DUTY
STOCK PILE CONTAINMENT



BARRIER WITHOUT CABLE RINGS



BARRIER WITH CABLE RINGS
SILT FENCE, SUPER DUTY



SILT FENCE, SUPER DUTY
CURB AND GUTTER PROTECTION SYSTEM



SILT FENCE, SUPER DUTY
STOCKPILE SEDIMENT CONTROL



SILT FENCE, SUPER DUTY
DITCH PROTECTION SYSTEM

NOTES:
SEE SPECS. 2533, 2573 & 3886.

PLACE SUPER DUTY SILT FENCE ALONG A CONSTANT ELEVATION.

SUPER DUTY SILT FENCE CAN UTILIZE EITHER A CONCRETE, OR WATER FILLED, TEMPORARY MEDIAN BARRIER.

1. PLACING STOCK PILES NEXT TO AN ENVIRONMENTALLY SENSITIVE AREA IS NOT RECOMMENDED. WHEN THERE ARE NO FEASIBLE ALTERNATIVES, THE SUPER DUTY SILT FENCE IS TO BE USED AS SHOWN OR AS DIRECTED BY THE ENGINEER.
2. CRITICAL AREAS INCLUDE WETLANDS, JUDICIAL DITCHES, STREAMS, WATER BODIES, AND OTHER AREAS REQUIRING PROTECTION.

STANDARD SHEET NO. 5-297.408 (2 of 2)
STANDARD APPROVED SEPTEMBER 27, 2006
TITLE: TEMPORARY SEDIMENT CONTROL SUPER DUTY SILT FENCE.

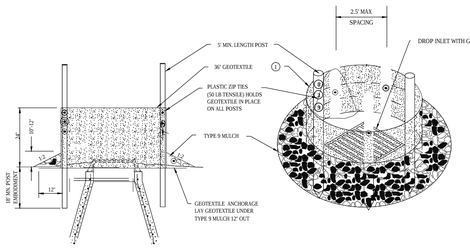
Design Tree
ENGINEERING AND LAND SURVEYING
2510 Broadway Street South
Alexandria, MN 56308
(320) 762-1290 (Phone)
(320) 762-8054 (Fax)
3339 W. St. Germain St., Suite 250
St. Cloud, MN 56301
(320) 217-5527 (Phone)
(320) 217-5597 (Fax)

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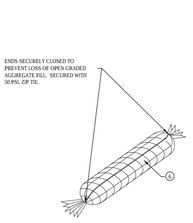
JEREMY E. ANDERSON
DATE: 12-03-14 LICENSE #: 44223

SEDIMENT CONTROL INLET HAT

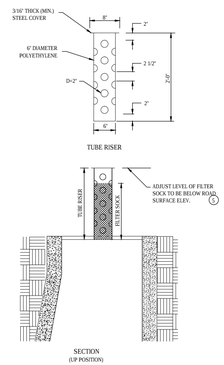
NOTE:
THE SEDIMENT CONTROL BARRIER SHALL BE A METAL OR PLASTIC/POLYETHYLENE RISER SIZED TO FIT INSIDE THE CATCH BASIN/MANHOLE; HAVE PERFORATIONS TO ALLOW FOR WATER INFILTRATION; HAVE AN OVERFLOW OPENING, FLANGES AND A LID/COVER.



SILT FENCE RING AND ROCK FILTER BERM
USE WHERE INLET DRAINS IN AN AREA WITH SLOPES AT 1:3 or LESS



ROCK LOG/COMPOST LOG



POP-UP HEAD

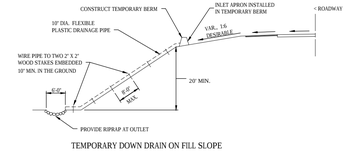
NOTES:
SEE SPECS. 2573, 3137, 3886 & 3891.

MANUFACTURED ALTERNATIVES LISTED ON Mn/DOT'S APPROVED PRODUCTS LST MAY BE SUBSTITUTED.

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 INSTALL FILTER BAG INSERT IN INLETS SHALLOWER THAN 30 INCHES, MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE. THE INSTALLED 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 INCH X 4 INCH OR USE A ROCK SOCK OR SAND BAGS IN PLACE OF THE FLAP POCKETS.
5. SOCK HEIGHT MUST NOT BE SO HIGH AS TO SLOW DOWN WATER FILTRATION TO CAUSE FLOODING OF THE ROADWAY.
6. GEOTEXTILE SOCK BETWEEN 4-10 FEET LONG AND 4-6 INCH DIAMETER. SEAM TO BE JOINED BY TWO ROWS OF STITCHING WITH A PLASTIC MESH BACKING OR PROVIDE A HEAT BONDED SEAM (OR APPROVED EQUIVALENT). FILL ROCK LOG WITH OPEN GRADED AGGREGATE CONSISTING OF SOUND DURABLE PARTICLES OF COARSE AGGREGATE CONFORMING TO SPEC. 3137 TABLE 3137-1, CA-3 GRADATION.

DIVERSION MOUND

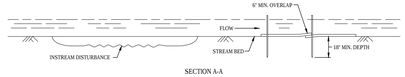
DESIGN GUIDELINES:
STORM FREQUENCY: 10 YEAR - 24 HOUR
MAXIMUM DRAINAGE AREA: 5 ACRES
MAXIMUM DIVERSION: GRADE 5%



TEMPORARY DOWN DRAIN ON FILL SLOPE

DESIGN GUIDELINES:
STORM FREQUENCY: 2 YEAR - 24 HOUR
MAXIMUM DRAINAGE AREA: 3 ACRES

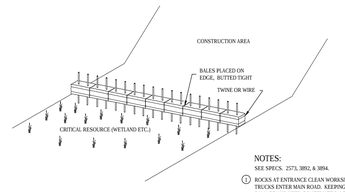
PLAN VIEW



SECTION A-A

SEDIMENT MAT
TYPICAL STREAM BED INSTALLATION

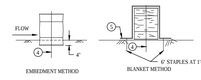
DESIGN GUIDELINES:
MAXIMUM FLOW VELOCITY: 5 FT./SEC.
MAXIMUM FLOW DEPTH: 2 FT.



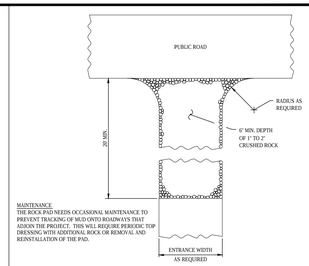
BALE BARRIERS
TO BE USED FOR CRITICAL PERIMETER CONTROL AREAS

NOTES:
SEE SPECS. 2573, 3892, & 3894.

1. ROCKS AT ENTRANCE CLEAN WORKSITE MUD OFF OF TRUCK TIRES BEFORE TRUCKS ENTER MAIN ROAD. KEEPING MUD OFF THE ROAD WILL PREVENT AUTO DAMAGE AND KEEP CONSTRUCTION SEDIMENT OUT OF DRAINAGE SYSTEMS AND WETLANDS. GEOTEXTILE MAY BE PLACED UNDER THE ROCK TO KEEP ROCKS SEPARATE FROM SOIL.
2. W = 10 FT. MIN., 20 FT. MAX.
3. D = 2 FT.
4. TWO 2 IN. X 2 IN. WOOD STAKES OR REINFORCING BARS IN EACH BALE EMBEDDED 10 INCHES MINIMUM IN THE GROUND.
5. PLACE A CATEGORY 3 EROSION CONTROL BLANKET, 6 FT. WIDE MINIMUM, OVER THE BALE INSTEAD OF TRENCHING.
6. THIS DETAIL MAY NOT BE ACCEPTABLE FOR WORK ON PUBLIC WATERS, SEE GENERAL PUBLIC WATERS PERMIT (GP) 2004-0001.
7. LOCATION OF DOWNSTREAM TEMPORARY SEDIMENT CONTROL DEVICE.



BALE BARRIER DETAIL
APPROX. BALE SIZE: 14" X 18" X 36" LONG



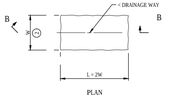
MAINTENANCE
THE ROCK PAD NEEDS OCCASIONAL MAINTENANCE TO PREVENT TRACKING OF MUD ONTO ROADWAYS THAT ADJOIN THE PROJECT. THIS WILL REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL ROCK OR REMOVAL AND REINSTALLATION OF THE PAD.

NOTES:
1. ROCK SIZE SHOULD BE 1" TO 2" IN SIZE SUCH AS MNDOT CA-1 OR CA-2 COURSE AGGREGATE.

2. A GEOTEXTILE FABRIC SHALL BE USED UNDER THE ROCK TO PREVENT MIGRATION OF THE UNDERLYING SOIL INTO THE STONE.

3. REMOVE MUD AND DEBRIS FROM TIRES AND VEHICLE UNDERCARRIAGE PRIOR TO LEAVING THE SITE.

ROCK CONSTRUCTION ENTRANCE



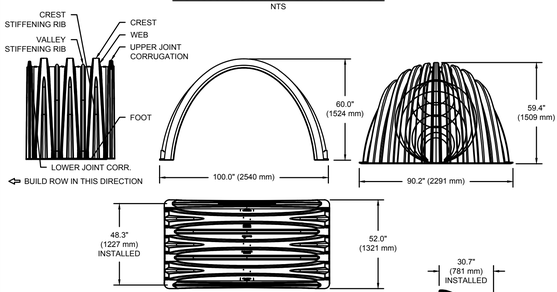
SEDIMENT TRAP DETAIL

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

PROJECT: RAMSEY, MN #2
"O2" STYLE STORE - FLAT ROOF
DRAWING INFORMATION: CONSTRUCTION DIVISION
DRAWN BY: RJK
CHECKED BY: JEA
PUBLISHED: 12-03-14
REVISED ON:
DRAWING INFORMATION: EROSION CONTROL DETAILS
C1.1

MC-4500 TECHNICAL SPECIFICATION

NTS





NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	100.0" X 60.0" X 48.3"	(2540 mm X 1524 mm X 1227 mm)
CHAMBER STORAGE	106.5 CUBIC FEET	(3.01 m³)
MINIMUM INSTALLED STORAGE*	162.6 CUBIC FEET	(4.60 m³)
WEIGHT	130.0 lbs.	(59.0 kg)

NOMINAL END CAP SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	90.2" X 59.4" X 30.7"	(2291 mm X 1509 mm X 781 mm)
END CAP STORAGE	35.7 CUBIC FEET	(1.01 m³)
MINIMUM INSTALLED STORAGE*	108.7 CUBIC FEET	(3.08 m³)
WEIGHT	135.0 lbs.	(61.2 kg)

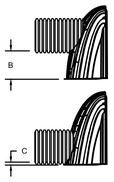
*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION AND BETWEEN CHAMBERS, 12" (305 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY.

STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"

PART #	STUB	B	C
MC4500REPE06T	6" (150 mm)	42.54" (1.081 m)	---
MC4500REPE06B		---	0.86" (22 mm)
MC4500REPE08T	8" (200 mm)	40.50" (1.029 m)	---
MC4500REPE08B		---	1.01" (26 mm)
MC4500REPE10T	10" (250 mm)	38.37" (975 mm)	---
MC4500REPE10B		---	1.33" (34 mm)
MC4500REPE12T	12" (300 mm)	35.69" (907 mm)	---
MC4500REPE12B		---	1.55" (39 mm)
MC4500REPE15T	15" (375 mm)	32.72" (831 mm)	---
MC4500REPE15B		---	1.70" (43 mm)
MC4500REPE18TC	18" (450 mm)	29.36" (746 mm)	---
MC4500REPE18BC		---	1.97" (50 mm)
MC4500REPE24TC	24" (600 mm)	23.05" (585 mm)	---
MC4500REPE24BC		---	2.26" (57 mm)
MC4500REPE30BC	30" (750 mm)	---	2.95" (75 mm)
MC4500REPE36BC	36" (900 mm)	---	3.25" (83 mm)
MC4500REPE42BC	42" (1050 mm)	---	3.55" (90 mm)

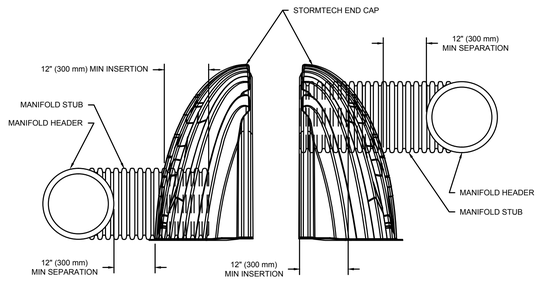
NOTE: ALL DIMENSIONS ARE NOMINAL

CUSTOM PRECORED INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS.
CUSTOM INVERT LOCATIONS ON THE MC-4500 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm)
THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHTEST POSSIBLE FOR THE PIPE SIZE.



MC-SERIES END CAP INSERTION DETAIL

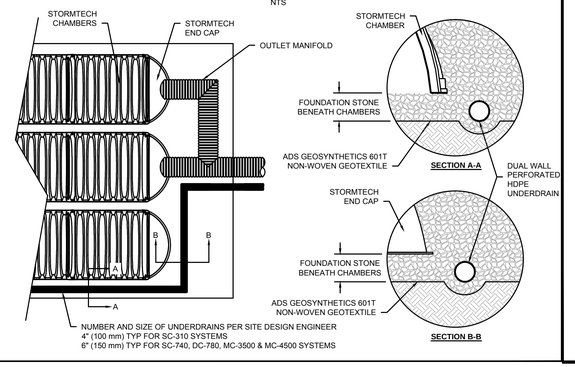
NTS

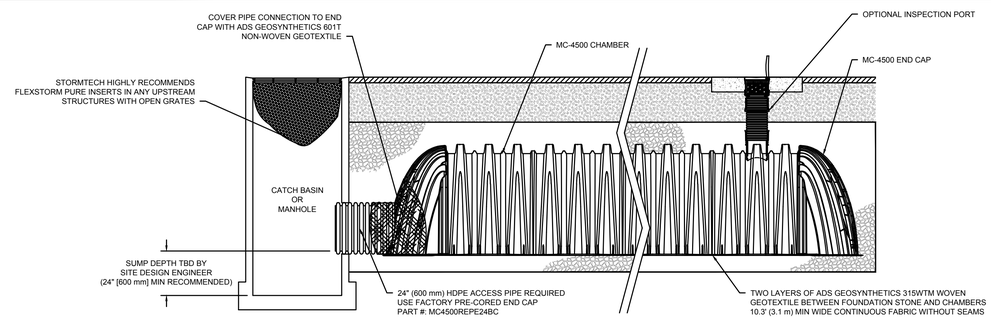


NOTE: MANIFOLD STUB MUST BE LAID HORIZONTAL FOR A PROPER FIT IN END CAP OPENING.

UNDERDRAIN DETAIL

NTS





MC-4500 ISOLATOR ROW DETAIL

NTS

Design Tree
ENGINEERING AND LAND SURVEYING

2510 Broadway Street South
Alexandria, MN 56308
(320) 762-1290 (Phone)
(320) 762-8054 (Fax)

3339 W. St. Germain St., Suite 250
St. Cloud, MN 56301
(320) 217-5557 (Phone)
(320) 217-5597 (Fax)

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.

JEREMY E. ANDERSON

DATE: 12-03-14 LICENSE #: 44223

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

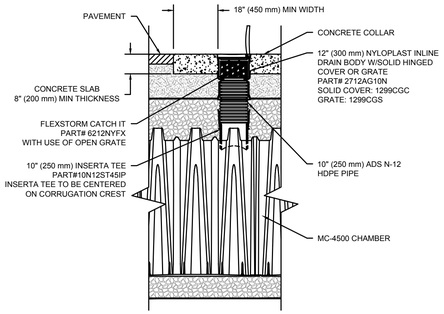
STEP 2) CLEAN OUT ISOLATOR ROW USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



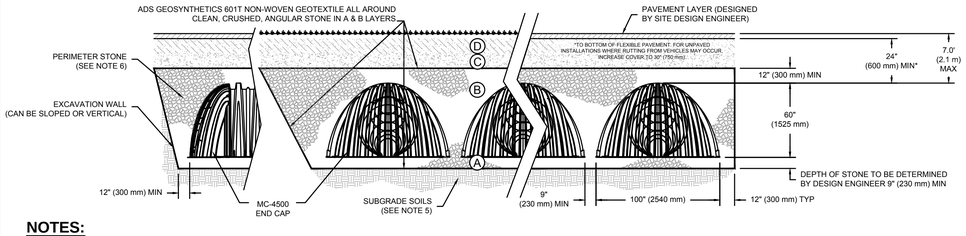
MC-4500 INSPECTION PORT DETAIL

NTS

ACCEPTABLE FILL MATERIALS: STORMTECH MC-4500 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4-2 INCH (20-50 mm)	AASHTO M43[1] 3, 4	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4-2 INCH (20-50 mm)	AASHTO M43[1] 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. [2 3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.



NOTES:

1. MC-4500 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. MC-4500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
4. THE "SITE DESIGN ENGINEER" REFERS TO THE ENGINEER RESPONSIBLE FOR THE DESIGN AND LAYOUT OF THE STORMTECH CHAMBERS FOR THIS PROJECT.
5. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
6. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
7. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

STORMWATER CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH MC-4500 OR APPROVED EQUAL.
2. CHAMBERS SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORT PANELS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
4. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
5. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
6. CHAMBERS SHALL BE DESIGNED AND ALLOWABLE LOADS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
7. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. THE CHAMBER MANUFACTURER SHALL SUBMIT THE FOLLOWING UPON REQUEST TO THE SITE DESIGN ENGINEER FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE:

a. A STRUCTURAL EVALUATION SEALED BY A REGISTERED PROFESSIONAL ENGINEER THAT DEMONSTRATES THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY AASHTO FOR THERMOPLASTIC PIPE.

b. A STRUCTURAL EVALUATION SEALED BY A REGISTERED PROFESSIONAL ENGINEER THAT DEMONSTRATES THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET. THE 50 YEAR CREEP MODULUS DATA SPECIFIED IN ASTM F2418 MUST BE USED AS PART OF THE AASHTO STRUCTURAL EVALUATION TO VERIFY LONG-TERM PERFORMANCE.

c. STRUCTURAL CROSS SECTION DETAIL ON WHICH THE STRUCTURAL EVALUATION IS BASED.

8. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-4500 CHAMBER SYSTEM

1. STORMTECH MC-4500 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTITIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH MC-4500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR EXCAVATOR SITUATED OVER THE CHAMBERS.

STORMTECH RECOMMENDS 3 BACKFILL METHODS:
- STONESHOOTER LOCATED OFF THE CHAMBER BED.
- BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
- BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.

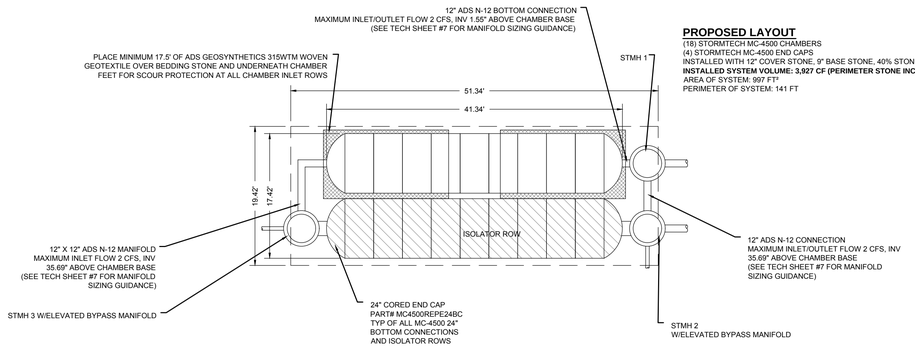
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 9" (230 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. INLET AND OUTLET MANIFOLDS MUST BE INSERTED A MINIMUM OF 12" (300 mm) INTO CHAMBER END CAPS.
8. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE 3/4-2" (20-50 mm) MEETING THE AASHTO M43 DESIGNATION OF #3 OR #4.
9. STONE SHALL BE BROUGHT UP EVENLY AROUND CHAMBERS SO AS NOT TO DISTORT THE CHAMBER SHAPE. STONE DEPTHS SHOULD NEVER DIFFER BY MORE THAN 12" (300 mm) BETWEEN ADJACENT CHAMBER ROWS.
10. STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.
11. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH MC-4500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
2. THE USE OF EQUIPMENT OVER MC-4500 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADER, DUMP TRUCK, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
   - WEIGHT LIMITS FOR CONSRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY USING THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.



PROPOSED LAYOUT

(18) STORMTECH MC-4500 CHAMBERS
(4) STORMTECH MC-4500 END CAPS
INSTALLED WITH 12" COVER STONE, 9" BASE STONE, 40% STONE VOID
INSTALLED SYSTEM VOLUME: 3,927 CF (PERIMETER STONE INCLUDED)
AREA OF SYSTEM: 997 FT²
PERIMETER OF SYSTEM: 141 FT

PROPOSED ELEVATIONS

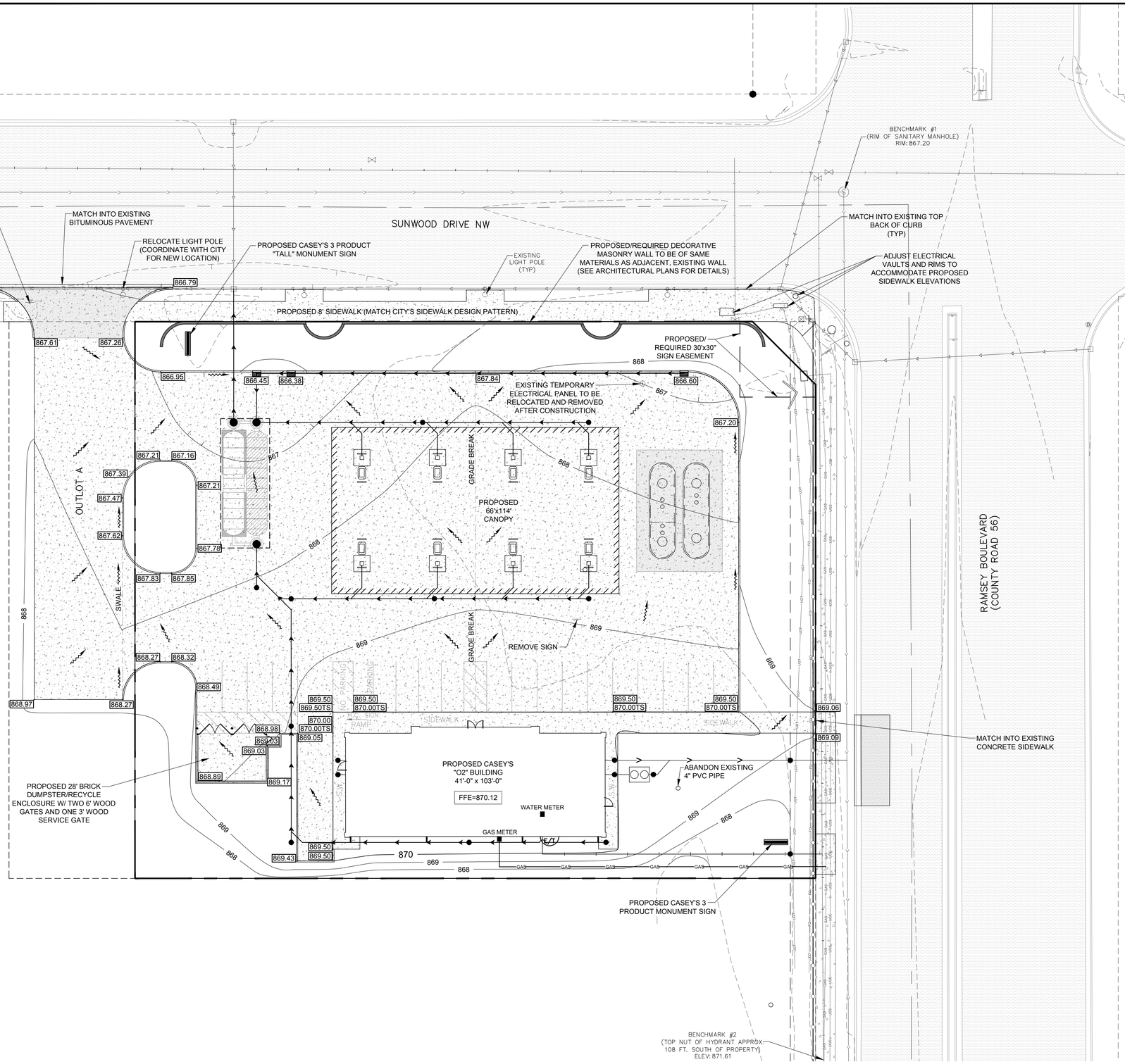
MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	868.00
MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	865.00
MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	864.75
MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	864.75
MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	864.75
TOP OF STONE:	863.25
TOP OF CHAMBER:	862.50
12" MANIFOLD INVERT:	860.47
24" ISOLATOR ROW INVERT:	857.69
12" BOTTOM CONNECTION INVERT:	857.63
BOTTOM OF CHAMBER:	857.50
BOTTOM OF STONE:	856.50

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

PROJECT: **RAMSEY, MN #2**
"O2" STYLE STORE - FLAT ROOF
DRAWING INFORMATION: CONSTRUCTION DIVISION
DRAWN BY: RJK CHECKED BY: JEA
PUBLISHED: 12-03-14
REVISED ON:

DRAWING INFORMATION: STORMTECH DETAILS

C1.2



Design Tree
ENGINEERING AND LAND SURVEYING

2510 Broadway Street South
Alexandria, MN 56308
(320) 762-1290 (Phone)
(320) 762-8054 (Fax)

3339 W. St. Germain St., Suite 250
St. Cloud, MN 56301
(320) 217-5557 (Phone)
(320) 217-5597 (Fax)

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.

JEREMY E. ANDERSON

DATE: 12-03-14 LICENSE #: 44223

NOTES:

1. CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATIONS OF ALL EXISTING UNDERGROUND UTILITIES.
2. CONTRACTOR SHALL FIELD VERIFY ALL BUILDING DIMENSIONS PRIOR TO ANY CONSTRUCTION.
3. ALL SPOT ELEVATIONS SHOWN IN CURB AND GUTTER ARE TO FLOW LINE. XXXX.XXTS = TOP OF SIDEWALK AT FLOW LINE
4. USE EITHER MONOLITHIC CURB OR B618 CURB AND GUTTER WITHIN SITE AREA.
5. SIDEWALKS SHALL MEET A.D.A REQUIREMENTS, AND SHALL NOT EXCEED 2.00% CROSS SLOPE, OR 5.00% LONGITUDINAL SLOPE. CONCRETE ENTRANCES AND APPROACHES SHALL NOT EXCEED 2.00% CROSS SLOPE IN SIDEWALK AREAS.
6. CONCRETE SIDEWALK TO MATCH CITY'S EXISTING CONCRETE SIDEWALK DESIGN PATTERN.

= 6" NON-REINFORCED CONCRETE

= 7" CONCRETE (SEE DETAILS FOR REINFORCEMENT)

TRUE NORTH PLAN NORTH

C2.0 Grading Plan

1" = 20'

BENCHMARK INFORMATION:

BENCHMARK #1:Use rim of sanitary manhole at the intersection of Ramsey Boulevard and Sunwood Drive. Elev:867.20

BENCHMARK #2:Use top nut of hydrant located approx. 108 feet south of subject property along west side of Ramsey Boulevard. Elev:871.61

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

PROJECT: **RAMSEY, MN #2**

"O2" STYLE STORE - FLAT ROOF

DRAWING INFORMATION: CONSTRUCTION DIVISION

DRAWN BY: RJK CHECKED BY: JEA

PUBLISHED: 12-03-14

REVISED ON:

DRAWING INFORMATION: GRADING PLAN

C2.0

Design Tree
ENGINEERING AND LAND SURVEYING

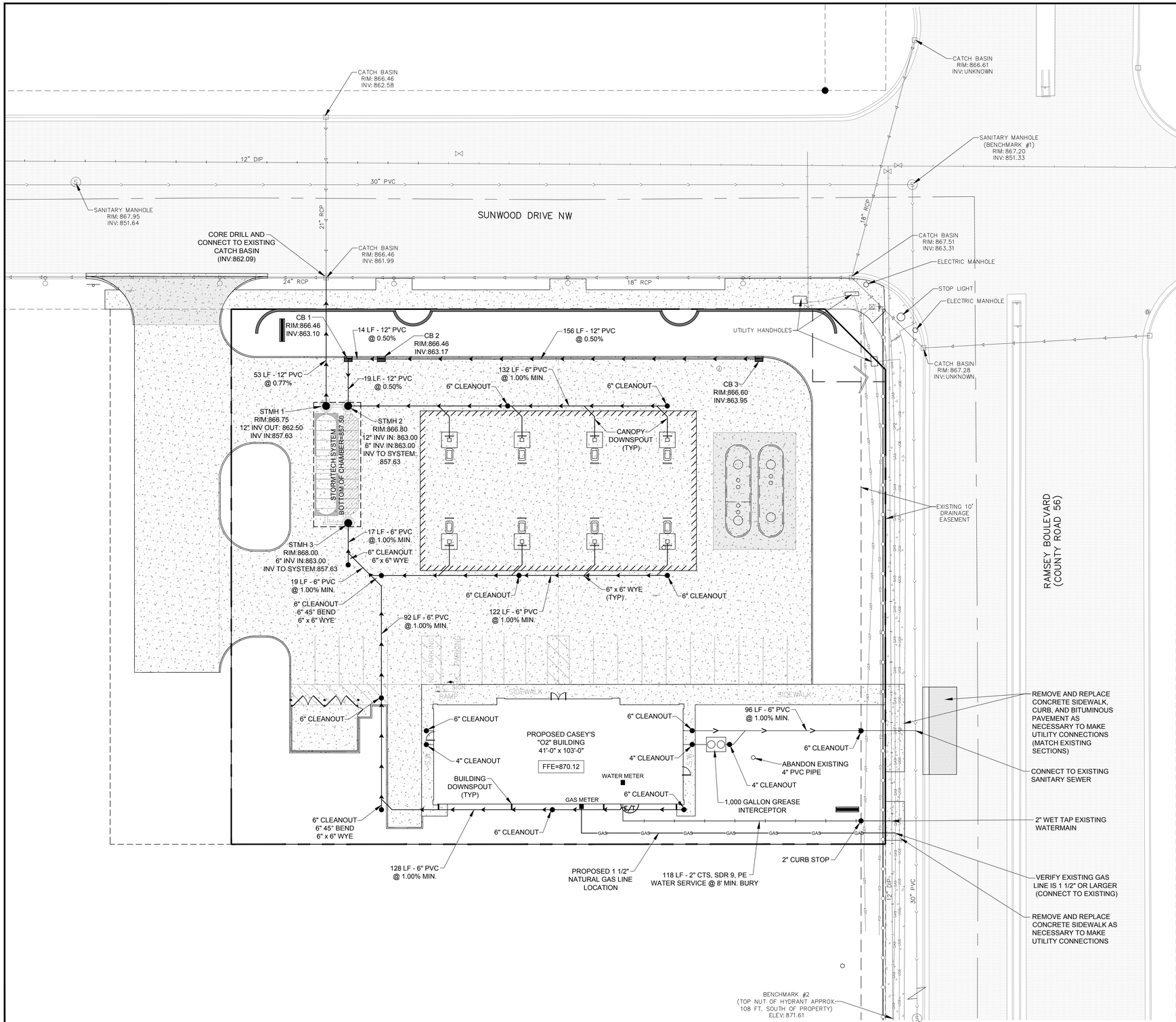
2510 Broadway Street South
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JEREMY E. ANDERSON

DATE: 12-03-14 LICENSE #: 44223



TRUE NORTH PLAN NORTH

C3.0 Utility Plan

1" = 20'

GENERAL NOTES:

1. THE LOCATIONS AND ELEVATIONS OF THE EXISTING UTILITIES SHOWN HEREIN ARE APPROXIMATE. THEY HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND/ OR RECORDS. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ANY EXISTING UTILITIES (SHOWN OR NOT SHOWN) ARE NOT DAMAGED DURING CONSTRUCTION.
2. CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATIONS OF ALL EXISTING UNDERGROUND UTILITIES.
3. CONTRACTOR SHALL FIELD VERIFY ALL BUILDING DIMENSIONS PRIOR TO ANY CONSTRUCTION.
4. WATER SERVICE PIPE SHALL BE 2" CTS, SDR 9, PE.
5. ALL PVC STORM SEWER PIPE AND FITTINGS SHALL BE MANUFACTURED IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM D-3034, "STANDARD SPECIFICATION FOR PVC SEWER PIPE AND FITTINGS" OR ASTM F-679, "STANDARD SPECIFICATION FOR PVC LARGE DIAMETER PLASTIC GRAVITY SEWER PIPE AND FITTINGS".
6. ALL PVC STORM SEWER PIPE JOINTS SHALL BE GASKETED, BELL AND SPIGOT, PUSH-ON TYPE CONFORMING TO ASTM D3212, "STANDARD SPECIFICATION FOR JOINTS FOR DRAIN AND SEWER PLASTIC PIPES USING FLEXIBLE ELASTOMERIC SEALS".
7. SANITARY SEWER SERVICE PIPE AND FITTINGS SHALL BE SCH 40 PVC.
8. ALL PIPING SHALL BE TESTED IN ACCORDANCE WITH THE MINNESOTA STATE PLUMBING CODE.
9. CATCH BASINS IN CURB AND GUTTER SHALL HAVE MNDOT 4129 CASTING WITH MNDOT 4152 GRATE AND MNDOT 4160 CURB BOX.
10. MANHOLES SHALL HAVE MNDOT 700-7 CASTING WITH MNDOT 716 COVER.

DESCRIPTION	STRUCTURE TYPE
CB 1	MNDOT STORM MANHOLE 48-4020
CB 2	MNDOT STORM MANHOLE 48-4020
CB 3	MNDOT STORM MANHOLE 48-4020
STMH 1	MNDOT STORM MANHOLE 48-4020
STMH 2	MNDOT STORM MANHOLE 48-4020
STMH 3	MNDOT STORM MANHOLE 48-4020

STORMWATER CALCULATIONS

PROPOSED IMPERVIOUS AREA = 44,460 SF (1.021 AC)

REQUIRED STORAGE VOLUME FROM 1" RUNOFF = 3,705 CF

STORMTECH UNDERGROUND INFILTRATION SYSTEM
TOTAL STORAGE PROVIDED BELOW DISCHARGE = 3,927 CF

BENCHMARK INFORMATION:

BENCHMARK #1:Use rim of sanitary manhole at the intersection of Ramsey Boulevard and Sunwood Drive. Elev:867.20

BENCHMARK #2:Use top nut of hydrant located approx. 108 feet south of subject property along west side of Ramsey Boulevard. Elev:871.61

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

PROJECT: **RAMSEY, MN #2**
"O2" STYLE STORE - FLAT ROOF
DRAWING INFORMATION: CONSTRUCTION DIVISION
DRAWN BY: RJK CHECKED BY: JEA

PUBLISHED: 12-03-14
REVISED ON:

DRAWING INFORMATION: UTILITY PLAN

C3.0

Design Tree
ENGINEERING AND LAND SURVEYING

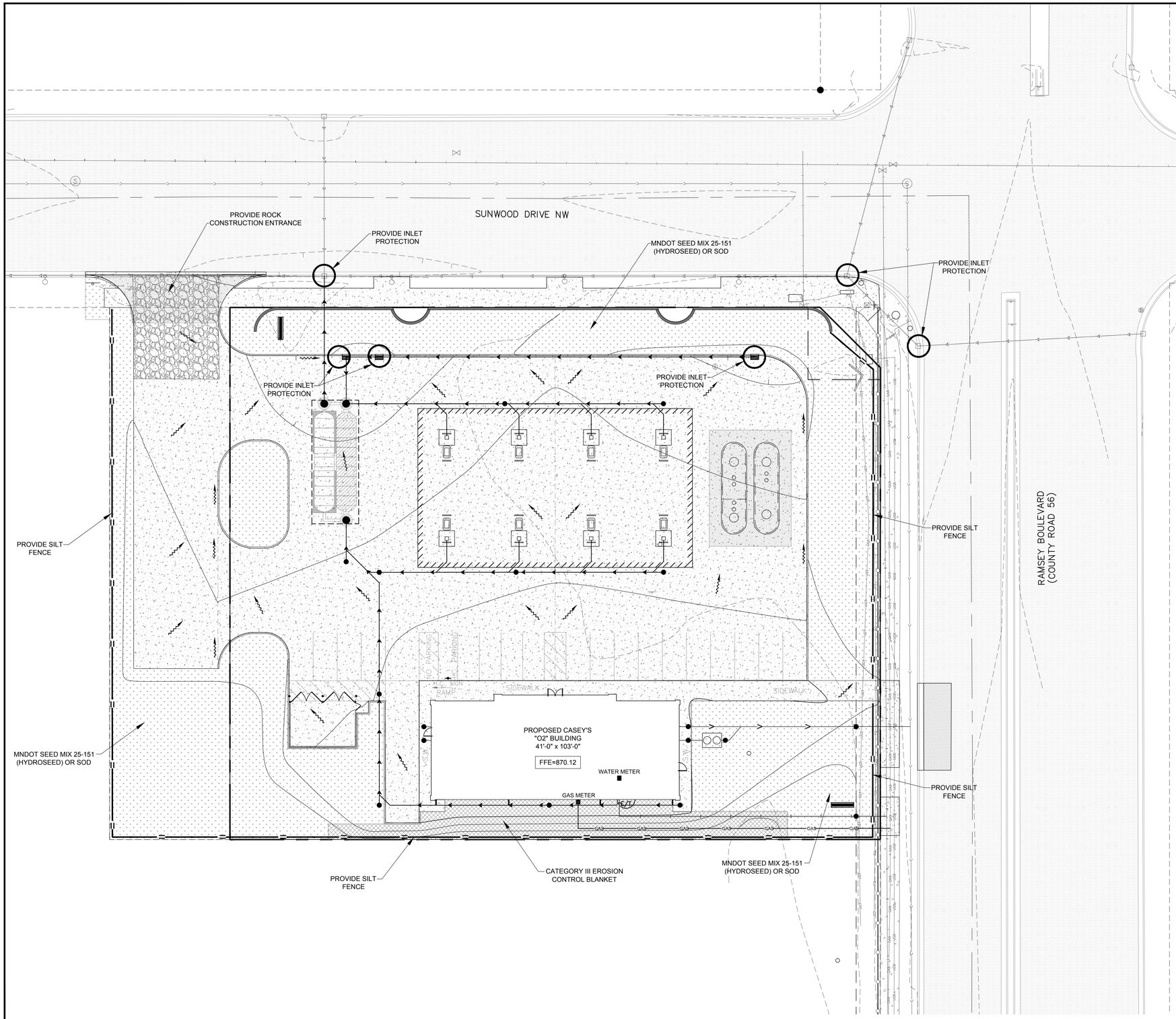
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JEREMY E. ANDERSON

DATE: 12-03-14 LICENSE #: 44223



NOTES:

1. ALL DISTURBED AREAS SHALL BE RESTORED AND SEEDED WITH MNDOT SEED MIX 25-151 (HYDROSEED) AND/ OR SOD.
2. INLET PROTECTION SHALL BE PROVIDED ON ALL CATCH BASINS AND INLETS DOWN GRADIENT OF CONSTRUCTION ACTIVITY.
3. PROVIDE SILT FENCE PERIMETER CONTROL AROUND ENTIRE CONSTRUCTION ACTIVITY, AND ALL TEMPORARY STOCKPILES.
4. TEMPORARY ROCK ENTRANCES SHALL BE INSTALLED AFTER BACKFILLING OF FOUNDATION AND SHALL BE MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.
5. NO OFFSITE VEHICLE TRACKING IS PERMITTED. STREETS SHALL BE CLEANED AND SWEPT WHENEVER TRACKING OF SEDIMENTS OCCUR AND BEFORE SITES ARE LEFT IDLE FOR WEEKENDS AND HOLIDAYS.
6. REFER TO SWPPP TEMPLATE AND THE CITY OF RAMSEY EROSION CONTROL REQUIREMENTS FOR FURTHER EROSION CONTROL SEQUENCING.

TRUE NORTH PLAN NORTH

C4.0 Erosion Control Plan

1" = 20'

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

PROJECT: **RAMSEY, MN #2**

"O2" STYLE STORE - FLAT ROOF

DRAWING INFORMATION: CONSTRUCTION DIVISION

DRAWN BY: RJK CHECKED BY: JEA

PUBLISHED: 12-03-14

REVISED ON:

DRAWING INFORMATION: EROSION CONTROL PLAN

C4.0

SKETCH PLAN - CASEY'S ADDITION

RAMSEY TOWN CENTER 14TH ADDITION

BLOCK 1

LOT 1

A.E.O. ENERGY PARK

OUTLOT A

CATCH BASIN
RIM: 868.01
INV: 864.19

CATCH BASIN
RIM: 866.64
INV: 862.58

CATCH BASIN
RIM: 866.61
INV: UNKNOWN

SIGN
(DO NOT ENTER)

BENCHMARK #1
SANITARY MANHOLE
RIM: 867.20
INV: 851.33

12" DIP

30" PVC

18" RCP

SANITARY MANHOLE
RIM: 867.95
INV: 851.64

SUNWOOD DRIVE NW (PUBLIC ROAD)

CATCH BASIN
RIM: 867.90
INV: 860.90

24" RCP

21" RCP

CATCH BASIN
RIM: 866.46
INV: 861.99

18" RCP

CATCH BASIN
RIM: 867.51
INV: 863.31

ELECTRIC MANHOLE

STOP LIGHT

ELECTRIC MANHOLE

90.3

50.00

S89° 59' 28"W 295.00

245.00

25.00

N45° 00' 15"W 35.36

HANDHOLE

CATCH BASIN
RIM: 867.28
INV: UNKNOWN

120.0

FOR SALE SIGN

DRAINAGE EASEMENT PER
DOC. NO. 1978594.001

RAMSEY TOWN CENTER ADDITION

S00° 00' 03"W 221.00

OUTLOT A

221.00

LOT 1

4" CAPPED PVC PIPE

N00° 00' 03"E 196.00

SIGN
(MANHOLE-NOT FOUND)

BLOCK ONE

CASEY'S ADDITION

RESTRICTED ACCESS

B6-18 CURB

RAMSEY BOULEVARD/COUNTY ROAD 56 (PUBLIC ROAD)

OUTLOT GG

320.00

4" CAPPED PVC PIPE

50.00

270.00

N89° 59' 28"E 320.00

4" CAPPED PVC PIPE

4" OPEN PVC PIPE

BENCHMARK #2
TOP NUT HYDRANT
ELEV: 871.61

SANITARY MANHOLE
RIM: 868.67
INV: 851.03

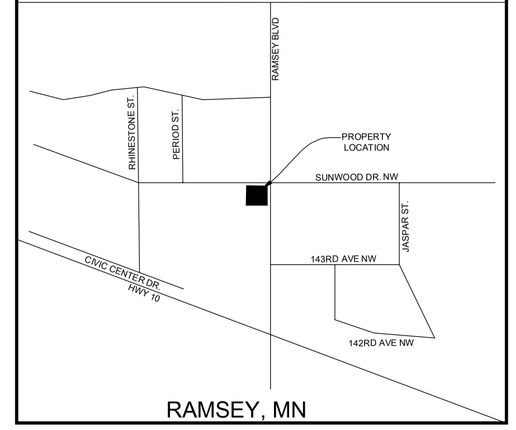
ANOKA COUNTY
HIGHWAY R-O-W
PLAT NO. 16

A.E.O. ENERGY PARK THIRD ADDITION
LOT 1
BLOCK 1

0 20' 40'

VICINITY MAP

NOT TO SCALE



RAMSEY, MN

LEGEND

- HYDRANT
- SANITARY MANHOLE
- GATE VALVE
- POWER POLE
- LIGHT POLE
- CATCH BASIN
- SIGN
- DECIDUOUS TREE
- CONIFEROUS TREE
- SHRUB
- PEDESTAL
- GUY WIRE
- BOLLARD
- POWER BOX
- FENCE
- STORM SEWER LINE
- SANITARY SEWER LINE
- WATERMAIN
- OHE — OVERHEAD ELECTRIC
- UGT — UNDERGROUND TELEPHONE
- FO — UNDERGROUND FIBER
- UGE — UNDERGROUND ELECTRIC
- GAS — UNDERGROUND GAS LINE
- CONCRETE PAVEMENT
- BITUMINOUS PAVEMENT
- BUILDING
- RESTRICTED ACCESS

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON AN ASSUMED DATUM.

(xxx) = DENOTES RECORD

● = DENOTES FOUND IRON MONUMENT

○ = DENOTES 1/2 INCH DIAMETER BY 18 INCH LONG IRON PIPE MONUMENT SET AND MARKED RLS# 45352

X = DENOTES FOUND PK NAIL

OWNER:
City of Ramsey HRA
7550 Sunwood Dr. NW
Ramsey, MN 55303
Phone No.: 763-433-9845

SUBDIVIDER:
Casey's Retail Company
Katie DeRouchey
One Convenience Blvd.
Ankeny, Iowa, 50021-8045
Phone No.: 515-963-3829

ENGINEER:
Design Tree Engineering and Land Surveying
Jeremy Anderson, P.E.
120 17th Avenue W.
Alexandria, MN 56308
Phone No.: 320-762-1290

LAND SURVEYOR:
Design Tree Engineering and Land Surveying
Jon Schuette, R.L.S.
120 17th Avenue W.
Alexandria, MN 56308
Phone No.: 320-762-1290

Total Acreage: 1.616 Acres±

Total Square Feet: 70,407.5 sq. ft.±

Existing Zoning: COR-3 (The COR)

UTILITY NOTE
The locations of the existing utilities shown hereon are approximate. They have been plotted from available surveys and/or records. Location and sizes of underground utilities may vary from locations shown. The contractor is responsible to ensure that any existing utilities (shown or not shown) are not damaged during construction. Gopher State One Ticket # 141832469. Gopher State One Call: 1-800-252-1166.

LEGAL DESCRIPTION:

The north 221.00 feet of the east 270.00 feet of OUTLOT GG, RAMSEY TOWN CENTER ADDITION, according to the recorded plat thereof, Anoka County, Minnesota, except that part lying northeasterly of the following described line: Beginning at a point on the northerly line of said OUTLOT GG, distant 25.00 feet westerly from the northeast corner of said OUTLOT GG as measured along said northerly line; thence southeasterly to a point on the easterly line of said OUTLOT GG, distant 25.00 feet southerly from said northeast corner as measured along said easterly line, said line there terminating.

NO.	DATE	DESCRIPTION

COPYRIGHT @ 2014
BY DESIGN TREE ENGINEERING INCORPORATED

DATE:	11/17/14
SCALE:	AS SHOWN
DRAWN BY:	RJK
CHECKED BY:	JDS
PROJECT NO.	01714030

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.

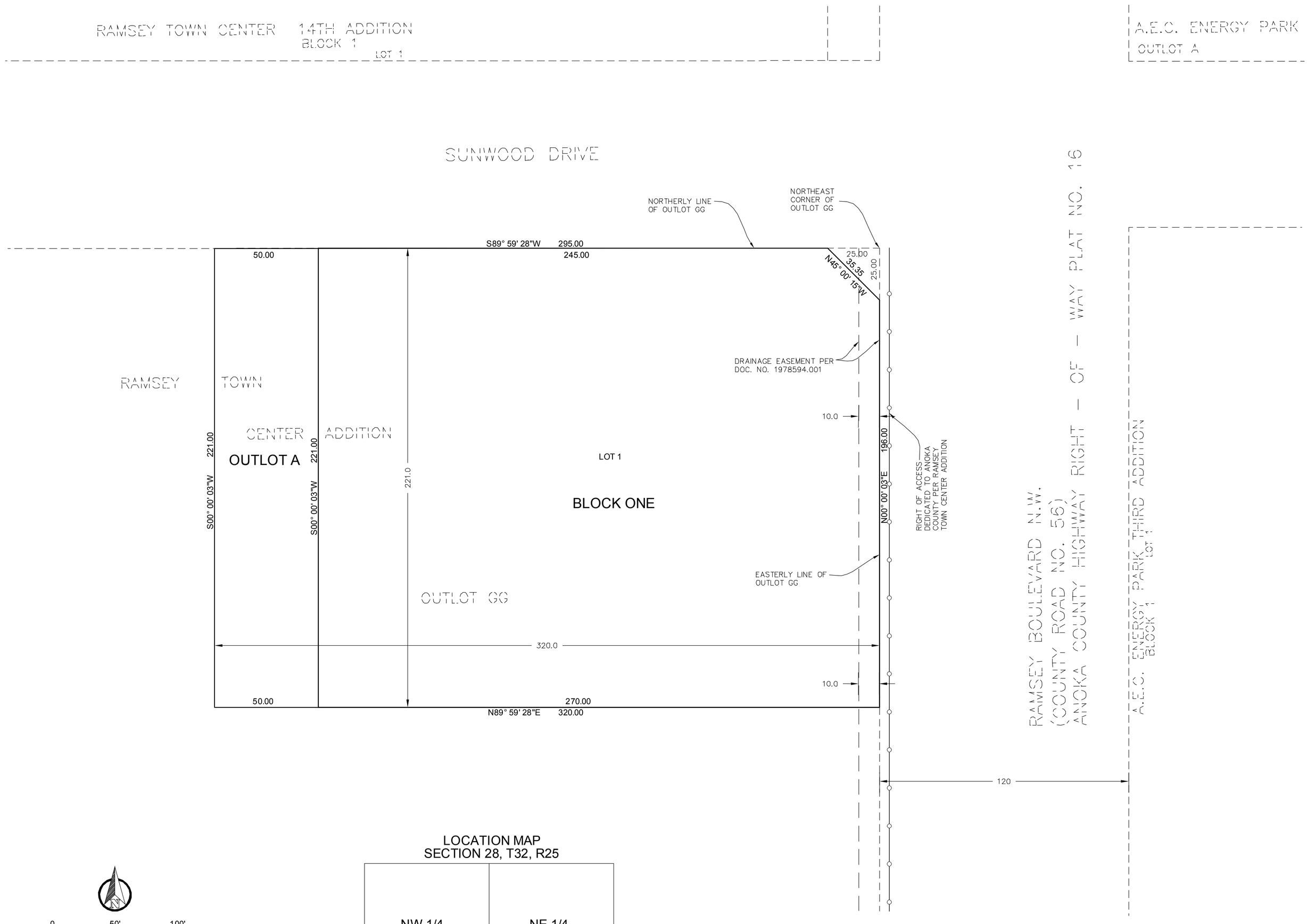
JONATHAN D. SCHUETTE #45352 08-05-14

Design Tree Engineering Inc.
120 17th Avenue West
Alexandria, MN 56308
(320) 762-1290
(320) 217-5597 fax

PREPARED FOR:
CASEY'S GENERAL STORES
SUNWOOD DR. & RAMSEY BLVD; RAMSEY, MINNESOTA

Design Tree
ENGINEERING AND LAND SURVEYING
120 17th Avenue W. Alexandria, MN 56308 (320) 762-1290
3339 W. St., Germain, Suite 250 St. Cloud, MN 56301 (320) 217-5557 (Phone) (320) 217-5597 (Fax)

CASEY'S ADDITION



LOCATION MAP
SECTION 28, T32, R25

NW 1/4	NE 1/4
SW 1/4	SE 1/4 ■

0 50' 100'

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON NORTH LINE OF THE RAMSEY TOWN CENTER ADDITION, HAVING AN ASSUMED BEARING OF SOUTH 89°59'28" WEST

● = DENOTES FOUND IRON MONUMENT

○ = DENOTES 1/2 INCH DIAMETER BY 18 INCH LONG IRON PIPE MONUMENT SET AND MARKED RLS# 45352

PREPARED BY:
DESIGN TREE ENGINEERING AND LAND SURVEYING
ALEXANDRIA, MN -PH: 320-762-1290

KNOW ALL PERSONS BY THESE PRESENTS: That the City of Ramsey, a Municipal Corporation under the laws of the State of Minnesota, owner of the following described property:

The north 221.00 feet of the east 320.00 feet of OUTLOT GG, RAMSEY TOWN CENTER ADDITION, according to the recorded plat thereof, Anoka County, Minnesota, except that part lying northeasterly of the following described line: Beginning at a point on the northerly line of said OUTLOT GG, distant 25.00 feet westerly from the northeast corner of said OUTLOT GG as measured along said northerly line; thence southeasterly to a point on the easterly line of said OUTLOT GG, distant 25.00 feet southerly from said northeast corner as measured along said easterly line, said line there terminating

Has caused the same to be surveyed and platted as CASEY'S ADDITION.

In witness, whereof, the City of Ramsey has caused these presents to be executed in its corporate name by its Mayor and its City Clerk and its corporate seal to hereunto affixed this_____ day of _____, 20___.

_____ _____
Sarah Strommen, Mayor Jo Thieling, City Clerk

STATE OF MINNESOTA

The instrument was acknowledged before me this_____ day of _____, 20___ by Sarah Strommen, Mayor and Jo Thieling, City Clerk, of the City of Ramsey, a Minnesota Municipal Corporation, on behalf of the corporation.

_____ print

_____ signature
Notary Public, _____
My commission expires _____

I Jonathan D. Schuette do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____day of _____, 20___.

_____
Jonathan D. Schuette, Licensed Land Surveyor
Minnesota License No. 45352

STATE OF _____

The instrument was acknowledged before me this_____ day of _____, 20___ by Jonathan D. Schuette, Licensed Land Surveyor, Minnesota License Number 45352.

_____ print

_____ signature
Notary Public, _____
My commission expires _____

This plat of CASEY'S ADDITION was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held this _____ day of _____ 20___, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

_____ _____
Jo Thieling Sarah Strommen
City Clerk Mayor

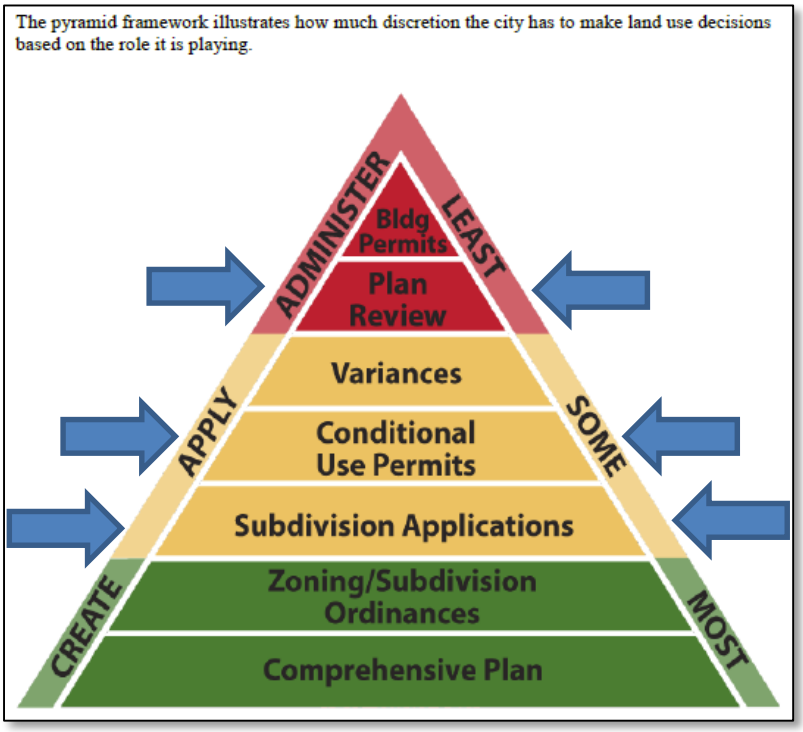
I hereby certify that this plat has been checked and approved as to compliance with Chapter 505, Minnesota Statutes this _____ day of _____, 20___.

_____ Anoka County Surveyor
Larry D. Hoium, Anoka County Surveyor
Minnesota License No. 18165

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	1/2/2015	**PROJECT ADDRESS**	7222 SUNWOOD DR NW
PROJECT. TITLE	CASEY'S GENERAL STORE		
ESCROW #	114465		
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 4,068 square foot convenience gas retail user, known as Casey's General Store. The request includes multiple components: 1) Minor Subdivision, 2) Site Plan, and 3) Conditional Use Permit for Sign Plan.



Plat. The City is in receipt of a proposed Plat entitled 'CASEY'S ADDITION'. It appears that this name is available for use in Anoka County. Please ensure that you have the Plat checked by the Anoka County Surveyor prior to printing final mylars.

The entitlement section of the Final Plat Sheet will need to be revised prior to execution. I will work with you and the City Attorney as to form and language to revise on the Final Plat Sheet prior to forwarding to the City Council.

Please also supply the City with a legal description of the remainder of the Property, as that area is not included with the Plat.

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 proposed building will consist of a 4,068 square foot retail building and fuel pump canopy for eight (8) fuel pumps. An architectural sitting wall will be constructed adjacent to the public sidewalk along Sunwood Drive, consistent with the same wall constructed along the north side of Sunwood Drive.

Comprehensive Plan: The Property is designated as Mixed Use (The COR) in the Comprehensive Plan. This category generally includes a variety and mix of uses throughout the 322 acre master-planned community. The proposed use appears to be consistent with this designation.

Zoning: The Property is located within the COR-3 Zoning Sub-District, which is guided by City Code Section 117-118. The intent of the overall COR Zoning 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 patter, 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 Design Framework by reference to provide necessary building and site design features that are essential to a pedestrian environment.

The COR-3 Workplace Subdistrict is intended to accommodate medical and technology-related office and research uses, as well as other offices uses and ancillary retail and service uses designed to support and serve employees and office visitors. Uses with high concentrations of employees are most desirable.

The proposed use appears to provide an ancillary service use to support the broader goals of the subdistrict. Additionally, the Design Framework and Zoning Code further specifically allow for convenience gas.

Dimensional Standards. There are two (2) components that drive site dimensional standards for development within The COR: 1) Design Framework and 2) Development Plan. The Design Framework contains a traditional matrix of minimum or maximum bulk standards. In order to address the unique nature of The COR and provide additional flexibility in design approach, a hybrid form-based code is established. The proposed layout is consistent with the approved Development Plan and the 'set back' design is further allowed through text of the Zoning Code. The Development Plan allows for the traditional 'set back' design instead of the 'build to' design seen throughout much of The COR. Nodes at intersections with County Roads lend well to convenience retail to support other parts of The COR. Additionally, setting the building back away from the corner at Sunwood Drive and Ramsey Boulevard improves sight lines for motorists. Finally, the Design Framework maintains a degree of 'build to' by requiring an architectural wall along Sunwood Drive to minimize the focus of the surface parking lot and screen automobile headlights from Sunwood Drive.

Architectural Standards. Architectural Review for The COR is guided by the Design Framework. An emphasis is placed on high-quality architectural design and materials. The proposed building appears to consist of all brick, with no EIFS. The design approach is acceptable to the Design Framework.

Note: please revise plan sheets to eliminate any inconsistency with design approach. Some plan sheets indicate a portion of the building being constructed with EIFS. Please clarify the actual design approach.

The Trash Enclosure is planned to be located just to the west of the building and separated from the building by a drive lane/loading area. The Site Plan indicates that the trash enclosure shall be constructed of a brick/block enclosure, except for those areas with gates for entry.

Plans should be revised to show a block enclosure to match the existing building. The Details Section currently show a chain-link fence design with vinyl slats for screening. Use of chain link fence for a trash enclosure is unacceptable to the Design Framework.

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 details on proposed lighting design and photometric information for individual light sources.

Please include an overall Photometric Plan of the site as part of the Application for Building Permit.

Parking: The Site Plan indicates eighteen (18) parking stalls in addition to sixteen spaces for fuel pumping within the fuel pump island. Parking Stalls in front of the trash enclosure do not need to be marked/striped unless desired by the Owner. The Site Plan appears to have more than adequate parking, and may be slightly reduced if desired by the Owner.

Signs. The Site Plan includes a plan for permanent signage to include two (2) permanent ground signs (one [1] per road frontage) and several wall/fuel pump island signs. The COR places a high degree of focus of sign design as to not detract from the high quality of architecture of buildings. The City often utilizes the Conditional Use Permit process to allow the Planning Commission and City Council the opportunity to review sign plans parallel to site plan review, as opposed to a Staff administrative review. Due to the size of the two (2) ground signs, a Conditional Use Permit is required to be issued.

The existing real estate contract between the City (current owner/seller) and Casey's Retail Company, LLC (buyer) includes a contingency that the City shall approve two (2) ground signs, but does not include any other detail about size or design. Final design and review of permanent signs must be in accordance with City Code. Please also note City regulations regarding temporary signs for future consideration.

Landscape and Streetscape Plan. The Site Plan is devoid of a full Landscape Plan as required for Site Plan Review and outlined in the application packet. The Landscape Plan must include planting locations and planting detail of trees and shrubs within the streetscape section for Sunwood Drive as outlined in the approved Real Estate Contract. Additionally, the Landscape Plan must include details on sidewalk construction to ensure consistency in design with the remainder of the Sunwood Drive. These details include, but are not limited to, sidewalk scoring and brushing, perimeter pavers in planting beds, and style of mulch utilized, as these improvements will be within City right of way.

Please submit the required Landscape Plan for review. This plan must be submitted and reviewed by City Staff before the request is submitted to the City Council to consider final approval.

The City would desire that a temporary bituminous trail be constructed from the entrance to Casey's General Store to the intersection of Sunwood Drive and Peridot Street. This use is likely to become a destination for adjacent residential, commercial, and institutional uses within walking distance of the development. As a primary focus of The COR is pedestrian safety, it will be important to provide pedestrian crossings at safe locations, rather than unmarked, mid-block connections across multiple lanes of traffic. The temporary section of the trail does not need to meet the minimum streetscape standards, as ultimate development of the vacant parcel is not yet known.

Please revise the Site Plan to address the comments above.

The City would like to have a discussion on the ultimate maintenance responsibility of the landscaping within the streetscape. The City would like to discuss if Casey's General Store is willing to assist the City in maintaining this landscaping and trash receptacles long-term as part of the regular operations of Casey's General Store, as a well maintained streetscape will improve the aesthetics of Casey's General Store. The City is flexible on this discussion topic.

Recommendation. City Staff does recommend approval of the request, with amendments as outlined in this file. Please see the Planning Commission Agenda Item for specific actions being taken for approval.

Next Steps. Following Planning Commission Review, the Site Plan will be forwarded to City Council for consideration. Before the request is scheduled for review by the City Council, many of the items noted above must be addressed. Please contact me to set up a time to review which items shall be completed prior to review by the City Council.

There are multiple site plan and real estate related items that shall be addressed prior to closing.

1) Permanent Sign Easement in favor of the City
2) Cross Access Easement in favor of Casey's Retail Company
3) Private Utility Easement in favor of Casey's Retail Company (depending on final sanitary sewer connection)

Finally, please continue to work with the City's Economic Development Manager as it relates to real estate transaction and property title information to ensure that the Surveyor's Notes on the Site Plan match appropriate title-work.

Please ensure that you are submitting all necessary permits and licenses outside of the City's jurisdiction. Of key importance at this stage in review is an application to the Lower Rum River Watershed Management Organization (LRRWMO) and Anoka County Surveyor Check (plat). At this stage, please begin to coordinate with the City's Building Division to arrange Plan Review for Building Permit.

Prior to any construction commencing on the site, please arrange for a Pre-Construction Meeting with our Engineering Division. Please contact Bruce Westby at 763-433-9825 to arrange the details of this meeting.

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	JANUARY 2, 2015	**PROJECT ADDRESS**	7222 SUNWOOD DRIVE NW
PROJECT. TITLE	CASEY'S STORE PRELIMINARY PLAN REVIEW		
ESCROW #	114465		
DEPARTMENT:	Engineering		
TECHNICAL REVIEWER:	Name: Leonard Linton Phone: 763 433-9834 Email: llinton@cityoframsey.com		

We offer the following comments regarding updated plans dated December 3, 2014 prepared by Design Tree Engineering in association with Casey's Construction Division. This review covers the 7 sheets related to the site work.

Staff offers the following comments:

Add a legend to all sheets showing the linetypes and symbols used on that sheet.

Sheet ALTA/ACSM Land Title Survey

1. City Code requires extending the survey to 100 feet beyond the property lines on all sides of the project. The survey must be extended 100 ft west of the access driveway and 100 feet south of the southern boundary.

Sheet AL-101

1. Add removal notes for construction of new driveway. Existing curb must be saw cut full depth. Existing bituminous must be saw cut full depth 1 foot from face of curb to be removed. Bituminous wear course must be milled 1 ½" deep by 12" wide parallel to bituminous removal prior to replacement. Refer to City standard detail.
2. Provide bituminous curb along west edge of driveway.
3. Provide access easements over outlot.
4. Provide encroachment agreement for curb placed in outlot.
5. Install streetscape to match north side of Sunwood drive.
6. Install temporary bituminous trail from west side of access drive to Peridot Street.
7. Identify entity to connect to Sunwood Drive (Note 'G').

Sheet C1.0 Details

1. Revise Standard Manhole/ Catchbasin Detail as follows:
    a. Add note: Minimum of 2 and maximum of 6 concrete adjusting rings with mortar.
    b. Remove note about metal shims.

Sheet C1.1 Erosion Control Details

1. Revise details to show silt fence fabric on upslope side of stakes and bottom of fabric placed in 'U' shaped trench backfilled with soil. Refer to City standard detail.

2. Rock construction entrances are ineffective with the soils found in the City of Ramsey. This detail shall be replaced with a note on the plans requiring sweeping of the streets within 3 hours of notification by City Staff.

Sheet C2.0 Grading

1. Show bituminous curb along west side of access driveway.
2. Label existing Contours.
3. Show existing and proposed spot elevations at connection to Sunwood Drive and along south and west sides of site.

Sheet 3.0 Utility Plan

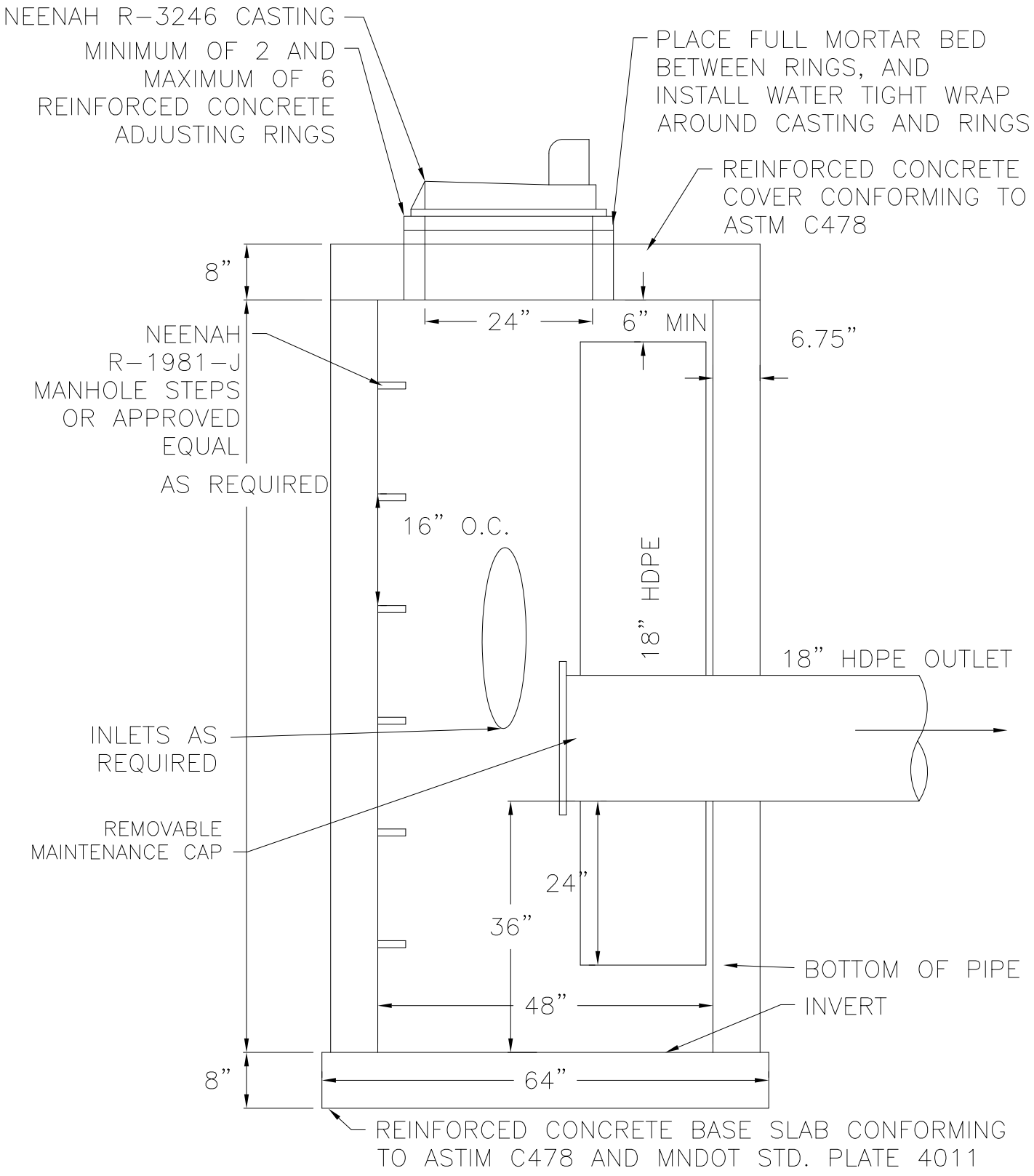
1. Install Oil/Water Separator Manholes upstream of underground stormwater structure.
2. Provide maintenance agreement for Oil/Water Separator Manholes and underground stormwater structure.
3. Obtain Anoka County Highway permit for work in Ramsey Boulevard ROW.
4. Use Inserta Tee device to connect to existing sanitary sewer line. Use trench boxes to protect existing curb. Existing curb and roadway cannot be removed when installing sanitary sewer or watermain.
5. Copper water pipe shall be used between curb stop and existing line.
6. Remove and replace all sidewalk between northern edge of sanitary sewer trench and southern edge of water trench.
7. Use RCP between STMH1 and existing Catch Basin.
8. Adjust existing Catch Basin casting to match flow line. Remove and replace 10 lf of concrete curb adjacent to casting.

Sheet 3.0 Utility Plan

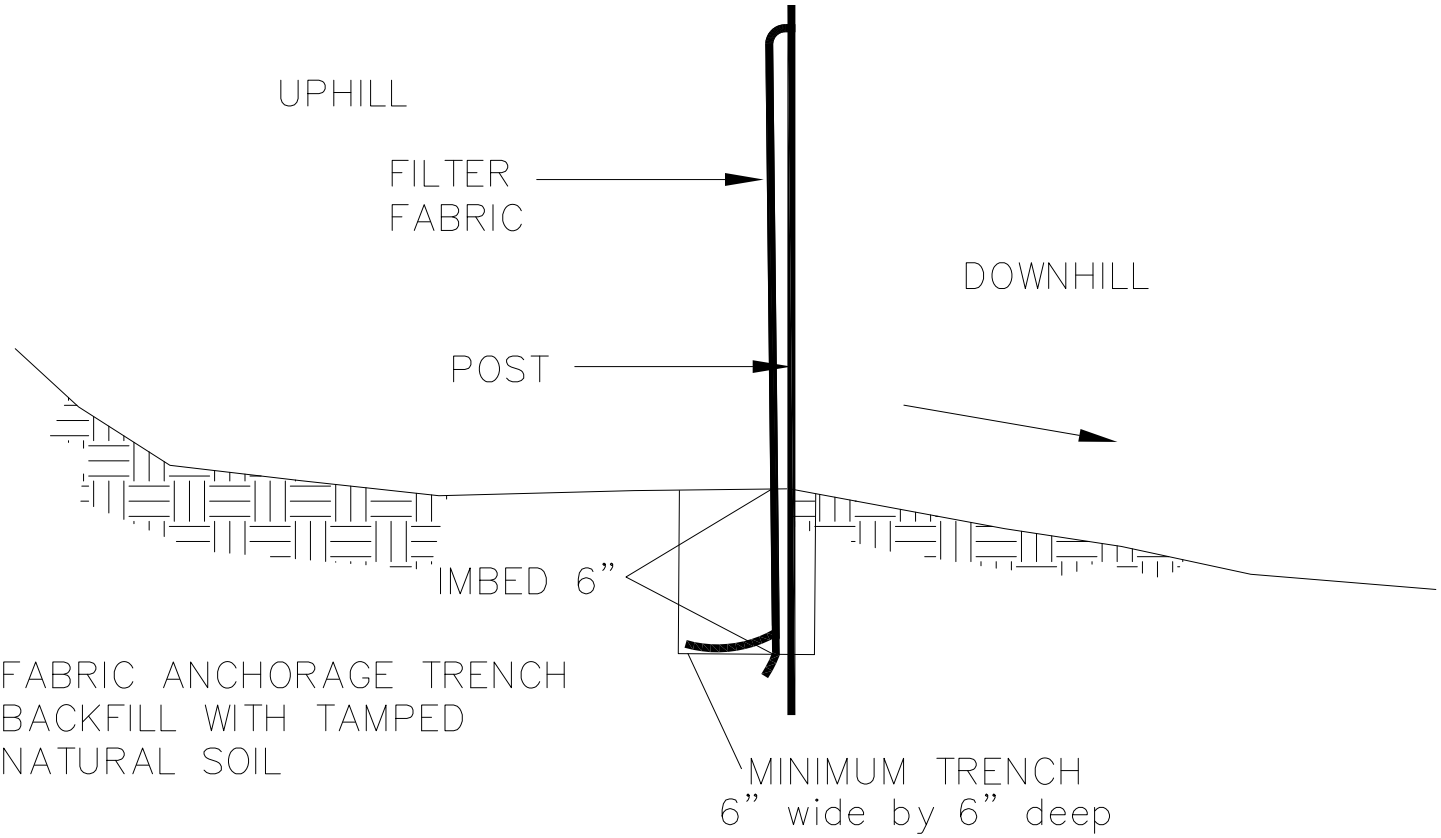
1. All disturbed areas must be restored with Premium Topsoil per City Code.

Permits

1. Data on the underground storage is shown on the grading plan. Routing information must be provided for the site. This shall include drainage areas, normal water levels and overflow elevations for the 1", 2 yr., 10 yr. and 100 yr. events.
2. The SWPPP Template for Small Construction Sites is incomplete.
    a. Section II Receiving waters must be updated to include the Mississippi River. Runoff from the site enters the regional ponding system which discharges to the Mississippi River.
    b. Section II, part e mentions an attached map. This map was not in the information provided to the City.
    c. Section VI, part c requires submittal of design parameters as noted in no. 1 above.



APPROVED DATE 01/15	City of RAMSEY	STANDARD DETAILS OIL SKIMMER CATCH BASIN CITY PLATE No. STO-23

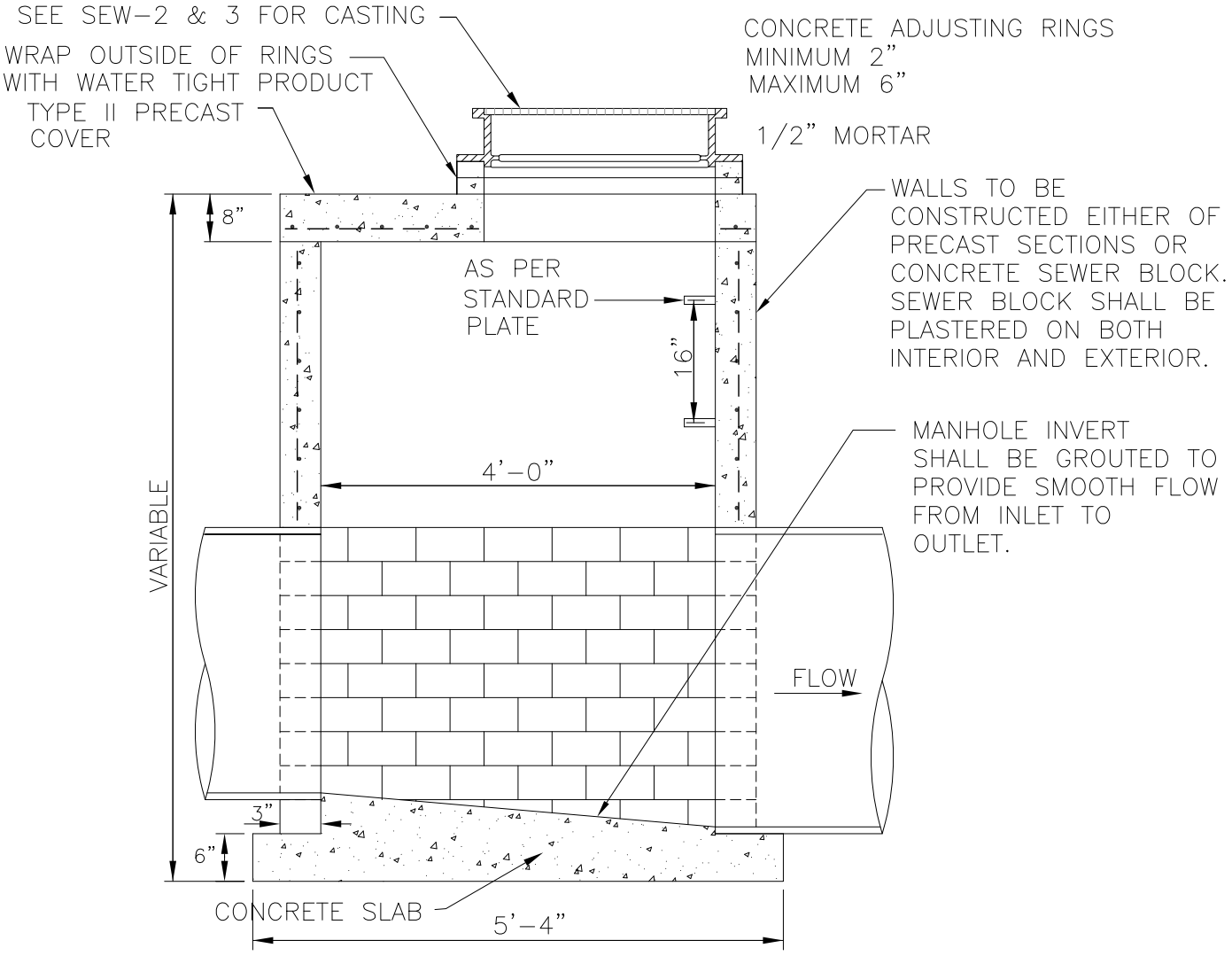


INSTALL AS PER FILTER FABRIC MANUFACTURER'S RECOMMENDATIONS

SILT FENCE DETAIL

NO SCALE

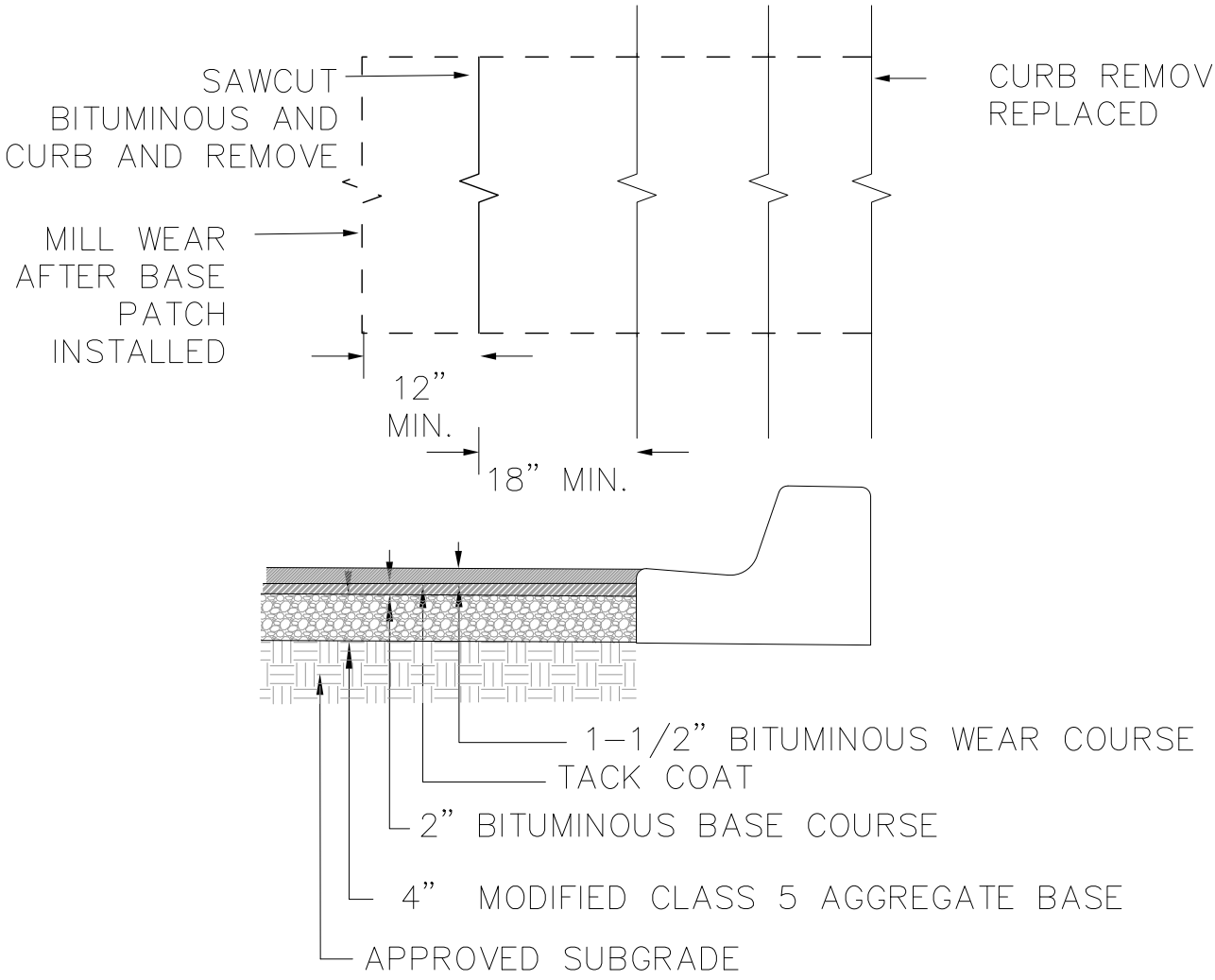
APPROVED DATE 2-2005	City of RAMSEY	STANDARD DETAILS SILT FENCE CITY PLATE No. ERO-3



SLAB–TOP MANHOLE

N.T.S.

APPROVED DATE 9–2011	City of RAMSEY	STANDARD DETAILS STANDARD DETAILS SLAB–TOP MANHOLE CITY PLATE No. SEW–6



NOTES:

1. BITUMNOUS SHALL BE SAWCUT AND REMOVED AFTER CURB IS REPLACED.
2. CLASS 5 AND BITUMINOUS COURSES SHALL BE MECHNICALLY COMPACTED.

TABLE A
MODIFIED CLASS 5 SPECIFICATIONS

	% PASSING
1"	100
3/4"	90 – 100
3/8"	50 – 80
No.4	35 – 70
No.10	20 – 60
No.40	10 – 35
No.200	5 – 10

APPROVED
DATE
5-2012

City of RAMSEY

STANDARD DETAILS
STREET PATCHING STANDARDS

CITY PLATE No.
STR-25

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #15-01-013

A RESOLUTION ADOPTING FINDINGS OF FACT #0939 RELATING TO A REQUEST FROM CASEY'S RETAIL COMPANY FOR A CONDITIONAL USE PERMIT FOR OVERALL SIGN PLAN

WHEREAS, the City of Ramsey received an application from Casey's Retail Company for a conditional use permit to exceed the minimum permanent sign size allowed for administrative approval on the property generally known as 7222 Sunwood Dr and legally described as follows:

> Outlot GG Ramsey Town Center Addition, except that portion of said outlot described as follows: Beginng at the Northwest Corner of said Outlot, thence south along westerly line of said outlot 567.55 feet to a point of curvature in said westerly line, thence southerly 36.04 feet along said westerly line along a tangent curve concaved to west radius 540 feet and center angle 03 degrees 49 minutes 27 seconds to a point of tangency in said westerly line, thence south 03 degrees 49 minutes 27 seconds west along said westerly line 87.95 feet to most southerly corner in said westerly line, thence south 66 degrees 10 minutes 33 seconds east along sothwesterly line of said outlot 659.59 feet, thence north 957.75 feet to northerly line of said Outlot, thence west along said northerly line 596.32 feet to point of beginning, Anoka County, MN, subject to easement of record.
>
> ("Subject Property")

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

1. That Casey's Retail Company, hereinafter referred to as "Applicant," properly applied for a conditional use permit (the "Permit") to exceed the minimum permanent sign size allowed for administrative approval on the Subject Property.

2. That the Applicant appeared before the Ramsey Planning Commission for a public hearing pursuant to Section 117-51 (Conditional Use Permits) of the City Code on January 8, 2014, and that said public hearing was properly advertised, and that the minutes of said public hearing are hereby incorporated as a part of these findings by reference.

3. That the Subject Property is located within the COR-3 Sub-District, as are the adjacent parcels. Convenience Gas Retail uses are allowed in this location at the intersection with a County Road in this area of the COR-3 Sub-District.

4. That the COR district sign regulations, excluding the COR-2 sub-district, are much more restrictive than the sign regulations for the other Business and Employment districts, but are allowed to exceed these minimum standards through the issuance of a Conditional Use Permit to allow a broader review of the overall sign plan for individual users.

5. That the intent of the more restrictive sign regulations was to apply them to the central areas of The COR where there will typically be many multi-tenant buildings, with individual tenants having very limited frontage.

6. That Section 117-118 (COR District) of the Ramsey City Code also states that businesses with frontage on more than one public street are allowed the permitted sign criteria for each street frontage.

7. That the Applicant is proposing to install two (2) permanent ground signs and multiple wall signs as indicated in the Sign Plan attached as Exhibit A to Resolution #15-01-014 granting the Conditional Use Permit. The need for this Permit is focused on the two (2) permanent ground signs, rather than the proposed wall signage.

8. That a conditional use permit to exceed sign size restrictions allowed for administrative approval will/will not grant the Applicant special privileges that are denied by the City Code to other properties in the commercial area.

9. That the proposed increase in sign surface area will/will not be designed so as to be harmonious and appropriate in appearance with the existing or intended character of the vicinity and will/will not change the essential character of the area.

10. That the proposed increase in sign surface area will/will not adversely impact traffic in the area.

11. That the proposed increase in sign surface area will/will not be unduly dangerous or otherwise detrimental to persons residing or working in the vicinity of the use or to the public welfare.

12. That the proposed increase in sign surface area will/will not substantially impair the use, enjoyment, or market value of surrounding properties.

13. That the proposed increase in sign surface area will/will not be hazardous or disturbing to existing or future neighboring uses.

14. That the proposed increase in sign surface area will/will not create excessive additional requirements at public cost for public facilities and services, and it will/will not be detrimental to the economic welfare of the community.

15. That the proposed increase in sign surface area will/will not involve activities and uses that will be detrimental to any persons, property, or the general welfare by reason of excessive production of glare.

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 27th day of January, 2015.

_____
Mayor

ATTEST:

_____
City Clerk

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #15-01-014

A RESOLUTION APPROVING THE ISSUANCE OF A CONDITIONAL USE PERMIT APPROVING THE OVERALL SIGN PLAN FOR CASEY'S GENERAL STORE.

WHEREAS, Casey's Retail Company properly applied for a conditional use permit to exceed the minimum permanent sign size allowed for administrative approval on the property generally known as 7222 Sunwood Dr and legally described as follows:

> Outlot GG Ramsey Town Center Addition, except that portion of said outlot described as follows: Beginng at the Northwest Corner of said Outlot, thence south along westerly line of said outlot 567.55 feet to a point of curvature in said westerly line, thence southerly 36.04 feet along said westerly line along a tangent curve concaved to west radius 540 feet and center angle 03 degrees 49 minutes 27 seconds to a point of tangency in said westerly line, thence south 03 degrees 49 minutes 27 seconds west along said westerly line 87.95 feet to most southerly corner in said westerly line, thence south 66 degrees 10 minutes 33 seconds east along sothwesterly line of said outlot 659.59 feet, thence north 957.75 feet to northerly line of said Outlot, thence west along said northerly line 596.32 feet to point of beginning, Anoka County, MN, subject to easement of record.
>
> ("Subject Property")

WHEREAS, the Planning Commission met on January 8, 2015, conducted a public hearing, and recommended City Council approval of the request.

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

1. Based on Findings of Fact #0939, a conditional use permit ("Permit") to approve the overall sign plan for Casey's General Store is hereby granted to Casey's Retail Company ("Permittee").

2. The **PERMITTEE** is herein granted permission to erect signs as indicated on Exhibit A, attached hereto on Subject Property.

3. That the **PERMITTEE** shall be responsible for all City costs incurred in administering and enforcing this Permit.

4. That the City Administrator, or his/her designee, shall have the right to inspect the premises for compliance and safety purposes annually or at any time, upon reasonable request.

5. That if any provision of this **Permit** shall be declared void or unenforceable, the other provisions shall not be affected but shall remain in full force and effect.

6. That this Permit shall not be considered modified, altered, changed or amended in any respect unless in writing and signed by the **CITY** and the **PERMITTEE**.

7. That if the **PERMITTEE** or its successors or assigns violates any material term or condition of this Permit it is grounds for suspension or revocation hereof consistent with applicable law, if the City Council reasonably determines that continued operation of the facility places the public health, safety or welfare or the environment in jeopardy or creates a public nuisance due to odors, litter, debris or other nuisance factors.

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 27th day of January, 2015.

Casey's Retail Company 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.

Casey's Retail Company

By:_____

Its:_____

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

On this _____ day of _____, _____, before me a Notary Public, personally appeared _____, the _____ of Casey's Retail Company, a non-profit corporation under the laws of the State of Minnesota, whose address is One Convenience Boulevard S.E, Ankeny, IA 50021, on behalf of the corporation.

_____
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

This document drafted by:
The City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

This document reviewed by:
Ratwick, Roszak & Maloney P.A.
730 2nd Ave S #300
Minneapolis, MN 55402

Ramsey, MN

CASEY'S GENERAL STORE
SIGN PACKET

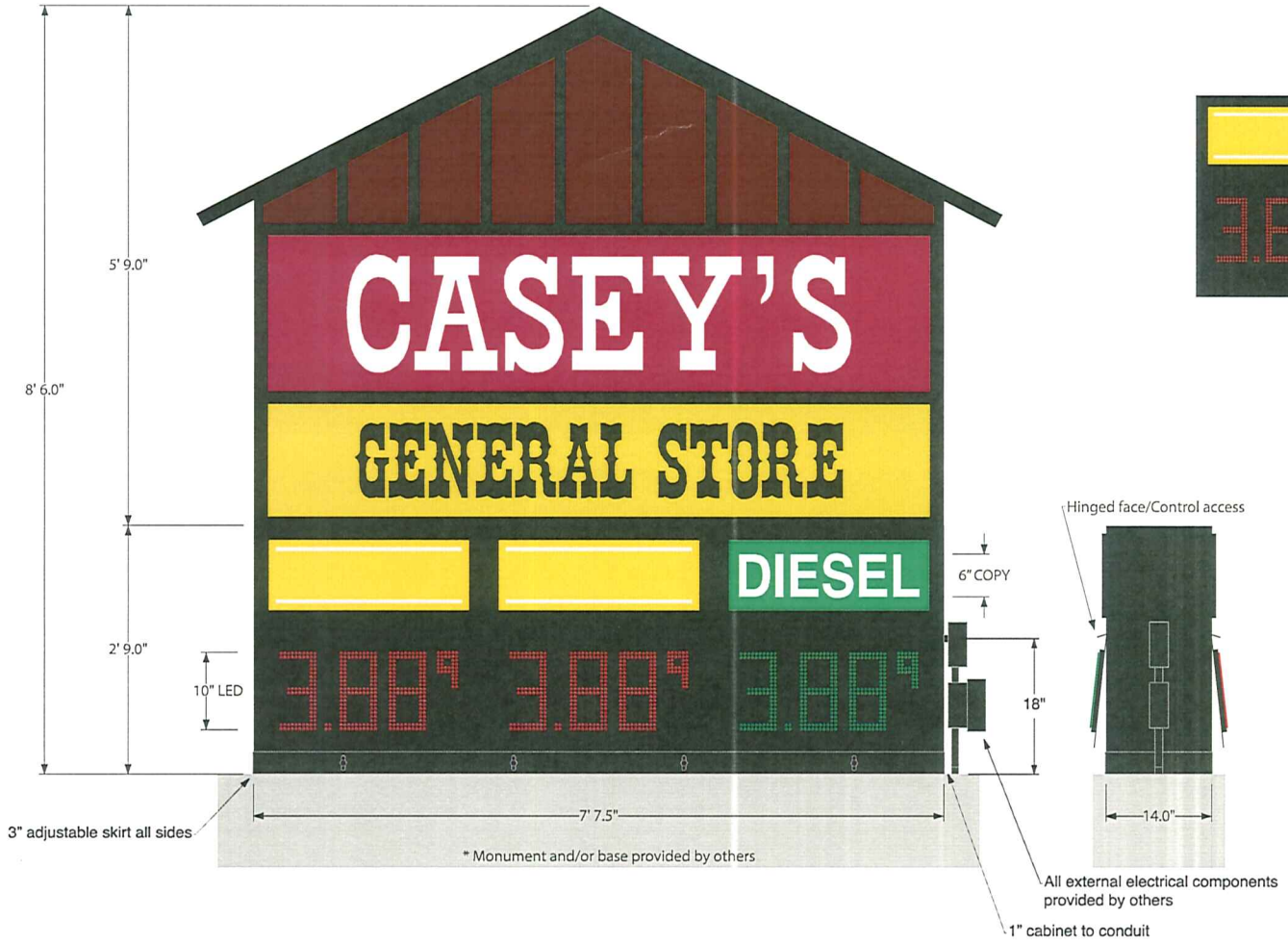
sign no. 9 & 10

SUNSHINE
ELECTRONIC DISPLAY CORPORATION
316 S. 6th ST. • SAINT JOSEPH, MISSOURI 64501
800-821-9013 • (F) 816-232-5915 • SUNSHINE.US.COM

CLIENT: Casey's		SALES REP: John Waller
CLIENT CONTACT INFO:	SHIP TO LOCATION:	INSTALL LOCATION:
CUSTOMER APPROVAL:		DATE:

JOB #:
DATE: Sept 11, 2013

REVISIONS:	DATE:





- DIESEL on the right both sides
- Static DIESEL label provided by Sunshine
- Yellow labels with zip track provided by Sunshine
- Casey's to provide grade labels
- Pricer portion - 21 sq ft

CABINET & DIGIT SPECS:

Digit Size & Style:	10" LED
Digit Color:	Red & Green
Overall Cabinet Size:	2'9"h x 7'7.5"w x 14"d
Cabinet Color:	Black

LABEL SPECS:

LED Backlit Label Panel -	
Label Cap Height & Style:	6" Med. Helvetica
Label Panel Color:	3M 3630-015 Yellow
'DIESEL' Label Panel Color:	3M 3630-26 Green
'DIESEL' Label Type Color:	White

OTHER:

- Warranty: 2 year on-site parts/labor if Sunshine tech or approved install; otherwise 2 year parts only
- Control: Wireless Keypad (300ft range)
- Constant Hot AC Power must be provided by 'others'
- Crane truck/crew must be provided by 'others'

This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Sunshine Electronic Display Corporation or its authorized agent. All installation details are suggested only. All signs must be installed in accordance with NATIONAL, STATE, ELECTRICAL AND BUILDING CODES. Sunshine Electronic Display Corporation has no responsibility for wind loads, installations or electrical circuits. These are the sole responsibility of the Buyer/user.

* Actual LED size and configuration may vary

c UL us LISTED UL File Number: E340294 CCN: UXYT

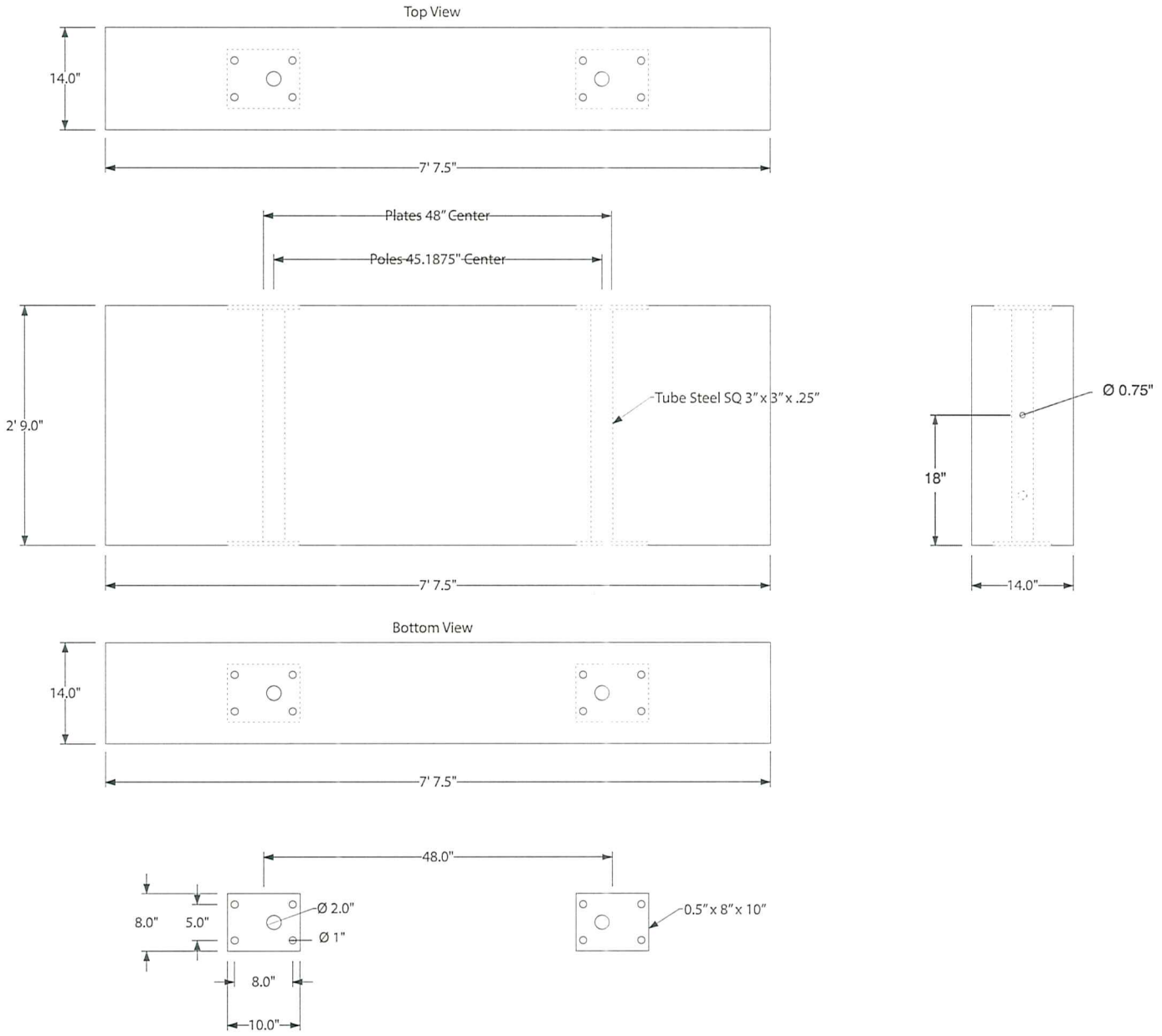
c ETL us 102482 ETL LISTED CONFORMS TO UL STD 48 UL STD 1433 CERTIFIED TO CAN/CSA STD C22.2 NO. 207

Sign no. 9&10

SUNSHINE
ELECTRONIC DISPLAY CORPORATION

CLIENT: Casey's

316 S. 6TH ST. • SAINT JOSEPH, MISSOURI 64501
816-232-4224 • 800-821-9013 • (F) 816-232-5915
SUNSHINE.US.COM



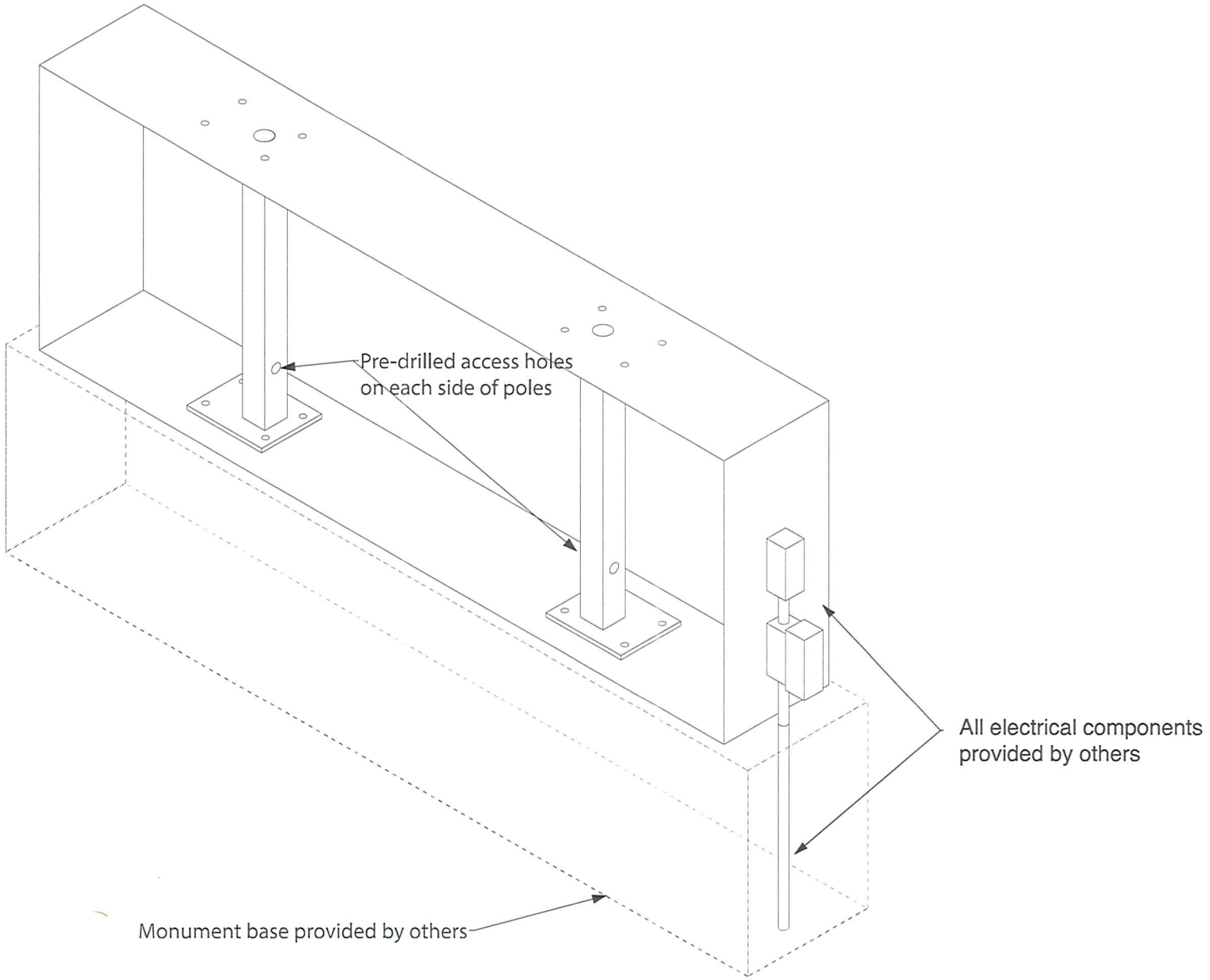
VER 3.15.12

sign no. 9 & 10

SUNSHINE
ELECTRONIC DISPLAY CORPORATION

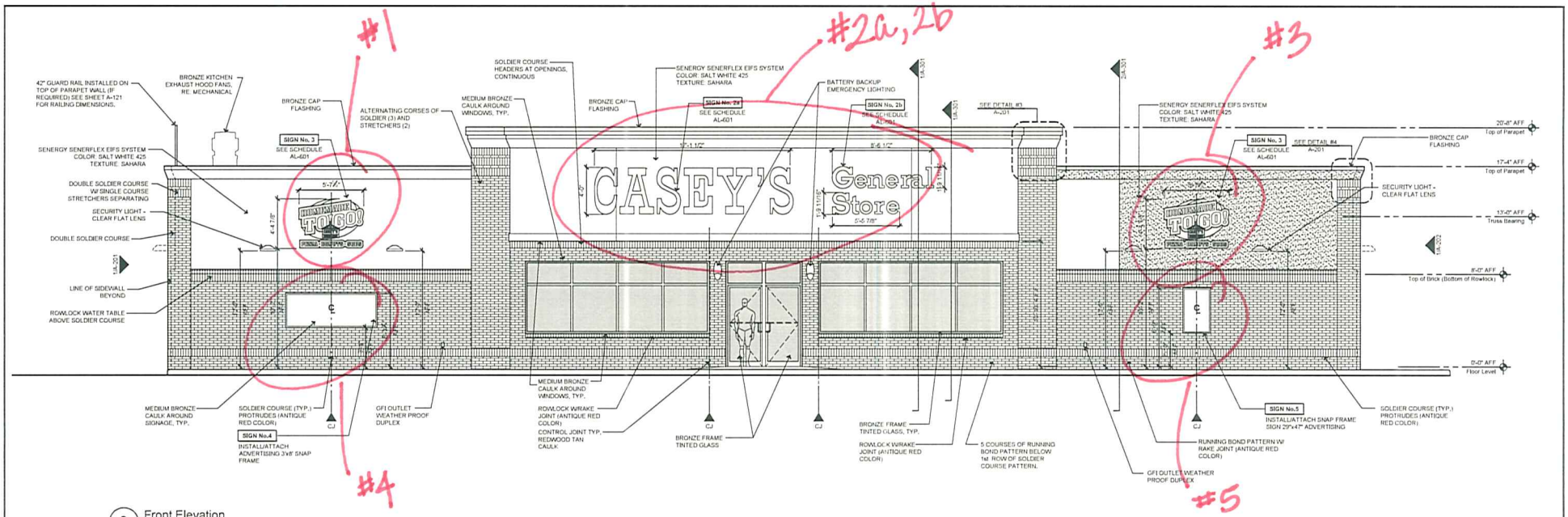
CLIENT: Casey's

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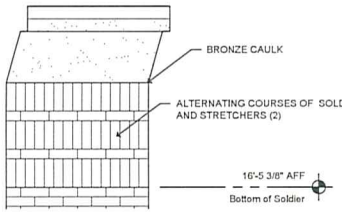


Project Signage Schedule Proposed Casey's General Store, Inc Corporate Signage package

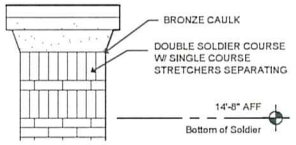
Sign No.	Sign	Sign Type	Mounting	Illumination	Dimensions				
					Bottom Of Sign	Top Of Sign	Width	Height	Area (SF)
Building and Canopy Wall Sign(s)									
1.	Casey's Standard Sign (Oval Sign)	Surface	Bldg. Front	Internally Illuminated	See A-201	See A-201	5'-7 1/2"	4'-3 5/16"	24.05 sf
2a.	Channel Letters "Casey's"	Surface	Bldg. Front	Internally Illuminated	See A-201	See A-201	17'-4"	4'-0"	68.10 sf
2b.	Channel Letters "General Store"	Surface	Bldg. Front	Internally Illuminated	See A-201	See A-201	8'-9 7/8"	4'-0"	33.08 sf
3.	Casey's Standard Sign (Oval Sign)	Surface	Bldg. Front	Internally Illuminated	See A-201	See A-201	5'-7 1/2"	4'-3 5/16"	24.05 sf
4.	Casey's Standard (Banner Advertising)	Snap Frame	Bldg. Front	Non Illuminated	See A-201	See A-201	8'-0"	3'-0"	24.00 sf
5.	Casey's Standard (General Advertising)	Snap Frame	Bldg. Front	Non Illuminated	See A-201	See A-201	2'-5"	3'-10"	8.63 sf
6a. 6b. 6c.	Casey's Standard (Corporate Logo) (raised roof logo)	Surface	a. Canopy (side) b. Canopy (side) c. Canopy (front)	Internally Illuminated	See A-201	See A-201	5'-8 7/8 " each	4'-0" each	17.485 sf 17.485 sf 17.485 sf
7.	LEFT BLANK INTENTIONALLY								
8.	Casey's Standard (General Advertising)	Snap Frame	Canopy Columns	Non Illuminated	See A-201	See A-201	2'-5"	3'-10"	8.63 sf X 4 = 34.52 sf
					Total Signage Copy Area Provided				**268.885 sf**
Monument Sign									
9.	Casey's Standard (Monument Sign)	Monument	Freestanding	Internally Illuminated	2'-0"	10'-6"	7'-7 1/2"	8'-6"	54.00 sf
10.	Casey's Standard (Monument Sign)	Monument	Freestanding	Internally Illuminated	5'-0"	13'-6"	7'-7 1/2"	8'-6"	54.00 sf
					Total Signage Copy Area Provided				**108.00 sf**



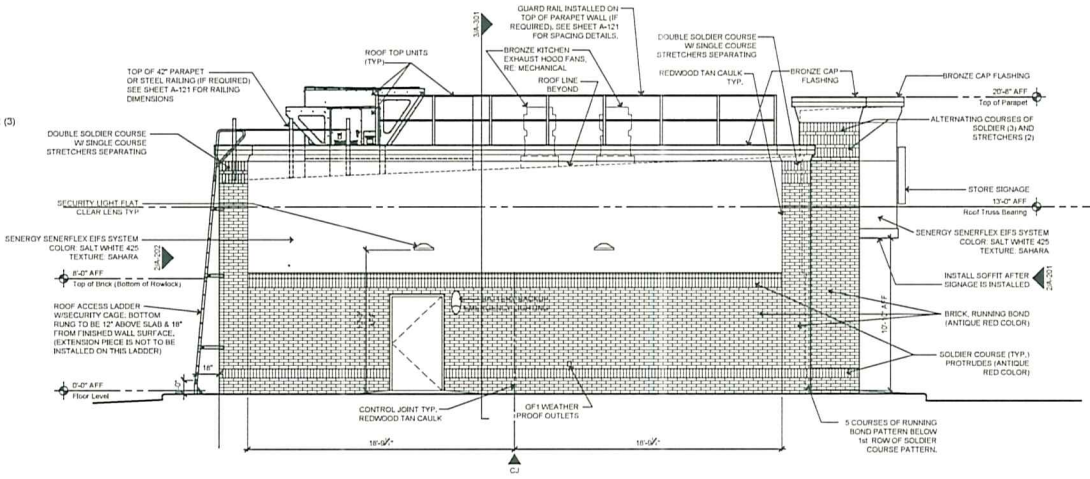
2 Front Elevation
1/4" = 1'-0"



3 Front Wall Column Detail (Typ.)
NTS



4 End Wall Column Detail (Typ.)
NTS



1 Left Side of Building
1/4" = 1'-0"

General Notes

1. REFER TO AL-601 FOR SIGNAGE SCHEDULE INCLUDING SIZE AND AREA OF SIGNS SHOWN ON ELEVATIONS.

CASEY'S General Store

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

"02" STYLE STORE
FLAT ROOF

02-08-13

EXTERIOR ELEVATIONS

CONSTRUCTION DIVISION

JACOB CLARK

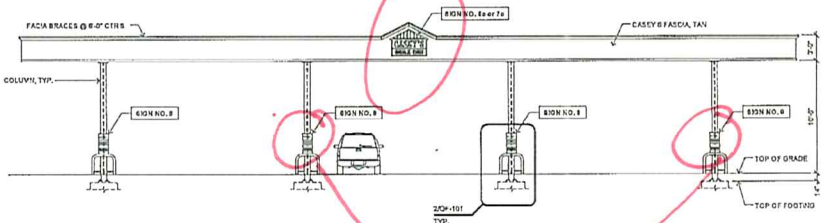
A-201

VERIFY ALL SIGNAGE WITH SIGN PERMITS & CANOPY

General Notes

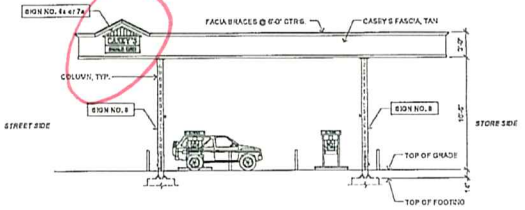
1. RELATED SHEETS: FOR ADDITIONAL INFORMATION NOT DIRECTLY REFERENCED, SEE THE FOLLOWING SHEETS:
   - G-001 FOR GENERAL PROJECT NOTES
   - AL-101 FOR GENERAL SITE PLAN
   - AL-601 FOR SIGNAGE SCHEDULE AND NOTES
   - GF-Series FOR DESIGN AND DETAILS RELATED TO FUELING FACILITY
2. GASOLINE ISLAND CANOPY: REVIEW SHOP DRAWINGS PROVIDED BY CANOPY SUPPLIER AND ADVISE CASEY'S CONSTRUCTION MANAGER OF ANY DISCREPANCIES
3. EMERGENCY GAS SHUTOFFS: REFER TO SHEETS A-201, AG-101 & E-101 FOR EMERGENCY SHUT OFF LOCATIONS

#6a



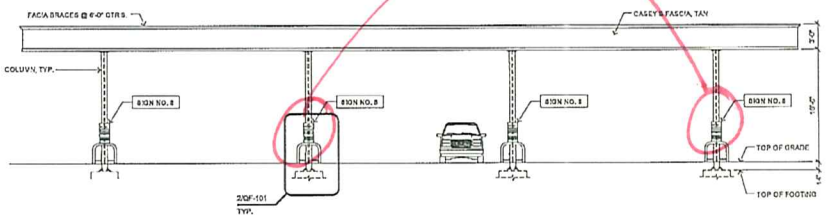
4 Pump Island Canopy - (Street Side)
1/8" = 1'-0"

#6b



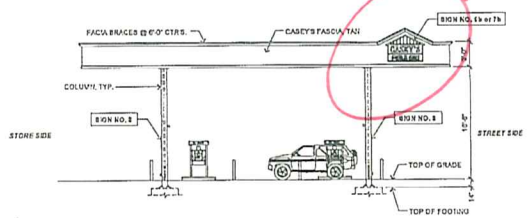
3 Pump Island Canopy - Right Side Elevation
1/8" = 1'-0"

#8

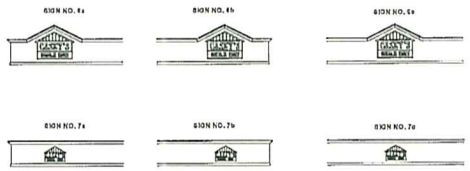


2 Pump Island Canopy - (Store Side)
1/8" = 1'-0"

#6c



1 Pump Island Canopy - Left Side Elevation
1/8" = 1'-0"



5 Canopy Facia Signage
1/8" = 1'-0"

8 DISPENSERS - DOUBLE STACKED - H.I.

GASOLINE ISLAND CANOPY ELEVATIONS

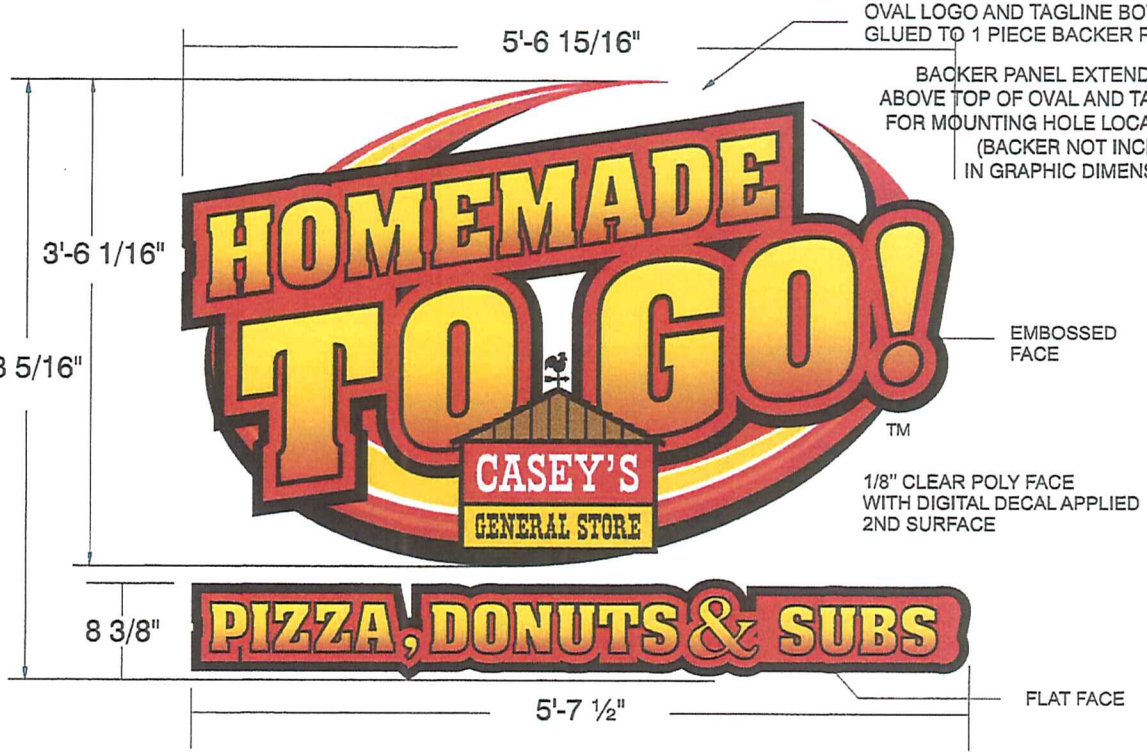
AL-201

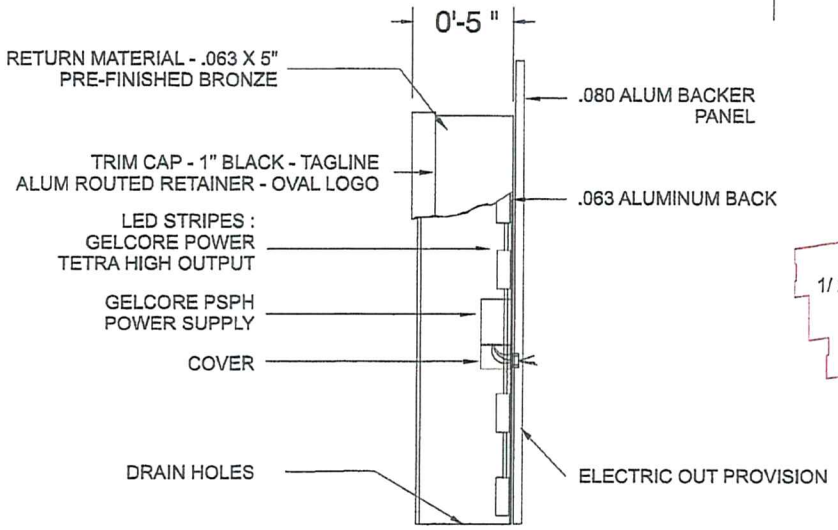
Xref T:\2011 02 STORE\HIP-ROOF\cgsArchD.Tblk.dwg

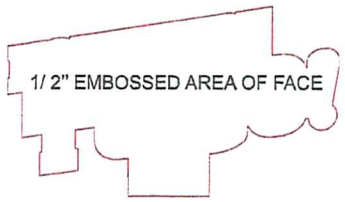
Sign no. 1&3

	ACTUAL AREA	BOXED AREA
HOMMADE TO GO OVAL	15.08 SQ. FT	19.55 SQ. FT
PIZZA, ETC. TAGLINE	3.50 SQ. FT	3.93 SQ. FT

OVERALL BOXED AREA = 24.05 SQ FT







NOTES

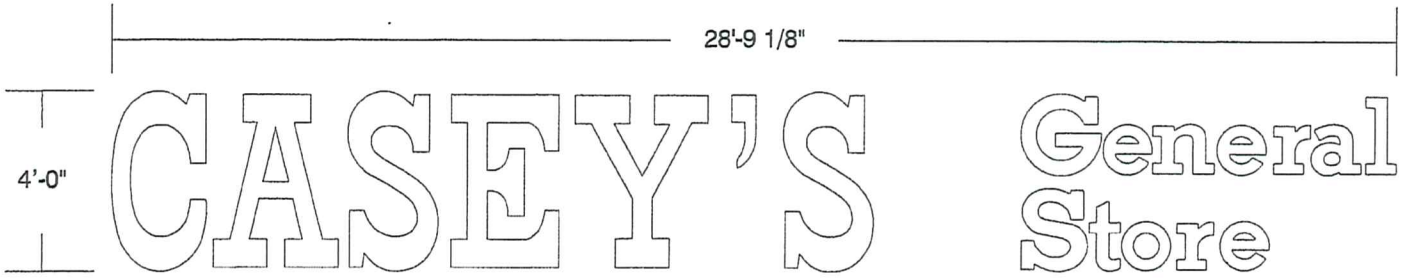
- U.L. APPROVED
- ELECTRICAL – 1.7 AMPS, 120 VOLTS
- CHANNEL LETTER CONSTRUCTION
- INCLUDE WEATHERTITE COMPONENTS
- OVAL AND TAGLINE ARE GLUED TO BACKER PANEL
- FACES ARE 3/16" POLY WITH 2ND SURFACE DECAL APPLIED – BACKSPRAYED WHITE
- 30 DIFFUSER WHERE ANY WHITE DECORATION SHOWS
- TAPE OFF ANY WHITE AREAS ON DECALS BEFORE BACKSPRAYING WHITE
- RETURNS AND BACKER PANEL PAINTED DURANODIC BRONZE
- TRIM CAP AND ROUTED RETAINER – BLACK
- INTERIOR PAINTED REFLECTIVE WHITE
- LED ARE RIVETED IN PLACE THRU BACK SO CAN WILL MOUNT FLUSH TO BACKER PANEL
- 1 E.O. AND POWER SUPPLY
- NIPPLE WITH WATERPROOF SEAL EACH END OUT BOTTOM OF OVAL INTO TOP OF TAGLINE FOR ELECTRICAL CONNECTION

Customer:	Date:	Prepared By:	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.
CASEY'S GENERAL STORE	12/31/08	MWR/IJA/CM	
Location: VARIOUS	**File Name:** 57599 - R2 - 36" & 48" RT LED CL - 32" & 42" HOMEMADE TO GO - 2X3 SIGN C- PRINTS		**Eng:** X

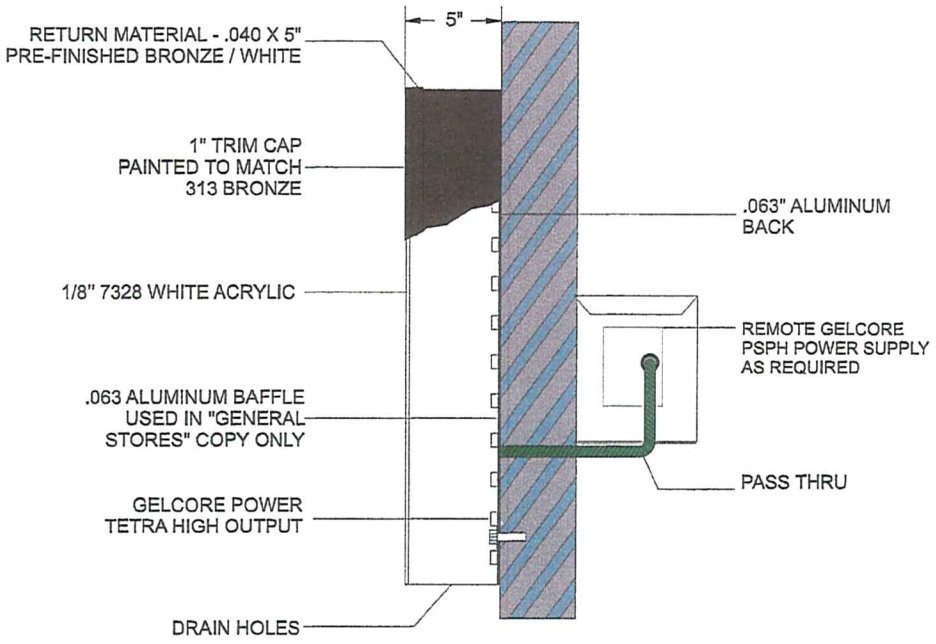
PERSONA
Sign Makers / Image Builders
Ph./ 1-800-843-9888

DISTRIBUTED BY SIGN UP COMPANY
700 21st STREET SOUTHWEST
PO BOX 210
WATERTOWN, SD 57201-0210

sign no. 2a&2b



GRAPHIC DETAIL
SCALE: 1/4" = 1'-0"



	ACTUAL AREA	BOXED AREA
CASEY'S	24.18 SQ. FT	68.10 SQ. FT
GENERAL STORE	9.33 SQ. FT	33.08 SQ. FT
CASEY'S GENERAL STORE	33.51 SQ. FT	114.78 SQ. FT

NOTES:
U.L. APPROVED
5.4 AMPS / 120 VOLTS

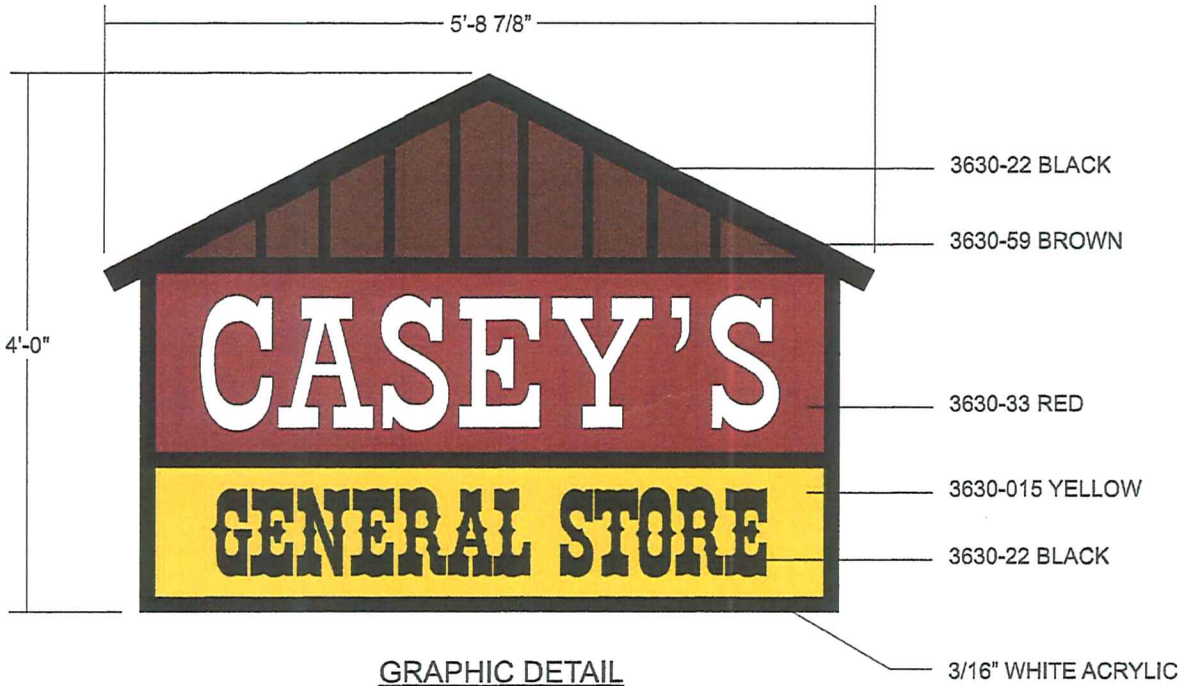
PROFILE
NTS

Customer: CASEY'S GENERAL STORE	Date: 12/31/08	Prepared By: CM/IJA	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.
Location: VARIOUS	File Name: 57599 - R2 - 36" & 48" RT LED CL - 32" & 42" HOMEMADE TO GO - 2X3 SIGN C- PRINTS		Eng: X

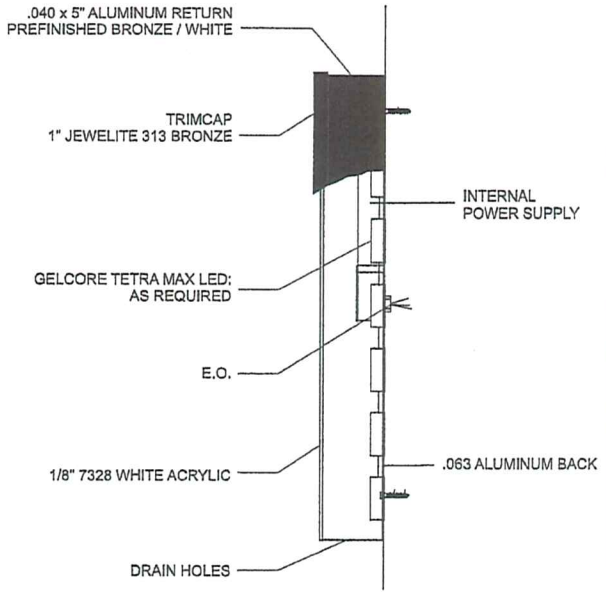
PERSONA
Sign Makers / Image Builders
PhJ 1-800-843-9888

DISTRIBUTED BY SIGN UP COMPANY
700 21st STREET SOUTHWEST
PO BOX 210
WATERTOWN, SD 57201-0210

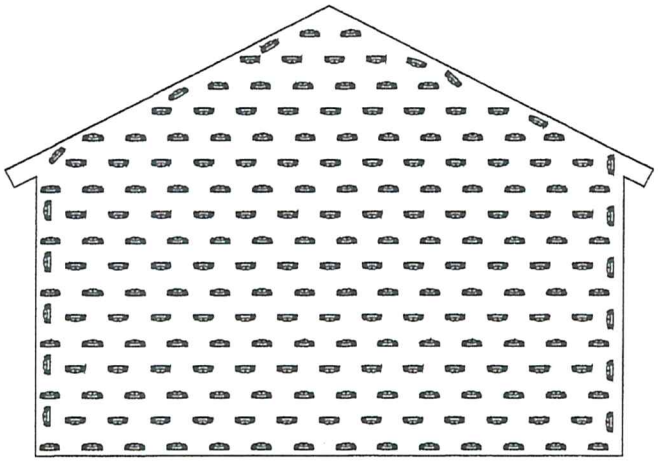
sign no. 6a, 6b, 6c



GRAPHIC DETAIL
SCALE: 3/4" = 1'



CROSS SECTION
SCALE: NTS



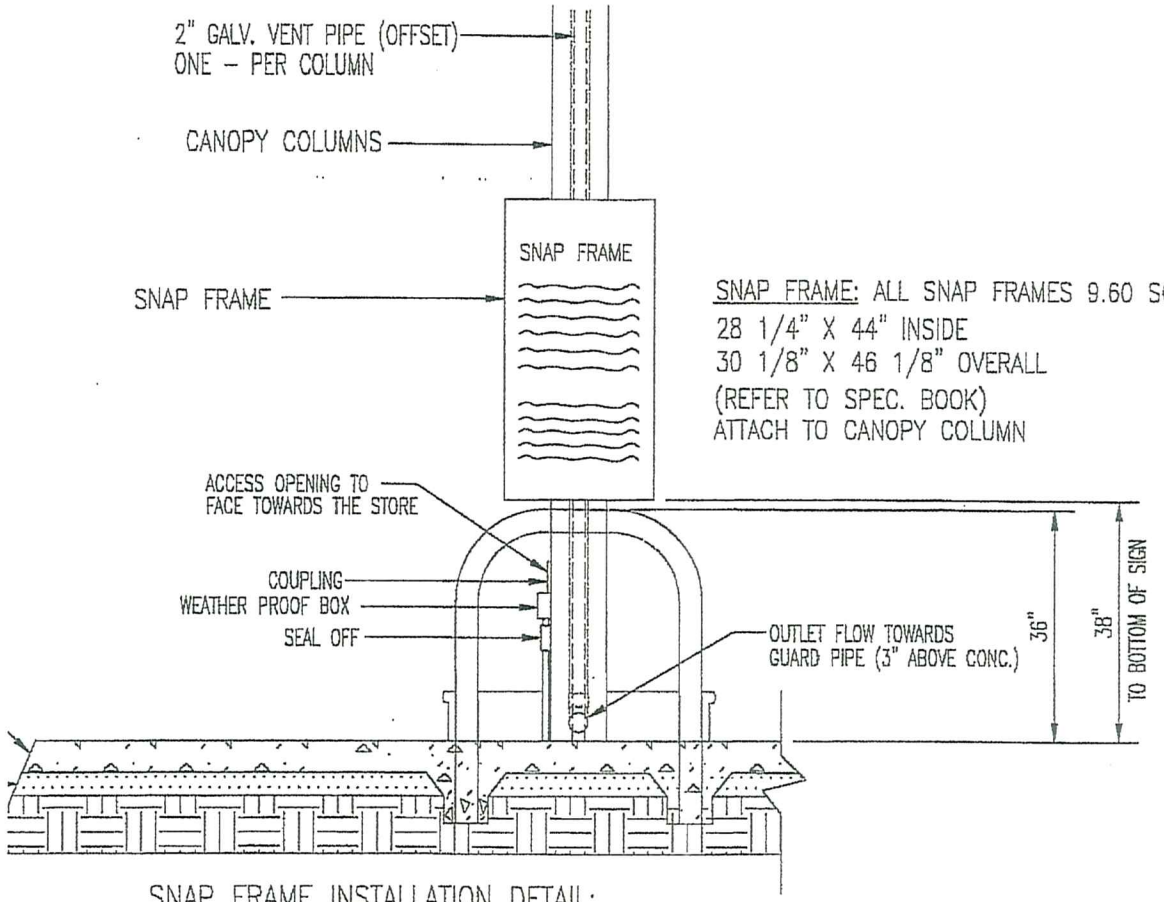
LED DETAIL
SCALE: NTS

ACTUAL SURFACE AREA = 17.485 SQ FT

Customer: CASEY'S	Date: 7/13/11	Prepared By: TrT	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.	PERSONA™ SIGN MAKERS/IMAGE BUILDERS
Location: VARIOUS	File Name: 1000 - 4X3 SF		Eng: -	

DISTRIBUTED BY SIGN UP COMPANY
700 21st Street Southwest
PO Box 210
Watertown, SD 57201-0210
1 (800) 843-9888 • www.persona-inc.com

Sign no. 8



SNAP FRAME INSTALLATION DETAIL:

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #15-01-015

RESOLUTION GRANTING FINAL PLAT APPROVAL OF CASEY'S ADDITION

WHEREAS, Casey's Retail Company, hereinafter referred to as "Developer", properly applied to the City of Ramsey (the "City") for final plat of the following described property located in the City of Ramsey:

> Outlot GG Ramsey Town Center Addition, except that portion of said outlot described as follows: Beginng at the Northwest Corner of said Outlot, thence south along westerly line of said outlot 567.55 feet to a point of curvature in said westerly line, thence southerly 36.04 feet along said westerly line along a tangent curve concaved to west radius 540 feet and center angle 03 degrees 49 minutes 27 seconds to a point of tangency in said westerly line, thence south 03 degrees 49 minutes 27 seconds west along said westerly line 87.95 feet to most southerly corner in said westerly line, thence south 66 degrees 10 minutes 33 seconds east along sothwesterly line of said outlot 659.59 feet, thence north 957.75 feet to northerly line of said Outlot, thence west along said northerly line 596.32 feet to point of beginning, Anoka County, MN, subject to easement of record.
>
> (the "Subject Property")

WHEREAS, on January 8, 2015, the Planning Commission reviewed the Sketch Plan for CASEY'S ADDITION and directed the Developer to proceed with preparation of the final plat; and

WHEREAS, on January 9, 2015, the City of Ramsey received an application for Final Plat approval for CASEY'S ADDITION from the Developer.

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 grants final plat approval to CASEY'S ADDITION in accordance with relevant City Codes and contingent upon compliance with the Staff Review Letter dated January 2, 2015 and upon Developer entering into a Development Agreement with the City of Ramsey.

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 27th day of January, 2015.

_____
Mayor

ATTEST:

_____
City Clerk

SCANNED

REAL ESTATE PURCHASE AGREEMENT

CASEY'S RETAIL COMPANY
One Convenience Boulevard S.E.
Ankeny, IA 50021

THIS IS A LEGALLY BINDING CONTRACT: IF NOT UNDERSTOOD, SEEK LEGAL ADVICE!

Casey's Retail Company (hereinafter the "Buyer" or "Casey's"), hereby agrees to buy and The Housing and Redevelopment Authority in and for the City of Ramsey, Minnesota (hereinafter the "Seller") of 7550 Sunwood Drive, Ramsey, Minnesota, hereby agrees to sell that certain real estate (hereinafter the "Real Estate") located in or near the City of Ramsey, Anoka County, Minnesota, described on Exhibit "A" attached hereto and by this reference incorporated herein, the street address or location of which is Sunwood Drive NW and Ramsey Blvd. NW, and which has a lot size of approximately 270 feet by 221 feet, **together with** any easements and appurtenant servient estates and free from all liens and encumbrances, **subject to** only the following: (a) zoning and other ordinances acceptable to Buyer; (b) covenants of record acceptable to Buyer; and (c) easements of record for public utilities, roads and highways acceptable to Buyer; **provided** Buyer, on possession, is permitted to use the Real Estate to build and operate a convenience store which sells motor fuel, groceries, and prepared carry-out foods and has an off-sale beer license, in accordance with Buyer's plan for development of the Real Estate. The terms and conditions of sale are as follows:

1. **Purchase Price.** The Purchase Price shall be Five Hundred Ninety-six Thousand Seven Hundred Dollars ($596,700.00), payable at Anoka County, Minnesota, as follows:

   A. The sum of Five Thousand Dollars ($5,000.00) shall be paid as a down payment, which shall be refundable to Casey's in the event this business transaction does not close. Said earnest money shall be made payable to Commercial Partners Title, LLC, Attn: Dave Hillart, 200 South Sixth Street, Ste. 1300, Minneapolis, Minnesota 55402.

   B. The entire balance of the Purchase Price remaining after the aforementioned payments have been made shall be paid in full at the Closing, upon delivery of a Warranty Deed, duly executed and in proper form, conveying full marketable title to the Real Estate.

2. **Closing and Possession.** Provided all contingencies and conditions to which this Agreement is subject have then been satisfied in full or waived in writing by the Buyer, the parties shall close this transaction on January 23, 2015 (the "Projected Date of Closing") or on such earlier date as the parties may agree. In the event that all of said conditions and contingencies have not been so satisfied or waived as of the Projected Date of Closing, then, subject to the remaining terms of this Agreement, the Buyer shall nevertheless continue to diligently pursue the satisfaction of such conditions and contingencies, and the Closing shall occur when all conditions and contingencies not waived have been met. However, if any such condition or contingency remains materially unsatisfied as of 90 days after the Projected Date of Closing and has not been waived by the Buyer, then in that event this Agreement shall be deemed terminated and of no further force or effect, unless the parties agree in writing to further extend this Agreement. Possession of the Real Estate shall be delivered to the Buyer on the actual date of Closing (the "Closing Date"). Any adjustments of rent, insurance, and interest shall be made as of such date. Seller agrees that it will make available to Buyer any payments, fees, disbursements, payoffs, etc. as set forth on Seller's portion of the closing statement.

3. **Real Estate Taxes.** Seller shall pay all real estate taxes assessed against the Real Estate which would be delinquent if not paid on or before the Closing Date and any unpaid real estate taxes payable in prior years. Unpaid taxes assessed but not delinquent as of the Closing shall be pro-rated between the Seller and Buyer based on the prevailing practice in the State where the Real Estate is located. Any proration of taxes on the Real Estate shall be based upon such taxes for the year currently payable, unless the parties provide otherwise in this Agreement. Buyer shall pay all subsequent real estate taxes.

4. **Special Assessments.** Seller shall pay all special assessments which are a lien on the Real Estate as of the Closing Date. All other special assessments shall be paid by Buyer.

5. **Title Evidence.** Seller shall provide evidence of title to the Buyer by compliance with either a) or b), below at Seller's option:

A. **Abstract of Title.** Within thirty (30) days of the date of this Agreement, Seller, at their expense, shall obtain an abstract of title to the Real Estate continued through the date of acceptance of this offer, and deliver it to Buyer for examination. The abstract shall show merchantable title in Seller in conformity with this Agreement, applicable state law and prevailing title standards. The abstract shall become the property of the Buyer when the Purchase Price is paid in full. Seller shall pay the costs of any additional abstracting and title work due to any act or omission of Seller, including transfers by or the death of Seller or their assignees.

B. **Title Insurance.** In the alternative, within thirty (30) days of the date of this Agreement, the Seller shall provide to the Buyer a commitment for an owner's title insurance policy insuring title to the Real Estate for an amount equal to the purchase price hereunder and providing coverage which includes the Standard Exception Waiver Endorsement (ALTA Owner's Policy). The Buyer will provide a suitable survey for underwriting purposes, at Buyer's expense. Seller shall bear all other expenses associated therewith, including the cost of any necessary abstracting services. Buyer shall have a reasonable time after receipt of the commitment to submit written title objections to the Seller. The Seller shall have a further reasonable time to correct any title objections or deficiencies which may be found to exist and to satisfy all requirements of the commitment.

If Seller is unable to produce marketable title in conformity with this Agreement within a reasonable period of time, then in addition to any other remedies available under applicable law, the Buyer shall have the option to declare this Agreement null and void and shall be refunded the amount of the down payment promptly upon demand. In the event the Seller has provided suitable title evidence in compliance with this paragraph, and if this transaction thereafter fails to be consummated due to no fault or failure attributable to the Seller, then in such event the Buyer will reimburse Seller its actual reasonable costs of obtaining such title evidence.

6. **Risk of Loss and Insurance.** All risk of loss shall remain with the Seller until possession of the Real Estate is delivered to Buyer. In the event Buyer allows Seller to retain possession of the Real Estate for any time period after Closing, Seller agrees to maintain liability insurance coverage on the Real Estate with such limits as Buyer may reasonably require, and shall provide Buyer, on demand, a certificate of insurance showing Buyer to be an additional or named insured as to such coverage; and Seller shall indemnify and hold Buyer, its agents, successors and assigns harmless from any and all

claims, liability or damages of whatever kind relating to or arising from the Seller's continued use and occupancy of the Real Estate. This provision shall survive the Closing hereunder.

7. **Fixtures.** All property that integrally belongs to or is part of the Real Estate, whether attached or detached, such as light fixtures, shades, rods, blinds, awnings, windows, storm doors, screens, plumbing fixtures, water heaters, water softeners, automatic heating equipment, air conditioning equipment, wall to wall carpeting, built-in items and electrical service cable, outside television towers and antenna, fencing, gates and landscaping shall be considered a part of Real Estate and included in the sale except: this paragraph is not applicable because the site is bare ground.

8. **Deed.** Upon payment of the Purchase Price, Seller shall convey the Real Estate to Buyer or its assignees by Warranty Deed, free and clear of all liens, restrictions, and encumbrances except as otherwise provided in this Agreement. Any general warranties of title shall extend only to the time of acceptance of this offer, with special warranties as to acts of Seller continuing up to time of delivery of the Deed.

9. **Hazardous Materials.** Prior to the Closing, the Buyer shall have the right to conduct an investigation of the Real Estate to determine whether any structure or improvement contains asbestos or any other hazardous material. If any such material is found to be present, then the Buyer shall have the right to rescind this Agreement and terminate its obligations hereunder at any time prior to the Closing, unless Buyer has thereafter specifically waived this provision in writing.

10. **Contingencies.** The obligations of the Buyer hereunder are contingent upon full satisfaction of each and every one of the following requirements prior to the Closing:

A. Buyer obtaining evidence satisfactory to Buyer, based on tests and other investigation conducted at Buyer's expense, that the Real Estate and the groundwater therein are not contaminated with any hazardous substance or material or pollutant of any kind, including gasoline or other fossil fuels, and require no cleanup or other corrective action under applicable Federal, State, or local environmental laws or regulations, but are free from pollution and environmentally safe for Buyer's proposed use of the Real Estate. If contamination is found to be present on the Real Estate, this Agreement shall be voidable at the option of Buyer. In the event the Buyer so elects to void this Agreement, then the Buyer will make available to the Seller for examination any and all written reports of investigative findings, including test results, on which Buyer's election was based.

B. Buyer being assured that the land is stable, well drained, and otherwise suitable for the construction proposed and operation of a septic tank system, if necessary.

C. Buyer being able to obtain from the appropriate authority or authorities, a suitable building permit to construct such improvements as comprise a Casey's General Store in accordance with Buyer's plan for development of the Real Estate, permits for one suitable access off of Sunwood Drive NW for construction of a private access road with two approaches off of the private access road, authority or permits as needed for waste disposal and needed utility service, and licenses and permits necessary to operate a convenience-type store which sells motor fuel, groceries, packaged beer and prepared carry-out foods.

D. Buyer obtaining a survey at Buyer's expense confirming the boundaries substantially as represented by the Seller, without encroachments.

E. Buyer being assured that each of the following is true:

1) An adequate and continuous supply of suitable water is available to the Real Estate at no additional cost to the Buyer, except costs associated with the construction of a suitable water line from the Casey's building to the local water utility company's existing water line, hook-up charges and normal ongoing fees of the water utility company based on actual consumption.

2) Adequate and continuing sanitary sewer service is available to the Real Estate or an adequate septic system serves, or can be constructed to serve, the Real Estate into the future at no additional cost to the Buyer, except costs associated with the construction of the septic system or sanitary sewer line from the Casey's store building to the sewer line of the local sanitary sewer utility or municipality, hook-up charges and normal ongoing fees of the utility company or municipality based on actual use.

Unless all of the above-stated contingencies have been satisfied in full or waived in writing by the Buyer as of the Closing, the Buyer shall not be required to close this transaction, but shall have the option to thereupon terminate its obligations hereunder and rescind this Agreement, except as may be expressly provided otherwise herein. Said option to terminate may be exercised at any time Buyer determines it is impossible or impracticable to satisfy any of the above-stated contingencies.

11. **Impossibility/Impracticability of Development; Change of Conditions.** If the Buyer, in its own judgment, shall determine that, 1) for reasons of impossibility or impracticability, the Real Estate cannot be developed at reasonable cost into a successful convenience store/gasoline filling station in accordance with the Buyer's plan for development, or 2) that it has or will become futile to attempt the same because of actual or expected changes in fundamental conditions on which the success of Buyer's proposed convenience store/gasoline filling station is predicated, due to factors beyond the control of the Buyer including, but not limited to, any or all of the following, to-wit:

A. Physical conditions, including soil and/or groundwater conditions, topography, drainage, influences of adjoining properties and uses, the influence of streams, flood plains or bodies of water, excessive grading, fill or earth removal costs, the need for extraordinary retaining walls, footings or pilings, or the potential for damage to adjoining property or the value thereof; or

B. Restrictions, conditions or limitations imposed by or resulting from the action, refusal to act, or posturing of a public body, council, board or official, as a result of which access, traffic flow, or use of the Real Estate is expected to be, adversely impacted including, by way of illustration only, relocation of County Road 56 (Ramsey Blvd. NW) or any street abutting the Real Estate, installation of signal, raised medians or traffic blisters, changes to existing set-backs, or rezoning of or development plan for adjoining property;

then the Buyer shall have the right at any time prior to the Closing to rescind this Agreement and terminate its obligations hereunder by personally delivering or mailing to the Seller or Seller's

representative by certified U.S. Mail a notice of election to rescind, setting forth the reasons on which such election is based.

12. **Assignment.** Neither party shall, prior to the Closing, sell, assign, or transfer this Agreement or any interest herein or any interest in the subject Real Estate without the written consent of the other party.

13. **Remedies of the Parties.**

A. If Seller fails to timely perform this Agreement, all payments made hereunder shall be returned to the Buyer, promptly upon demand.

B. Buyer and Seller shall each be entitled to utilize any and all other remedies available at law or in equity for breach of this Agreement.

14. **Binding Effect.** This Purchase Agreement shall be binding upon the undersigned, their heirs, legal representatives, successors and assigns, according to the terms hereof.

15. **Time of the Essence.** Time is of the essence in this Agreement.

16. **Construction.** In the construction of this Agreement, use of the singular shall include the plural, use of the plural shall include the singular, and the use of the neuter or any gender identifying words and phrases shall be deemed to include either or both genders, according to context.

17. **Exclusive Agreement.** The Buyer and Seller agree that all understandings and agreements hereto had between them are merged in this Agreement, which alone fully and completely expresses their agreement, and that this Agreement is entered into after full investigation, neither Buyer nor Seller relying upon any statement or representation not embodied in this Agreement by the other.

18. **Amendments.** This Purchase Agreement may not be changed orally, but only by agreement in writing, duly executed by or on behalf of the party(ies) against whom enforcement of any waiver, change, modification, consent or discharge is sought.

19. **Adjacent Property.** The obligations of the Buyer under this Purchase Agreement are contingent upon the Buyer's contemporaneous closing on contract(s) to acquire one or more properties owned by a third party or parties adjoining the Real Estate and/or easement rights over one or more such properties adjoining the Real Estate. ☐ YES ☒ NO

20. **Additional Provisions.** The additional provisions set forth on the Addendum attached hereto (if any) are an integral part of this Agreement.

An Addendum is Attached: ☒ YES ☐ NO

This Agreement has been completed by the Buyer and presented to the Seller this 24th day of June, 2014.

SELLER:

THE HOUSING AND REDEVELOPMENT AUTHORITY IN AND FOR THE CITY OF RAMSEY, MINNESOTA

By: _____ 6/24/14
Print: Randy Backous (date)
Its: Chair

By: _____ 6/24/14
Print: Theodore Lafrance (date)
Its: Executive Director

BUYER:

CASEY'S RETAIL COMPANY

By: _____ 6/30/14
Terry W. Handley (date)

EXHIBIT "A"

to the Purchase Agreement between Casey's Retail Company, Buyer, and The Housing and Redevelopment Authority in and for the City of Ramsey, Minnesota, Seller, dated June 24th, 2014, with respect to the property known as Sunwood Drive and Ramsey Blvd., Ramsey, Anoka County, Minnesota.

Legal Description

The parties acknowledge that the Real Estate being conveyed to the Buyer is a portion of an existing real estate parcel of which the legal description is as follows:

> Outlot GG, Ramsey Town Center Addition, except that part described as follows: Beginning at the Northwest corner of said Outlot GG; thence on an assumed bearing of South, along the Westerly line of said Outlot GG for 567.55 feet to a point of curvature in said Westerly line; thence Southerly for 36.04 feet along said Westerly line along a tangential curve concave to the West, radius 540 feet and a central angle 03 degrees 49 minutes 27 seconds to a point of tangency in said Westerly line; thence South 03 degrees 49 minutes 27 seconds West along said Westerly line for 87.95 feet to the most Southerly corner in said Westerly line; thence South 66 degrees 10 minutes 33 seconds East along the Southwesterly line of said Outlot GG for 659.59 feet; thence on a bearing of North for 957.75 feet to the Northerly line of said Outlot GG; thence on a bearing of West along said Northerly line for 596.32 feet to the point of beginning.

The parties agree that a new metes and bounds legal description of the Real Estate will be determined and created by Buyer's surveyor. The parties acknowledge that the proposed dimensions will be approximately 221' North and South by 270' East and West of the Northeast corner of Outlot GG as described above.

ADDENDUM TO PURCHASE AGREEMENT

This Addendum, consisting of 2 pages, is an integral part of the Purchase Agreement between Casey's Retail Company, Buyer, and The Housing and Redevelopment Authority in and for the City of Ramsey, Minnesota, Seller, dated June 24th, 2014, with respect to the property known as Sunwood Drive and Ramsey Blvd., Ramsey, Anoka County, Minnesota.

ADDITIONAL CONTINGENCIES:

21. **Building Design**. The parties hereby acknowledge that Casey's has forwarded to the City of Ramsey pictures of a proposed Casey's General Store. The pictures are attached hereto as Exhibit "B". This Agreement is contingent upon the City approving the design specification to build the Casey's store as set forth on the aforementioned pictures. The Casey's building will be four-sided brick with color variations within the brick, however it will not have non-functional windows or other additional decorative design elements as set forth in the City's building codes.

22. **Site Design Issues**. Casey's agrees to provide landscaping and streetscaping pursuant to the City's design standards. However, this Agreement is contingent upon Casey's not being required to break up its parking lot with landscaping islands or berms, or to place its loading zone on the rear of the building. The loading zone will be located adjacent to the west of Casey's building.

23. **Decorative Wall and Easement**. The parties agree that Casey's will construct a masonry wall along the northern boundary of the Real Estate. The intent of the parties is to make the wall similar to the adjacent property within the vicinity of the site. Casey's will also grant the City an approximately 30' by 30' sign easement in the northeast corner of the Real Estate for the placement of a monument sign. This Agreement is contingent upon the City granting Casey's the right to have two monument and price signs, one to be located in the northwest corner of the property and the other to be located in the southeast corner of the property.

ADDITIONAL PROVISIONS:

24. **Proposed Access Road**. The parties agree that Casey's, at Casey's cost and in conjunction with the building of its convenience store, will construct the road to a point of the south edge of Casey's second approach onto the proposed road. Casey's will pave the road using the specifications for private roads in the City of Ramsey. Once the road is constructed, it will be deeded to the appropriate public entity to use a public street.

25. **Property Owner's Association or Special Service Area**. The Real Estate will not be subject to any type of development or property owner association, nor subject to any special service or special taxing district established by the Seller or the City of Ramsey, or any other governmental entity.

THE HOUSING AND REDEVELOPMENT AUTHORITY IN AND FOR THE CITY OF RAMSEY, MINNESOTA

Randy Backous, Chair

Ted LaFrance, Executive Director

CASEY'S RETAIL COMPANY

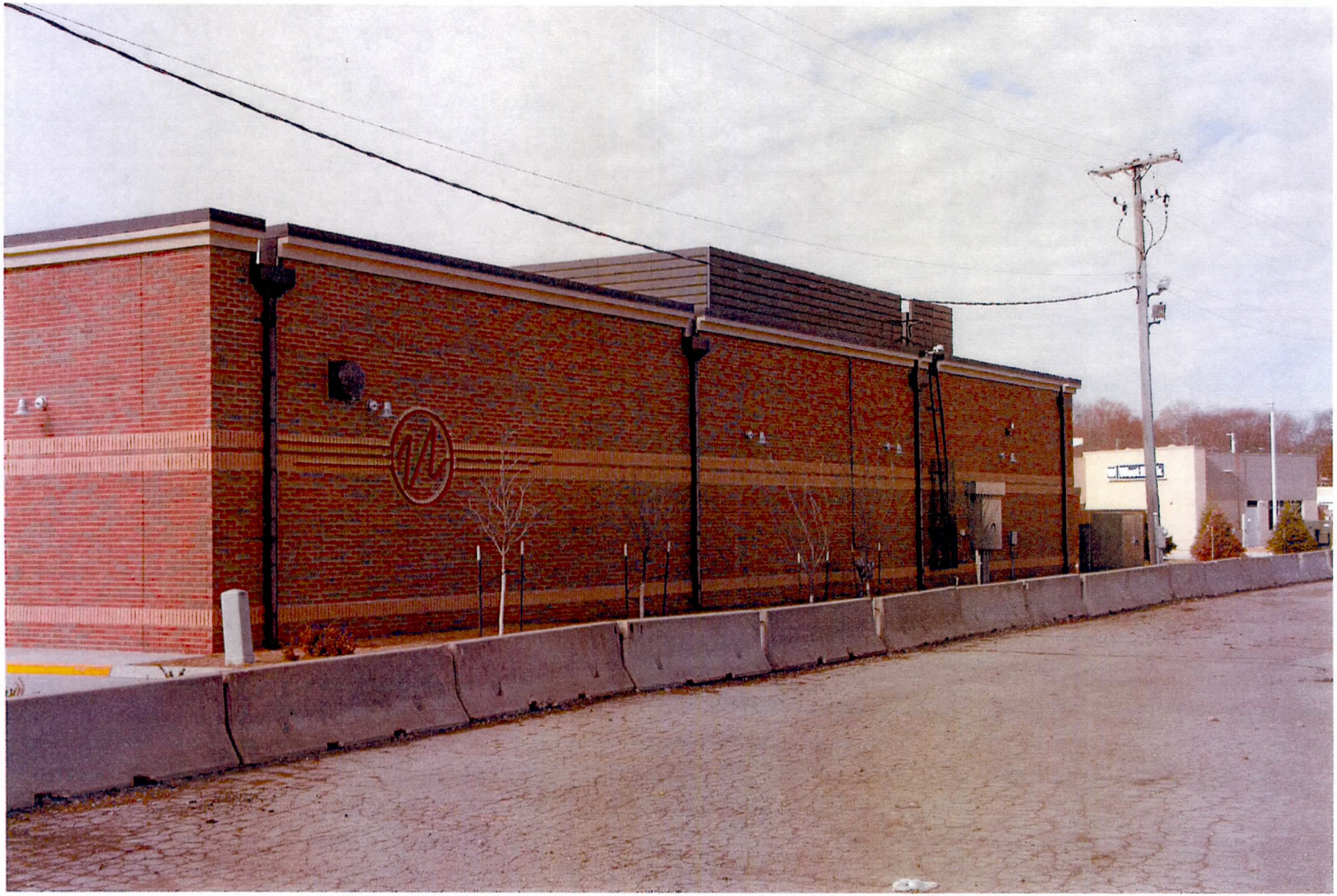
Terry W. Handley, President

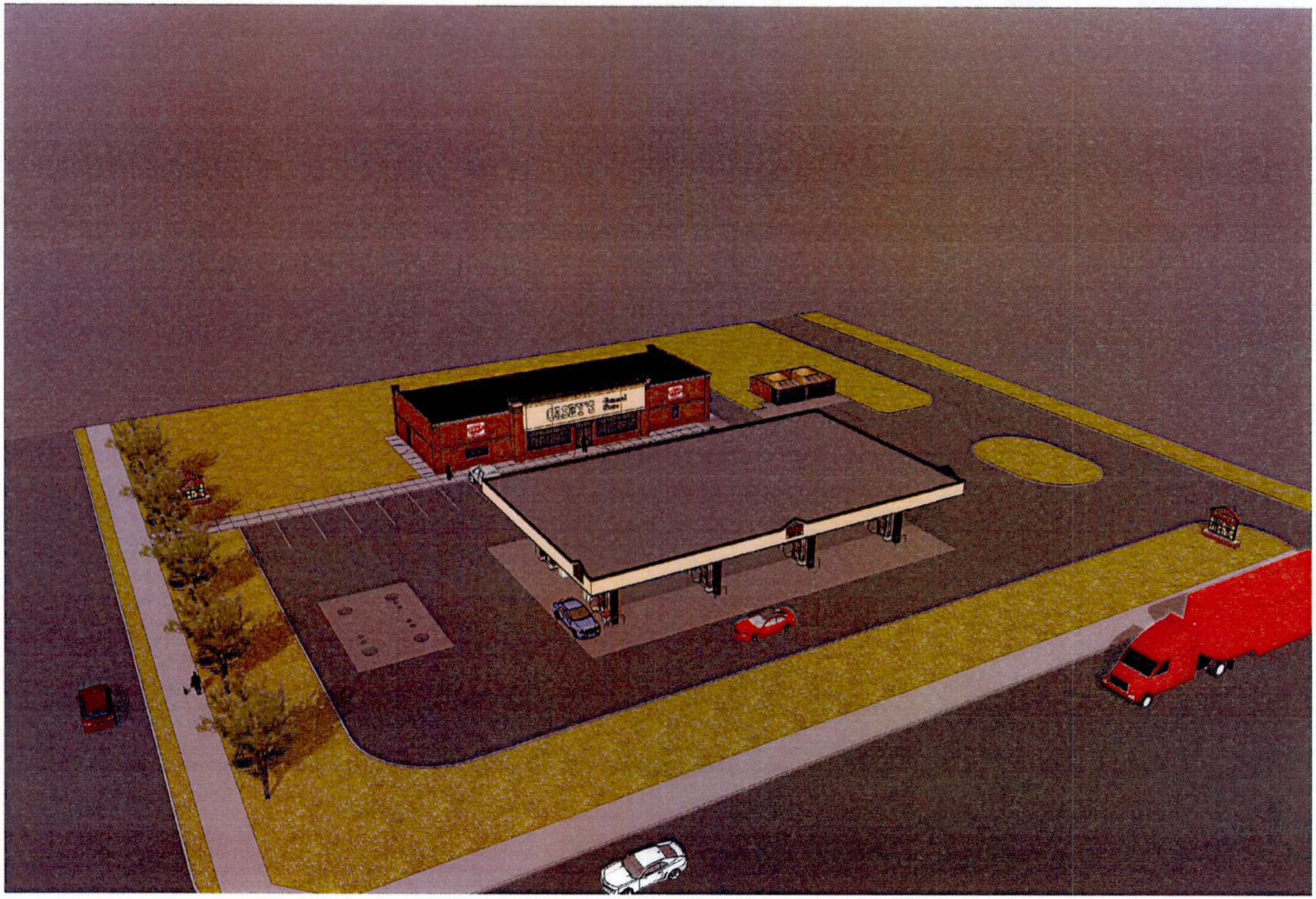
EXHIBIT "B"




CASEY'S
General
Store


CASEY'S General Store






CASEY'S
CASEY'S

AUTHORIZATION TO CONDUCT ENVIRONMENTAL AUDIT

TO: Whom it may concern:

The undersigned, The Housing and Redevelopment Authority in and for the City of Ramsey, Minnesota, ("Seller/Owner") being the owners of the property identified on Exhibit "A" attached hereto and by this reference incorporated herein, including all real estate described in said Exhibit "A" (the "Premises"), hereby authorizes Casey's General Stores, Inc. ("Casey's"), its subsidiaries, employees, agents, consultants and contractors to conduct at Casey's expense a pre-purchase/lease environmental audit of the Premises, to include, but not limited to, any or all of the following:

1. To enter upon the Premises for the purpose of physically inspecting the land and any improvements to determine whether any improvements contain asbestos, lead, poisons, or other hazardous substances and to ascertain whether the Premises have been subject to any use or uses that may have caused hazardous substances or other contaminants to be kept, used or transported on the Premises, and to obtain samples from any buildings, improvements, or personal property found on the Premises for purposes of analysis.

2. To review all records of the Owner relative to past uses and ownership of the Premises or containing any evidence concerning the environmental history of the same, including evidence of previous environmental audits, tests, monitoring, or cleanup or remedial work performed at any time on the Premises.

3. To enter upon the Premises at any time or times within a 90-day period commencing immediately for the purpose of obtaining samples from the land, including residual materials thereon, and to cause tests of the soil and/or groundwater to be conducted to determine:

   a) Whether there is contamination from gasoline or other hydrocarbons, hazardous substances, or contaminants of any other kind on the Premises;

   b) Whether the Premises have at any time been used as a dump site or landfill and/or contain waste or other fill material that is hazardous, unlawful, inappropriate to Casey's proposed development of the Premises, or requires removal or remediation of any kind.

   c) Whether the land is safe, stable, well-drained and otherwise suitable for construction and operation of a convenience store with gasoline sale facilities, whether the soil will satisfactorily percolate (if a septic system is in use), and whether there are wells, septic tanks, drainage tiles or structures, cisterns, underground utility lines, or other underground structures on the Premises.

4. To cause tests to be conducted of any and all fuel storage tanks, lines, equipment and related facilities to determine if the same are tight and do not leak and are functioning properly.

Casey's shall have the right to select the testing agency or firm to conduct any such tests and the laboratory or laboratories to analyze any samples taken. If such tests result in the discovery of contamination by gasoline or other hydrocarbons, contaminants or hazardous substances in excess of acceptable levels under applicable Federal or State laws and regulations or local ordinances or rules, then the undersigned Owner and Lessee will hold Casey's harmless from any responsibility for cleanup, monitoring, remediation, further testing, reporting or other procedures which may be indicated as necessary or required under such laws, regulations and ordinances. All boreholes from drilling operations will be appropriately filled unless requested otherwise by the Owner or Lessee.

Any person, firm, agency, laboratory, consultant or expert conducting such tests or analyzing test results shall be authorized to provide to Casey's written copies of any and all reports of test findings, including recommendations for correction or remediation, and to discuss with the employees, representatives, consultants and contractors of Casey's any test results and the impressions and opinions of the person, firm, agency or other professional concerning the nature and seriousness of any contamination or other problems indicated and the probable cost and effectiveness of alternative corrective or remedial procedures. This authorization is given with the understanding that the undersigned Owner will be entitled to a copy of any reports of findings or test results, upon request.

OWNERS:

THE HOUSING AND REDEVELOPMENT AUTHORITY IN AND FOR THE CITY OF RAMSEY, MINNESOTA

6/24/14
Date

Randy Backous, Chair

6/24/14
Date

Ted LaFrance, Executive Director

763-433-9830
Telephone Number

Property Address: Sunwood Drive and Ramsey Blvd., Ramsey, Minnesota

CC Regular Session **4. 3.**

Meeting Date: 01/27/2015

By: Chris Anderson, Community Development

Information

Title:

Consider Preliminary Plat, Final Plat and Easement Vacation Related to the Proposed Plat of Brookfield 5th Addition; Case of 21st Century Bank

Purpose/Background:

21st Century Bank (the "Applicant") has submitted an application for Preliminary and Final Plat review for a proposed minor plat known as Brookfield 5th Addition. The minor subdivision proposes to re-plat approximately 0.31 acres to create one (1) buildable single-family lot. The proposed plat would not re-configure existing property lines other than to dedicate public road right-of-way. The proposed subdivision would convert an existing outlot to a buildable lot (the "Property"). The Property is generally located west of Nowthen Boulevard (CSAH 5), along Feldspar St.

This request was first considered at a public hearing in August of 2014. At that time, the Planning Commission continued the public hearing to the September meeting to provide additional time for the Applicant to address concerns identified by City Staff. Prior to that September meeting, the Applicant contacted the City stating that they desired to postpone the public hearing to afford them more time to work with the adjacent residents on a potential sale of the Property.

Recently, the Applicant notified the City that an agreement on the sale of the Property could not be reached and subsequently resubmitted an application to plat Brookfield 5th Addition. The Sketch Plan and Preliminary Plat were reviewed by the Planning Commission at their January 8, 2015 meeting.

Notification:

Staff attempted to notify all Property Owners within a 700 foot radius of the Property of the Public Hearing via Standard US Mail. The Public Hearing was also published in the City's official newsletter, the Anoka County UnionHerald.

Observations/Alternatives:

The Preliminary Plat and Final Plat appear to address the concerns that had initially been raised in August of 2014. The revised submittals address the following items:

- Provides a Drainage and Utility Easement to the western toe of the berm in the rear yard (similar to the lots to the north of the Property).
- Includes ten (10) coniferous trees along southern boundary of the Property to serve as density transitioning.
- Includes the actual footprint of the proposed model home on the Property to demonstrate there is sufficient buildable space to reasonably accommodate the home.
- Dedicates public road right-of-way along the portion of the cul-de-sac bulb of Feldspar Street adjacent to the Property.

The proposed access to the Property is from Feldspar Street via an existing cul-de-sac that is encumbered with a temporary road easement. When BROOKFIELD 1ST ADDITION was approved, it was anticipated that the extension of Feldspar Street further south would occur in the near future to accommodate redevelopment of those existing, larger lots. The owner of the adjacent parcel to the south has stated on multiple occasions. The owner stated at the Public Hearing on January 8, 2015 that he he has no intention of selling or subdividing the adjacent parcel for the foreseeable future and also noted as such as part of the original review process of Brookfield in the past. Furthermore, there is lowland in the rear yards of Lots 2 & 3, Block 3, Now and Then Estates that would further

complicate the potential extension of Feldspar Street. While together these don't completely eliminate the possibility of future redevelopment and the extension of Feldspar Street, it certainly appears that it won't occur in the near future.

At the time of approval of BROOKFIELD 1ST ADDITION, the cul-de-sac was considered to be temporary until Feldspar Street was extended further south. Thus, the executed temporary road easement only provided a radius of fifty-five (55) feet rather than the standard sixty (60) feet. Furthermore, while the paving section between the curbs appears to have been constructed in accordance with the City's standard specifications, the wing of the cul- de-sac was only designed and installed with the base course of asphalt (no wear course) per the temporary turn-around detail.

Based on the unlikely development potential of the property to the south (at least based on information available at present time) and the request to re-plat the Property into a buildable lot, the general sense is that this cul-de-sac is, for all intents and purposes, serving as a 'permanent' culde sac. As such, the Planning Commission had recommended that the City upgrade the cul-de-sac to current standards within its existing footprint. That recommendation was brought to the Public Works Committee on January 20, 2015 for consideration (that case, with more detail regarding the potential reconstruction, is attached). The Public Works Committee also has recommended that the City upgrade the cul-de-sac, within its existing footprint, to current construction standards.

The Applicant has demonstrated that a home could be placed on the Property without the need for any variances. However, concerns have been raised regarding the location of the proposed home as it relates to the existing home to the north. The Applicant has submitted an application seeking a variance the minimum required front yard setback that, if approved by the Planning Commission, would allow the home to be shifted to west somewhat in an attempt to mitigate the aforementioned concern. That request is scheduled for a Public Hearing at the February 2, 2015 Planning Commission meeting.

It should be noted that approval of this plat would not preclude the future extension of Feldspar Street. Should that opportunity arise in the future, the City would vacate excess right-of-way that would no longer be needed. Additionally, it would be at that time that the sidewalk on Feldspar St would be extended in front of this Property and the cul de sac 'wings' would be removed.

There are drainage and utility easements currently encumbering the Property. The existing easements will be vacated and new drainage and utility easements dedicated as part of the Plat.

As a final note, within the past year, this is the second request of this nature that the City has reviewed. Additionally, similar requests have been submitted as part of the preparation of the Brookfield 4th Addition and Country Club Hills Plat. It has become very evident based on resident feedback and maintenance operations that the use of an outlot and temporary, reduced road easement is not the ideal tool to address adequate turn around space at the end of a street. Staff is working on developing a policy to avoid this situation in the future.

Alternatives

Option #1. Approve Resolutions #15-01-012, #15-01-026 and #15-01-030 granting Preliminary Plat and Final Plat approval and vacating existing drainage and utility easements on the Property, contingent upon compliance with the Staff Review Letter dated January 23, 2015, and direct Staff to proceed with preparing construction plans and specifications for the reconstruction of the cul-de-sac bulb within its existing footprint. The Applicant has demonstrated that a home can be reasonably accommodated on the Property and has addressed the concerns identified through the previous review (density transitioning, easement in rear yard, placement of home on lot). Additionally, the Applicant did have discussions with some of the neighboring property owners to explore their interest in acquiring the parcel but were unable to reach an agreement. This outlot has now been in existence for nearly ten (10) years and there does not appear to be any sign of potential development that would result in the extension of Feldspar St as had been originally envisioned and deterioration of the cul-de-sac wings is becoming evident. Thus, Staff supports this option.

Option #2. Approve Resolutions #15-01-012, #15-01-026 and #15-01-030 granting Preliminary Plat and Final Plat

approval and vacating existing drainage and utility easements on the Property contingent upon compliance with the Staff Review Letter dated January 23, 2015, but require the Applicant to upgrade the cul-de-sac. Whether the proposed plat is approved or not does not address the fact that there is a cul-de-sac constructed to temporary road standards that is, for all intents and purposes, serving as a permanent cul-de-sac. Also, the cul-de-sac is starting to show signs of deterioration. Upgrading the cul-de-sac, within its existing footprint, to current construction standards would benefit the City, especially during snow plowing events as the curb lines through its center would be eliminated. Finally, the City has some responsibility for the cul-de-sac as it was approved as constructed with the BROOKFIELD 1ST ADDITION. City Staff does not support this option.

Option #3. Do not approve the Plat or vacate the existing drainage and utility easements and leave the cul-de-sac as is until Feldspar St is eventually extended to the south. The original developer of BROOKFIELD 1ST ADDITION willingly platted this Property as an outlot anticipating that Feldspar Street would be extended further south in the near future, a risk the developer was willing to take at that time. However, the Applicant, who assumed this Property after the original developer defaulted, has demonstrated that a home can be reasonably accommodated on the Property while still providing density transitioning and necessary easements. Also, approval of this plat would not preclude the future extension of Feldspar St should a development proposal be brought forward. This option also does not address the current condition of the existing cul-de-sac. City Staff does not support this option.

Funding Source:

All costs associated with the Application are the responsibility of the Applicant.

Recommendation:

Both the Planning Commission and the Public Works Committee recommend that the City upgrade the existing cul-de-sac bulb, within its existing footprint, to current construction standards. Note that this is not directly linked to action on the Plat. In other words the City could, after reviewing bids, decline to proceed with the reconstruction project. Additionally, the Planning Commission recommends approval of the Plat contingent upon compliance with the Staff Review Letter and the execution of a Development Agreement.

Action:

Motion to:

- Adopt Resolution #15-01-012 approving the Preliminary Plat entitled 'BROOKFIELD FIFTH ADDITION' contingent upon compliance with the Staff Review Letter dated January 23, 2015
- Adopt Resolution #15-01-026 approving the Final Plat entitled 'BROOKFIELD FIFTH ADDITION' contingent upon compliance with the Staff Review Letter dated January 23, 2015 and the execution of a Development Agreement
- Adopt Resolution #15-01-030 vacating the existing drainage and utility easements on the Property
- Approve the Development Agreement for BROOKFIELD FIFTH ADDITION, subject to review and approval as to legal form by the City Attorney
- Direct Staff to proceed with preparing final construction plans and specifications for the reconstruction of the cul-de-sac within its existing footprint

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Attachments

Site Location Map

Preliminary Plat

Final Plat

Applicant's Narrative

Home Elevations

Draft Planning Commission Minutes Dated January 8, 2015

Staff Review Letter Dated January 23, 2015

Resolution #15-01-012: Preliminary Plat

Resolution #15-01-026: Final Plat

Resolution #15-01-030: Easement Vacation

DRAFT Development Agreement

Public Works Committee Case (January 20, 2015 Agenda)

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	01/22/2015 07:16 AM
Kurt Ulrich	Kurt Ulrich	01/22/2015 10:06 AM
Tim Gladhill	Tim Gladhill	01/22/2015 11:23 AM
Form Started By: Chris Anderson		Started On: 01/20/2015 11:50 AM
Final Approval Date: 01/22/2015		

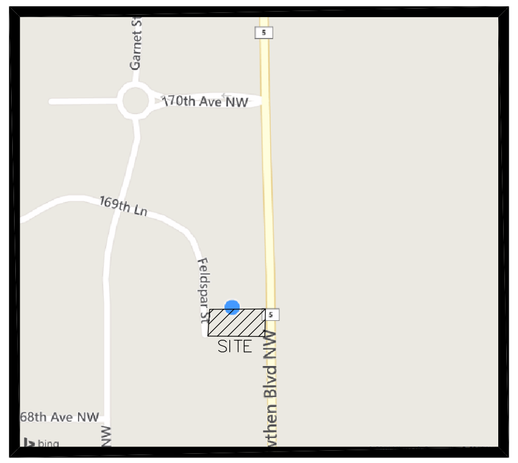

169TH LN
FELDSPAR ST
GARNET ST
TH AVE
GARNET ST
NOWTHEN BLVD
City of RAMSEY
Brookfield Fifth Addition
Legend
Site
Parcels
N
0
270
540 Feet

PRELIMINARY PLAT

~of~ BROOKFIELD FIFTH ADDITION
~for~ 21ST CENTURY BANK
9380 CENTRAL AVENUE NE
BLAINE, MN 55434

VICINITY MAP

PART OF SEC. 10, TWP. 32, RNG. 25



ANOKA COUNTY, MINNESOTA
(NO SCALE)

NORTH

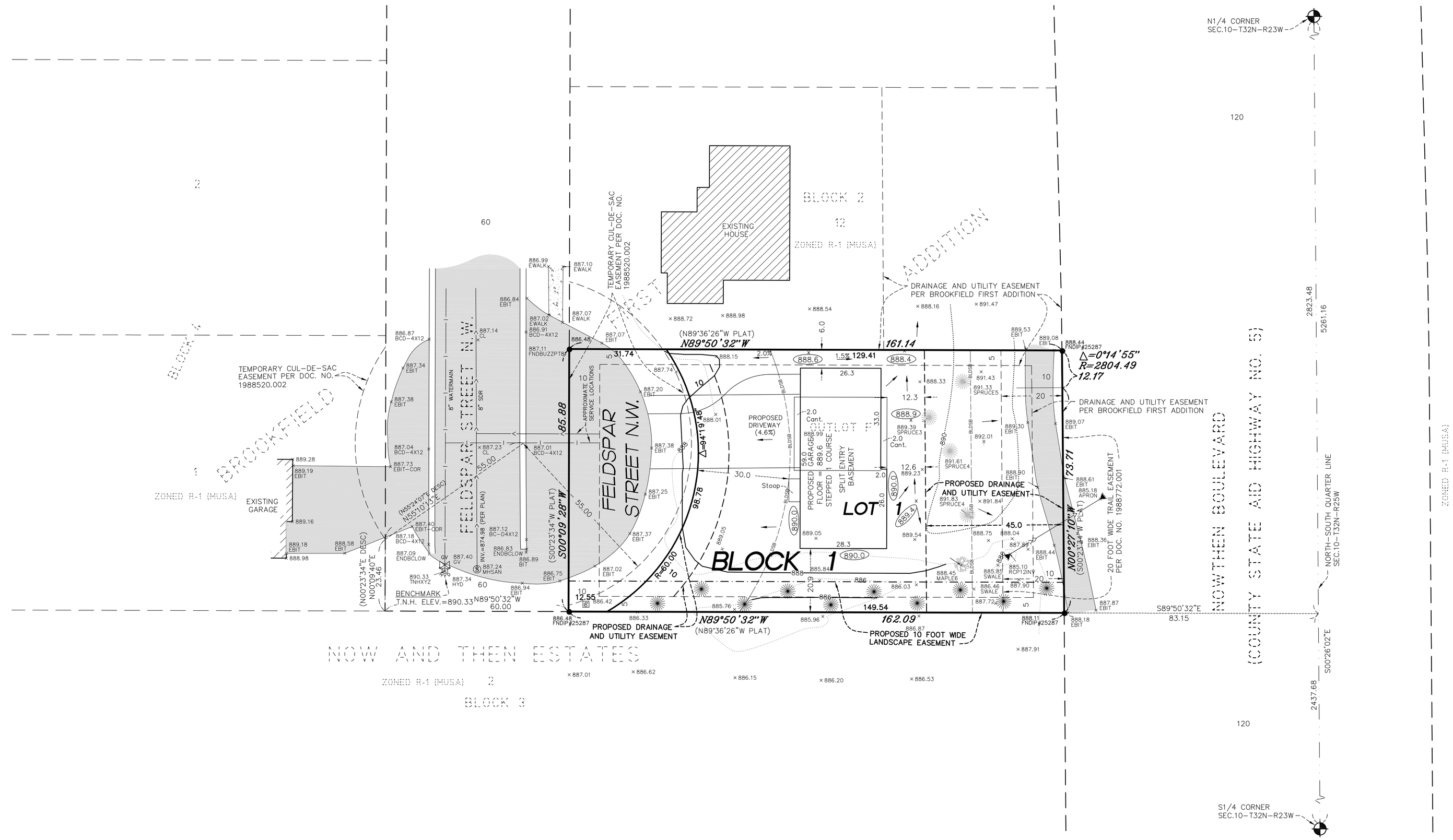
GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES ANOKA COUNTY CAST IRON MONUMENT
- DENOTES CABLE PEDESTAL
- DENOTES SANITARY SEWER MANHOLE
- DENOTES HYDRANT
- DENOTES GATE VALVE
- x 952.36 DENOTES EXISTING SPOT ELEVATION
- DENOTES STORM SEWER APRON
- DENOTES EXISTING CONTOURS
- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING STORM SEWER
- DENOTES EXISTING WATER MAIN
- BLDSB DENOTES BUILDING SETBACK LINE
- DENOTES CONCRETE SURFACE
- DENOTES BITUMINOUS SURFACE
- DENOTES PROPOSED CONTOURS
- 1023 DENOTES PROPOSED ELEVATION.
- DENOTES DIRECTION OF DRAINAGE.
- DENOTES PROPOSED CONIFEROUS TREE PLANTING (SIZE, CALIBER AND SPECIES PER CITY SPECIFICATIONS)



PROPERTY DESCRIPTION

Outlot F, BROOKFIELD FIRST ADDITION, Anoka County, Minnesota.

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 06/17/14 and 8-6-14.
- Bearings shown are on the Anoka County Coordinate System.
- Curb shots are taken at the top and back of curb.
- This survey was prepared based upon Title Commitment File No. 3205-21-2283, prepared by WFG National Title Insurance Company, dated June 25, 2014.

AREA COMPUTATIONS

TOTAL SITE AREA:	13,881± S.F.
PROPOSED SINGLE FAMILY LOT:	10,810± S.F.
PROPOSED RIGHT OF WAY:	3,071± S.F.
1 PROPOSED SINGLE FAMILY LOT	
DENSITY:	3.1 LOTS/ACRE

ZONING AND SETBACKS

CURRENT ZONING IS R-1 RESIDENTIAL (MUSA)
PROPOSED ZONING IS R-1 RESIDENTIAL (MUSA)

FRONT SETBACK	30 FEET
HOUSE SIDE SETBACK (INTERIOR)	10 FEET
GARAGE SETBACK	6 FEET
REAR SETBACK	30 FEET

DEVELOPMENT REQUIREMENTS FOR ZONE R-1 RESIDENTIAL (MUSA)

MINIMUM LOT AREA 10,800 S.F.
MINIMUM LOT WIDTH 80 FEET AT SETBACK LINE

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.

JASON E. RUD

Date: 1-14-2015 License No. 41578

DRAWN BY: JEN	JOB NO: 14336PP	DATE: 07/07/14	
CHECK BY: JER	SCANNED ☐		
1	08/07/14	Additional Topo	JEN
2	12/05/14	Revision per staff meeting	JEN
3	1/05/15	Revision per city staff	JEN
4	1/14/15	Removed Variance	JEN
NO.	DATE	DESCRIPTION	BY

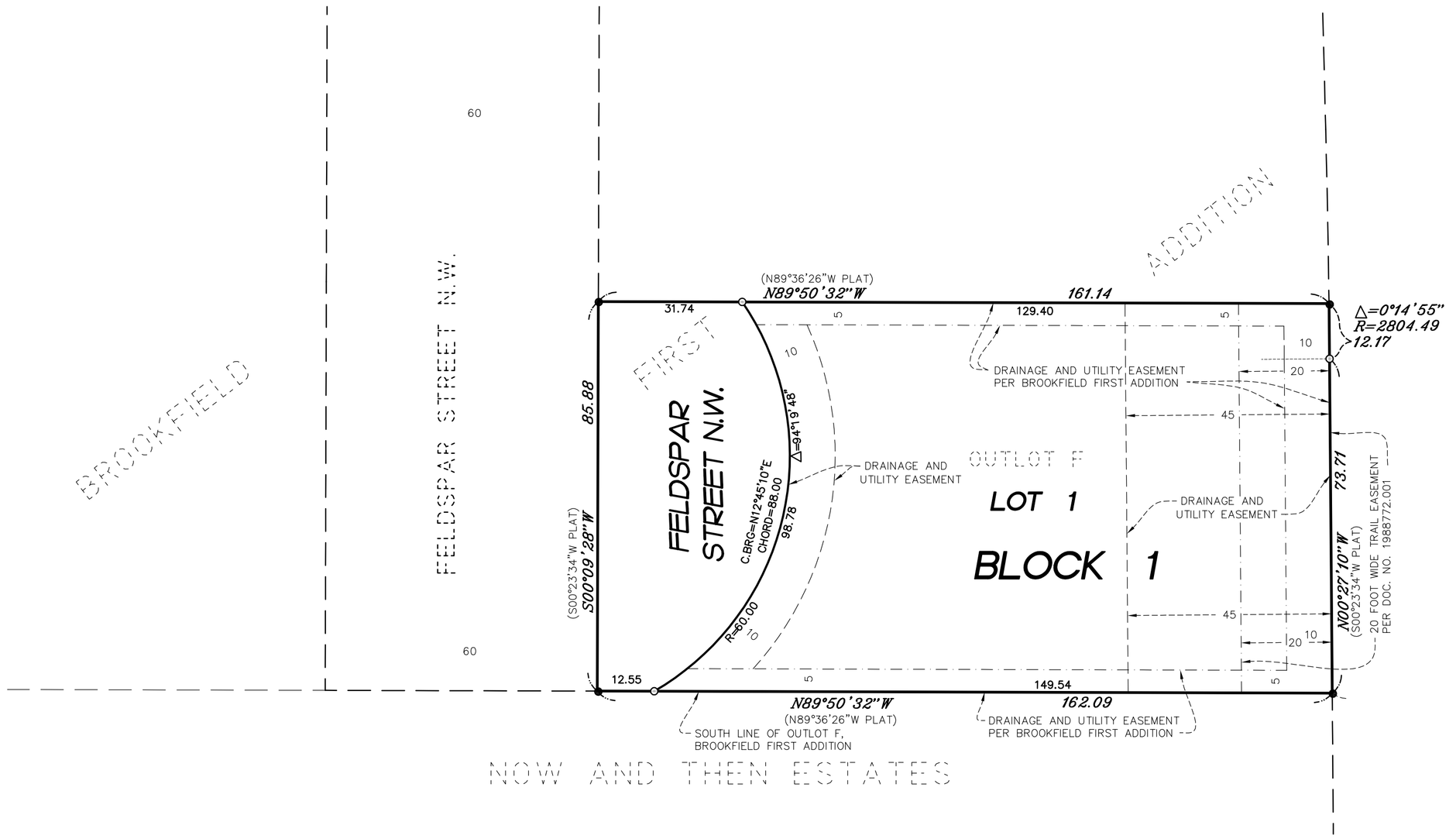
E. G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701
www.egrud.com

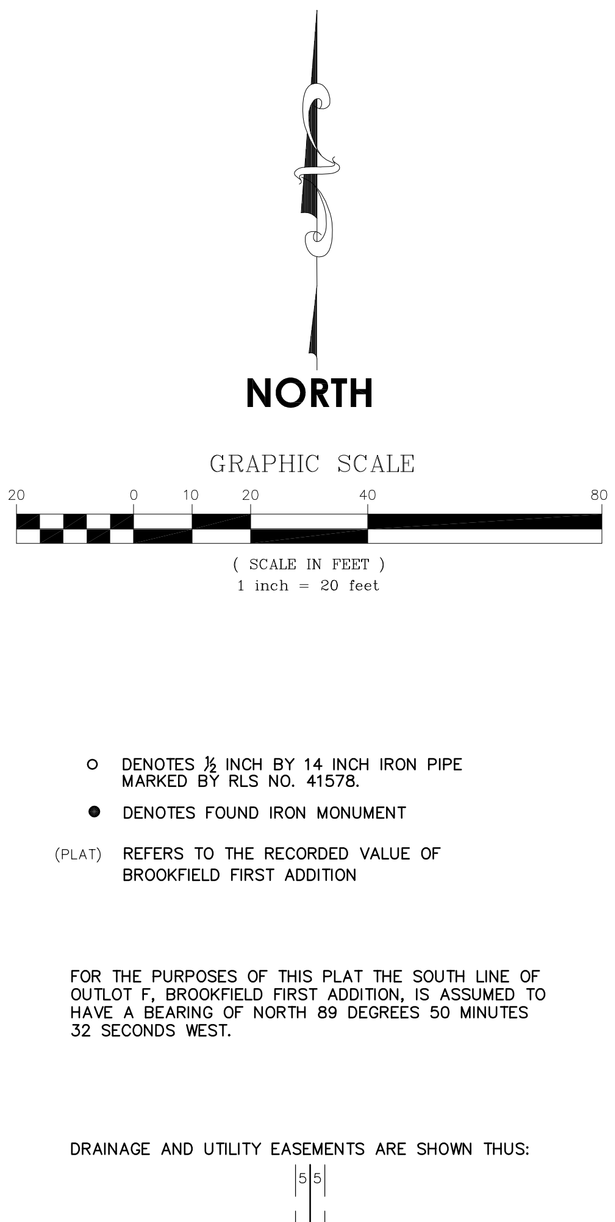
14336PP

PRELIMINARY COPY
UNRECORDED AS OF 1-19-15

BROOKFIELD FIFTH ADDITION

City of Ramsey
County of Anoka
Sec. 10, T32, R23





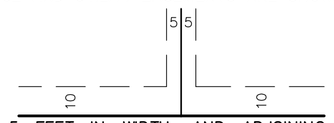
○ DENOTES ½ INCH BY 14 INCH IRON PIPE MARKED BY RLS NO. 41578.

● DENOTES FOUND IRON MONUMENT

(PLAT) REFERS TO THE RECORDED VALUE OF BROOKFIELD FIRST ADDITION

FOR THE PURPOSES OF THIS PLAT THE SOUTH LINE OF OUTLOT F, BROOKFIELD FIRST ADDITION, IS ASSUMED TO HAVE A BEARING OF NORTH 89 DEGREES 50 MINUTES 32 SECONDS WEST.

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH, AND ADJOINING SIDE LOT LINES, AND 10 FEET IN WIDTH AND ADJOINING RIGHT OF WAY LINES, AND REAR LOT LINES, UNLESS OTHERWISE SHOWN ON THIS PLAT.

KNOW ALL PERSONS BY THESE PRESENTS: That 21st Century Bank, a Minnesota corporation, owner of the following described property:

Outlot F, BROOKFIELD FIFTH ADDITION, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as BROOKFIELD FIFTH ADDITION and does hereby dedicate to the public for public use the public way and the drainage and utility easements as shown by this plat.

In witness whereof said 21st Century Bank, a Minnesota corporation, has caused these presents to be signed by its proper officer this _____ day of _____, 20___,

21ST CENTURY BANK

_____
Thomas P. Dolphin, Chief Executive Officer

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20___ by Thomas P. Dolphin, Chief Executive Officer of 21st Century Bank, a Minnesota corporation, on behalf of the corporation.

_____
Notary Public, _____ County, Minnesota
My Commission Expires _____

I Jason E. Rud do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____ , 20___,

_____
Jason E. Rud, Licensed Land Surveyor
Minnesota License No. 41578

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20___ by Jason E. Rud.

_____
Notary Public, _____ County, Minnesota
My Commission Expires _____

City Council, City of Ramsey, Minnesota

This plat of BROOKFIELD FIFTH ADDITION was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held this _____ day of _____, 20___, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Ramsey, Minnesota

By _____ Mayor

By _____ Clerk

County Surveyor

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20___,

_____
Larry D. Hoium
Anoka County Surveyor

County Auditor/Treasurer

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20___ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20___ .

_____
Property Tax Administrator
By _____, Deputy

County Recorder/Registrar of Titles

County of Anoka, State of Minnesota

I hereby certify that this plat of BROOKFIELD FIFTH ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this _____ day of _____, 20___, at _____ o'clock ___M. and was duly recorded in Book _____ Page , as Document Number _____,

_____
County Recorder/Registrar of Titles
By _____, Deputy

E. G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors

DORN LAW FIRM, LTD.

Wilbur F. Dorn, Jr., Attorney at Law
Jody L. Erickson, Certified Paralegal
Telephone: 763-783-7000

9380 Central Avenue NE
Blaine, MN 55434
Fax: 763-783-5715

December 5, 2014

Mr. Chris Anderson
City of Ramsey
7550 Sunwood Drive
Ramsey, MN 55303

RE: Request of 21st Century Bank – Replat of Outlot F, Brookfield

Dear Mr. Anderson:

This letter is intended to accompany the re-submission of the above replat, being sent to you by Jason Rud, our surveyor. I understand that Jason has had numerous discussions with you regarding the status of the existing cul-de-sac, particularly in terms of making it a "permanent" cul-de-sac. I have also reviewed the City proceedings regarding John Peterson's recently approved replat of an outlot in Alpine Woods, and have spoken with Mr. Peterson regarding that matter. We are asking the City to consider the following in reviewing our request.

1. The reason for creating the temporary cul de sac was because City Code required it. It seems most inequitable for a property owner to be required to wait for perhaps decades to develop what is a perfectly good residential lot because the developer complied with the City's mandate.

2. Making the cul de sac "permanent" is totally unnecessary, because from a legal standpoint the easement is already permanent. I have enclosed a copy of the deed that created the easement. While the legal description uses the word "temporary", the deed fails to state any date or condition under which the easement will be terminated. There is no person or entity that has standing to assert that any portion of the easement should be vacated. In addition, it will not be possible to obtain "permanent" easements from the two neighbors. The same situation was present in Alpine Woods and Mr. Peterson was not required to obtain anything from the other two property owners upon whose land the temporary cul de sac line encroaches. The one advantage of the use of the word "Temporary" in the deed, even though the 60 foot ROW was dedicated, is that I do not see any references to setback requirements from the line of a temporary easement, so there could be some flexibility there as long as snow storage can be handled.

3. The main reason given for allowing the Alpine Woods replat was the fact that a residence has been constructed in the path of where future Uranium Street would go, making

extension thereof unlikely, although there is commentary in City records acknowledging that it is theoretically possible that the street could still be extended. The property owner to the south of my client's parcel stated at the public hearing in July that he did not ever intend to develop his land, and that he intended to construct a storage building in the path of Feldspar. Our situation is virtually identical to that found in the Alpine Woods approval.

4. Leaving the existing cul de sac lines as is will enable the dwelling to be pulled as far to the west as possible, and the building pad we have identified has its westerly edge within few feet of the westerly edge of the house to the north. This was previously identified as an issue.

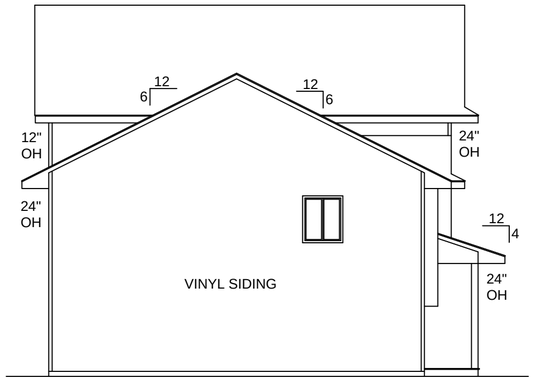
5. We have made good faith efforts to sell this lot to the neighbors, offering a very deep discount and favorable financing terms, without success.

Thanks to the staff for your thoughtful consideration.

Sincerely,

Wilbur F. Dorn, Jr.

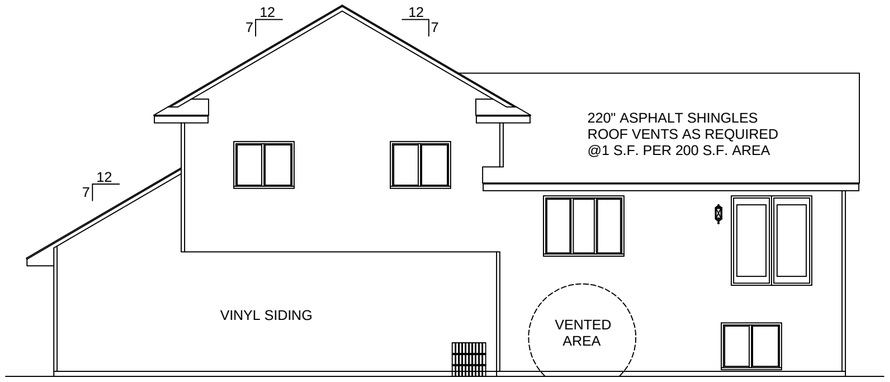
CLEAN AREA OF ALL
CONSTRUCTION DEBRIS



LEFT ELEVATION

SCALE:1/8"=1'-0"

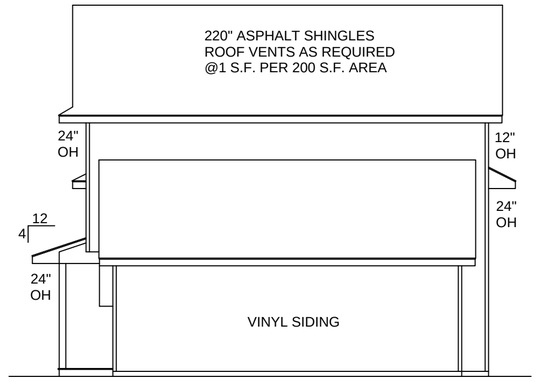
NO OCCUPANCY CERTIFICATE
BEFORE FINAL ELECRICAL INSPECTION



REAR ELEVATION

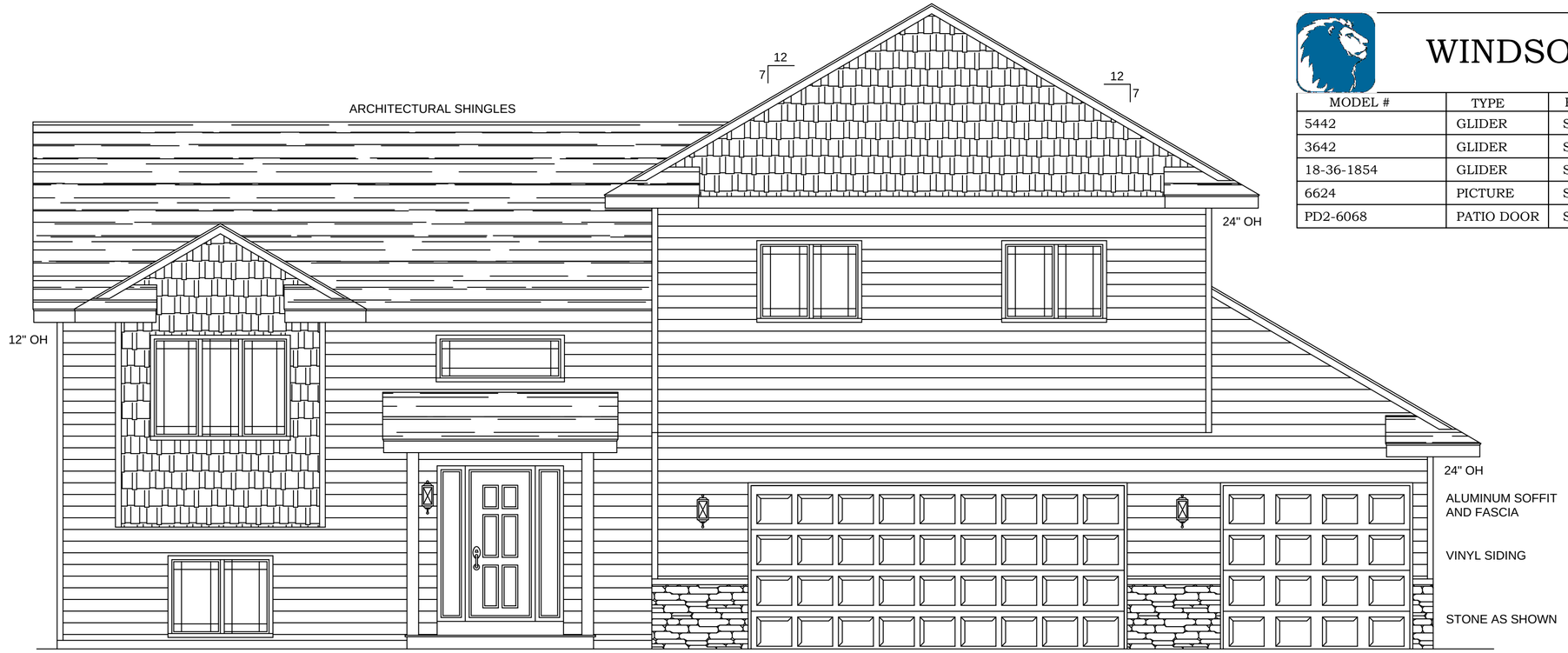
SCALE:1/8"=1'-0"

EGRESS WINDOWS REQUIRED
IN EACH BEDROOM AND BASEMENT



RIGHT ELEVATION

SCALE:1/8"=1'-0"



FRONT ELEVATION

1457 SQ. FT. SCALE:1/4"=1'-0"

WINDSOR WINDOWS

MODEL #	TYPE	HEADER	QTY	ROUGH OPENING
5442	GLIDER	SEE PRINT	6	4'-6" X 3'-6"
3642	GLIDER	SEE PRINT	1	3'-0" X 3'-6"
18-36-1854	GLIDER	SEE PRINT	2	6'-0" X 4'-6"
6624	PICTURE	SEE PRINT	1	5'-6" X 2'-0"
PD2-6068	PATIO DOOR	SEE PRINT	1	6'-0" X 6'-8"

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EXTERIOR ELEVATIONS

DRAWN BY: SAR

SCALE: AS NOTED

DATE: 4/20/14

PROJECT NAME & ADDRESS

NEW TUCK UNDER HOUSE

LOT # BLOCK #

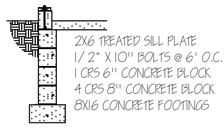
SHEET

1 OF 5

PLAN NUMBER

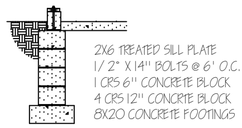
010–14

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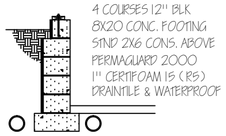
2X6 TREATED SILL PLATE
1/ 2" X 10" BOLTS @ 6' O.C.
1 CRS 6" CONCRETE BLOCK
4 CRS 8" CONCRETE BLOCK
8X16 CONCRETE FOOTINGS

2/2 5 COURSE GARAGE
SCALE: 1/4"=1'-0"



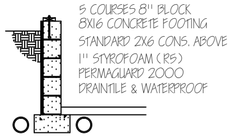
2X6 TREATED SILL PLATE
1/ 2" X 14" BOLTS @ 6' O.C.
1 CRS 6" CONCRETE BLOCK
4 CRS 12" CONCRETE BLOCK
8X20 CONCRETE FOOTINGS

3/2 5 COURSE GARAGE w/ LEDGE
SCALE: 1/4"=1'-0"



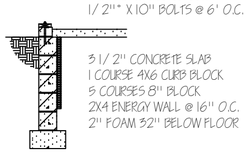
1 COURSE 8" BLK
4 COURSES 12" BLK
8X20 CONC. FOOTING
STND 2X6 CONS. ABOVE
PERMAGUARD 2000
1" CERTIFOAM 15 (R5)
DRAINTILE & WATERPROOF

4/2 5 COURSE LOOKOUT
W/ BRICKLEDGE
SCALE: 1/4"=1'-0"



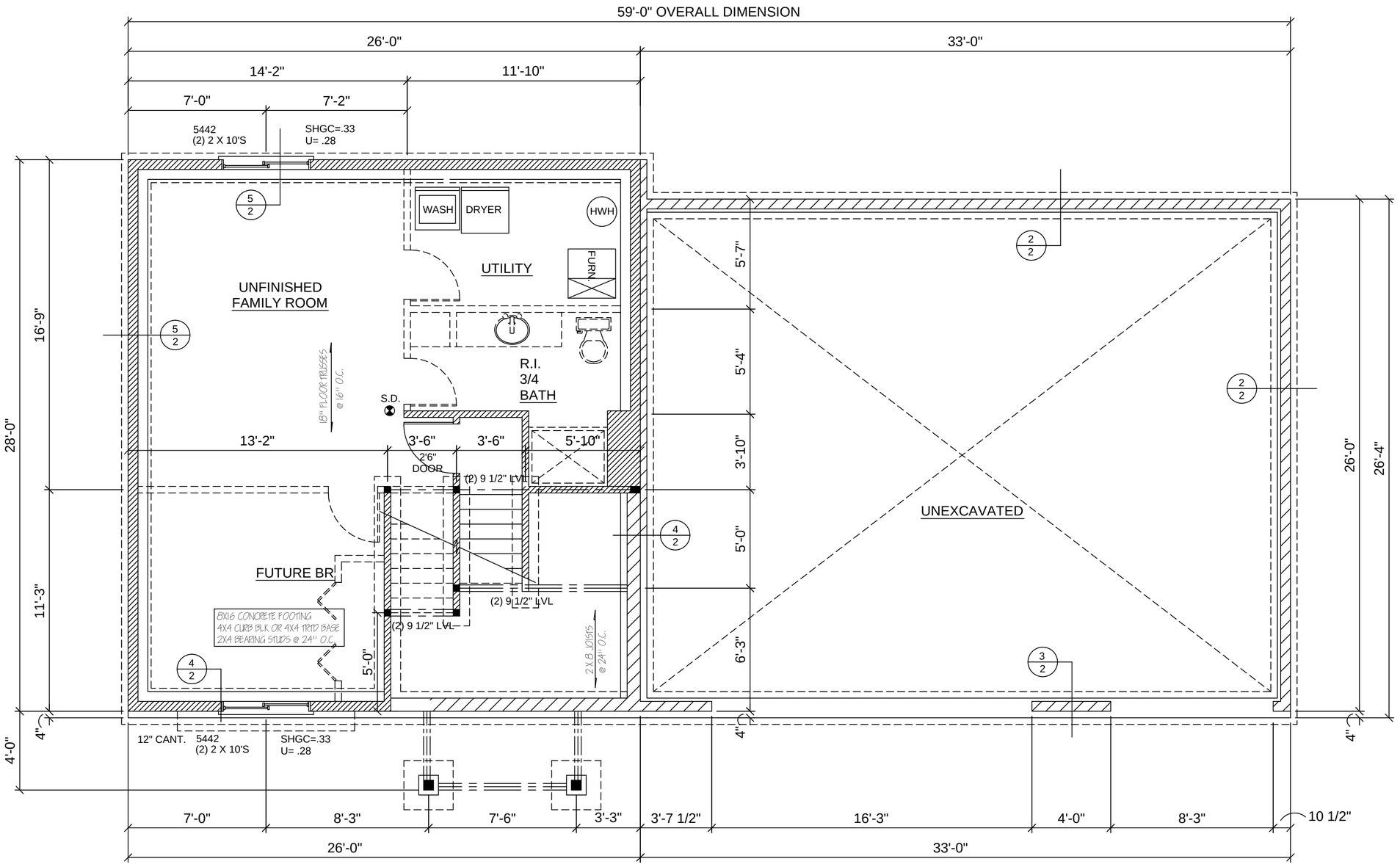
5 COURSES 8" BLOCK
8X16 CONCRETE FOOTING
STANDARD 2X6 CONS. ABOVE
1" STYROFOAM (R5)
PERMAGUARD 2000
DRAINTILE & WATERPROOF

5/2 5 COURSE LOOKOUT
SCALE: 1/4"=1'-0"



2X6 TREATED SILL PLATE
w/ FOAM SILL SEALER
1/ 2"" X 10" BOLTS @ 6' O.C.
3 1/ 2" CONCRETE SLAB
1 COURSE 4X6 CURB BLOCK
5 COURSES 8" BLOCK
2X4 ENERGY WALL @ 16" O.C.
2" FOAM 32" BELOW FLOOR

6/2 6 COURSE WALKOUT
SCALE: 1/4"=1'-0"



FOUNDATION PLAN

SCALE:1/4"=1'-0"

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FOUNDATION PLAN
DRAWN BY: SAR
SCALE: 1/4"=1'-0"
DATE: 4/20/14

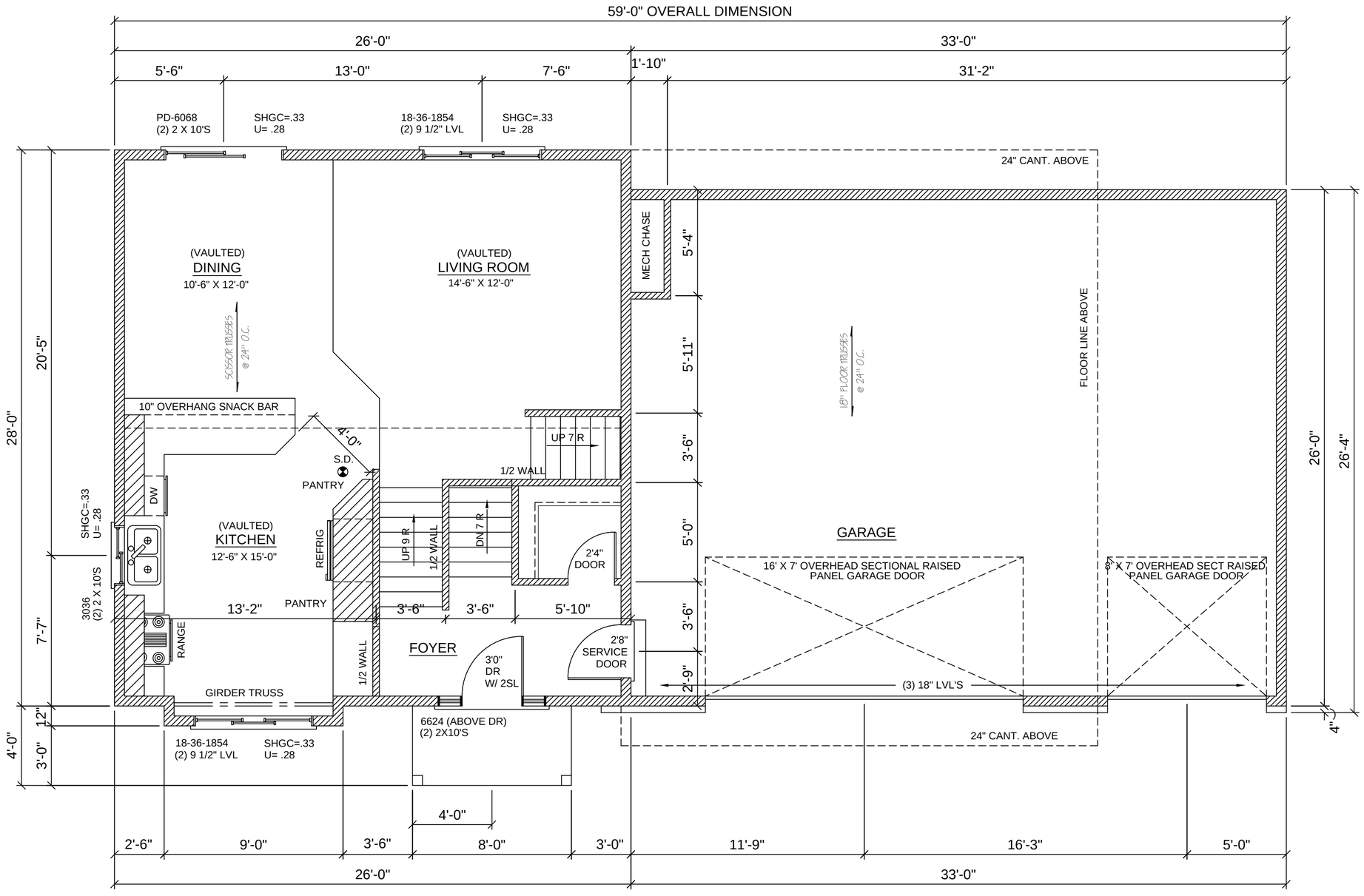
PROJECT NAME & ADDRESS
NEW TUCK UNDER HOUSE

LOT # BLOCK #

SHEET
2 OF 5

PLAN NUMBER
010-14

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MAIN FLOOR PLAN

737 SQ. FT. SCALE:1/4"=1'-0"

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MAIN FLOOR PLAN
DRAWN BY: SAR
SCALE: 1/4"=1'-0"
DATE: 4/20/14

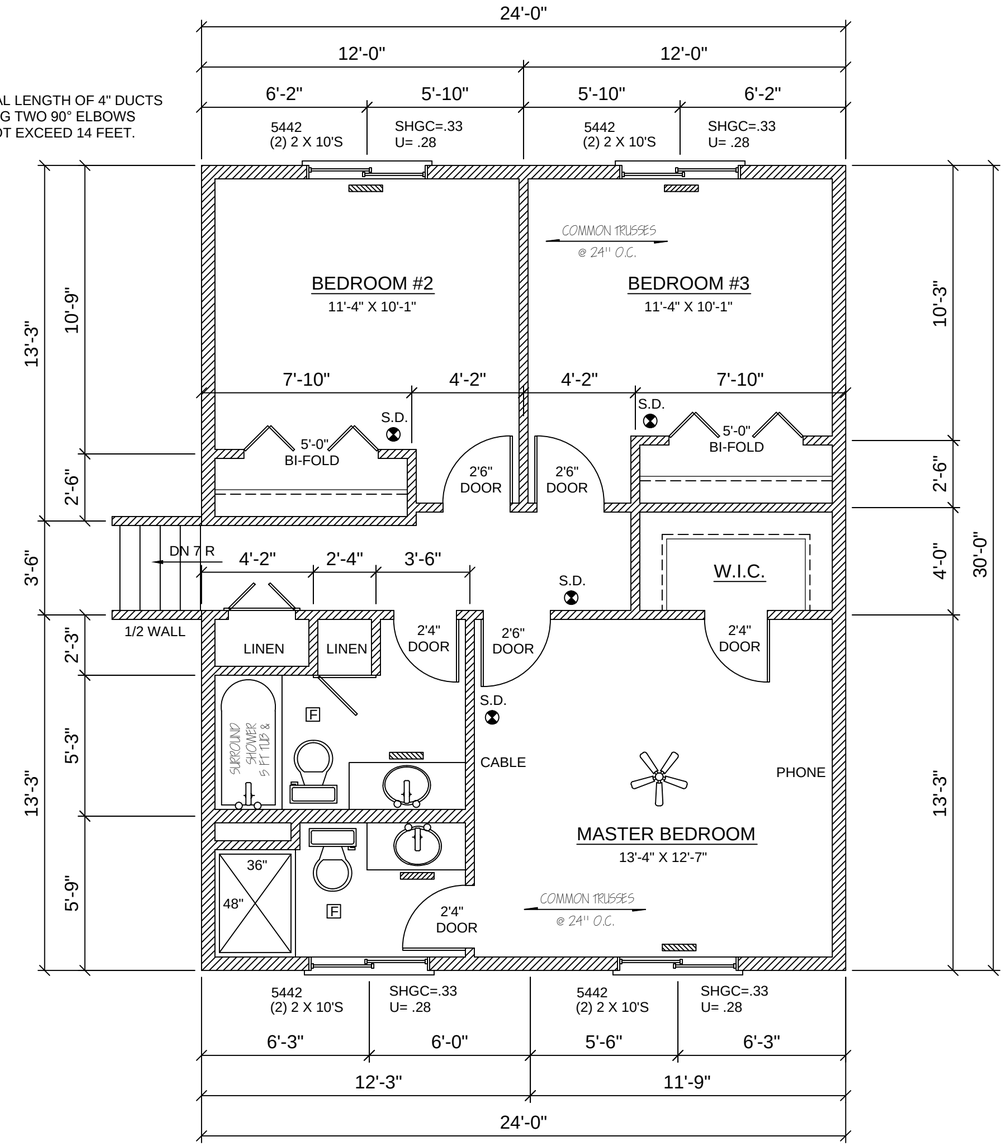
PROJECT NAME & ADDRESS
NEW TUCK UNDER HOUSE
LOT # BLOCK #

SHEET
3 OF 5

PLAN NUMBER
010-14

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THE TOTAL LENGTH OF 4" DUCTS
INCLUDING TWO 90° ELBOWS
SHALL NOT EXCEED 14 FEET.



UPPER FLOOR PLAN

720 SQ. FT. SCALE:1/4"=1'-0"

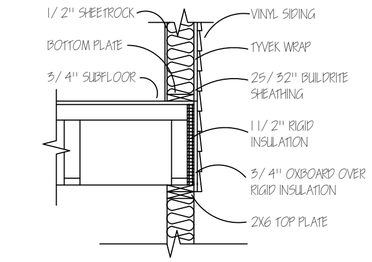
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UPPER FLOOR PLAN
DRAWN BY: SAR
SCALE: 1/4"=1'-0"
DATE: 4/20/14

PROJECT NAME & ADDRESS
NEW TUCK UNDER HOUSE
LOT # BLOCK #

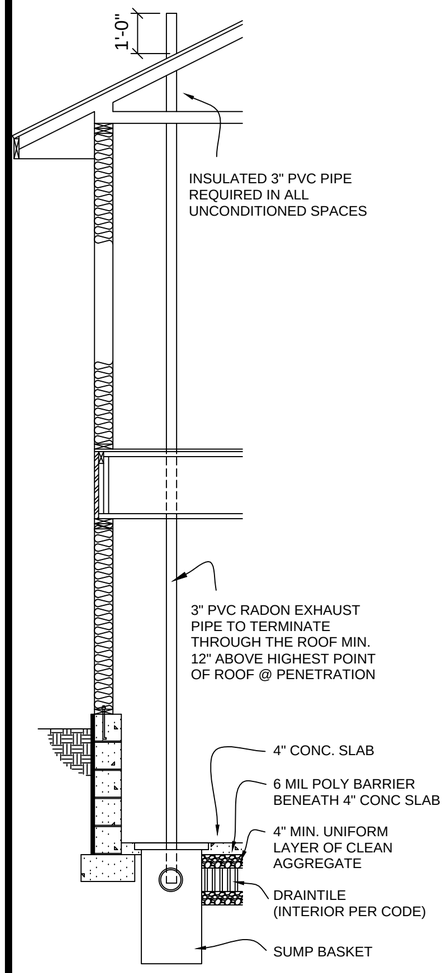
SHEET
4 OF 5

PLAN NUMBER
010-14



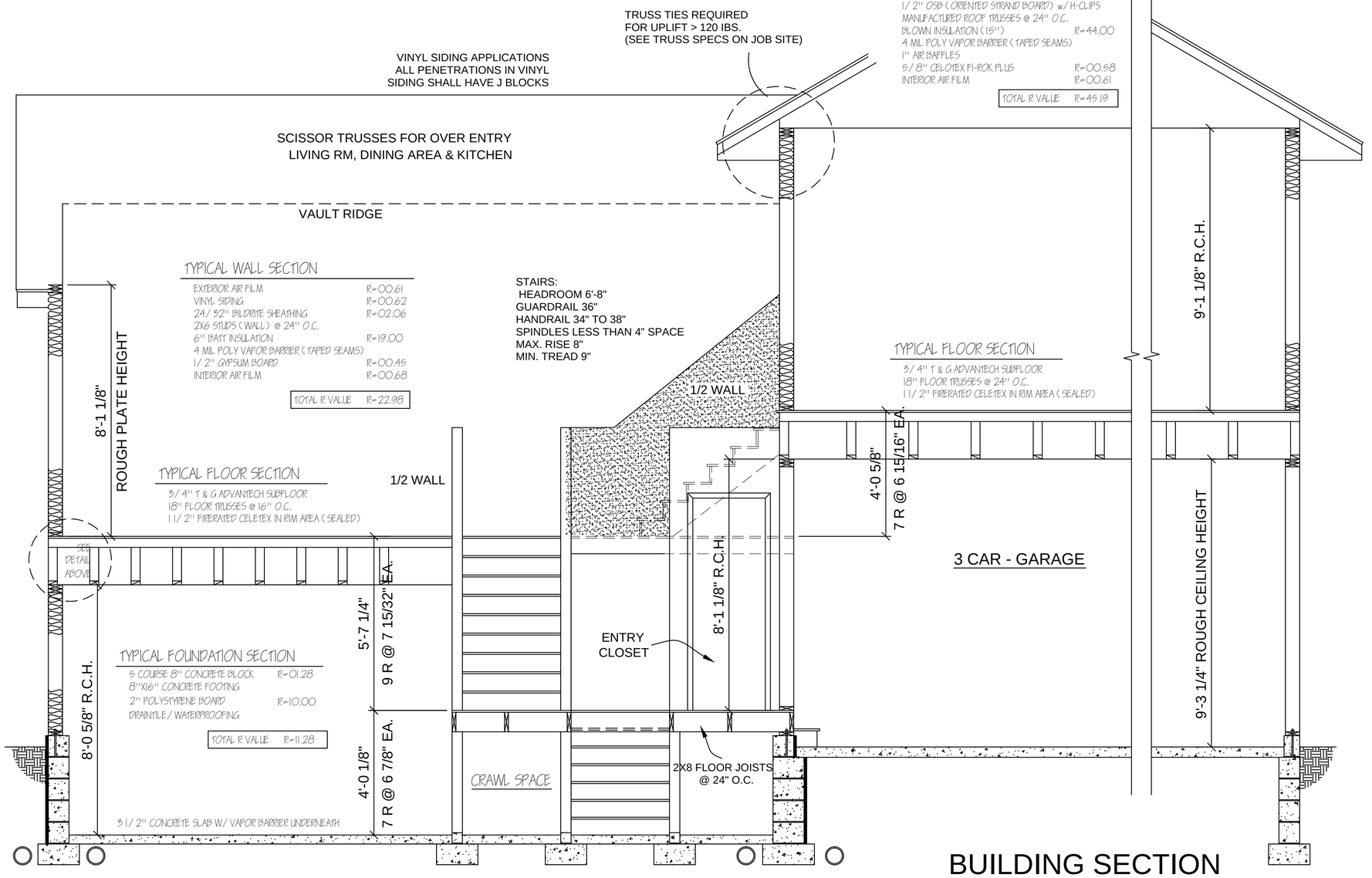
RIM DETAIL (FLR TRUSSES)

SCALE:1/2"=1'-0"



RADON DETAIL

SCALE:3/8"=1'-0"



BUILDING SECTION

SCALE:3/8"=1'-0"

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BUILDING SECTION
DRAWN BY: SAR
SCALE: AS NOTED
DATE: 4/20/14

PROJECT NAME & ADDRESS
NEW TUCK UNDER HOUSE
LOT # BLOCK #

SHEET
5 OF 5

PLAN NUMBER
010-14

Motion by Commissioner VanScoy, seconded by Commissioner Maul, to approve the following minutes as presented: Planning Commission Meeting Minutes dated December 4, 2014.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners VanScoy, Maul, Bauer, Brauer, and Nosan. Voting No: None. Absent: None.

5. PUBLIC HEARINGS/COMMISSION BUSINESS

5.01: Public Hearing: Consider Request for Sketch Plan and Preliminary Plat Review of Brookfield 5th Addition; Case of 21st Century Bank

Public Hearing

Chairperson Levine called the public hearing to order at 7:03 p.m.

Presentation

City Planner Anderson presented the staff report stating the 21st Century Bank has submitted an application for Sketch Plan and Preliminary Plat for a proposed minor plat known as Brookfield 5th Addition. The minor subdivision proposes to re-plat approximately 0.31 acres to create one (1) buildable single-family lot. The proposed plat would not reconfigure existing property lines. The proposed subdivision would convert an existing outlot to a buildable lot. The property is generally located west of Nowthen Boulevard along Feldspar Street. This item was previously considered by the Planning Commission at a public hearing in August of 2014. At that time, the Commission continued the public hearing to the September meeting to provide additional time for the applicant to address concerns identified by staff. Prior to the September meeting, the applicant contacted the City stating that they desired to postpone the public hearing to afford them more time to work with the adjacent residents on a potential sale of the property. Recently, the applicant notified the City that an agreement on the sale of the property could not be reached and subsequently resubmitted an application for Sketch Plan and Preliminary Plat for Brookfield 5th Addition. Staff reviewed the request in detail and recommended approval of the preliminary plat contingent upon obtaining variances to the cul-de-sac standards and the front yard setback and upon compliance with the Staff Review Letter dated January 2, 2015.

City Planner Anderson also reported that this current submittal addresses three primary concerns: density transitioning; drainage and utility easements; and providing the actual home footprint overlaid on the lot. He stated that the applicant has addressed all of these concerns. Anderson also noted that Staff is developing policy for future requests of this nature.

Matt Soens, 16878 Feldspar Street, stated he was speaking on behalf of his family and his neighbors to the North. He stated that the neighborhood feels this proposal deviates from Brookfield 1st Addition; the request for the setback is going to infringe on the neighbors to the North; and that if the easement is granted, the neighborhood wants the city to do something about the temporary cul-de-sac. He requested that the city improve the cul-de-sac to make it a proper cul-de-sac.

City Planner Anderson stated that the cul-de-sac does meet the temporary cul-de-sac requirements. He also stated that he has discussed the condition of the cul-de-sac with the City Engineer who has stated that the road has been maintained no differently than other public roads.

Mr. Soens talked about a sidewalk that does not meet minimum standards.

City Planner Chris Anderson replied that according to the city engineer, the sidewalk is compliant with current ADA standards.

Bill Dorn, attorney for Century 21st Bank, spoke about posting a security to cover road repairs needed after construction; the previous developer being required by ordinance to put a stub road in; the precedent set by the approval of Alpine Woods 3rd Addition; the proposal meeting the standards of Brookfield 1st Addition; and, their unsuccessful attempt to work out a sale with the neighborhood. He asked the city to let them move forward.

Gary Smith, 16821 Garnett Street, spoke about his desire not to sell his property. He would like the City to listen to residents when they say they do not want to sell to avoid situations like this. He did not want to see a temporary cul-de-sac as this would not meet the full requirements of a permanent/full cul-de-sac and special exceptions would be needed to build a home.

Motion by Commission Bauer, seconded by Commissioner VanScoy, to close the public hearing.

Motion Carried. Voting Yes: Chairperson Levine, Commissioners Bauer, VanScoy, Brauer, Maul, and Nosan. Voting No: None. Absent: None.

Discussion took place regarding setback variances; the potential of putting a house pad on this lot without a variance; meeting fire and public safety requirements; basing a decision on where the cul-de-sac might be in the future throwing another lot out of compliance; deviations being reviewed by the City's Public Works department; limited turn-around space; a setback affecting the existing berm; a future policy to require a full cul-de-sac; the lot being a buildable lot without a variance; the dedication of a right of way for the lot in question; the temporary easement size; the impact on the status of the cul-de-sac if the proposal is approved; viewing the cul-de-sac as permanent and the effect on surrounding property owners; the berm issue and upgrading the cul-de-sac being forwarded to the Public Works Committee; and house placement for this lot coming back to the Planning Commission for approval.

Commission Business

Motion by Commissioner VanScoy, seconded by Commissioner Maul, to recommend that City Council adopt Resolution #15-01-012, granting approval of the Preliminary Plat contingent upon obtaining variances to the cul-de-sac standards (design and construction) and the front yard setback and upon compliance with the Staff Review Letter dated January 2, 2015. VanScoy added a recommendation that this cul-de-sac be brought up to permanent standards.

Community Development Director Gladhill suggested a friendly amendment to remove the variance language from the motion and handle it in a separate resolution if a variance is needed.

Commissioners VanScoy and Maul agreed to the offered friendly amendment.

Further Discussion:

The Board discussed the importance of making the cul-de-sac a permanent cul-de-sac.

Voting Yes: Chairperson Levine, Commissioners VanScoy, Maul, Bauer, Brauer, and Nosan. Voting No: None. Absent: None.

5.02: Public Hearing: Consider Ordinance #15-01 Approving a Zoning Amendment for R-1 Residential (MUSA) at 15153 Nowthen Boulevard NW; Case of the City of Ramsey

Public Hearing

Chairperson Levine called the public hearing to order at 7:55 p.m.

Presentation

Development Services Manager Gladhill presented the staff report stating the purpose of this case was to adopt a Resolution to approve a Zoning Amendment for the former municipal center located at 15153 Nowthen Boulevard NW. The site is currently being used as Fire Station #2. The City Council previous adopted a Comprehensive Plan Amendment to allow for this subsequent Zoning Amendment on October 28, 2014. The City has been exploring future redevelopment options for this site over the past 12 to 18 months. It was noted there was not a development proposed at this time and the rezoning would begin the process to ultimately allow the property to be redeveloped at a later date. Staff reviewed the findings from a Study Group that focused on the potential for a data center on this site and recommended the Commission adopt Ordinance #15-01.

Citizen Input

Kristen Kimsey, 5722 152nd Way NW, asked, on behalf of herself and her neighbors, for a park and pond to be extended running east/west to act as a buffer if a residential area was built.

Development Services Manager Gladhill commented that this would be taken into consideration in the City's planning. He cautioned that the City could not promise a water level in a pond.

The Commission reviewed a map of the area and discussed what residents were told the land would be used for when they bought their homes.

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	1.2.15 *REVISED 1.23.15*	**PROJECT ADDRESS**	16877 FELDSPAR ST NW
PROJECT. TITLE	BROOKFIELD 5TH ADDITION		
ESCROW #	114231		
DEPARTMENT:	PLANNING DIVISION		
TECHNICAL REVIEWER:	NAME: CHRIS ANDERSON PHONE: 763-433-9817 EMAIL: CANDERSON@CITYOFRAMSEY.COM		

We are in receipt of your Sketch Plan, Preliminary Plat and Final Plat application for a minor subdivision to create one (1) buildable lot. The Preliminary Plat consists of one (1) sheet prepared by E.G. Rud & Sons, Inc. dated December 5, 2014 and the Final Plat consists of one (1) sheet prepared by E.G. Rud & Sons, Inc. dated January 19, 2015. We offer the following comments regarding your application:

General: The submitted minor subdivision proposes to plat approximately 0.31 acres to create one (1) buildable single-family lot. The proposed plat would not re-configure existing property lines other than to dedicate public road right-of-way. The proposed subdivision would convert an existing outlot to a buildable lot (the "Property"). The Property is generally located west of Nowthen Boulevard (CSAH 5), along Feldspar St.

Zoning: The Property is located in the R-1 Residential: MUSA Zoning District. Single-family detached dwellings are a permitted use in this district. The Property is surrounded by other R-1 Residential (MUSA) parcels.

Lot Size Requirements: The minimum required lot area is 10,800 square feet. The minimum required lot width is 80 feet. According to the revised Preliminary Plat and Final Plat, the proposed lot meets these minimum standards.

Setbacks, Building Coverage, and Other Bulk Standards. The revised Preliminary Plat, dated January 14, 2015, verifies that the proposed lot satisfies these required minimum standards.

Access and Streets: The Property proposes to gain access from Feldspar Street and the revised Preliminary Plat, dated January 14, 2015, and Final Plat dedicates public road right-of-way to encumber this portion of the cul-de-sac bulb. It does not appear that right-of-access was dedicated to the County of Anoka along CSAH 5 at the time of BROOFIELD 1ST ADDITION, which should be addressed with this plat.

The Final Plat must be updated to reflect right of access being dedicated to the County of Anoka along CSAH 5.

Tree Preservation Plan: The City's Tree Preservation Ordinance does not apply to your proposed plat, as the Property is devoid of significant tree cover.

Traffic Analysis: A traffic analysis will not be required due to the size of the project.

Grading and Drainage: The revised Preliminary Plat, dated January 14, 2015, does include existing and proposed contours. The grading and drainage information is under review and is still subject to approval by City Staff. If additional grading/drainage information is needed, it will need to be provided and approved by the City prior to issuance of a Building Permit.

Landscaping. Two (2) front yard trees per dwelling unit are required at the time of construction of a dwelling unit. Additionally, four (4) inches of topsoil, consistent with standards outlined in City Code, shall be applied to all disturbed areas not improved with structures, walkways, driveways, etc.

Density Transitioning. The revised Preliminary Plat, dated January 14, 2015, includes ten (10) conifers shown in a staggered row along the south property line. The quantity of plantings is consistent with plantings provided on the lot directly west of the Property (closer to the home on the Adjacent Parcel) and thus, this seems reasonable. The plantings are also shown within a proposed Landscape Easement to protect against removal in the future.

A detailed Landscape Plan (including species, root type, size and planting detail) and Landscape Easement description, describing the restrictions and/or conditions within the easement, must be provided for review and approval by the City. Upon approval by the City, the Landscape Easement will need to be recorded against the Property (after recording of the Plat).

Easements: The Final Plat includes the drainage and utility easements that were dedicated as part of BROOKFIELD 1ST ADDITION as well as the standard ten (10) foot drainage and utility easement along the front property line and a forty-five (45) foot wide easement in rear encumbering the existing berm. The existing drainage and utility easements on Outlot F need to be vacated, which will be processed concurrently with the actions on the Preliminary and Final Plats.

The Final Plat shall be updated to remove all drainage and utility easements affiliated with BROOKFIELD FIRST ADDITION and only reflect the new drainage and utility easements being dedicated as part of this Plat.

Utilities: Municipal Water and Sanitary Sewer have been extended to the Property. The Applicant will be responsible for installation and/or extension of said utilities to service the proposed home and shall also be responsible for the applicable connection fees.

Other Development Fees. The Applicant will also be responsible for Park Dedication, Trail Development, and Stormwater Management Fees. A full analysis of applicable development fees is attached.

Miscellaneous. Should this plat be approved, it would not preclude the future extension of Feldspar St. Thus, the cul de sac should be signed as a potential future through street. Also, since the cul de sac was initially intended to be temporary, the 'wing' was only constructed with a single lift of asphalt. To ensure the condition of the cul-de-sac post-construction is the same as the pre-construction condition, a surety, in the form of a Letter of Credit or Cash shall be provided to the City. The Development Agreement has language to address both of these items.

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

RESOLUTION #15-01-012

RESOLUTION GRANTING PRELIMINARY PLAT APPROVAL OF BROOKFIELD FIFTH ADDITION

WHEREAS, 21st Century Bank, hereinafter referred to as "Developer", properly applied to the City of Ramsey (the "City") for a preliminary plat of the following described property located in the City of Ramsey:

Outlot F, Brookfield First Addition, Anoka County, Minnesota

(the "Subject Property")

WHEREAS, on July 7, 2014 the City of Ramsey received applications for Sketch Plan and Preliminary Plat review for BROOKFIELD FIFTH ADDITION from the Developer; and

WHEREAS, on August 7, 2014, the Planning Commission conducted a Public Hearing on the Sketch Plan and Preliminary Plat for BROOKFIELD FIFTH ADDITION and continued the Public Hearing to the September Planning Commission meeting to provide the Developer with additional time to address concerns related to the preliminary plat;

WHEREAS, on August 27, 2014, the Developer requested the Public Hearing be postponed to provide them with additional time to work with adjacent residents and City Staff; and

WHEREAS, on December 8, 2014, the Developer resubmitted applications for Sketch Plan and Preliminary Plat for BROOKFIELD FIFTH ADDITION; and

WHEREAS, on January 8, 2015, the Planning Commission conducted a Public Hearing on the request and recommended City Council approve the Preliminary Plat contingent upon compliance with the Staff Review Letter dated January 2, 2015.

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 grants preliminary plat approval to BROOKFIELD FIFTH ADDITION in accordance with relevant City Codes and contingent upon compliance with the Staff Review Letter dated January 23, 2015.

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 27th day of January, 2015.

_____
Mayor

ATTEST:

_____
City Clerk

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

RESOLUTION #15-01-026

RESOLUTION GRANTING FINAL PLAT APPROVAL OF BROOKFIELD FIFTH ADDITION

WHEREAS, 21st Century Bank, hereinafter referred to as "Developer", properly applied to the City of Ramsey (the "City") for a final plat of the following described property located in the City of Ramsey:

Outlot F, Brookfield First Addition, Anoka County, Minnesota

(the "Subject Property")

WHEREAS, on July 7, 2014 the City of Ramsey received applications for Sketch Plan and Preliminary Plat review for BROOKFIELD FIFTH ADDITION from the Developer; and

WHEREAS, on August 7, 2014, the Planning Commission conducted a Public Hearing on the Sketch Plan and Preliminary Plat for BROOKFIELD FIFTH ADDITION and continued the Public Hearing to the September Planning Commission meeting to provide the Developer with additional time to address concerns related to the preliminary plat;

WHEREAS, on August 27, 2014, the Developer requested the Public Hearing be postponed to provide them with additional time to work with adjacent residents and City Staff; and

WHEREAS, on December 8, 2014, the Developer resubmitted applications for Sketch Plan, Preliminary Plat and Final Plat for BROOKFIELD FIFTH ADDITION; and

WHEREAS, on January 8, 2015, the Planning Commission conducted a Public Hearing on the request and recommended City Council approve the Preliminary Plat contingent upon compliance with the Staff Review Letter dated January 2, 2015.

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 grants final plat approval to BROOKFIELD FIFTH ADDITION in accordance with relevant City Codes, contingent upon compliance with the Staff Review Letter dated January 23, 2015, and upon Developer entering into a Development Agreement with the City of Ramsey.

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 27th day of January, 2015.

Mayor

ATTEST:

City Clerk

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

RESOLUTION #15-01-030

A RESOLUTION VACATING DRAINAGE AND UTILITY EASEMENTS ON OUTLOT F BROOKFIELD FIRST ADDITION

WHEREAS, 21st Century Bank, hereinafter referred to as "Applicant", has properly applied for a vacation of drainage and utility easements on the following described property located in the City of Ramsey:

Outlot F, Brookfield First Addition, Anoka County, Minnesota

(the "Subject Property")

WHEREAS, on December 8, 2014, the City of Ramsey received an application for Sketch Plan, Preliminary Plat and Final Plat from the Applicant to re-plat the Subject Property into a buildable lot and dedicate new drainage and utility easements.

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 grants the vacation of the following described drainage and utility easement:
   All drainage and utility easements lying over, under and across Outlot F Brookfield First Addition, according to the recorded plat thereof, Anoka County, Minnesota as delineated and dedicated on said Brookfield First Addition.

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 27th day of January, 2015.

_____
Mayor

ATTEST:

_____
City Clerk

CITY OF RAMSEY
DEVELOPMENT AGREEMENT FOR BROOKFIELD 5TH ADDITION

This Agreement (hereinafter the "Agreement") is dated as of this _____ day of _____, 2015 and is by and between the **CITY OF RAMSEY**, a Minnesota municipal corporation (the "**CITY**") and **21ST CENTURY BANK,** a Minnesota Bank/Insurance Corporation, whose address is 9380 Central Avenue NE, Blaine, MN 55434 (**"PERMITTEE"**).

WHEREAS, the **PERMITTEE** is the fee owner of the following described property situated in the City of Ramsey, County of Anoka, State of Minnesota, and legally described as follows:

Outlot F, BROOKFIELD FIRST ADDITION, Anoka County, Minnesota

-or upon recording-

Lot 1, Block 1 BROOKFIELD FIFTH ADDITION, Anoka County, Minnesota

(the "**Subject Property**"); and

WHEREAS, on January 27, 2015, pursuant to Resolution #15-01-026, the CITY approved the final plat of the Subject Property, which plat is known as **BROOKFIELD FIFTH ADDITION** (the "Plat"), which approval is contingent on certain requirements, including the **PERMITTEE** and the **CITY** entering into this Agreement.

THEREFORE, THE **CITY** AND THE **PERMITTEE** AGREE AS FOLLOWS:

1. Conditions of Approval. The **CITY** has approved the Plat subject to satisfaction of the following conditions subsequent:

   a. The **PERMITTEE'S** Execution of this Agreement. That the **PERMITTEE** enter into this Agreement.

   b. Marketable Title. That prior to recording the Plat, the **PERMITTEE** shall provide the **CITY** with proof of marketable title to the Subject Property either through a currently certified abstract, registered property abstract or title insurance commitment or policy**.**

   c. Proof of Authority. That the **PERMITTEE** provide proof that the respective governing boards of the **PERMITTEE** have authorized the **PERMITTEE'S** execution of this Agreement. This proof of authority may be satisfied by providing the **CITY** with a certified copy of the minutes of the governing board of each entity which grants such authority.

2. The Plans. The term "Plans" as used in this Agreement means the Preliminary Plat prepared by E.G. Rud & Sons, Inc. dated January 14, 2015 revised _____ and the Final Plat prepared by E.G. Rud & Sons, Inc. dated January 19, 2015 revised

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_____. The Plans remain subject to: (a) **CITY** Staff's review and approval of revisions in conformance with comments in the January 23, 2015 Staff Review Letter; and (b) such further revisions as the **PERMITTEE** may propose and the **CITY** approves. The Plans shall not be attached to this Agreement, but are in the **CITY'S** files.

3. Utilities. The **PERMITTEE** shall be responsible for installation and/or extension of utilities to service a home on the Subject Property.

4. Financial Guarantee for Condition of Cul-de-Sac Wing. The **PERMITTEE** shall provide a financial guarantee, in the form of an irrevocable Letter of Credit or a Cash Escrow, to the **CITY** guaranteeing the post-construction condition of the cul-de-sac is the same or will be restored to the same as the pre-construction condition. The **PERMITTEE** shall be responsible for a financial guarantee in the amount of Ten Thousand Dollars and No Cents **($10,000.00)**.

   The **PERMITTEE** and the **CITY** shall have an on-site meeting to review the existing condition of the cul-de-sac prior to commencement of any construction activity. Upon completion of home construction and required landscaping, the **PERMITTEE** and **CITY** shall again meet on site to review the post-construction condition of the cul-de-sac. Upon acceptance of the cul-de-sac condition by the **CITY**, after completion of home construction and required landscaping, the City will release the Financial Guarantee.

5. Stage II **CITY** Improvements. The future improvements the **PERMITTEE** must construct or install are as follows:

   a. Potential Future Through Street sign
   b. Installation of survey monumentation.

   (the "Stage II Improvements"). The **PERMITTEE** must complete the construction of the Stage II Improvements within one (1) year after the date upon which the Plat is recorded.

6. Payment of Development Fee's. The **PERMITTEE** must pay to the **CITY** the fees described on Exhibit A which may include, but are not limited to, Park Land Dedication Fees, Trail Development Fees, and Storm Management Fees.

7. Requirements for Building and Occupancy Permits.

   a. No building permit for any lot in the Plat shall be issued until the **PERMITTEE** has: (a) installed a Class 5 driving surface to within 300 feet of the structure; (b) provided the **CITY** Building Official with a Certificate of Survey; and c.) provided the financial guarantee described in Section 4 to the **CITY.**

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b. No occupancy permit for any lot in the Plat shall be issued until the **PERMITTEE** has: (a) constructed vehicular access to the lot, including the installation of at least one layer of bituminous surfacing; (b) constructed all utilities and storm water facilities this Contract requires to serve the lot and such utilities and storm water facilities are in place, and operational and the **CITY** has accepted those utilities and storm water facilities; (c) for lots that have a slope of less than 2%, provided the **CITY** with a certificate of grading, prepared by a licensed (State of Minnesota) professional land surveyor, certifying that the flattest grade on the lot is 1% or greater; and (d) installed and planted the sod and landscaping that are required as a part of the Stage I Improvements.

8. **PERMITTEE** Defaults. If the **PERMITTEE** defaults in the performance of one or more of the **PERMITTEE'S** obligations under this Contract, i) the **CITY** gives the **PERMITTEE** thirty (30) days written notice of the default and ii) the **PERMITTEE** fails to cure the default within said thirty (30), then the **CITY** may pursue any and all remedies available at law or in equity including, but not limited to, the following:

a. The **CITY** may, at its option, perform or engage one or more third parties to perform the **PERMITTEE'S** obligations. If, in the reasonable judgment of the **CITY'S** staff, the **PERMITTEE'S** default creates an immediate risk to public health or safety, the **CITY** may perform or engage one or more third parties to perform the work before the **CITY** provides the notice described in the initial paragraph of this Section, but the **CITY** must use commercially reasonable efforts to notify the **PERMITTEE** as promptly as possible that the **CITY** is undertaking to perform the **PERMITTEE'S** obligation or obligations. If the **CITY** performs one or more obligations of the **PERMITTEE**, the **PERMITTEE** must reimburse the **CITY** for any costs or expenses the **CITY** incurs, including costs and expenses for **CITY** staff time, to perform the work within 30 days after the **CITY** notifies the **PERMITTEE**, in writing, of the costs and expenses the **CITY** incurred to perform the work. If the **PERMITTEE** does not reimburse the **CITY** within said 30 day period, the **CITY** may pursue any remedies available to the **CITY** either at law or in equity or, in the alternative, the **CITY** may draw on the financial guaranty the **PERMITTEE** has provided to the **CITY** pursuant to this Agreement to reimburse itself for the expenses the **CITY** incurs to perform the work. This Agreement is a license for the **CITY** to act, and it shall not be necessary for the **CITY** to seek a Court Order for permission to enter the **PERMITTEE** Property. As an alternative to seeking recovery from the **PERMITTEE** or the financial guaranty, the **CITY** may levy special assessments against the **PERMITTEE** Property in accordance with Minnesota Statutes Section 429, and the **PERMITTEE**, for itself and its successors in title, hereby expressly waives any and all substantive and procedural objections or defenses the **PERMITTEE** may have to such special assessments;

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b. The **CITY** may commence an action in Anoka County District Court to pursue any remedy available to the **CITY** at law or in equity including, but not limited to, injunctive relief;

c. The **CITY** may refuse to grant building permits for improvements to be constructed on any lots within the Plat until the **PERMITTEE** has cured all of its defaults; and

d. The **CITY** may draw upon all or any portion of the financial guaranty the **PERMITTEE** has provided to the **CITY** pursuant to Section 6 and (i) use all or any portion of the proceeds from the financial guaranty to reimburse the **CITY** pursuant to subsection (a) above; (ii) use all or any portion of the proceeds from the financial guaranty to satisfy any judgment the **CITY** obtains against the **PERMITTEE** pursuant to subsection (b) above; (iii) use all or any portion of the proceeds to reimburse the **CITY** pursuant to Section 19 (j) below; and (iv) hold all or any portion of the proceeds for a reasonable time for the future application as described in subsections (i), (ii) and (iii) of this Section 18(d).

9. Miscellaneous.

a. Invalidity of Any Section. If any portion, section, subsection, sentence, clause, paragraphs or phrase of this Agreement is for any reason invalid, such decision shall not affect the validity of the remaining portion of this Agreement.

b. Written Amendments Only. The action or inaction of the **CITY** or the **PERMITTEE** shall not constitute a waiver or amendment to the provisions of this Agreement. To be binding, amendments or waivers shall be in writing, signed by the parties, and approved by a resolution of the **CITY** Council. The **CITY'S** or the **PERMITTEE'S** failure to promptly take legal action to enforce this Agreement shall not be a waiver or release.

c. Compliance with Laws and Regulations. The **PERMITTEE** represents to the **CITY** that the Plat complies with all **CITY**, County, metropolitan, State, and Federal laws and regulations, including but not limited to: subdivision ordinances, zoning ordinances and environmental regulations. If the **CITY** determines that the Plat does not comply, the **CITY** may, at its option, refuse to allow any construction or development work in the Plat until the **PERMITTEE** does comply. Upon the **CITY**'**S** demand **PERMITTEE** shall cease work until there is compliance.

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d. Mailbox Locations. If the **PERMITTEE** desires to construct mailboxes within the public right of way, the **PERMITTEE** agrees that the placement of mailboxes along public streets is subject to the approval by the **CITY**. Utility locates will be necessary.

e. Boulevard and Wetland Restoration. The **PERMITTEE** shall be responsible for the cost of establishing seed in all boulevards within thirty (30) days of the completion of the street improvements, and restoring all other areas disturbed by the development grading operation in accordance with the approved Grading and Erosion Control plan. The **PERMITTEE** shall be responsible for the cost of cleaning any soil, earth, or debris from the wetlands within and adjacent to this Plat resulting from grading performed in the development of the Plat.

f. Construction Hours. The **CITY** restricts construction and delivery hours to Monday through Saturday 7:00 a.m. to 10:00 p.m.

g. Construction Site Maintenance. The **PERMITTEE** shall adhere to all of the **CITY** ordinances relating to, but not limited to, dumping of garbage, site development, construction debris, open burning, etc. The **CITY** reserves the right to withhold permits, inspections, or certificates of occupancy to correct violations relating to construction site maintenance.

h. Plat Approval Expenses. The **PERMITTEE** agrees that it will pay to **CITY** all **CITY** expenses incurred in the approval of the Plat, including, but not limited to, administration expenses, engineering and legal fees. Said expenses incurred after recording of the Final Plat shall also be paid within said fifteen (15) day billing period. Failure to pay the **CITY'S** expenses within the fifteen (15) day billing period will permit the **CITY** to draw upon any of the escrows required by this Agreement for payment.

i. Reimbursement to the **CITY**. The **PERMITTEE** agree to reimburse the **CITY** for all costs incurred by the **CITY** in defense or enforcement of this Agreement, or any portion thereof, including court costs and reasonable engineering and attorney's fees.

j. Certificate of Occupancy. The term "Certificate of Occupancy" as used in this Agreement shall be defined as a document issued by the **CITY'S** Building Official, which authorizes the structure to be used for its intended purposes.

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k. Estoppel Certificates and Certificate of Completion. Within ten (10) days after a written request from the **PERMITTEE,** the **CITY** will provide the **PERMITTEE** and any third party who is purchasing all or any portion of the Subject Property or to whom the **PERMITTEE** is granting a mortgage on all or any portion of the Subject Property with a written estoppel certificate stating: (i) that this Agreement remains in full force and **effect – or -** that this Agreement has been terminated; (ii) that this Agreement has not been modified or amended **- or,** *if this Agreement has been modified or amended* -, identifying such modifications or amendments; (iii) the type and amount of any security the **CITY** is holding to secure the performance of the **PERMITTEE'S** obligations under this Agreement; (iv) that, to the best of the **CITY'S** actual knowledge, the **PERMITTEE** is not in default in the performance of the **PERMITTEE'S** obligations under this Agreement **- or**, *if the **CITY** has knowledge of **PERMITTEE** defaults*, describing those defaults; and (v) that, to the best of the **CITY'S** actual knowledge, the **CITY** is not in default in the performance of the **CITY'S** obligations under this Agreement **- or**, *if the **CITY** has knowledge of **CITY** defaults*, describing those defaults. At any time that the **PERMITTEE** believes it has fully performed its obligations under this Agreement, the **PERMITTEE** may so notify the **CITY** and the **CITY** shall promptly inspect the Subject Property to determine if the **PERMITTEE** has fully performed its obligations under this Agreement. Within ten (10) days after the **CITY'S** inspection the **CITY** must provide the **PERMITTEE** with either a detailed written description of the **PERMITTEE's** obligations which the **CITY** determines the **PERMITTEE** has not fully performed or a recordable instrument executed by the **CITY'S** mayor and **CITY** administrator evidencing the termination and satisfaction of this Agreement.

l. Notices. Required notices shall be in writing, and shall be either hand delivered to the Parties, its employees or agents, or mailed to them by certified or registered mail at the following address:

TO PERMITTEE:
21st Century Bank
Attn: Thomas Dolphin, Chief Executive Officer
9380 Central Avenue NE
Blaine, MN 55434

TO THE CITY:
City of Ramsey
Attn: Community Development Director
7550 Sunwood Drive NW
Ramsey, MN 55303

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THE PERMITTEE:

21ST CENTURY BANNK

By:_____, Thomas Dolphin
Its: Chief Executive Officer

STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, _____, by Thomas Dolphin, the Chief Executive Officer of 21st Century Bank, a Bank/Insurance Corporation under the laws of the State of Minnesota on behalf of the corporation.

_____

Notary Public

THE CITY:

CITY OF RAMSEY

By:_____
Its: Mayor

By:_____
Its: City Clerk

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

The forgoing instrument was acknowledged before me on this_____ day of_____, _____, by Sarah Strommen and JoAnn M. Thieling, the Mayor and the City Clerk of the City of Ramsey, a charter city and municipal corporation organized under the laws of the state of Minnesota on behalf of the City.

_____

Notary Public

This document drafted by:
Cityof Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

This document reviewed by:
Ratwik, Roszak & Maloney, P.A.
730 Second Ave. S., Suite 300
Minneapolis, MN 55402

EXHIBIT A

Fees Payable to the City

1. Park Dedication. The **PERMITTEE** is responsible for satisfying applicable Park Dedication requirements. The 2015 Park Dedication Fee applicable to the Plat is $2,600 per residential unit. **PERMITTEE** must pay a Park Dedication Fee of Two Thousand Six Hundred Dollars and No Cents ($2,600 x 1 unit = **$2,600.00**). The **PERMITTEE** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.

2. Trail Development Fees. The **PERMITTEE** is responsible for satisfying applicable Trail Development Fee requirements. The 2015 Trail Development Fee applicable to the Plat is $700 per residential unit. **PERMITTEE** must pay a Trail Development Fee of Seven Hundred Dollars and No Cents ($700 x 1 unit = **$700.00**). The **PERMITTEE** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.

3. Stormwater Management Fee. The **PERMITTEE** is responsible for satisfying applicable Stormwater Trunk Fee requirements. The 2015 Stormwater Management Fee $459 per residential unit. **PERMITTEE** must pay a Stormwater Management Fee of Four Hundred Fifty Nine Dollars and No Cents ($459 x 1 unit = **$459.00**). The **PERMITTEE** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.

Public Works Committee **5. 2.**

Meeting Date: 01/20/2015

By: Chris Anderson, Community Development

Title:

Consider Planning Commission Recommendation to Reconstruct a Temporary Cul-De-Sac on Feldspar Street in the Brookfield Subdivision

Purpose/Background:

21st Century Bank (the "Applicant") has submitted an application for Sketch Plan and Preliminary Plat for a proposed minor plat known as Brookfield 5th Addition. The minor subdivision proposes to re-plat approximately 0.31 acres to create one (1) buildable single-family lot. The proposed plat would not re-configure existing property lines, other than to encumber the existing cul-de-sac within right of way. The proposed plat would convert an existing outlot to a buildable lot (the "Property"). By definition, an outlot is an undeveloped area set aside for future development, at which time review of the feasibility and payment of development fees occur. The Property is generally located west of Nowthen Boulevard (CSAH 5) at the terminus of Feldspar Street and would gain access via an existing cul-de-sac constructed to temporary road standards.

At their January 8, 2015 meeting, the Planning Commission conducted a Public Hearing regarding this proposed plat. At least one (1) property owner adjacent to the cul-de-sac expressed concern with the existing conditions of the cul-de-sac. Previously, multiple property owners had expressed the same. The Planning Commission also expressed concern with the temporary cul-de-sac due to how it was originally constructed in a temporary fashion. The Planning Commission recommended that the City upgrade it to current construction standards within its existing footprint.

Timeframe:

30 minutes

Observations/Alternatives:

When BROOKFIELD 1ST ADD was approved, it was anticipated that the extension of Feldspar Street further south would occur in the near future to accommodate redevelopment of those larger, existing lots. Thus, the 'wings' of the cul de sac were designed and constructed to meet the standard of a temporary road, which does not include curb and gutter and only required a two (2) inch lift of bituminous pavement (note that Feldspar St does have curb and gutter through the center of the cul-de-sac, but the 'wings' do not). Those improvements were constructed in 2007 and signs of deterioration are beginning to emerge. It is also noted that the current configuration of curb and gutter creates maintenance issues for our Public Works Department during snow removal.

The owner of the adjacent parcel to the south has stated on multiple occasions, and again at the Public Hearing on January 8, 2015, that he he has no intention of selling or subdividing the adjacent parcel for the foreseeable future and also noted as such as part of the original review process of Brookfield in the past.

Furthermore, there is lowland in the rear yards of Lots 2 & 3, Block 3, Now and Then Estates that would further complicate the potential extension of Feldspar Street. While together these don't completely eliminate the possibility of future redevelopment and the extension of Feldspar Street, it certainly appears that it won't occur in the near future. Based on the unlikely development potential of the property to the south, at least based on information available at present time, the general sense is that this cul-de-sac is truly a 'permanent' cul-de-sac and that it should be reconstructed in accordance with the subdivision design standards of Chapter 117, Article III.

The cul-de-sac is currently encumbered with a Temporary Road Easement across portions of Lot 12, Block 2, Lot 1

Block 4, and the Property. The proposed plat of Brookfield 5th Addition would dedicate right-of-way to the City for the Property while the Temporary Road Easement would remain encumbering portions of the other two lots. The City has the opportunity to secure the necessary right-of-way as it is responding to a land use request for the Property. If directed, the City could begin discussions with the remaining impacted properties to secure the remainder of the right-of-way needs. Nonetheless, an easement exists today to allow for the cul-de-sac.

Upgrading the cul-de-sac to current construction standards would result in some benefit to our maintenance procedures. While it would not enlarge the existing footprint providing additional maneuvering area, it would eliminate the curb lines that run through the center of the cul-de-sac, thus improving the conditions during snow plowing events. Also, with Garnet St likely being reconstructed in 2015, it may be an opportune time to upgrade the cul-de-sac as the City would likely realize cost-savings on both mobilization and materials due to an anticipated reduction in bituminous pavement costs for 2015 construction due to the recent but prolonged drop in oil prices. Staff estimates the cost to reconstruct the cul-de-sac within it's existing footprint will range between $25,000 and $50,000, depending on the level of subgrade corrections required and the limits of the required driveway apron reconstructions. Poor (clay) soils exist in this area of the City.

As a final note, within the past year, this is the second request of this nature that the City has reviewed. Additionally, similar requests have been submitted as part of the preparation of the Brookfield 4th Addition and Country Club Hills Plat. It has become very evident based on resident feedback and maintenance operations that the use of an outlot and temporary, reduced road easement is not the ideal tool to address adequate turn around space at the end of a street. Staff is working on developing a policy to avoid this situation in the future.

Alternatives

Option #1: Recommend to the City Council that the City upgrade this temporary cul-de-sac to current construction standards. Whether the Property is platted into a buildable lot or not, it has become evident that this cul-de-sac is no longer functioning as a temporary turn-around as originally anticipated and designed. In addition to addressing a concern raised by one of the property owners on this cul-de-sac during recent public hearings regarding the proposed plat, upgrading the cul-de-sac to current construction standards, within its existing footprint, would also benefit the City, at least as it relates to snow plowing.

Option #2: Recommend to the City Council that the Applicant be responsible for the upgrades to the cul-de-sac as part of their plat. Whether the existing outlot is platted as a buildable lot or not doesn't have any bearing on the current condition or status of the cul-de-sac. Until the property to the south is redeveloped, Feldspar Street will not be extended and thus, the cul-de-sac will remain, which means that it is really acting as a permanent cul-de-sac without being properly constructed. City Staff does not support this option, although the City would be acting within its abilities to consider at least a portion of the cost attributed to the Owner.

Option #3: Recommend to the City Council that no improvements be made to the cul-de-sac at this time. Regardless of whether Brookfield 5th Addition is approved or not, this reconstruction of the cul-de-sac will need to be addressed. It is likely that the temporary cul-de-sac wing sections will deteriorate at a quicker pace than the remainder of Feldspar Street, and thus require reconstruction sooner. Upgrading the cul-de-sac this year would allow the City to capitalize on both anticipated lower costs for bituminous material in 2015 and a savings on mobilization due to the likely reconstruction of Garnet Street in the near vicinity. Furthermore, if the cul-de-sac is left as is, there is no benefit realized with regarding to snow plowing. City Staff does not support this option.

Funding Source:

Staff estimates the cost to reconstruct the cul-de-sac within it's existing footprint will range between $25,000 and $50,000, depending on the level of subgrade corrections required and the limits of the required driveway apron reconstructions. The funding source is yet to be determined.

Recommendation:

The Planning Commission has recommended that the City upgrade the cul-de-sac to current construction standards within its existing footprint. The end effect will not enlarge the cul-de-sac diameter itself, but improve the pavement quality and construction.

Action:

Motion to recommend to City Council that the City upgrade the temporary cul-de-sac to current construction standards within its existing footprint.

Attachments

Site Location Map

Brookfield 5th Add Preliminary Plat

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	01/14/2015 04:28 PM
Bruce Westby	Bruce Westby	01/15/2015 11:21 AM
Grant Riemer	Grant Riemer	01/15/2015 11:26 AM
Kurt Ulrich	MaryJo Warner	01/15/2015 01:13 PM
Form Started By: Chris Anderson		Started On: 01/12/2015 10:15 AM
Final Approval Date: 01/15/2015		

CC Regular Session **4. 4.**

Meeting Date: 01/27/2015

By: Diana Lund, Finance

Information

Title

Schedule Public Hearing to Consider Adoption of the 2015-2019 Capital Improvement Program (CIP)

Purpose/Background:

The Capital Improvement Program (CIP) is a strategic planning tool to assist the City Council in identifying proposed capital improvement projects over the next five years. The 2015-2019 CIP contains the following categories: Capital Bonding Projects, Equipment Replacement, Municipal Buildings, Park Improvements, Sewer Utility, Site Acquisitions, Storm Water Utility, Street Improvements, Street Light Utility, and Water Utility Improvements.

The projects, as presented in the CIP document, are presented at total costs. The city is not responsible for the funding of all projects listed in this program. For example: If a grant is received the respective project is shown at total project costs with the amount of grant listed as an offsetting revenue source. Cash flows are presented for the respective funds presented in the CIP. They can be found in the last several pages of the CIP document.

A supplemental section titled 'Future Consideration Projects' has also been included. This is a listing of park projects that are prioritized by need and contingent upon availability of resources. These projects are unfunded and unscheduled until resources become available.

As mentioned above, this is a planning document only, and **not an approval** of any project listed.

Per section 7.5 of the Ramsey City Charter, the city shall hold an annual public hearing on the five-year Capital Improvement Program and adopt it by resolution. Staff is asking that a public hearing be held at the regular meeting of February 10, 2015.

Notification:

A draft document of the 2015-2019 CIP and supplemental report. Any reported changed will be reflected in document presented at the February 10, 2015 public hearing.

Funding Source:

The 2015-2019 Capital Improvement Program depicts the various funding sources used to fund capital improvements.

Action:

Motion to authorize a public hearing on February 10, 2015 for the adoption of the 2015-2019 Capital Improvement Program.

Attachments

DRAFT 2015-2019 CIP

Draft Supplemental 2015-2019 CIP

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	01/22/2015 09:47 AM

Form Started By: Diana Lund
Started On: 12/29/2014 10:34 AM
Final Approval Date: 01/22/2015

CITY OF RAMSEY
CAPITAL IMPROVEMENT PROGRAM
2015-2019

The Capital Improvement Program document is a planning tool maintained by the city to identify future projects, related expenditures, and funding sources. All projects designated in the Capital Improvement Program are contingent upon availability of resources during the planned year. The total expenditure of projects includes city-funded sources as well as other resources such as grants, fees, bonding, etc.









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CITY OF RAMSEY
2015-2019
CAPITAL IMPROVEMENT PLAN

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INTRODUCTORY SECTION

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CITY OF RAMSEY

CAPITAL IMPROVEMENT/CAPITAL OUTLAY PLAN

2015-2019

Enclosed is the Ramsey Capital Improvements/Capital Outlay Plan (CIP) for the years 2015-2019. It has been prepared in an attempt to anticipate major capital expenditures in advance of the year in which they are budget requests. Further, several projects may interrelate or require other improvements prior to initiation, which would cause delays without prior planning. Additionally, projects may require budgeting over several years or receipt of funds from other sources (i.e. grants) requiring planning completion prior to the funding year. Finally, the plan enables a snapshot of the identified capital needs of the community allowing for continual prioritization of these needs.

Approval of the CIP by Council does not authorize spending or initiation of a given project. It does, however, provide a guide for the community for a whole array of private and public decision-making, impacted by public capital expenditures. Therefore, the CIP should receive ratification only if the Council perceives actions contemplated within the plan as reasonable and planned within justified time frames. It shall further be noted that initial project design of public infrastructure projects identified within this plan often begins two years or more prior to the date of construction.

The CIP is not intended to provide for precise budgeting. Capital costs are projected as estimates. Upon each update of the plan, deletions, additions, delays, or other revisions may occur, reflecting changing community needs. These changes allow for budget refinements as a particular project nears actual construction.

Capital improvements are improvements to land, streets, parks, utilities and buildings. This plan shows improvements with revenues projected from various funding sources. Improvements from the General Fund are those requiring a tax levy, referendum or similar other authority resulting in listed projects being less than certain. The other funding sources (except for intergovernmental revenue - grant funds) have increased stability over the general fund projects.

Specific information on the funding sources for each project is shown under the individual project. Cash flow projections are completed to examine the long-term stability of each fund and its ability to provide for planned expenditures.

The plan does not contain a specific designation which would denote project priorities. There is no weighting or matching of priorities between infrastructure types [streets, parks, utilities, building facilities] as each type of project generally has a funding source unique to the project type and from which funds cannot be reallocated.

Potential funding sources for capital improvement expenditures may include:

- General Funds
- Special Assessments
- General Obligation Bonds
- CIP General Obligation Bonds*
- Tax Increment Financing
- Economic Development Authority Levy
- Developer Fees
- Grants & Aids
- Utility Funds (Water, Sewer, Street Lights, Storm Water)
- Special Revenue Funds (Equipment Revolving, Lawful Gambling)
- Capital Project Funds (Facility, MSA, PIR)
- Trust Funds (Landfill, Park Improvement)
- Storm Water Levy
- Franchise Fees

**Only City Hall, Public Works facilities and Public Safety facilities may be financed with CIP General Obligation bonds under the CIP Act (Minnesota Statutes Chapter 475). Other capital improvements described in this plan as being financed under General Obligation Bonds may be financed with special assessment bonds under Minnesota Statutes, Chapter 429 and utility revenue bonds under Minnesota Statutes, Chapter 444.*

For a City to use its authority to finance expenditures under the CIP Act, it must meet the requirements provided therein. Specifically, the City Council must approve the sale of capital improvement bonds by a two-thirds vote of its membership. In addition, it must hold a public hearing for public input. Notice of such hearing must be published in the official newspaper of the City at least fourteen, but not more that twenty-eight days prior to the date of the public hearing. The City Council approves the CIP following the public hearing.

The bonds are not subject to referendum unless, within 30 days after the hearing, a petition is filed with the City Administrator signed by voters equal to at least five percent of the votes cast in the last general City election. In that event, the bonds are subject to a referendum, and may be issued only if approved by a majority of voters who vote on that question. If the referendum passes, the taxes to pay the debt service on the bonds would be levied on market value rather than tax capacity. However, if no timely petition is filed, the taxes to pay debt service are levied on tax capacity.

The CIP Act has established certain criteria that must be met. In accordance with these criteria, the City has considered the following eight points:

1. Condition of the City's infrastructure and need for the project
2. Demand for the improvement
3. Cost of the improvement
4. Availability of public resources
5. Level of overlapping debt
6. Const/benefits of alternative uses of funds
7. Operating costs of the proposed improvements
8. Options for shared facilities with other cities or local governments.

OVERVIEW SECTION

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City of Ramsey, Minnesota

Capital Improvement Program

2015 thru **2019**

FUNDING SOURCE SUMMARY

Source	2015	2016	2017	2018	2019	Total
Capital Equipment Certificates	261,728	340,882	159,878	565,175	427,500	*1,755,163*
City of Anoka	25,000					*25,000*
Equipment Revolving Fund	261,728	340,881	159,878	565,175	427,500	*1,755,162*
Facility Fund	236,127		25,000			*261,127*
General Fund	500,000	500,000	500,000	500,000	500,000	*2,500,000*
GO Bonding (Referendum)					4,000,000	*4,000,000*
GO Bonding (Road Funding)	1,473,280	2,050,180	842,560	1,747,060	1,023,960	*7,137,040*
GO CIP Bonding	4,000,000			10,000,000		*14,000,000*
GO Revenue Bonding				9,786,010	9,786,010	*19,572,020*
Grants and Aids	100,000	1,577,000	2,100,000			*3,777,000*
Lawful Gambling Fund	100,000	40,000		85,000		*225,000*
MSA		2,323,000	725,000			*3,048,000*
Park Improvement Trust Fund	782,000	707,000	5,000	25,000		*1,519,000*
Public Improvement Revolving Fund	319,000	338,000	1,218,000	320,000	25,000	*2,220,000*
Sewer Utility Fund	371,000	670,000		422,000		*1,463,000*
Special Assessment - Bonded	206,820	540,020	32,740	358,440	206,940	*1,344,960*
Storm Water Utility Fund	663,000	1,785,600	855,700	1,622,600	742,600	*5,669,500*
Street Light Utility Fund	15,000	15,000	15,000	15,000	15,000	*75,000*
Tax Increment Fund #1					1,235,000	*1,235,000*
Tax Increment Fund #14 (BONDING)		3,900,000				*3,900,000*
To Be Determined					221,300	*221,300*
Water Utility Fund	258,700	1,546,700	3,809,700	2,413,250	44,000	*8,072,350*
GRAND TOTAL	**9,573,383**	**16,674,263**	**10,448,456**	**28,424,710**	**18,654,810**	***83,775,622***

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City of Ramsey, Minnesota

Capital Improvement Program

2015 thru **2019**

PROJECTS BY CATEGORY

Category	Project#	Priority	2015	2016	2017	2018	2019	Total
Capital Improvement Bonding Projects								
Public Works Campus Building Improvements	06-BLDG-001	6				10,000,000		*10,000,000*
Fire Station #2 Rebuild	10-BLDG-001	6	4,000,000					*4,000,000*
Capital Improvement Bonding Projects Total			**4,000,000**			**10,000,000**		***14,000,000***
Eqpt Replacement								
IT CH FIREWALL/SWITCHES	14-IT-001	6	7,000					*7,000*
IT PW-STR SWITCH REPLACEMENT	14-IT-002	6	5,000					*5,000*
IT PW-UTI SWITCH REPLACEMENT	14-IT-003	6	8,000					*8,000*
LASERFICHE UPGRADE	15-IT-001	6	9,000					*9,000*
Sidewalk Maintenance Machine	ADMIN-001	6	54,000					*54,000*
EQPT REPLACE-FORD TAURUS-403	ADMIN-403	6				13,500		*13,500*
EQPT REPLACE-2006 FORD TAURUS	ADMIN-404	6				13,500		*13,500*
EQPT REPLACE-2005 CHEVY COLORADO	BUILD-401	6				23,000		*23,000*
EQPT REPLACE-2006 FORD TAURUS	BUILD-405	6				35,000		*35,000*
EQPT REPLACE-RICOH-COPIER-3	COPY-BUILD	6	13,500					*13,500*
EQPT REPLACE-AFICO COPIER 2035	COPY-POLICE1	6	17,500					*17,500*
ELECTION EQUIPMENT	ELECT-001	6	5,850	5,850	5,850	5,850		*23,400*
EQPT REPLACE-TANKER #2	FIRE-501	6					300,000	*300,000*
EQPT REPLACE-GRASS TRUCK #1	FIRE-504	6			48,000			*48,000*
800 MHZ RADIO REPLACEMENTS	FIRE-551	6	56,900	56,900	56,900			*170,700*
EQPT REPLACE-RESCUE TRUCK #2	FIRE-559	6					100,000	*100,000*
EQPT REPLACE-RESCUE TRUCK #1	FIRE-564	6				80,000		*80,000*
DUTY OFFICER TRUCK	FIRE-567	6					30,000	*30,000*
REPLACEMENT OF EXTRICATION TOOLS	FIRE-568	6					30,000	*30,000*
FIRE CHIEF VEHICLE	FIRE-569	6				60,000		*60,000*
REPLACE ALL SCBA'S	FIRE-581	6				75,000	75,000	*150,000*
(1) SQUAD FOR 2015	POL-315	6	31,000					*31,000*
3 SQUADS FOR 2016	POL-316	6		98,000				*98,000*
3 SQUADS FOR 2017	POL-317	6			106,500			*106,500*
3 SQUADS FOR 2018 & 2019	POL-318	6				106,500	106,500	*213,000*
EQPT REPLACE-UNMARKED PD CAPTAIN CAR	POL-352	6					28,500	*28,500*
800 MHZ RADIO REPLACEMENT	POL-355	6	51,906	51,906	51,906			*155,718*
EQPT REPLACE-2006 CHEVY IMPALA	POL-364	6		25,500				*25,500*
EQPT REPLACE-2006 CHEVY IMPALA-PD CAPTAIN	POL-365	6			22,500			*22,500*
EQPT REPLACE-2007 CHEVY IMPALA	POL-375	6			23,000			*23,000*
REPLACEMENT OF 2004 ARTIC CATATV W/PLOW	POL-387	6	14,000					*14,000*
EQPT REPLACE-2001 RADAR TRAILER	POL-RDR	6	13,500					*13,500*

Category	Project#	Priority	2015	2016	2017	2018	2019	Total
EQPT REPLACE-2004 MOBILE PRESSURE WASHER	PW-003	6					7,200	*7,200*
EQPT REPLACE-2004 PULL BEHIND PTO MOWER	PW-004	6				24,000		*24,000*
EQPT REPLACE-2006 TANDEM PLOW TRUCK	PW-009	6				175,000		*175,000*
EQPT REPLACE-ENGINEER VEHICLE 2	PW-402	6					28,000	*28,000*
EQPT REPLACE-2006 ENGINEER CAR	PW-407	6				35,000		*35,000*
EQPT REPLACE-1996 CASE LOADER W/PLOW & WING	PW-601	6	171,000					*171,000*
EQPT REPLACE-1991 CHIPPER	PW-619	6					22,000	*22,000*
EQPT REPLACE-2001 JOHN DEERE MOWER	PW-635	6				25,000		*25,000*
EQPT REPLACE-2002 SNOWPLOW TRUCK	PW-636	6		185,000				*185,000*
EQPT REPLACE-2002 3/4 TON TRUCK 4x4 (WATER DEPT)	PW-637	6				47,250		*47,250*
EQPT REPLACE-ENGINEERING VEHICLE	PW-638	6	27,200					*27,200*
EQPT REPLACE-2003 FIELD MACHINE VEHICLE	PW-639	6	18,000					*18,000*
EQPT REPLACE-2003 1 TON TRUCK 4x4	PW-640	6		61,000				*61,000*
EQPT REPLACE-ELGIN SWEEPER (STORM WATER DEPT)	PW-642	6				180,000		*180,000*
EQPT REPLACE-2004 SNOWPLOW TRUCK	PW-644	6				194,000		*194,000*
EQPT REPLACE-2004 TOOL CAT	PW-645	6				54,000		*54,000*
EQPT REPLACE-2005 3/4 TON TRUCK 4x4 W/PLOW	PW-651	6				47,000		*47,000*
EQPT REPLACE-2005 UTILITY TRUCK	PW-652	6				50,000		*50,000*
EQPT REPLACE-3/4 TON 4x4 TRUCK	PW-653	6				43,000		*43,000*
EQPT REPLACE-2006 3/4 TON TRUCK 2x4	PW-654	6				22,000		*22,000*
EQPT REPLACE-SIDEWALK MAINTENANCE MACHINE	PW-655	6				99,000		*99,000*
SNOW PLOW TRUCK - SINGLE AXLE W/PLOW	PW-656	6		192,507				*192,507*
800 MHZ RADIO REPLACEMENT	PW-659	6	6,800	6,800	6,800			*20,400*
REPLACE #684 2014 EXMARK MOWER	PW-691	6					12,600	*12,600*
REPLACE 683 2014 EXMARK MOWER	PW-692	6					12,600	*12,600*
REPLACE 685 2014 EXMARK MOWER	PW-693	6					12,600	*12,600*
AUTOMATED FUEL TRACKING SYSTEM	PW-694	6	15,000					*15,000*
REPLACE 679 TORO WIDE AREA MOWER	PW-697	6					90,000	*90,000*
Eqpt Replacement Total			**525,156**	**683,463**	**321,456**	**1,407,600**	**855,000**	***3,792,675***

Municipal Building

Community Center Construction	04-BLDG-002	6					4,000,000	*4,000,000*
Old Town Hall Restoration	08-BLDG-005	6					221,300	*221,300*
Sprinkler System @ Fire Station #1	10-BLDG-004	6			25,000			*25,000*
Parking Ramp Storage Room	14-BLDG-002	6	236,127					*236,127*
Municipal Building Total			**236,127**		**25,000**		**4,221,300**	***4,482,427***

Park Improvement

Elmcrest Park & The Draw Park Entrance & Signage	04-PARK-003	6	80,000					*80,000*
Drinking Fountains/Misting Station	06-PARK-002	6	7,000	7,000				*14,000*
Playground for Elmcrest Park	06-PARK-005	6	100,000					*100,000*
Parkway for Central Park	06-PARK-008	6	350,000					*350,000*
Observation boardwalk - Lake Itasca	06-PARK-011	6		40,000				*40,000*
Observation deck on the Mississippi E of Dolomite	06-PARK-015	6				85,000		*85,000*
Trail Connections	06-PARK-019	6	400,000					*400,000*

Category	Project#	Priority	2015	2016	2017	2018	2019	Total
Landscape Improvements for Parks	08-PARK-001	6	5,000	5,000	5,000	5,000		*20,000*
Mississippi River Trail	08-PARK-002	6		1,535,000				*1,535,000*
The Draw Water Quality Fountains	12-PARK-004	6	15,000					*15,000*
The Draw Grates	12-PARK-006	6	10,000					*10,000*
McKinley Trail Connection to Anoka	12-PARK-008	6	50,000					*50,000*
Park Improvement Total			**1,017,000**	**1,587,000**	**5,000**	**90,000**		***2,699,000***
Sewer Utility Improvement								
Abandon Liftstation Wildlife Sanctuary	04-SEW-001	6				352,000		*352,000*
West Mississippi Park Sewer Service	08-SEW-002	6		170,000				*170,000*
Abandon Lift Station River Pines	08-SEW-004	6				45,000		*45,000*
Replace Cabinet at Lift Station 1	12-SEW-001	6	40,000					*40,000*
Fire Station 1 Sanitary Sewer Service	12-SEW-002	6	60,000					*60,000*
BUNKER/PUMA SEWER TRUNK EXT	14-SEW-001	6		500,000				*500,000*
Garnet Street Reconstruction	15-SEW-001	6	271,000					*271,000*
Sewer Utility Improvement Total			**371,000**	**670,000**		**397,000**		***1,438,000***
Site Acquisition								
Acquire outlots "A" in Rivers Bluff and Reilly Est	06-ACQ-002	6				20,000		*20,000*
Site Acquisition for Water Treatment Plant	07-ACQ-004	6				1,000,000		*1,000,000*
Alpaca Estates Outlot	08-ACQ-002	6		35,000				*35,000*
Site Acquisition Total				**35,000**		**1,020,000**		***1,055,000***
Storm Water Utility Improvement								
Annual Sediment Pond Cleaning	04-STRM-004	6	25,000	25,000	25,000	25,000	25,000	*125,000*
County Ditch #43 Cleaning	04-STRM-005	6		180,000				*180,000*
COR Bunker Lake Blvd (Armstrong to Ramsey Blvd)	04-STRM-011	6			560,000			*560,000*
West Mississippi Outlet	04-STRM-014	6				680,000		*680,000*
Whispering Pines Estates Plat 2 Storm Sewer	11-STM-003	6					330,000	*330,000*
Annual Drainage Enhancements	11-STRM-001	6	75,000	75,000	75,000	75,000	75,000	*375,000*
River Storm Water Discharge Treatment	11-STRM-002	6	75,000	75,000	75,000	75,000	75,000	*375,000*
Stormwater Drainage Improvements	12-STRM-001	6		380,000	30,000			*410,000*
Storm Sewer South of Bunker Lake Blvd	13-STRM-001	6	250,000					*250,000*
Garnet Street Reconstruction	15-STM-001	6	198,000					*198,000*
Reconstruction of Andrie Street/164th Avenue	15-STM-002	6		1,020,600				*1,020,600*
Reconstruction of Streets-Ford Brook Estates	15-STM-003	6					237,600	*237,600*
Alpine Drive Reconstruction	15-STM-004	6			60,700			*60,700*
Reconstruction Streets-Stanhope Terr & North Forty	15-STM-005	6				587,600		*587,600*
Storm Water Utility Improvement Total			**623,000**	**1,755,600**	**825,700**	**1,442,600**	**742,600**	***5,389,500***
Street Improvement								
Annual Street Maintenance Program	04-STR-001	6	500,000	500,000	500,000	500,000	500,000	*2,500,000*
McKinley Street	04-STR-006	6					1,235,000	*1,235,000*
North Highway 10 Frontage Road	04-STR-007	6			3,000,000			*3,000,000*

Category	Project#	Priority	2015	2016	2017	2018	2019	Total
Zeolite Roadway Improvements	04-STR-012	6		400,000				*400,000*
COR Bunker Lake Blvd (Armstrong to Ramsey Blvd)	04-STR-014	6		3,500,000				*3,500,000*
Single Road Access Areas	06-STR-003	6	25,000	25,000	25,000	25,000	25,000	*125,000*
Veterans Drive Streetscape	08-STR-002	6				240,000		*240,000*
River Pines Lift Station Street Connection	08-STR-005	6				55,000		*55,000*
Bunker Lake Blvd Sunwood Drive Signal	12-STR-001	6		300,000				*300,000*
Bunker Lake Blvd Extension	12-STR-003	6		2,000,000				*2,000,000*
Garnet Street & 168th Ave Reconstruction	12-STR-005	6	1,036,000					*1,036,000*
Riverdale Drive Extension: Traprock to Ramsey Blvd	15-STR-001	6		725,000	725,000			*1,450,000*
Andrie Street/164th Lane Reconstruction	15-STR-002	6		2,100,100				*2,100,100*
Sunwood Drive Roundabout Landscaping	15-STR-003	6		20,000				*20,000*
Jarvis Street Reconstruction	15-STR-004	6	324,000	323,000	323,000			*970,000*
Overlay Projects-Bonded	15-STR-005	6	644,100	490,100	163,700	753,700	612,200	*2,663,800*
Reconstruction of Streets-Ford Brook Estates	15-STR-006	6					618,700	*618,700*
Alpine Drive Reconstruction	15-STR-007	6			711,600			*711,600*
Reconstruction Streets Stanhope Terr & North Forty	15-STR-008	6				1,351,800		*1,351,800*
Street Improvement Total			**2,529,100**	**10,383,200**	**5,448,300**	**2,925,500**	**2,990,900**	***24,277,000***
Street Light Utility Improvement								
Priority D Street Lights	05-STLT-001	6	15,000	15,000	15,000	15,000	15,000	*75,000*
Street Light Utility Improvement Total			**15,000**	**15,000**	**15,000**	**15,000**	**15,000**	***75,000***
Water Utility Improvement								
Complete Pump House 3	04-WTR-005	6		60,000				*60,000*
The COR Bunker Lake Blvd (Armstrong - Ramsey Blvd)	04-WTR-009	6		350,000				*350,000*
Water Treatment Plant Construction	04-WTR-017	6				9,786,010	9,786,010	*19,572,020*
Watermain Looping: (Ramsey Blvd to Traprock St.)	04-WTR-018	6		400,000				*400,000*
1.5 MG Ground Storage Reservoir	05-WTR-004	6			2,000,000			*2,000,000*
Well Rehabilitation & Pump Replacement	07-WTR-001	6	32,000	35,000	38,000	41,000	44,000	*190,000*
River Pines Lift Station Water Connection	08-WTR-003	6			20,000			*20,000*
Fire Station #1 Extension of Water	11-WTR-003	6	55,000					*55,000*
Watermain Sunfish Lk Blvd	12-WTR-001	6			450,000			*450,000*
REFURBISH WATER TOWER #2	14-WTR-001	6			1,300,000			*1,300,000*
REFURBISH WATER TOWER #1	14-WTR-002	6				1,300,000		*1,300,000*
BUNKER/PUMA WATER TRUNK EXT	14-WTR-003	6		700,000				*700,000*
Garnet Street Reconstruction	15-WTR-001	6	170,000					*170,000*
Water Utility Improvement Total			**257,000**	**1,545,000**	**3,808,000**	**11,127,010**	**9,830,010**	***26,567,020***
GRAND TOTAL			**9,573,383**	**16,674,263**	**10,448,456**	**28,424,710**	**18,654,810**	***83,775,622***

City of Ramsey, Minnesota

Capital Improvement Program

2015 thru **2019**

DEPARTMENT SUMMARY

Department	2015	2016	2017	2018	2019	Total
Capital Impr Bonding Projects	4,000,000			10,000,000		*14,000,000*
Eqpt Replacement	525,156	683,463	321,456	1,407,600	855,000	*3,792,675*
Municipal Buildings	236,127		25,000		4,221,300	*4,482,427*
Park Improvements	1,017,000	1,587,000	5,000	90,000		*2,699,000*
Sewer Utility	371,000	670,000		397,000		*1,438,000*
Site Acquisitions		35,000		1,020,000		*1,055,000*
Stormwater Utility	623,000	1,755,600	825,700	1,442,600	742,600	*5,389,500*
Street Improvements	2,529,100	10,383,200	5,448,300	2,925,500	2,990,900	*24,277,000*
Street Light Utility	15,000	15,000	15,000	15,000	15,000	*75,000*
Water Utility	257,000	1,545,000	3,808,000	11,127,010	9,830,010	*26,567,020*
TOTAL	**9,573,383**	**16,674,263**	**10,448,456**	**28,424,710**	**18,654,810**	***83,775,622***

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CAPITAL IMPROVEMENT BONDING

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City of Ramsey, Minnesota

Capital Improvement Program

2015 thru **2019**

PROJECTS BY CATEGORY

Category	Project#	Priority	2015	2016	2017	2018	2019	Total
Capital Improvement Bonding Projects								
Public Works Campus Building Improvements	06-BLDG-001	6				10,000,000		*10,000,000*
Fire Station #2 Rebuild	10-BLDG-001	6	4,000,000					*4,000,000*
Capital Improvement Bonding Projects Total			**4,000,000**			**10,000,000**		***14,000,000***
GRAND TOTAL			**4,000,000**			**10,000,000**		***14,000,000***

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **06-BLDG-001**

Project Name **Public Works Campus Building Improvements**



Type Buildings
Useful Life 50 Years
Category Capital Improvement Bonding

Department Capital Impr Bonding Project
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$13,000,000**

Description

This project contemplates acquisition of 25 acres for a new public works campus and construction of the first phase of buildings to serve the needs of the community. The 2006 salt storage building can be relocated to the site.

CIP Act Criteria:

1. Conditions of City Infrastructure and Need for the Project:
   The present public works site is landlocked and current size cannot be expanded to meet expected future growth.

2. Demand for Improvement:
   As described above, the site doesn't meet the needs of the future.

3. Costs of the Improvement:
   Land : $3,000,000
   Building: $8,000,000

4. Availability of Public Resources:
   The project may be funded by a combination of general property tax levy and available resources on hand. In addition, the bonds would be secured by the City's full faith and credit.

5. Relative Costs and Benefits of Alternative Uses of the Funds:
   There are no significant alternatives for funds designated for this project.

6. Operating Costs of the Proposed Investments:
   There would be no operating costs for the first five years. The land will be held and developed as growth occurs.

7. Options for Shared Facilities with Other Cities or Local Government:
   Not applicable; the site currently exists and is located next to current PW facility.

8. Level of Overlapping Debt:

Justification

The City population is projected to continue to grow. Staff has polled other municipalities that are currently the size of Ramsey's projected growth. This proposed area is the median size for a public works campus. The present campus is land locked and cannot be expanded to meet this median size. This project anticipates land acquisition and the start of a public works campus that can grow as the city grows.

Prior	Expenditures	2015	2016	2017	2018	2019	Total
3,000,000	Building Cost/Construction				10,000,000		10,000,000
Total	**Total**				**10,000,000**		**10,000,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **10-BLDG-001**

Project Name **Fire Station #2 Rebuild**



Type Buildings
Useful Life 50 Years
Category Capital Improvement Bonding

Department Capital Impr Bonding Project
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$4,090,000**

Description

This project encompasses the rebuilding of the current Fire Station #2. Planned location for new construction is along Alpine Dr. Project cost does not include demo of old city hall and police station.

CIP Act Criteria:
1. Conditions of City Infrastructure and Need for the Project: Currently the building has been scheduled for replacement due to the current condition not meeting the needs of a fire station. Also the current building and property are being actively marketed for demolition/rebuild for a willing buyer.

2. Demand for Improvement: Current facility has many issues including inadequate space, HVAC system needs, domestic water problems, etc. A 2.4 acre site adjacent to this property has been chosen as a replacement site.

3. Costs of the Improvement:
Land/Building/Construction: $4,090,000

4. Availability of Public Resources: The project may be funded by a combination of general property tax levy and available resources on hand. In addition, the bonds would be secured by the City's full faith and credit.

5. Relative Costs and Benefits of Alternative Uses of the Funds: There are no significant alternatives for funds designated for this project.

6. Operating Costs of the Proposed Investments: Operating costs will be comparable or less than the current building largely due to heating/cooling systems being more efficient than the current site. Also, much smaller square footage will be involved with a new buiding verse heating and cooling the entire "old city hall".

7. Options for Shared Facilities with Other Cities or Local Government: Options for mutal use include a planned space for police patrol to use as a report writing location. Also, future may see ambulance service staging from this location.

8. Level of Overlapping Debt:

Justification

Too little space, unsafe condition in old fire station, on-going problems with HVAC systems, water problems in parts of building.

Prior	Expenditures	2015	2016	2017	2018	2019	Total
90,000	Building Cost/Construction	3,750,000					3,750,000
Total	Furnishings/Equipment	110,000					110,000
	Other	140,000					140,000
	Total	**4,000,000**					**4,000,000**

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EQUIPMENT REPLACEMENT

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PROJECTS BY CATEGORY

Category	Project#	Priority	2015	2016	2017	2018	2019	Total
Eqpt Replacement								
IT CH FIREWALL/SWITCHES	14-IT-001	6	7,000					*7,000*
IT PW-STR SWITCH REPLACEMENT	14-IT-002	6	5,000					*5,000*
IT PW-UTI SWITCH REPLACEMENT	14-IT-003	6	8,000					*8,000*
LASERFICHE UPGRADE	15-IT-001	6	9,000					*9,000*
Sidewalk Maintenance Machine	ADMIN-001	6	54,000					*54,000*
EQPT REPLACE-FORD TAURUS-403	ADMIN-403	6				13,500		*13,500*
EQPT REPLACE-2006 FORD TAURUS	ADMIN-404	6				13,500		*13,500*
EQPT REPLACE-2005 CHEVY COLORADO	BUILD-401	6				23,000		*23,000*
EQPT REPLACE-2006 FORD TAURUS	BUILD-405	6				35,000		*35,000*
EQPT REPLACE-RICOH-COPIER-3	COPY-BUILD	6	13,500					*13,500*
EQPT REPLACE-AFICO COPIER 2035	COPY-POLICE1	6	17,500					*17,500*
ELECTION EQUIPMENT	ELECT-001	6	5,850	5,850	5,850	5,850		*23,400*
EQPT REPLACE-TANKER #2	FIRE-501	6					300,000	*300,000*
EQPT REPLACE-GRASS TRUCK #1	FIRE-504	6			48,000			*48,000*
800 MHZ RADIO REPLACEMENTS	FIRE-551	6	56,900	56,900	56,900			*170,700*
EQPT REPLACE-RESCUE TRUCK #2	FIRE-559	6					100,000	*100,000*
EQPT REPLACE-RESCUE TRUCK #1	FIRE-564	6				80,000		*80,000*
DUTY OFFICER TRUCK	FIRE-567	6					30,000	*30,000*
REPLACEMENT OF EXTRICATION TOOLS	FIRE-568	6					30,000	*30,000*
FIRE CHIEF VEHICLE	FIRE-569	6				60,000		*60,000*
REPLACE ALL SCBA'S	FIRE-581	6				75,000	75,000	*150,000*
(1) SQUAD FOR 2015	POL-315	6	31,000					*31,000*
3 SQUADS FOR 2016	POL-316	6		98,000				*98,000*
3 SQUADS FOR 2017	POL-317	6			106,500			*106,500*
3 SQUADS FOR 2018 & 2019	POL-318	6				106,500	106,500	*213,000*
EQPT REPLACE-UNMARKED PD CAPTAIN CAR	POL-352	6					28,500	*28,500*
800 MHZ RADIO REPLACEMENT	POL-355	6	51,906	51,906	51,906			*155,718*
EQPT REPLACE-2006 CHEVY IMPALA	POL-364	6		25,500				*25,500*
EQPT REPLACE-2006 CHEVY IMPALA-PD CAPTAIN	POL-365	6			22,500			*22,500*
EQPT REPLACE-2007 CHEVY IMPALA	POL-375	6			23,000			*23,000*
REPLACEMENT OF 2004 ARTIC CATATV W/PLOW	POL-387	6	14,000					*14,000*
EQPT REPLACE-2001 RADAR TRAILER	POL-RDR	6	13,500					*13,500*
EQPT REPLACE-2004 MOBILE PRESSURE WASHER	PW-003	6					7,200	*7,200*
EQPT REPLACE-2004 PULL BEHIND PTO MOWER	PW-004	6				24,000		*24,000*
EQPT REPLACE-2006 TANDEM PLOW TRUCK	PW-009	6				175,000		*175,000*
EQPT REPLACE-ENGINEER VEHICLE 2	PW-402	6					28,000	*28,000*
EQPT REPLACE-2006 ENGINEER CAR	PW-407	6				35,000		*35,000*
EQPT REPLACE-1996 CASE LOADER W/PLOW & WING	PW-601	6	171,000					*171,000*

Category	Project#	Priority	2015	2016	2017	2018	2019	Total
EQPT REPLACE-1991 CHIPPER	PW-619	6					22,000	*22,000*
EQPT REPLACE-2001 JOHN DEERE MOWER	PW-635	6				25,000		*25,000*
EQPT REPLACE-2002 SNOWPLOW TRUCK	PW-636	6		185,000				*185,000*
EQPT REPLACE-2002 3/4 TON TRUCK 4x4 (WATER DEPT)	PW-637	6				47,250		*47,250*
EQPT REPLACE-ENGINEERING VEHICLE	PW-638	6	27,200					*27,200*
EQPT REPLACE-2003 FIELD MACHINE VEHICLE	PW-639	6	18,000					*18,000*
EQPT REPLACE-2003 1 TON TRUCK 4x4	PW-640	6		61,000				*61,000*
EQPT REPLACE-ELGIN SWEEPER (STORM WATER DEPT)	PW-642	6				180,000		*180,000*
EQPT REPLACE-2004 SNOWPLOW TRUCK	PW-644	6				194,000		*194,000*
EQPT REPLACE-2004 TOOL CAT	PW-645	6				54,000		*54,000*
EQPT REPLACE-2005 3/4 TON TRUCK 4x4 W/PLOW	PW-651	6				47,000		*47,000*
EQPT REPLACE-2005 UTILITY TRUCK	PW-652	6				50,000		*50,000*
EQPT REPLACE-3/4 TON 4x4 TRUCK	PW-653	6				43,000		*43,000*
EQPT REPLACE-2006 3/4 TON TRUCK 2x4	PW-654	6				22,000		*22,000*
EQPT REPLACE-SIDEWALK MAINTENANCE MACHINE	PW-655	6				99,000		*99,000*
SNOW PLOW TRUCK - SINGLE AXLE W/PLOW	PW-656	6		192,507				*192,507*
800 MHZ RADIO REPLACEMENT	PW-659	6	6,800	6,800	6,800			*20,400*
REPLACE #684 2014 EXMARK MOWER	PW-691	6					12,600	*12,600*
REPLACE 683 2014 EXMARK MOWER	PW-692	6					12,600	*12,600*
REPLACE 685 2014 EXMARK MOWER	PW-693	6					12,600	*12,600*
AUTOMATED FUEL TRACKING SYSTEM	PW-694	6	15,000					*15,000*
REPLACE 679 TORO WIDE AREA MOWER	PW-697	6					90,000	*90,000*
Eqpt Replacement Total			**525,156**	**683,463**	**321,456**	**1,407,600**	**855,000**	***3,792,675***
GRAND TOTAL			**525,156**	**683,463**	**321,456**	**1,407,600**	**855,000**	***3,792,675***

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **14-IT-001**

Project Name **IT CH FIREWALL/SWITCHES**

Type Eqpt Replacement
Useful Life 3
Category Eqpt Replacement

Department Eqpt Replacement
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$7,000**

Description

Replacement of existing firewalls and data switches at municipal center.

Justification

Our firewall and data switches are in need of replacement. The equipment currently in place is over six years old and is approaching their expected useful life. Upgrading this equipment will improve the city's network infrastructure, allowing us to utilize faster speeds to increase productivity as well as safeguard us against unexpected failure from aging equipment.

Expenditures	2015	2016	2017	2018	2019	Total
Furnishings/Equipment	7,000					7,000
Total	**7,000**					**7,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Capital Equipment Certificates	3,500					3,500
Equipment Revolving Fund	3,500					3,500
Total	**7,000**					**7,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **14-IT-002**

Project Name **IT PW-STR SWITCH REPLACEMENT**

Type Eqpt Replacement
Useful Life 3
Category Eqpt Replacement

Department Eqpt Replacement
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$5,000**

Description

Replacement of existing firewalls and data switches at public works facility

Justification

Our firewall and data switches are in need of replacement. The equipment currently in place is over six years old and is approaching their expected useful life. Upgrading this equipment will improve the city's network infrastructure, allowing us to utilize faster speeds to increase productivity as well as safeguard us against unexpected failure from aging equipment.

Expenditures	2015	2016	2017	2018	2019	Total
Furnishings/Equipment	5,000					5,000
Total	**5,000**					**5,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Capital Equipment Certificates	2,500					2,500
Equipment Revolving Fund	2,500					2,500
Total	**5,000**					**5,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **14-IT-003**

Project Name **IT PW-UTI SWITCH REPLACEMENT**

Type Eqpt Replacement
Useful Life 3
Category Eqpt Replacement

Department Eqpt Replacement
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$8,000**

Description

Replacement of existing firewalls and data switches at MAIN public works facility

Justification

Our firewall and data switches are in need of replacement. The equipment currently in place is over six years old and is approaching their expected useful life. Upgrading this equipment will improve the city's network infrastructure, allowing us to utilize faster speeds to increase productivity as well as safeguard us against unexpected failure from aging equipment.

Expenditures	2015	2016	2017	2018	2019	Total
Furnishings/Equipment	8,000					8,000
Total	**8,000**					**8,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Capital Equipment Certificates	4,000					4,000
Equipment Revolving Fund	4,000					4,000
Total	**8,000**					**8,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **15-IT-001**

Project Name **LASERFICHE UPGRADE**

Type Eqpt Replacement
Useful Life 5 Years
Category Eqpt Replacement

Department Eqpt Replacement
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$9,000**

Description

The purpose of this project is to upgrade to the latest version of Laserfiche which is the City's digital document management software. This software needs to be updated to fix several issues with the software and to take advantage of new features.

Justification

Currently, the software is old. There are many small issues that interfere with productivity. Also, individual configurations for each staff member are needed. These are timely and can lead to mistakes. New features are available with Laserfiche 9 - these include improved searched functions, automated workflow, and being able to drag-and-drop into Laserfiche.

Expenditures	2015	2016	2017	2018	2019	Total
Furnishings/Equipment	9,000					9,000
Total	**9,000**					**9,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Capital Equipment Certificates	4,500					4,500
Equipment Revolving Fund	4,500					4,500
Total	**9,000**					**9,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **ADMIN-001**

Project Name **Sidewalk Maintenance Machine**

Type Eqpt Replacement
Useful Life 6
Category Eqpt Replacement

Department Eqpt Replacement
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$54,000**

Description

Replace Current Admin Sidewalk machine purchased used from Andover in 2007.

Justification

Expenditures	2015	2016	2017	2018	2019	Total
Furnishings/Equipment	54,000					54,000
Total	**54,000**					**54,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Capital Equipment Certificates	27,000					27,000
Equipment Revolving Fund	27,000					27,000
Total	**54,000**					**54,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **ADMIN-403**

Project Name **EQPT REPLACE-FORD TAURUS-403**

Type Eqpt Replacement
Useful Life 5 Years
Category Eqpt Replacement

Department Eqpt Replacement
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$13,500**

Description

2005 FORD TAURUS $11,268.25 Accum Depr: $11,268.25
Asset # 2087

Justification

Expenditures	2015	2016	2017	2018	2019	Total
Furnishings/Equipment				13,500		13,500
Total				**13,500**		**13,500**

Funding Sources	2015	2016	2017	2018	2019	Total
Capital Equipment Certificates				6,750		6,750
Equipment Revolving Fund				6,750		6,750
Total				**13,500**		**13,500**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **ADMIN-404**

Project Name **EQPT REPLACE-2006 FORD TAURUS**

Type Eqpt Replacement
Useful Life 8
Category Eqpt Replacement

Department Eqpt Replacement
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$13,500**

Description

Asset # 2135

Justification

Expenditures	2015	2016	2017	2018	2019	Total
Furnishings/Equipment				13,500		13,500
Total				**13,500**		**13,500**

Funding Sources	2015	2016	2017	2018	2019	Total
Capital Equipment Certificates				6,750		6,750
Equipment Revolving Fund				6,750		6,750
Total				**13,500**		**13,500**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **BUILD-401**

Project Name **EQPT REPLACE-2005 CHEVY COLORADO**

Type Eqpt Replacement
Useful Life 7 Years
Category Eqpt Replacement

Department Eqpt Replacement
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$23,000**

Description

2005 CHEVY COLORADO

Acquired: 4/14/05 $25,105.07

Asset # 2076

Justification

Expenditures	2015	2016	2017	2018	2019	Total
Furnishings/Equipment				23,000		23,000
Total				**23,000**		**23,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Capital Equipment Certificates				11,500		11,500
Equipment Revolving Fund				11,500		11,500
Total				**23,000**		**23,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **BUILD-405**

Project Name **EQPT REPLACE-2006 FORD TAURUS**

Type Eqpt Replacement
Useful Life 5 Years
Category Eqpt Replacement

Department Eqpt Replacement
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$35,000**

Description

STAFF IS RECOMMENDING REPLACING THIS UNIT WITH AN ELECTRIC VEHICLE.

Justification

Expenditures	2015	2016	2017	2018	2019	Total
Furnishings/Equipment				35,000		35,000
Total				**35,000**		**35,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Capital Equipment Certificates				17,500		17,500
Equipment Revolving Fund				17,500		17,500
Total				**35,000**		**35,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # COPY-BUILD

Project Name EQPT REPLACE-RICOH-COPIER-3

Type Eqpt Replacement
Useful Life 6
Category Eqpt Replacement

Department Eqpt Replacement
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$13,500**

Description

Date Acquired: 8/31/04 $11,708.88
Asset # 1989

Justification

Expenditures	2015	2016	2017	2018	2019	Total
Furnishings/Equipment	13,500					13,500
Total	**13,500**					**13,500**

Funding Sources	2015	2016	2017	2018	2019	Total
Capital Equipment Certificates	6,750					6,750
Equipment Revolving Fund	6,750					6,750
Total	**13,500**					**13,500**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # COPY-POLICE1

Project Name EQPT REPLACE-AFICO COPIER 2035

Type Eqpt Replacement
Useful Life 12
Category Eqpt Replacement

Department Eqpt Replacement
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$17,500**

Description

Justification

Expenditures	2015	2016	2017	2018	2019	Total
Furnishings/Equipment	17,500					17,500
Total	**17,500**					**17,500**

Funding Sources	2015	2016	2017	2018	2019	Total
Capital Equipment Certificates	8,750					8,750
Equipment Revolving Fund	8,750					8,750
Total	**17,500**					**17,500**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # ELECT-001

Project Name ELECTION EQUIPMENT

Type Equipment
Useful Life
Category Eqpt Replacement

Department Eqpt Replacement
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$35,100**

Description

Purchase elections equipment at an approximate cost of $6,000 per precinct. 8 precincts.

Justification

This will be a County-wide purchase of new elections equipment.

Prior	Expenditures	2015	2016	2017	2018	2019	Total
11,700	Furnishings/Equipment	5,850	5,850	5,850	5,850		23,400
Total	**Total**	**5,850**	**5,850**	**5,850**	**5,850**		**23,400**

Prior	Funding Sources	2015	2016	2017	2018	2019	Total
11,700	Capital Equipment Certificates	2,925	2,925	2,925	2,925		11,700
Total	Equipment Revolving Fund	2,925	2,925	2,925	2,925		11,700
	Total	**5,850**	**5,850**	**5,850**	**5,850**		**23,400**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **FIRE-501**

Project Name **EQPT REPLACE-TANKER #2**

Type Eqpt Replacement
Useful Life 20 Years
Category Eqpt Replacement

Department Eqpt Replacement
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$300,000**

Description

1994 Ford 3000 gallon tanker
20 year life
Date Acquired: 12/31/94

Justification

Vehicle purchased in 1994. Replacement will include a 750 gpm pump. (Original truck had no pump).

Expenditures	2015	2016	2017	2018	2019	Total
Furnishings/Equipment					300,000	300,000
Total					**300,000**	**300,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Capital Equipment Certificates					150,000	150,000
Equipment Revolving Fund					150,000	150,000
Total					**300,000**	**300,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **FIRE-504**

Project Name **EQPT REPLACE-GRASS TRUCK #1**

Type Eqpt Replacement
Useful Life 20
Category Eqpt Replacement

Department Eqpt Replacement
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$48,000**

Description

1989 F250 4x4 Pumping unit may be able to be reused.
Date Acquired: 12/8/88 $14,385 Accum Dep: $14,385
Asset # 1073

Justification

Expenditures	2015	2016	2017	2018	2019	Total
Furnishings/Equipment			48,000			48,000
Total			**48,000**			**48,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Capital Equipment Certificates			24,000			24,000
Equipment Revolving Fund			24,000			24,000
Total			**48,000**			**48,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **FIRE-551**

Project Name **800 MHZ RADIO REPLACEMENTS**

Type Eqpt Replacement
Useful Life 10
Category Eqpt Replacement

Department Eqpt Replacement
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$170,700**

Description

10 MOBIL RADIOS AND 36 HANDHELD RADIOS TO REPLACE CURRENT EQUIPMENT

Justification

CURRENT RADIOS ARE 11 YEARS OLD AND WILL NO LONGER BE SUPPORTED BY VENDOR. OLD RADIOS WILL NOT BE COMPATIBLE WITH ALL FUNCTIONS OF THE NEW RADIO SYSTEM.

Expenditures	2015	2016	2017	2018	2019	Total
Furnishings/Equipment	56,900	56,900	56,900			170,700
Total	**56,900**	**56,900**	**56,900**			**170,700**

Funding Sources	2015	2016	2017	2018	2019	Total
Capital Equipment Certificates	28,450	28,450	28,450			85,350
Equipment Revolving Fund	28,450	28,450	28,450			85,350
Total	**56,900**	**56,900**	**56,900**			**170,700**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **FIRE-559**

Project Name **EQPT REPLACE-RESCUE TRUCK #2**

Type Eqpt Replacement
Useful Life 15
Category Eqpt Replacement

Department Eqpt Replacement
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$100,000**

Description

2004 Rescue truck. Truck carries no water or pump.

Date Acquired: 4/22/04

Justification

Expenditures	2015	2016	2017	2018	2019	Total
Furnishings/Equipment					100,000	100,000
Total					**100,000**	**100,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Capital Equipment Certificates					50,000	50,000
Equipment Revolving Fund					50,000	50,000
Total					**100,000**	**100,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **FIRE-564**

Project Name **EQPT REPLACE-RESCUE TRUCK #1**

Type Eqpt Replacement
Useful Life 15
Category Eqpt Replacement

Department Eqpt Replacement
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$80,000**

Description

2000 Rescue truck. No carried water or pump.

Useful life estimated at 15 years

Justification

Expenditures	2015	2016	2017	2018	2019	Total
Furnishings/Equipment				80,000		80,000
Total				**80,000**		**80,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Capital Equipment Certificates				40,000		40,000
Equipment Revolving Fund				40,000		40,000
Total				**80,000**		**80,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **FIRE-567**

Project Name **DUTY OFFICER TRUCK**

Type Equipment
Useful Life 15
Category Eqpt Replacement

Department Eqpt Replacement
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$30,000**

Description

Replacement of 2004 Duty Officer Truck.

Estimated useful life is 15 years.

Justification

Expenditures	2015	2016	2017	2018	2019	Total
Furnishings/Equipment					30,000	30,000
Total					**30,000**	**30,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Capital Equipment Certificates					15,000	15,000
Equipment Revolving Fund					15,000	15,000
Total					**30,000**	**30,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **FIRE-568**

Project Name **REPLACEMENT OF EXTRICATION TOOLS**

Type Equipment
Useful Life 15
Category Eqpt Replacement

Department Eqpt Replacement
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$30,000**

Description

Replacement of Extrication Tools (Purchased in 2000)

Estimated useful life is 15 years

Justification

Expenditures	2015	2016	2017	2018	2019	Total
Furnishings/Equipment					30,000	30,000
Total					**30,000**	**30,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Capital Equipment Certificates					15,000	15,000
Equipment Revolving Fund					15,000	15,000
Total					**30,000**	**30,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **FIRE-569**

Project Name **FIRE CHIEF VEHICLE**

Type Equipment
Useful Life 10
Category Eqpt Replacement

Department Eqpt Replacement
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$60,000**

Description

Replacement of Fire Chief's 2007 Vehicle.

Estimated useful life is 10 years.

Justification

Expenditures	2015	2016	2017	2018	2019	Total
Furnishings/Equipment				60,000		60,000
Total				**60,000**		**60,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Capital Equipment Certificates				30,000		30,000
Equipment Revolving Fund				30,000		30,000
Total				**60,000**		**60,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **FIRE-581**

Project Name **REPLACE ALL SCBA'S**

Type Eqpt Replacement
Useful Life 10
Category Eqpt Replacement

Department Eqpt Replacement
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$225,000**

Description

REPLACE 35 SCBA PACKS

Justification

CURRENT SCBA'S WERE PURCHASED IN 2004 AND WILL REQUIRE REPLACEMENT TO KEEP EQUIPMENT AT A SATISFACTORY LEVEL.

Expenditures	2015	2016	2017	2018	2019	Total	Future
Furnishings/Equipment				75,000	75,000	150,000	75,000
Total				**75,000**	**75,000**	**150,000**	**Total**

Funding Sources	2015	2016	2017	2018	2019	Total	Future
Capital Equipment Certificates				37,500	37,500	75,000	75,000
Equipment Revolving Fund				37,500	37,500	75,000	**Total**
Total				**75,000**	**75,000**	**150,000**	

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **POL-315**

Project Name **(1) SQUAD FOR 2015**

Type Eqpt Replacement
Useful Life 2
Category Eqpt Replacement

Department Eqpt Replacement
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$31,000**

Description

Justification

Expenditures	2015	2016	2017	2018	2019	Total
Furnishings/Equipment	31,000					31,000
Total	**31,000**					**31,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Capital Equipment Certificates	15,500					15,500
Equipment Revolving Fund	15,500					15,500
Total	**31,000**					**31,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **POL-316**

Project Name **3 SQUADS FOR 2016**

Type Eqpt Replacement
Useful Life 2
Category Eqpt Replacement

Department Eqpt Replacement
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$98,000**

Description

Justification

Expenditures	2015	2016	2017	2018	2019	Total
Furnishings/Equipment		98,000				98,000
Total		**98,000**				**98,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Capital Equipment Certificates		49,000				49,000
Equipment Revolving Fund		49,000				49,000
Total		**98,000**				**98,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **POL-317**

Project Name **3 SQUADS FOR 2017**

Type Eqpt Replacement
Useful Life 2
Category Eqpt Replacement

Department Eqpt Replacement
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$106,500**

Description

Justification

Expenditures	2015	2016	2017	2018	2019	Total
Furnishings/Equipment			106,500			106,500
Total			**106,500**			**106,500**

Funding Sources	2015	2016	2017	2018	2019	Total
Capital Equipment Certificates			53,250			53,250
Equipment Revolving Fund			53,250			53,250
Total			**106,500**			**106,500**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **POL-318**

Project Name **3 SQUADS FOR 2018 & 2019**

Type Eqpt Replacement
Useful Life 2
Category Eqpt Replacement

Department Eqpt Replacement
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$213,000**

Description

Justification

Expenditures	2015	2016	2017	2018	2019	Total
Furnishings/Equipment				106,500	106,500	213,000
Total				**106,500**	**106,500**	**213,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Capital Equipment Certificates				53,250	53,250	106,500
Equipment Revolving Fund				53,250	53,250	106,500
Total				**106,500**	**106,500**	**213,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **POL-352**

Project Name **EQPT REPLACE-UNMARKED PD CAPTAIN CAR**

Type Eqpt Replacement
Useful Life 8
Category Eqpt Replacement

Department Eqpt Replacement
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$28,500**

Description

Unmarked - RESERVED FOR POLICE DEPT CAPTAIN

Justification

Expenditures	2015	2016	2017	2018	2019	Total
Furnishings/Equipment					28,500	28,500
Total					**28,500**	**28,500**

Funding Sources	2015	2016	2017	2018	2019	Total
Capital Equipment Certificates					14,250	14,250
Equipment Revolving Fund					14,250	14,250
Total					**28,500**	**28,500**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **POL-355**

Project Name **800 MHZ RADIO REPLACEMENT**

Type Eqpt Replacement
Useful Life 10
Category Eqpt Replacement

Department Eqpt Replacement
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$155,718**

Description

800 MHZ RADIO REPLACEMENT

Justification

CURRENT RADIOS ARE 11 YEARS OLD AND WILL NO LONGER BE SUPPORTED BY VENDOR. OLD RADIOS WILL NOT BE COMPATIBLE WITH ALL FUNCTIONS OF THE NEW RADIO SYSTEM.

Expenditures	2015	2016	2017	2018	2019	Total
Furnishings/Equipment	51,906	51,906	51,906			155,718
Total	**51,906**	**51,906**	**51,906**			**155,718**

Funding Sources	2015	2016	2017	2018	2019	Total
Capital Equipment Certificates	25,953	25,953	25,953			77,859
Equipment Revolving Fund	25,953	25,953	25,953			77,859
Total	**51,906**	**51,906**	**51,906**			**155,718**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **POL-364**

Project Name **EQPT REPLACE-2006 CHEVY IMPALA**

Type Eqpt Replacement
Useful Life 8
Category Eqpt Replacement

Department Eqpt Replacement
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$25,500**

Description

UNMARKED - INVESTIGATOR

Justification

$28,500 less trade in of $3,000

Expenditures	2015	2016	2017	2018	2019	Total
Furnishings/Equipment		25,500				25,500
Total		**25,500**				**25,500**

Funding Sources	2015	2016	2017	2018	2019	Total
Capital Equipment Certificates		12,750				12,750
Equipment Revolving Fund		12,750				12,750
Total		**25,500**				**25,500**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **POL-365**

Project Name **EQPT REPLACE-2006 CHEVY IMPALA-PD CAPTAIN**

Type Eqpt Replacement
Useful Life 8
Category Eqpt Replacement

Department Eqpt Replacement
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$22,500**

Description

UNMARKED - PD CAPTAIN

Justification

$25,000 less $$2,500 trade in

Expenditures	2015	2016	2017	2018	2019	Total
Furnishings/Equipment			22,500			22,500
Total			**22,500**			**22,500**

Funding Sources	2015	2016	2017	2018	2019	Total
Capital Equipment Certificates			11,250			11,250
Equipment Revolving Fund			11,250			11,250
Total			**22,500**			**22,500**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **POL-375**

Project Name **EQPT REPLACE-2007 CHEVY IMPALA**

Type Eqpt Replacement
Useful Life 8
Category Eqpt Replacement

Department Eqpt Replacement
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$23,000**

Description

Replacement of 2007 Chevy Impala utilized by Investigator (unmarked)

Justification

$26,000 less $3,000 trade in

Expenditures	2015	2016	2017	2018	2019	Total
Furnishings/Equipment			23,000			23,000
Total			**23,000**			**23,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Capital Equipment Certificates			11,500			11,500
Equipment Revolving Fund			11,500			11,500
Total			**23,000**			**23,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **POL-387**

Project Name **REPLACEMENT OF 2004 ARTIC CATATV W/PLOW**

Type Eqpt Replacement
Useful Life 5 Years
Category Eqpt Replacement

Department Eqpt Replacement
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$14,000**

Description

REPLACEMENT OF 2004 ARTIC CAT ALL TERRAIN VEHICLE. WILL BE USED TO PLOW MUNICIPAL CENTER AS WELL.

Justification

$16,000 less $2,000 trade in

Expenditures	2015	2016	2017	2018	2019	Total
Furnishings/Equipment	14,000					14,000
Total	**14,000**					**14,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Capital Equipment Certificates	7,000					7,000
Equipment Revolving Fund	7,000					7,000
Total	**14,000**					**14,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # POL-RDR

Project Name EQPT REPLACE-2001 RADAR TRAILER

Type Eqpt Replacement
Useful Life 15
Category Eqpt Replacement

Department Eqpt Replacement
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$13,500**

Description

Replacement of 2001 Custom Signal Radar Trailer with computer.

Cost $12,934.43

Asset #: 1059

Justification

Needed for reducing speeding complaints, public education, recorded documentation for roadway traffic studies for Engineering and Police Depts.

$15,000 less $1,500 trade in

Expenditures	2015	2016	2017	2018	2019	Total
Furnishings/Equipment	13,500					13,500
Total	**13,500**					**13,500**

Funding Sources	2015	2016	2017	2018	2019	Total
Capital Equipment Certificates	6,750					6,750
Equipment Revolving Fund	6,750					6,750
Total	**13,500**					**13,500**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **PW-003**

Project Name **EQPT REPLACE-2004 MOBILE PRESSURE WASHER**

Type Eqpt Replacement
Useful Life 15
Category Eqpt Replacement

Department Eqpt Replacement
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$7,200**

Description

DATE ACQUIRED: 2/3/04

Justification

Expenditures	2015	2016	2017	2018	2019	Total
Furnishings/Equipment					7,200	7,200
Total					**7,200**	**7,200**

Funding Sources	2015	2016	2017	2018	2019	Total
Capital Equipment Certificates					3,600	3,600
Equipment Revolving Fund					3,600	3,600
Total					**7,200**	**7,200**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **PW-004**

Project Name **EQPT REPLACE-2004 PULL BEHIND PTO MOWER**

Type Eqpt Replacement
Useful Life 10
Category Eqpt Replacement

Department Eqpt Replacement
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$24,000**

Description

Landpride Flex Mower

Cost: $10,873.71 Accum Dep: $7,611.30

DATE ACQUIRED: 3/30/04

Asset#: 2002

Justification

Expenditures	2015	2016	2017	2018	2019	Total
Furnishings/Equipment				24,000		24,000
Total				**24,000**		**24,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Capital Equipment Certificates				12,000		12,000
Equipment Revolving Fund				12,000		12,000
Total				**24,000**		**24,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **PW-009**

Project Name **EQPT REPLACE-2006 TANDEM PLOW TRUCK**

Type Eqpt Replacement
Useful Life 12
Category Eqpt Replacement

Department Eqpt Replacement
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$175,000**

Description

Justification

Expenditures	2015	2016	2017	2018	2019	Total
Furnishings/Equipment				175,000		175,000
Total				**175,000**		**175,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Capital Equipment Certificates				87,500		87,500
Equipment Revolving Fund				87,500		87,500
Total				**175,000**		**175,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **PW-402**

Project Name **EQPT REPLACE-ENGINEER VEHICLE 2**

Type Eqpt Replacement
Useful Life 10
Category Eqpt Replacement

Department Eqpt Replacement
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$28,000**

Description

DATE ACQUIRED: 8/19/05

Justification

Expenditures	2015	2016	2017	2018	2019	Total
Furnishings/Equipment					28,000	28,000
Total					**28,000**	**28,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Capital Equipment Certificates					14,000	14,000
Equipment Revolving Fund					14,000	14,000
Total					**28,000**	**28,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **PW-407**

Project Name **EQPT REPLACE-2006 ENGINEER CAR**

Type Eqpt Replacement
Useful Life 7 Years
Category Eqpt Replacement

Department Eqpt Replacement
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$35,000**

Description

Justification

Expenditures	2015	2016	2017	2018	2019	Total
Furnishings/Equipment				35,000		35,000
Total				**35,000**		**35,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Capital Equipment Certificates				17,500		17,500
Equipment Revolving Fund				17,500		17,500
Total				**35,000**		**35,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **PW-601**

Project Name **EQPT REPLACE-1996 CASE LOADER W/PLOW & WING**

Type Eqpt Replacement
Useful Life 20 Years
Category Eqpt Replacement

Department Eqpt Replacement
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$171,000**

Description

DATE ACQUIRED; 6/26/96

Justification

Loader broke down in December 2014

$186,000 less $15,000 trade in

Expenditures	2015	2016	2017	2018	2019	Total
Furnishings/Equipment	171,000					171,000
Total	**171,000**					**171,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Capital Equipment Certificates	85,500					85,500
Equipment Revolving Fund	85,500					85,500
Total	**171,000**					**171,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **PW-619**

Project Name **EQPT REPLACE-1991 CHIPPER**

Type Eqpt Replacement
Useful Life 20 Years
Category Eqpt Replacement

Department Eqpt Replacement
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$22,000**

Description

1991 Brush Bandit

DATE ACQUIRED: 10/31/91 Cost$14,800 Accum Dep: $14,800

Asset #: 1130

Justification

Expenditures	2015	2016	2017	2018	2019	Total
Furnishings/Equipment					22,000	22,000
Total					**22,000**	**22,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Capital Equipment Certificates					11,000	11,000
Equipment Revolving Fund					11,000	11,000
Total					**22,000**	**22,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **PW-635**

Project Name **EQPT REPLACE-2001 JOHN DEERE MOWER**

Type Eqpt Replacement
Useful Life 8
Category Eqpt Replacement

Department Eqpt Replacement
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$25,000**

Description

John Deere 72" Mower

Cost: $12,013.42

DATE ACQUIRED: 7/25/01

Asset #: 1181

Justification

Expenditures	2015	2016	2017	2018	2019	Total
Furnishings/Equipment				25,000		25,000
Total				**25,000**		**25,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Capital Equipment Certificates				12,500		12,500
Equipment Revolving Fund				12,500		12,500
Total				**25,000**		**25,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **PW-636**

Project Name **EQPT REPLACE-2002 SNOWPLOW TRUCK**

Type Eqpt Replacement
Useful Life 12
Category Eqpt Replacement

Department Eqpt Replacement
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$185,000**

Description

DATE ACQUIRED: 7/30/02 Truck & Plow: $95,375,.43

Asset #: 1151

Justification

$195,000 less $10,000 trade ub

Expenditures	2015	2016	2017	2018	2019	Total
Furnishings/Equipment		185,000				185,000
Total		**185,000**				**185,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Capital Equipment Certificates		92,500				92,500
Equipment Revolving Fund		92,500				92,500
Total		**185,000**				**185,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **PW-637**

Project Name **EQPT REPLACE-2002 3/4 TON TRUCK 4x4 (WATER DEP**

Type Eqpt Replacement
Useful Life 10
Category Eqpt Replacement

Department Eqpt Replacement
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$47,250**

Description

DATE ACQUIRED: 5/2/02: 2002 Chev Silverado $27,808.20

Asset #: 1152

Justification

Expenditures	2015	2016	2017	2018	2019	Total
Furnishings/Equipment				47,250		47,250
Total				**47,250**		**47,250**

Funding Sources	2015	2016	2017	2018	2019	Total
Water Utility Fund				47,250		47,250
Total				**47,250**		**47,250**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **PW-638**

Project Name **EQPT REPLACE-ENGINEERING VEHICLE**

Type Eqpt Replacement
Useful Life 10
Category Eqpt Replacement

Department Eqpt Replacement
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$27,200**

Description

DATE ACQUIRED: 5/28/03 2003 Chev Silverado: $23,205.79

Asset #: 1119

Justification

$35,000 less $7,800 trade in

Expenditures	2015	2016	2017	2018	2019	Total
Furnishings/Equipment	27,200					27,200
Total	**27,200**					**27,200**

Funding Sources	2015	2016	2017	2018	2019	Total
Capital Equipment Certificates	13,600					13,600
Equipment Revolving Fund	13,600					13,600
Total	**27,200**					**27,200**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **PW-639**

Project Name **EQPT REPLACE-2003 FIELD MACHINE VEHICLE**



Type Eqpt Replacement
Useful Life 8
Category Eqpt Replacement

Department Eqpt Replacement
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$18,000**

Description

DATE ACQUIRED: 7/8/03 Mule 3000 $11,441.30

Asset #: 1185

Justification

Expenditures	2015	2016	2017	2018	2019	Total
Furnishings/Equipment	18,000					18,000
Total	**18,000**					**18,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Capital Equipment Certificates	9,000					9,000
Equipment Revolving Fund	9,000					9,000
Total	**18,000**					**18,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **PW-640**

Project Name **EQPT REPLACE-2003 1 TON TRUCK 4x4**

Type Eqpt Replacement
Useful Life 10
Category Eqpt Replacement

Department Eqpt Replacement
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$61,000**

Description

DATE ACQUIRED: 6/30/03 2003 Ford 350 W/Plow: $47,388.66

Asset #: 1153

Justification

Expenditures	2015	2016	2017	2018	2019	Total
Furnishings/Equipment		61,000				61,000
Total		**61,000**				**61,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Capital Equipment Certificates		30,500				30,500
Equipment Revolving Fund		30,500				30,500
Total		**61,000**				**61,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **PW-642**

Project Name **EQPT REPLACE-ELGIN SWEEPER (STORM WATER DE**

Type Eqpt Replacement
Useful Life 12
Category Eqpt Replacement

Department Eqpt Replacement
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$180,000**

Description

DATE ACQUIRED: 1/20/04

Justification

Expenditures	2015	2016	2017	2018	2019	Total
Furnishings/Equipment				180,000		180,000
Total				**180,000**		**180,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Storm Water Utility Fund				180,000		180,000
Total				**180,000**		**180,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **PW-644**

Project Name **EQPT REPLACE-2004 SNOWPLOW TRUCK**

Type Eqpt Replacement
Useful Life 10
Category Eqpt Replacement

Department Eqpt Replacement
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$194,000**

Description

DATE ACQUIRED: 3/24/04

Justification

Expenditures	2015	2016	2017	2018	2019	Total
Furnishings/Equipment				194,000		194,000
Total				**194,000**		**194,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Capital Equipment Certificates				97,000		97,000
Equipment Revolving Fund				97,000		97,000
Total				**194,000**		**194,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **PW-645**

Project Name **EQPT REPLACE-2004 TOOL CAT**

Type Eqpt Replacement
Useful Life 10
Category Eqpt Replacement

Department Eqpt Replacement
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$54,000**

Description

DATE ACQUIRED: 4/6/04: Bobcat Tool Sidewalk Machine: $42,057.96

Asset #: 2003

Justification

Expenditures	2015	2016	2017	2018	2019	Total
Furnishings/Equipment				54,000		54,000
Total				**54,000**		**54,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Capital Equipment Certificates				27,000		27,000
Equipment Revolving Fund				27,000		27,000
Total				**54,000**		**54,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **PW-651**

Project Name **EQPT REPLACE-2005 3/4 TON TRUCK 4x4 W/PLOW**

Type Eqpt Replacement
Useful Life 10
Category Eqpt Replacement

Department Eqpt Replacement
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$47,000**

Description

DATE ACQUIRED: 4/19/05 2005 CHEVROLET SILVERADO: $34,261

Asset #: 2014

Justification

Expenditures	2015	2016	2017	2018	2019	Total
Furnishings/Equipment				47,000		47,000
Total				**47,000**		**47,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Capital Equipment Certificates				23,500		23,500
Equipment Revolving Fund				23,500		23,500
Total				**47,000**		**47,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **PW-652**

Project Name **EQPT REPLACE-2005 UTILITY TRUCK**

Type Eqpt Replacement
Useful Life 10
Category Eqpt Replacement

Department Eqpt Replacement
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$50,000**

Description

Justification

Expenditures	2015	2016	2017	2018	2019	Total
Furnishings/Equipment				50,000		50,000
Total				**50,000**		**50,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Sewer Utility Fund				25,000		25,000
Water Utility Fund				25,000		25,000
Total				**50,000**		**50,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **PW-653**

Project Name **EQPT REPLACE-3/4 TON 4x4 TRUCK**

Type Eqpt Replacement
Useful Life 10
Category Eqpt Replacement

Department Eqpt Replacement
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$43,000**

Description

Justification

Expenditures	2015	2016	2017	2018	2019	Total
Furnishings/Equipment				43,000		43,000
Total				**43,000**		**43,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Capital Equipment Certificates				21,500		21,500
Equipment Revolving Fund				21,500		21,500
Total				**43,000**		**43,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **PW-654**

Project Name **EQPT REPLACE-2006 3/4 TON TRUCK 2x4**

Type Eqpt Replacement
Useful Life 10
Category Eqpt Replacement

Department Eqpt Replacement
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$22,000**

Description

Justification

Expenditures	2015	2016	2017	2018	2019	Total
Furnishings/Equipment				22,000		22,000
Total				**22,000**		**22,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Capital Equipment Certificates				11,000		11,000
Equipment Revolving Fund				11,000		11,000
Total				**22,000**		**22,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **PW-655**

Project Name **EQPT REPLACE-SIDEWALK MAINTENANCE MACHINE**

Type Eqpt Replacement
Useful Life 10
Category Eqpt Replacement

Department Eqpt Replacement
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$99,000**

Description

Justification

Expenditures	2015	2016	2017	2018	2019	Total
Furnishings/Equipment				99,000		99,000
Total				**99,000**		**99,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Capital Equipment Certificates				49,500		49,500
Equipment Revolving Fund				49,500		49,500
Total				**99,000**		**99,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **PW-656**

Project Name **SNOW PLOW TRUCK - SINGLE AXLE W/PLOW**

Type Eqpt Replacement
Useful Life 12
Category Eqpt Replacement

Department Eqpt Replacement
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$192,507**

Description

Purchase new snowplow truck with plow.

Justification

As part of the strategic planning imitative, the city is working towards decreasing plow times overall during snow events. Adding a new truck to the fleet will allow faster snow removal.

Expenditures	2015	2016	2017	2018	2019	Total
Furnishings/Equipment		192,507				192,507
Total		**192,507**				**192,507**

Funding Sources	2015	2016	2017	2018	2019	Total
Capital Equipment Certificates		96,254				96,254
Equipment Revolving Fund		96,253				96,253
Total		**192,507**				**192,507**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **PW-659**

Project Name **800 MHZ RADIO REPLACEMENT**

Type Eqpt Replacement
Useful Life 10
Category Eqpt Replacement

Department Eqpt Replacement
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$20,400**

Description

800 MHZ RADIO REPLACEMENT

Justification

CURRENT RADIOS ARE 11 YEARS OLD AND WILL NO LONGER BE SUPPORTED BY VENDOR. OLD RADIOS WILL NOT BE COMPATIBLE WITH ALL FUNCTIONS OF THE NEW RADIO SYSTEM.

Expenditures	2015	2016	2017	2018	2019	Total
Furnishings/Equipment	6,800	6,800	6,800			20,400
Total	**6,800**	**6,800**	**6,800**			**20,400**

Funding Sources	2015	2016	2017	2018	2019	Total
Capital Equipment Certificates	2,550	2,550	2,550			7,650
Equipment Revolving Fund	2,550	2,550	2,550			7,650
Water Utility Fund	1,700	1,700	1,700			5,100
Total	**6,800**	**6,800**	**6,800**			**20,400**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **PW-691**

Project Name **REPLACE #684 2014 EXMARK MOWER**

Type Eqpt Replacement
Useful Life 5 Years
Category Eqpt Replacement

Department Eqpt Replacement
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$12,600**

Description

Replace 2014 Exmark mower unit 684

Justification

This is a primary mower which is on a 5 year trade-in rotation for dependability and trade-in value.

Expenditures	2015	2016	2017	2018	2019	Total
Furnishings/Equipment					12,600	12,600
Total					**12,600**	**12,600**

Funding Sources	2015	2016	2017	2018	2019	Total
Capital Equipment Certificates					6,300	6,300
Equipment Revolving Fund					6,300	6,300
Total					**12,600**	**12,600**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **PW-692**

Project Name **REPLACE 683 2014 EXMARK MOWER**

Type Eqpt Replacement
Useful Life 5 Years
Category Eqpt Replacement

Department Eqpt Replacement
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$12,600**

Description

Replace 2014 Exmark mower unit 683

Justification

This is a primary mower which is on a 5 year trade-in rotation for dependability and trade-in value.

Expenditures	2015	2016	2017	2018	2019	Total
Furnishings/Equipment					12,600	12,600
Total					**12,600**	**12,600**

Funding Sources	2015	2016	2017	2018	2019	Total
Capital Equipment Certificates					6,300	6,300
Equipment Revolving Fund					6,300	6,300
Total					**12,600**	**12,600**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **PW-693**

Project Name **REPLACE 685 2014 EXMARK MOWER**

Type Eqpt Replacement
Useful Life 5 Years
Category Eqpt Replacement

Department Eqpt Replacement
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$12,600**

Description

Replace 2014 Exmark mower unit 685

Justification

This is a primary mower which is on a 5 year trade-in rotation for dependability and trade-in value.

Expenditures	2015	2016	2017	2018	2019	Total
Furnishings/Equipment					12,600	12,600
Total					**12,600**	**12,600**

Funding Sources	2015	2016	2017	2018	2019	Total
Capital Equipment Certificates					6,300	6,300
Equipment Revolving Fund					6,300	6,300
Total					**12,600**	**12,600**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **PW-694**

Project Name **AUTOMATED FUEL TRACKING SYSTEM**

Type Eqpt Replacement
Useful Life 10
Category Eqpt Replacement

Department Eqpt Replacement
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$15,000**

Description

AUTOMATED FUEL TRACKING SYSTEM FOR PUBLIC WORKS VEHICLES AND EQUIPMENT

Justification

EQUIPMENT WOULD REPLACE CURRENT METHOD OF TRACKING FUEL OF COMPLETING FUEL SLIPS. NEW EQUIPMENT WILL AUTOMATE THE PROCESS AND HAVE A USER-FRIENDLY INTERFACE THAT WILL PRODUCE MONTHLY REPORTS FOR ACCOUNTING PURPOSES.

Expenditures	2015	2016	2017	2018	2019	Total
Furnishings/Equipment	15,000					15,000
Total	**15,000**					**15,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Capital Equipment Certificates	7,500					7,500
Equipment Revolving Fund	7,500					7,500
Total	**15,000**					**15,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **PW-697**

Project Name **REPLACE 679 TORO WIDE AREA MOWER**

Type Eqpt Replacement
Useful Life 7 Years
Category Eqpt Replacement

Department Eqpt Replacement
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$90,000**

Description

REPLACE 679 TORO WIDE AREA MOWER

Justification

THIS UNIT IS TRADED OUT ON A 7 YEAR ROTATION FOR INCREASED DEPENDABILITY AND TRADE-IN VALUE.

Expenditures	2015	2016	2017	2018	2019	Total
Furnishings/Equipment					90,000	90,000
Total					**90,000**	**90,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Capital Equipment Certificates					45,000	45,000
Equipment Revolving Fund					45,000	45,000
Total					**90,000**	**90,000**

MUNICIPAL BUILDING

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City of Ramsey, Minnesota

Capital Improvement Program

2015 thru **2019**

PROJECTS BY CATEGORY

Category	Project#	Priority	2015	2016	2017	2018	2019	Total
Municipal Building								
Community Center Construction	04-BLDG-002	6					4,000,000	*4,000,000*
Old Town Hall Restoration	08-BLDG-005	6					221,300	*221,300*
Sprinkler System @ Fire Station #1	10-BLDG-004	6			25,000			*25,000*
Parking Ramp Storage Room	14-BLDG-002	6	236,127					*236,127*
Municipal Building Total			**236,127**		**25,000**		**4,221,300**	***4,482,427***
GRAND TOTAL			**236,127**		**25,000**		**4,221,300**	***4,482,427***

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **04-BLDG-002**

Project Name **Community Center Construction**



Type Buildings
Useful Life 50 Years
Category Municipal Building

Department Municipal Buildings
Contact Unassigned
Priority 6-Planned

Status Active

Total Project Cost: **$4,000,000**

Description

The Community Center would include recreational areas such as a swimming pool, gym, etc. It would also include meeting rooms for various organizations to hold banquets, monthly meetings, etc.

Justification

Per public consensus, the need for a Community Center is a justified expenditure of public financing. Currently, Ramsey residents must leave the City limits and drive a considerable distance to get to such a facility.

Expenditures	2015	2016	2017	2018	2019	Total
Building Cost/Construction					4,000,000	4,000,000
Total					**4,000,000**	**4,000,000**

Funding Sources	2015	2016	2017	2018	2019	Total
GO Bonding (Referendum)					4,000,000	4,000,000
Total					**4,000,000**	**4,000,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **08-BLDG-005**

Project Name **Old Town Hall Restoration**



Type Improvement
Useful Life 25
Category Municipal Building
Department Municipal Buildings
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$221,300**

Description

Old Town Hall Restoration:

Option 1: Move Historic Town Hall to the Northstar Rail Station Site
$125,000 Const Cost (moving and Stabilization)
$ 50,000 Site/foundation
$ 20,000 furnishing/equip

$195,000

Option 2: Improve private access street to public standard.
$125,000 Const Cost
$ 20,000 ROW
$ 56,300 Road Construction
$ 20,000 Furn/equip

$221,300

Justification

Historic Town Hall is a city facility that is in need of restoration completion. Options include moving it from the site to the COR to serve as a library kiosk, trailhead, and potentially house restrooms.

Expenditures	2015	2016	2017	2018	2019	Total
Building Cost/Construction					125,000	125,000
Improvements Other than Building Cost					76,300	76,300
Furnishings/Equipment					20,000	20,000
Total					**221,300**	**221,300**

Funding Sources	2015	2016	2017	2018	2019	Total
To Be Determined					221,300	221,300
Total					**221,300**	**221,300**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **10-BLDG-004**

Project Name **Sprinkler System @ Fire Station #1**



Type Improvement
Useful Life 20 Years
Category Municipal Building

Department Municipal Buildings
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$25,000**

Description

Hookup on-site municipal water to building and install sprinkler system for entire building.

Justification

Municipal water is on site with municipal well.

Expenditures	2015	2016	2017	2018	2019	Total
Building Cost/Construction			20,000			20,000
Improvements Other than Building Cost			5,000			5,000
Total			**25,000**			**25,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Facility Fund			25,000			25,000
Total			**25,000**			**25,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **14-BLDG-002**

Project Name **Parking Ramp Storage Room**



Type Improvement
Useful Life 20 Years
Category Municipal Building

Department Municipal Buildings
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$256,700**

Description

Heated storage room in municipal ramp.

Justification

Would allow winter maintenance equipment to be stored in the ramp in a heated area. This would free up space in the police garage where the equipment is currently stored.

Prior	Expenditures	2015	2016	2017	2018	2019	Total
20,573	Building Cost/Construction	236,127					236,127
Total	**Total**	**236,127**					**236,127**

Prior	Funding Sources	2015	2016	2017	2018	2019	Total
20,573	Facility Fund	236,127					236,127
Total	**Total**	**236,127**					**236,127**

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PARK IMPROVEMENT

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City of Ramsey, Minnesota

Capital Improvement Program

2015 thru **2019**

PROJECTS BY CATEGORY

Category	Project#	Priority	2015	2016	2017	2018	2019	Total
Park Improvement								
Elmcrest Park & The Draw Park Entrance & Signage	04-PARK-003	6	80,000					*80,000*
Drinking Fountains/Misting Station	06-PARK-002	6	7,000	7,000				*14,000*
Playground for Elmcrest Park	06-PARK-005	6	100,000					*100,000*
Parkway for Central Park	06-PARK-008	6	350,000					*350,000*
Observation boardwalk - Lake Itasca	06-PARK-011	6		40,000				*40,000*
Observation deck on the Mississippi E of Dolomite	06-PARK-015	6				85,000		*85,000*
Trail Connections	06-PARK-019	6	400,000					*400,000*
Landscape Improvements for Parks	08-PARK-001	6	5,000	5,000	5,000	5,000		*20,000*
Mississippi River Trail	08-PARK-002	6		1,535,000				*1,535,000*
The Draw Water Quality Fountains	12-PARK-004	6	15,000					*15,000*
The Draw Grates	12-PARK-006	6	10,000					*10,000*
McKinley Trail Connection to Anoka	12-PARK-008	6	50,000					*50,000*
Park Improvement Total			**1,017,000**	**1,587,000**	**5,000**	**90,000**		***2,699,000***
GRAND TOTAL			**1,017,000**	**1,587,000**	**5,000**	**90,000**		***2,699,000***

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **04-PARK-003**

Project Name **Elmcrest Park & The Draw Park Entrance & Signage**



Type Improvement
Useful Life 20 Years
Category Park Improvement

Department Park Improvements
Contact Unassigned
Priority 6-Planned

Status Active

Total Project Cost: **$80,000**

Description

Entrance signing for Elmcrest Park would consist of a sign and landscaping sited near the Quicksilver entrance timed with the area's redevelopment and street construction. As the 167th node is being evaluated for redevelopment as well as traffic control and way-finding; integration of this planning endeavor should be factored before the final design and placement for the park sign is completed.

For the Draw Park, the sign would function as a monument for the park name and also as a location to advertise upcoming events.

Justification

The 100+ acre community park warrants an attractive entrance monument with landscape. Plus, it is expected there will continue to be events where in thousands of out-of-Ramsey visitors may only know Ramsey from their experience at Elmcrest Park.

Expenditures	2015	2016	2017	2018	2019	Total
Improvements Other than Building Cost	80,000					80,000
Total	**80,000**					**80,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Park Improvement Trust Fund	80,000					80,000
Total	**80,000**					**80,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **06-PARK-002**

Project Name **Drinking Fountains/Misting Station**



Type Improvement
Useful Life 20 Years
Category Park Improvement

Department Park Improvements
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$56,000**

Description

Installation of drinking fountains with pet water availability and misting stations in parks with municipal water availability.

Woodland Green Park 2015; Bear Park 2016.

Justification

Drinking water - especially for active use areas and trail connecting points is very popular. In addition, residents and dog walkers have expressed appreciation for the pet stations.

Prior	Expenditures	2015	2016	2017	2018	2019	Total
42,000	Improvements Other than Building Cost	7,000	7,000				14,000
Total	**Total**	**7,000**	**7,000**				**14,000**

Prior	Funding Sources	2015	2016	2017	2018	2019	Total
42,000	Park Improvement Trust Fund	7,000	7,000				14,000
Total	**Total**	**7,000**	**7,000**				**14,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **06-PARK-005**

Project Name **Playground for Elmcrest Park**



Type Improvement
Useful Life 20
Category Park Improvement

Department Park Improvements
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$100,000**

Description

PLAYGROUND
This project will be the companion piece of the Elmcrest Park Community Building, completed in 2014. A comprehensive planning process is anticipated to yield a playground and associated landscape that is integrated into the new community building.

Funding Source: $100,000 Lawful Gambling Fund
Expenditure: $100,000

Justification

PLAYGROUND
Myriads of parent users of Elmcrest Park have children along that are not in the soccer program. In addition, area residents (in particular to the east of T.H. #47) have been requesting a playground for the park for several years.

Expenditures	2015	2016	2017	2018	2019	Total
Building Cost/Construction	100,000					100,000
Total	**100,000**					**100,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Lawful Gambling Fund	100,000					100,000
Total	**100,000**					**100,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **06-PARK-008**

Project Name **Parkway for Central Park**



Type Improvement
Useful Life 20 Years
Category Park Improvement

Department Park Improvements
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$350,000**

Description

The drive to the Park Center building would be extended to connect to Yolite Street and the proposed land use of the 35 acres east of the park.

The city is currently talking with Kathryn Drexel about purchasing their land adjacent to central park to make a larger Central Park - Approximately 20 additional acres. This additional purchase has been included in the Future - high priority addition to the CIP.

Justification

Additional parking would occur along this new one way drive parkway, and some parking may be considered where the underutilized sedimentation basin currently exists, or this basin may be used for the adjoining land use, with the new parking occurring to the east.

Expenditures	2015	2016	2017	2018	2019	Total
Improvements Other than Building Cost	350,000					350,000
Total	**350,000**					**350,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Park Improvement Trust Fund	350,000					350,000
Total	**350,000**					**350,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **06-PARK-011**

Project Name **Observation boardwalk - Lake Itasca**



Type Improvement
Useful Life 20 Years
Category Park Improvement

Department Park Improvements
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$40,000**

Description

Boardwalk in the southeast portion of the open water wetland.

Justification

Lake Itasca is an important destination for migratory waterfowl and other wetland fauna. A boardwalk in the southeast portion of the open water wetland will invite trail users to experience this and provides direct contact with the lake.

In addition, an observation area with seating (similar to the one in Wetland #114P), provides a point of relaxation on the several mile-long Lake Itasca Trail.

The construction may be done by in-house forces, thereby saving 60% of potential costs.

Expenditures	2015	2016	2017	2018	2019	Total
Improvements Other than Building Cost		40,000				40,000
Total		**40,000**				**40,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Lawful Gambling Fund		40,000				40,000
Total		**40,000**				**40,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **06-PARK-015**

Project Name **Observation deck on the Mississippi E of Dolomite**



Type Improvement
Useful Life 20 Years
Category Park Improvement

Department Park Improvements
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$85,000**

Description

On the south side of Riverdale Drive, east of Dolomite exists a storm water discharge point to the river. This project discusses an observation deck at the top of the bluff over the existing storm sewer easement, concurrent with the development of the land there.

Justification

This access may provide improved maintenance to the storm outlet, but the primary value would be to maintain contact with the river by residents for the remarkable view, and as a rest point along the National, Mississippi River Trail.

This project may be combined with development of adjacent property.

Expenditures	2015	2016	2017	2018	2019	Total
Improvements Other than Building Cost				85,000		85,000
Total				**85,000**		**85,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Lawful Gambling Fund				85,000		85,000
Total				**85,000**		**85,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **06-PARK-019**

Project Name **Trail Connections**



Type Improvement
Useful Life 20 Years
Category Park Improvement

Department Park Improvements
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$400,000**

Description

This project consists of the installation of several high priority connections linking segments of the city's trail system as opportunities and funding become available.

Examples:
-Alpine Park to Sweetbay Ridge
-CR#83 from 167th Lane to Central Park
-Hwy 47 from Trott Brook Cemetery to Elmcrest Park Trail

Justification

The increase demand in use of the city's trail system requires the continued development of the trail system.

Resident requests for improved trail system connections are reflected in priority projects. Trails will also move people off high speed roadways and improve transportation and safety.

Expenditures	2015	2016	2017	2018	2019	Total
Improvements Other than Building Cost	400,000					400,000
Total	**400,000**					**400,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Grants and Aids	100,000					100,000
Park Improvement Trust Fund	300,000					300,000
Total	**400,000**					**400,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **08-PARK-001**

Project Name **Landscape Improvements for Parks**



Type Improvement
Useful Life 20 Years
Category Park Improvement

Department Park Improvements
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$35,000**

Description

Purchase landscape materials for installation in parks by volunteers.

Justification

The City can leverage improvements by working with volunteer groups that will plant the materials supplied by the City.

Prior	Expenditures	2015	2016	2017	2018	2019	Total
15,000	Improvements Other than Building Cost	5,000	5,000	5,000	5,000		20,000
Total	**Total**	**5,000**	**5,000**	**5,000**	**5,000**		**20,000**

Prior	Funding Sources	2015	2016	2017	2018	2019	Total
15,000	Park Improvement Trust Fund	5,000	5,000	5,000	5,000		20,000
Total	**Total**	**5,000**	**5,000**	**5,000**	**5,000**		**20,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **08-PARK-002**

Project Name **Mississippi River Trail**



Type Improvement
Useful Life 20 Years
Category Park Improvement

Department Park Improvements
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$1,535,000**

Description

This project will complete the off-road Mississippi River Trail (MRT) in Ramsey, by the construction of the segment between the Armstrong Boulevard Interchange and City Limits with Elk River within the ROW of Hwy #10.

Construction costs are estimated at $875,000 in Federal funding as part of a trail grant in the amount of $1,120,000 (for two phases of the MRT), with the local match of less than $400,000 from the Park Trust Fund. Contracted Engineering and Administration will be required for this project at an estimated cost of $260,000, also from the Park Trust Fund, and is not grant eligible.

Justification

The MRT in particular, due to its National and Regional scope, is an important economic development 'tool' as it relates to the benefits of tourism associated with non-resident cyclists. Portions of the MRT are also United States Bike Route #45.

Expenditures	2015	2016	2017	2018	2019	Total
Improvements Other than Building Cost		1,535,000				1,535,000
Total		**1,535,000**				**1,535,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Grants and Aids		875,000				875,000
Park Improvement Trust Fund		660,000				660,000
Total		**1,535,000**				**1,535,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **12-PARK-004**

Project Name **The Draw Water Quality Fountains**



Type Improvement
Useful Life 25
Category Park Improvement

Department Park Improvements
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$15,000**

Description

Adding aeration fountains to the recently constructed (2010) park.

Justification

This project will install fountains in the pond, near the amphitheater as an aestetic feature, to circulate the water and improve water quality.

Expenditures	2015	2016	2017	2018	2019	Total
Improvements Other than Building Cost	15,000					15,000
Total	**15,000**					**15,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Park Improvement Trust Fund	15,000					15,000
Total	**15,000**					**15,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **12-PARK-006**

Project Name **The Draw Grates**



Type Improvement
Useful Life 25
Category Park Improvement

Department Park Improvements
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$10,000**

Description

Adding stormwater grates to the recently constructed (2010) park.

Justification

This project will install grates over the pipes in the stormwater spreaders. The pipes do not have grates to prevent people and animals from entering the pipes.

Expenditures	2015	2016	2017	2018	2019	Total
Improvements Other than Building Cost	10,000					10,000
Total	**10,000**					**10,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Storm Water Utility Fund	10,000					10,000
Total	**10,000**					**10,000**

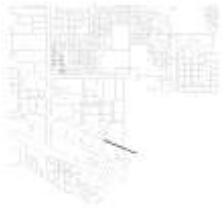
Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **12-PARK-008**

Project Name **McKinley Trail Connection to Anoka**



Type Improvement
Useful Life 25
Category Park Improvement

Department Park Improvements
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$50,000**

Description

Construct Trail along McKinley extension to connect to Anoka City Limits.

Justification

This project will construct a trail in the industrial park from the intersection of Radium and McKinley to McKinley Street in Anoka, providing non-motorized connectivity between the two cities. This project was identified as a priority at the joint Anoka and Ramsey City Council Meeting.

Expenditures	2015	2016	2017	2018	2019	Total
Improvements Other than Building Cost	50,000					50,000
Total	**50,000**					**50,000**

Funding Sources	2015	2016	2017	2018	2019	Total
City of Anoka	25,000					25,000
Park Improvement Trust Fund	25,000					25,000
Total	**50,000**					**50,000**

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SEWER UTILITY IMPROVEMENT

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City of Ramsey, Minnesota

Capital Improvement Program

2015 thru **2019**

PROJECTS BY CATEGORY

Category	Project#	Priority	2015	2016	2017	2018	2019	Total
Sewer Utility Improvement								
Abandon Liftstation Wildlife Sanctuary	04-SEW-001	6				352,000		*352,000*
West Mississippi Park Sewer Service	08-SEW-002	6		170,000				*170,000*
Abandon Lift Station River Pines	08-SEW-004	6				45,000		*45,000*
Replace Cabinet at Lift Station 1	12-SEW-001	6	40,000					*40,000*
Fire Station 1 Sanitary Sewer Service	12-SEW-002	6	60,000					*60,000*
BUNKER/PUMA SEWER TRUNK EXT	14-SEW-001	6		500,000				*500,000*
Garnet Street Reconstruction	15-SEW-001	6	271,000					*271,000*
Sewer Utility Improvement Total			**371,000**	**670,000**		**397,000**		***1,438,000***
GRAND TOTAL			**371,000**	**670,000**		**397,000**		***1,438,000***

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **04-SEW-001**

Project Name **Abandon Liftstation Wildlife Sanctuary**



Type Improvement
Useful Life 50 Years
Category Sewer Utility Improvement

Department Sewer Utility
Contact Unassigned
Priority 6-Planned

Status Active

Total Project Cost: **$352,000**

Description

This project involves extending a sanitary sewer approximately 1500' to the Wildlife Sanctuary lift station. This lift station can then be abandoned. This project will include easement acquisition.

Justification

The abandonment of a lift station will eliminate the perpetual costs of power, daily inspection, mechanical maintenance and the eventual replacement of this mechanized system.

This project will be integrated with development of the adjacent property.

Expenditures	2015	2016	2017	2018	2019	Total
Land Acquisition				50,000		50,000
Building Cost/Construction				302,000		302,000
Total				**352,000**		**352,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Sewer Utility Fund				352,000		352,000
Total				**352,000**		**352,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **08-SEW-002**

Project Name **West Mississippi Park Sewer Service**



Type Improvement
Useful Life 50 Years
Category Sewer Utility Improvement

Department Sewer Utility
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$170,000**

Description

West Mississippi Park is expected to develop and will require sanitary sewer service.

Total water & sewer improvements - $310,000.

Justification

It is anticipated West Mississippi Park will be developed and will require sewer and water service. This project will provide the sewer service for the park improvements. The schedule for this work will be coordinated with the park improvements and will not proceed independently.

This work will be coordinated with construction of a frontage road south of TH 10.

Expenditures	2015	2016	2017	2018	2019	Total
Improvements Other than Building Cost		170,000				170,000
Total		**170,000**				**170,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Sewer Utility Fund		170,000				170,000
Total		**170,000**				**170,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **08-SEW-004**

Project Name **Abandon Lift Station River Pines**



Type Improvement
Useful Life 50 Years
Category Sewer Utility Improvement

Department Sewer Utility
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$45,000**

Description

This project involves extending the gravity sewer from Rum River Meadows to the River Pines Lift Station and abandoning the River Pines Lift Station.

Total Project $120,000

Justification

The abandonment of a lift station will eliminate the perpetual costs of power, daily inspection, mechanical maintenance and the eventual replacement of this mechanized system.

This project will be integrated with the Rum River Prairie project.

Expenditures	2015	2016	2017	2018	2019	Total
Improvements Other than Building Cost				45,000		45,000
Total				**45,000**		**45,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Sewer Utility Fund				45,000		45,000
Total				**45,000**		**45,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **12-SEW-001**

Project Name **Replace Cabinet at Lift Station 1**



Type Improvement
Useful Life 50 Years
Category Sewer Utility Improvement

Department Sewer Utility
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$40,000**

Description

Lift Station 1 is located at Dolomite and 137th Avenue and was the first lift station installed

Justification

Lift Station 1 was installed in 1990. Improvements in control technology has required installation of a new cabinet. The original cabinet is outdated and in need of replacement

Expenditures	2015	2016	2017	2018	2019	Total
Improvements Other than Building Cost	40,000					40,000
Total	**40,000**					**40,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Sewer Utility Fund	40,000					40,000
Total	**40,000**					**40,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **12-SEW-002**

Project Name **Fire Station 1 Sanitary Sewer Service**



Type Improvement
Useful Life 50 Years
Category Sewer Utility Improvement

Department Sewer Utility
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$60,000**

Description

Sanitary Sewer was extended to the Fire Station Property in 2011. This project will extend sanitary sewer into the fire station in conjunction with City Water. Sanitary trunk fees not waived.

Justification

Extending sanitary sewer will allow removal of the septic tank and drainfield.

Expenditures	2015	2016	2017	2018	2019	Total
Improvements Other than Building Cost	60,000					60,000
Total	**60,000**					**60,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Sewer Utility Fund	60,000					60,000
Total	**60,000**					**60,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **14-SEW-001**

Project Name **BUNKER/PUMA SEWER TRUNK EXT**

Type Improvement
Useful Life 50 Years
Category Sewer Utility Improvement

Department Sewer Utility
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$500,000**

Description

Per the City's 2012 adopted Comprehensive Sanitary Sewer and Water Plans, both Sanitary Sewer and Water Trunk line extensions are needed to serve the area outlined below. The plan calls for both extensions to be installed based on development. Both extensions have sufficient funding sources today (water and sewer fund).

The estimated Sanitary Sewer Trunk line extension is $500,000. The estimated Water Trunk line extension is about $700,000. Combined, both extensions are estimated at about $1.2M. The actual cost of both lines will change when design is completed. NOTE: two CIP documents exist for this one project (one for sewer and one for water).

Justification

The Ramsey City Council and EDA have identified the need to prepare for the development of a new business park within the City. The City is targeting a large area of privately owned green-field space located on the north side of U.S. Highway 10, west of Armstrong Boulevard, for a future Ramsey business park.

The future business park is one component (about 92 acres) of a larger green-field area ready for development (about 350 acres). This larger green-field area includes areas for single-family residential development (about 118 acres), medium-density residential (about 31 acres) and room for a future private school campus (about 90 acres).

Expenditures	2015	2016	2017	2018	2019	Total
Improvements Other than Building Cost		500,000				500,000
Total		**500,000**				**500,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Sewer Utility Fund		500,000				500,000
Total		**500,000**				**500,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **15-SEW-001**

Project Name **Garnet Street Reconstruction**

Type Improvement
Useful Life 50 Years
Category Sewer Utility Improvement

Department Sewer Utility
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$271,000**

Description

Reconstruct Garnet Street north of 167th Avenue, and 168th Avenue west of Garnet Street.

Total Project Cost = $1,675,000 (based on feasibility report 1/15)
Street Improvement: $1,036,000
Water Utility: $ 170,000
Sewer Utility: $ 271,000
Storm Utility: $ 198,000

Total Project Cost = $1,650,000
Street Improvement: $1,200,000
Water Utility: $ 225,000
Sewer Utility: $ 225,000

Justification

Garnet Street has needed reconstruction for several years. This project will replace the failing pavement. This is the beginning of the long term street reconstruction program.

The project will install concrete curb & gutter and a concrete sidewalk on one side of the street. This project will install storm sewer, sanitary sewer and watermain. The estimates include approximately $250,000 for soil corrections.

Expenditures	2015	2016	2017	2018	2019	Total
Improvements Other than Building Cost	271,000					271,000
Total	**271,000**					**271,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Sewer Utility Fund	271,000					271,000
Total	**271,000**					**271,000**

SITE ACQUISITION

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City of Ramsey, Minnesota

Capital Improvement Program

2015 thru **2019**

PROJECTS BY CATEGORY

Category	Project#	Priority	2015	2016	2017	2018	2019	Total
Site Acquisition								
Acquire outlots "A" in Rivers Bluff and Reilly Est	06-ACQ-002	6				20,000		*20,000*
Site Acquisition for Water Treatment Plant	07-ACQ-004	6				1,000,000		*1,000,000*
Alpaca Estates Outlot	08-ACQ-002	6		35,000				*35,000*
Site Acquisition Total				**35,000**		**1,020,000**		***1,055,000***
GRAND TOTAL				**35,000**		**1,020,000**		***1,055,000***

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **06-ACQ-002**

Project Name **Acquire outlots "A" in Rivers Bluff and Reilly Est**



Type Land
Useful Life Unassigned
Category Site Acquisition

Department Site Acquisitions
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$20,000**

Description

Along the Rum River in the central part of the city are separate outlots owned by two homeowners associations. Both are very attractive, wooded parcels and connected to existing trail corridors. This project may entail the donation of the land in exchange for passive improvements such as trails, picnic areas or fishing.

Justification

The associations would benefit by realizing these amenities near their homes. The $20,000 expense represents an estimate for real-estate transaction costs, and perhaps park planning to promote the donation. The park plans would generate the development cost projections.

Expenditures	2015	2016	2017	2018	2019	Total
Land Acquisition				20,000		20,000
Total				**20,000**		**20,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Park Improvement Trust Fund				20,000		20,000
Total				**20,000**		**20,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **07-ACQ-004**

Project Name **Site Acquisition for Water Treatment Plant**



Type Land
Useful Life
Category Site Acquisition

Department Site Acquisitions
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$1,000,000**

Description

The Comprehensive water plan identified the need for a water treatment plant to serve the water demand for the City. Site acquisition should be started so that the site is available when design of the plant is authorized.

This work should include negotiating first right of refusal for the property.

The process will include acquisition of the River bank intake and transmission line route.

Justification

The treatment plant will provide more aesthetically pleasing water, eliminate staining, reduce fouling of water softness and improve the taste and odor of the water. With iron removed, the use of polyphosphate can be reduced or eliminated, resulting in an environmental benefit.

Expenditures	2015	2016	2017	2018	2019	Total
Land Acquisition				1,000,000		1,000,000
Total				**1,000,000**		**1,000,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Water Utility Fund				1,000,000		1,000,000
Total				**1,000,000**		**1,000,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **08-ACQ-002**

Project Name **Alpaca Estates Outlot**



Type Land
Useful Life
Category Site Acquisition

Department Site Acquisitions
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$35,000**

Description

This lot was not large enough to build on when the plat was filed.

Justification

This lot was the subject of a development proposal to build a single family home. The proposal was denied. Acquisition of this outlot would provide river access in this area.

Expenditures	2015	2016	2017	2018	2019	Total
Land Acquisition		35,000				35,000
Total		**35,000**				**35,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Park Improvement Trust Fund		35,000				35,000
Total		**35,000**				**35,000**

STORM WATER UTILITY IMPROVEMENT

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City of Ramsey, Minnesota

Capital Improvement Program

2015 thru **2019**

PROJECTS BY CATEGORY

Category	Project#	Priority	2015	2016	2017	2018	2019	Total
Storm Water Utility Improvement								
Annual Sediment Pond Cleaning	04-STRM-004	6	25,000	25,000	25,000	25,000	25,000	*125,000*
County Ditch #43 Cleaning	04-STRM-005	6		180,000				*180,000*
COR Bunker Lake Blvd (Armstrong to Ramsey Blvd)	04-STRM-011	6			560,000			*560,000*
West Mississippi Outlet	04-STRM-014	6				680,000		*680,000*
Whispering Pines Estates Plat 2 Storm Sewer	11-STM-003	6					330,000	*330,000*
Annual Drainage Enhancements	11-STRM-001	6	75,000	75,000	75,000	75,000	75,000	*375,000*
River Storm Water Discharge Treatment	11-STRM-002	6	75,000	75,000	75,000	75,000	75,000	*375,000*
Stormwater Drainage Improvements	12-STRM-001	6		380,000	30,000			*410,000*
Storm Sewer South of Bunker Lake Blvd	13-STRM-001	6	250,000					*250,000*
Garnet Street Reconstruction	15-STM-001	6	198,000					*198,000*
Reconstruction of Andrie Street/164th Avenue	15-STM-002	6		1,020,600				*1,020,600*
Reconstruction of Streets-Ford Brook Estates	15-STM-003	6					237,600	*237,600*
Alpine Drive Reconstruction	15-STM-004	6			60,700			*60,700*
Reconstruction Streets-Stanhope Terr & North Forty	15-STM-005	6				587,600		*587,600*
Storm Water Utility Improvement Total			**623,000**	**1,755,600**	**825,700**	**1,442,600**	**742,600**	***5,389,500***
GRAND TOTAL			**623,000**	**1,755,600**	**825,700**	**1,442,600**	**742,600**	***5,389,500***

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **04-STRM-004**

Project Name **Annual Sediment Pond Cleaning**



Type Improvement
Useful Life 50 Years
Category Storm Water Utility Improveme

Department Stormwater Utility
Contact Unassigned
Priority 6-Planned

Status Active

Total Project Cost: **$150,000**

Description

This is proposed as an annual project to clean sediment from stormwater detention ponds.

Justification

Water quality requirements demand that stormwater discharged to public waters must first receive treatment. Sediment ponds provide this treatment. These ponds must be cleaned of sediment to maintain their effectiveness.

Prior	Expenditures	2015	2016	2017	2018	2019	Total
25,000	Improvements Other than Building Cost	25,000	25,000	25,000	25,000	25,000	125,000
Total	**Total**	**25,000**	**25,000**	**25,000**	**25,000**	**25,000**	**125,000**

Prior	Funding Sources	2015	2016	2017	2018	2019	Total
25,000	Storm Water Utility Fund	25,000	25,000	25,000	25,000	25,000	125,000
Total	**Total**	**25,000**	**25,000**	**25,000**	**25,000**	**25,000**	**125,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **04-STRM-005**

Project Name **County Ditch #43 Cleaning**



Type	Improvement	**Department**	Stormwater Utility
Useful Life	Unassigned	**Contact**	Unassigned
Category	Storm Water Utility Improveme	**Priority**	6-Planned
		Status	Active

Total Project Cost: **$180,000**

Description

County Ditch #43 drains an area of the City known as District Forty Three which extends north roughly to 153rd Ave and west to County Road #57. It has been storm sewered through the Flintwood Hills and River's Bend subdivisions and flows into the wetlands in River's Bend Park. The City will explore joint powers agreement with the WMO to determine if WMO can maintain the County ditch system. This project will also enhance the portions of Protected Wetland north of Sunwood Drive. It is anticipated that the project will take place concurrent with the development of the vacant parcel located between Sunfish Lake Boulevard and County Ditch 43.

Justification

The extreme northern portion of Ditch #43 has long been overgrown with vegetation and its pathway is barely distinguishable. The catch basin outlets on 153rd Ave are frequently submerged and freeze closed in winter causing the street to flood and freeze. Re-ditching approximately 1600' would serve to provide better drainage. This project will also fulfill a commitment made to the DNR during the construction of Sunwood Drive's bridge over Wetland 114p to improve that wetland.

Expenditures	2015	2016	2017	2018	2019	Total
Improvements Other than Building Cost		180,000				180,000
Total		**180,000**				**180,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Storm Water Utility Fund		180,000				180,000
Total		**180,000**				**180,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **04-STRM-011**

Project Name **COR Bunker Lake Blvd (Armstrong to Ramsey Blvd)**



Type	Improvement	**Department**	Stormwater Utility
Useful Life	50 Years	**Contact**	Unassigned
Category	Storm Water Utility Improveme	**Priority**	6-Planned
		Status	Active

Total Project Cost: **$560,000**

Description

Upgrades Bunker Lake Blvd between Armstrong and Ramsey Blvds, necessitated by The COR Development. Upgrades include traffic signals at Rhinestone St., Town Center Drive and Zeolite Streets adjacent to The COR. Offsite improvements include a traffic signal at Sunfish Lake Blvd.

Total Cost for Bunker Lake Blvd. = $3,419,000
Total Cost for Regional Roadway improvements = $14,607,860

Bonded amount $560,000 @ 10 years @ 5% int = $712,710

Justification

The construction of The COR will add additional traffic to Bunker Lake Blvd. This project will upgrade Armstrong Blvd and the intersection at Bunker Lake and Hwy 10 to better handle the traffic.

See projects COR Armstrong, COR Hwy 10 and COR Ramsey Blvd.

Expenditures	2015	2016	2017	2018	2019	Total
Improvements Other than Building Cost			560,000			560,000
Total			**560,000**			**560,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Storm Water Utility Fund			560,000			560,000
Total			**560,000**			**560,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **04-STRM-014**

Project Name **West Mississippi Outlet**



Type Improvement
Useful Life 50 Years
Category Storm Water Utility Improveme

Department Stormwater Utility
Contact Unassigned
Priority 6-Planned

Status Active

Total Project Cost: **$680,000**

Description

It is proposed to construct a 54" outlet, approx. 2,800 feet in length, from the existing Regional Storm Pond located at Hwy 10 and Alpine Drive southward to the Mississippi River.

Justification

The area south of the tracks and west of Bowers Drive has the potential for development but is constrained by the fact that there is no storm water outlet for the area. The construction of this outlet would eliminate that constraint.

This project would be tied to a development proposal in the benefited addition.

Expenditures	2015	2016	2017	2018	2019	Total
Land Acquisition				50,000		50,000
Improvements Other than Building Cost				630,000		630,000
Total				**680,000**		**680,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Storm Water Utility Fund				680,000		680,000
Total				**680,000**		**680,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **11-STM-003**

Project Name **Whispering Pines Estates Plat 2 Storm Sewer**

Type Improvement
Useful Life 50 Years
Category Storm Water Utility Improveme

Department Stormwater Utility
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$330,000**

Description

Install storm sewer in Whispering Pines Estate Plat 2. The plat is located west of Armstrong Boulevard and south of Alpine Drive

Justification

The plat was developed with unpaved streets, ditches and driveway culverts. The project was subsequently paved. The ditches and driveway culverts have sunken over time. This project would install storm sewer and address drainage throughout the plat.

Expenditures	2015	2016	2017	2018	2019	Total
Improvements Other than Building Cost					330,000	330,000
Total					**330,000**	**330,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Storm Water Utility Fund					330,000	330,000
Total					**330,000**	**330,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **11-STRM-001**

Project Name **Annual Drainage Enhancements**



Type Improvement
Useful Life 50 Years
Category Storm Water Utility Improveme

Department Stormwater Utility
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$675,000**

Description

This program will address existing drainage problems which have been reviewed and prioritized by staff and Council.

Justification

Numerous drainage issues are brought to the attention of staff each year. Priority will be focused on projects involving other scheduled construction to minimize costs.

Prior	Expenditures	2015	2016	2017	2018	2019	Total
300,000	Improvements Other than Building Cost	75,000	75,000	75,000	75,000	75,000	375,000
Total	**Total**	**75,000**	**75,000**	**75,000**	**75,000**	**75,000**	**375,000**

Prior	Funding Sources	2015	2016	2017	2018	2019	Total
300,000	Storm Water Utility Fund	75,000	75,000	75,000	75,000	75,000	375,000
Total	**Total**	**75,000**	**75,000**	**75,000**	**75,000**	**75,000**	**375,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **11-STRM-002**

Project Name **River Storm Water Discharge Treatment**



Type Improvement
Useful Life 50 Years
Category Storm Water Utility Improveme

Department Stormwater Utility
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$600,000**

Description

This project will provide treatment for storm water structures that discharge directly into the Rum River and Mississippi River without quality treatment.

Justification

These existing storm water discharges were constructed at a time when quality treatment was not required. There are currently a dozen such discharges in the city. This work will be completed in areas scheduled for street work other construction to minimize costs and inconvenience to the public.

Prior	Expenditures	2015	2016	2017	2018	2019	Total
225,000	Improvements Other than Building Cost	75,000	75,000	75,000	75,000	75,000	375,000
Total	**Total**	**75,000**	**75,000**	**75,000**	**75,000**	**75,000**	**375,000**

Prior	Funding Sources	2015	2016	2017	2018	2019	Total
225,000	Storm Water Utility Fund	75,000	75,000	75,000	75,000	75,000	375,000
Total	**Total**	**75,000**	**75,000**	**75,000**	**75,000**	**75,000**	**375,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **12-STRM-001**

Project Name **Stormwater Drainage Improvements**



Type Improvement
Useful Life 50 Years
Category Storm Water Utility Improveme

Department Stormwater Utility
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$550,000**

Description

This project will address stormwater drainage problems reported in 2011.

Justification

These projects will add storm sewer pipe, clean ditches and address standing water concerns.

- 156th and Armstrong - Clean ditch or add storm sewer 2016 $ 30,000

- 156th Lane and Juniper Ridge Drive - Install pipe to relieve water backing up in existing pipes 2016 $ 350,000

- Riverdale Drive (E. of Dolomite) - Water treatment structure installation to improve watershed 2017 $30,000.

Prior	Expenditures	2015	2016	2017	2018	2019	Total
140,000	Improvements Other than Building Cost		380,000	30,000			410,000
Total	**Total**		**380,000**	**30,000**			**410,000**

Prior	Funding Sources	2015	2016	2017	2018	2019	Total
140,000	Storm Water Utility Fund		380,000	30,000			410,000
Total	**Total**		**380,000**	**30,000**			**410,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **13-STRM-001**

Project Name **Storm Sewer South of Bunker Lake Blvd**



Type Improvement
Useful Life 50 Years
Category Storm Water Utility Improveme

Department Stormwater Utility
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$250,000**

Description

Extend storm sewer 72" ARCP from Bunker Lake Blvd to Lake Ramsey

Justification

This project will extend storm sewer from Bunker Lake Blvd to Lake Ramsey. Storm sewer was installed under Bunker Lake Blvd with the RTC 8-10 project. This pipe does not have an outlet and is only covered with a plywood sheet. This project will connect the existing storm sewer to Lake Ramsey. New lots in COR Three cannot be built on until this pipe is installed.

Expenditures	2015	2016	2017	2018	2019	Total
Improvements Other than Building Cost	250,000					250,000
Total	**250,000**					**250,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Storm Water Utility Fund	250,000					250,000
Total	**250,000**					**250,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **15-STM-001**

Project Name **Garnet Street Reconstruction**

Type Improvement
Useful Life 50 Years
Category Storm Water Utility Improveme

Department Stormwater Utility
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$198,000**

Description

Reconstruct Garnet Street north of 167th Avenue, and 168th Avenue west of Garnet Street.

Total Project Cost = $1,675,000 (based on feasibility report 1/15)
Street Improvement: $1,036,000
Water Utility: $ 170,000
Sewer Utility: $ 271,000
Storm Utility: $ 198,000

Justification

arnet Street has needed reconstruction for several years. This project will replace the failing pavement. This is the beginning of the long term street reconstruction program.

The project will install concrete curb & gutter and a concrete sidewalk on one side of the street. This project will install storm sewer, sanitary sewer and watermain. The estimates include approximately $250,000 for soil corrections.

Expenditures	2015	2016	2017	2018	2019	Total
Improvements Other than Building Cost	198,000					198,000
Total	**198,000**					**198,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Storm Water Utility Fund	198,000					198,000
Total	**198,000**					**198,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **15-STM-002**

Project Name **Reconstruction of Andrie Street/164th Avenue**

Type Improvement
Useful Life 50 Years
Category Storm Water Utility Improveme

Department Stormwater Utility
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$1,020,600**

Description

ncludes reconstruction of Andrie Street and 164th Lane between Alpine Drive and Jarvis Street, including a 6 foot on-road bike lane.

Total Project Cost = $3,120,700
Street Improvement: $2,100,100
Storm Improvement: $1,020,600 ***

***NOTE: At time of CIP There is not enough funding for storm improvements in utility fund - may have to include cost in bonding

68 properties eligible for special assessments

Justification

hese streets are in poor condition and require reconstruction. The pavement has deteriorated beyond the point where an overlay could be applied. This project will install concrete curb and gutter and an on-street bike lane. Storm sewer will be added where necessary to protect the pavement. The current roadway has standing water during certain seasons which weakens the pavement.

Expenditures	2015	2016	2017	2018	2019	Total
Improvements Other than Building Cost		1,020,600				1,020,600
Total		**1,020,600**				**1,020,600**

Funding Sources	2015	2016	2017	2018	2019	Total
Storm Water Utility Fund		1,020,600				1,020,600
Total		**1,020,600**				**1,020,600**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **15-STM-003**

Project Name **Reconstruction of Streets-Ford Brook Estates**

Type Improvement
Useful Life 50 Years
Category Storm Water Utility Improveme

Department Stormwater Utility
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$237,600**

Description

econstruction of streets in Ford Brook Estates.

Total Project Cost = $856,300
Street Improvements: $618,700
Storm Water Improvements: $ 60,700

13 lots for possible assessment

Justification

These streets are in poor condition and require reconstruction. The pavement has deteriorated beyond the point where an overlay could be applied. This project will install concrete curb and gutter and storm sewer.

Expenditures	2015	2016	2017	2018	2019	Total
Improvements Other than Building Cost					237,600	237,600
Total					**237,600**	**237,600**

Funding Sources	2015	2016	2017	2018	2019	Total
Storm Water Utility Fund					237,600	237,600
Total					**237,600**	**237,600**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **15-STM-004**

Project Name **Alpine Drive Reconstruction**

Type Improvement
Useful Life 50 Years
Category Storm Water Utility Improveme

Department Stormwater Utility
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$60,700**

Description

econstruction of Alpine Drive from Armstrong Boulevard to Variolite Street

Total Project Cost = $772,300
Street Improvement: $711,600
Storm Water Improvement: $ 60,700

Justification

These streets are in poor condition and require reconstruction. The pavement has deteriorated beyond the point where an overlay could be applied. This project will install concrete curb and gutter and storm sewer.

Expenditures	2015	2016	2017	2018	2019	Total
Improvements Other than Building Cost			60,700			60,700
Total			**60,700**			**60,700**

Funding Sources	2015	2016	2017	2018	2019	Total
Storm Water Utility Fund			60,700			60,700
Total			**60,700**			**60,700**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **15-STM-005**

Project Name **Reconstruction Streets-Stanhope Terr & North Forty**

Type Improvement
Useful Life 50 Years
Category Storm Water Utility Improveme

Department Stormwater Utility
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$587,600**

Description

Reconstruction of streets in Stanhope Terrace: Ute Street, 153rd Lane, 154th Lane
North Forty: 163rd Lane, Alpaca st, Chameleon St.

Total Project Cost = $ 1,939,400
Street Improvement: $1,351,800
Storm Water Improvments: $ 587,600 ***

NOTE: Depending on what happens with funding for Andrie Street in 2016 may not be funding in storm utility fund for this project.

Justification

These streets are in poor condition and require reconstruction. The pavement has deteriorated beyond the point where an overlay could be applied. This project will install concrete curb and gutter and storm sewer.

Expenditures	2015	2016	2017	2018	2019	Total
Improvements Other than Building Cost				587,600		587,600
Total				**587,600**		**587,600**

Funding Sources	2015	2016	2017	2018	2019	Total
Storm Water Utility Fund				587,600		587,600
Total				**587,600**		**587,600**

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STREET IMPROVEMENT

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City of Ramsey, Minnesota

Capital Improvement Program

2015 thru **2019**

PROJECTS BY CATEGORY

Category	Project#	Priority	2015	2016	2017	2018	2019	Total
Street Improvement								
Annual Street Maintenance Program	04-STR-001	6	500,000	500,000	500,000	500,000	500,000	*2,500,000*
McKinley Street	04-STR-006	6					1,235,000	*1,235,000*
North Highway 10 Frontage Road	04-STR-007	6			3,000,000			*3,000,000*
Zeolite Roadway Improvements	04-STR-012	6		400,000				*400,000*
COR Bunker Lake Blvd (Armstrong to Ramsey Blvd)	04-STR-014	6		3,500,000				*3,500,000*
Single Road Access Areas	06-STR-003	6	25,000	25,000	25,000	25,000	25,000	*125,000*
Veterans Drive Streetscape	08-STR-002	6				240,000		*240,000*
River Pines Lift Station Street Connection	08-STR-005	6				55,000		*55,000*
Bunker Lake Blvd Sunwood Drive Signal	12-STR-001	6		300,000				*300,000*
Bunker Lake Blvd Extension	12-STR-003	6		2,000,000				*2,000,000*
Garnet Street & 168th Ave Reconstruction	12-STR-005	6	1,036,000					*1,036,000*
Riverdale Drive Extension: Traprock to Ramsey Blvd	15-STR-001	6		725,000	725,000			*1,450,000*
Andrie Street/164th Lane Reconstruction	15-STR-002	6		2,100,100				*2,100,100*
Sunwood Drive Roundabout Landscaping	15-STR-003	6		20,000				*20,000*
Jarvis Street Reconstruction	15-STR-004	6	324,000	323,000	323,000			*970,000*
Overlay Projects-Bonded	15-STR-005	6	644,100	490,100	163,700	753,700	612,200	*2,663,800*
Reconstruction of Streets-Ford Brook Estates	15-STR-006	n/a					618,700	*618,700*
Alpine Drive Reconstruction	15-STR-007	3			711,600			*711,600*
Reconstruction Streets Stanhope Terr & North Forty	15-STR-008	6				1,351,800		*1,351,800*
Street Improvement Total			**2,529,100**	**10,383,200**	**5,448,300**	**2,925,500**	**2,990,900**	***24,277,000***
GRAND TOTAL			**2,529,100**	**10,383,200**	**5,448,300**	**2,925,500**	**2,990,900**	***24,277,000***

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # 04-STR-001

Project Name Annual Street Maintenance Program



Type Improvement
Useful Life 20 Years
Category Street Improvement

Department Street Improvements
Contact Unassigned
Priority 6-Planned

Status Active

Total Project Cost: **$3,500,000**

Description

Each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis, including reconstruction at the end of its useful life.

This sheet presents the General Funding Share of the annual Street Maintenance - Seal Coats

There is a total of $2.2M designated to roads annually. See the respective Road project for remainder of Costs, The $500,000 listed here is included in the $2.2M annual calculation

Justification

Regular scheduled maintenance safeguards the considerable investment the City has in its pavements by maximizing pavement life and minimizing emergency repairs.

Prior	Expenditures	2015	2016	2017	2018	2019	Total
1,000,000	Improvements Other than Building Cost	500,000	500,000	500,000	500,000	500,000	2,500,000
Total	**Total**	**500,000**	**500,000**	**500,000**	**500,000**	**500,000**	**2,500,000**

Prior	Funding Sources	2015	2016	2017	2018	2019	Total
1,000,000	General Fund	500,000	500,000	500,000	500,000	500,000	2,500,000
Total	**Total**	**500,000**	**500,000**	**500,000**	**500,000**	**500,000**	**2,500,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **04-STR-006**

Project Name **McKinley Street**



Type Improvement
Useful Life 20 Years
Category Street Improvement

Department Street Improvements
Contact Unassigned
Priority 6-Planned

Status Active

Total Project Cost: **$1,235,000**

Description

This project would complete the connection of Jasper and McKinley Streets between Sunfish Lake Boulevard and Ramsey Boulevard. It includes 2,000 feet of street, side walks, watermain, and storm sewer costs. Project costs will include right of way acquisition.

Total $1,235,000

FUNDING IS AVAILABLE ONLY IF F&C HAS REPAID LOAN OBLIGATION of $1.3M

Justification

With continuing discussion regarding the congestion on TH 10, this project will provide an alternate for the internal traffic, particularly truck traffic, to avoid using Hwy 10. This is an MSA route; therefore, MSA funds may be used if available.

Expenditures	2015	2016	2017	2018	2019	Total
Land Acquisition					435,000	435,000
Improvements Other than Building Cost					800,000	800,000
Total					**1,235,000**	**1,235,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Tax Increment Fund #1					1,235,000	1,235,000
Total					**1,235,000**	**1,235,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **04-STR-007**

Project Name **North Highway 10 Frontage Road**



Type Improvement
Useful Life 20 Years
Category Street Improvement

Department Street Improvements
Contact Unassigned
Priority 6-Planned

Status Active

Total Project Cost: **$3,000,000**

Description

Construction of a frontage road between Thurston Avenue and Sunfish Lake Blvd. (CR 57) between north side of Highway 10 and the railroad tracks. This project requires right of way acquisition.

Justification

This project would eliminate 13 direct accesses onto Highway 10. It is contingent on funds for access control being available through a Mn/DOT grant.

Expenditures	2015	2016	2017	2018	2019	Total
Land Acquisition			2,200,000			2,200,000
Improvements Other than Building Cost			800,000			800,000
Total			**3,000,000**			**3,000,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Grants and Aids			2,100,000			2,100,000
Public Improvement Revolving Fund			900,000			900,000
Total			**3,000,000**			**3,000,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **04-STR-012**

Project Name **Zeolite Roadway Improvements**



Type Improvement
Useful Life 20 Years
Category Street Improvement

Department Street Improvements
Contact Unassigned
Priority 6-Planned

Status Active

Total Project Cost: **$400,000**

Description

This project consists of the installation of 1,300 feet of bituminous street, sidewalk/trail and storm sewer in the western portion of the COR

Funding from TIF 14 will only be available if tax increment is created to be able to bond (20% of available increment needed for bonding or $80,000 available increment)

Justification

These improvements will be necessary to support the development anticipated in the west COR area.

Expenditures	2015	2016	2017	2018	2019	Total
Improvements Other than Building Cost		400,000				400,000
Total		**400,000**				**400,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Tax Increment Fund #14 (BONDING)		400,000				400,000
Total		**400,000**				**400,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **04-STR-014**

Project Name **COR Bunker Lake Blvd (Armstrong to Ramsey Blvd)**



Type Improvement
Useful Life 20 Years
Category Street Improvement

Department Street Improvements
Contact Unassigned
Priority 6-Planned

Status Active

Total Project Cost: **$3,500,000**

Description

Upgrades Bunker Lake Blvd between Armstrong and Ramsey Blvds, necessitated by the COR Development. Upgrades include traffic signals at Town Center Drive. Offsite improvements include a traffic signal at Sunfish Lake Blvd.

Total Cost for Bunker Lake Blvd. = $3,419,000
Total Cost for Regional Roadway improvements = $14,607,860

Funding from TIF 14 will only be available if tax increment is created to be able to bond (20% of available increment needed for bonding or $602,000 available increment)

Justification

The construction of the COR will add additional traffic to Bunker Lake Blvd. This project will upgrade Bunker Lake Blvd to handle traffic from the COR

See projects COR Armstrong, COR Hwy 10 and COR Ramsey Blvd.

Expenditures	2015	2016	2017	2018	2019	Total
Improvements Other than Building Cost		3,500,000				3,500,000
Total		**3,500,000**				**3,500,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Tax Increment Fund #14 (BONDING)		3,500,000				3,500,000
Total		**3,500,000**				**3,500,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **06-STR-003**

Project Name **Single Road Access Areas**



Type Improvement
Useful Life 20 Years
Category Street Improvement

Department Street Improvements
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$200,000**

Description

There are over 30 locations within the City which rely on a single access point to serve neighborhoods in excess of the allowable 600 foot cul de sac length. This project would establish a fund for the elimination of such limited access locations as opportunities arise.

Justification

Public safety is greatly enhanced by the ability to have alternate accesses in residential neighborhoods.

Prior	Expenditures	2015	2016	2017	2018	2019	Total
75,000	Improvements Other than Building Cost	25,000	25,000	25,000	25,000	25,000	125,000
Total	**Total**	**25,000**	**25,000**	**25,000**	**25,000**	**25,000**	**125,000**

Prior	Funding Sources	2015	2016	2017	2018	2019	Total
75,000	Public Improvement Revolving Fund	25,000	25,000	25,000	25,000	25,000	125,000
Total	**Total**	**25,000**	**25,000**	**25,000**	**25,000**	**25,000**	**125,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **08-STR-002**

Project Name **Veterans Drive Streetscape**



Type Improvement
Useful Life 20 Years
Category Street Improvement

Department Street Improvements
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$240,000**

Description

The COR development plans included landscaping adjacent to public streets. This project includes a berm with landscaping between the street and the BNSF Railroad ROW.

Justification

The Northstar Rail Station has been completed and properties along Veterans Drive are developing.

Expenditures	2015	2016	2017	2018	2019	Total
Improvements Other than Building Cost				240,000		240,000
Total				**240,000**		**240,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Public Improvement Revolving Fund				240,000		240,000
Total				**240,000**		**240,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **08-STR-005**

Project Name **River Pines Lift Station Street Connection**



Type Improvement
Useful Life 20 Years
Category Street Improvement

Department Street Improvements
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$55,000**

Description

This project involves extending the street in conjunction with extending gravity sewer to the River Pines Lift Station.

Total costs including street & water utility = $120,000.

Justification

The project originally included installing sewer in an easement to eliminate the lift station. The property was on the market and the City acquired it so a street connection can be made, eliminating a long cul-de-sac.

Expenditures	2015	2016	2017	2018	2019	Total
Improvements Other than Building Cost				55,000		55,000
Total				**55,000**		**55,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Public Improvement Revolving Fund				55,000		55,000
Total				**55,000**		**55,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **12-STR-001**

Project Name **Bunker Lake Blvd Sunwood Drive Signal**



Type Improvement
Useful Life 20 Years
Category Street Improvement

Department Street Improvements
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$300,000**

Description

Construct Traffic Signal at Bunker Lake Blvd and Sunwood Drive. Includes wetland mitigation.

This cost assumes no additional road work.

Justification

This project will construct a traffic signal at Bunker Lake Blvd and Sunwood Drive. It is part of the regional roadway improvements included in the Joint Powers Agreement for the The COR Project. The intersection currently has a 4-way stop. Conversion of traffic will be dependant upon the traffic volumes.

Expenditures	2015	2016	2017	2018	2019	Total
Improvements Other than Building Cost		300,000				300,000
Total		**300,000**				**300,000**

Funding Sources	2015	2016	2017	2018	2019	Total
MSA		300,000				300,000
Total		**300,000**				**300,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **12-STR-003**

Project Name **Bunker Lake Blvd Extension**



Type Improvement
Useful Life 60 Years
Category Street Improvement

Department Street Improvements
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$2,000,000**

Description

Complete south half of Bunker Lake Blvd west of Armstrong Blvd. Supports new business park.

Has Funding from MSA account, but fund balance is over $2M negative with this project.

Justification

This project will complete Bunker Lake Boulevard west of Armstrong Boulevard. The west bound lanes were completed in 2011. This will complete the east bound lanes.

Expenditures	2015	2016	2017	2018	2019	Total
Improvements Other than Building Cost		2,000,000				2,000,000
Total		**2,000,000**				**2,000,000**

Funding Sources	2015	2016	2017	2018	2019	Total
MSA		2,000,000				2,000,000
Total		**2,000,000**				**2,000,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **12-STR-005**

Project Name **Garnet Street & 168th Ave Reconstruction**



Type Improvement
Useful Life 60 Years
Category Street Improvement

Department Street Improvements
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$1,036,000**

Description

Reconstruct Garnet Street north of 167th Avenue, and 168th Avenue west of Garnet Street.

Total Project Cost = $1,675,000 (based on feasibility report 1/15)
Street Improvement: $1,036,000
Water Utility: $ 170,000
Sewer Utility: $ 271,000
Storm Utility: $ 198,000

Justification

Garnet Street has needed reconstruction for several years. This project will replace the failing pavement. This is the beginning of the long term street reconstruction program.

The project will install concrete curb & gutter and a concrete sidewalk on one side of the street. This project will install storm sewer, sanitary sewer and watermain. The estimates include approximately $250,000 for soil corrections.

Expenditures	2015	2016	2017	2018	2019	Total
Improvements Other than Building Cost	1,036,000					1,036,000
Total	**1,036,000**					**1,036,000**

Funding Sources	2015	2016	2017	2018	2019	Total
GO Bonding (Road Funding)	958,000					958,000
Special Assessment - Bonded	78,000					78,000
Total	**1,036,000**					**1,036,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **15-STR-001**

Project Name **Riverdale Drive Extension: Traprock to Ramsey Blvd**



Type Improvement
Useful Life 60 Years
Category Street Improvement

Department Street Improvements
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$1,450,000**

Description

This project would extend Riverdale Drive from Traprock to Armstrong Boulevard

MSA fund is negative at this time.

Justification

The City has applied for a grant from MN/DOT for construction of this segment of street. The Armstrong Boulevard overpass will require the extension of Riverdale Drive to provide local access. This project includes installation of sanitary sewer and water with construction of the street. The utility costs are itemized on separate projects.

Watermain Extension (04-WTR-018)	$ 400,000
Sewer Extension (12-SEW-003)	$ 300,000
Street Improvement (12-STR-007)	$ 750,000
Total Project Cost	$ 1,450,000

Expenditures	2015	2016	2017	2018	2019	Total
Improvements Other than Building Cost		725,000	725,000			1,450,000
Total		**725,000**	**725,000**			**1,450,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Grants and Aids		702,000				702,000
MSA		23,000	725,000			748,000
Total		**725,000**	**725,000**			**1,450,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **15-STR-002**

Project Name **Andrie Street/164th Lane Reconstruction**



Type Improvement
Useful Life 60 Years
Category Street Improvement

Department Street Improvements
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$2,100,100**

Description

Includes reconstruction of Andrie Street and 164th Lane between Alpine Drive and Jarvis Street, including a 6 foot on-road bike lane.

Total Project Cost = $3,120,700
Street Improvement: $2,100,100
Storm Improvement: $1,020,600

68 properties eligible for special assessments

Justification

These streets are in poor condition and require reconstruction. The pavement has deteriorated beyond the point where an overlay could be applied. This project will install concrete curb and gutter and an on-street bike lane. Storm sewer will be added where necessary to protect the pavement. The current roadway has standing water during certain seasons which weakens the pavement.

Expenditures	2015	2016	2017	2018	2019	Total
Improvements Other than Building Cost		2,100,100				2,100,100
Total		**2,100,100**				**2,100,100**

Funding Sources	2015	2016	2017	2018	2019	Total
GO Bonding (Road Funding)		1,658,100				1,658,100
Special Assessment - Bonded		442,000				442,000
Total		**2,100,100**				**2,100,100**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **15-STR-003**

Project Name **Sunwood Drive Roundabout Landscaping**



Type Improvement
Useful Life 60 Years
Category Street Improvement

Department Street Improvements
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$20,000**

Description

Includes installation of perenial grasses, plants, and trees/shrubs as well as irrigation.

Justification

Promote the vision of The COR area.

Expenditures	2015	2016	2017	2018	2019	Total
Improvements Other than Building Cost		20,000				20,000
Total		**20,000**				**20,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Public Improvement Revolving Fund		20,000				20,000
Total		**20,000**				**20,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **15-STR-004**

Project Name **Jarvis Street Reconstruction**

Type Improvement
Useful Life 60 Years
Category Street Improvement

Department Street Improvements
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$970,000**

Description

: Includes the reconstruction of approximately 4,000 feet of Jarvis Street that jointly borders the City of Elk River and the City of Ramsey. Costs will be shared equally between the two cities. Also includes 50% of the costs to construct the required quiet zone improvements at the BNSF railroad crossing on Jarvis Street. This is an MSA route so it must be constructed to State Aid standards.

Payment will be made back in three annual payments to the City of Elk River.

Justification

Completing this project at this time will allow the City of Ramsey to complete a much needed street reconstruction project in cooperation with the City of Elk River who will administer the project. Since this project was not included in previous CIP's, the City of Elk River is offering to finance the project up front and to allow repayment over a 3-year term.

Expenditures	2015	2016	2017	2018	2019	Total
Improvements Other than Building Cost	324,000	323,000	323,000			970,000
Total	**324,000**	**323,000**	**323,000**			**970,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Public Improvement Revolving Fund	294,000	293,000	293,000			880,000
Storm Water Utility Fund	30,000	30,000	30,000			90,000
Total	**324,000**	**323,000**	**323,000**			**970,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **15-STR-005**

Project Name **Overlay Projects-Bonded**

Type Improvement
Useful Life 20 Years
Category Street Improvement

Department Street Improvements
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$2,663,800**

Description

Each paved street within the City is scheduled to receive preventative maintenance on a regularly scheduled basis, including reconstruction at the end of its useful life.

2015 Projects: Hwy 10, Ramsey, Northfork Highlands, Northfork Oaks, Northfork Point, Pondvale Estates, Pondvale Estates 2nd, Rolling Green

2016 Projects: AEC, Woodland Green, Sunwood Drive

2017 Projects: Riversbend

2018 Projects: Woodland Green, North Forty 2nd, North Forty 3rd, Northfork Oaks, Northfork, Northfork 2nd, Northfork 3rd, Northfork Itasca Shores

2019 Projects: Brookview Estates, Meadow View, Flintwood Hills, Wood Pond Hills, Chestnut Ridge

There is a total of $2.2M designated to roads annually.

Overlays will be assessed at 20% of cost

Justification

Regular scheduled maintenance safeguards the considerable investment the City has in its pavements by maximizing pavement life and minimizing emergency repairs.

Overlaying streets provides additional pavement life. These streets are in good shape. They were selected based on Paser rating and time since last sealcoat.

Expenditures	2015	2016	2017	2018	2019	Total
Improvements Other than Building Cost	644,100	490,100	163,700	753,700	612,200	2,663,800
Total	**644,100**	**490,100**	**163,700**	**753,700**	**612,200**	**2,663,800**

Funding Sources	2015	2016	2017	2018	2019	Total
GO Bonding (Road Funding)	515,280	392,080	130,960	602,960	489,760	2,131,040
Special Assessment - Bonded	128,820	98,020	32,740	150,740	122,440	532,760
Total	**644,100**	**490,100**	**163,700**	**753,700**	**612,200**	**2,663,800**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **15-STR-006**

Project Name **Reconstruction of Streets-Ford Brook Estates**

Type Improvement
Useful Life 60 Years
Category Street Improvement

Department Street Improvements
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$618,700**

Description

Reconstruction of streets in Ford Brook Estates.

Total Project Cost = $856,300
Street Improvements: $618,700
Storm Water Improvements: $ 60,700

13 lots for possible assessment

Justification

These streets are in poor condition and require reconstruction. The pavement has deteriorated beyond the point where an overlay could be applied. This project will install concrete curb and gutter and storm sewer.

Expenditures	2015	2016	2017	2018	2019	Total
Improvements Other than Building Cost					618,700	618,700
Total					**618,700**	**618,700**

Funding Sources	2015	2016	2017	2018	2019	Total
GO Bonding (Road Funding)					534,200	534,200
Special Assessment - Bonded					84,500	84,500
Total					**618,700**	**618,700**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **15-STR-007**

Project Name **Alpine Drive Reconstruction**

Type Improvement
Useful Life 60 Years
Category Street Improvement

Department Street Improvements
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$711,600**

Description

Reconstruction of Alpine Drive from Armstrong Boulevard to Variolite Street

Total Project Cost = $772,300
Street Improvement: $711,600
Storm Water Improvement: $ 60,700

Justification

These streets are in poor condition and require reconstruction. The pavement has deteriorated beyond the point where an overlay could be applied. This project will install concrete curb and gutter and storm sewer.

Expenditures	2015	2016	2017	2018	2019	Total
Improvements Other than Building Cost			711,600			711,600
Total			**711,600**			**711,600**

Funding Sources	2015	2016	2017	2018	2019	Total
GO Bonding (Road Funding)			711,600			711,600
Total			**711,600**			**711,600**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **15-STR-008**

Project Name **Reconstruction Streets Stanhope Terr & North Forty**

Type Improvement
Useful Life 60 Years
Category Street Improvement

Department Street Improvements
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$1,351,800**

Description

econstruction of streets in Stanhope Terrace: Ute Street, 153rd Lane, 154th Lane
North Forty: 163rd Lane, Alpaca st, Chameleon St.

Total Project Cost = $ 1,939,400
Street Improvement: $1,351,800
Storm Water Improvments: $ 587,600 ***

NOTE: Depending on what happens with funding for Andrie Street in 2016 may not be funding in storm utility fund for this project.

Justification

These streets are in poor condition and require reconstruction. The pavement has deteriorated beyond the point where an overlay could be applied. This project will install concrete curb and gutter and storm sewer.

Expenditures	2015	2016	2017	2018	2019	Total
Improvements Other than Building Cost				1,351,800		1,351,800
Total				**1,351,800**		**1,351,800**

Funding Sources	2015	2016	2017	2018	2019	Total
GO Bonding (Road Funding)				1,144,100		1,144,100
Special Assessment - Bonded				207,700		207,700
Total				**1,351,800**		**1,351,800**

STREET LIGHT UTILITY IMPROVEMENT

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City of Ramsey, Minnesota

Capital Improvement Program

2015 thru **2019**

PROJECTS BY CATEGORY

Category	Project#	Priority	2015	2016	2017	2018	2019	Total
Street Light Utility Improvement								
Priority D Street Lights	05-STLT-001	6	15,000	15,000	15,000	15,000	15,000	*75,000*
Street Light Utility Improvement Total			**15,000**	**15,000**	**15,000**	**15,000**	**15,000**	***75,000***
GRAND TOTAL			**15,000**	**15,000**	**15,000**	**15,000**	**15,000**	***75,000***

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **05-STLT-001**

Project Name **Priority D Street Lights**



Type Improvement
Useful Life 20 Years
Category Street Light Utility Improveme

Department Street Light Utility
Contact Unassigned
Priority 6-Planned

Status Active

Total Project Cost: **$210,000**

Description

Install LED street lights in priority locations.

Justification

Install additional street lights as future intersections are constructed, existing intersections are deemed to require more lighting, or for installation of lights in special locations.

Prior	Expenditures	2015	2016	2017	2018	2019	Total
135,000	Improvements Other than Building Cost	15,000	15,000	15,000	15,000	15,000	75,000
Total	**Total**	**15,000**	**15,000**	**15,000**	**15,000**	**15,000**	**75,000**

Prior	Funding Sources	2015	2016	2017	2018	2019	Total
135,000	Street Light Utility Fund	15,000	15,000	15,000	15,000	15,000	75,000
Total	**Total**	**15,000**	**15,000**	**15,000**	**15,000**	**15,000**	**75,000**

WATER UTILITY IMPROVEMENT

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City of Ramsey, Minnesota

Capital Improvement Program

2015 thru **2019**

PROJECTS BY CATEGORY

Category	Project#	Priority	2015	2016	2017	2018	2019	Total
Water Utility Improvement								
Complete Pump House 3	04-WTR-005	6		60,000				*60,000*
The COR Bunker Lake Blvd (Armstrong - Ramsey Blvd)	04-WTR-009	6		350,000				*350,000*
Water Treatment Plant Construction	04-WTR-017	6				9,786,010	9,786,010	*19,572,020*
Watermain Looping: (Ramsey Blvd to Traprock St.)	04-WTR-018	6		400,000				*400,000*
1.5 MG Ground Storage Reservoir	05-WTR-004	6			2,000,000			*2,000,000*
Well Rehabilitation & Pump Replacement	07-WTR-001	6	32,000	35,000	38,000	41,000	44,000	*190,000*
River Pines Lift Station Water Connection	08-WTR-003	6			20,000			*20,000*
Fire Station #1 Extension of Water	11-WTR-003	6	55,000					*55,000*
Watermain Sunfish Lk Blvd	12-WTR-001	6			450,000			*450,000*
REFURBISH WATER TOWER #2	14-WTR-001	6			1,300,000			*1,300,000*
REFURBISH WATER TOWER #1	14-WTR-002	6				1,300,000		*1,300,000*
BUNKER/PUMA WATER TRUNK EXT	14-WTR-003	6		700,000				*700,000*
Water Utility Improvement Total			**87,000**	**1,545,000**	**3,808,000**	**11,127,010**	**9,830,010**	***26,397,020***
GRAND TOTAL			**87,000**	**1,545,000**	**3,808,000**	**11,127,010**	**9,830,010**	***26,397,020***

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **04-WTR-005**

Project Name **Complete Pump House 3**



Type Improvement
Useful Life 50 Years
Category Water Utility Improvement

Department Water Utility
Contact Unassigned
Priority 6-Planned

Status Active

Total Project Cost: **$60,000**

Description

Install brick exterior to match building style of The COR buildings; landscape to match streetscape.

Justification

The intent is to have the building and grounds match The COR and adjacent developments.

Expenditures	2015	2016	2017	2018	2019	Total
Improvements Other than Building Cost		60,000				60,000
Total		**60,000**				**60,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Water Utility Fund		60,000				60,000
Total		**60,000**				**60,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **04-WTR-009**

Project Name **The COR Bunker Lake Blvd (Armstrong - Ramsey Blvd)**



Type Improvement
Useful Life 50 Years
Category Water Utility Improvement

Department Water Utility
Contact Unassigned
Priority 6-Planned

Status Active

Total Project Cost: **$350,000**

Description

Upgrades Bunker Lake Blvd between Armstrong and Ramsey Blvds, necessitated by the COR Development. Watermain segments along this portion of roadway will be lowered and extended as necessary.

Total Cost for Bunker Lake Blvd. = $3,419,000
Total Cost for Regional Roadway improvements = $14,607,860

Justification

The construction of the COR will add additional traffic to Bunker Lake Blvd. This project will upgrade Bunker Lake Blvd between Ramsey Blvd and Armstrong Blvd to better handle the traffic.

See projects RTC Armstrong, RTC Hwy 10 and RTC Ramsey Blvd.

Expenditures	2015	2016	2017	2018	2019	Total
Improvements Other than Building Cost		350,000				350,000
Total		**350,000**				**350,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Water Utility Fund		350,000				350,000
Total		**350,000**				**350,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **04-WTR-017**

Project Name **Water Treatment Plant Construction**



Type Buildings
Useful Life 50 Years
Category Water Utility Improvement

Department Water Utility
Contact Unassigned
Priority 6-Planned

Status Active

Total Project Cost: **$19,572,020**

Description

This project anticipates the construction of a 9.6 MGD surface water treatment plant which will draw water from a river bank collection system.

Principal $19,572,020
Interest $11,427,980 (20 yrs @ 5.0%)
Land $1,000,000

$32,000,000

Justification

This treatment plant will provide more aesthetically pleasing water, eliminate staining, reduce fouling of water softness and improve the taste and odor of the water. With iron removed, the use of polyphosphate can be reduced or eliminated, resulting in an environmental benefit.

Expenditures	2015	2016	2017	2018	2019	Total
Building Cost/Construction				9,786,010	9,786,010	19,572,020
Total				**9,786,010**	**9,786,010**	**19,572,020**

Funding Sources	2015	2016	2017	2018	2019	Total
GO Revenue Bonding				9,786,010	9,786,010	19,572,020
Total				**9,786,010**	**9,786,010**	**19,572,020**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **04-WTR-018**

Project Name **Watermain Looping: (Ramsey Blvd to Traprock St.)**



Type Improvement
Useful Life 50 Years
Category Water Utility Improvement

Department Water Utility
Contact Unassigned
Priority 6-Planned

Status Active

Total Project Cost: **$400,000**

Description

This project includes the extension of a 12" watermain from Ramsey Blvd to Traprock Street to along the south side of Highway 10.

Justification

Development south of Highway 10 is anticipated as a result of The COR. Half of the distance is through the Mississippi West County Park. The project will provide dependable water pressure and supply to this developing area.

The city will be applying for a MNDOT cooperative agreement grant to extend Riverdale Drive from Traprock Street to Ramsey Blvd in 2016/2017. Installation of sewer and water with street construction will eliminate the need to dig up the street in the future.

Sanitary Sewer Extention $300,000

Expenditures	2015	2016	2017	2018	2019	Total
Improvements Other than Building Cost		400,000				400,000
Total		**400,000**				**400,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Water Utility Fund		400,000				400,000
Total		**400,000**				**400,000**

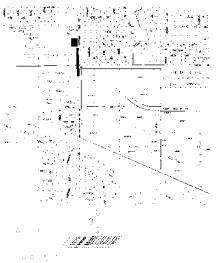
Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **05-WTR-004**

Project Name **1.5 MG Ground Storage Reservoir**



Type Improvement
Useful Life 50 Years
Category Water Utility Improvement

Department Water Utility
Contact Unassigned
Priority 6-Planned

Status Active

Total Project Cost: **$2,000,000**

Description

This project anticipates the construction of a 1.5 million gallon ground storage tank located next to the future water treatment plant.

Justification

This tank will provide needed storage noted in the 2004 Comprehensive Water Plan.

Expenditures	2015	2016	2017	2018	2019	Total
Improvements Other than Building Cost			2,000,000			2,000,000
Total			**2,000,000**			**2,000,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Water Utility Fund			2,000,000			2,000,000
Total			**2,000,000**			**2,000,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **07-WTR-001**

Project Name **Well Rehabilitation & Pump Replacement**



Type Improvement
Useful Life 20 Years
Category Water Utility Improvement

Department Water Utility
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$372,000**

Description

This program establishes a preventative maintenance schedule for the eight municipal wells which are the utilities sole water sources. The following schedule is anticipated: 2012- Well #4; 2013- Well #3; 2014 - Well #5; 2015- Well #6; 2016 - Well #7; 2017- Well #8, 2018 - Well #1.

Justification

Well pumping is highly variable throughout the year. Regular maintenance during low pumping periods will minimize the possibility that a well will be out of service during the peak demand period. The rehabilitation will update the control cabinets and install variable frequency drives on wells 3 and 4. AVFP conserves energy and may be eligible for rebates.

Prior	Expenditures	2015	2016	2017	2018	2019	Total
182,000	Improvements Other than Building Cost	32,000	35,000	38,000	41,000	44,000	190,000
Total	**Total**	**32,000**	**35,000**	**38,000**	**41,000**	**44,000**	**190,000**

Prior	Funding Sources	2015	2016	2017	2018	2019	Total
182,000	Water Utility Fund	32,000	35,000	38,000	41,000	44,000	190,000
Total	**Total**	**32,000**	**35,000**	**38,000**	**41,000**	**44,000**	**190,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **08-WTR-003**

Project Name **River Pines Lift Station Water Connection**



Type Improvement
Useful Life 50 Years
Category Water Utility Improvement

Department Water Utility
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$20,000**

Description

This project involves extending the watermain in conjunction with extending gravity sewer to the River Pines Lift Station.

Total costs including street & water utility = $120,000.

Justification

This project adds a water loop for Rum River Prairie at the same time a lift station is eliminated.

Expenditures	2015	2016	2017	2018	2019	Total
Improvements Other than Building Cost			20,000			20,000
Total			**20,000**			**20,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Water Utility Fund			20,000			20,000
Total			**20,000**			**20,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **11-WTR-003**

Project Name **Fire Station #1 Extension of Water**



Type Improvement
Useful Life 50 Years
Category Water Utility Improvement

Department Water Utility
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$55,000**

Description

Extend municipal water from parking lot into Fire Station #1 building.

Justification

Treated water is currently at the west end of parking lot on the property. This extension would allow for the installation of a sprinkler system within the building while also improving water quality inside of the building. The current well would be used for irrigation on the site.

Trunk charges are waived for public buildings. Total project cost: $45,000

Expenditures	2015	2016	2017	2018	2019	Total
Improvements Other than Building Cost	55,000					55,000
Total	**55,000**					**55,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Water Utility Fund	55,000					55,000
Total	**55,000**					**55,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **12-WTR-001**

Project Name **Watermain Sunfish Lk Blvd**



Type Improvement
Useful Life 50 Years
Category Water Utility Improvement

Department Water Utility
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$450,000**

Description

Extend watermain along Sunfish Lake Boulevard from Sunwood Drive to Fox Knoll approx. 4,000 feet.

Justification

This project will complete another watermain loop connection, providing increased fire flows, increased pressure and enhanced system reliability.

Expenditures	2015	2016	2017	2018	2019	Total
Improvements Other than Building Cost			450,000			450,000
Total			**450,000**			**450,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Water Utility Fund			450,000			450,000
Total			**450,000**			**450,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **14-WTR-001**

Project Name **REFURBISH WATER TOWER #2**

Type Improvement
Useful Life 15
Category Water Utility Improvement

Department Water Utility
Contact Unassigned
Priority 6-Planned

Status Active

Total Project Cost: **$1,300,000**

Description

Interior and exterior coatings at water tower #2

Justification

Ongoing maintenance of interior and exterior coatings on 1.5mg water tower to include inspections.

Expenditures	2015	2016	2017	2018	2019	Total
Improvements Other than Building Cost			1,300,000			1,300,000
Total			**1,300,000**			**1,300,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Water Utility Fund			1,300,000			1,300,000
Total			**1,300,000**			**1,300,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **14-WTR-002**

Project Name **REFURBISH WATER TOWER #1**



Type Improvement
Useful Life 15
Category Water Utility Improvement

Department Water Utility
Contact Unassigned
Priority 6-Planned

Status Active

Total Project Cost: **$1,300,000**

Description

Interior and exterior coatings at water tower #1

Justification

Ongoing maintenance of interior and exterior coatings on 0.5mg water tower to include inspections.

Expenditures	2015	2016	2017	2018	2019	Total
Improvements Other than Building Cost				1,300,000		1,300,000
Total				**1,300,000**		**1,300,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Water Utility Fund				1,300,000		1,300,000
Total				**1,300,000**		**1,300,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **14-WTR-003**

Project Name **BUNKER/PUMA WATER TRUNK EXT**

Type Improvement
Useful Life 50 Years
Category Water Utility Improvement

Department Water Utility
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$700,000**

Description

Per the City's 2012 adopted Comprehensive Sanitary Sewer and Water Plans, both Sanitary Sewer and Water Trunk line extensions are needed to serve the area outlined below. The plan calls for both extensions to be installed based on development. Both extensions have sufficient funding sources today (water and sewer fund).

The estimated Sanitary Sewer Trunk line extension is $500,000. The estimated Water Trunk line extension is about $700,000. Combined, both extensions are estimated at about $1.2M. The actual cost of both lines will change when design is completed. NOTE: two CIP documents exist for this one project (one for sewer and one for water).

Justification

The Ramsey City Council and EDA have identified the need to prepare for the development of a new business park within the City. The City is targeting a large area of privately owned green-field space located on the north side of U.S. Highway 10, west of Armstrong Boulevard, for a future Ramsey business park.

The future business park is one component (about 92 acres) of a larger green-field area ready for development (about 350 acres). This larger green-field area includes areas for single-family residential development (about 118 acres), medium-density residential (about 31 acres) and room for a future private school campus (about 90 acres)

Expenditures	2015	2016	2017	2018	2019	Total
Improvements Other than Building Cost		700,000				700,000
Total		**700,000**				**700,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Water Utility Fund		700,000				700,000
Total		**700,000**				**700,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **15-WTR-001**

Project Name **Garnet Street Reconstruction**

Type Improvement
Useful Life 50 Years
Category Street Improvement

Department Water Utility
Contact
Priority 6-Planned

Status Active

Total Project Cost: **$170,000**

Description

Reconstruct Garnet Street north of 167th Avenue, and 168th Avenue west of Garnet Street.

Total Project Cost = $1,675,000 (based on feasibility report 1/15)
Street Improvement: $1,036,000
Water Utility: $ 170,000
Sewer Utility: $ 271,000
Storm Utility: $ 198,000

Justification

Garnet Street has needed reconstruction for several years. This project will replace the failing pavement. This is the beginning of the long term street reconstruction program.

The project will install concrete curb & gutter and a concrete sidewalk on one side of the street. This project will install storm sewer, sanitary sewer and watermain. The estimates include approximately $250,000 for soil corrections.

Expenditures	2015	2016	2017	2018	2019	Total
Improvements Other than Building Cost	170,000					170,000
Total	**170,000**					**170,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Water Utility Fund	170,000					170,000
Total	**170,000**					**170,000**

CASH FLOW PROJECTIONS

Business Revolving Loan Fund

	Actual 2009	Actual 2010	Actual 2011	Actual 2012	Actual 2013	Projected 2014	Projected 2015	Projected 2016	Projected 2017	Projected 2018	Projected 2019
FUND BALANCE, Beginning of Year	195,140.44	230,253.35	254,697.69	285,446.01	307,873.48	272,403.07	280,724.12	290,532.02	300,487.02	310,591.37	330,126.41
REVENUES:											
Systematic Refrig (Zero Zone)-prn											
Systematic Refrig (Zero Zone)-int											
Sunfish Loan	11,738.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Kuro Fitness Prn					3,761.91	4,650.66	4,804.08	4,962.55	5,126.26	5,295.41	5,470.05
Kuro Fitness Int					902.29	946.36	792.96	634.47	470.78	301.63	126.99
Clear Choice Prn	4,361.10	4,630.05	14,088.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Clear Choice Int	1,276.37	1,094.31	443.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Panther Precision-prn	9,692.43	10,105.26	10,498.30	20,370.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Panther Precision-int	1,849.80	1,349.82	1,043.66	67.90	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Interest Earnings	7,737.00	8,806.90	6,216.41	4,816.29	(5,134.61)	2,724.03	4,210.86	4,357.98	4,507.31	4,658.87	4,951.90
Total Revenues	36,654.91	25,986.34	32,290.32	25,254.47	(470.41)	8,321.05	9,807.90	9,955.00	10,104.35	10,255.91	10,548.94
EXPENDITURES:											
Loan to Kuro Fitness (2013-2020)					35,000.00						
Panther Precision-State Share	1,542.00	1,542.00	1,542.00	2,827.00	0.00						
Total Expenditures	1,542.00	1,542.00	1,542.00	2,827.00	35,000.00	0.00	0.00	0.00	0.00	0.00	0.00
Increase (Decrease) in Cash	35,112.91	24,444.34	30,748.32	22,427.47	(35,470.41)	8,321.05	9,807.90	9,955.00	10,104.35	10,255.91	10,548.94
FUND BALANCE, End of Year	**230,253.35**	**254,697.69**	**285,446.01**	**307,873.48**	**272,403.07**	**280,724.12**	**290,532.02**	**300,487.02**	**310,591.37**	**320,847.28**	**340,675.34**

EQUIPMENT REVOLVING FUND #234

	Actual 2011	Actual 2012	Actual 2013	Projected 2014	Projected 2015	Projected 2016	Projected 2017	Projected 2018	Projected 2019	Future??? (When Land Sales/
FUND BALANCE, Beginning of Year	3,342,842.56	3,276,235.72	1,780,818.16	2,019,286.40	1,733,695.32	1,449,502.50	1,130,364.03	987,441.49	437,078.12	
REVENUES:										
Transfers from General Fund:										
Excess Revenue	12,973.00	17,926.00	71,653.00	0.00	0.00	0.00	0.00	0.00	0.00	
Zayo Fiber		9,519.00								
QCTV Funds	30,000.00		50,000.00	62,197.10						
Transfer from General Fund for VELM System				29,190.45						
Sale of Fixed Assets	0.00	0.00	0.00	13,500.00	0.00	0.00	0.00	0.00	0.00	
First half of fire truck (exp transfer in 2012 but will be bought in 2013) Equipment Certificates fund 9431 will cover				172,986.04						
Second half of fire truck (included in exp transfer in 2013(from Fund 9431-Cap Cert Debt)			150,000.00							
Interest Earnings	76,962.22	48,968.44	(33,184.76)	30,289.30	26,005.43	21,742.54	16,955.46	14,811.62	6,556.17	
Total Revenues	119,935.22	76,413.44	238,468.24	308,162.89	26,005.43	21,742.54	16,955.46	14,811.62	6,556.17	
EXPENDITURES:										
Capital Outlay:										
General Government	16,000.00	57,600.00		452,398.12	261,728.00	340,881.00	159,878.00	565,175.00	427,500.00	
Fire(fire truck funded via equip cert in 2013)	32,000.00	6,000.00		334,629.00						
Parks/PW	12,887.81	52,052.00			0.00	0.00	0.00	0.00	0.00	
Police	94,600.00	94,600.00		0.00	0.00	0.00	0.00	0.00	0.00	
Improvements with qctv funds	31,054.25			18,249.84						
Police VELM Camera System				144,529.75	48,470.25					
Transfers to General Fund										
2012 Street Maint (Allows TIF 4 to go to Sunwood Dr)		275,000.00								
Sunwood Drive Realignment See Above Entry		1,086,579.00								
Funds fronted for Sunwood Realignment until Grant Funds of $500,000 received in 2014				(450,000.00)						
Total Expenditures	186,542.06	1,571,831.00	0.00	499,806.71	310,198.25	340,881.00	159,878.00	565,175.00	427,500.00	
Increase (Decrease) in Cash	(66,606.84)	(1,495,417.56)	238,468.24	(191,643.82)	(284,192.82)	(319,138.46)	(142,922.54)	(550,363.38)	(420,943.83)	
Reserved for QCTV Funding Purchases				93,947.26						
FUND BALANCE, End of Year	3,276,235.72	1,780,818.16	2,019,286.40	1,733,695.32	1,449,502.50	1,130,364.03	987,441.49	437,078.12	16,134.29	

** from QCTV to be used for Council equipment

Reimbursed back with Land Proceeds From Cor When Available	911,579.00

FACILITY FUND #412

	Act:	Actual 2009	Actual 2010	Actual 2011	Actual 2012	Actual 2013	Projected 2014	Projected 2015	Projected 2016	Projected 2017	Projected 2018	Projected 2019
FUND BALANCE, Beginning of Year		168,249	173,482	174,904	210,512	285,589	566,594	489,567	260,783	264,695	243,665	247,320
REVENUES:												
Excess Revenue Transfer (Year End				51,890	71,705	286,613						
Interest Earnings		5,233	2,602	4,270	3,373	(5,608)	8,499	7,343	3,912	3,970	3,655	3,710
Total Revenues		5,233	2,602	56,160	75,078	281,005	8,499	7,343	3,912	3,970	3,655	3,710
EXPENDITURES:												
Retrofit PW				15,501								
PID Wire Circuits			1,181									
Resurface PD Garage Floor							7,900					
Parking Ramp Improvements Authorized 7-8-14							20,573	236,127				
Sprinker Fire Station #1										25,000		
Fire Station #2							57,054					
City Hall/Fire Station Design				5,052								
Total Expenditures		-	1,181	20,553	-	-	85,527	236,127	-	25,000	-	-
Increase (Decrease) in Cash		5,233	1,422	35,607	75,078	281,005	(77,028)	(228,784)	3,912	(21,030)	3,655	3,710
CASH/FUND BALANCE, End of Year		**173,482**	**174,904**	**210,512**	**285,589**	**566,594**	**489,567**	**260,783**	**264,695**	**243,665**	**247,320**	**251,030**

PW Property- Bury Carlson Site

$719,774.50 PV
5.00% Rate
20 Term

2009 & 2010 Payment Only

General Fund Share only of original $1,753,500

Payment	NPV_Beginning	Interest	Period	Principal	Remaining Balance	Payment Due
$57,756.57	$719,774.50	$35,988.73	1	$21,767.85	$698,006.66	1/1/2009
$57,756.57	$698,006.66	$34,900.33	2	$22,856.24	$675,150.42	1/1/2010
$57,756.57	$675,150.42	$33,757.52	3	$23,999.05	$651,151.37	1/2/2011
$57,756.57	$651,151.37	$32,557.57	4	$25,199.00	$625,952.37	1/2/2012
$57,756.57	$625,952.37	$31,297.62	5	$26,458.95	$599,493.42	1/1/2013
$57,756.57	$599,493.42	$29,974.67	6	$27,781.90	$571,711.52	1/1/2014
$57,756.57	$571,711.52	$28,585.58	7	$29,170.99	$542,540.52	1/2/2015
$57,756.57	$542,540.52	$27,127.03	8	$30,629.54	$511,910.98	1/2/2016
$57,756.57	$511,910.98	$25,595.55	9	$32,161.02	$479,749.96	1/1/2017
$57,756.57	$479,749.96	$23,987.50	10	$33,769.07	$445,980.88	1/1/2018
$57,756.57	$445,980.88	$22,299.04	11	$35,457.53	$410,523.36	1/2/2019
$57,756.57	$410,523.36	$20,526.17	12	$37,230.40	$373,292.96	1/2/2020
$57,756.57	$373,292.96	$18,664.65	13	$39,091.92	$334,201.03	1/1/2021
$57,756.57	$334,201.03	$16,710.05	14	$41,046.52	$293,154.52	1/1/2022
$57,756.57	$293,154.52	$14,657.73	15	$43,098.84	$250,055.67	1/2/2023
$57,756.57	$250,055.67	$12,502.78	16	$45,253.79	$204,801.89	1/2/2024
$57,756.57	$204,801.89	$10,240.09	17	$47,516.48	$157,285.41	1/1/2025
$57,756.57	$157,285.41	$7,864.27	18	$49,892.30	$107,393.11	1/1/2026
$57,756.57	$107,393.11	$5,369.66	19	$52,386.91	$55,006.20	1/2/2027
$57,756.51	$55,006.20	$2,750.31	20	$55,006.20	($0.00)	1/2/2028
		$435,356.84		$719,774.50		

$675,150.42 PV
2.00% Rate
18 Term

Reduced Interest Rate begininning in 2011 due to economy

General Fund Share only of original $1,753,500

Payment	NPV_Beginning	Interest	Period	Principal	Remaining Balance	Payment Due
$44,520.00	$675,150.42	$13,503.01	1	$31,016.99	$644,133.43	1/1/2011
$44,520.00	$644,133.43	$12,882.67	2	$31,637.33	$612,496.10	1/1/2012
$44,520.00	$612,496.10	$12,249.92	3	$32,270.08	$580,226.02	1/1/2013
$44,520.00	$580,226.02	$11,604.52	4	$32,915.48	$547,310.54	1/1/2014
$44,520.00	$547,310.54	$10,946.21	5	$33,573.79	$513,736.75	1/1/2015
$44,520.00	$513,736.75	$10,274.74	6	$34,245.26	$479,491.49	1/1/2016
$44,520.00	$479,491.49	$9,589.83	7	$34,930.17	$444,561.31	1/1/2017
$44,520.00	$444,561.31	$8,891.23	8	$35,628.77	$408,932.54	1/1/2018
$44,520.00	$408,932.54	$8,178.65	9	$36,341.35	$372,591.19	1/1/2019
$44,520.00	$372,591.19	$7,451.82	10	$37,068.18	$335,523.02	1/1/2020
$44,520.00	$335,523.02	$6,710.46	11	$37,809.54	$297,713.48	1/1/2021
$44,520.00	$297,713.48	$5,954.27	12	$38,565.73	$259,147.75	1/1/2022
$44,520.00	$259,147.75	$5,182.95	13	$39,337.05	$219,810.70	1/1/2023
$44,520.00	$219,810.70	$4,396.21	14	$40,123.79	$179,686.91	1/1/2024
$44,520.00	$179,686.91	$3,593.74	15	$40,926.26	$138,760.65	1/1/2025
$44,520.00	$138,760.65	$2,775.21	16	$41,744.79	$97,015.87	1/1/2026
$44,520.00	$97,015.87	$1,940.32	17	$42,579.68	$54,436.18	1/1/2027
$55,524.91	$54,436.18	$1,088.72	18	$54,436.19	($0.00)	1/1/2028
		$0.00	19	$0.00	$0.00	1/1/2029
		$137,214.49		$675,150.42		

Landfill Trust Fund #803

Cash Balance	Actual 2009	**Actual 2010**	**Actual 2011**	**Actual 2012**	**Actual 2013**	**Projected 2014**	**Projected 2015**	**Projected 2016**	**Projected 2017**	**Projected 2018**	**Projected 2019**	Future
Beginning Balance	3,536,624	3,616,892	3,307,739	2,824,272	1,977,893	1,737,999	1,820,525	1,908,915	1,937,549	1,966,612	1,996,111	
Interest Earnings	105,902	96,290	69,436	40,229	(38,673)	26,070	27,308	28,634	29,063	29,499	29,942	
Loan Payments-**Interest Only**												
PW Facility Loan-Int (6%)-12yr(2006)												
PD Facility Loan-Int (8%)-20 YR(2015)	25,453	22,600	19,519	16,191	12,597	8,716	4,525					
Loan Payments-**Principal Only**												
PW Facility Loan-Prin (6%)-12yr												
PD Facility Loan-Prin (8%)-20 YR	35,660	38,512	41,593	44,921	48,515	52,396	56,557					
Total Revenues	167,015	157,403	130,548	101,341	22,439	87,182	88,390	28,634	29,063	29,499	29,942	
Ramsey Rail-Design with Kimley Horn Anoka JPA				(246,389)								
BNSF-Sunfish				(219,543)								
Loan for North Common Park 17 lot Construction (reimbursed back after sold from COR Sales)				(79,793)	(260,983)	(4,656)						
Elmcrest Creek Trail												(75,000)
RTC Ramp Expense	(14,660)				(1,350)							
Share of Ramsey Express Bus (net of Grant)	(72,087)	(466,556)	(614,015)	(401,994)								
Trott Brook Trail Corridor												(15,000)
Total Expenditures	(86,747)	(466,556)	(614,015)	(947,720)	(262,333)	(4,656)	-	-	-	-	-	
Increase (decrease) in cash	80,268	(309,153)	(483,467)	(846,379)	(239,894)	82,526	88,390	28,634	29,063	29,499	29,942	
FUND BALANCE, End of Year	**3,616,892**	**3,307,739**	**2,824,272**	**1,977,893**	**1,737,999**	**1,820,525**	**1,908,915**	**1,937,549**	**1,966,612**	**1,996,111**	**- 2,026,053**	

LANDFILL TRUST FUND:

Fund is supposed to be maintained at $2,750,000 or adequate level, council wanted bus service

$202,388 Still in advances on PD bldg

$157,467Still in advanced on PD building

$108,953 Still in advanced on PD building

LAWFUL GAMBLING FUND #270

	Actual 2009	Actual 2010	Actual 2011	Actual 2012	Actual 2013	Projected 2014	Projected 2015	Projected 2016	Projected 2017	Projected 2018	Projected 2019
FUND BALANCE, Beginning of Year	216,538	114,384	138,492	138,114	162,477	154,026	143,546	71,699	57,699	83,699	24,699
REVENUES:											
Required Contributions:											
Anoka Area Ice Arena Association	4,354	4,055	3,152	3,257	5,058	4,800	4,000	4,000	4,000	4,000	4,000
Climb Theatre	11,357	9,361	9,889	13,243	13,375	14,000	10,000	10,000	10,000	10,000	10,000
Ramsey Lions Club	21,360	16,090	18,456	18,484	25,472	31,000	25,000	25,000	25,000	25,000	25,000
Ramsey Lions Donation-Heart Safe						1,000					
Donations	920	5,585	385	-	-	-	-	-	-	-	-
Interest Earnings	6,097	4,517	3,240	2,378	(2,970)	2,310	2,153	-	-	-	-
Total Revenues	44,087	39,608	35,122	37,363	40,936	53,110	41,153	39,000	39,000	39,000	39,000
EXPENDITURES:											
Park Improvement Program											
Central Park Entrance Sign/locks	3,235										
Lake Itasca Observation Boardwalk								40,000			
Observation Deck-Mississippi										85,000	
Boat Launch			20,000								
Elmcrest Park Playground							100,000				
Lions Pavillion Improvements											
Draw Park Restroom						46,040					
Heartsafe						1,000					
Youth First		500	5,500	8,000	3,000	8,000	8,000	8,000	8,000	8,000	8,000
Juvenile Diversion		5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
North Commons Park				-	41,387	**3,550**					
Ramsey Foundation-Cor Performance		5,000									
Safety Camp		5,000	5,000								
Community Programs	11,250										
Dog Park-Alpine Park	6,960										
Skateboard Park in Alpine Park	124,797										
Transfers to Other Funds -											
Total Expenditures	146,242	15,500	35,500	13,000	49,387	63,590	113,000	53,000	13,000	98,000	13,000
Increase (Decrease) in Cash	(102,154)	24,108	(378)	24,363	(8,451)	(10,480)	(71,847)	(14,000)	26,000	(59,000)	26,000
FUND BALANCE, End of Year	**114,384**	**138,492**	**138,114**	**162,477**	**154,026**	**143,546**	**71,699**	**57,699**	**83,699**	**24,699**	**50,699**

MSA Fund

	Actual 2010	Actual 2011	Actual 2012	Actual 2013	Projected 2014	Projected 2015	Projected 2016	Projected 2017	Projected 2018	Projected 2019
Beginning Balance	661,593	707,503	397,188	828,050	1,226,342	1,053,346	1,374,627	(537,840)	(866,234)	(465,005)
Revenues										
Current Year Allocation (Held at State)	957,571	1,015,240	1,070,753	1,020,221	1,059,584	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
MSA City **Received** from Held Allocation	824,093									
F&C Land Proceeds per policy			66,129							
McD & Superamerica Land Proceeds Est										
Est LandSale Proceeds Estimated Totally Unknown										
Interest Earnings	30,085	15,875	12,398	(20,595)	1,031	(31)	1,873	(7,689)	(9,331)	(7,325)
Total Revenue	2,473,342	1,738,619	1,546,468	1,827,677	2,286,957	2,053,315	2,376,500	454,471	124,435	527,670
Expenditures										
Street Maintenance Projects	(168,600)									
MSA Maintenance (Received from State	(140,000)	(140,000)	(140,000)	(140,000)	(140,000)	(140,000)	(140,000)	(140,000)	(140,000)	(140,000)
Held Allocation)	(845,728)									
CIP Projects										
2012 Street Maint Alpine & alpaca			(129,947)	(22,801)						
County Road #5/Alpine Drive Realignment					(212,288)					
Armstrong/Bunker Bonding (Ends 2022)			(52,498)	(275,070)	(297,970)	(295,470)	(295,420)	(300,220)	(299,870)	(299,351)
Alpine/Roanoke 10-07	(242,241)	(309,428)								
Alpine Overlay		(56,300)	(231,002)							
Bunker Lake Blvd/Sunwood Drive Traffic Signal							(300,000)			
Bunker Lake Blvd Extension-Armstrong to PUMA							(2,000,000)			
Riverdale Drive Ext Traprock-Armstrong			(3,603)	(33)	(112,412)	(87,588)				
Bunker Lake Blvd & Sunfish Lk Blvd(County Project #002-716-011					(311,151)					
Riverdale Drive Extension Traprock to Ramsey Blvd							(23,000)	(725,000)		
Sunfish Lake Blvd/Alpine Drive Intersection Impr		(64,160)								
Dysprosium Street Reconstruction		(607,988)								
167th Avenue Extension - Jaspar to Armstrong Blvd	(192,631)									
Sunfish Blvd bond payments (Ends 2019)	(176,640)	(163,555)	(161,368)	(163,430)	(159,790)	(155,630)	(155,920)	(155,485)	(149,570)	(148,263)
Total Expenditures	(1,765,839)	(1,341,431)	**(718,417)**	**(601,334)**	**(1,233,611)**	**(678,688)**	**(2,914,340)**	**(1,320,705)**	**(589,440)**	**(587,614)**
FUND BALANCE, End of Year	**707,503**	**397,188**	**828,050**	**1,226,342**	**1,053,346**	**1,374,627**	**(537,840)**	**(866,234)**	**(465,005)**	**(59,944)**
MSA funds dedicated					**(597,760)**	**(591,100)**	**(591,340)**	**(595,705)**	**(589,440)**	**(587,614)**

MSA Fund

Sources:

1. Annual MSA Allotments
2. Interest Earnings

Expenditure Uses:

1. Transfers to General Fund for budgeted general maintenance to state-aid streets
2. Costs associated with municipal state-aid improvement projects as detailed in CIP or as approved by City Council.

Park Improvement Trust

	Actual 2011	Actual 2012	Actual 2013	Projected 2014	Projected 2015	Projected 2016	Projected 2017	Projected 2018	Projected 2019	Future
Beginning Balance	2,021,123	1,987,531	2,649,355	2,459,915	1,545,495	804,012	209,072	257,208	286,066	
Projected Revenue										
F&C Land Proceeds		101,111								
MN DNR Grant-North Common Trees				10,498						
Alpine & Rivers Ben Park Easements			52,551	13,000						
Armstrong Trail Grant (MNDNR) City Share is 50%-Exceeded				100,000						
ARAA Share of Elmcrest Park Building			40,000							
Mississippi River Trail County ($126,800 & Fed $164,200)					162,800	126,820				
Mississippi Skyway $100,000 (TOD Grant)					100,000					
Park/Trail Dedications	1,820	619,567	55,855	150,489	100,000	100,000	50,000	50,000	25,000	
Tmobile Tower Rental	18,000	18,000	-	-	-	-	-	-	-	
Donations	2,174	356	-	665	-	-	-	-	-	
Interest Earnings	81,181	56,489	(64,588)	36,899	23,182	12,060	3,136	3,858	4,291	
TOTAL REVENUE	103,175	795,524	83,818	188,053	123,182	112,060	53,136	53,858	29,291	
CIP Projects										
Alpaca Estates Outlet						(35,000)				
Alpine Trail		(58,813)								
Alpine Park Winter Facilities (Future)				(1,300)						$ (2,500,000)
Armstrong Trail (See $100,000 grant above)			(17,601)	(201,223)						
Central Park Parkway					(350,000)					
Community Building for Elmcrest Park			(58,634)	(778,724)						
Central Park Sidewalk				(6,386)						
Drinking Fountains		(4,173)	(6,594)	(2,550)	(7,000)	(7,000)				
Draw Park Entrance Monument			(22,319)							
Draw Ballfield area (Future)										$ (1,200,000)
Draw Park Water Fountains					(15,000)					
Rhinestone Parking Lot	(127,837)									
Card Reader-Canoe Rental	(6,777)									
Elmcrest Creek Trail (Future)										$ (575,000)
Elmcrest Park Entrance					(80,000)					
Fordbrook Playground										$ (50,000)
Hunters Hill Park Redevelopment (Future)										$ (500,000)
Irrigation Titterrud Park (Future)										$ (76,000)
Lake Ramsey Park (Future)										$ (4,000,000)
McKinley Trail Connection to Anoka					(25,000)					
Landscape Improvements for Parks	(2,153)		(2,928)		(5,000)	(5,000)	(5,000)	(5,000)		
Mississippi River Park Development (Future)										$ (750,000)
Mississippi Skyway				(25,979)	(82,665)					
North Commons Park		(70,713)	(6,092)	(13,220)						
Rabbit Park Phase II (Future)										$ (125,000)
Restroom Facilities			(44,840)							
Ramsey Blvd Path				(10,608)						
Riversbluff Outlaws A Acquisition								(20,000)		
Riverdale Park Sewer & Shelter				(18,015)						
Sixth Community Park (Future)										$ (1,000,000)
Tennis Courts hydroblasted			(28,540)							
Trail-Mississippi River Regional Trail(See Anoka County & Fed Grant above)			(64,710)	(44,468)						
Mississippi River Trail - Non Grant Funded						(660,000)				
Trail Projects			(21,000)		(300,000)					
Lake Itasca Park Phase I & II (Future)										$ (1,200,000)
Total CIP Projects (EXPENDITURES)	(136,767)	(133,700)	(273,258)	(1,102,473)	(864,665)	(707,000)	(5,000)	(25,000)	-	(11,976,000)
FUND BALANCE, End of Year	1,987,531	2,649,355	2,459,915	1,545,495	804,012	209,072	257,208	286,066	315,357	

PUBLIC IMPROVEMENT REVOLVING [PIR] FUND #400

	Actual 2009	Actual 2010	Actual 2011	Actual 2012	Actual 2013	Projected 2014	Projected 2015	Projected 2016	Projected 2017	Projected 2018	Projected 2019
FUND BALANCE - Beginning of Year	1,328,578.65	1,673,587.11	1,700,019.84	1,829,366.80	2,237,525.92	2,915,470.94	3,159,227.94	2,475,430.36	2,242,561.82	1,114,200.25	1,782,764.06
REVENUES:											
Special Assessments (P&I)	454,468.21	497,225.83	554,388.16	365,935.38	301,614.47	250,904.34	147,000.00	129,000.00	87,000.00	66,000.00	50,000.00
Transfers from Other Funds:											
Business Subsidys from TIF 10 eligible				870,128.30							
General Fund - 10% transfer (excess rev	0.00	603,000.00	30,750.16	71,706.00	286,612.00						
TIF 8 Reimbursement interfund Loan										936,850.81	
Non-TIF Interest Transfer			220,948.00								
Wiser Choice Liquor-Rent & Taxes					42,254.03	33,364.69					
Funding for future road projects Remaining from 2013 budget ($219,493 not transferred from PIR in 201					303,478.00						
Close Project Funds				44,676.06	10,500.00						
Prn/Int-Park & Ride	12,272.00	11,465.64	11,336.00	10,868.00							
Interest Earnings	67,780.78	62,964.65	41,947.37	34,495.79	(43,756.29)	43,732.06	47,388.42	37,131.46	33,638.43	16,713.00	26,741.46
Miscellaneous/anoka cty share access mgmt		530.00									
Total Revenues	534,520.99	1,175,186.12	859,369.69	1,397,809.53	900,702.21	328,001.09	194,388.42	166,131.46	120,638.43	1,019,563.81	76,741.46
EXPENDITURES:											
150th Avenue Sidewalk		51,704	3,000								
2012 Budget-Muni Center Debt				603,000							
151/152nd Assessment		211,686	72,351								
Ute Stret Assess		31,168	7,223								
Phone Survey Road Maint/Decision Resources & Himle Rapp			**37,474**								
Dysprosium Assess			104,054								
Chameleon Street Assess			120,441								
Transmission Lines buried (internal Loan Res TIF 14- 4% interest 3-8-11			130,199								
Add'l 2010 Street Maint program			17,262								
Bury & Carlson Conduit Pile					138,277						
Tinklenburg Hwy 10 Funding					45,037	34,454					
Hwy 10/169 Transportation alliance							30,000	30,000			
Azurite Septic Repair Assessed		5,174									
Alpine Drive Railroad Crossing					1,471	8,314	88,215				
River Pines Lift Station Street Connection										55,000	
North Highway 10 Frontage Road									900,000		
Alpine /Roanoake Assess			11,087								
Veterans Drive Streetscape										240,000	
Sunwood Drive Roundabout Landscaping								20,000			
Jarvis Street Reconstruction Improvement							294,000	293,000	293,000		
Garnet Street Reconstruction from 2013 Road Funding Excess (Sidewalks??)							409,971				
Property Taxes Wiser Choice					8,040	12,724					
Single Road Access Areas							25,000	25,000	25,000	25,000	25,000
Foster ROW Purchase		380,312									
Anoka Cnty S.A. Expenses	6,464	6,865	5,601	**5,801**	4,932	3,751	6,000	6,000	6,000	6,000	6,000
Transfers to Other Funds:											
S/A To proj/bond funds 2012 Gen Fund Budget Transfer				**244,500**	25,000						
Closed Project Funds			15,895								
General - Street Maint Prog	183,048	461,845	205,435	136,349	-	25,000	25,000	25,000	25,000	25,000	25,000
Total Expenditures	189,513	1,148,753	730,023	989,650	222,757	84,244	878,186	399,000	1,249,000	351,000	56,000
INCREASE (DECREASE) IN CASH	345,008.46	26,432.73	129,346.96	408,159.12	677,945.02	243,757.00	(683,797.58)	(232,868.54)	(1,128,361.57)	668,563.81	20,741.46
FUND BALANCE - End of Year	**1,673,587.11**	**1,700,019.84**	**1,829,366.80**	**2,237,525.92**	**2,915,470.94**	**3,159,227.94**	**2,475,430.36**	**2,242,561.82**	**1,114,200.25**	**1,782,764.06**	**1,803,505.52**

Sewer Utility Fund - Working Capital

	Act	Actual 2009	Actual 2010	Actual 2011	Actual 2012	Actual 2013	Projected 2014	Projected 2015	Projected 2016	Projected 2017	Projected 2018	Projected 2019
Beginning Balance		6,578,086	4,970,678	4,862,722	5,534,360	6,594,163	7,118,588	7,709,255	8,072,272	8,142,706	8,885,112	9,217,515
Utility Revenue												
From Utility Billings(sewer study)		1,200,891	1,261,609	1,236,771	1,324,342	1,315,823	1,377,500	1,391,275	1,405,188	1,419,240	1,433,432	1,447,766
Internal Loan to offset Muni Center Debt beginning year 2010-2			30,243	61,853	43,307	44,173	61,853	61,853	61,853	61,853	61,853	61,853
Interal loan to offset RTC land Purchase - 10 Year @ 2% (When land proceeds received)					37,442	-	142,444	-	-	-	-	-
Interest Earnings		206,288	244,914	138,022	96,996	(127,281)	106,779	115,639	121,084	122,141	133,277	138,263
SAC(3421 acct)		9,200	7,760	5,000	1,650	4,175	1,550	3,000	3,000	3,000	3,000	3,000
Connection Charges-Trunk (3431 acct)3% anr		4,862	36,206	-	299,021	79,173	4,537	25,000	25,000	25,000	25,000	25,000
Operating Expense (Personal Services, Supplies, Other Services & Charges)		(656,533)	(688,688)	(764,110)	(742,955)	(770,757)	(850,000)	(862,750)	(875,691)	(888,827)	(902,159)	(915,691)
CIP Projects-Sewer Utilities												
Utility Truck							(54,745)				(25,000)	
Sewer Jet Vac Truck		(4,717)										
Abandon Wildlife Sanctuary Lift Station											(352,000)	
Pump				(5,898)								
Abandon Liftstation River Pines											(45,000)	
Interal loan RTC land Purchase - 10 Year @		(2,334,394)										
NW S&W Ext		(33,005)										
Garnet Street Reconstruction Impr								(271,000)				
Sewer ext for Bunker/Puma									(500,000)			
Sewer Ext Armstrong to Traprock(Riverdale)							**(199,250)**					
Fire Station #1 Sanitary Sewer								(60,000)				
Lift Station #1 Replace Cabinet								(40,000)				
Internal Loan to offset Muni Center Debt beginning year 2010-2			(1,000,000)									
Sunwood Realignment						(20,881)						
West Mississippi Park Sewer									(170,000)			
Remaining Working Capital Balance		**4,970,678**	**4,862,722**	**5,534,360**	**6,594,163**	**7,118,588**	**7,709,255**	**8,072,272**	**8,142,706**	**8,885,112**	**9,217,515**	**9,977,706**

*** This fund is created to offset the repairs of lines. The city currently has over $21,000,000 of sewer lines (per 2013 audit) which includes over $5.8M of accumulated depreciation

2nd Loan - 2010

MUNI Center Debt Internal Loan

$1,000,000.00 PV
5.00% Rate
20 Term

Original for 2010 budget Sewer Fund Loan Towards Muni Debt

Payment	NPV_Beginning	Interest	Period	Principal	Remaining Balance	Payment Due
$80,243.00	$1,000,000.00	$50,000.00	1	$30,243.00	$969,757.00	1/1/2010
$80,243.00	$969,757.00	$48,487.85	2	$31,755.15	$938,001.85	1/1/2011
$80,243.00	$938,001.85	$46,900.09	3	$33,342.91	$904,658.94	1/2/2012
$80,243.00	$904,658.94	$45,232.95	4	$35,010.05	$869,648.89	1/1/2013
$80,243.00	$869,648.89	$43,482.44	5	$36,760.56	$832,888.33	1/1/2014
$80,243.00	$832,888.33	$41,644.42	6	$38,598.58	$794,289.75	1/1/2015
$80,243.00	$794,289.75	$39,714.49	7	$40,528.51	$753,761.24	1/2/2016
$80,243.00	$753,761.24	$37,688.06	8	$42,554.94	$711,206.30	1/1/2017
$80,243.00	$711,206.30	$35,560.32	9	$44,682.68	$666,523.62	1/1/2018
$80,243.00	$666,523.62	$33,326.18	10	$46,916.82	$619,606.80	1/1/2019
$80,243.00	$619,606.80	$30,980.34	11	$49,262.66	$570,344.14	1/2/2020
$80,243.00	$570,344.14	$28,517.21	12	$51,725.79	$518,618.34	1/1/2021
$80,243.00	$518,618.34	$25,930.92	13	$54,312.08	$464,306.26	1/1/2022
$80,243.00	$464,306.26	$23,215.31	14	$57,027.69	$407,278.57	1/1/2023
$80,243.00	$407,278.57	$20,363.93	15	$59,879.07	$347,399.50	1/2/2024
$80,243.00	$347,399.50	$17,369.98	16	$62,873.02	$284,526.48	1/1/2025
$80,243.00	$284,526.48	$14,226.32	17	$66,016.68	$218,509.80	1/1/2026
$80,243.00	$218,509.80	$10,925.49	18	$69,317.51	$149,192.29	1/1/2027
$80,243.00	$149,192.29	$7,459.61	19	$72,783.39	$76,408.90	1/2/2028
$80,229.35	$76,408.90	$3,820.45	20	$76,408.90	$0.00	1/1/2029
		$604,846.35		$1,000,000.00		

$969,757.00 PV
2.00% Rate
20 Term

For 2011 and forward budget Sewer Fund Loan Towards Muni Debt lower Int due to economy

Payment	NPV_Beginning	Interest	Period	Principal	Remaining Balance	Payment Due
$61,853.00	$969,757.00	$19,395.14	1	$42,457.86	$927,299.14	1/1/2011
$61,853.00	$927,299.14	$18,545.98	2	$43,307.02	$883,992.12	1/1/2012
$61,853.00	$883,992.12	$17,679.84	3	$44,173.16	$839,818.97	1/1/2013
$61,853.00	$839,818.97	$16,796.38	4	$45,056.62	$794,762.34	1/1/2014
$61,853.00	$794,762.34	$15,895.25	5	$45,957.75	$748,804.59	1/1/2015
$61,853.00	$748,804.59	$14,976.09	6	$46,876.91	$701,927.68	1/1/2016
$61,853.00	$701,927.68	$14,038.55	7	$47,814.45	$654,113.24	1/1/2017
$61,853.00	$654,113.24	$13,082.26	8	$48,770.74	$605,342.50	1/1/2018
$61,853.00	$605,342.50	$12,106.85	9	$49,746.15	$555,596.35	1/1/2019
$61,853.00	$555,596.35	$11,111.93	10	$50,741.07	$504,855.28	1/1/2020
$61,853.00	$504,855.28	$10,097.11	11	$51,755.89	$453,099.38	1/1/2021
$61,853.00	$453,099.38	$9,061.99	12	$52,791.01	$400,308.37	1/1/2022
$61,853.00	$400,308.37	$8,006.17	13	$53,846.83	$346,461.54	1/1/2023
$61,853.00	$346,461.54	$6,929.23	14	$54,923.77	$291,537.77	1/1/2024
$61,853.00	$291,537.77	$5,830.76	15	$56,022.24	$235,515.53	1/1/2025
$61,853.00	$235,515.53	$4,710.31	16	$57,142.69	$178,372.84	1/1/2026
$61,853.00	$178,372.84	$3,567.46	17	$58,285.54	$120,087.29	1/1/2027
$61,853.00	$120,087.29	$2,401.75	18	$59,451.25	$60,636.04	1/1/2028
$61,848.76	$60,636.04	$1,212.72	19	$60,636.04	($0.00)	1/1/2029
		$205,445.76		$969,757.00		

Stormwater Management Fund #292

	Actual 2009	Actual 2010	Actual 2011	Actual 2012	Actual 2013	Projected 2014	Projected 2015	Projected 2016	Projected 2017	Projected 2018	Projected 2019
Beginning Balance	967,741	398,378	331,455	346,887	456,111	476,355	254,682	171,647	189,447	207,514	225,851
Developer's Contributions	-	24,473	7,732	102,905	28,833	18,819	15,000	15,000	15,000	15,000	15,000
Interest Earnings	27,494	15,142	7,700	6,318	(8,589)	7,428	4,045	2,800	3,067	3,338	3,613
Total Revenues	27,494	39,615	15,432	109,223	20,244	26,247	19,045	17,800	18,067	18,338	18,613
CIP Projects-Park Projects											
Wetland Credits		(50,610)									
Riverdale Drive Ext						**(247,920)**	(102,080)				
Sunfish Lake Blvd Storm	(200,000)										
Outfall to Mississippi	(396,857)	(55,928)									
Total Expenditures	(596,857)	(106,537)	-	-	-	(247,920)	(102,080)	-	-	-	-
Increase (decrease) in Cash	(569,363)	(66,923)	15,432	109,223	20,244	(221,673)	(83,035)	17,800	18,067	18,338	18,613
FUND BALANCE, End of Year	398,378	331,455	346,887	456,111	476,355	254,682	171,647	189,447	207,514	225,851	244,464

Storm Water Utility Fund #605

	Act	Actual 2009	Actual 2010	Actual 2011	Actual 2012	Actual 2013	Projected 2014	Projected 2015	Projected 2016	Projected 2017	Projected 2018	Projected 2019
Working Capital Beginning Balance		615,570	755,066	938,086	805,183	791,418	779,509	981,346	709,138	(529,775)	(782,067)	(1,721,207)
Utility Revenue From Utility Billings		578,666	617,366	617,579	646,152	677,936	705,000	775,500	853,050	938,355	1,032,191	1,032,191
Interest Earnings		26,732	35,398	24,701	13,492	(17,955)	11,693	14,720	10,637	(7,947)	(11,731)	(25,818)
Operating Expense (Personal Services, Supplies, Other Services & Charges)		(168,611)	(173,669)	(194,783)	(300,354)	(281,917)	(285,000)	(308,000)	(317,000)	(327,000)	(337,000)	(347,000)
CIP Projects-Stormwater Utility												
County 43 Ditch Cleaning									(180,000)			
Street Sweeper											(180,000)	
Sunwood Drive Realignment						(364,882)						
Annual Drainage Enhancement								(75,000)	(75,000)	(75,000)	(75,000)	(75,000)
Alpine Drive Culvert Replacement							(55,330)					
The Draw Stormwater Grates								(10,000)				
Jarvis Street Reconstruction Improvement								(30,000)	(30,000)	(30,000)		
River Storm Water Discharge Treatment								(75,000)	(75,000)	(75,000)	(75,000)	(75,000)
Storm Sewer Ext from Bunker to Lake Ramsey								(250,000)				
Storm Sewer Garnet/168th Avenue								(198,000)				
Storm Sewer Andrie/164th Avenue									(1,020,600)			
Storm Sewer Alpine Drive-Armstrong to Variolite										(60,700)		
Storm Sewer Stanhope Terrace & North Forty											(587,600)	
Storm Sewer Ford Brook Estates												(237,600)
Riverdale Drive Ext							(158,572)	(91,428)				
Rum River Hills Storm					(95,833)							
West Mississippi Outlet											(680,000)	
Whispering Pines Est Plat 2 Storm												(330,000)
RTC Bunker Lake Blvd (Armstrong to Ramsey Blvd)										(560,000)		
Storm Water Projects		(297,291)	(296,075)	(580,400)	(277,222)	(25,092)	(15,955)	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)
Storwater Drainage Impr (see project list)									(380,000)	(30,000)		
Remaining Working Capital Balance		**755,066**	**938,086**	**805,183**	**791,418**	**779,509**	**981,346**	**709,138**	**(529,775)**	**(782,067)**	**(1,721,207)**	**(1,804,435)**

*** This fund is created to offset the repairs of storm drains. The city currently has over $11,600,000 of storm lines (per 2013 audit which includes $2.0M of accum depr.

Street Light Utility Fund #603 - Working Capital

	Act	Actual 2009	Actual 2010	Actual 2011	Actual 2012	Actual 2013	Projected 2014	Projected 2015	Projected 2016	Projected 2017	Projected 2018	Projected 2019
Beginning Balance		1,091,042	1,107,885	1,167,489	1,204,373	1,228,198	1,010,548	1,180,207	1,189,910	1,191,758	1,184,635	1,168,404
Utility Revenue From Utility Billings		172,897	179,272	178,850	178,365	200,558	187,500	175,000	175,000	175,000	175,000	175,000
Contributions from Developers												
Interest Earnings		40,288.00	41,462.00	27,326.00	19,641.10	(21,493.73)	15,158.23	17,703.10	17,848.65	17,876.38	17,769.52	17,526.06
Operating Expense (Personal Services, Supplies, Other Services & Charges)		(118,026)	(140,032)	(144,930)	(147,533)	(150,695)	(143,000)	(168,000)	(176,000)	(185,000)	(194,000)	(200,000)
CIP Projects-Street Light Utility												
Sunwood Realignment						$ (111,732)						
Priority/Developer Street Lights (Sunwood realign booked 2x in 2013)		$ (78,316)	$ (21,098)	$ (24,362)	$ (26,648)	$ (134,287)	$ 110,000	$ (15,000)	$ (15,000)	$ (15,000)	$ (15,000)	$ (15,000)
Remaining Working Capital Balance		**1,107,885**	**1,167,489**	**1,204,373**	**1,228,198**	**1,010,548**	**1,180,207**	**1,189,910**	**1,191,758**	**1,184,635**	**1,168,404**	**1,145,930**

*** This fund is created to offset the repairs of lights. The city currently has almost $1M of street lights (per 2013 audit)
which includes $388,000 of accum depr

Water Utility Fund #601

	Actual 2009	Actual 2010	Actual 2011	Actual 2012	Actual 2013	Projected 2014	Projected 2015	Projected 2016	Projected 2017	2018	2019
Capital Expenses-Equipment											
CIP Projects											
PW Land/Building											
PW Land/Building-Internal Loan 2009-2029 @2%											
Internal Loan to offset Muni Center Debt beginning year 2009-2029 2%	$ (1,000,000)										
Internal Loan for RTC Land Purchase-10 Year @ 2% When Land Sold	$ (2,334,394)										
Internal Loan to offset Muni Center Debt beginning year 2011-2030 @2%			$ (1,000,000)								
Fire Station #1 Extension of Water							$ (55,000)				
County Radio System (3-Year Funding)							$ (1,700)	$ (1,700)	$ (1,700)		
3/4 Ton Truck										$ (47,250)	
Utility Truck										$ (25,000)	
A. Water Supply & Treatment Improvements											
2 Renovate Pump House #3								$ (60,000)			
3 Well #1 Rehabilitation							$ (32,000)	$ (35,000)	$ (38,000)	$ (41,000)	$ (44,000)
4 Well #7 & 8	$ (69,373)										
6 Bonding & Study for Water Treatment Facility (20 yrs @5.0%-$19.575M)										$ (1,552,250)	$ (1,552,250)
7 Site Acquisition for Water Treatment Plant										$ (1,000,000)	
8 Water Meter Replacement	$ (209,999)	$ (210,571)	$ (109,665)								
Pump House #1 Building Repairs											
B. Water Storage Improvements											
1 1.5 MG Ground Storage Reservoir									$ (2,000,000)		
2 2.00 MG Elevated Storage Reservoir (Elmcrest Park)	**$ (2,176,853)**	$ (1,213,501)									
3 2.00 MG Elevated Storage Reservoir (Elmcrest Park) Site Land	**$ (768,513)**										
Refurbish Water Tower #1									$ (1,300,000)		
Refurbish Water Tower #2										$ (1,300,000)	
C. Distribution System Improvements											
2 Alpine Park to Regency Pond	**$ (314,533)**										
8 Alpine Drive-CSAH 5 to Germanium St Watermain						$ (83,000)					
12 River Pines Lift Station Water Connection									$ (20,000)		
17 General Infrastructure Needs											
D. Distribution System Maintenance Improvements											
Watermain Looping Bunker Lake Blvd								$ (350,000)			
Watermain Looping Sunfish Lake Blvd									$ (450,000)		
Watermain Looping Ramsey Boulevard to Traprock								$ (400,000)			
Bunker/Puma Water Trunk Extension								$ (700,000)			
Sunfish Lake Blvd/Alpine Drive Intersection Sign			$ (62,995)								
Watermain Sunwood Drive Realignment					$ (347,540)						
Garnet Street Reconstruction Improvement							$ (170,000)				
6 Watermain Looping (Riverdale Drive Project-Traprock to Armstrong)						**$ (841,725)**					
Subtotal - Capital Expenses	$ (6,873,666)	$ (1,424,072)	$ (1,172,660)	$ -	$ (347,540)	$ (924,725)	$ (202,000)	$ (1,545,000)	$ (3,808,000)	$ (3,893,250)	$ (1,596,250)
Operational Expenses											
Operating Expense-Distribution and Administration	$ (603,685)	$ (792,870)	$ (785,299)	**$ (700,562)**	$ (704,375)	$ (725,506)	$ (747,271)	$ (769,689)	$ (792,780)	$ (816,563)	$ (841,060)
Operating Expense-Treatment				$ -	$ -	$ -	$ -			$ (671,353)	$ (691,494)
Subtotal-Operating Expense	$ (603,685)	$ (792,870)	$ (785,299)	$ (700,562)	$ (704,375)	$ (725,506)	$ (747,271)	$ (769,689)	$ (792,780)	$ (1,487,916)	$ (1,532,554)
Total Annual Expenses	$ (7,477,351)	$ (2,216,942)	$ (1,957,959)	$ (700,562)	$ (1,051,915)	$ (1,650,231)	$ (949,271)	$ (2,314,689)	$ (4,600,780)	$ (5,381,166)	$ (3,128,804)
Water System Revenue											
ıl Impact Study 10/05 reduced by 200-300 units per year to be conservative)	895	784	900	502	394	369	100	100	100	100	100
Water Sales (gallons/year)	923,993,850	973,353,713	975,000,000	975,000,000	975,000,000	975,000,000	975,000,000	1,269,000	1,269,000	1,269,000	1,269,000
Water rates ($/1000 gal)(5% annual increase)	$ 2.05	$ 2.16	$ 2.27	$ 2.38	$ 2.38	$ 2.43	$ 2.47	$ 2.52	$ 2.57	$ 2.70	$ 2.83
Water Availability Charge (WAC) ($/connection)()	$ 1,557	$ 1,627	$ 1,701	$ 1,640	$ 1,148	$ 1,177	$ 1,206	$ 1,236	$ 1,267	$ 1,299	$ 1,331
Connection/Trunk Charge ($/connection)(4.5% after year 2005)	$ 2,113	$ 2,209	$ 2,308	$ 2,226	$ 1,558	$ 1,597	$ 1,637	$ 1,678	$ 1,720	$ 1,763	$ 1,807
Water Rate Revenue(Water Sales/1000 x Water Rates) + water meters	$ 1,693,581	$ 1,633,461	$ 1,820,130	**$ 2,066,436**	$ 1,917,708	$ 1,845,000	$ 1,891,125	$ 1,939,916	$ 1,985,339	$ 2,044,899	$ 2,106,246
WAC Revenue(Service Connections x Wac Charge)	$ 77,850	$ 165,406	$ 83,349	$ 490,360	$ 242,228	$ 77,682	$ 120,612	$ 123,627	$ 126,718	$ 129,886	$ 133,133
nk Charge Revenue (Service Connections when platted x Connection Charge)	$ 10,600	$ 79,711	$ -	$ 523,999	$ 139,711	$ 81,213	$ 177,115	$ 177,935	$ 178,775	$ 224,440	$ 224,440
Interest Earnings	$ 459,839	$ 306,955	$ 267,790	$ 157,107	$ (213,783)	$ 182,140	$ 193,735	$ 214,501	$ 215,896	$ 183,771	$ 144,994
Total System Revenue	$ 2,241,870	$ 2,185,533	$ 2,171,269	$ 3,237,902	$ 2,085,864	$ 2,186,035	$ 2,382,587	$ 2,455,979	$ 2,506,728	$ 2,582,996	$ 2,608,812
Trunk Charges returned for John Peterson's Agreement				$ -			$ (144,375) (75 units)	$ (144,375) (75 units)	$ (144,375) (75 units)	$ (144,375) (45 units)	$ (144,375) (45 units)
Internal Loan to offset Muni Center Debt beginning year 2009-2029 2%	$ 80,243	$ 80,243	$ 956,762								
PW Land/Building-Internal Loan 2009-2029 @2%	$ 59,527	$ 59,527	$ 43,093	$ 31,637	$ 32,270	$ 32,915	$ 33,574	$ 34,245	$ 34,930	$ 35,629	$ 36,341
Internal Loan to offset Muni Center Debt beginning year 2011-2030 @2%			$ 61,853	$ 61,853	$ 61,853	$ 61,853	$ 61,853	$ 61,853	$ 61,853	$ 61,853	$ 61,853
Internal Loan for RTC Land Purchase-10 Year @ 2% When Land Sold				$ 37,442	$ -	$ 142,444	$ -	$ -	$ -	$ 259,880	$ 259,880
Water Working Capital Balance											
Total Annual Expenses	$ (7,477,351)	$ (2,216,942)	$ (1,957,959)	$ (700,562)	$ (1,051,915)	$ (1,650,231)	$ (949,271)	$ (2,314,689)	$ (4,600,780)	$ (5,381,166)	$ (3,128,804)
Total System Revenue	$ 2,381,640	$ 2,325,303	$ 3,232,977	$ 3,368,834	$ 2,179,987	$ 2,423,247	$ 2,333,639	$ 2,407,702	$ 2,459,136	$ 2,795,983	$ 2,822,512
Net Income(Loss)	$ (5,095,711)	$ 108,361	$ 1,275,018	$ 2,668,272	$ 1,128,073	$ 773,017	$ 1,384,368	$ 93,013	$ (2,141,644)	$ (2,585,183)	$ (306,292)
Beginning Water Working Capital Balance	$ 12,058,651	$ 6,962,941	$ 7,071,302	$ 8,346,320	$ 11,014,592	$ 12,142,664	$ 12,915,681	$ 14,300,049	$ 14,393,061	$ 12,251,417	$ 9,666,234
Remaining Ending Water Working Capital Balance	**$ 6,962,941**	**$ 7,071,302**	**$ 8,346,320**	**$ 11,014,592**	**$ 12,142,664**	**$ 12,915,681**	**$ 14,300,049**	**$ 14,393,061**	**$ 12,251,417**	**$ 9,666,234**	**$ 9,359,942**

*** This fund is created to offset the repairs of lines. The city currently has over $24,000,000 of sewer lines (per 2013 audit which includes $7.1M of accum depr

TIF Projections District #1-Rivers Bend

Projected Revenue FOR TIF I	Act	Actual 2009	Actual 2010	Decertifies Actual 2011	In TIF Amended Budget 12/11 Actual 2012	Actual 2013	2014	Future 2014>
District I (2011)								
Balance		1,012,349	1,415,773	2,122,527	2,785,666	1	402,373	311,600
Revenues								
TIF Increments		886,402	867,508	844,792				
Trans from TIF 10 Land sales/Orig Land Purchased with TIF 1 Bond (Fund 332)				787,803				
Advancement on F&C 10-year Loan (See $1,420,000 below)					**120,000**			
Transfer from TIF 10 for non-increment int attriuted to land sales above				24,713				
Diamond Graphics Land Sale						407,876		
F&C Loan #1 Paid Back 20% of annual cash flows from April 1, 2015-April 1, 2025								**1,300,000**
Repay for Sunfish Park		30,000						
Transfer of Int earnings prior to 1997 to HRA				(263,496)				
Interest Earnings		44,765.79	59,429.26	60,182.23		(3,412.87)	2,000	2,000
Total Revenue		961,168	926,937	1,453,994	120,000	404,463	2,000	1,302,000
Less:								
($1,045,000 & $1,215,000)		(327,127)						
Bond Principal (B&A Cyl $1,035,000) FUND #342		(175,000)	(185,000)	(200,000)				
Bond Interest (B&A Cyl $1,035,000)		(28,485)	(19,735)	(10,300)				
McKinley Street or Road Reconstructions								**(1,235,000)**
Interfund Loan F&C (Tif Spending Plan)					**(1,420,000)**			
Administrative Expenses		(27,132)	(15,448)	(17,497)	(1,217)	(2,091)	(1,473)	(2,000)
Total Expense		(557,744)	(220,183)	(227,797)	(1,421,217)	(2,091)	(1,473)	(1,237,000)
CIP Project Costs:								
*** Well #3 (97 CIP)								
Amoco Acquisition								
KIH Acq (with TIF 2 & 4)								
B&A Cylinder (bonded)6 yrs @4.5%								
Bury Electric Wires -							(91,300)	
Ramp Construction Extension				(563,058)	(244,448)			
Rail Stop ROW					(862,064)			
Pay TIF 10 for Transaction Error by Ehlers (See $787,803 transfer above, put TIF 10 Neg)					(377,936)			
Total CIP Project Costs		-	-	(563,058)	(1,484,448)	-	(91,300)	-
Remaining TIF Balance		1,415,773	2,122,527	2,785,666	1	402,373	311,600	376,600
(Total Revenue less Total Project Costs								

TIF Projections District #2 - Gateway							
(2013)			Tif Plan budget amended 12-11		Tif Plan Budget Amended 11-13		
	Actual 2009	**Actual 2010**	**Actual 2011**	**Actual 2012**	**Actual 2013**	**Projected 2014**	**Projected 2015>**
Revenues							
TIF Increments on agreements	$ 1,713,092	$ 1,778,780	$ 1,823,891	$ 1,713,507	$ 1,557,425	$ -	$ -
Transfer of Int earnings prior to 1997 to HRA			(41,387)				
Easement funds for Business Park 95					10,454	0	0
Transfer in for F&C Transfer done in previous years-set up as DUE to FROM				217,422			
Interest Earnings(2000 neg int adj for borrowing)	80,303.68	122,918.08	111,750.72	68,211.43	(21,681.33)	33,633	33,335
Total Revenue	$1,793,395	$1,901,698	$1,894,255	$1,999,140	$1,546,197	$33,633	$33,335
Expenses							
Sauter Land Purchase Bond Int (Fund 329 $1,680,000 Bond-18% of bond)	**(7,152)**	**(3,993)**	(608)				
Sauter Land Purchase Bond Prin (Fund 329 $1,680,000 Bond-18% of bond)	**(48,600)**	**(51,300)**	(9,000)				
Parabody Pay-Go(site impr)	**(20,264)**	**(20,264)**	(20,264)	(20,264)		-	-
*** Well #5-Bond Prin (Fund 328 $1,695,000 bond)	**(450,000)**						
Well #5 Bond Int (Fund 328 $1,695,000 Bond)	**(12,038)**						
Bond Interest (Fund 323/335 $2,600,000 Bond)	**(10,468)**	**(3,644)**					
Bond Principal (Fund 323/335 $2,600,000 Bond)	**(265,000)**	**(265,000)**					
Sharp Reimbursement-Sunfish Gateway	**(46,875)**	**(46,875)**	(46,875)				
Debt Service from TIF 8	**(84,577)**	**(52,385)**				-	-
Administrative Expenses	(35,133)	**(13,960)**	(18,438)	(22,511)	(10,021)	(3,241)	(4,000)
Total Expense	($980,107)	($457,422)	($95,184)	($42,775)	($10,021)	($3,241)	($4,000)
AVAILABLE REVENUES	$813,288	$1,444,276	$1,799,071	$1,956,365	$1,536,177	$30,393	$29,335
CIP Project Costs:							
Command/National Growth-Minks Property	**(25,000)**	**(25,000)**	(25,000)				
142nd Court Street Improvements (B&A Cyl)			(325,000)				
Internal Loan from TIF 14 for Admin Fees F&C project		**(89,069)**	(126,701)			-	-
Parking Ramp Costs				**(66,363)**		**-**	**-**
Sunwood Drive (Use of Excess Funding from Rail Stop See Below)				**(500,000)**		**-**	**-**
RAIL Stop-net of (contingency-$839,000) per Tim Yantos 2-4-14 (Did not need internal loan received tax funds prior to payment				**(2,700,436)**			**(450,564)**
Zeolite Street Constr							(400,000)
Pond Reim-Tag Machine	(19,360)						
County Road #116 (#47 toDysprosium)			**(450,000)**				
Sunwood Drive Realignment				(500,000)			
County Road #116 (Dysprosium to County #57)	(58,225)						(41,775)
Total CIP Project Costs	(102,584)	(114,069)	(926,701)	(3,766,799)	-	-	(892,339)
(Available Revenue less Total Project Costs)	$710,704	$1,330,207	$872,370	($1,810,434)	$1,536,177	$30,393	($863,004)
Remaining TIF Balance/(Deficit)	$3,138,388	$4,468,595	$5,340,965	$3,530,531	$5,066,708	$5,097,100	$4,234,097
Internal Loans - F&C & TIF 14 Admin Expe				$ (2,782,605)	$ (2,824,477) $2,943,202 eligibl	$ (2,874,746)	$ (2,874,746)
Cash Balance not including delinquent tax rec				**$747,926**	**$2,242,231**	**$2,222,354**	**$1,359,351**
BALANCE NET OF INTERNAL LOANS FOR F&C & TIF 14							

TIF Projections District #4-Front Street

Projected Revenue FOR TIF IV	Actual 2009	Actual 2010	Actual 2011	Actual 2012	Actual 2013	Decertifies Projected 2014	Projected 2015>
District I (2014)							
Balance	858,342	1,349,205	321,844	420,373	304,499	335,164	164,083
Revenues							
TIF Increments	535,185	483,351	443,706	387,854	333,195	318,078	
Auction Proceeds-0asis			2,029				
Transfer of Int earnings prior to 1997 to HRA			**(52,367)**				
Interest Earnings	36,234	24,187	9,106	6,137	(6,749)	5,027	2,461
Total Revenue	571,419	507,539	402,474	393,991	326,446	323,106	2,461
Less:							
GB Properties	(25,000)						
Riverview Community Bank (Premier Land Reim)	(30,573)	(30,573)	(30,573)			(14,849)	
Administrative Expenses	(24,982)	(31,847)	(11,726)	(13,841)	(11,347)	(9,617)	(10,000)
Total Expense	(80,555)	(62,420)	(42,299)	(13,841)	(11,347)	(24,465)	(10,000)
CIP Project Costs:							
Oasis Market		(1,078,195)	(11,645)				
US Bank Road Easement		(89,630)					
Zeolite							
Street Recon-Annual Road Improvements-Sunwood Drive		(304,655)	(250,000)	(275,000)	(275,000)	(275,000)	
Riverdale Drive Ext Traprock-Armstrong(Road Funding?)						**(194,721)**	**(155,279)**
Garnet Recon???							
Alpine Drive Road Improvement (South of Alpine Drive in DD1)				(221,024)	(9,434)		
Total CIP Project Costs	-	(1,472,480)	(261,645)	(496,024)	(284,434)	(469,721)	(155,279)
Remaining TIF Balance	**1,349,205**	**321,844**	**420,373**	**304,499**	**335,164**	**164,083**	**1,266**

(Total Revenue less Total Project Costs

Note: 100% of Prin & interest paid thru TIF

TIF Projections District #7
B&B Carpeting

Projected Revenue FOR TIF VII	Actual 2009	Actual 2010	Actual 2011	Actual 2012	Actual 2013	Projected 2014	Decertifies Projected 2015
District VII (2015)							
Balance	(6,104)	2,022	7,935	13,219	14,814	13,535	15,742
Revenues							
B&B Carpeting	31,733	29,266	30,132	29,484	22,423	26,008	22,000
Interest Earnings	(75.23)	204.54	212.53	243.65	(254.30)	390.13	330.00
Total Revenue	31,657	29,471	30,344	29,728	22,169	26,398	22,330
Less:							
B&B Revenue Note-Prn (site impr)	(23,000)	(23,000)	(23,000)	(26,500)	(22,000)	(23,000)	(22,000)
Administrative Expenses	(531)	(558)	(2,060)	(1,633)	(1,448)	(1,192)	(3,000)
S&W Extension							
Total Expense	(23,531)	(23,558)	(25,060)	(28,133)	(23,448)	(24,192)	(25,000)
Remaining TIF Balance	2,022	7,935	13,219	14,814	13,535	15,742	13,072
(Total Revenue less Total Project Costs							

TIF Projections District #8
Maken

Projected Revenue FOR TIF VIII	Actual 2009	Actual 2010	Actual 2011	Actual 2012	Actual 2013	Projected 2014	Projected 2015	Projected 2016	Projected 2017	Projected 2018	Projected 2019	Projected 2020
District VIII (2028)												
Balance	6,713	8,912	8,233	1,916	90,789	142,818	101,839	327,468	556,480	788,928	88,011	313,433
DECERTIFY After 2019 Debt over & positive Bal												
Revenues												
Land Proceeds-Lundeen												
Land Proceeds-W Properties												
Land Proceeds-Cullinan												
Relocation Fees												
Tax Increment	267,591	297,177	363,501	360,779	297,781	292,875	250,000	250,000	250,000	250,000	250,000	250,000
Transfer from TIF 2 to pay 20-40% bonded debt	84,577	52,385										
Interfund Loan from PIR												
Interest Earnings	1,147.96	2,021.51	1,584.71	882.25	(2,820.19)	2,142.27	1,527.59	4,912.02	8,347.20	11,833.92	1,320.17	4,701.49
Total Revenue	353,316	351,584	365,086	361,661	294,961	295,017	251,528	254,912	258,347	261,834	251,320	254,701
Less:												
Principal on 920,000 GOTI Bond (Fund 330 141st&143rd)			(220,000)	(200,000)	(200,000)	(300,000)						
Int on 920,000 GOTI Bond(fund 330-141st &143rd Ave)	(32,936)	(42,050)	(41,863)	(28,000)	(20,495)	(12,000)						
Principal on 1,680,000 GO Taxable(Fund 329 Maken Land	(221,400)	(233,700)	(41,000)									
Interest on 1,680,000 GO Taxable(Fund 329 Maken Land I	(42,238)	(18,192)	(2,768)									
Interfund Loan Prn from 2002										(500,000)		
Interfund Loan Int (4%)										(436,851)		
Clean up Cullinan Site	(17,454)											
W Properties (Land Reimbursement)	(15,899)	(15,899)	(15,899)	(15,900)	(15,899)	(15,899)	(15,899)	(15,900)	(15,899)	(15,900)	(15,899)	(15,900)
Lundeen Holdings (Phase II Reimbursement)		(40,000)	(45,000)	(17,337)								
Administrative Expenses	(21,190)	(2,423)	(4,873)	(11,552)	(6,537)	(8,097)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)
Total Expense	(351,117)	(352,263)	(371,402)	(272,789)	(242,931)	(335,996)	(25,899)	(25,900)	(25,899)	(962,751)	(25,899)	(25,900)
CIP Project Costs:												
Total CIP Project Costs	-	-	-	-	-	-	-	-	-	-	-	-
Remaining TIF Balance	**8,912**	**8,233**	**1,916**	**90,789**	**142,818**	**101,839**	**327,468**	**556,480**	**788,928**	**88,011**	**313,433**	**542,234**

(Total Revenue less Total Project Costs

Note: Will need to pool increment from TIF 2 to pay off bonds

TIF Projections District #8
Maken

Projected Revenue FOR TIF VIII	**Projected 2021**	**Projected 2022**	**Projected 2023**	**Projected 2024**	**Projected 2025**	**Projected 2026**	**Projected 2027**	**Projected 2028**
District VIII (2028)								
Balance	542,234	774,469	1,026,086	1,281,477	1,540,699	1,803,809	2,070,867	2,341,930
DECERTIFY After 2019 Debt over & positive Bal								
Revenues								
Land Proceeds-Lundeen								
Land Proceeds-W Properties								
Land Proceeds-Cullinan								
Relocation Fees								
Tax Increment	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000
Transfer from TIF 2 to pay 20-40% bonded debt								
Interfund Loan from PIR								
Interest Earnings	8,133.51	11,617.03	15,391.28	19,222.15	23,110.48	27,057.14	31,063.00	35,128.94
Total Revenue	258,134	261,617	265,391	269,222	273,110	277,057	281,063	285,129
Less:								
Principal on 920,000 GOTI Bond (Fund 330 141st&143rd)								
Int on 920,000 GOTI Bond(fund 330-141st &143rd Ave)								
Principal on 1,680,000 GO Taxable(Fund 329 Maken Land								
Interest on 1,680,000 GO Taxable(Fund 329 Maken Land I								
Interfund Loan Prn from 2002								
Interfund Loan Int (4%)								
Clean up Cullinan Site								
W Properties (Land Reimbursement)	(15,899)							
Lundeen Holdings (Phase II Reimbursement)								
Administrative Expenses	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(22,103)
Total Expense	(25,899)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(22,103)
CIP Project Costs:								
Total CIP Project Costs	-	-	-	-	-	-	-	-
Remaining TIF Balance	**774,469**	**1,026,086**	**1,281,477**	**1,540,699**	**1,803,809**	**2,070,867**	**2,341,930**	**2,604,956**
(Total Revenue less Total Project Costs								

Note: Will need to pool increment from TIF 2 to pay off b

Projected Revenue FOR TIF IX	**Actual 2009**	**Actual 2010**	**Actual 2011**	**Actual 2012**	**Actual 2013**	**Projected 2014**	**Projected 2015**	**Projected 2016**
District IIX (2029) Balance	(19,742)	(17,882)	(14,641)	(16,854)	(15,697)	(14,177)	(12,352)	(11,645)
Revenues								
Tax Increment	27,910	29,250	24,867	24,902	23,780	23,814	23,000	23,000
Interest Earnings	(521.59)	(439.00)	(237.27)	(192.84)	(175.30)	(106.32)	(92.64)	(87.34)
Total Revenue	27,389	28,811	24,630	24,709	23,605	23,708	22,907	22,913
Administrative Expenses	(529)	(570)	(1,844)	(1,052)	(1,384)	(1,184)	(1,500)	(1,500)
Site Improvements(2004-2023)	(25,000)	(25,000)	(25,000)	(22,500)	(20,700)	(20,700)	(20,700)	(20,700)
Total Expense	(25,529)	(25,570)	(26,844)	(23,552)	(22,084)	(21,884)	(22,200)	(22,200)
Remaining TIF Balance	**(17,882)**	**(14,641)**	**(16,854)**	**(15,697)**	**(14,177)**	**(12,352)**	**(11,645)**	**(10,932)**

(Total Revenue less Total Project Costs

Projected Revenue FOR TIF IX	**Projected 2017**	**Projected 2018**	**Projected 2019**	**Projected 2020**	**Projected 2021**	**Projected 2022**	**Projected 2023**
District IIX (2029) Balance	(10,932)	(10,214)	(9,491)	(8,762)	(8,028)	(7,288)	(6,543)
Revenues							
Tax Increment	23,000	23,000	23,000	23,000	23,000	23,000	23,000
Interest Earnings	(81.99)	(76.61)	(71.18)	(65.72)	(60.21)	(54.66)	(49.07)
Total Revenue	22,918	22,923	22,929	22,934	22,940	22,945	22,951
Administrative Expenses	(1,500)	(1,500)	(1,500)	(1,500)	(1,500)	(1,500)	(1,500)
Site Improvements(2004-2	(20,700)	(20,700)	(20,700)	(20,700)	(20,700)	(20,700)	(20,700)
Total Expense	(22,200)	(22,200)	(22,200)	(22,200)	(22,200)	(22,200)	(22,200)
Remaining TIF Balance	**(10,214)**	**(9,491)**	**(8,762)**	**(8,028)**	**(7,288)**	**(6,543)**	**(5,792)**

(Total Revenue less Total Project Costs

Projected Revenue FOR TIF IX	**Projected 2024**	**Projected 2025**	**Projected 2026**	**Projected 2027**	**Projected 2028**	**Projected 2029**
District IIX (2029) Balance	(5,792)	14,865	35,676	56,644	77,769	99,052
Revenues						
Tax Increment	23,000	23,000	23,000	23,000	23,000	23,000
Interest Earnings	(43.44)	111.49	267.57	424.83	583.26	742.89
Total Revenue	22,957	23,111	23,268	23,425	23,583	23,743
Administrative Expenses	(2,300)	(2,300)	(2,300)	(2,300)	(2,300)	(2,300)
Site Improvements(2004-2023)						
Total Expense	(2,300)	(2,300)	(2,300)	(2,300)	(2,300)	(2,300)
Remaining TIF Balance	**14,865**	**35,676**	**56,644**	**77,769**	**99,052**	**120,495**

(Total Revenue less Total Project Costs

TIF Projections District #10
Sunfish Commons

Projected Revenue FOR TIF X	**Actual 2009**	**Actual 2010**	**Actual 2011**	**Actual 2012**	**Actual 2013**
District X (2012)					
Balance	521,185	719,029	927,756	304,120	3,257
Revenues					
Tax Increment	106,510	182,015	179,171	186,531	-
Wildlife Research					
Dalager-6690 Sunwood Dr					
Interfund Loan-PIR Fund					
Adjust off Land Proceeds deposited in TIF 10 but used TIF 1 funds to purchase			(787,803)		
Transfer back part of proceeds of the $787,803 per state Auditor Findings				377,936	-
Interest From Land Proceeds Directly Above transferred to TIF 1 who bought land originally			(24,713)		
QDP/JBT Alliance Land	74,909				
Interest Earnings	21,503	28,082	12,454	6,094	(49)
Total Revenue	202,923	210,098	(620,890)	570,561	(49)
Administrative Expenses	(1,088)	(1,370)	(2,746)	(1,296)	(904)
Transfer to PIR fund for Subsidies on Dev Agreement				(870,128)	-
Road Construction-Waltec	(3,990)				
Total Expense	(5,078)	(1,370)	(2,746)	(871,424)	(904)
Remaining TIF Balance	**719,029**	**927,756**	**304,120**	**3,257**	**2,304**
(Total Revenue less Total Project Costs					

TIF Projections District #14-COR

Projected Revenue FOR TIF XIV	Actual 2011	Actual 2012	Actual 2013	Projected 2014	Projected 2015	Projected 2016	Projected 2017	Projected 2018	Projected 2019
District I4									
Balance	-	(33,151)	(2,781,867)	(2,840,479)	(2,387,321)	(2,423,131)	(6,359,478)	(6,454,870)	(6,551,693)
Revenues									
TIF Increments			-	-	-	-	-	-	-
Bond Proceeds F&C Bond	-	6,825,738							
Excess Interest on F&C Bond if Pay off City 1-31-15				538,035					
Interfund Loan - TIF #2									
Interest Earnings	-		(233)	(42,607)	(35,810)	(36,347)	(95,392)	(96,823)	(98,275)
Total Revenue	-	6,825,738	(233)	495,428	(35,810)	(36,347)	(95,392)	(96,823)	(98,275)
Expenditures									
City Fees F&C Interfund Loan Dec 2010	-	(2,443,202)							
Admin Expenses $500,000 Interfund Loan Dec 201	(33,151)	(306,252)	(41,639)	(42,269)					
City Costs to be reimbursed									
F&C Draws from Bond	-	(6,825,000)							
Interest on Interfund Loan Est - 4%(2011-2013)			(16,741)						
Total Expenditures	(33,151)	(9,574,454)	(58,380)	(42,269)	-	-	-	-	-
CIP Project Costs:									
RTC Bunker (Armstrong to Bunker Lake Blvd)						(3,500,000) *			
Zeolite Street						(400,000) *			
Total CIP Project Costs	0	0	-	-	-	(3,900,000)	-	-	-
Remaining TIF Balance	**(33,151)**	**(2,781,867)**	**(2,840,479)**	**(2,387,321)**	**(2,423,131)**	**(6,359,478)**	**(6,454,870)**	**(6,551,693)**	**(6,649,968)**

NEED TO DETERMINE WHAT CITY FUNDS NEED TO BE PAID BACK FROM TIF 14

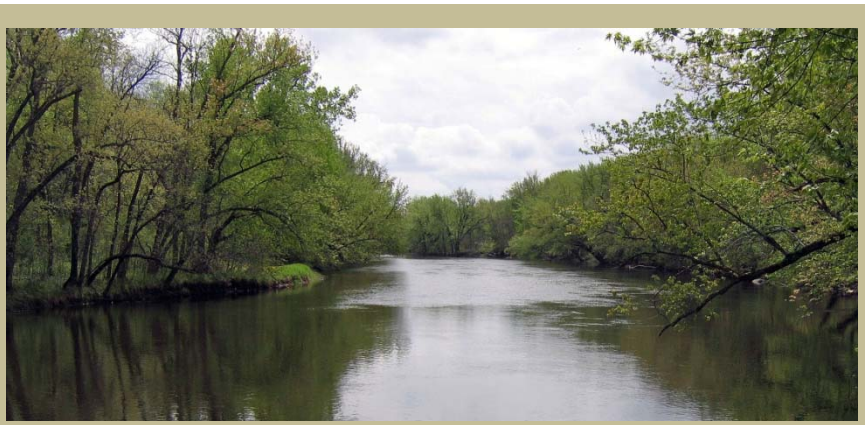
***Issue Road Recon Debt if no land/TIF proceeds**

SUPPLEMENTAL
FUTURE CONSIDERATION PROJECTS

CITY OF RAMSEY
CAPITAL IMPROVEMENT PROGRAM
2015-2019

The Supplemental Capital Improvement Program document is a planning tool maintained by the city to identify future projects, related expenditures, and funding sources. All projects designated in the Supplemental Capital Improvement Program are prioritized by need and contingent upon availability of resources. These projects are unfunded and unscheduled until resources become available.









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Park and Trail Capital Improvements – Future Projects



The following are park, trail and park acquisition projects that have been identified by the Park and Recreation Commission as proposed needed improvements into the future – but do not have identified funding at the time of the 5-Year Park's CIP adoption. In other instances they are predicated on land development or future demand.

The proposed improvements are generally assigned to two categories, High Priority and Medium Priority proposed projects. A 'High Priority' may imply that it may be a community need in a nearer timeframe, or is of greater need given a particular course of events. A Sixth Community Park for example, may shift from a Medium Priority to a High Priority if certain residential land uses are proposed for larger tracts north of Trott Brook – in conjunction with Park Dedication to be met by the dedication of land versus cash.

Generally, additional park and trail planning should be undertaken city-wide leading up to the 2040 Comprehensive Plan (due for completion by 2018). A plan will be developed aside from this document to lead that process. The proposed community-wide park and trail plan, together with some of the cost estimates identified below, may point to the need for revenue beyond Park Dedication proceeds that have funded most park and trail initiatives to date. The palate of funding opportunities could include a referendum, affording citizens an even more effective and engaging say in shaping their city's park and trail system. This question and concept shall be discussed as part of a subsequent strategic planning process in 2015.

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City of Ramsey, Minnesota

Capital Improvement Program

2015 thru 2019

Project Summary By Priority

Project Description	Project #	Priority		Project Cost
Additional Land for Central Park	15-PARK-01	High	$	250,000
Mississippi Skyway over TH10 Near rail Station	08-PARK-008	High	$	3,700,000
Elmcrest Creek Trail to Central Park	04-PARK-002	Moderate	$	800,000
Ford Brook Park Playground Equipment	04-PARK-006	Moderate	$	70,000
Lake Itasca Community Park	04-PARK-007	Moderate	$	1,200,000
Trott Brook Trail Corridor	04-PARK-014	Moderate	$	4,015,000
Irrigation for Titterud Park	06-PARK-010	Moderate	$	76,000
Rabbit Park Phase Two	06-PARK-012	Moderate	$	125,000
Mississippi River Park Development-Bridge location	06-PARK-016	Moderate	$	750,000
Redevelopment of Hunters Hill	06-PARK-017	Moderate	$	500,000
Municipal Plaza	07-PARK-001	Moderate	$	3,000,000
Lake Ramsey Park	08-PARK-004	Moderate	$	4,000,000
The Draw (Ballfield Area)	08-PARK-005	Moderate	$	1,200,000
Alpine Park Winter Facilities	11-PARK-003	Moderate	$	2,500,000
Sixth Community Park (north central Ramsey)	06-ACQ-001	Moderate	$	1,000,000
Total			$	23,186,000

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **15-PARK-01**

Project Name **Additional Land For Central Park**



Type Land
Useful Life
Category Unassigned

Department Park Improvements
Contact
Priority 5 Future - High

Status Future Consideration

Total Project Cost: **$250,000**

Description

See Project 06-PARK-008 Parkway for Central Park.
This project would incorporate the funding listed under the above project number plus additional funding for up to 20 acres of land currently owned by Kathryn Drexel.

Staff is to negotiate with Kathryn Drexel in 2015 regarding purchase price, but at current time, amount is unfunded for additional land.

Justification

Central Park is a highly used park. Would offer additional space for parking and recreational use.

Expenditures	2015	2016	2017	2018	2019	Total
Land Acquisition	250,000					250,000
Total	**250,000**					**250,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Park Improvement Trust Fund	250,000					250,000
Total	**250,000**					**250,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **08-PARK-008**

Project Name **Mississippi Skyway over TH10 Near rail Station**



Type Improvement
Useful Life 20 Years
Category Park Improvement

Department Park Improvements
Contact
Priority 5 Future - High

Status Future Consideration

Total Project Cost: **$3,700,000**

Description

This bridge will connect The COR to the trail to the Mississippi River along the storm sewer outfall and serve as a regional trail connection between the Northstar Rail Station and Mississippi West Reional Park.

Justification

The COR is designed to be pedestrian friendly. This bridge will provide a connection to West Mississippi Regional Park and the regional trail. Further, the rail and highway crossing will allow residents to access the commuter rail and The COR without adding automobile trips to Hwys #10 and #169.

Ramsey has received $100,000 from Met Council for engineering and design, and $490,000 from the National Park Service for the local match for anticipated future federal funding.

Expenditures	2015	2016	2017	2018	2019	Total
Improvements Other than Building Cost			3,700,000			3,700,000
Total			**3,700,000**			**3,700,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Grants and Aids			3,700,000			3,700,000
Total			**3,700,000**			**3,700,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **04-PARK-002**

Project Name **Elmcrest Creek Trail to Central Park**



Type Improvement
Useful Life 50 Years
Category Park Improvement

Department Park Improvements
Contact Unassigned
Priority 4 Future - Moderate

Status Future Consideration

Total Project Cost: **$800,000**

Description

This trail would link Elmcrest Park to Central Park, the neighborhoods in between, and provide off-roadway trail experience within central Ramsey.

PARK TRUST FUNDING FOR THE PROJECT SHOWS A NEGATIVE ENDING BALANCE AS OF 2016. PROJECT UNFUNDED.

Justification

Connecting the two community parks would reduce the need to replicate some facilities in both locations. The construction of the trail will coincide at such time as residents may subdivide their lots east of Ramsey Blvd, along the county ditch.

Expenditures	2015	2016	2017	2018	2019	Total
Improvements Other than Building Cost					800,000	800,000
Total					**800,000**	**800,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Grants and Aids					150,000	150,000
Landfill Trust Fund					75,000	75,000
Park Improvement Trust Fund					575,000	575,000
Total					**800,000**	**800,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **04-PARK-006**

Project Name **Ford Brook Park Playground Equipment**



Type Improvement
Useful Life 20 Years
Category Park Improvement

Department Park Improvements
Contact Unassigned
Priority 4 Future - Moderate

Status Future Consideration

Total Project Cost: **$70,000**

Description

Ford Brook Park is north of CR 27, east of TH 47 and borders Nowthen. The new playground would be within walking distance of about 100 existing homes.

Justification

The City has remained on a schedule of replacing existing play structures with ones that meet the Consumer Products Safety Commission guidelines for safety. This also results in a contemporary playground with more play value. City of Nowthen may be asked to participate financially.

Expenditures	2015	2016	2017	2018	2019	Total
Improvements Other than Building Cost					70,000	70,000
Total					**70,000**	**70,000**

Funding Sources	2015	2016	2017	2018	2019	Total
City of Nowthen					20,000	20,000
Park Improvement Trust Fund					50,000	50,000
Total					**70,000**	**70,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **04-PARK-007**

Project Name **Lake Itasca Community Park**



Type Improvement
Useful Life 50 Years
Category Park Improvement

Department Park Improvements
Contact Unassigned
Priority 4 Future - Moderate

Status Future Consideration

Total Project Cost: **$1,200,000**

Description

This project is intended to expand the existing, undeveloped Lake Itasca Park south to Alpine Drive, east of the lake to the west line of the adjacent subdivision. In addition, athletic fields may be sited south of Alpine Drive, east of Puma Street, if a concurrent development plan warrants it.

PARK TRUST FUNDING FOR THE PROJECT SHOWS A NEGATIVE ENDING BALANCE AS OF 2016. PROJECT UNFUNDED.

Justification

Properties south of Alpine Drive, both east and west of Puma Street will be proposed for development. It is this development that would provide the necessary park dedication funds for the first phase of construction, as well as contributing increased recreational demand.

A four acre parcel south of Alpine Drive may also be sold to finance improvements in the park.

Expenditures	2015	2016	2017	2018	2019	Total
Improvements Other than Building Cost		400,000	400,000	400,000		1,200,000
Total		**400,000**	**400,000**	**400,000**		**1,200,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Park Improvement Trust Fund		400,000	400,000	400,000		1,200,000
Total		**400,000**	**400,000**	**400,000**		**1,200,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **04-PARK-014**

Project Name **Trott Brook Trail Corridor**



Type Improvement
Useful Life 20 Years
Category Park Improvement

Department Park Improvements
Contact Unassigned
Priority 4 Future - Moderate

Status Future Consideration

Total Project Cost: **$4,015,000**

Description

The Trott Brook Trail Corridor extends from Elk River's Youth Athletic Complex near Jarvis Street and follows the brook easterly to Rum River Central Park about six miles away. The project would involve continued acquisition of scenic and trail easements, boardwalk and trail construction and natural resource enhancements.

Justification

This trail project would be predicated on significant planning leading up to construction and likely involve a Master Plan, as well as receiving grant monies for funding. The land around the brook is the largest and most contiguous undeveloped natural area within Ramsey. The City presently has about half of the land acquired (through Park Dedications and a LCCMR grant) to construct this trail.

This trail has a regional context. There is a trail proposed to connect Sherburne County and Ramsey to a metro regional park. This project may be a good canidate for Legacy Ammendment funding.

Expenditures	2015	2016	2017	2018	2019	Total
Improvements Other than Building Cost					4,015,000	4,015,000
Total					**4,015,000**	**4,015,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Grants and Aids					4,000,000	4,000,000
Landfill Trust Fund					15,000	15,000
Total					**4,015,000**	**4,015,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **06-PARK-010**

Project Name **Irrigation for Titterud Park**



Type Improvement
Useful Life 20 Years
Category Park Improvement

Department Park Improvements
Contact
Priority 4 Future - Moderate

Status Future Consideration

Total Project Cost: **$76,000**

Description

Underground irrigation & 160 GPM well.

If municipal water is available, cost may be less.

Justification

Irrigation should be considered for this 13.5 acre park, and a part of this is the evaluation of a well versus connection to a municipal watermain. Both have advantages. The $40,000 represents the underground irrigation portion.

A 160 GPM well may cost about $18,000.

Expenditures	2015	2016	2017	2018	2019	Total
Improvements Other than Building Cost					76,000	76,000
Total					**76,000**	**76,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Park Improvement Trust Fund					76,000	76,000
Total					**76,000**	**76,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **06-PARK-012**

Project Name **Rabbit Park Phase Two**



Type Improvement
Useful Life 20 Years
Category Park Improvement

Department Park Improvements
Contact
Priority 4 Future - Moderate

Status Future Consideration

Total Project Cost: **$125,000**

Description

Well and underground irrigation.

Landscape improvements and an ag-lime infield for the ballfield.

Justification

Rabbit Park is a 5-acre neighborhood park with very basic features. The park's greatest need is irrigation. Therefore, the primary component of the proposed phase two project is a well and underground irrigation.

Landscape improvements would complete this project.

Expenditures	2015	2016	2017	2018	2019	Total
Improvements Other than Building Cost					125,000	125,000
Total					**125,000**	**125,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Park Improvement Trust Fund					125,000	125,000
Total					**125,000**	**125,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **06-PARK-016**

Project Name **Mississippi River Park Development-Bridge location**



Type Improvement
Useful Life 20 Years
Category Park Improvement

Department Park Improvements
Contact
Priority 4 Future - Moderate

Status Future Consideration

Total Project Cost: **$750,000**

Description

This neighborhood park is proposed in the general vicinity of the proposed bridge crossing, along the banks of the river. The park would consist of the usual park amenities, as well as open space that may be shared with adjoining new and existing residential land use.

The funding and the timing of the park development would be concurrent with the subdivision of the land.

This park may also serve as a trailhead for a trail (to be built with the bridge construction), that will connect Hennepin County, and the Three Rivers Park District.

PARK TRUST FUNDING FOR THE PROJECT SHOWS A NEGATIVE ENDING BALANCE AS OF 2016. PROJECT UNFUNDED.

Justification

Expenditures	2015	2016	2017	2018	2019	Total
Improvements Other than Building Cost					750,000	750,000
Total					**750,000**	**750,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Park Improvement Trust Fund					750,000	750,000
Total					**750,000**	**750,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **06-PARK-017**

Project Name **Redevelopment of Hunters Hill**



Type Improvement
Useful Life 20 Years
Category Park Improvement

Department Park Improvements
Contact
Priority 4 Future - Moderate

Status Future Consideration

Total Project Cost: **$500,000**

Description

Concurrent with any redevelopment of the subdivisions around the existing Hunters Hill Park would be an opportunity to bring improvements to the underutilized Hunters Hill Park. The funding would be from any new units shared. Open space connections within a redeveloped area may also be considered.

PARK TRUST FUNDING FOR THE PROJECT SHOWS A NEGATIVE ENDING BALANCE AS OF 2016. PROJECT UNFUNDED.

Justification

Should redevelopment occur in this area; it is likely densities will greatly increase. This, coupled with the commercial and light industrial uses in the area will create the need for a lunch break destination - as well the residential recreational demand.

Expenditures	2015	2016	2017	2018	2019	Total
Improvements Other than Building Cost					500,000	500,000
Total					**500,000**	**500,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Park Improvement Trust Fund					500,000	500,000
Total					**500,000**	**500,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **07-PARK-001**

Project Name **Municipal Plaza**



Type Improvement
Useful Life 20 Years
Category Park Improvement

Department Park Improvements
Contact
Priority 4 Future - Moderate

Status Future Consideration

Total Project Cost: **$3,000,000**

Description

Development of the 2-acre Village Square Commons in The COR

Justification

This urban park-space may be the most prominent park space within The COR - due to its visibility along Sunwood Drive, and its relationship to the Municipal Center and transit hub.

Expenditures	2015	2016	2017	2018	2019	Total
Improvements Other than Building Cost		3,000,000				3,000,000
Total		**3,000,000**				**3,000,000**

Funding Sources	2015	2016	2017	2018	2019	Total
GO Bonding (Road Funding)		2,700,000				2,700,000
Grants and Aids		300,000				300,000
Total		**3,000,000**				**3,000,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **08-PARK-004**

Project Name **Lake Ramsey Park**



Type Improvement
Useful Life 20 Years
Category Park Improvement

Department Park Improvements
Contact
Priority 4 Future - Moderate

Status Future Consideration

Total Project Cost: **$4,000,000**

Description

This project will be the culmination of comprehensive planning for a significant water feature in The COR. The lake will be a layering of public and private amenities – such as the integration of restaurant overlooks, required open space, public paths, wading areas and shady aesthetics, all of which provides the 'green' and 'blue' (and stormwater) connections between The Draw and retail areas.

PARK TRUST FUNDING FOR THE PROJECT SHOWS A NEGATIVE ENDING BALANCE AS OF 2016. PROJECT UNFUNDED.

Justification

In addition to providing a superior view-shed for retail sites as well as water recreation, the lake will handle storm run-off and provide fill material for other projects within The COR.

Expenditures	2015	2016	2017	2018	2019	Total
Improvements Other than Building Cost				4,000,000		4,000,000
Total				**4,000,000**		**4,000,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Park Improvement Trust Fund				4,000,000		4,000,000
Total				**4,000,000**		**4,000,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **08-PARK-005**

Project Name **The Draw (Ballfield Area)**



Type Improvement
Useful Life 20 Years
Category Park Improvement

Department Park Improvements
Contact
Priority 4 Future - Moderate

Status Future Consideration

Total Project Cost: **$1,350,000**

Description

Located on the east side of Rhinestone Street and south of East Ramsey Parkway, this park currently has ball fields with backstops , irrigation and perimeter sidewalks. Additional improvement will include a playground and pavilion with restrooms in 2017.

PARK TRUST FUNDING FOR THE PROJECT SHOWS A NEGATIVE ENDING BALANCE AS OF 2016. PROJECT UNFUNDED.

Justification

This park is part of the Master Plan for The COR. The ballfield is used by PACT Charter School during the day and available for public use in the evening.

Prior	Expenditures	2015	2016	2017	2018	2019	Total
150,000	Improvements Other than Building Cost			1,200,000			1,200,000
Total	**Total**			**1,200,000**			**1,200,000**

Prior	Funding Sources	2015	2016	2017	2018	2019	Total
150,000	Park Improvement Trust Fund			1,200,000			1,200,000
Total	**Total**			**1,200,000**			**1,200,000**

Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **11-PARK-003**

Project Name **Alpine Park Winter Facilities**



Type Improvement
Useful Life 25
Category Park Improvement

Department Park Improvements
Contact
Priority 4 Future - Moderate

Status Future Consideration

Total Project Cost: **$2,500,000**

Description

This project shall include the construction of a chalet/warming house capable of facilitating winter equipment rentals and vending. Improvements will also include the expansion of the existing parking lot, and the construction of refrigerated rinks.

PARK TRUST FUNDING FOR THE PROJECT SHOWS A NEGATIVE ENDING BALANCE AS OF 2016. PROJECT UNFUNDED.

Justification

This warming house will function as a hub for winter recreation in the city with ice skating, sliding, and cross-country ski trails. Further, the existing warming house and rinks at Ramsey Elementary are in sub-standard condition and would be discontinued under this proposal.

Expenditures	2015	2016	2017	2018	2019	Total
Building Cost/Construction					750,000	750,000
Improvements Other than Building Cost					1,750,000	1,750,000
Total					**2,500,000**	**2,500,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Park Improvement Trust Fund					2,500,000	2,500,000
Total					**2,500,000**	**2,500,000**

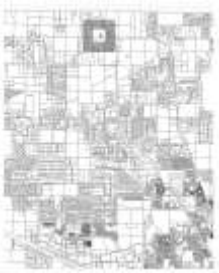
Capital Improvement Program

2015 *thru* **2019**

City of Ramsey, Minnesota

Project # **06-ACQ-001**

Project Name **Sixth Community Park (north central Ramsey)**



Type Land
Useful Life Unassigned
Category Site Acquisition

Department Site Acquisitions
Contact
Priority 4 Future - Moderate

Status Future Consideration

Total Project Cost: **$1,000,000**

Description

The park location has not been determined, but may be expected to be sited north of Trott Brook and generally geographically central.

The park should have a minimum of 60 acres of usable land.

The Park Trust Fund does not have enough funding at the current time.

Justification

Given the projected build-out of Ramsey, it is anticipated that a sixth Community Park will be required to meet the needs of the existing and future residents.

A joint powers agreement for funding and O & M may be explored with Burns Township.

Expenditures	2015	2016	2017	2018	2019	Total
Land Acquisition				1,000,000		1,000,000
Total				**1,000,000**		**1,000,000**

Funding Sources	2015	2016	2017	2018	2019	Total
Park Improvement Trust Fund				1,000,000		1,000,000
Total				**1,000,000**		**1,000,000**

CC Regular Session **4. 5.**

Meeting Date: 01/27/2015

By: Jo Thieling, Administrative Services

Information

Title

Approve the Following Meeting Minutes:

1. City Council Work Session dated 01/13/2015
2. City Council Regular dated 01/13/2015

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 01/13/2015
2. City Council Regular dated 01/13/2015

Attachments

CCWS Mts 011315

CC Mts 011315

Form Review

Form Started By: Jo Thieling Started On: 01/22/2015 11:10 AM

Final Approval Date: 01/22/2015

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

The Ramsey City Council conducted a City Council Work Session on Tuesday, January 13, 2015, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Mayor Sarah Strommen (arrived at 5:34 p.m.)
Councilmember Jill Johns
Councilmember Mark Kuzma
Councilmember John LeTourneau
Councilmember Chris Riley
Councilmember Melody Shryock
Councilmember Kristine Williams

Also Present: City Administrator Kurtis Ulrich
Finance Director Diana Lund
Fire Chief Dean Kapler
Police Chief Jeff Katers
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
Asst. City Administrator/Economic Development Manager Patrick Brama
City Attorney Joe Langel

1. CALL TO ORDER

Acting Mayor LeTourneau called the City Council Work Session to order at 5:30 p.m. and welcomed newly elected Councilmembers Shryock and Williams.

2. TOPICS FOR DISCUSSION

2.01: Fire Station 2 Project Update

Asst. City Administrator/Economic Development Manager Brama reviewed the staff report and provided background on the location of the existing Fire Station and location for new Fire Station No. 2 on Alpine Drive between CSAH 5 and Helium Street, a 2.34 acre site that was created as part of the 2006 Meadow Plat and purchased by the City in the mid-1970s.

Fire Chief Kapler explained staff went into the design of Fire Station No. 2 with the thought it would remain a paid-on-call Fire Department. With that in mind, a location was selected that was good to attract fire fighters and provided excellent access to the City.

Mayor Strommen arrived at 5:34 p.m.

Fire Chief Kapler stated Fire Station No. 2 will also contain a police substation and garage space for police vehicles. In addition, Allina Transportation has committed to use this as a host site for ambulances.

Asst. City Administrator/Economic Development Manager Brama stated staff conducted a Space Needs Analysis in 2006 to determine whether the existing Fire Station building could be renovated or should be demolished and rebuilt on that site. It was determined to not be an effective use of the Old Municipal Center (OMC) site or the building. He noted this is a 21-acre site so use for municipal services is not the highest and best use of the site. Asst. City Administrator/Economic Development Manager Brama described the purpose of the new building as described by Fire Chief Kapler, and presented the project process that started with the Space Needs Analysis, would use surplus City-owned land, preliminary design stage, final design/bid documents, bidding and award of bid, and construction administration. He explained the project is currently at the bidding/bid award step. It is anticipated the bids would be considered by the Council at its March 24, 2015, meeting.

Asst. City Administrator/Economic Development Manager Brama addressed the funding mechanism including issuance of a Government Obligation Bond with a 20-year term, at a cost of $290,000 annually with payments to begin in August of 2017 and capitalized interest starting in February of 2016. He explained that the bond payments of $140,000 annually for Fire Station #1 will be completed in 2016, meaning it would be about a $100,000 increase to the general levy in 2017 for Fire Station No. 2.

Asst. City Administrator/Economic Development Manager Brama described what had changed since the preliminary budget of $4.01 million to a final budget of $4.14 million. He advised of changes made to cut the project costs by $150,000 including reconfiguring the meeting space, elimination of the patio area, cutting two feet from the garage space, and changing landscaping materials. Another $100,000 could be cut if a large portion of the building used a flat roof. However, staff recommends against a flat roof design due to maintenance issues.

Bruce Schwartzman, architect with BKV Group, stated they deal with a lot of cities and he found Asst. City Administrator/Economic Development Manager Brama does an excellent job to put together all of the information.

Councilmember Riley stated all agree Fire Station No. 2 is needed and asked how staff has assured the City gets what is needed without building a 'Taj Mahal.'

Fire Chief Kapler explained that over one-half of Ramsey is without municipal water so the City hauls water more often than it connects to a hydrant. Because of that, the Fire Department needs equipment to haul that water. He reviewed the equipment that will be housed in Fire Station No. 2 and noted there will be additional space beyond what the Fire Department needs to house the Police Substation and Allina Ambulance Services. Fire Chief Kapler stated one mistake made

with the Armstrong Boulevard Fire Station is lack of storage for excess inventory. Because of that, staff has assured Fire Station No. 2 will have adequate storage space.

Mayor Strommen stated this conversation on the preliminary design and what would be incorporated into Fire Station No. 2 started two Councils ago and the original plan has been whittled down from what was originally presented.

Fire Chief Kapler pointed out that the building design does not include sleeping quarters because he is confident the Fire Department will not be a career department at any time in the near future. He explained the effort taken to assure efficient entering of the parking lot, the building, getting to the vehicles, and getting onto the road.

Councilmember Riley stated staff's recommendation is to hire the architect to do the construction administration. He noted a general contractor will also be hired for construction and asked about the purpose of the construction administrator.

Mr. Schwartzman stated the architect would act as the construction administrator and provide continual oversight of the project for the City. He explained the standard contract provides for on-site review and meetings with the contractor twice a month. Mr. Schwartzman stated another option is to monitor the contractor with weekly construction meetings.

Councilmember Riley asked about the availability of SAC and WAC credits.

Community Development Director Gladhill offered staff can explore that option.

Councilmember Riley stated the City owns a pile of dirt in this general area and asked if it will be used with this project.

Mr. Schwartzman stated there is no documentation whether the soil was properly compacted so it will have to be dug out and the soil compacted. He stated they will include information about the soil needed for the site to correct grading and indicate there is soil within the vicinity of the site, which may save $5,000 to $8,000.

Councilmember Riley asked if the flat roof section that is proposed would have higher maintenance costs compared to the pitch roof on the rest of the building.

Mr. Schwartzman explained that flat roofs are good to use in areas with mechanical equipment where it can be minimized and not face the street. He explained a qualified experienced contractor would be used to install the minimal flat roof and it would have a life span of 20 years. Mr. Schwartzman stated the pitched metal roof has a life span of 75 years.

Councilmember Kuzma asked about the timing between the old Fire Station, new construction, and sale of the OMC site.

Asst. City Administrator/Economic Development Manager Brama stated timing was kept in mind when drafting the construction documents and purchase agreement. He stated the timing

contains a two-month buffer, which should be adequate. Another option is to extend the closing date of the OMC site, if needed.

Councilmember Kuzma asked if Fire Station No. 2 will provide additional benefits to residents with lower insurance rates.

Fire Chief Kapler explained that in this area, the ISO insurance rating is at 5 and Fire Station No. 2 will not change that rating as no new services are being added and the ambulance also does not improve that rating. He stated it is their goal to get an ISO rating of 4 even though there is not much of a financial savings between the two. Fire Chief Kapler stated having an ambulance at Fire Station No. 2 will reduce response times by five to seven minutes when compared to response from the Anoka Fire Station.

Councilmember Riley stated there is an extra one-half bond payment added to the first year and asked if an interfund transfer is an option.

Finance Director Lund stated that payment would be about $59,000 and she thinks it would be an option to fund internally. She explained the debt service was originally proposed at $299,000 and it is now $310,000 so it is fairly close. Finance Director Lund stated she can run the numbers to determine what that savings would be.

Asst. City Administrator/Economic Development Manager Brama stated the purpose of this Case was to provide an update on this project. He offered to meet individually with Councilmembers should there be additional questions. At the next meeting, the Council will act on whether to move the project forward.

Mr. Schwartzman stated they will do internal coordination and release documents for bid on February 12, 2015, and receive bids on March 12, 2015. The pre-bid meeting will be held within those dates to answer questions of the contractor.

Councilmember Riley asked if construction administration will be an additional step for Council consideration.

Asst. City Administrator/Economic Development Manager Brama stated once the Council awards the contract, the general contractor would be in construction and construction administration will be part of the contract with BKV Group.

Informational; no action required.

2.02: Discuss Council Organization

City Administrator Ulrich reviewed the staff report and explained the purpose of this Case is to determine to which Committees, Boards, and Authorities the Council Members will be appointed. He asked the Council to indicate if they would like any changes as it is included on tonight's Consent Agenda.

City Administrator Ulrich noted there had been discussion whether the Economic Development Authority (EDA) should contain two or three Councilmembers, which needs to be determined. He stated additional considerations relate to designating the City's legal newspaper, which is recommended to be the *Anoka County Union/Herald*, continuing contracts for recording secretarial services and legal services, and appointing a Councilmember to serve on the Highway 10 Subcommittee.

The consensus of the Council was to support the appointments as contained in the staff report and continuing contracts for recording secretarial and legal services.

Mayor Strommen asked the Council to address appointments to the EDA.

City Administrator Ulrich read a section from the ordinance that established the EDA, noting it indicates two members should be from the City Council. However, that language would not preclude appointment of three members. City Administrator Ulrich recommended amending the ordinance language should the Council support appointment of three members to the EDA. He indicated the EDA would be comfortable with appointment of three but the Council should then indicate why it was changing from past practice.

Mayor Strommen stated her preference that two Councilmembers be appointed to the EDA as it is consistent with past practice.

Councilmember LeTourneau stated he attended last week's EDA meeting and understood appointing three Councilmembers could occur but the meeting minutes contain a comment that he would rather see it not end up looking like the HRA but be more representative of the community of residents versus the Council. In addition, the EDA minutes indicate that the Mayor will probably make the decision of the two who would serve on the EDA with the third member as the alternate. He stated that is how the EDA saw that going.

Councilmember Riley agreed and added that although the EDA would accept appointment of three Councilmembers, the preference was for two.

Councilmember Johns asked if the EDA is comprised of seven with two from the Council.

City Administrator Ulrich stated there would not be a vacancy created by one of the EDA members becoming a member of the Council.

Councilmember Kuzma stated in the past, there have been two Council appointees with the third as an alternate and he supports continuing that practice.

Mayor Strommen stated her preference that the three Councilmembers on the EDA work it out amongst themselves as to who would become the alternate.

Councilmember LeTourneau stated he brought up the discussion because it was his impression that Mayor Strommen would be making the decision on appointments and if the Mayor felt he could serve another committee in a better capacity, he would be willing to do that.

Councilmember LeTourneau stated he ran his election campaign based on economic development, which aligns with the EDA, but if it is the decision of the group, he would be happy to serve on another committee.

Mayor Strommen stated since Councilmember LeTourneau is now the Acting Mayor with those added responsibilities, she would suggest he move to the Alternate EDA Member.

Councilmember LeTourneau agreed with that suggestion.

Mayor Strommen asked staff to update the resolution to reflect that change.

City Clerk Thieling recommended the Council remove this Case from the Consent Agenda so the revision is transparent.

Mayor Strommen asked if anyone is interested in serving on the Highway 10 Committee.

Councilmembers Shryock and Kuzma expressed interest.

Mayor Strommen suggested that Councilmember Shryock accept that appointment.

The Council agreed with the suggestion of City Administrator Ulrich that the appointments will continue on a two-year rotation.

2.03: Schedule Council / Staff Strategic Planning Session(s)

City Administrator Ulrich reviewed the staff report and explained the purpose of this Case is to schedule the annual Council/staff strategic planning session. He asked for input on the schedule, timing, and whether staff should obtain competing proposals. City Administrator Ulrich proposed the dates of February 3 and 17, 2015. He advised of the items to be presented and discussed, noting the proposal came in at $15,000 plus meals, which is a fairly typical cost.

Councilmember Shryock stated she has a commitment on February 3, 2015, but can make it work if needed. She stated she was shocked at this price tag; however, received a respected recommendation on the Prouty Project, which resolved some of her concern with the cost.

Councilmember Riley stated he is surprised this is a discussion because he does not think this is necessary as it was done two years ago, when it was necessary and time and money well spent. He agreed with the need for an update to the Strategic Plan but thought the City Administrator and department heads could accommodate that work task and lead sessions to update the Strategic Plan. He stated he does not support this cost.

Councilmember Shryock agreed that if only an update is needed, this would be a high cost.

Councilmember LeTourneau agreed the work of two years ago was valuable, needed, and staged the Council for beneficial growth and to gain trust. He found narrowing of the focus and clear vision of direction was critical and has been furthered. Councilmember LeTourneau stated at

that time, it was more 'A New Day, A New Beginning,' which has been accomplished. Now the next version for the City is needed so he is excited to bring forth a facilitator with this scope. In addition, there are two new Councilmembers and Councilmember Johns did not participate in that last effort. In that effort, it brought all to the process, gained alignment, and commitment to bring the City forward. Councilmember LeTourneau stated a cost of $15,000 to bring in a facilitator that is trained and will bring the deliverables is money well spent so he would support the use of an outside facilitator to bring all to that spot.

Councilmember Kuzma stated he is torn on this decision because he feels the process of two years ago was helpful in the healing of the Council and staff and to bring focus. But the City also spent money to conduct a community survey that addressed the Council's strategic goals. He noted the Strategic Plan contains next steps and while it would be nice to have the facilitator, he would ask if it is really needed.

The Council agreed with the suggestion of Mayor Strommen to add this Case to tonight's Council Agenda for further discussion.

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 6:31 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, January 13, 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
Councilmember Melody Shryock
Councilmember Kristine Williams

Members Absent: None

Also Present: City Administrator Kurtis Ulrich
Finance Director Diana Lund
Fire Chief Dean Kapler
Police Chief Jeff Katers
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
Asst. City Administrator/Economic Development Manager Patrick Brama
City Attorney Joe Langel

1. CALL TO ORDER

Mayor Strommen called the regular meeting of the Ramsey City Council to order at 7:04 p.m., followed by the Pledge of Allegiance led by Mayor Strommen.

2. PRESENTATION

2.01: Swearing in Ceremony for Councilmembers

City Attorney Langel administered the Oath of Office for Councilmembers Jill Johns, Melody Shryock, and Kristine Williams. Following a round of applause offered by all, Mayor Strommen extended the Council's congratulations to Councilmember Johns on her re-election and to newly elected Councilmembers Shryock and Williams.

3. CITIZEN INPUT

State Representative Abigail Whelan congratulated the newly elected Councilmembers and stated she looks forward to working with the City on its projects including Highway 10 and the Armstrong Boulevard interchange. Representative Whelan offered her assistance and announced the opportunity to attend a Listening Session on February 2, 2015.

Councilmember Riley wished Representative Whelan a happy birthday.

Mayor Strommen recognized and thanked former State Representative Jim Abeler for his service to Ramsey.

4. CONSENT AGENDA

Motion by Councilmember Johns, seconded by Councilmember Kuzma, to approve the following items on the Consent Agenda as revise to remove Case 4:11:

4.01: Receive November 2014 Financial Reports – General Fund and Enterprise Funds
4.02: Receive Cash and Investments for Period Ending December 31, 2014
4.03: Receive 2014 Building Division Month End Reports: September, October, November, and December
4.04: Approve Licenses:

Garbage

Ace Solid Waste, 6601 McKinley Street NW, Ramsey, MN 55303
Republic Services, 8661 Rendova Street NE, Circle Pines, MN 55014
Aspen Waste Systems, Inc., 2951 Weeks Avenue SE, Minneapolis, MN 55414
LePage & Sons, 3118 – 162nd Lane NW, Suite B, Andover, MN 55304
Randy's Sanitation, Inc., P.O. Box 169, Delano, MN 55328
Walters Recycling & Refuse, P.O. Box 67, Circle Pines, MN 55014
Waste Management of Minnesota, Inc., 10050 Naples Street NE, Blaine MN 55449

Gasoline

Holiday StationStore #323, 14350 Xkimo Street NW, Ramsey, MN 55303
Holiday StationStore #395, 14075 Ramsey Boulevard NW, Ramsey, MN 55303
Northern Tier Retail LLC, dba SuperAmerica #4508, 14000 St. Francis Boulevard NW, Ramsey, MN 55303
Casey's Retail Company, dba Casey's General Store #1988, 14131 Sunfish Lake Boulevard NW, Ramsey, MN 55303
Coborn's, Inc., dba Little Dukes, 7900 Sunwood Drive NW, Ramsey, MN 55303
Rademacher Companies, Inc., dba Bills' Superette, 15299 St. Francis Boulevard NW, Ramsey, MN 55303
Ramsey Market, 14911 Ramsey Boulevard NW, Ramsey, MN 55303

Tobacco

Coborn's Inc., dba Coborn's Liquor, 7880 Sunwood Drive NW, Ramsey, MN 55303
Coborn's Inc., dba Coborn's, 7900 Sunwood Drive NW, Ramsey, MN 55303
Rademacher Companies, Inc., dba Bill's Superette, 15299 St. Francis Boulevard NW, Ramsey, MN 55303

Casey's Retail Company, dba Casey's General Store #1988, 14131 Sunfish Lake Boulevard NW, Ramsey, MN 55303
Northern Tier Retail LLC, dba SuperAmerica LLC #4508, 14000 St. Francis Boulevard NW, Ramsey, MN 55303
Holiday StationStore #395, 14075 Ramsey Boulevard NW, Ramsey, MN 55303
Holiday StationStore #323, 14350 Xkimo Street NW, Ramsey, MN 55303
Rum River Wine & Spirits, Inc., 14107 St. Francis Boulevard NW, Ramsey, MN 55303
Atlantic Cargo Company, Inc., dba Fairway Liquors, 5900-167th Ave. NW, Ramsey, MN 55303
Ramsey #1 Smoke Shop, Inc., 14050 St. Francis Boulevard NW, Suite E, Ramsey, MN 55303
Ramsey Market, 14911 Ramsey Boulevard NW, Ramsey, MN 55303
The Links at Northfork, 9333 Alpine Drive NW, Ramsey, MN 55303
Templer Group, Inc., dba Jr's Outpost, 6141 Highway 10 NW, Ramsey, MN 55303
E-Cig Warehouse, Inc., 6111 Highway #10 NW, #500, Ramsey, MN 55303

Vehicle – some are contingent upon receiving proper paperwork

Reimann, Inc., 18008 Waco Street NW, Ramsey, MN 55303
Son Auto & Watersports West, Inc., 6750 Highway #10 NW, Ramsey, MN 55303 (contingent)
B Brothrs Auto LLC, 7103 Highway #10 NW, Suite A, Ramsey, MN 55303
J.A.C. Auto Repair & Sales, 6336 Highway #10 NW, Ramsey, MN 55303
Blatz Automotive/Mach 5 Motors, 7105 Highway #10 NW, Ramsey, MN 55303
Lano Equipment, Inc., 6140 Highway #10 NW, Ramsey, MN 55303
Pro Power Sports & Marine, Inc., 6781 Highway #10 NW, Ramsey, MN 55303
Jacks Auto Repair LLC, 14290 Sunfish Lake Boulevard, Ramsey, MN 55303 (contingent)
E-Z Auto Sales, Inc., 7751 Highway #10 NW, Suite #6, Ramsey, MN 55303
Diamond Auto, Inc. 6100 Highway #10 NW, Ramsey, MN 55303
Baines Professional Vehicles, Inc., 14000 Sunfish Lake Blvd. NW, Suite H, Ramsey, MN 55303
Pleasureland RV Center – North Metro, 7900 Riverdale Drive NW, Ramey, MN 55303
Eddy's Auto & Body Repair, Inc., 6845 Highway #10 NW, Ramsey, MN 55303
Classic Affordable Rides, Inc., 6250 Bunker Lake Boulevard, Suite 107, Ramsey, MN 55303
Dumarks & Sons Auto Sales, 7127 Highway #10 NW, Ramsey, MN 55303
V-Tech Motorsports, Inc., 14000 Sunfish Lake Boulevard NW, Suite I, Ramsey, MN 55303
Citi Group Auto, Inc., 7751 Highway #10 NW, #101, Ramsey, MN 55303
Thermo Leasing, dba Shorewood RV, 8390 Highway #10 NW, Ramsey, MN 55303
Auto Fitness and Service Center, 7029 Highway #10 NW, Ramsey, MN 55303 (contingent)
Star Auto & Truck Sales, 7009 Highway #10 NW, Ramsey, MN 55303
RV World, Inc., 7405 Highway #10 NW, Ramsey, MN 55303 (contingent)
Value Motors, 6740 Highway #10 NW, Suite G0, Ramsey, MN 55303 (contingent)
Affordable Imports LLC, 7751 Highway #10 NW, #8, Ramsey, MN 55303 (contingent)
DM's Auto Sale LLC, 7820 Riverdale Drive NW, #4, Ramsey, MN 55303 (contingent)
Wilkins Used Cars LLC, 7995 Riverdale Drive NW, Ramsey, MN 55303 (contingent)
Reliable Auto Collision Experts/Blue Line Collision, 6260 Hwy. #10 NW, Ramsey, MN 55303
Ramsey Goodyear, 7151 Riverdale Drive NW, Ramsey, MN 55303 (contingent)
Independent Auto Service, 6745 Highway #10 NW, Ramsey, MN 55303 (contingent)
T3 Auto & Rec., LLC, 7820 Riverdale Drive NW, #3, Ramsey, MN 55303 (contingent)
DBest Auto LLC, 6250 Bunker Lake Boulevard, Ramsey, MN 55303 (contingent)
My Way Motors, 6845 Highway #10 NW, Suite 200, Ramsey, MN 55303
Joe Davis Auto Repair, 7060-143rd Avenue NW, Ramsey, MN 55303 (contingent)

4.05: Approve the following Commission and Board Meeting Minutes:
1) City Council Work Session dated November 24, 2014
2) City Council Regular dated November 24, 2014
3) City Council Work Session dated December 9, 2014
4) City Council Regular dated December 9, 2014

4.06: Approve 2015 Paid on Call Fire Officer Selections

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

4.08: Introduce Ordinance Licensing Massage Establishments and Massage Therapists

4.09: Adopt 2015 Legislative Platform

4.10: 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

~~4.11: 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 Year 2015; and, Resolution #15-01-010 Authorizing Signatures for Financial Transactions~~ This item was removed from the Consent Agenda and considered as Case 7.06.

4.12: 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

4.13: 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

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

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

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

4.17: Adopt Resolution #15-01-006 Amending Resolution #14-12-250 Adopting Special Assessment Policy for City Projects

4.18: Adopt Resolution #15-01-003 adopting Findings of Fact #0938 and Resolution #15-01-004 Approving a 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

4.19: Adopt Resolution #15-01-020 to Hire Temporary Ice Rink Attendants

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

5. APPROVE AGENDA

Motion by Councilmember Riley, seconded by Councilmember LeTourneau, to approve the agenda as revised to add Case 7.07, Schedule Council/Staff strategic Planning Session(s).

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

6. PUBLIC HEARING

None.

7. COUNCIL BUSINESS

7.01: Consider Purchase Agreement with PSD LLC

Asst. City Administrator/Economic Development Manager Brama reviewed the staff report and presented the revised purchase agreement of PSD, LLC for 13.97 acres of City-owned land located within The COR. He noted consideration of this Purchase Agreement would meet the Council's goal to sell surplus City-owned land, place the property back on the tax rolls, sustain momentum of development in The COR by increasing rooftops, and result in substantial land proceeds that could be used to pay off debt. Asst. City Administrator/Economic Development Manager Brama stated it is the recommendation of staff and the Economic Development Authority (EDA) to approve the proposed Purchase Agreement. He reviewed consideration of the EDA and recommendation that the earnest money become hard within this Purchase Agreement. It was noted the buyer has agreed to the EDA's request and the Purchase Agreement includes that language.

The Council indicated its support for the negotiated Purchase Agreement as the City is receiving the expected price range, no City dollars are involved at this point, the City has already addressed the zoning of this property, and this project will create additional rooftops and momentum. The Council extended its appreciation for the EDA's recommendation on the earnest money.

Motion by Councilmember LeTourneau, seconded by Councilmember Riley, to Approve the 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.

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

7.02: Consider Adoption of Resolution #15-01-018 Accepting Feasibility Report and Ordering Public Hearing for IP 13-10; Garnet Street and 168th Avenue Reconstruction

City Engineer Westby reviewed the staff report, described improvements proposed for Garnet Street and 168th Avenue, and total estimated project cost of $1.675 million. City Engineer Westby reviewed project funding and proposed to assess benefiting properties at $6,500 per lot. It is not proposed to assess for sanitary sewer, water utilities, subgrade corrections, or new sidewalk construction. He recommended the City authorize an assessment appraisal consultant to ensure all special assessments are commensurate with benefit received from the proposed

improvements. City Engineer Westby advised of public comment and the project schedule. He presented staff's recommendation and findings that this project is necessary, feasible, and cost effective from an engineering standpoint. It was noted that if the Council adopts a resolution approving the feasibility report, the public hearing would be set for February 10, 2015.

Councilmember Kuzma asked about the Charter's new ruling for a 60% petition in order to challenge an assessment.

City Engineer Westby stated the new ratio applies to all of the 12 properties proposed to be assessed. He answered questions of the Council relating to installation of watermain under 168th Avenue, noting it is not absolutely necessary but recommended.

Councilmember Riley asked if the report from the assessment appraisal consultation would be received too late in the process to be useful.

City Engineer Westby stated it will be received within two to three months and useful as the assessment hearing is held and adopted in October.

Councilmember Johns stated the new street design is for a 60-year life expectancy.

City Engineer Westby stated that is correct and one of the reasons to install utilities at this time.

Councilmember LeTourneau stated this is the first street project being entered into under the Street Maintenance Program and it is important to use a street design that assures longevity.

City Engineer Westby confirmed that the intent is to construct a quality road with a 60-year life.

Councilmember Shryock asked about the term of the assessment payment and whether an abandoned house would also be assessed.

City Engineer Westby explained that in accordance with the City's Assessment Policy, when the Council adopts the assessments, it also adopts the term of the assessment. If a ten-year term, it would be a payment of $650 plus interest annually. He advised this is a justifiable assessment amount as the lots have about 170 feet of frontage. City Engineer Westby explained that even if a property is abandoned, that property would be assessed.

Motion by Councilmember Kuzma, seconded by Councilmember Johns, to accept the preliminary residential special assessment rate of $6,500 per lot, authorize an assessment appraisal consultant to ensure all special assessments are commensurate with benefit received from the proposed improvements; and to Adopt Resolution #15-01-018 Accepting Feasibility Report and Ordering Public Hearing for IP 13-10; Garnet Street and 168th Avenue Reconstruction.

Further discussion: Mayor Strommen commented it is fitting that this is the first project considered under the new Street Maintenance Program. She requested periodic updates as the project proceeds.

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

7.03: Consider Adoption of 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

Community Development Director Gladhill reviewed the staff report and recommendation to approve a site plan for Fire Station No. 2 and best management practices as it relates to stormwater management, vegetation management, and energy efficient design.

The Council acknowledged this Case had been discussed at tonight's Work Session and a recommendation received from the Planning Commission. It was noted the City owns this land and the intent has been to use it for a Fire Station, it is properly zoned, and the proposed building aesthetics fit into the surrounding residential neighborhood.

Motion by Councilmember Riley, seconded by Councilmember Williams, to adopt 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, and further consideration of best management practices as it relates to stormwater management, vegetation management, and energy efficient design.

Further discussion: Councilmember Kuzma stated an ambulance station will also be included in Fire Station #2. Councilmember LeTourneau added that the Environmental Policy Board supports the site plan and proposed landscaping, noting this is an organizational consideration.

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

7.04: Consider Purchase Agreement between NIK Management Group and the City of Ramsey for the Former Municipal Center Site

Asst. City Administrator/Economic Development Manager Brama reviewed the staff report and presented the two-phase Purchase Agreement of NIK Management Group for the Old Municipal Center (OMC), a 21.5-acre site currently being rezoned to R-1 Residential-MUSA, in the amount of $41,500 per acre for Phase 1 and $43,500 per acre for Phase 2. He stated the EDA recommends the earnest money go hard at some point and to increase the amount of hard money on Phase 2. In response, NIK offered earnest money of $10,000 with $1,500 going hard after 60 days and rolling $7,000 into the second closing. Asst. City Administrator/Economic Development Manager Brama displayed concept maps depicting Phase 1 and Phase 2 that had been reviewed by the Planning Commission and the City's Design Review Team. It was noted that zoning would allow for 45 lots and a PUD would allow for 52-58 lots. He advised the City would be required, in Phase 1, to deliver a construction ready site, which is estimated to cost $150,000 to $200,000. To accomplish that, the City will need to resolve access to the site.

Asst. City Administrator/Economic Development Manager Brama described the pros and cons of three access alternatives: a cul-de-sac (not supported by staff); realigning Krypton Street to connect to Nowthen Boulevard and across to 151st Street (not supported by Anoka County and estimated at $510,000); and, wrapping Krypton Street internal to the site (preferred by Anoka County and estimated at $310,000).

Asst. City Administrator/Economic Development Manager Brama presented net proceeds, noting they are highly variable. He explained the option to use Anoka County HRA dollars to resolve access to the site. Net proceeds will range from $101,887 to $301,887 depending on whether Anoka County HRA dollars are used and the access alternative selected. $130,000 total property taxes would be generated by 47 units, or about $35,000 annually to the City of Ramsey in new taxes. He reported that the Parks Commission will be considering this project.

Asst. City Administrator/Economic Development Manager Brama presented the two alternatives before the Council and staff's recommendation to approve the Purchase Agreement as the terms are favorable.

Councilmember Kuzma asked about the street alternatives to provide access, who is responsible for the cost to create that access, and the option to use Anoka County HRA funds.

Asst. City Administrator/Economic Development Manager Brama reviewed the history of access to this site, which has been an outstanding issue. He stated the City's Anoka County HRA account has a balance of over $800,000 available for redevelopment projects and staff finds this would be an appropriate use for those funds.

Community Development Director Gladhill explained why the issue of access was not resolved when the Meadow Plat was considered.

Councilmember LeTourneau stated the issue needs to be resolved to address access by Public Works and emergency vehicles, not just to accommodate this project.

Councilmember Riley stated this is really a net offer because the purchase is requiring the buildings to be removed. He asked if the net offer is in an acceptable range.

Asst. City Administrator/Economic Development Manager Brama stated if the cost to remove the OMC buildings is deducted from the purchase price, it is within the deal range.

Brian Pankratz of CBRE stated that is correct and when this was originally considered, it was not known that access needed to be resolved.

Councilmember Riley stated other than providing a clean site, no assistance is being requested. He noted this site has been discussed extensively and all supported a residential neighborhood, which also fits the zoning. He agreed that access is an issue that needs to be addressed eventually.

Mayor Strommen stated she has no issues with the Purchase Agreement as it fits within the deal range. Going forward, she thinks a long-term vision is needed for County Road 5 and that should be addressed with Anoka County. She asked staff to provide past meeting minutes relating to The Meadow discussion to provide historic context.

Motion by Councilmember LeTourneau, seconded by Councilmember Johns, to approve the Purchase Agreement between the City of Ramsey and NIK Management, Inc. for 21.5 acres of City-owned land (former Municipal Center) contingent upon final review and amendments from the City Attorney.

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

7.05: Consider The Tinklenberg Group Proposal for Professional Services Contract Extension

City Administrator Ulrich presented and recommended approval of the proposal from The Tinklenberg Group for an extension to an existing professional services contract to advance and promote construction of improvements within the Highway 10 corridor. He explained why a two-month contract extension is being recommended at this point.

Elwyn Tinklenberg, The Tinklenberg Group, described why it is an important time for Ramsey to remain involved in the conversation for funding Highway 10 improvements and to remain visible. He stated there is a lot of momentum around Highway 10 and a high level of awareness because of the leadership of the City. Mr. Tinklenberg stated both State Representative Whelan and U.S. Representative Emmer have committed to supporting this effort and former Minnesota Representative Abeler has offered to approach other communities to broaden the effort and work cooperatively around common goals.

Mayor Strommen thanked Mr. Tinklenberg for the work he has done on the City's behalf. She stated the Council wants to keep fostering partnerships and fortunately, the Governor and Legislature have come in strong for transportation funding. Mayor Strommen commented on the importance of capitalizing on opportunity and building greater momentum.

Councilmember LeTourneau stated his agreement that having Mr. Tinklenberg involved has been critical, brought focus, and created collaboration with new energy. He stated he supports the contract moving forward and proposed extending it to five months to include the Legislative session with a not-to-exceed $35,000 commitment.

Mayor Strommen stated her agreement that the City's commitment is for the entire Legislative session but the question is the form the agreement takes and if it includes a partnership beyond Ramsey, which is not known at this point.

Councilmember LeTourneau stated it is about the work that can be done in 30 days when compared to the entire five-month period. He preferred including the entire timeframe to assure a continued focus.

Mr. Tinklenberg stated he works for the City and clearly if the Council supports moving forward, they will immediately begin talking with legislators. He explained that within the Transportation Bill, there are key places where Ramsey can seek funding and legislative staff has recommended that Ramsey be identified in every one of those key places. He stated the first committee hearing deadlines have not yet been set but will probably be the end of February/early March and by that time, Ramsey will have had to complete the hearing process. He stated in the next 30 days they will identify opportunities, key places for funding, and approach other communities to gain their response. He emphasized it is critical that Ramsey lead and move it forward because as that determination is shown, it will bring in other communities to create a unified front on Highway 10 issues. In any event, he explained it will not change the work they will do in the next 30 days whether the contract is for 30 days or five months.

Councilmember Riley stated Ramsey got funding for the Armstrong Boulevard interchange and asked if that means Ramsey will not be receiving additional funding for a period of time. Mr. Tinklenberg stated that is true when seeking some funding opportunities, such as the Transportation Investment Generating Economic Recovery (TIGER) grant, but there are other available funding opportunities. In addition, Ramsey has been successful in bringing on business partnerships that has been very effective in playing a role in communicating the importance of additional improvements. He explained how funding can be combined with the County Transit Improvement Board to address rail crossings.

Councilmember Kuzma stated his appreciation to Mr. Tinklenberg for his assistance in gaining funding for the Armstrong Boulevard interchange. He stated the concerns with Highway 10 are safety and impact to economic development, noting Ramsey has a lot of land available. He stated with the existing momentum, he now wants to see other partners 'step up to the plate' and in the next 30 days, he would like to see that support.

Motion by Councilmember Johns, seconded by Councilmember LeTourneau, to approve an extension of The Tinklenberg Group Professional Services Contract dated January 2015 for an initial one-month work phase through February 13, 2015, at a total cost of $5,000.

Further discussion: Councilmember Riley commented on the importance of other partners and entities joining the effort with Ramsey within the next 30 days. Mayor Strommen agreed and asked the Council to keep in mind that those partnerships may take different forms. Councilmember LeTourneau agreed that the partnerships may not be only financial but that does not deter Ramsey's support of this effort.

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

Former Congressman Jim Abeler thanked the Council for welcoming his successor, reviewed his background in representing this area, and stated his expectations for the future.

7.06: 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 Year 2015; and, Resolution #15-01-010 Authorizing Signatures for Financial Transactions

City Administrator Ulrich presented the staff report and recommended revision to appoint Councilmembers Riley and Williams to the EDA with Councilmember LeTourneau serving as the alternate, leaving one EDA vacancy to be filled, and to appoint Councilmember Shryock to the Highway 10 Subcommittee.

Motion by Councilmember Riley, seconded by Councilmember LeTourneau, to Adopt Resolution #15-01-001 for 2015 Council Organization as amended above; 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 Year 2015; and, Resolution #15-01-010 Authorizing Signatures for Financial Transactions.

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

7.07: Schedule Council/Staff Strategic Planning Sessions(s)

City Administrator Ulrich presented the staff report and asked if the Council supports bringing in a professional consultant, estimated to cost $15,000 for a two-day session, to facilitate a Strategic Planning Session or would they prefer to have the sessions led by department heads.

Mayor Strommen commented on the history of past Councils to use professional outside consultants to facilitate strategic planning sessions, though she does not know if that needs to be done every year.

Councilmember Johns stated she finds it to be important to use a professional consultant every few years, noting it is already being considered annually on an internal basis. She stated she did not participate in the last strategic planning session and has felt she missed out in that effort. Councilmember Johns stated a willingness to reduce the scope of services if cost is an issue.

Councilmember Riley stated the Council went through the strategic planning session two years ago and at that time it was needed to rebuild trust between the Council and staff. He agreed that the Strategic Plan needs to be updated, but thought that it could be accomplished internally by the Council, who were elected as leaders, and the City's professional staff.

Councilmember Kuzma concurred, noting the Plan has a good matrix and a citizen survey was recently conducted that provided feedback, so it can be updated through an internal process.

Councilmember Shryock stated she was surprised by the $15,000 price tag but after checking into the Prouty Project, received a positive reference. She stated that given two years ago provided a good base, the cost is high at $15,000, and the City already has a survey, she thinks the Council and appropriate staff could assure the City is on the right track and make Strategic Plan modifications, if needed.

Councilmember LeTourneau stated the work conducted two years ago was needed and a valuable exercise that had an outcome with the greatest value because all participated and bought into it. He felt to some degree, that was the piece to reassemble around for the newly elected Councilmembers. Councilmember LeTourneau stated the Council has high trust but now the circumstances are to retool with a facilitator who can offer an outside perspective, understands how to move groups forward, and have staff become part of the process and not the driver of the process. With regard to the community survey, he felt it was a valuable tool that can be drawn upon. Councilmember LeTourneau described how a professional facilitator is able to corral all of the moving pieces and bring forward a product to assure staff is doing important things that make Ramsey a better community. He noted the prior process cost $40,000 so this proposal has already been pared back and the scope well defined.

Motion by Councilmember LeTourneau, seconded by Councilmember Johns, to adopt the work plan to hire a professional facilitator consultant for two strategic planning sessions at an estimated cost of $15,000 to come from the Council Contingency Budget.

Further discussion: Councilmember Shryock asked how the electronic surveys plays into the $15,000 cost, the status of the surveys/data, and whether the City can be efficient in using the surveys. She felt it was a good exercise to go through but the $15,000 cost remains a concern. Councilmember LeTourneau stated the discussion on the survey is more about discovery and the consultant will put together discovery of the organization, the tools, and how they are interpreted. City Administrator Ulrich stated the citizen and employee and business surveys will be used but the piece that is missing is the Board and Commission Members and Chairs, which is something staff could conduct to get a reduced cost. Mayor Strommen stated a similar electronic survey was used prior to the last Strategic Planning Session, which could be used as a baseline. She noted that when hiring a facilitator to bring the Council through a process, those surveys will need to fit that same process, which is difficult to accomplish internally. Mayor Strommen stated she thinks strategic planning is important and three new members on the Council is a significant number even though not a majority. In addition, the process will create a result that the Council will own together and she believed it was time to move beyond 'A New Day, A New Beginning' and create a new frame. Mayor Strommen stated last time it was a significant investment but it became something that all bought into and the Plan continues to be used in Council's actions. She agreed that the cost is significant but she knows this group is worthwhile and knowledgeable of techniques to bring everyone into the process and participate in a different way. If internally led, she doubted it would result in the same product. Councilmember Shryock stated she does not want to negate the intent and supports the discourse as long as all take part. Councilmember Riley stated a comment was made that Council gave direction to staff but he disagrees and thinks between the department heads and Council they could do an admirable job in updating the Strategic Plan. He believed that spending $15,000 on a facilitator is a waste of taxpayer's money. Mayor Strommen asked staff to explore whether the costs can be reduced.

Motion carried. Voting Yes: Mayor Strommen, Councilmembers LeTourneau, Johns, and Williams. Abstain: Councilmember Shryock. Voting No: Councilmembers Kuzma and Riley.

City Administrator Ulrich offered potential dates to schedule the Strategic Planning Session.

The Council discussed dates determined availability on February 12 and 17, 2015. Mayor Strommen and Councilmembers Riley and Shryock indicated they are not able to be at the meeting by 4:00 p.m. City Administrator Ulrich stated he will confirm the dates and a start time of 5:30 p.m. with the consultant and report back.

8. MAYOR, COUNCIL AND STAFF INPUT

8.01: Consider Citizen Engagement Process for Area South of Highway 10 between Llama Street and Bowers Drive

Community Development Director Gladhill reviewed the staff report and recommendation of the Planning Commission to approve a citizen engagement process for a small area land use planning exercise pertaining to the area south of Highway 10 between Llama Street and Bowers Drive.

Councilmember Riley asked if there was ever a time the City would not want to hold a public meeting to gain input.

Community Development Director Gladhill stated there is not and it is felt this is the appropriate time for this citizen engagement process.

The consensus of the Council was to support a citizen engagement process for a small area land use planning exercise pertaining to the area south of Highway 10 between Llama Street and Bowers Drive.

8.02: Upcoming Meetings and Events

City Administrator Ulrich announced upcoming meetings and events and vacancies on Metropolitan Council Committees and Boards.

Mayor Strommen thanked third grade students who had sent her letters, noting they advocated for park amenities and sidewalks, while expressing concern with icy roads and speeding traffic.

9. ADJOURNMENT

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

Motion carried.

The regular meeting of the City Council adjourned at 9:38 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: 01/27/2015

By: Diana Lund, Finance

Information

Title

Approval From Exemption for a Gambling License for Minnesota Waterfowl Association - Rum River Chapter

Purpose/Background:

Purpose: The State Gambling Board Requires a city to give approval to a non-profit organization for a gambling event that is located within city limits by acknowledging this approval by signing off on an application for exempt permit.

The attached application is from the Minnesota Waterfowl Association - Rum River Chapter for exemption from a lawful gambling license to hold a fundraising raffle at the Links at North Fork on February 26, 2015 during their annual conservation banquet.

The Minnesota Waterfowl Association meets all of the requirements which allow them to remain exempt from licensing, primarily from the standpoint that commodities to be raffled are less than $50,000 in a calendar year.

Recommendation:

Staff recommends that Council approve the exemption from a lawful gambling license for the Minnesota Waterfowl Association - Rum River Chapter to hold a raffle at the Links at North Fork on February 26, 2015.

Action:

Motion to recommend Council approve the exemption from a lawful gambling license for the Minnesota Waterfowl Association - Rum River Chapter to hold a raffle at the Links at North Fork on February 26, 2015.

Attachments

Exempt Permit - MN Waterfowl-Rum River Chapter

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	01/22/2015 10:09 AM
Form Started By: Diana Lund		Started On: 01/21/2015 01:08 PM
Final Approval Date: 01/22/2015		

RECEIVED
JAN 12 2015

MINNESOTA LAWFUL GAMBLING

LG220 Application for Exempt Permit

An exempt permit may be issued to a nonprofit organization that:
- conducts lawful gambling on five or fewer days, and
- awards less than $50,000 in prizes during a calendar year.

If total prize value for the year will be $1,500 or less, contact the Licensing Specialist assigned to your county.

Application fee (nonrefundable)
If the application is postmarked or received 30 days or more before the event, the application fee is **$50**; otherwise the fee is **$100**.

Organization Information

Organization Name: Rum River Chapter of the Minn Waterfowl Assoc

Previous Gambling Permit Number: X-36665-14-005

Minnesota Tax ID Number, if any:

Federal Employer ID Number (FEIN), if any:

Type of Nonprofit Organization (check one):

☐ Fraternal ☐ Religious ☐ Veterans ☑ Other Nonprofit Organization

Mailing Address:	City:	State and Zip:	County:
5251 156th Lane NW	Ramsey	MN 55303	Anoka

Name of Chief Executive Officer (CEO):	Daytime Phone:	Email:
Ross M. Hedin	763-427-6524	rumrivermwa@yahoo.co

Nonprofit Status

Attach a copy of ONE of the following for proof of nonprofit status:

☑ **Nonprofit Articles of Incorporation OR a current Certificate of Good Standing.**
Don't have a copy? This certificate must be obtained each year from:

Minnesota Secretary of State
Business Services Division
60 Empire Drive, Suite 100
St. Paul, MN 55103
Phone: 651-296-2803

☐ **IRS income tax exemption (501(c)) letter in your organization's name.**
Don't have a copy? To obtain a copy of your federal income tax exempt letter, have an organization officer contact the IRS at 877-829-5500.

☐ **IRS - Affiliate of national, statewide, or international parent nonprofit organization (charter).**
If your organization falls under a parent organization, attach copies of **both** of the following:
a. an IRS letter showing your parent organization is a nonprofit 501(c) organization with a group ruling, and
b. the charter or letter from your parent organization recognizing your organization as a subordinate.

Gambling Premises Information

Name of premises where the gambling event will be conducted (for raffles, list the site where the drawing will take place):

The Links at North Fork

Address (do not use PO box):	City or Township:	Zip Code:	County:
9333 Alpine Drive	Ramsey	55303	Anoka

Date(s) of activity (for raffles, indicate the date of the drawing):

February 26th, 2015

Check each type of gambling activity that your organization will conduct:

☐ Bingo* ☐ Paddlewheels* ☐ Pull-Tabs* ☐ Tipboards*

☑ Raffle **(total value of raffle prizes awarded for the year: $** 7270.00 **)**

***Gambling equipment** for bingo paper, paddlewheels, pull-tabs, and tipboards must be obtained from a distributor licensed by the Minnesota Gambling Control Board. EXCEPTION: Bingo hard cards and bingo number selection devices may be borrowed from another organization authorized to conduct bingo.

To find a licensed distributor, go to **www.mn.gov/gcb** and click on ***Distributors*** under the ***LIST OF LICENSEES***, or call 651-539-1900.

LG220 Application for Exempt Permit

Local Unit of Government Acknowledgment

CITY APPROVAL for a gambling premises located within city limits

- [X] The application is acknowledged with no waiting period.
- [ ] The application is acknowledged with a 30-day waiting period, and allows the Board to issue a permit after 30 days (60 days for a 1st class city).
- [ ] The application is denied.

Print City Name: City of Ramsey

Signature of City Personnel: Diann Lund

Title: Finance Director Date: 1/15/15

Local unit of government must sign.

COUNTY APPROVAL for a gambling premises located in a township

- [ ] The application is acknowledged with no waiting period.
- [ ] The application is acknowledged with a 30-day waiting period, and allows the Board to issue a permit after 30 days.
- [ ] The application is denied.

Print County Name: _____

Signature of County Personnel: _____

Title: _____ Date: _____

TOWNSHIP (if required by the county).
On behalf of the township, I acknowledge that the organization is applying for exempted gambling activity within the township limits. (A township has no statutory authority to approve or deny an application, per Minn. Statutes, section 349.166.)

Print Township Name: _____

Signature of Township Officer: _____

Title: _____ Date: _____

Chief Executive Officer's Signature

The information provided in this application is complete and accurate to the best of my knowledge. I acknowledge that the financial report will be completed and returned to the Board within 30 days of the event date.

Chief Executive Officer's Signature: Ross M. Hedin Date: 1/8/2015

Print Name: Ross M. Hedin

Requirements

Complete a separate application for:
- all gambling conducted on two or more consecutive days, or
- all gambling conducted on one day.

Only one application is required if one or more raffle drawings are conducted on the same day.

Send application with:
____ a copy of your proof of nonprofit status, and
____ application fee (nonrefundable). If the application is postmarked or received 30 days or more before the event, the application fee is $50; otherwise the fee is $100. Make check payable to **State of Minnesota**.

To: Gambling Control Board
1711 West County Road B, Suite 300 South
Roseville, MN 55113

Financial report and recordkeeping required.
A financial report form and instructions will be sent with your permit, or use the online fill-in form available at www.mn.gov/gcb.

Within 30 days of the event date, complete and return the financial report form to the Gambling Control Board. Your organization must keep all exempt raffle records and reports for 3-1/2 years (Minn. Statutes, section 349.166, subd. 2(f)).

Questions?
Call the Licensing Section of the Gambling Control Board at 651-539-1900.

This form will be made available in alternative format (i.e. large print, Braille) upon request.

Data privacy notice: The information requested on this form (and any attachments) will be used by the Gambling Control Board (Board) to determine your organization's qualifications to be involved in lawful gambling activities in Minnesota. Your organization has the right to refuse to supply the information; however, if your organization refuses to supply this information, the Board may not be able to determine your organization's qualifications and, as a consequence, may refuse to issue a permit. If your organization supplies the information requested, the Board will be able to process the application. Your organization's name and address will be public information when received by the Board. All other information provided will be private data about your organization until the Board issues the permit. When the Board issues the permit, all information provided will become public. If the Board does not issue a permit, all information provided remains private, with the exception of your organization's name and address which will remain public. Private data about your organization are available to Board members, Board staff whose work requires access to the information; Minnesota's Department of Public Safety; Attorney General; Commissioners of Administration, Minnesota Management & Budget, and Revenue; Legislative Auditor, national and international gambling regulatory agencies; anyone pursuant to court order; other individuals and agencies specifically authorized by state or federal law to have access to the information; individuals and agencies for which law or legal order authorizes a new use or sharing of information after this notice was given; and anyone with your written consent.

State of Minnesota

SECRETARY OF STATE

CERTIFICATE OF INCORPORATION

I, Mark Ritchie, Secretary of State of Minnesota, do certify that: Articles of Incorporation, duly signed and acknowledged under oath, have been filed on this date in the Office of the Secretary of State, for the incorporation of the following corporation, under and in accordance with the provisions of the chapter of Minnesota Statutes listed below.

This corporation is now legally organized under the laws of Minnesota.

Corporate Name: The Rum River Chapter of the Minnesota Waterfowl Association

Corporate Charter Number: 2849377-2

Chapter Formed Under: 317A

This certificate has been issued on 05/15/2008.

THE GREAT SEAL OF THE STATE OF MINNESOTA
L'ETOILE DU NORD
1858

Mark Ritchie
Secretary of State.

Minnesota Lawful Gambling

LG220a Exempt Permit Financial Reporting Form

12/10

- Issuance of an exempt permit obligates the organization to submit a financial report of the event within 30 days of the gambling activity [Minn. Statute 349.166, Subd. 2(b)].
- Complete the information for the games marked with a 'Yes' as being conducted below and fax or mail to the gambling Control Board.

Organization The Rum River Chapter of the Minn Waterfowl Assoc
5251 156th Ln NW
Ramsey, MN 55303

File Number X-36665-14-005

Activity Date(s) 2/27/2014 to 2/27/2014

Game(s) Conducted		Gross Receipts	Expenses	Net Profit	Value of Prizes (including donations and cash.)
Bingo	No				
Raffle	Yes	8673.00	5161.65	3511.35	7270.00
Tip Board	No				
Paddlewheel	No				
Pull Tabs	No				

Note: If tip board, paddlewheel or pull tabs are conducted the MN Licensed Distributor where product was purchased is required.

Distributor _____ Date of Purchase: ___/___/___

Acknowledgment of Chief Executive Officer

I declare that all financial information is true, accurate, and complete.

Print name of current chief executive officer Ross M. Hedin

Ross M. Hedin
Signature of current chief executive officer

1/8/2015
Date signed

Mail or Fax to

Gambling Control Board
1711 W County Road B, Suite 300S
Roseville, MN 55113
Fax: (651) 639-4032

Data privacy notice: The information on this form and any attachments will become public information when received by the Board, and will be used to determine your compliance with Minnesota statutes and rules governing lawful gambling activities.

CC Regular Session **4. 7.**

Meeting Date: 01/27/2015

By: Jo Thieling, Administrative Services

Information

Title

Approve Second Amendment to the Agreement for Transit Service Expansion Plan with Metropolitan Council

Purpose/Background:

APurpose: To approve the second amendment to the Agreement for Transit Service Expansion Plan with Metropolitan Council.

Background: In March 2012, the City approved and entered into an agreement between the Metropolitan Council and the City of Ramsey with regard to a Transit Service Expansion Plan. In June 2013, the City and the Metropolitan Council approved Amendment One to the Agreement. City staff requested, and the Metropolitan Council agreed, to a second amendment to the Agreement for Transit Service Expansion that would require the Metropolitan Council (i.e., "the Council"), to add maintenance of the "turf and landscaped areas" of the Northstar Station as part of their responsibility. The Original Agreement, Amendment One and the newly requested Amendment Two are all attached for Council information and review.

Observations/Alternatives:

The amendment as proposed would require the Metropolitan Council (i.e., "the Council"), to add maintenance of the "turf and landscaped areas" of the Northstar Station as part of their responsibility. This is a benefit to the City as it relieves us of the cost of this maintenance item.

Recommendation:

Staff is recommending Council approve Amendment Number Two to the Contract for Services relating to the Transit Service Expansion Plan and authorize the Mayor to sign same.

Action:

Motion to approve Amendment Number Two to Contract for Services relating to the Agreement for Transit Service Expansion Plan between the City of Ramsey and the Metropolitan Council.

Attachments

Orig Agreemetn for Transit Service Exp Plan

Amendment One to Transit Service Exp Plan

Amendment Two to Transit Service Exp Plan

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	01/22/2015 12:37 PM
Form Started By: Jo Thieling		Started On: 01/22/2015 11:37 AM
Final Approval Date: 01/22/2015		

RECEIVED

MAR 19 2012

Met. Council #12I029

AGREEMENT BETWEEN THE METROPOLITAN COUNCIL AND THE CITY OF RAMSEY WITH REGARD TO A TRANSIT SERVICE EXPANSION PLAN UNDER MINNESOTA STATUTES, SECTION 473.4461

THIS AGREEMENT is entered into by and between the Metropolitan Council, a public corporation and political subdivision of the state of Minnesota, and the City of Ramsey, a Minnesota municipal corporation.

WHEREAS:

1. Minnesota Statues, section 473.446, subdivision 1, provides that for the purposes specified in the subdivision, and except as otherwise provided in the subdivision, the Metropolitan Council ("Council") shall levy each year upon all taxable property within the metropolitan area, as defined in section 473.121, subdivision 2 ("Metropolitan Area), a regional transit capital levy as specified in the subdivision.

2. Minnesota Statutes, section 473.4461 provides that notwithstanding any provision of section 473.446 or any other law, the Council may not levy a tax under section 473.446, subdivision 1, in any city not included in the transit taxing district as it existed on January 1, 2001, unless the Council and the governing body of that city have agreed on a transit service expansion plan.

3. The transit taxing district is defined in Minnesota Statutes, section 473.446, subdivision 2.

4. The City of Ramsey ("City") is located in the Metropolitan Area but was not included in the transit taxing district as it existed and was defined by statute on January 1, 2001.

5. The Council and the City have reached agreement on a transit service expansion plan for the City in accordance with the provisions of Minnesota Statutes, section 473.4461.

6. The parties desire to enter into this agreement in order to formalize the agreement between the parties on the said transit service expansion plan, which agreement shall authorize the levy of a transit tax in the City in accordance with Minnesota Statutes, section 473.446, subdivision 1.

- Two platforms with a pedestrian overpass

1.02 Northstar Commuter Rail Service. Northstar commuter rail service will commence upon completion of station construction, inspection, testing, and safety certification as determined by the Council.

- Service shall be provided in accordance with the Northstar service operating schedule which may be adjusted from time to time as determined by the Council.
- Limited Special Event service may be provided as determined by the Council.
- Passenger fares shall be determined by the Council and may be adjusted from time to time by the Council.
- Maintenance and utility expenses for the platforms and the pedestrian overpass connecting the platforms shall be borne by the Council.
- Maintenance, utility and other expenses related to commuter rail service incurred for the parking ramp facility, pedestrian walkway from the parking facility to the station and, property adjacent to the station shall be the responsibility of the City.
- Parking for Northstar passengers shall be made available by the City at the parking ramp adjacent to the station and said Northstar passenger parking shall be limited to 350 stalls.

1.01 Termination of Express Bus Service. Upon initiation of regular commuter rail service to the Ramsey station, the City shall terminate the existing express bus service currently provided.

ARTICLE 2 – EXTENSION OF COUNCIL LEVY TO CITY

The City acknowledges and agrees that in accordance with the provisions of Minnesota Statutes, section 473.4461, the Metropolitan Council's levy provided for in Minnesota Statutes, section 473.446, subdivision 1, shall be extended to all taxable property within the City of Ramsey effective for taxes levied in 2012 (payable in 2013).

ARTICLE 3 – EFFECTIVE DATE

This agreement shall become effective upon execution of this agreement by the parties and delivery of fully executed copies of the agreement to each of the parties.

ARTICLE 4 – GENERAL PROVISIONS

4.01 City Council Resolution. A copy of a resolution adopted by the Ramsey City Council, the governing body of the City of Ramsey, wherein the City authorizes entry into this agreement, is attached as Exhibit A and made a part of this agreement.

4.02 Interpretation. This agreement is intended to implement the requirement in Minnesota Statutes, section 473.4461, for an agreement between the Metropolitan Council and the City of Ramsey on a service expansion plan, and shall be interpreted accordingly.

4.03 Amendments. The terms of this agreement may only be changed by mutual agreement of the parties. Such changes shall be effective only upon the execution of written amendments signed by authorized representatives of the parties.

4.04 Change in Law. The parties recognize and acknowledge that the requirements and provisions of this agreement may be repealed or modified by future law.

4.05 Execution In Counterparts. This agreement may be executed in counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

IN WITNESS WHEREOF, the above-named parties have caused this agreement to be executed by their duly authorized representatives on the dates indicated below.

CITY OF RAMSEY

By: _____
Bob Ramsey, Mayor

ATTEST:

By: _____
Kurt Ulrich, City Administrator

Dated: 3/8/12

METROPOLITAN COUNCIL

By: _____
Patrick Born
Regional Administrator

Dated: 5.18.2012

APPROVED AS TO FORM:

_____
William K. Goodrich
City of Ramsey City Attorney

Dated: 3/8/12

_____
Metropolitan Council
Office of General Counsel

Dated: 5/17/2012

METROPOLITAN COUNCIL

METROPOLITAN COUNCIL

390 North Robert Street, St. Paul, MN 55101-1805
(651) 602-1000

AMENDMENT NUMBER ONE
to
CONTRACT FOR SERVICES

Metropolitan Council Contract No. 12I029

The City of Ramsey and the **Metropolitan Council** agree that the Contract entered into May 18, 2012 on relating to "Ramsey Station Service Plan and Maintenance" is amended in the following particulars.

ARTICLE 1 – TRANSIT SERVICE EXPANSION PLAN

1. **1.02 Northstar commuter Rail Service; DELETE** the fourth bullet point and **INSERT** the following:

   "Maintenance including irrigation and utility expenses for the platforms and the pedestrian overpass connecting the platforms shall be borne by the Council. The Council will reimburse the City for actual contractor costs and City staff time for site visits and contractor meetings and exclude any administration fees."

2. **1.02 Northstar commuter Rail Service; DELETE** the fifth bullet point and **INSERT** the following:

   "Maintenance, utility and other expenses related to commuter rail service incurred for the parking ramp facility, surface level pedestrian walkway from the street to the vertical circulation and property adjacent to the station shall be the responsibility of the City."

Except as amended hereby, the provisions of the above-referenced contract shall remain in force and effect without change.

IN WITNESS WHEREOF, the parties have caused this amendment to be executed by their duly authorized representatives.

CITY OF RAMSEY

By: _____
Sarah Strommen, Mayor

METROPOLITAN COUNCIL

By: _____
Patrick P. Born
Regional Administrator

Date: 7.9.2013

ATTEST:

By: _____
Kurt Ulrich, City Administrator

Date: 6-18-13

Date: _____

APPROVED AS TO FORM:

By: _____
William K. Goodrich
City of Ramsey City Attorney

Date: _____

METROPOLITAN COUNCIL

390 North Robert Street, St. Paul, MN 55101-1805
(651) 602-1000

AMENDMENT NUMBER TWO
To
CONTRACT FOR SERVICES

Metropolitan Council Contract No. 12I029

The **City of Ramsey** and the **Metropolitan Council** agree that the Contract entered into May 18, 2012, relating to "Ramsey Station Service Plan and Maintenance" is amended in the following particulars:

ARTICLE 1 – TRANSIT SERVICE EXPANSION PLAN

1. **1.02 Northstar Commuter Rail Service; DELETE** the fourth bullet point and **INSERT** the following:

   "Maintenance, including irrigation and utility expenses for the platforms, the pedestrian overpass connecting the platforms, and the turf and landscaped areas of the station shall be borne by the Council. The Council will reimburse the City for actual contractor costs and City staff time for site visits and contractor meetings and exclude any administration fees."

Except as amended hereby, he provisions of the above-referenced contract shall remain in force and effect without change.

IN WITNESS WHEREOF, the parties have caused this amendment to be executed by their duly authorized representatives.

CITY OF RAMSEY

By: _____
Sarah Strommen, Mayor

Date: _____

METROPOLITAN COUNCIL

By: _____
Patrick P. Born, Regional Administrator

Date: 1/8/2015

CC Regular Session **4. 8.**

Meeting Date: 01/27/2015

By: Tim Gladhill, Community Development

Information

Title:

Introduce Ordinance #15-01 Approving a Zoning Amendment for R-1 Residential (MUSA) at 15153 Nowthen Blvd NW; Case of the City of Ramsey

Purpose/Background:

The purpose of this case is to introduce a resolution to approve a Zoning Amendment for the former municipal center located at 15153 Nowthen Boulevard NW. The site is currently being used as Fire Station No. 2. The City Council previous adopted a Comprehensive Plan Amendment to allow for this subsequent Zoning Amendment on October 28, 2014.

The City has been exploring future redevelopment options for the former municipal center over the past 12-18 months, including the formation of a Study Group. At that time, the task for the Study Group was to consider under what conditions, if any, it would be acceptable to allow the site to redevelop as a data center. Ultimately, the City Council decided not to pursue the reuse of the site as a data center and directed Staff to prepare a Comprehensive Plan Amendment to guide the site for Low Density Residential to allow for detached, single-family homes.

Although the City has received a proposed Purchase Agreement and the Planning Commission has reviewed a conceptual site layout for the site from N.I.K. Management, Inc., the City has not received an official request to review a Major Plat. This current step of amending the Official Zoning Map will begin the process to ultimately allow the Subject Property to be redeveloped at a later date, a portion of which could potentially occur in 2015.

Please note that Staff has included the Findings Report of the Study Group that focused on the potential for a data center on this site. A reminder that the City is not considering this alternative at this time, but the Findings Report provides important perspective and input from said Study Group.

Notification:

Staff attempted to notify all Property Owners within 350 feet of the Subject Property of the Public Hearing. Additionally, Staff attempted to notify all Property Owners that received the original mailing in 2013 of the City's review of the site, totaling 244 properties. The Notice of Public Hearing was also published in the Anoka County Union.

Observations/Alternatives:

Since the late 1970s until 2006, the Subject Property had been used as the Ramsey Municipal Center. In 2006, the City opened the current Municipal Center on Sunwood Drive. The Subject Property is still being used as Fire Station #2. The City is in the process of finalizing the design of the replacement Fire Station #2, to be located at 5650 Alpine Drive NW.

The Subject Property is currently located in the Public/Quasi-Public District, which comprises churches, schools, city offices, public works facilities, fire stations, and other government or non-profit facilities.

In 2012, the City Council moved to declare the Subject Property as surplus City-owned land and explore marketing the site for sale. In order to allow the site to be privately developed, the City must amend its Zoning Map. The City has already approved a Comprehensive Plan Amendment, which is the first step in changing future land use for parcels.

The Official Zoning Map will be amended to R-1 Residential (MUSA), which will facilitate the private development of the Subject Property as detached, single-family homes averaging a quarter-acre in lot size. This district allows for a minimum of three (3) units per net developable acre. The land use designation would allow for approximately 61 households. However, unique site conditions and actual net developable area may bring that closer to 50.

The Comprehensive Plan is the guiding future land use document, while the Zoning Code is the official tool in order to implement the Comprehensive Plan. Ultimately, a future developer will need to apply for Subdivision/Plat review for an actual development proposal.

The City has a considerable amount of data available online on the Subject Property located at www.cityoframsey.com/formerrmc. Printed materials from this project webpage are available upon request.

Funding Source:

The Zoning Amendment is being handled as part of normal Staff duties, as the Subject Property is City-owned.

Recommendation:

The Planning Commission held a Public Hearing on January 8, 2015 and recommends that the City adopt Ordinance #15-01.

Action:

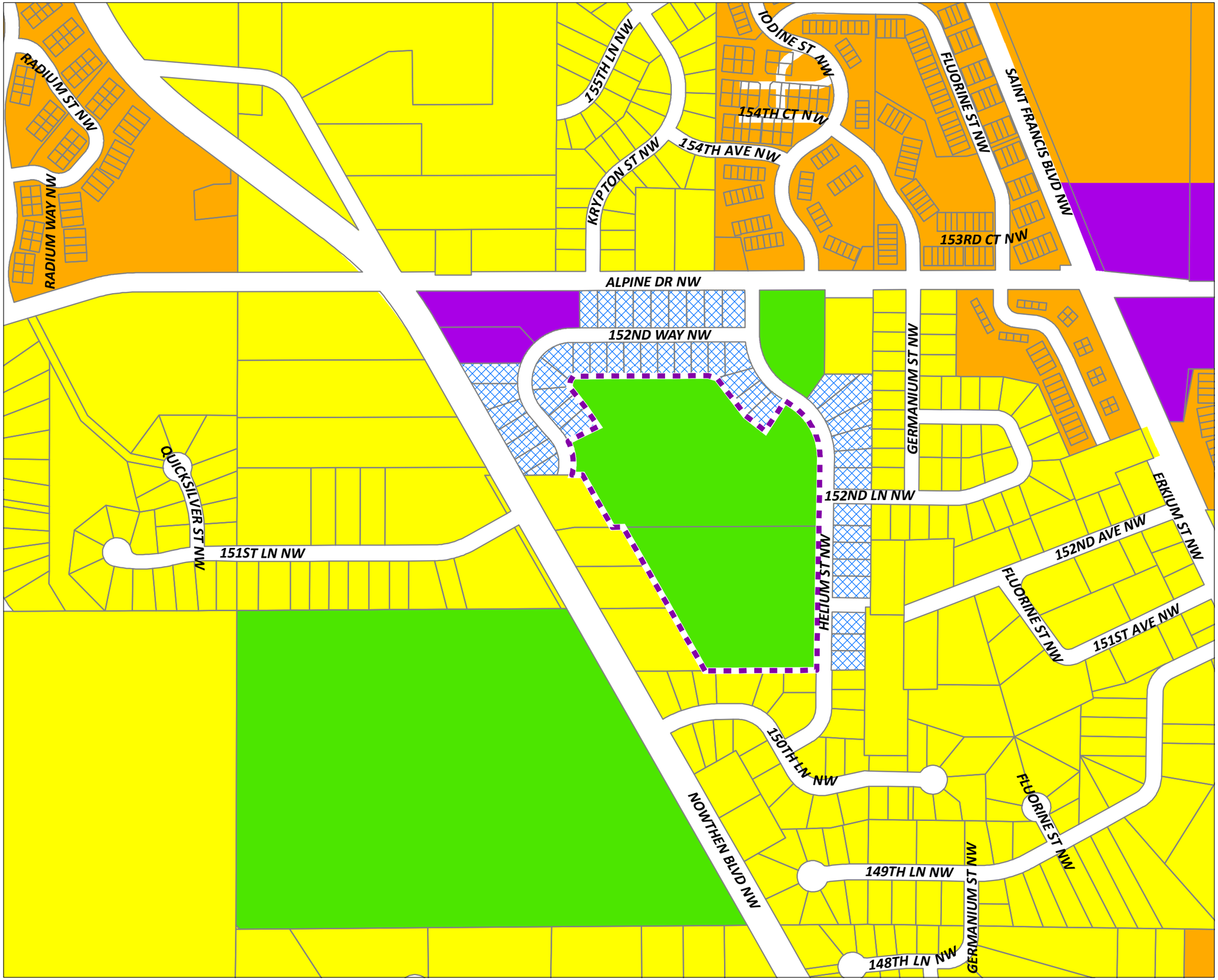
Motion to introduce Ordinance #15-01.

Attachments

CURRENT: Official Zoning Map
PROPOSED: Official Zoning Map
Site Concept (for reference only)
Previous Study: Data Center Feasibility (for reference only)
Development Scenario Chart
Ordinance #15-01

Form Review

Inbox	Reviewed By	Date
Tim Gladhill (Originator)	Tim Gladhill	01/22/2015 05:35 AM
Kurt Ulrich	Kurt Ulrich	01/22/2015 09:56 AM
Form Started By: Tim Gladhill		Started On: 01/08/2015 09:57 AM
Final Approval Date: 01/22/2015		



Official Zoning Map

- Site
- Parcels
- 2030 MUSA

Zoning

- R-1: Rural Developing (outside MUSA)
- R-1: MUSA
- R-2: Medium-Density Residential
- R-3: High-Density Residential
- B-1: Business District
- B-2: Business District
- H-1: Business District
- E-1: Employment District
- E-2: Employment District
- MU-PUD: Mixed-Use, Planned Unit Development
- PUD: Planned Unit Development
- COR: The COR
- P: Public/Quasi-Public District

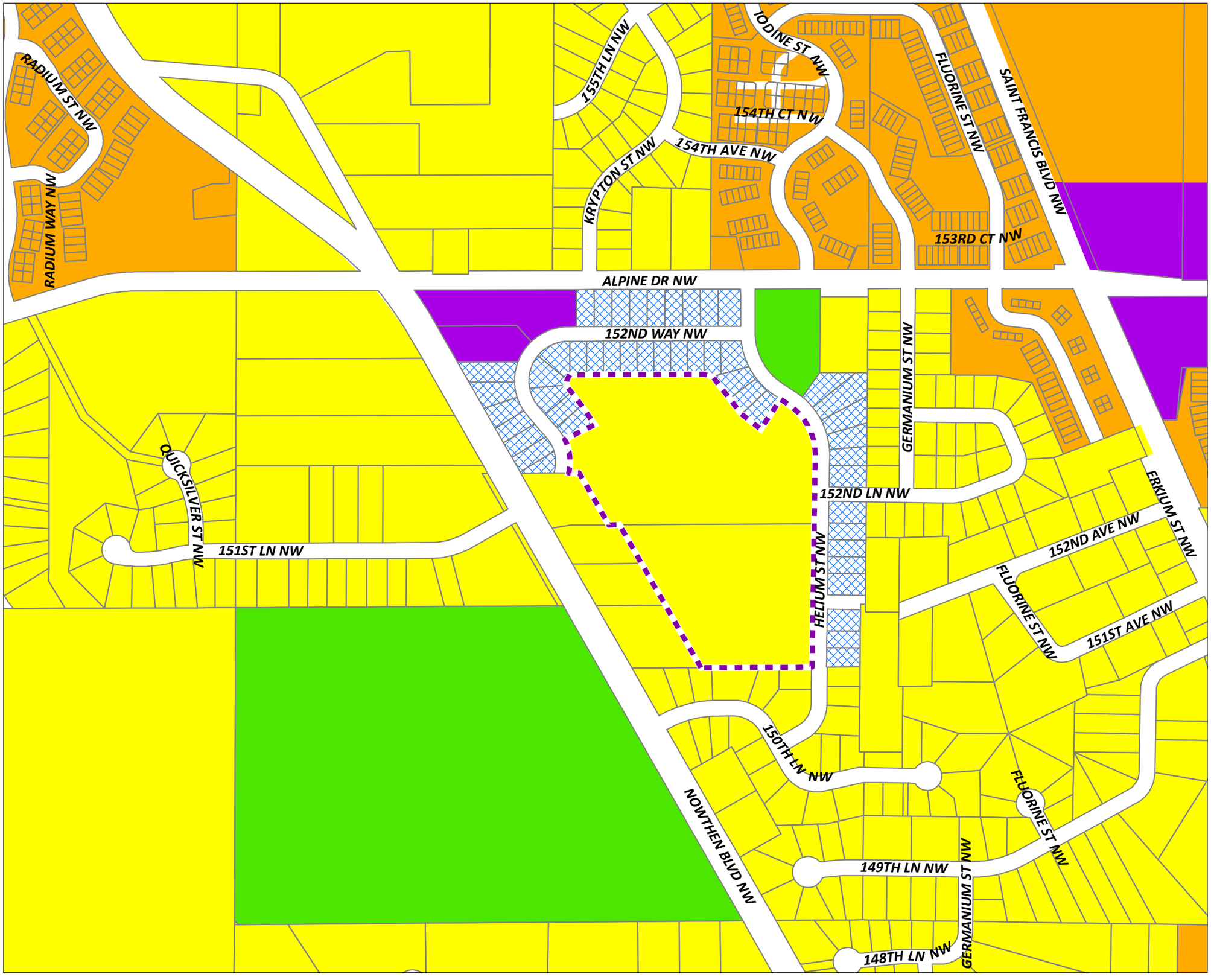
N

0 250 500 Feet

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.

The City of Ramsey disclaims any responsibility for or liability for the accuracy of the information at any point of initial contact with a GIS to which the public has general access. The preceding disclaimer is provided pursuant to Minnesota Statute 466.03, Subd. 21 (2000), and the user of this map acknowledges that the City of Ramsey is immune from any and all claims brought by User, its employees or agents, or third parties which arise out of the user's access of the data.



Official Zoning Map
PROPOSED

- Site
- Parcels
- 2030 MUSA

Zoning

- R-1: Rural Developing (outside MUSA)
- R-1: MUSA
- R-2: Medium-Density Residential
- R-3: High-Density Residential
- B-1: Business District
- B-2: Business District
- H-1: Business District
- E-1: Employment District
- E-2: Employment District
- MU-PUD: Mixed-Use, Planned Unit Development
- PUD: Planned Unit Development
- COR: The COR
- P: Public/Quasi-Public District

N

0 250 500 Feet

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.

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Concept Only: Not Actual Development Proposal

152ND WAY NW

HELIUM ST NW

152ND LN NW

152ND AVE NW

NOWTHEN BLVD NW

DEVELOPMENT SUMMARY:

- 1,920 LF of road (30' wide)
- 47 residential lots (.25 ac minimum lot size)

STREET TREES

STORMWATER TREATMENT

Stantec

December, 2012

PROPERTY DEVELOPMENT OPTIONS

Ramsey, Minnesota

RESIDENTIAL DEVELOPMENT

Old Municipal Center Study Group

FINDINGS REPORT

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DEFINITIONS

Subject Property	Old Municipal Center Site located at 15153 Nowthen Boulevard, Ramsey, MN. This City owned property is 20.5 acres and contains two contiguous parcels.
OMC	Old Municipal Center
OMC Study Group	Public input group consisting of thirteen (13) Ramsey Residents and three (3) boards/commission members. The purpose of the Study Group is develop and convey detailed public input to the City Council regarding a potential data center development.
Findings Report	Documentation of (A) detailed public input, and (B) detailed analytic information related to the potential development of the *Subject Property* for a data center user.
Data Center	A data center is a form of warehouse that is used for the storage of computer servers. In other words, a large building containing a vast number of computers. Many people refer to data centers as 'the cloud.'
EDA	Economic Development Authority
PC	Planning Commission
Comprehensive Plan Amendment	Comprehensive planning is a term used to describe a process that determines a wide variety of community goals and aspirations, in terms of community development. A comprehensive plan is a result of this community process. A Comprehensive Plan Amendment is an update or change to said document.
Zoning Amendment	Zoning is the separation or division of a municipality into districts, the regulation of buildings, structures, their construction and the nature and extent of their land use. The dedication of such districts is designed to protect the health, safety and welfare of the entire community. Zoning is practically enforced via City Zoning Ordinances. A Zoning Amendment is a change to City Zoning Ordinances.
Supplemental Information Packets	Information packet developed by City Staff and sent to *OMC Study Group* members in advance of a meetings. The purpose of this document is to answer questions and provide factual information to serve as foundation for discussion.

FORWARD

In November 2013, the City of Ramsey initiated a comprehensive public input process to study a potential data center development located on the City's former municipal center site. The outcome of this process was to specifically identify: "under what circumstances, if any, would a data center development be an acceptable use for the former municipal center site."

As a result of the public input process identified above, this document was created (*Findings Report*). The Ramsey City Council will utilize this *Findings Report* as future land use policy decisions are considered for the *Subject Property*. This *Findings Report* includes both (A) detailed public input, and (B) detailed analytic information.

Public input included in this report was provided by a sixteen (16) member Ramsey resident study group known as the Old Municipal Center *(OMC) Study Group*. Analytic information included in this report was managed and developed by City staff with assistance from various professional experts and *OMC Study Group* members.

This *Findings Report* includes general background information on the *Subject Property*; and, background information related to the process utilized by the City, to-date, to consider future development of the *Subject Property*. Additionally, a number of issues/concerns related to a potential data center development were identified, reviewed, and discussed by the *OMC Study Group*. Results include qualitative and quantitative *OMC Study Group* input along with potential mitigation tactics.

SUBJECT PROPERTY BACKGROUND

SUBJECT PROPERTY BACKGROUND

The *Subject Property* is located at 15153 Nowthen Boulevard, just south of Alpine Drive. Totaling 20.5 acres, the *Subject Property* encompasses two separate parcels. The *Subject Property* is owned by the City of Ramsey is home to the City's former municipal center campus.

In June 2012, the Ramsey City Council identified the *Subject Property* as surplus City owned land; as it is no longer needed for current* or future City functions. Returning tax-exempt City owned property back to the private sector for development benefits the City by increasing the tax capacity base within Ramsey. Increased tax capacity results in less tax burden for individual tax payers.

*Today, the *Subject Property* is utilized as the temporary home of Ramsey Fire Station #2. The City anticipates constructing a new Fire Station #2, just northeast of the *Subject Property* in the coming years.

The *Subject Property* is currently zoned public/quasi-public. Over the past twenty years, it has been anticipated the *Subject Property* would be developed into a full municipal center campus or a new middle school. The *Subject Property* is not zoned for a residential development; and, the S*ubject Property* is not guided for a park by the City's Parks and Recreation Commission.

DEVELOPMENT/PROCESS HISTORY

DATA CENTER OPPORTUNITY IDENTIFIED, Summer 2012

Subsequent to identifying the *Subject Property* as surplus City owned land in 2012, the City was approached by Connexus Energy regarding a potential opportunity to develop the *Subject Property* for a data center user.

Connexus indicated the *Subject Property* was the best data center site in Anoka County for the following reasons: proximity to rail, proximity to river, proximity to major roadway, power capacity, power redundancy, proximity to power substation, redundant fiber, water services, sewer services, proximity to fire services, proximity to police services and size of available land.

PRELIMINARY CITY REVIEW, Fall 2012

Upon learning of the opportunity presented by Connexus Energy, the City conducted a feasibility study to further analyze the benefit of a potential data center development to the community. Said feasibility report concluded a data center development would result in a substantial tax capacity opportunity for the City of Ramsey. Additionally, in comparison to other business type uses, data centers are abnormally low impact users to surrounding property owners and require a low level of City services. As a result, the Ramsey Economic Development Authority (EDA), Planning Commission (PC) and City Council indicated 'preliminary' interest in pursuing a data center development for the *Subject Property*. In addition to the proposed data center development, all three boards also indicated interest in utilizing the *Subject Property* for a residential development, if a data center development did not come to fruition.

FIRST ROUND OF PUBLIC INPUT, Spring 2013

With preliminary direction provided by the EDA, PC and City Council to further pursue a potential data center development, attention was then shifted to concentrate on public input and feedback regarding the preliminary proposal.

Before the City moved forward with pursuing a data center development and/or a residential development, the *Subject Property* would need to be rezoned (currently zoned public/quasi-public). Rezoning the *Subject Property* would entail a *Comprehensive Plan Amendment* and a *Zoning Amendment*. According to State Statute, a public hearing is required when a *Zoning Amendment* application is submitted.

In advance of submitting a *Zoning Amendment Application*, and conducting a required public input process, as guided by State Statute, the City decided to proactively pursue public input related to a the future development of the *Subject Property*. The purpose of said additional public input was to make light of any potential issues a data center development would create for surrounding property owners, before an actual data center user steped forward. The outcome of this proactive public input was to resolve potential land use issues and put the City in position to confidently move forward with pursuing a data center development and/or residential development. Lastly, said proactive measure was intended to provide a future developer with public input information before a standard, State required, public process took place.

In March, 2013 the City notified 250 surrounding property owners of the proposed data center development. Said property owners were invited to attend a public open house in April 2013. Below is a summary of input received:

> Public comments were received from open house attendees; as well as non-attendees. In total, the City received twenty-six (26) public comments. Of those, twenty-four (24) opposed a data center development and two (2) were in favor of a data center development.
>
> Staff received an uncertified public petition in opposition of a data center development, and in support of a residential development, from surrounding property owners, on April 26, 2013. Said petition included sixty-nine (69) signatures. Click here to view.
>
> General public inquiries included, but were not limited to, the use of the *Subject Property* as a school, park, or renovated Fire Station #2; and, inquiries as to whether a data center could be sited elsewhere in the community.
>
> Public comments in opposition of a data center included: concerns with decreased property values, presence and view of data center being undesirable, compatibility with the character of surrounding properties, noise, long term risk/potential re-use of the *Subject Property*, traffic and spot zoning.
>
> For those in favor of a data center development, common public comments included concern with the high traffic impact of a residential development; as well as, concerns that a residential development would reduce the privacy of surrounding property owners (considering low impact and hours of operation for a data center).
>
> *General FAQs: See Appendix or Click Here*
> *Subject Property Reference Map: See Appendix or Click Here*
> *Development Comparison Chart: See Appendix or Click Here*

SECOND ROUND OF PUBLIC INPUT, Summer 2013

In response to the first round of public input outlined above, the City revised and adjusted data center site concept maps in an attempt to mitigate public concerns. In June 2013, the Ramsey EDA, PC and City Council reviewed said revised data center site concept maps.

In July of 2013 the City Council directed Staff to facilitate a second public input process. The purpose of this second public input process was: *to better understand under what circumstances would a data center development be an acceptable use for the Subject Property.*

The key outcome of this second public input process is a proposal for Council consideration; which will include (1) further documentation/ information addressing specific concerns (2) mitigation proposals addressing specific concerns (3) updated site concept maps. This information was to be used by the City Council before making a final decision to submit a *Comprehensive Plan Amendment* and *Zoning Amendment* application to allow for a potential data center development.

For detailed information on the OMC Study Group process, see next section.

OMC STUDY GROUP

BACKGROUND:

In July of 2013, the City Council directed Staff to formulate a collaborative public input process consisting of various stakeholders; including: surrounding property owners and at large Ramsey residents. The purpose of the process is to understand under what circumstances a data center development would be an acceptable use for the *Subject Property*.

The outcome of the *OMC Study Group* process is this document (*Findings Report*). The Ramsey City Council will utilize this *Findings Report* as future land use policy decisions are considered for the *Subject Property*. This *Findings Report* includes both (A) detailed public input, and (B) detailed analytic information.

An opportunity to participate in the *OMC Study Group* was advertised via the City's newsletter, direct mail and email. The City received interest from thirteen (13) Ramsey Residents to participate; and, each resident was accepted. In addition to said thirteen (13) residents, the City Council also appointed one (1) board member from the City's EDA, PC and City Council to participate. In total, the *OMC Study Group* consists of sixteen (16) Ramsey residents.

The *OMC Study Group* met five (5) times from November 2013 to March 2014. In summary, *OMC Study Group* first identified a comprehensive list of issues/concerns related to a data center development. Then, subsequent meetings were scheduled to discuss each individual issue/concern. Pervious to each meeting, the City developed and distributed *Supplemental Information Packets*; which, provided detailed analytical information regarding each concern/issue. *Supplemental Information Packets* were used as a foundation to *OMC Study Group* conversations and input; which, included proposed issue mitigation techniques. Concluding this process, the *OMC Study Group* completed an input survey and reviewed this document.

MEETINGS OVERVIEW: (see next page)

MEETINGS OVERVIEW:

SCOPING MEETING November 04, 2012

Review *Subject Property* background information and development process history. Outline purpose of *OMC Study Group*. Identify a list of issues/concerns related to a potential data center development. Review commonly asked questions.

NOISE December 16, 2012

Noise was raised a major concern by surrounding property owners. The spirit of this potential issue was concentrated on noise pollution backup power generators may create.

BUILDING DESIGN & SITE LAYOUT January 13, 2014

The size and look of a potential data center was identified as a concern for surrounding property owners. A massive rectangular shaped, poorly designed, institutional looking building may conflict with the existing character of the surrounding neighborhood.

SPOT ZONING, TRAFFIC, SAFETY, PROPERTY VALUES February 03, 2014

All items listed above were raised as concerns for surrounding property owners. Property values dominated the conversation at this meeting. Spot zoning received no conversation.

INPUT SURVEY AND FINDINGS REPORT March 24, 2014

OMC Study Group members participated in an input survey and reviewed this *Findings Report* at their final meeting.

FINDINGS REPORT

BREAKDOWN:

The *Findings Report* is broken down as follows:

MITIGATION SUMMARY
Overview of mitigation techniques discussed by the *OMC Study Group*.

GENERAL SURVEY RESULTS
Results of survey covering general questions, not issue specific questions.

ISSUE BY ISSUE RESULTS
Included in the *Findings Report* is detailed breakdown of information shared and input received for each specific issue identified by the *OMC Study Group* (Noise, Site Layout, Building Design, Spot Zoning, Safety, Traffic, Land Values). Each issue is broken down into the following categories:

i. Summarized description of issue
ii. Analytic information
iii. Potential mitigation techniques identified by the *OMC Study Group*
iv. Qualitative *OMC Study Group* input/feedback
v. Quantitative *OMC Study Group* input/feedback.
vi. Appendix of this *Findings Report* is raw information utilized in each *OMC Study Group* meeting; and supplemental information submitted by *OMC Study Group* members.

FINDINGS REPORT: MITIGATION SUMMARY

MITIGATION SUMMARY

In summary, Staff would propose rezoning the *Subject Property* to R1-Residential (click here for City Code). If the City Council decided to pursue a data center development, Staff would propose also using an 'Overlay District*' on the *Subject Property*. An Overlay District would be placed on-top of (or, in addition to) the proposed R1-Residential zoning district.

Said Overlay District would allow use of the *Subject Property* for a data user via a Conditional Use Permit** (CUP). Specific mitigation proposals identified by the *OMC Study Group* would be identified in the Performance Standards*** section in City Zoning Ordinances.

ZONING DEFINITIONS

***Overlay District Defined**

An overlay district is a land use tool that allows for a unique zoning district to be placed over an existing zoning district. An overlay district calls out unique zoning standards, or permitted/conditional uses, in addition to the existing zoning district.

****Conditional Use Permit**

Each zoning district described in the City's zoning code includes a list of permitted and conditional uses. In summary, permitted uses are legal uses of property that do not require approval by the City Council; however, administrative review and approval is required. Conditional uses require City review and approval via Conditional Use Permit (CUP). A CUP allows a City to attach reasonable conditions to the approval of a particular use; which, ensure compatibility with surrounding properties and protection of the health, safety and welfare of the community.

*****Performance Standards**

Specific rules, standards and regulations tied to a particular use. For example, a data center use may require a set of specific standards to be met. Performance standards are enforced across the entire City, rather than a particular zoning district.

STAFF NOTE: if the *Subject Property* was guided for a data center development, it would not carry 'Industrial Zoning' as currently utilized in the City's business parks. The *Subject Property* would be zoned for 'Residential' with an 'Overlay District.' The overlay district would specifically call out a data center use only.

Mitigation Summary continued on next page

MITIGATION SUMMARY, Continued:

Detailed mitigation techniques are outlined in each 'issue' specific section of this *Findings Report*. This section is intended to provide an overview.

NOISE

- A strong mitigation process exists today. This process is framed by minimum regulations put in place by the State of Minnesota.
- In order to provide an extra layer protection and further address noise concerns raised by residents, City staff would propose making data centers a "Conditional Use" in City zoning ordinances.
- Use of generators on nights and weekends would be prohibited by the City.
- Use of sound attenuation enclosures for generators would be required by the City.

SITE LAYOUT/BUILDING DESIGN

- A minimum 300' setback from data center building to adjacent residential dwellings would be required.

  NOTE: Due to the odd shape of the *Subject Property*, and the varying situation of surrounding parcels, this results in standard building setback measurements ranging from 175' to 250'.

- Requirement of an articulated building façade.
- Maximum building height no greater than surrounding residential structures.
- Requirement of an articulated site layout.
- Both site layout and building design should include a residential feel.
- Two smaller buildings preferred, versus one large building (site concept #3).

SPOT ZONING

- *OMC Study Group* members chose to not discuss this item. No comments or feedback was received.

SAFETY

- Storm water ponds located on the *Subject Property* should be designed not to hold standing water.
- Additional, non-required, environmental review should be considered.

TRAFFIC

- If the *Subject Property* is developed for a data center user, keep access to Nowthen Boulevard to avoid safety and congestion issues on existing residential roads.
- If the site is developed for residential, provide the public an opportunity to discuss traffic impacts; and, identify mitigation techniques.

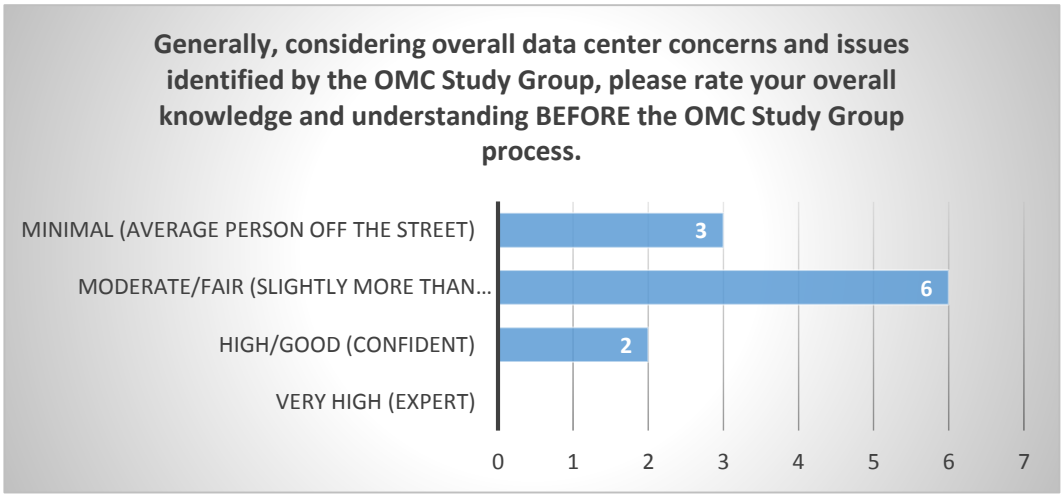
LAND VALUES

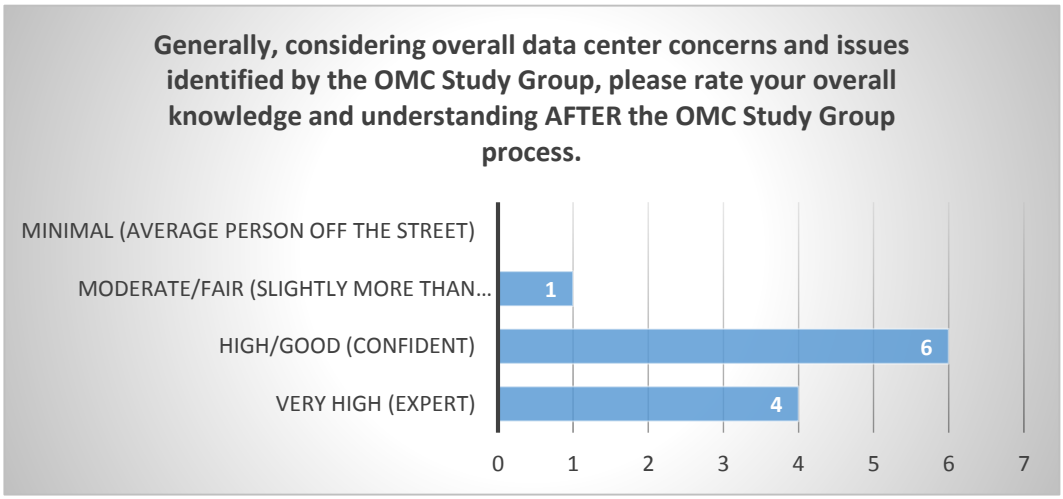
- An overall quality development including proper implementation of mitigation techniques as outlined above will protect property values.

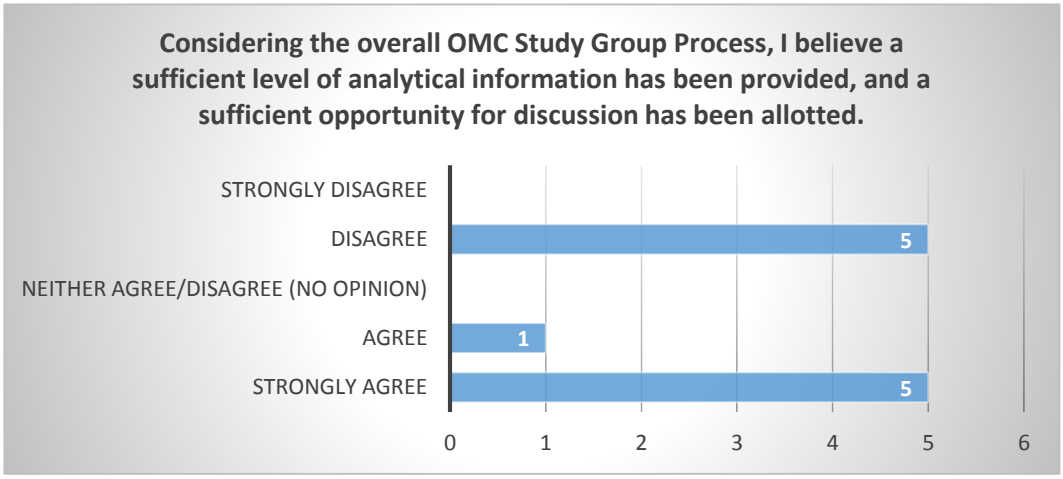
FINDINGS REPORT: GENERAL SURVEY RESULTS

General Survey Results (final meeting survey, quantitative)

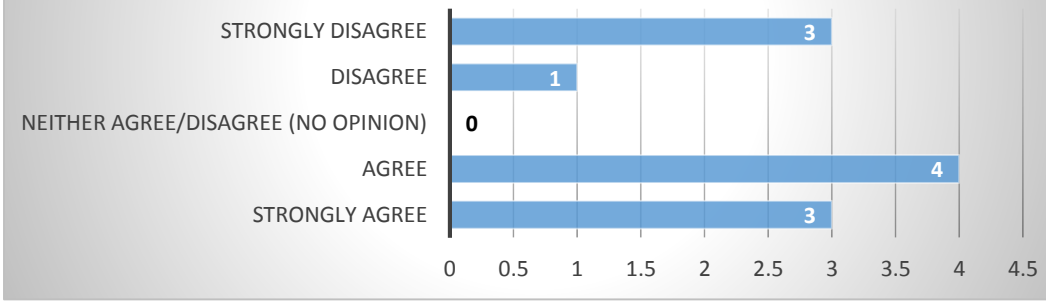
Listed below are results from a survey/poll conducted at the final *OMC Study Group* meeting. Eleven (11) of the possible thirteen (13) *OMC Study Group* members eligible to vote participated.





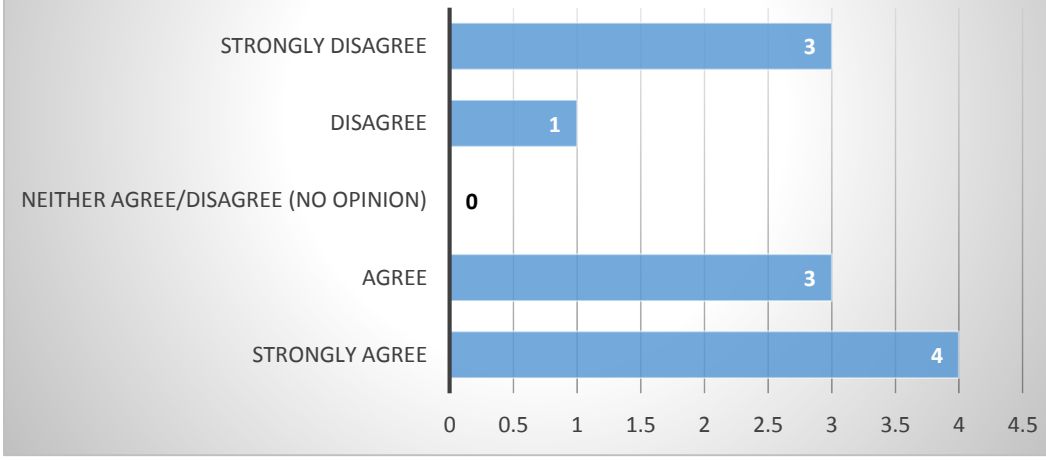


Considering overall concerns, if the Subject Property were developed for a data center user, I believe the City (and other germane regulatory agencies) have the ability to generally address and mitigate OMC Study Group concerns.

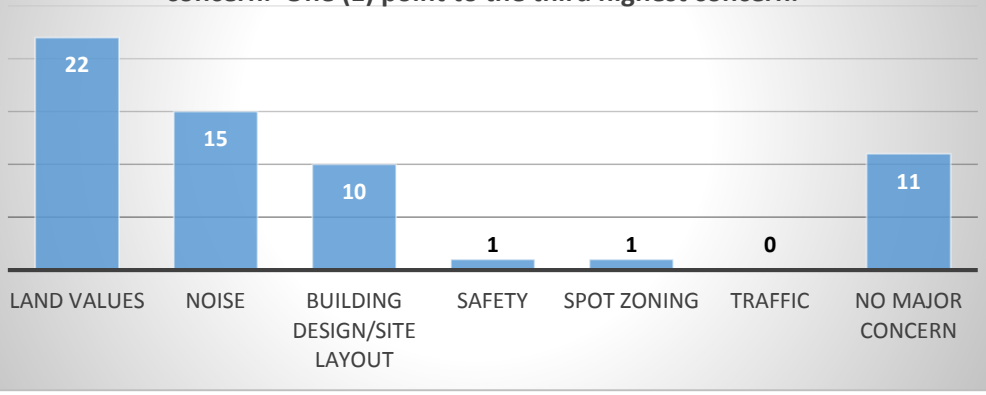


Considering overall analytical information and mitigation techniques discussed as part of the OMC Study Group Process…

…Generally, a data center development can be an ACCEPTABLE use for the Subject Property.



Overall, please rank the top three (3) issues identified by the *OMC Study Group*, based on your level of concern. Three (3) points to the highest concern. One (1) point to the third highest concern.



FINDINGS REPORT: NOISE

ISSUE DESCRIPTION

A number of residents have identified noise pollution a major issue resulting from a potential data center development. Specifically, data centers utilize backup power generators and a large quantity of air conditioning units. Both backup generators and air conditioning units can create noise pollution. *OMC Study Group* discussion, questions and comments were focused on backup power generators alone. Residents were very concerned with backup generator noise pollution taking place on nights and weekends; and, excessive backup power generator noise pollution at any point, on any day. Concern also exists that backup generator use on nights and weekends would disrupt residents' ability to sleep and enjoy the use of their back yards.

ANALYTICS (click here for supplemental information)

The City of Ramsey is bound by the same noise pollution standards as any other City in Minnesota. Noise pollution standards are set and regulated by the Minnesota Pollution Control Agency (MPCA). Local units of government are statutorily prohibited from setting maximum noise limits more stringent than those set by the MPCA.

The MPCA determines noise pollution based on the type property being effected; not, based on the type property producing noise. Therefore, regardless what user *Subject Property* contained in terms of development use, noise pollution rights of surrounding residential property owners remains the same. The MPCA determines maximum noise pollution standards for a variety of different property types. In the case of the *Subject Property*, we are only concerned with residential noise pollution standards.

MPCA resources are available to assist Ramsey in determining compliance with MPCA noise pollution standards. The MPCA does have noise monitoring equipment/training available to local governments, and are also available for review of proposed projects.

Within a residential area (NAC 1), MPCA noise standards are listed below. Noise is measured by the MPCA in dB(A); which, is a unit of sound expressed in decibels (dB) and A-weighted (A); which, is a weighting of sound pressure levels for the purpose of determining the human response to sound:

	6 Minutes (10% of hour)	30 Minutes (50% of hour)
DAYTIME:	L10, 65dB(A)	L50, 60dB(A)
NIGHTTIME:	L10, 55dB(A)	L50, 50 dB(A)

NOTE: Generators run for more than six minutes, therefore, in the case of a data center development, the City would utilized the more stringent regulations, L50. For more MPCA information, click here.

Information was provided to the *OMC Study Group* related to other cities', developers' and data centers' experiences with noise pollution concerns from nearby/adjacent residential properties. In summary, either noise was not a concern others' experienced; or, noise concerns raised by residents were mitigated.

Lastly, information was provided by *OMC Study Group* members related to noise as well; which, included noise decibel reading scales and several noise pollution related articles. All information provided by the City and the *OMC Study Group* is included in the *Findings Report* Appendix (click here #1 #2 #3 #4-14 #15).

MEETING NOTES

OMC Study Group members were able to utilize MPCA noise decibel reading equipment at the meeting; and, a second opportunity to utilize MPCA equipment was provided at a subsequent meeting. A data center employee volunteered to come to this meeting and answer noise related questions. Lastly, a City Staff member, experienced with land use regulations and code enforcement was also available at this meeting to provide insight and answer *OMC Study Group* questions, related to land use regulations.

A number of questions were asked at this meeting. Follow up answers were provided via email, and are included in the *Findings Report* Appendix (click here to view).

MITIGATION TECHNIQUES

A strong process for regulation and enforcement of City ordinances exists today. If the *Subject Property* was developed as a data center, the City would lean back on existing code enforcement processes to correct potential noise violations.

With that in mind, in order to provide an extra layer protection and further address noise concerns raised by residents, City staff would propose making data centers a "Conditional Use" in City zoning ordinances--rather than simply making a data center a "Permitted Use." In this scenario, a data center user would be required to apply for, and attain, a "Conditional Use Permit" (CUP) from the City in order to operate.

Granting a CUP provides two extra layers of protection to residents:

A. Allows the City to add reasonable land use conditions specific to the property to prevent potential negative impacts on surrounding property owners *before* a development moves forward (site plan review process).

B. Provides the City with strong/clear legal case to require a property owner violating City zoning ordinances to come back into compliance. Why? City may revoke (terminate) CUP--if City imposed 'conditions' outlined in said CUP are violated.

The following restrictions would be proposed:

A. Backup generators may not be run during the night, any day of the week, 6:00 p.m. to 8:00 a.m., unless for emergency purposes only.

B. Backup generators may not be run during the weekend, Saturday and Sunday, anytime, unless for emergency purposes only.

C. Required use of sound attenuation enclosures for generators.

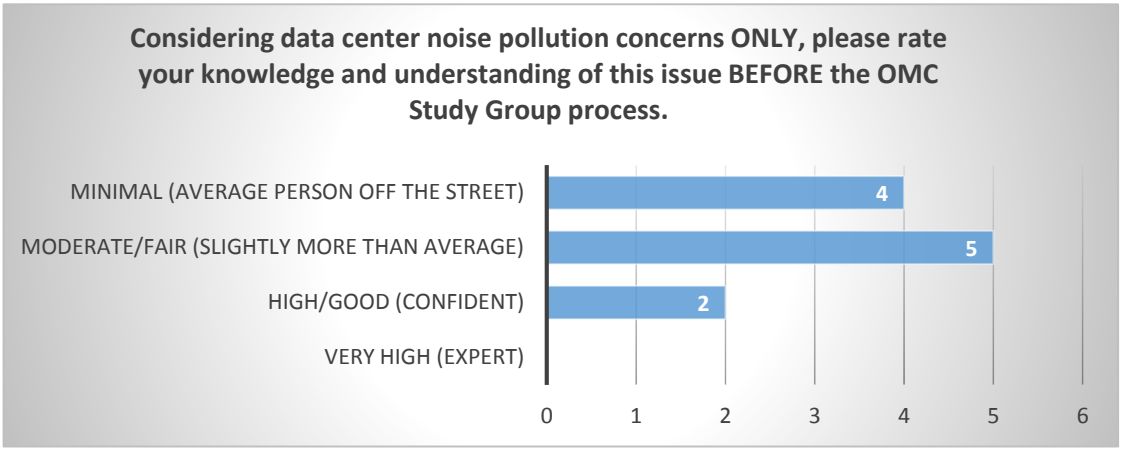
Lastly, it should be noted, additional sound mitigation techniques are included in the building design and site layout section of this document.

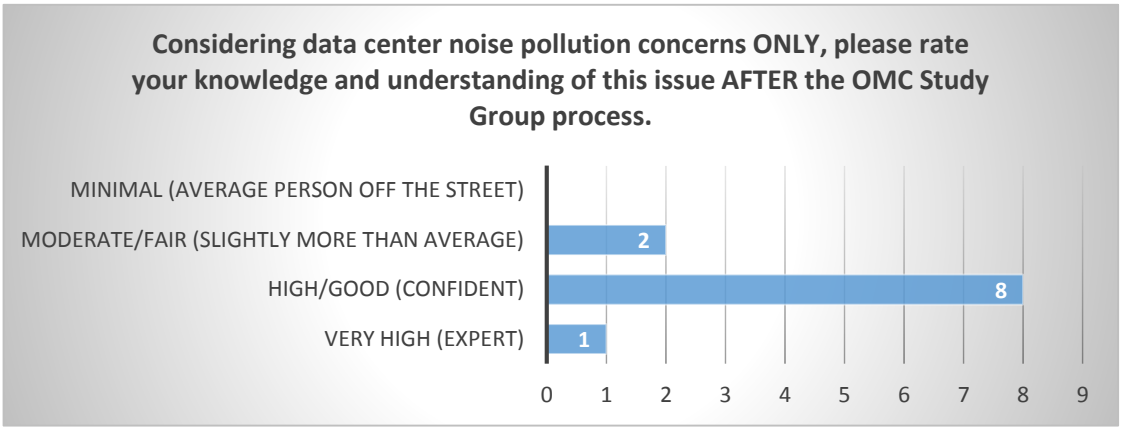
INPUT/FEEDBACK (at meeting)

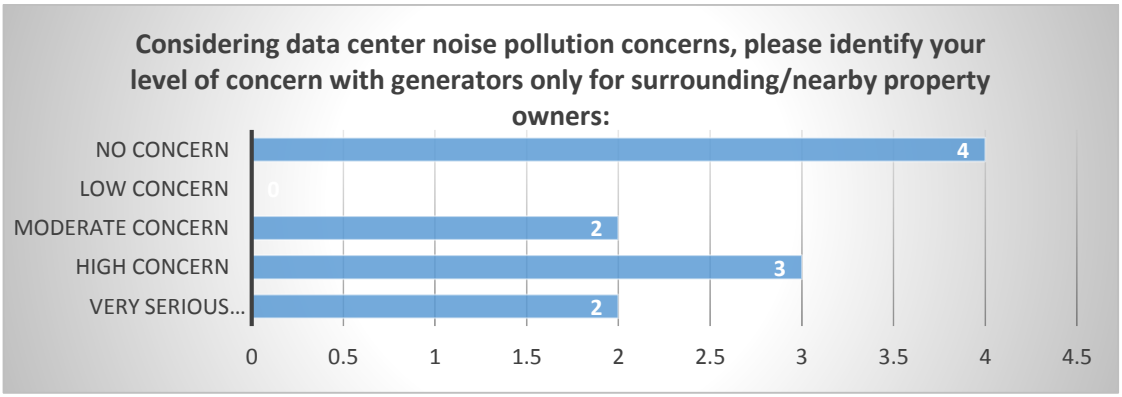
In summary, potential noise pollution from generators dominated this conversation. A strong desire exists for strict, proactive, City regulation and enforcement of noise pollution standards, in the event a data center was placed on the *Subject Property*. Lastly, proper/ quality design of a data center is very important in relation to noise pollution concerns (setbacks, screening, transitioning, building height, etc.).

INPUT/FEEDBACK

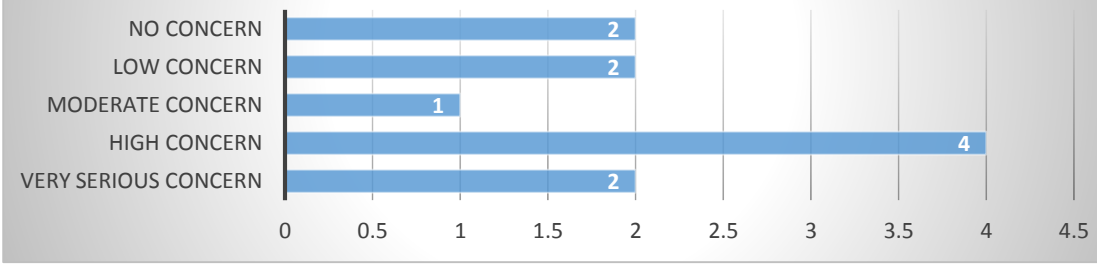
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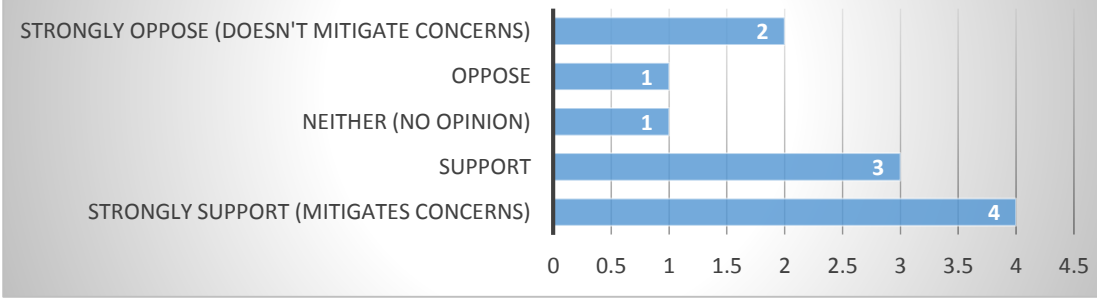




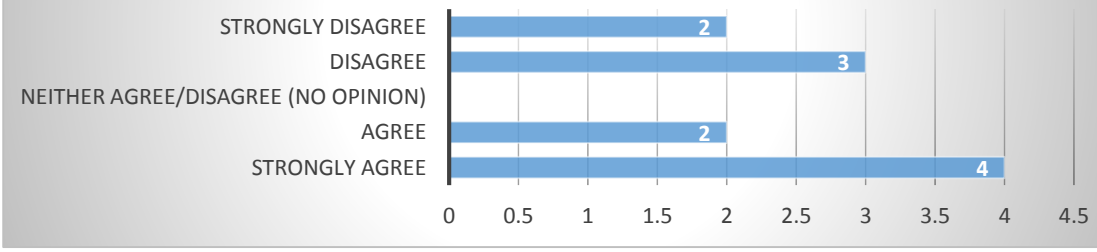
Considering data center noise pollution concerns, please identify your level of concern with HVAC systems only (heating, ventilation, air conditioning) systems for surrounding/nearby property owners:



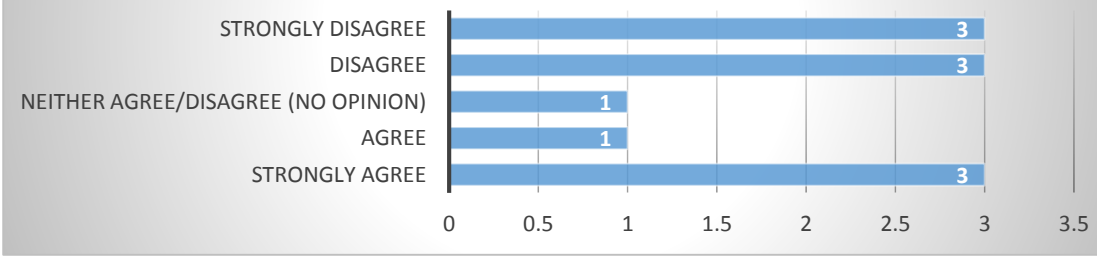
Considering the noise pollution mitigation techniques proposed, please rate your level of support.



Considering noise pollution concerns ONLY, if the Subject Property were developed for a data center user, I believe the City (and other germane regulatory agencies) have the ability to sufficiently address and mitigate concerns.



Considering information and mitigation techniques discussed as part of the OMC Study Group Process, noise pollution concerns for surrounding (or nearby) property owners should PREVENT the City from considering a data center development.



FINDINGS REPORT: BUILDING DESIGN & SITE LAYOUT

ISSUE DESCRIPTION

A number of *OMC Study Group* members raised concerns related to the size, look and layout of a potential data center development. Specifically, residents have concerns a data center development will result in a massive institutional looking/ designed building; and, would disrupt the character of the surrounding neighborhood; and, would be a visual impediment to surrounding property owners.

ANALYTICS (click here for supplemental information #1 #2 #3 #4)

Concerns described above are generally broken down in two separate, but closely related, components: building design and site layout.

(1) BUILDING DESIGN—how a data center would look from the street. For example, architecture, type of building materials, height of building, etc.

(2) SITE LAYOUT—how a data center would look from a bird's eye view. For example, footprint of building, building setbacks, parking lot size, parking lot setbacks, road access location, etc.

The City provided the *OMC Study Group* with the following information in preparation of this meeting:

(1) EXAMPLE BUILDING DESIGNS—how other existing data centers and existing business type facilities look and have been constructed.

(2) EXAMPLE SITE LAYOUTS—existing, comparable, data centers site layouts.

(3) SUBJECT PROPERTY CONCEPTS—a look at proposed data center site layout concepts for the *Subject Property*.

(4) TESTIMONIALS—other communities and organizations' experiences with site layout and design of data centers (cities, data centers and developers). In summary, when compared to other communities with similar scenarios, Ramsey's proposed site layout is similar (revised version).

To review the above information and resources in detail, please reference the *Findings Report* Appendix.

MEETING NOTES

This meeting was less academic and analytically based than all other *OMC Study Group* meetings and much more qualitative and visually/spatially based. This meeting included both a visual preference survey (building design) and a site layout exercise (site concept maps).

A number of questions were asked at this meeting. Follow up answers were provided via email, and are included in the *Findings Report* Appendix (click here to view).

MITIGATION TECHNIQUES

In summary, the following general guiding principles were developed by the *OMC Study Group* for the design and site layout of a potential data center development:

(1) ARTICULATED BUILDING FAÇADE
Any proposed structure should include variations, architecture, physical breaks, textured finish and quality design visible from ground level. The look of a building should not be industrial, ultra-modern, institutional, or include massing of windows or metal. Mechanical units should be screened with walls looking similar or identical to the primary building. The maximum height of any proposed building should not be greater than the height of nearby single family homes, from ground level; including mechanical units.

(2) AN ARTICULATED BUILDING LAYOUT
Any proposed structure should contain variations or breaks in the perimeter. The proposed building should not be single massive rectangular shaped building with a simple, smooth, edge. The proposed structure should enclose and or physically shield mechanical units from surrounding properties. Any proposed site layout should minimize light pollution and traffic impacts on surrounding property owners. Screening efforts should be emphasized both on the perimeter of the property and adjacent to proposed structure. Building, parking lot and mechanical room setbacks should be the same or similar.

(3) RESIDENTIAL FEEL
Complementing surrounding residential structures, from both a building design and site layout perspective, is critical to the *OMC Study Group*.

If the City decides to pursue a data center development, Staff would propose the above components be woven into City Zoning Code as performance standards for a data center development, which would be allowed via a Conditional Use Permit (CUP).

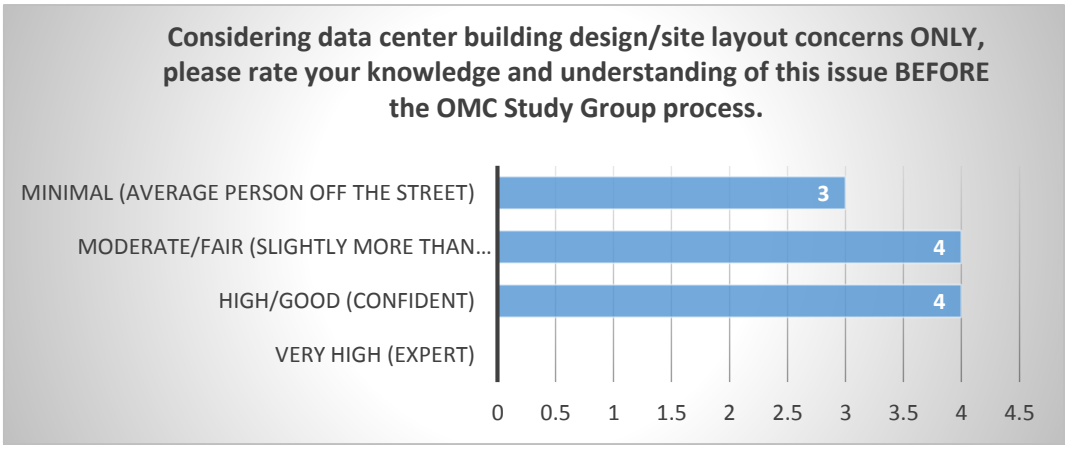
Included in the Appendix are update site concept maps (click here to view); which, were developed based on comments an input from the *OMC Study Group*.

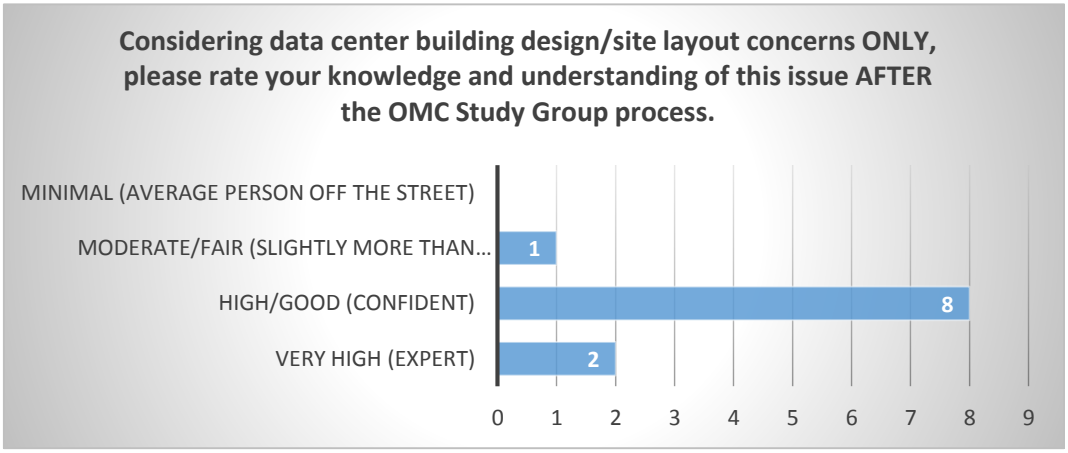
SITE CONCEPT NOTES

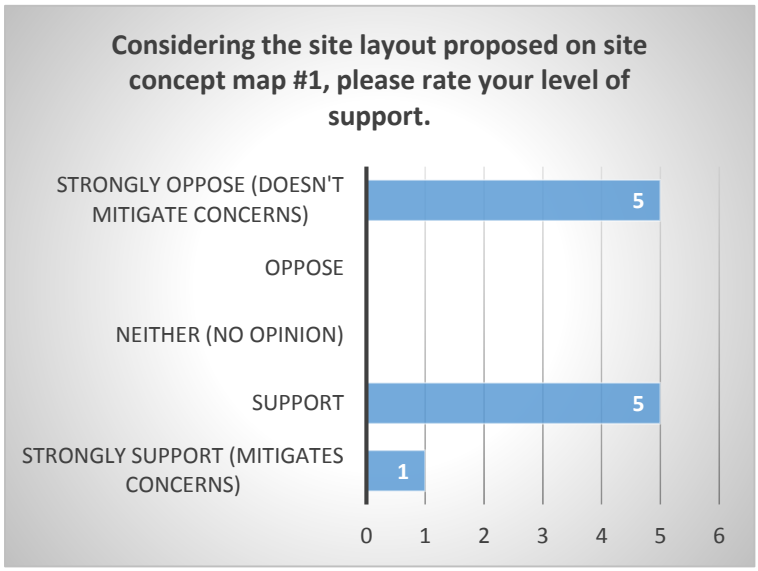
- *Subject Property* is oddly shaped. Surrounding properties have different household setbacks (lot sizes). Therefore, a range of building setbacks were utilized for the *Subject Property* (from 175' to 250'). In effort to be equitable, Staff made it a priority to achieve an actual 290-300' setback from a potential data center structure to adjacent residential structures (versus only using adjacent property lot lines).
- As requested by the *OMC Study Group*, potential site concepts discussed in meeting three, were checked for market relevance. As a result, a couple 'brain storming' maps were not included in the revised site concepts.
- Both minor architectural, and large wall, breaks were added to building perimeters.
- Properties located on the north east corner of the *Subject Property* are uniquely exposed to future development; due to short setbacks and lack of natural transitioning (i.e. road, trees, etc.). If the *Subject Property* is development for a data center user, increased residential transitioning techniques should be considered in this area of the *Subject Property*.

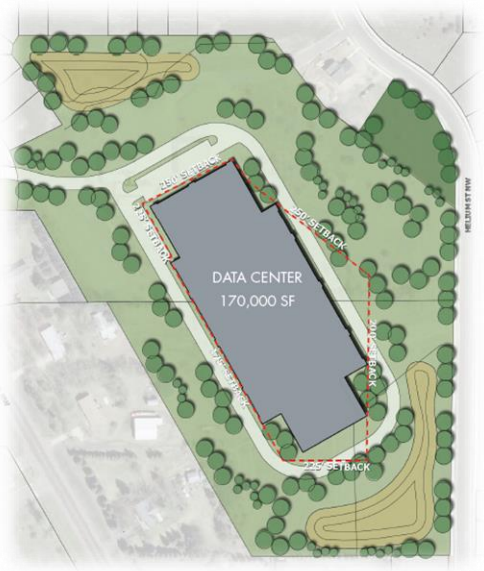
INPUT/FEEDBACK (at meeting, qualitative)
Input and feedback is summarized and reflected in the above section.

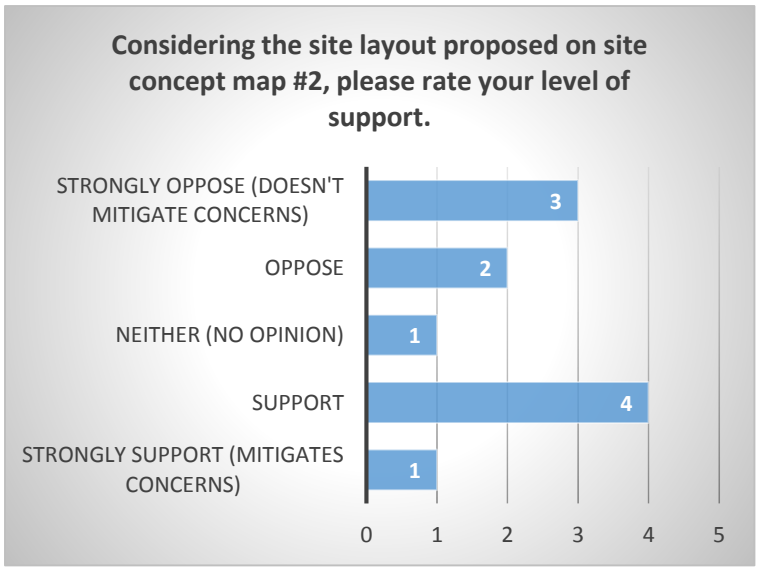
INPUT/FEEDBACK (final meeting survey, quantitative)
Listed below are results from a survey/poll conducted at the final *OMC Study Group* meeting. Eleven (11) of the possible thirteen (13) *OMC Study Group* members eligible to vote participated.



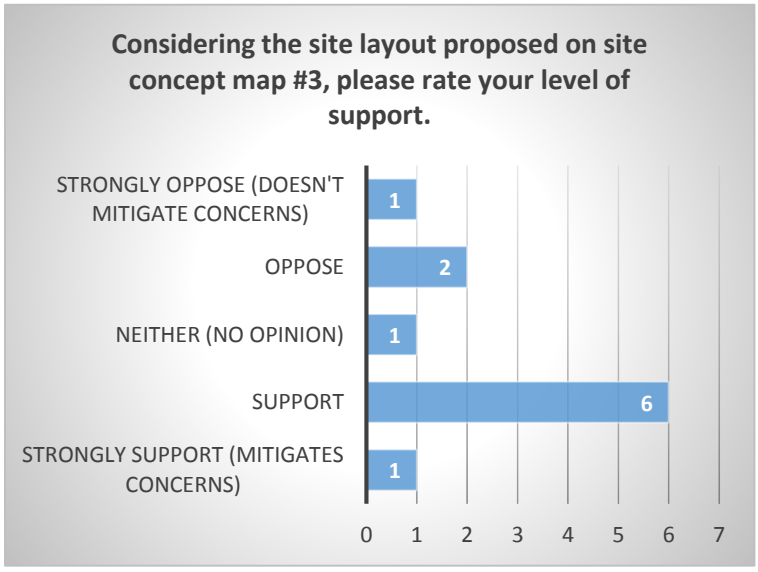



Considering the site layout proposed on site concept map #1, please rate your level of support.
STRONGLY OPPOSE (DOESN'T MITIGATE CONCERNS)
OPPOSE
NEITHER (NO OPINION)
SUPPORT
STRONGLY SUPPORT (MITIGATES CONCERNS)
5
5
1
0 1 2 3 4 5 6

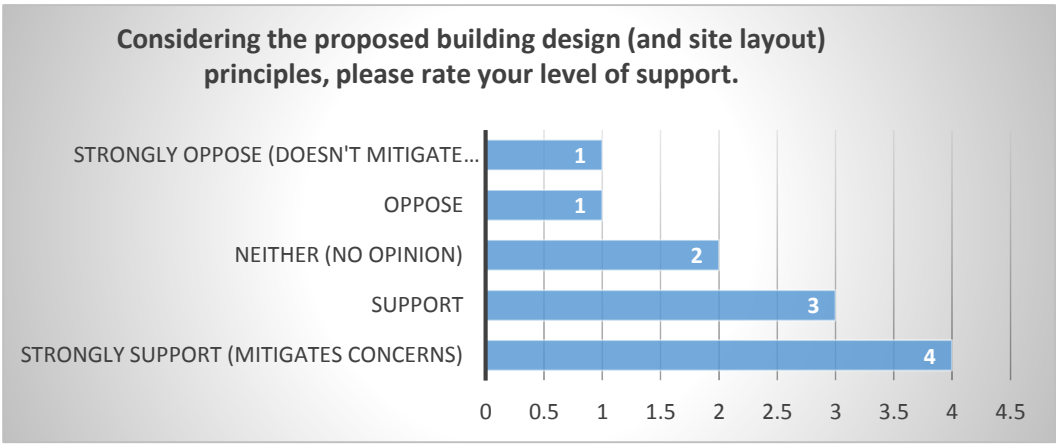

DATA CENTER
170,000 SF
250' SETBACK
225' SETBACK

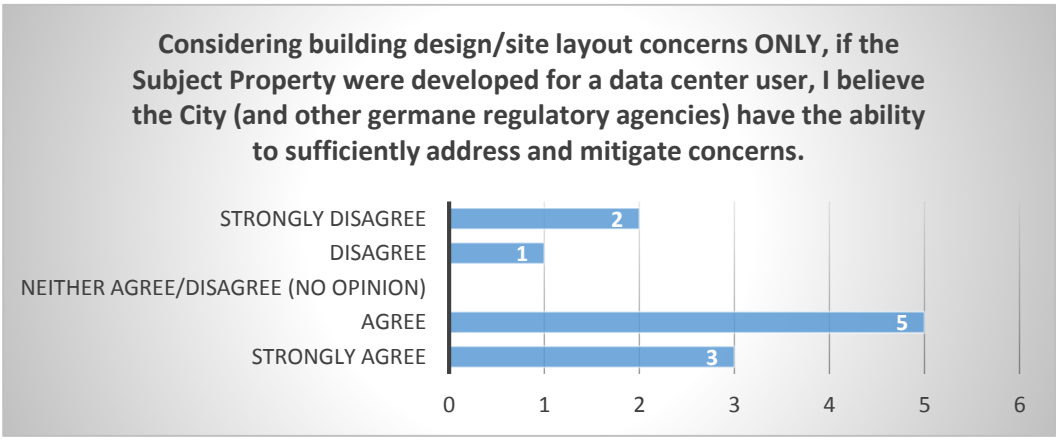

Considering the site layout proposed on site concept map #2, please rate your level of support.
STRONGLY OPPOSE (DOESN'T MITIGATE CONCERNS)
OPPOSE
NEITHER (NO OPINION)
SUPPORT
STRONGLY SUPPORT (MITIGATES CONCERNS)
3
2
1
4
1
0 1 2 3 4 5

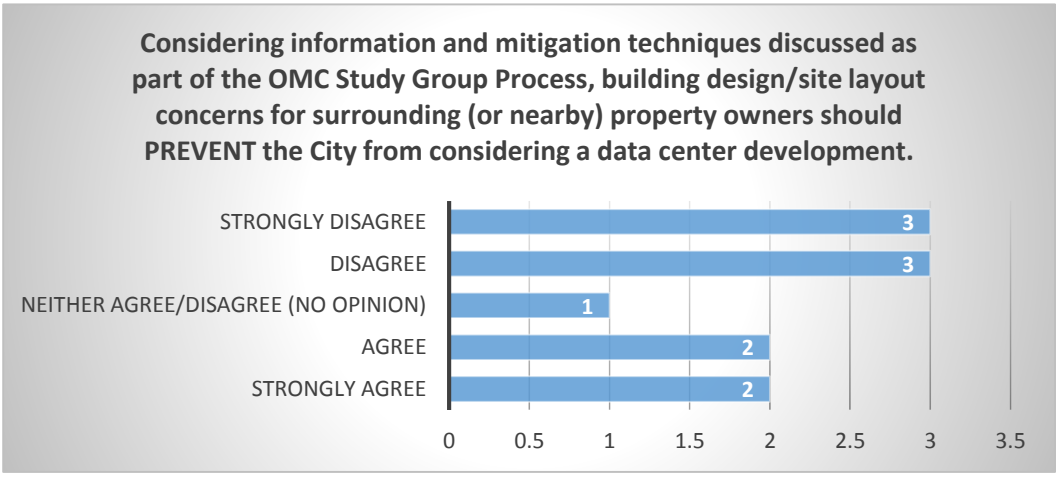

DATA CENTER
60,700 SF
DATA CENTER
71,600 SF
250' SETBACK
225' SETBACK


Considering the site layout proposed on site concept map #3, please rate your level of support.
STRONGLY OPPOSE (DOESN'T MITIGATE CONCERNS)
OPPOSE
NEITHER (NO OPINION)
SUPPORT
STRONGLY SUPPORT (MITIGATES CONCERNS)
1
2
1
6
1
0 1 2 3 4 5 6 7


DATA CENTER
55,000 SF
DATA CENTER
55,000 SF
250' SETBACK
225' SETBACK


Considering the proposed building design (and site layout) principles, please rate your level of support.
STRONGLY OPPOSE (DOESN'T MITIGATE...
OPPOSE
NEITHER (NO OPINION)
SUPPORT
STRONGLY SUPPORT (MITIGATES CONCERNS)
1
1
2
3
4
0 0.5 1 1.5 2 2.5 3 3.5 4 4.5


Considering building design/site layout concerns ONLY, if the Subject Property were developed for a data center user, I believe the City (and other germane regulatory agencies) have the ability to sufficiently address and mitigate concerns.
STRONGLY DISAGREE
DISAGREE
NEITHER AGREE/DISAGREE (NO OPINION)
AGREE
STRONGLY AGREE
2
1
5
3
0 1 2 3 4 5 6


Considering information and mitigation techniques discussed as part of the OMC Study Group Process, building design/site layout concerns for surrounding (or nearby) property owners should PREVENT the City from considering a data center development.
STRONGLY DISAGREE
DISAGREE
NEITHER AGREE/DISAGREE (NO OPINION)
AGREE
STRONGLY AGREE
3
3
1
2
2
0 0.5 1 1.5 2 2.5 3 3.5

FINDINGS REPORT: TRAFFIC

ISSUE DESCRIPTION

Several *OMC Study Group* members identified traffic resulting from a data center development a major issue. Specifically, increased traffic would congest existing roadways and would decrease safety.

ANALYTICS (click here for supplemental information, page 7)

This concern was reviewed with the City's engineering department, planning department, various data center users and various cities experienced with data centers. Below is a list of summarized comments.

- Data centers require an abnormally low quantity of employees—in comparison to the size of a data center facility; and, in comparison to other business users. A single data center typically ranges from 12-24 total employees.

- If developed for a data center, the City would require access to the *Subject Property* from Nowthen Boulevard. A data center would not utilize existing residential roads for access to the *Subject Property*.

- After construction, data centers will generate minor truck traffic during weekday business hours (similar level of UPS/FedEx deliveries a residential neighborhood would generate).

- Cities experienced with data centers being located adjacent to residential areas have not reported any complaints related to traffic (Chaska, Elk River, Anoka).

- Based on the City Engineer's estimations, a data center development would have significantly lower traffic impacts on surrounding properties than would a residential development. See below.

Estimations:	Data Center Development	Residential Development
Weekday	48-96 vehicle trips per day 4*per employee (12-24)	470 vehicle trips per day 10*per household (47)
Weekend	8-16 vehicle trips per day 4*per employee (2-4)	470 vehicle trips per day 10*per household (47)
Access	Nowthen Boulevard	Helium Street (Potentially Nowthen Boulevard) Significant traffic increase on 152 Ave NW
Road Type	Private	Public

Source, Traffic Estimations: Institute for Transportation Engineers (ITE), Trip Generation Manual.

- STAFF NOTE: In general, for safety reasons, Anoka County is interested in eliminating access points from Nowthen Boulevard, which includes access to the *Subject Property*. If the *Subject Property* was developed for a data center, the City would be an advocate for keeping access to the *Subject Property* from Nowthen Boulevard. Based off initial discussions with Anoka County and the City Attorney, the City is confident access to Nowthen Boulevard will remain.

MEETING NOTES

This issue was not discussed at length; comments and questions were minimal, in comparison to other issues outlined in this *Findings Report*. The majority of discussion was centered on a potential residential development, not the proposed data center development.

A number of questions were asked at this meeting. Follow up answers were provided via email, and are included in the *Findings Report* Appendix (click here to view, page 11).

MITIGATION TECHNIQUES

If the *Subject Property* is developed for a data center user, keep access to Nowthen Boulevard to avoid safety and congestion issues on existing residential roads. If the site is developed for residential, provide the public an opportunity to discuss traffic impacts; and, identify mitigation techniques.

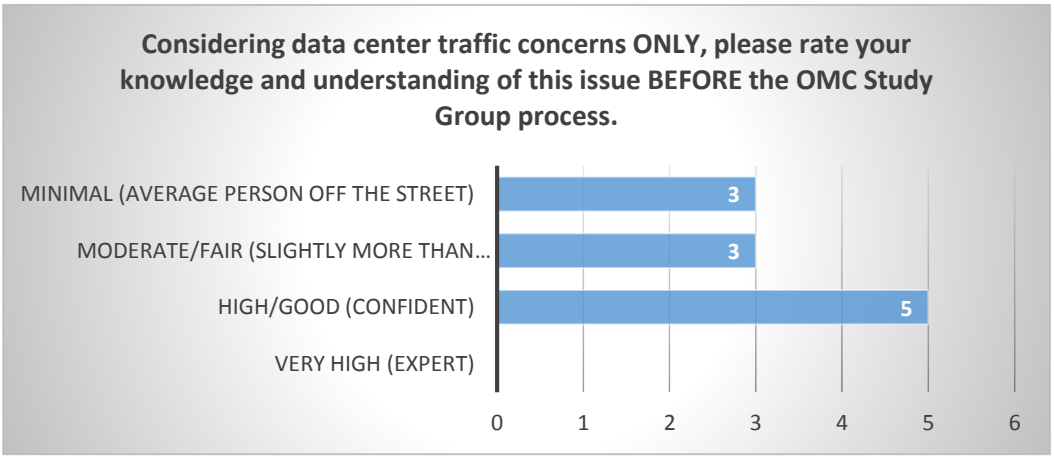
INPUT/FEEDBACK (at meeting)

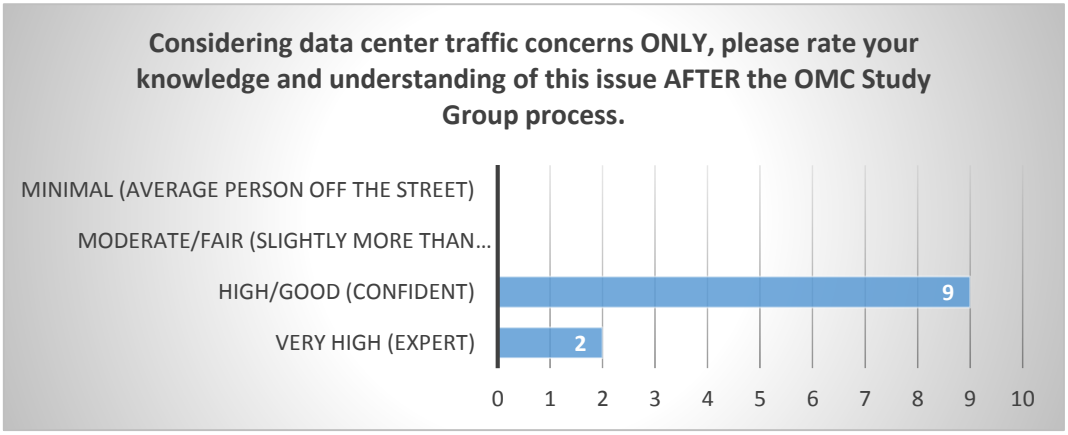
Generally, given the proposed access location and Engineer's traffic estimations, traffic was not a major topic of discussion for the *OMC Study Group*. A couple *OMC Study Group* members remain concerned traffic generated by a data center traffic will be an issue for surrounding property owners.

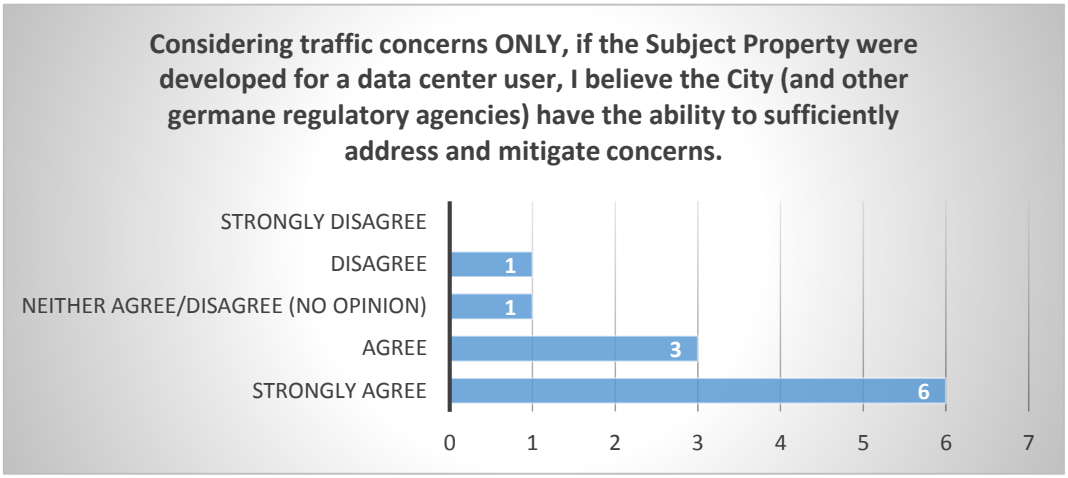
One *OMC Study Group* member is very concerned the *Subject Property* may be developed for a residential neighborhood. In which case, traffic would become a major issue on 152nd Avenue between the *Subject Property* to Trunk Highway 47. If the *Subject Property* is developed as residential neighborhood, it has been requested the City allow the public an opportunity to discuss traffic concerns further.

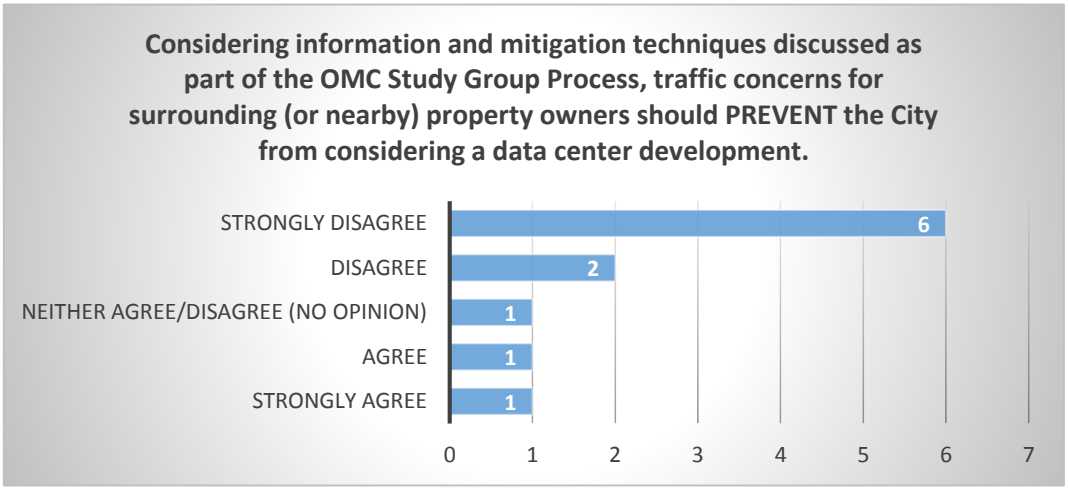
INPUT/FEEDBACK (final meeting survey, quantitative)

Listed below are results from a survey/poll conducted at the final *OMC Study Group* meeting. Eleven (11) of the possible thirteen (13) *OMC Study Group* members eligible to vote participated.




Considering data center traffic concerns ONLY, please rate your knowledge and understanding of this issue AFTER the OMC Study Group process.
MINIMAL (AVERAGE PERSON OFF THE STREET)
MODERATE/FAIR (SLIGHTLY MORE THAN...
HIGH/GOOD (CONFIDENT)
VERY HIGH (EXPERT)
9
2
0 1 2 3 4 5 6 7 8 9 10


Considering traffic concerns ONLY, if the Subject Property were developed for a data center user, I believe the City (and other germane regulatory agencies) have the ability to sufficiently address and mitigate concerns.
STRONGLY DISAGREE
DISAGREE
NEITHER AGREE/DISAGREE (NO OPINION)
AGREE
STRONGLY AGREE
1
1
3
6
0 1 2 3 4 5 6 7


Considering information and mitigation techniques discussed as part of the OMC Study Group Process, traffic concerns for surrounding (or nearby) property owners should PREVENT the City from considering a data center development.
STRONGLY DISAGREE
DISAGREE
NEITHER AGREE/DISAGREE (NO OPINION)
AGREE
STRONGLY AGREE
6
2
1
1
1
0 1 2 3 4 5 6 7

FINDINGS REPORT: SAFETY

ISSUE DESCRIPTION

A number of *OMC Study Group* members made both specific and general comments related to how a data center could make the *Subject Property*, and the surrounding neighborhood, unsafe for children and pedestrians. Specifically, the *OMC Study Group* has the following concerns: elimination of existing open space will force kids to play on roadways, electromagnetic fields and stray voltage resulting from a data center would be hazardous to nearby residents, large and open water stormwater ponds are hazardous for kids, barbed wire and razor fencing are hazardous for kids, and general environmental impact concerns exist.

ANALYTICS (click here for supplemental information, page 9)

Listed below are responses from City staff, and relative professional experts, to safety concerns raised by the *OMC Study Group*.

(1) GENERAL CITY COMMENTS RELATED TO SAFETY CONCERNS

Generally, the purpose of Ramsey's land use regulations is to protect the health, safety and welfare of the entire community. With that in mind, the City utilizes a number of approaches to ensure any development on *Subject Property* will be safe (land use regulations, development review process, building code, maintenance enforcement, law enforcement, etc.). If a data center were constructed on the *Subject Property*, the City would work within the framework/sprit identified above.

Generally, a data center development is one of the lowest impact 'business' type uses known in the market. Data centers yield low traffic, low employment, low noise pollution, low light pollution and high quality buildings. Additionally, data centers 'want/desire' to remain as low 'profile/hidden' as possible from surrounding properties.

Keeping in mind the City would pay close attention to any safety impacts a potential data center development would have on surrounding properties, it is the City's understanding, a data center will not create significant safety hazards.

(2) ELIMINATION OF EXISTING OPEN SPACE WILL FORCE KIDS TO PLAY IN ROADWAYS

If the *Subject Property* was developed for a data center user, Staff would recommend the City Council consider dedicating a portion of the *Subject Property* for public open space.

(3) HAZARDOUS ELECTRIC MAGNETIC FIELD (EMF) AND STRAY VOLTGE

Staff discussed this item with Connexus Energy. In summary, based on input from Connexus Energy, if a data center were placed on the *Subject Property*, there would be no health or safety concerns regarding EMFs or stray voltage. For more detailed comments from Connexus Energy on both items, please reference below.

Electric Magnetic Fields

Connexus Energy stated a power line required for a data center would not be of significant/abnormal size. A power line running to the *Subject Property* would have no different EMF than businesses located in the City's business parks, retail areas or The COR. A power line running to the *Subject Property* would be placed in road right of way

(ROW). Furthermore, a common concern from residents regarding EMF from power lines is the potential for a mild 'humming' noise. Because any power line run to the *Subject Property* would be placed under ground, and would be of insignificant size, zero noise pollution would occur.

Stray Voltage

Proper wiring and grounding of electrical equipment is the best way to avoid stray voltage. Stray voltage is very rare. When it occurs, it is typically the result of very old, overhead infrastructure, located near large metal structures (metal farm buildings, farm equipment and large metal fences); which, are not prevalent in Ramsey.

In the case of the *Subject Property*, all external wiring would be located underground. Additionally, the State of Minnesota Electrical Code will be utilized; which, is in place to avoid said issues. This item was reviewed by Connexus Energy and this item was not identified as a concern. Stray voltage does not occur when utilizing modern underground infrastructure and modern building codes.

(4) STORM WATER PONDING (STANDING WATER), DANGEROUS FOR CHILDREN

Today, a large stormwater pond is located on the south east corner of the *Subject Property*. Said stormwater pond is beyond adequate size to serve the entire *Subject Property* at full development. A data center development located on the *Subject Property* will not create demand for additional stormwater ponding. If fact, it is probable the existing stormwater pond will be reduced in size or reconfigured by a future developer.

Soils located in Ramsey, and specifically on this the *Subject Property*, are comprised with a significant level of sand; which, allows for fast infiltration of stormwater into soils. Considering the *Subject Property* specifically, standing stormwater has not been an issue in the past. Additionally, a reliever stormwater pipe was recently connected to the *Subject Property*; which, further mitigates said concern.

With the above information in mind, the City has historically never received complaints or concerns regarding safety due to the existing stormwater pond. Therefore, because the proposed data center would result in a similar or smaller sized stormwater pond, the City would anticipate the absence of safety issues to remain.

(5) BARBED WIRE/RAZER WIRE FENCE

The City is not aware of a data center surrounded by barbed or razor wire fencing in Minnesota. The City in not aware of any data center in Minnesota that includes perimeter fencing, of any type. The City does not require fencing around traditional stormwater ponding; and, historically has never had related public safety issues.

(6) SIGNIFICANT TRAFFIC

Please see traffic section for details.

(7) ENVIRONMENTAL CONCERNS

A number of environmental concerns are addressed through the City's existing regulatory practices. In this particular situation, the City has conducted an abnormal amount of pro-active/additional environmental research to prepare for future

development of the *Subject Property*. The purpose of said additional research was to improve the competitiveness of this site in the larger marketplace. Examples below:

- Conducting Phase I & II Environmental Assessments (EA), Limited Site Investigation (LI), and a Response Action Plan (RAP)
- Conducting Pre Building Demolition Hazardous Material Survey, and an Hazardous Materials Abatement Plan
- Wetland Delineation Survey
- Geotechnical Soils testing

Standard Review Process includes the following:

- Stormwater management program review.
- Site plan review process
  (several land use/zoning standards related to environmental concerns enforced)
- Building plan review process
  (several State building codes related to environmental concerns enforced)

For a more in-depth environmental review, the City would rely on the State of Minnesota Environmental Quality Board (EQB). This level of review includes either an EIS (Environmental Impact Statement) or EAW (Environmental Assessment Worksheet); and, would require an actual development proposal.

Who decides if an EQB review is needed?
Responsibility of making case-by-case decisions on the need for EISs and EAWs and for determining if an EIS or EAW is mandatory lies with local governments and State agencies. For almost any project, the rules identify the governmental unit which has this responsibility. The EQB provides assistance to governmental units in interpreting the rules and carrying out their responsibilities, but the EQB is not involved in decisions, except in specific, limited circumstances.

The EQB has the following 'minimum' thresholds for requiring a review on the *Subject Property* specifically.

- Residential: 250 single family homes, 375 multiple family units
- Data Center: 500 employees or 450,000 square feet of building
- NOTE: cumulative effects do not exist in this scenario, as defined by the EQB

For more information on the EQB, please see the appendix or click here.

Another environmental review option the City may be interested in considering is an Alternative Urban Area wide Review (AUAR). For more information please see the Appendix or click here.

MEETING NOTES

Safety was not discussed at length; comments and questions were minimal, in comparison to other issues outlined in this *Findings Report*. Stormwater ponds received most discussion, followed by general environmental concerns.

A number of questions were asked at this meeting. Follow up answers were provided via email, and are included in the *Findings Report* Appendix (click here for a hyperlink, page 15).

MITIGATION TECHNIQUES

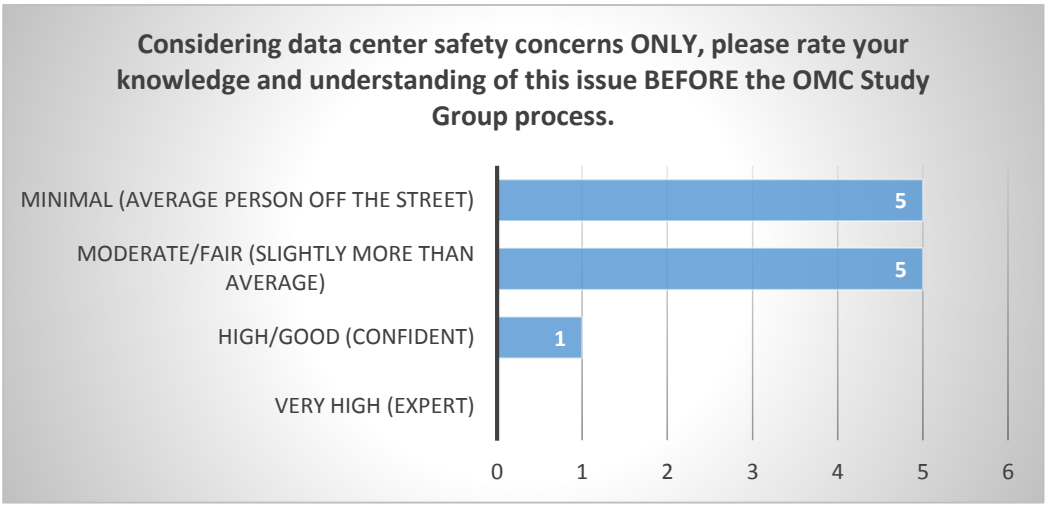
Storm water ponds located on the *Subject Property* should be designed not to hold standing water. Additional environmental review should be considered.

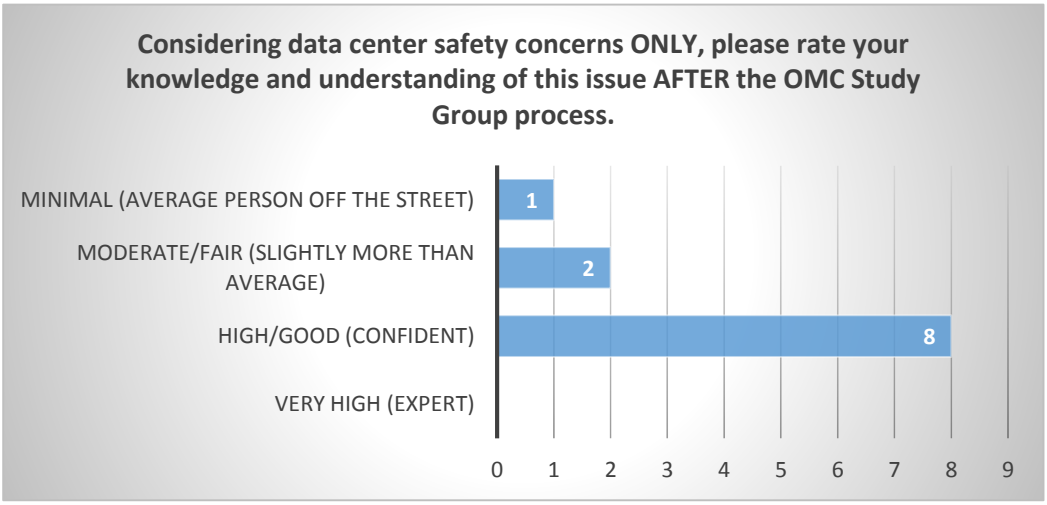
INPUT/FEEDBACK (at meeting)

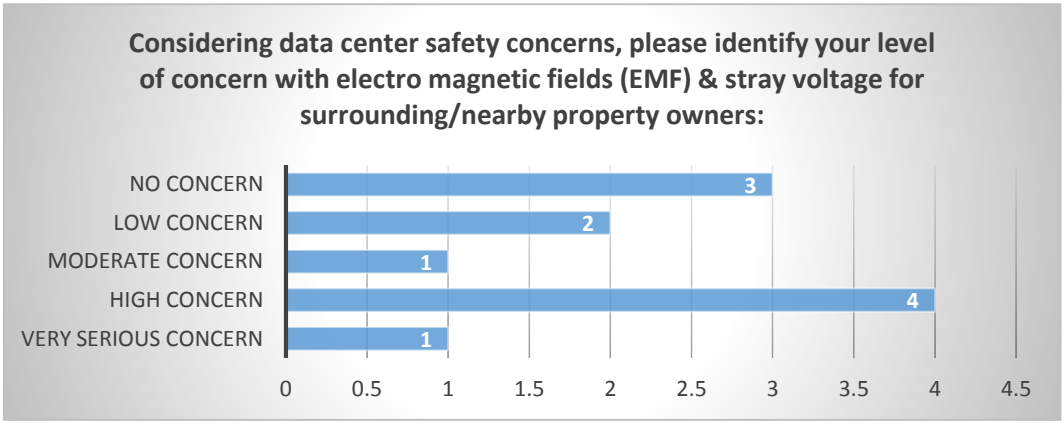
Concern remains for a couple *OMC Study Group* members related to standing water in stormwater ponds and the need for additional environmental review by the City.

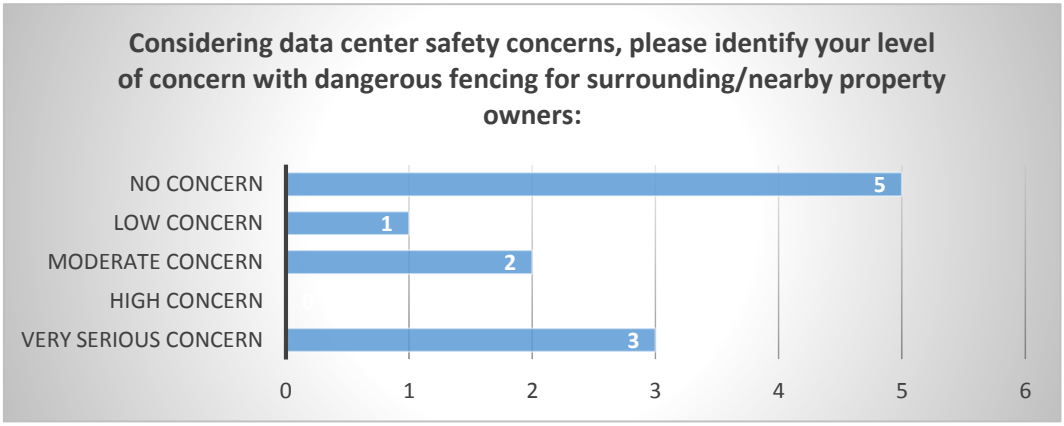
INPUT/FEEDBACK (final meeting survey, quantitative)

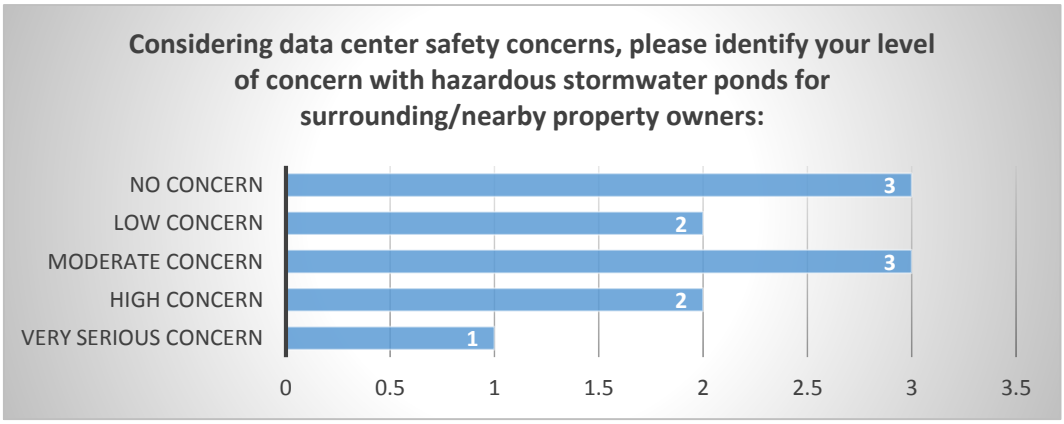
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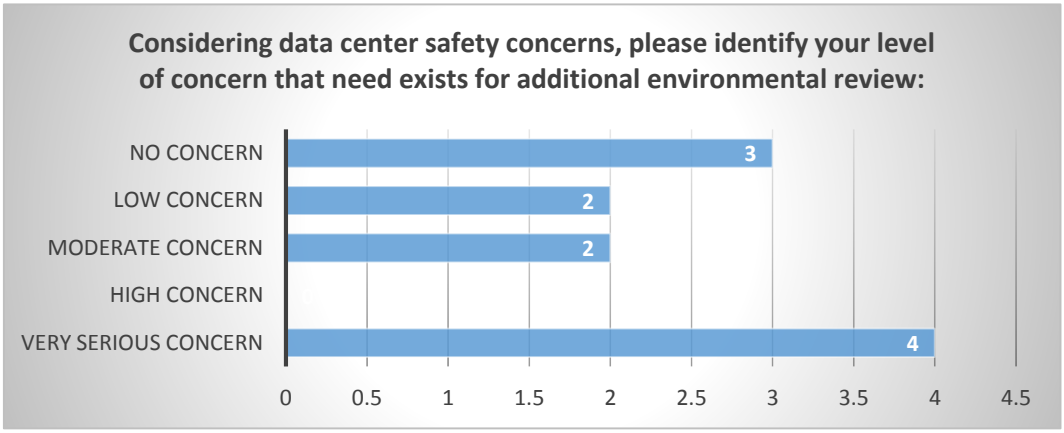


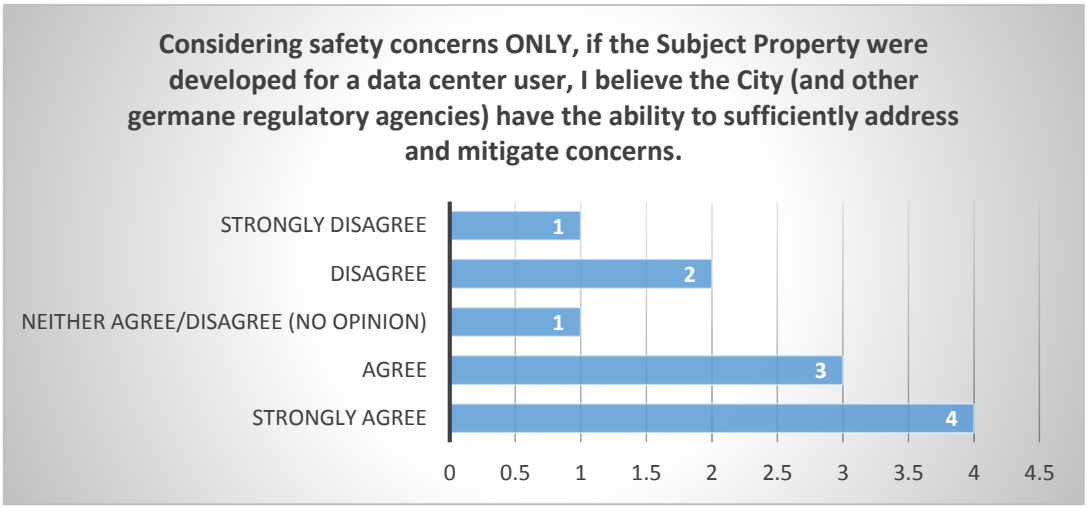


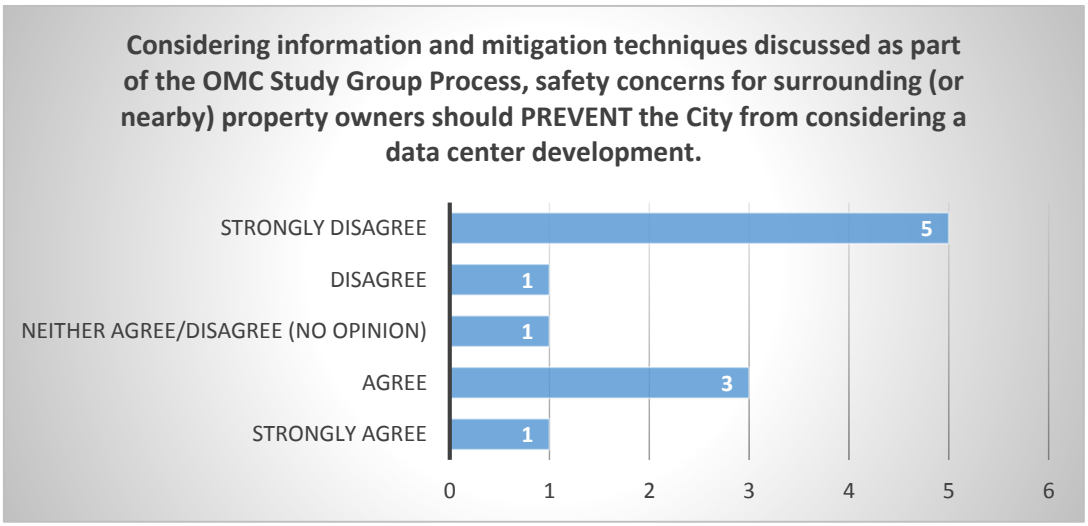

Considering data center safety concerns, please identify your level of concern with electro magnetic fields (EMF) & stray voltage for surrounding/nearby property owners:
NO CONCERN
LOW CONCERN
MODERATE CONCERN
HIGH CONCERN
VERY SERIOUS CONCERN
3
2
1
4
1
0 0.5 1 1.5 2 2.5 3 3.5 4 4.5


Considering data center safety concerns, please identify your level of concern with dangerous fencing for surrounding/nearby property owners:
NO CONCERN
LOW CONCERN
MODERATE CONCERN
HIGH CONCERN
VERY SERIOUS CONCERN
5
1
2
3
0 1 2 3 4 5 6


Considering data center safety concerns, please identify your level of concern with hazardous stormwater ponds for surrounding/nearby property owners:
NO CONCERN
LOW CONCERN
MODERATE CONCERN
HIGH CONCERN
VERY SERIOUS CONCERN
3
2
3
2
1
0 0.5 1 1.5 2 2.5 3 3.5


Considering data center safety concerns, please identify your level of concern that need exists for additional environmental review:
NO CONCERN
LOW CONCERN
MODERATE CONCERN
HIGH CONCERN
VERY SERIOUS CONCERN
3
2
2
4
0 0.5 1 1.5 2 2.5 3 3.5 4 4.5


Considering safety concerns ONLY, if the Subject Property were developed for a data center user, I believe the City (and other germane regulatory agencies) have the ability to sufficiently address and mitigate concerns.
STRONGLY DISAGREE
DISAGREE
NEITHER AGREE/DISAGREE (NO OPINION)
AGREE
STRONGLY AGREE
1
2
1
3
4
0 0.5 1 1.5 2 2.5 3 3.5 4 4.5


Considering information and mitigation techniques discussed as part of the OMC Study Group Process, safety concerns for surrounding (or nearby) property owners should PREVENT the City from considering a data center development.
STRONGLY DISAGREE
DISAGREE
NEITHER AGREE/DISAGREE (NO OPINION)
AGREE
STRONGLY AGREE
5
1
1
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1
0 1 2 3 4 5 6

FINDINGS REPORT: SPOT ZONING

ISSUE DESCRIPTION

A number of *OMC Study Group* members indicated by the City allowing a data center user to utilize the *Subject Property*, the City would be in legal violation of Spot Zoning.

NOTE: this topic was discussed heavily by members of the public before the *OMC Study Group* process.

ANALYTICS (click here for supplemental information, page 3)

City staff had a chance to review a potential data center development, located on the *Subject Property*, with the League of Minnesota Cities (LMC), the City's Planning & Zoning Division, the City Attorney and a number of metro cities experienced with data centers developments located adjacent to residential areas. Considering the following factors, City staff does not believe the proposed data center development is a violation of spot zoning:

1. Large size of the *Subject Property*, 20.5 acres.
   (spot zoning is concerned with small parcels)

2. City is developing the *Subject Property* for a rational use and a public purpose
   (fire station funding, economic development, removal of tax exempt property,
   removal of substandard buildings, low impact user proposed)

3. Previous/guided use was either a middle school or municipal center complex
   (both conceivably higher impact users than a data center)

4. City would enforce strict land use regulations to ensure a data center use would transition/be compatible with surrounding properties.
   (compatible site layout, compatible building design, mitigation of traffic
   and noise concerns, use of CUP, etc.)

5. City would pass a *Comprehensive Plan Amendment* before moving forward with a *Zoning Amendment*.

SPOT ZONING DEFINED: Rezoning of a small lot or parcel of land to benefit an owner for a use incompatible with surrounding land uses that does not further the Comprehensive Plan. Allowing for a use in a residential area that has *excessive* noise, glare and traffic would be a concern. Staff has the following comments related to the definition of spot zoning.

(1) NOISE

State imposed noise pollution regulations exist for all Minnesota cities. Specific standards exist for residential areas. The *Subject Property* would be regulated by the State (MPCA) identically to any other use located adjacent to a residential area (including single family residential). Lastly, the City is considering requirement of various additional noise mitigation measures to avoid any potential noise issues from a data center (hours of operation for generators, proper screening, CUP, etc.).

(2) GLARE

In summary, all exterior lighting for a data center will require review and approval by the City (staff, Planning Commission and City Council approval). The review and approval process is based on a required 'photo metrics' plan (lighting plan included in a formal site plan review process). Because surrounding

properties are residential, no light bulbs emitting 150 watts or greater will be allowed to 'freely' shine to adjoining properties. Said 150+ watt light bulbs will need to be aimed away from residential properties and towards the ground. See City Ordinances, Zoning Code, Section 117-117, Paragraph E2, for details.

(3) TRAFFIC
A data center would produce significantly less traffic than any previous or proposed use of the *Subject Property* (residential, municipal center campus, middle school, etc.). Traffic resulting from a proposed data center would only take place on internal, private, roads. Road access to the *Subject Property* would come from County State Aid Highway (CSAH 5), not existing residential roadways.

STAFF NOTES: "spot zoning" is not addressed in State Statute; it is a part of case law and planning literature only. The *Findings Report* Appendix includes legal information and case law regarding spot zoning; and, additional information related to zoning in Minnesota (click here for hyperlink).

MEETING NOTES

OMC Study Group members chose to not discuss this item at the meeting. No comments or feedback was received.

MITIGATION TECHNIQUES

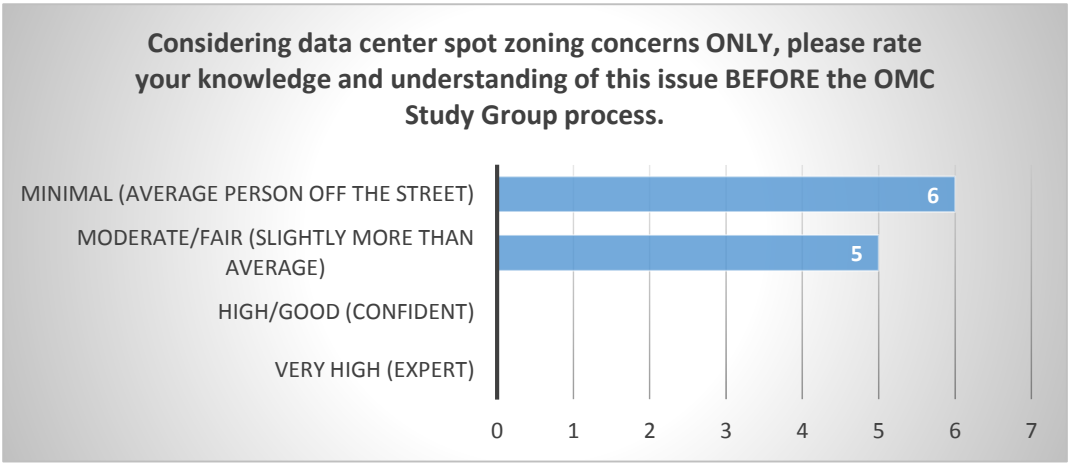
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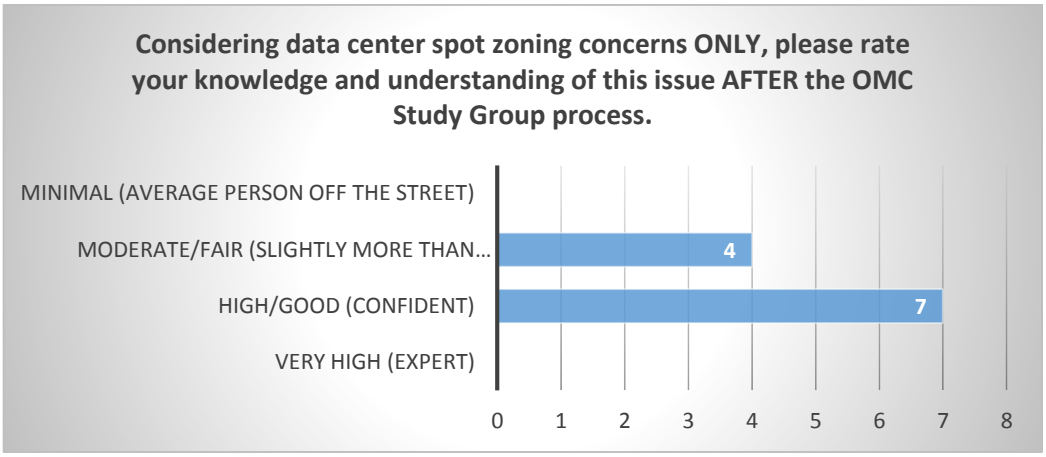
INPUT/FEEDBACK (at meeting)

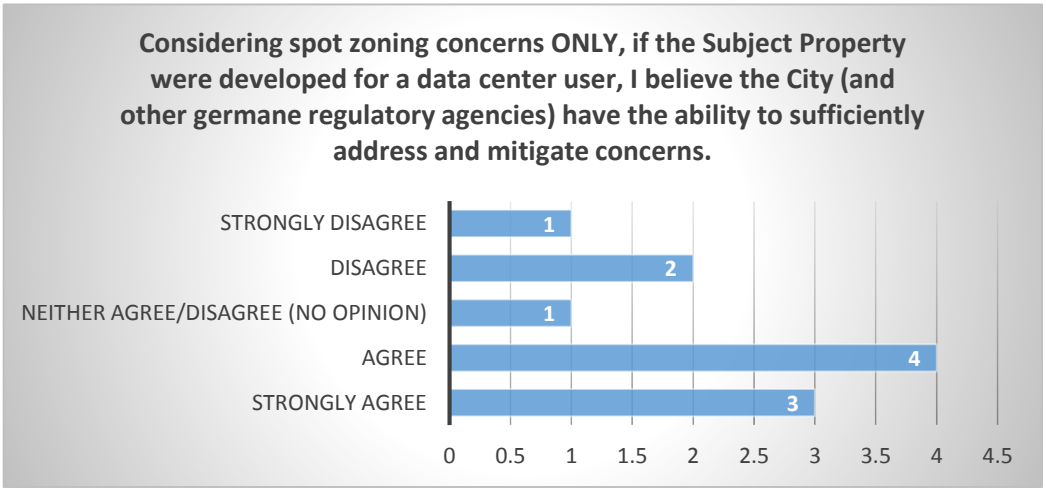
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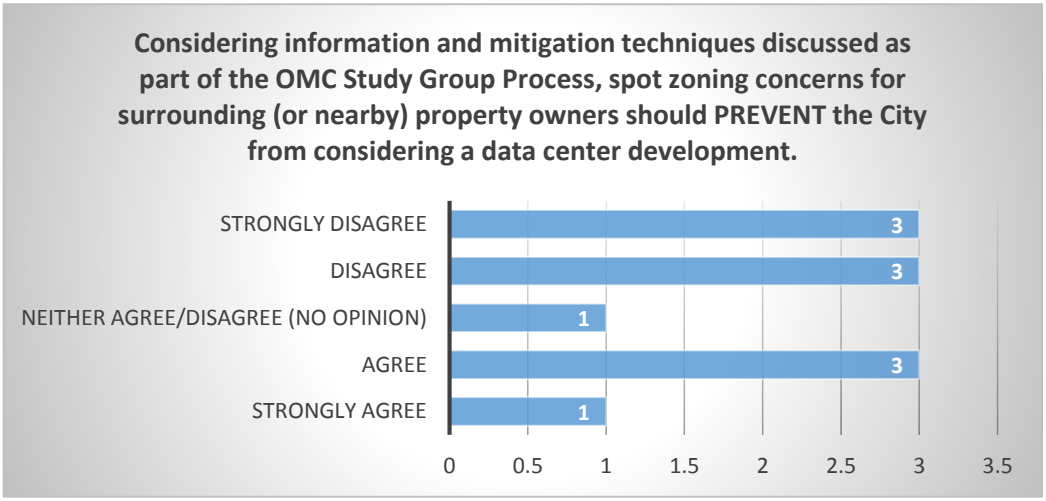
INPUT/FEEDBACK (final meeting survey, quantitative)

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MINIMAL (AVERAGE PERSON OFF THE STREET)
MODERATE/FAIR (SLIGHTLY MORE THAN...
HIGH/GOOD (CONFIDENT)
VERY HIGH (EXPERT)
4
7
0 1 2 3 4 5 6 7 8


Considering spot zoning concerns ONLY, if the Subject Property were developed for a data center user, I believe the City (and other germane regulatory agencies) have the ability to sufficiently address and mitigate concerns.
STRONGLY DISAGREE
DISAGREE
NEITHER AGREE/DISAGREE (NO OPINION)
AGREE
STRONGLY AGREE
1
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3
0 0.5 1 1.5 2 2.5 3 3.5 4 4.5


Considering information and mitigation techniques discussed as part of the OMC Study Group Process, spot zoning concerns for surrounding (or nearby) property owners should PREVENT the City from considering a data center development.
STRONGLY DISAGREE
DISAGREE
NEITHER AGREE/DISAGREE (NO OPINION)
AGREE
STRONGLY AGREE
3
3
1
3
1
0 0.5 1 1.5 2 2.5 3 3.5

FINDINGS REPORT: LAND VALUES

ISSUE DESCRIPTION

A portion of *OMC Study Group* members indicated development of the *Subject Property* for a data center user will result in decreased property values for surrounding property owners. In many cases, a 10-15% minimum reduction in property values was specified by *OMC Study Group* members (based on personal conversations with realtors).

In conjunction to this discussion, a pending lawsuit in Ohio relating to a CitiGroup data center was identified as an example of why the City should not be considering a center development on the *Subject Property*.

ANALYTICS (click here for supplemental information, page 5)

City staff had a chance to review this concern with the City Attorney (Ratwik, Rosak & Maloney P.A.) a Residential Appraiser (anonymous), a Commercial Broker (anonymous), the City's real estate broker (CBRE) the Anoka County Assessor and the League of Minnesota Cities (LMC). Below is a list of summarized comments.

A. This accusation is very subjective and very challenging to quantify. A large number of variables effect the value of property; and, they change over time; and, they change based on perspective. Brokers/experts the City contacted were unable to make a 'firm' quantified opinion related to this acquisition.

B. A substantial quantity of case law exists related to this accusation. In general, Courts have consistently ruled against Cities that have made land use regulation decisions based solely on this accusation. Most case law indicates this accusation is subjective, unclear and lacks legal basis. This accusation likely cannot legally standalone—there must be a cause of action (for example, spot zoning).

C. Understanding what base comparison surrounding property owners are utilizing to determine perceived changes in value is important. Examples of valuation comparisons are listed below with general comments.

COMPARING "X" USE OF *SUBJECT PROPERTY TO* "Y" FUTURE USE

In this case, the future use of the *Subject Property* is a potential data center development. A difference in opinion exists between City Staff and several *OMC Study Group* members on what the base use/existing comparison of *Subject Property* value should be (i.e. the "X" use).

X.1 Large Open Space/Minor City Use

Subject Property was not guided for a large public open space or a park. Based on information the City has available, this is an insufficient and irrelevant comparison

X.2 Single Family Residential

Subject Property was not guided for said use. Based on information the City has available, this comparison subjective, arbitrary and not most relevant. This specific base comparison has been commonly utilized by residents; and in many cases, is a major reason residents believe a reduction in surrounding property values will occur.

X.3 Municipal Campus/Middle School

Subject Property was guided for said use. This comparison is subjective and arbitrary. Based on information the City has available, this comparison is most relevant and applicable to this specific situation. This base comparison has been utilized by City Staff to draw conclusions and provide information to the OMC Study Group.

D. A data center is a lower impact use than either guided uses for the *Subject Property* (municipal center campus or middle school). Data centers yield significantly less traffic, significantly less employment, quality buildings and less noise than either guided uses. In general, based on City Staff research, data centers 'want/desire' to remain as low profile/hidden as possible from surrounding properties. For the reasons stated, City Staff believes it would be very challenging to support an accusation claiming a data center would have a negative effect on surrounding properties values—in comparison to the guided uses (municipal center campus or middle school).

E. A number of *OMC Study Group* members indicated they worked with real estate agents and real estate appraisers whom indicated construction of data center on the *Subject Property* will result in a minimum 10-15% decrease in surrounding residential property values. City Staff did request for an opportunity to follow up with real estate agents and appraisers whom *OMC Study Group* members received professional opinions. An opportunity to communicate with said appraisers and real estate agents was not realized. A concern Staff retains is what base comparison said real estate agents utilized to determine a loss in property values (i.e. see section C above).

F. In an effort to mitigate this concern, Staff would emphasize the importance of quality land use regulations (including proper transitioning standards) and quality building design if the *Subject Property* were to be developed for a data center. Staff recommends the City update their comprehensive plan to reflect desired zoning before moving forward with either development scenario (residential or data center).

NOTE: Previous to 2006, the City participated a one-to-one land swap/exchange of publicly zoned property (on the north side of the *Subject Property*) for residential zoned property (on the south side of the *Subject Property*). The result was no net increase or decrease of public or residential property.

G. REVIEW OF PENDING LAWSUIT AGAINST CITI GROUP (DATA CENTER) IN OHIO

NOTE: the City was provided with a copy of the lawsuit and disposition from Case No. 2:12-CV-856, United States District Court, Southern Ohio, Eastern Division.

The City did take some time to review said lawsuit and disposition. Based on City Staff's interpretation, the Plaintiff has the following major claims (issues/arguments) against the Citi Group data center in Ohio constructed in 2007:

1. Regular use of generators on weekends
2. Regular use generators at night time, all days (between 10pm and 7am)
3. Refuse of Defendant to install or design generators that would avoid creation of loud noise
4. Refuse of Defendant to shift generator operations to normal working/business hours
5. As a result of the above issues not addressed by City Group (i.e. noise), the Plaintiff has claimed a decrease in property value and would like to seek compensation.

City Staff believes this is a good case study for the *OMC Study Group*. In this particular situation, it appears evident little/no conscious effort was exhausted by the City (Township in this case) to work with surrounding property owners—to identify, address and avoid potential issues from a data center.

It is City Staff's opinion, similar concerns raised in this specific example (Citi Group Data Center) have also been raised with the *OMC Study Group* regarding a potential Ramsey data center. The *OMC Study Group* has discussed a number of mitigation tactics to eliminate said concerns. Examples below:

1. Regular use of generators on weekends
   OMC Study Group proposed prohibiting use of generators on weekends for testing or other regular uses. Only emergency use would be allowed. This would be enforced via a Conditional Use Permit (CUP).

2. Regular of generators at night time, all weekdays, between 10pm and 7am
   OMC Study Group has proposed prohibiting use of generators from 6pm-8am for testing or other regular uses. Only emergency use would be allowed. This would be enforced via a Conditional Use Permit (CUP).

3. Refuse of Defendant to install or design generators to avoid creation of loud noise
   OMC Study Group proposed sound attenuation enclosures for generators, requirement of mechanical rooms to be physically enclosed, required screening of mechanical rooms, required residential transitioning standards and an emphasis to comply with MPCA noise standards for residential areas—not business areas. This would be enforced via a Conditional Use Permit (CUP); and, the City's existing code enforcement process.

4. Refuse of Defendant to shift generator operations to normal working/business hours
   OMC Study Group proposed use of a Conditional Use Permit (CUP) to require any non-emergency use of generators to take place over normal business hours (8am-6pm M-F).

5. As a result of the above issues not addressed by City Group (noise), the Plaintiff has claimed a decrease in property value and would like to be compensated.
   The claim of causation related to decreased property value, in the case of CitiGroup, was solely based on noise (i.e. concerns 1-4). In the case of Ramsey, the *OMC Study Group* has developed mitigation proposals for all said concerns.

   This specific case study is a good example of what the City of Ramsey should not do, or avoid, in respect to the development of the *Subject Property* for a potential data center project.

The *Findings Report* Appendix includes opinions from the City Attorney and CBRE, the pending lawsuit and disposition in Ohio, multiple articles provided by *OMC Study Group* members related to property values, and an example of how residential property valuations were effected before and after two (2) data centers were constructed in Elk River, and case law regarding land value disputes with Minnesota Cities.

MEETING NOTES

This issue was highly discussed by the *OMC Study Group*, and perhaps, is the leading concern for surrounding property owners.

A number of questions were asked at this meeting. Follow up answers were provided via email, and are included in the *Findings Report* Appendix (click here to view, page 4). A different version of meeting notes was provided by an *OMC Study Group* member (click here to view).

MITIGATION TECHNIQUES

In summary, an overall quality development including proper implementation of mitigation techniques as outlined in previous sections will protect property values. For example, proper residential transitioning techniques, quality building design, quality site layout, mitigation of specific *OMC Study Group* concerns (i.e. noise, safety and traffic), etc.

INPUT/FEEDBACK (at meeting)

Below is an outline of concerns and input from *OMC Study Group* members:

1. Concern exists the net benefit of a data center proposal (i.e. tax revenues) does not outweigh the issues a data center development causes for surrounding property owners. A tax benefit for the City should not be put on the backs of the *OMC* neighborhood alone.

   An article was provided by an *OMC Study Group* member which identifies the negative impact of industrial development on residential properties, titled "*The Impact of Industrial Sites on Residential Property Values: A Hedonic Pricing Analysis for the Netherlands*." This article outlined a breakdown of residential property loss based on proximity to an industrial development. It was found, residential property value loss was realized from a distance up to 250 meters (or 820') from industrial developments.

   An *OMC Study Group* member applied principles/findings from the identified article to the development scenario under consideration by the *OMC Study Group*; which is, a potential data center in Ramsey located adjacent to residential properties. Findings of the *OMC Study Group* member are minimum multiple-million dollar losses in property values for surrounding property owners, depending on the scenario applied.

   Click here for resources: Netherlands Pricing Analysis Article, 250 Meter Map of Subject Property, OMC Study Group Member Report.

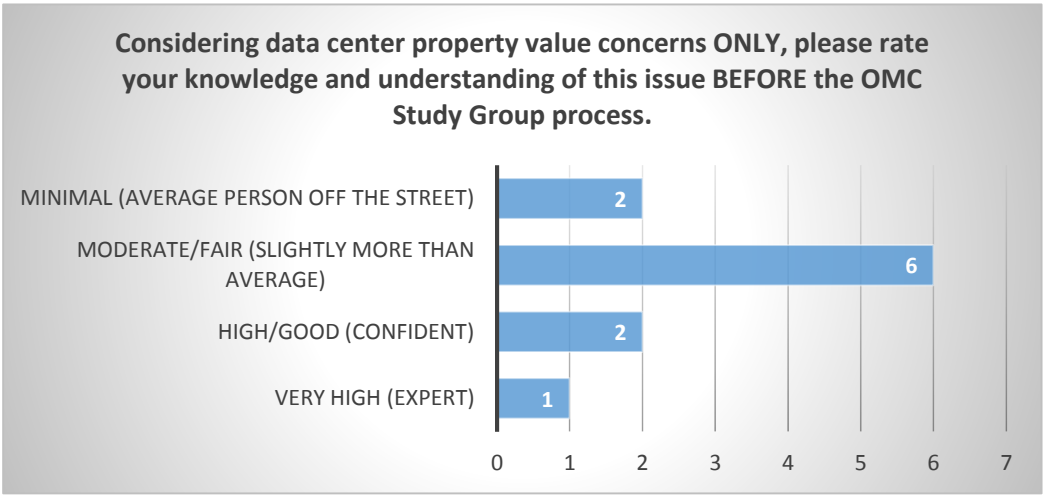
2. Very serious concern still exists by several *OMC Study Group* members a data center development located on the *Subject Property* will decrease values of surrounding properties by 10-15% minimum; and, will reduce the ability of future sales to occur. A number of *OMC Study Group* members indicated they had an opportunity to confirm this statement with various real estate agents and real estate appraisers.

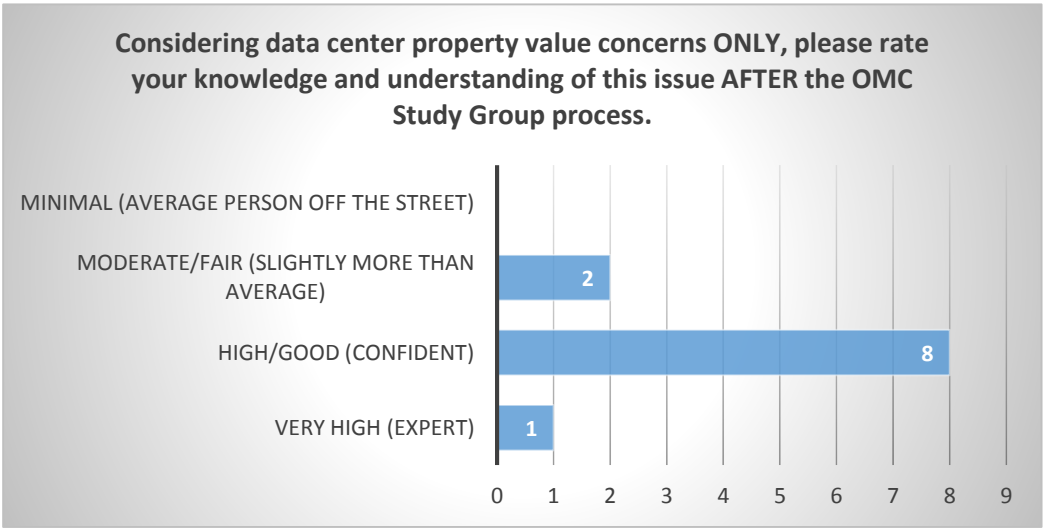
   NOTE: a few *OMC Study Group* members stated a data center will have no effect on surrounding property values. And, if developed correctly, a data center may be a positive for surrounding property values.

3. The City is unable to clearly state (conclusively) what the actual result of a data center development will be on surrounding property values. As a result, a number of *OMC Study Group* members are not comfortable with this issue.

INPUT/FEEDBACK (final meeting survey, quantitative)

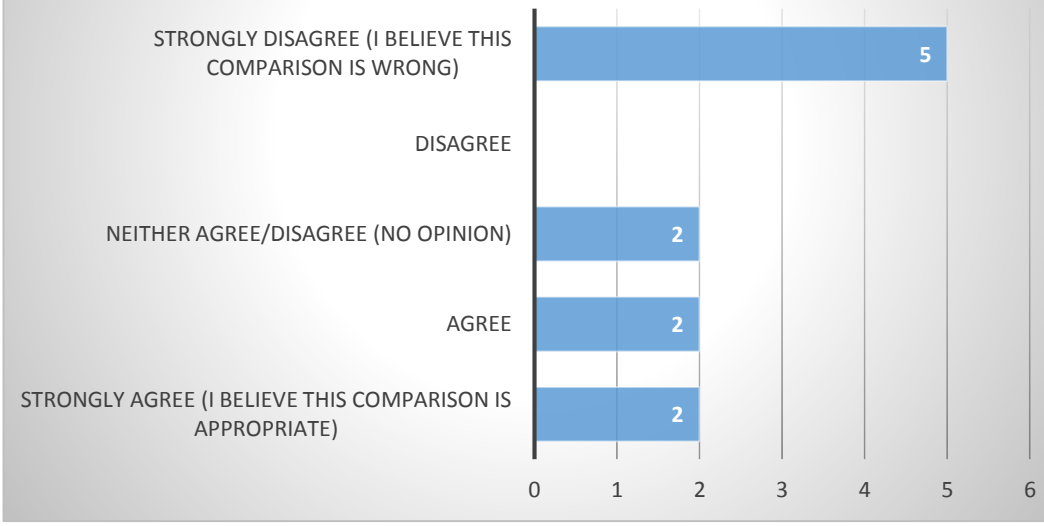
Listed below are results from a survey/poll conducted at the final *OMC Study Group* meeting. Eleven (11) of the possible thirteen (13) *OMC Study Group* members eligible to vote participated.



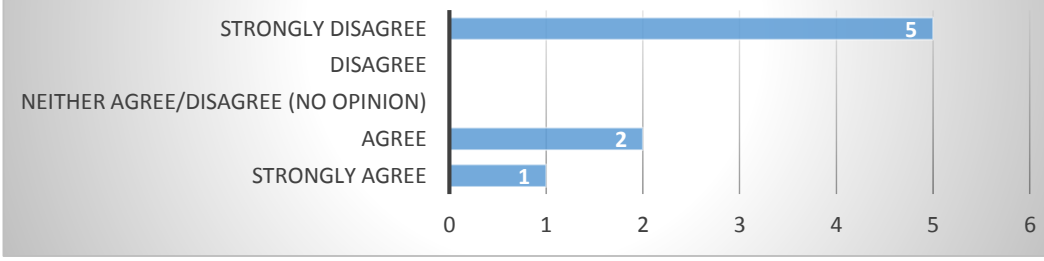


The Subject Property is guided (zoned) for a municipal center or middle school campus; and, not guided (zoned) for a residential neighborhood or a public open space.

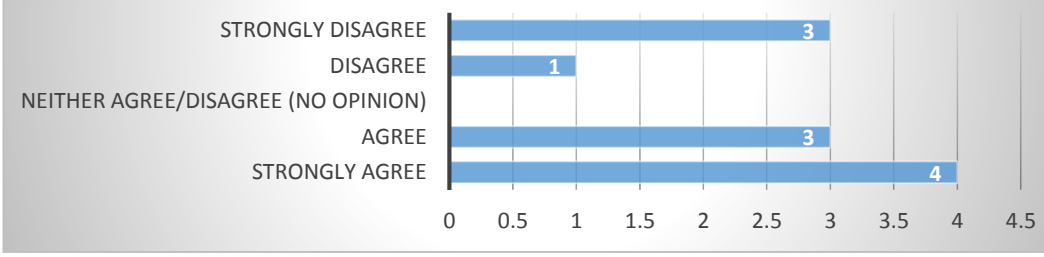
When considering land values, the City is comparing the effect of a potential data center to the zoned use.



Considering property value concerns ONLY, if the Subject Property were developed for a data center user, I believe the City (and other germane regulatory agencies) have the ability to sufficiently address and mitigate concerns.



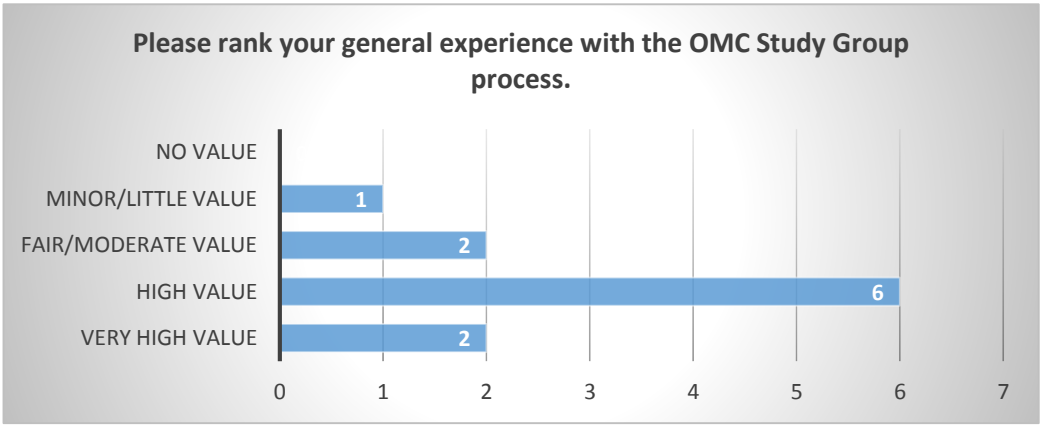
Considering information and mitigation techniques discussed as part of the OMC Study Group Process, property value concerns for surrounding (or nearby) property owners should PREVENT the City from considering a data center development.

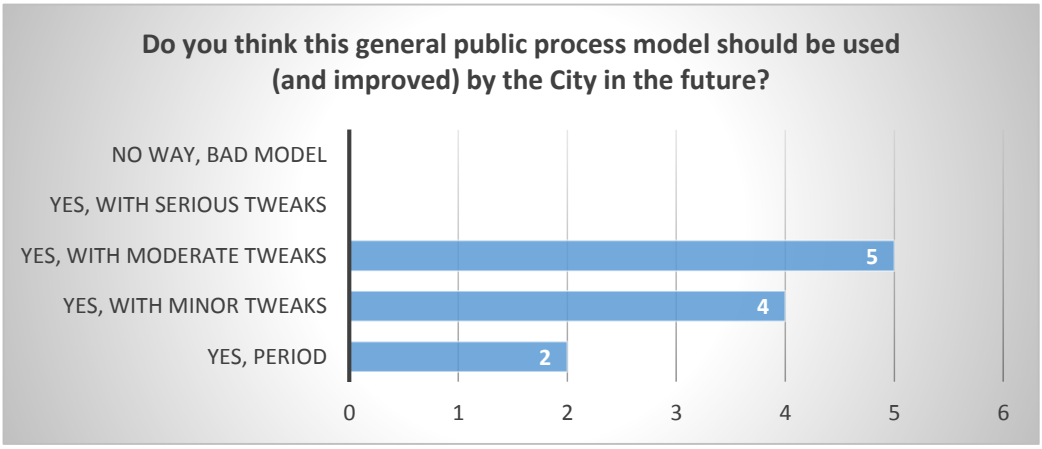


FEEDBACK SURVEY: GENERAL PROCESS

Feedback Survey (final meeting survey, quantitative)

Listed below are results from a survey/poll conducted at the final *OMC Study Group* meeting. Eleven (11) of the possible thirteen (13) *OMC Study Group* members eligible to vote participated.





APPENDIX

Due to the significant size and complexity of the *Findings Report* Appendix, an online database was developed for easy navigation. Items listed below are hyperlinks to downloadable Appendix documents.

NOISE SECTION

Noise Pollution Supplemental Meeting Information
Noise Pollution Meeting Notes
Noise Pollution Meeting Follow Up
MPCA Noise Pollution Standards
Study Group Member Input 1 (World Health Organization Guidelines)
Study Group Member Input 2 (Low Frequency Noise Article)
Study Group Member Input 3 (Acceptable DBA Levels at Night)
Study Group Member Input 4-14 (Various Articles and Diagrams)
Study Group Member Input 15 (Noise Source)

BLDG. DESIGN & SITE LAYOUT SECTION

Supplemental Information Packet, multiple items:
- Landscape & Buffer Yard Regulations
- Example comparable Cities' setbacks for data centers
- Example site concept maps (old) and meeting instructions
- Example building designs

Design & Layout Meeting Notes and Follow Up
Revised Municipal Center Site Concept Maps (result of this meeting)

SPOT ZONING SECTION

Supplemental Information Packet (page 3)
Meeting Notes & Follow Up (page 2)
Zoning Guide (League of Minnesota Cities)

TRAFFIC SECTION

Supplemental Information Packet (page 7)
Meeting Notes & Follow Up (page 11)

SAFETY SECTION

Supplemental Information Packet (page 9)
Meeting Notes & Follow Up (page 15)

LAND VALUES SECTION

Supplemental Information Packet (page 5)
Meeting Notes & Follow Up (page 4)
Example Residential Land Valuation Changes (Elk River)
Broker & Legal Input
Case Law provided by the League of MN Cities
- Member Input 1 (The Impact of Airport Noise on Residential Real Estate)
- Member Input 2 (Impact of Indust. Sites on Resid. Prop. Values)
- Member Input 3 (Ohio CitiGroup Data Center Lawsuit & Disposition)
- Member Input 4 (250 meter setback map)
- Member Input 5 (Analytic Application of Article, Property Value Loss)
- Member Input 6 (Different Version of Meeting Notes)

OTHER

Property Reference Map (Subject Property) FAQs
Public Petition, April 2013 Original Public Input Summary, April 2013
Development Comparison Chart
OMC Study Group Survey Results*
(*with responders' geographic location included--actual meeting data--doesn't include three responses mailed in after meeting).
Mailings: #1, #2, #3, #4, #5, #6
Concept Maps: #1, #2, #3
Feasibility Analysis (04282014)
05142014 EDA Meeting Summary

Development Scenarios Comparison Chart

Information displayed below are unofficial estimations only.

	Residential Development	Data Center Development
Maximum Size	47 Single Family Homes	One (1) 170,000 square foot or two (2) 65,000 square foot buildings
Residential Population	Approximately 150 persons	---
Employees	---	24-48 persons
Based on zoning, does this scenario fit the character of surrounding properties?	Good Fit. Very compatible	Acceptable. Compatible with appropriate transitions, landuse regulations.
Traffic		
Primary entrance	Helium Street (from Alpine, Krypton Terrace, 150 LN NW)	Nowthen Boulevard, subject to approval of Anoka County
Road type	Public	Private
Weekday traffic per day	Medium (estimated 470) based on 10 trips per household	Medium (estimated 48-96) based on 12-24 employees, 4 trips per
Weekend traffic per day	Medium (estimated 470) based on 10 trips per household	Very Low (estimated 8-16) based on 2-4 employees, 4 trips per
Minimum Setbacks Distances (from your property line)	10-30 feet	Various, 175'-250' (pending zoning amendment) (minimum 290' to adjacent homes)
Screening or berming to block view of neighboring use.	---	Residential Required (vegetation and/or berming)
Noise and light pollution risk	VARIABLE Depends on individual property owners.	PRESENT Data centers have backup generators and like any business, have security lights. City would require strict light and noise pollution standards to mitigate/ minimize effect on surrounding properties.
Effect on overall tax levy for the City; and ability to contribute to a new fire station.	MINOR See feasibility study.	SIGNIFICANT See feasibility study.
Market Failure Risk: development fails and a new user steps forward	LOW If a single family residential development failed, that would mean a majority of buildable lots remain vacant. Given Ramsey's population growth trends and projections, it is unlikely a single family residential development would not succeed.	SHORT TERM: LOW There is a strong interest in the market today to use the subject property for a data center. LONG TERM: UNKNOWN (FAIR) Data centers, or this specific site, could conceivably become obsolete someday. Meaning, no market demand for a data center. In which case, the City would be requested to make this site compatible for a different user (i.e. office).

ORDINANCE #15-01

CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

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

AN ORDINANCE AMENDING SECTION 117-90 "MAP" OF CHAPTER 117 OF THE CITY CODE OF RAMSEY, MINNESOTA.

SECTION 1. AMENDMENT

The following legally described properties or portions thereof, are hereby rezoned from Public/Quasi-Public to R- Residential (MUSA).

Lots 4 & 5, Block 1, MEADOW, Anoka County, MN

(the "Subject Property")

SECTION 2. MAP

The City is hereby instructed to cause this amendment to be shown on the "City of Ramsey Zoning Map", which map was adopted pursuant to Section 117-90 of the Ramsey City Code.

SECTION 3. EFFECTIVE DATE

This ordinance becomes effective 30 days after its passage and publication, subject to City Charter Section 5.04.

PASSED by the City Council of the City of Ramsey, Minnesota the _____ day of_____, 2015.

_____
Mayor

ATTEST:

_____
City Administrator

Introduction date:
Posting dates:
Adoption date:
Publication date:
Effective date:

CC Regular Session **4. 9.**

Meeting Date: 01/27/2015

By: Tim Gladhill, Community Development

Information

Title:

Introduce Ordinance #15-02 Amending City Code Section 117-54 (Site plan review) and City Code Section 117-589 (Minor plats)

Purpose/Background:

The purpose of this case is to introduce Ordinance #15-02 regarding a potential amendment to City Code Section 117-54 (Site plan review) to expand the use of administrative site plan review and City Code Section 117-589 (Minor plat) to streamline the approval process for Minor Plats. The effect of the ordinance would be to allow site plan review for smaller expansions of existing buildings that currently require full site plan review to proceed directly to Building Permit Review and reduce the time and number of steps required to approve a Minor Plat. The amendment fits in well with the City's Strategic Goal to streamline many of our development review processes.

Notification:

The Public Hearing was published in the Anoka County UnionHerald.

Observations/Alternatives:

The proposed language for City Code Section 117-54 creates an exception to the required full site plan review rather than creating an entire new section of City Code. The effect of the ordinance would be to allow for expansion of existing buildings that match the exterior of the existing building and do not exceed the size of the original building to proceed directly to Building Permit Review. Currently, these expansions, regardless of how small, would required to be reviewed by the Planning Commission and the City Council. The result would be a time savings of approximately 45 days and cost savings of approximately $1,000 to the Applicant. The end result would also reduce Staff time necessary to process these development requests. The amendment would not grant a waiver from other review processes required by other City Code section or beyond the City, such as the Lower Rum River Watershed Management Organization.

Regarding the Minor Plat process, these Plats would proceed directly to City Council Consent Agenda. A Minor Plat is defined as a Plat that involves the creation of three (3) or less lots and does not result in the construction of public infrastructure. The reason to forward to the City Council is in order to remain consistent with Statewide platting requirements to record a Plat. Formal approval by the City Council will allow a subdivision to still be accomplished through a Plat, rather than a metes and bounds legal description, and obtain the necessary approvals and signatures to forward to Anoka County Property Records and Taxation. The end result of the amendment will be to save approximately 30 days on the process of review of Minor Plats. As with administrative site plan review, the amendment does not eliminate the need for other agency review or administration of other section of City Code, if required.

Funding Source:

This ordinance is being prepared as part of normal Staff duties.

Recommendation:

The Planning Commission held a Public Hearing on January 8, 2015 and recommends that the City Council adopt Ordinance #15-02.

Action:

Motion to introduce Ordinance #15-02.

Attachments

City Code Section 117-54: Redlined Text
City Code Section 117-589: Redlined Text
Ordinance #15-02

Form Review

Inbox	Reviewed By	Date
Tim Gladhill (Originator)	Tim Gladhill	01/22/2015 05:35 AM
Kurt Ulrich	Kurt Ulrich	01/22/2015 10:00 AM
Form Started By: Tim Gladhill		Started On: 01/08/2015 10:50 AM
Final Approval Date: 01/22/2015		

Sec. 117-54. - Site plan review.

(a) *Required; policy.*

(1) It is the policy of the city to preserve and promote attractive, stable residential, business and industrial environments through the construction of quality projects and developments. No structure or land shall be used or change uses, occupied, erected, constructed, reconstructed, moved or structurally altered except in conformity with the following specifications for the zoning district in which it is located.

(2) Site plan reviews are required for all proposed multiple-family dwellings (three or more units), mobile home parks, commercial and industrial developments, and all proposed developments within the Floodplain, Scenic Rivers, and Environmental Protection and Critical Rivers Overlay Districts. In addition, site plan reviews shall be specifically required prior to the issuance of a conditional use permit in any commercial or industrial zone.

(b) *Required site plan information.* An application for the site plan/building design approval shall be initiated by the owner or their authorized agent filing a form prescribed by the city. The application shall be submitted to the zoning administrator along with a nonrefundable application fee and escrow deposit. This escrow deposit shall be used to defray the expenses of the city's professional staff in their review of said plan. If this deposit is not sufficient to cover expenses incurred by the city in the review of the plan, additional moneys will be required prior to final action on the application. If after final action on the application and plan, a surplus balance remains in the city's accounts, this surplus shall be refunded to the applicant.

(1) *Information required.*

a. Type of use and type of building construction, proposed name, legal description and property address;

b. Name and address of owner of land, and of engineer and/or architect preparing the plans;

c. A property survey certified by a registered land surveyor;

d. The number of employees expected to work at the site;

e. A site plan accurately scaled and dimensioned specifically showing the location of all buildings;

f. A topographical map of the site;

g. The building design plan must be certified by an architect or engineer registered in the state, certifying that the design of the building has been prepared under their direct supervision;

h. Present use of the subject property and the present use of all directly adjacent parcels;

i. Location of all existing structures and improvements on the property; and

j. Location of significant historical and natural features, including but not limited to wetlands, lakes, rivers, ditches and woodlands.

(2) *Submittal information.* The site plan/building design application shall show provisions for the following improvements that shall be constructed in accordance with the relevant criteria prescribed herein:

a. Landscape plan, including any buffer areas, screening, existing trees to be preserved and new plantings;
b. Location and site of any on-site septic system, plus area for two additional systems;
c. Site access;
d. Loading docks;
e. Exterior lighting locations, specifications and diagrams of lighting fixtures for the building, parking areas and site in general;
f. Bituminous or concrete surfaces and curbing;
g. Exterior building elevations;
h. Waste storage area location and construction materials;
i. Site drainage;
j. A topographical map and grading plan;
k. Off-street parking and outside storage or display areas;
l. Calculations of projected water usage using state pollution control agency and/or state department of health guidelines;
m. Color rendering and when requested by the city, colored material samples; and
n. Traffic generation analysis or study as determined necessary by the city.

(c) *Zoning administrator review.*

(1) The applicant shall submit the application materials for the proposed project to the zoning administrator at least 30 days prior to a regular planning commission meeting. The application materials shall consist of the following:

a. Completed site plan application;
b. Application fee and escrow deposit, in an amount as determined from time to time by ordinance;
c. Information as required by section 117-52(a); and
d. Any other information determined necessary by the city.

(2) The planning commission shall review the site plan submittal. After said review, the planning commission shall make a recommendation for approval, denial, or modification to the council. The planning commission shall draft findings of fact to support a recommendation of denial.

(3) The council shall review the site plan submittal and either approve the site plan or adopt findings of fact and deny the application. The council may, as a condition of approval, require certain additional conditions in the proposed development permit.

(d) *Development permit.*

(1) Following site plan approval and prior to construction of any required site improvements, the applicant shall enter into a development permit with the city. This permit shall require the applicant to construct all improvements on the site at the applicant's sole expense, unless otherwise approved by city council, and in accordance with city plans and specifications. The developer shall sign the permit and deposit any required escrow with the city prior to receipt of any building permits and will complete all improvements permitted by the development permit within one year of the date of site plan approval unless otherwise approved by council. Thereafter, the council may extend the period upon written application by the developer, subject to applicable performance conditions and requirements, or the council may require submission of a new site plan application.

(2) Said contract shall reaffirm that the city will be reimbursed for all costs incurred by the city for processing and administration of the application.

(3) To ensure that the site is developed in accord with the approved plans and city specifications, the applicant shall provide a cash escrow, certificate of deposit, letter of credit from an acceptable financial institution, performance bond, or pledge and payment. The financial security shall be in an amount which equals 150 percent of the estimated construction cost of all required city improvements (as estimated by the city engineer) as outlined in this chapter exclusive of the cost of the actual building to be constructed on the site. The financial security required herein may be used by the city to install or complete any of the city's required on-site improvements in the event the applicant fails to do so. Upon request by the applicant, the city may release the financial security in partial payments on a pro rata basis as the various on-site improvements are completed to the satisfaction of the city engineer. Upon final approval by the city engineer certifying that all on-site improvements have been completed in accordance with the development agreement and city standards, the remaining financial security shall be released to the applicant. The permit shall also provide that it is binding on all heirs, assigns, and successors of the applicant. A copy of the permit shall be kept on file as part of the permanent record of the site.

(e) *Exceptions.*

(1) *Administrative site plan review.* Expansion of an existing commercial or industrial building that meets all minimum standards of the applicable zoning district and matches and/or complements the exterior design, materials and treatments of the existing building shall be exempt from the standard site plan review process and rather be reviewed as part of the standard Building Permit review process.

a. Submittal information shall be the same as outlined in (b) (1) and (2) above.

b. An applicant shall provide evidence or copies of applicable permits from outside agencies prior to issuance of the Building Permit.

c. The size of the cumulative expansions shall not exceed the size that of the original building approved by the full site plan review process outlined above.

Sec. 117-589. - Minor plat.

(a) *Sketch plan.* Prior to dividing any tract of land, the subdivider shall submit a sketch plan for review by the ~~planning commission~~zoning administrator. At the time of submission of the sketch plan, the subdivider of the land covered by the sketch plan shall submit a petition for rezoning to the proposed use of said land, if the land is not already so zoned. The owner of said land shall join in said petition.

~~(1) The subdivider shall file a sufficient number of copies of the sketch plan with the zoning administrator at least 30 calendar days before the next regular monthly meeting of the planning commission at which meeting said sketch plan shall be considered.~~

~~(2) The zoning administrator shall distribute the copies of the sketch plan to the appropriate individuals.~~

~~(3) The city staff review letter shall be submitted to the planning commission and shall state whether the sketch plan and the improvements conform to the engineering and design standards and requirements of this Code.~~

~~(4) The planning commission shall consider the sketch plan, the city staff review letter and any other pertinent information that they may wish to consider. The planning commission shall advise the subdivider of the extent to which the plan conforms to the requirements of the community and the ability of the city to provide essential services and may discuss possible modifications necessary to secure approval of the subdivision.~~

(b) *Sketch plan data required.* It shall be a condition to the approval of a sketch plan that the following data shall be shown on said plat or shall be furnished therewith: Required sketch plan data.

(1) Name of subdivision, which name shall not duplicate any plat already recorded in the county.

(2) Full legal description of the land involved in said plat.

(3) Names and addresses of the owner and subdivider of the land, and the designer and surveyor of said plat.

(4) Graphic scale of not more than one inch to 100 feet.

(5) Date and north point.

(6) Boundary line survey, including measured distances and angles, which shall be tied into the nearest quarter section or section line by traverse and certified by a registered land surveyor.

(7) Total acreage and square feet of project area.

(8) Location and names of existing or platted streets and other public ways, parks and public open spaces, permanent buildings and structures, easements and section and municipal boundary lines within the plat and to a distance of 100 feet beyond.

(9) Identify all wetlands on the property.

(10) Locations and widths of public right-of-way, public and private streets and pedestrian trails and sidewalks.

(11) Other areas intended to be dedicated or reserved for public use, including the size of such areas.

(12) If residential, state type, number of dwelling units, and approximate net density (excluding major road rights-of-way and wetlands).

(13) Additional information as requested by staff.

(c) *Final plat.*

(1) Following approval of the sketch plan by the ~~planning commission~~zoning administrator, ~~the zoning administrator shall promptly notify the subdivider of said approval. Within~~within one year following approval of the sketch plan, the subdivider shall submit the final plat to the zoning administrator. Thereafter, the council may extend the period upon written application by the subdivider and

subject to all applicable performance conditions and requirements, or the council may require submission of a new application unless the council finds that substantial activity and investment has occurred in reasonable reliance on the approved sketch plan and the subdivider will suffer substantial financial damage as a consequence of a requirement to submit a new application. The final plat shall incorporate all changes required by the council.

~~(2) Final plat application will not be accepted until after the planning commission has approved the sketch plan and a complete final plat application has been submitted.~~

~~(3)~~(2) No final plat shall be approved by the council without first receiving a report signed by city staff identifying that the improvements described therein, together with the agreements and documents required under this division, meet the requirements of the city.

(d) *Final plat data requirements.*

(1) *Final plat sheet:*

a. Name of the subdivision, which name shall not duplicate or too closely approximate the name of any existing subdivision.

b. Municipal, township, county or section lines accurately tied to the boundaries of the boundaries of the subdivision by distances and angles.

c. Scale of plat, date and north arrow.

d. A numbering system for all lots and blocks shall be shown clearly.

e. Streets shall be named and all names shall be shown. A sequence of street naming shall conform with the county name grid or the pattern that has been established in the area.

f. In the event the final plat is a re-plat of an earlier subdivision, the original plat shall be shown and identified by dotted lines.

g. Official monuments as designated and adopted by the county surveyor and approved by the district court for use as judicial monuments shall be set at each corner or angle of the outside boundary of the final plat.

h. Judicial and county ditches shall be shown by dimensions and angles as determined from county record and encumbered with a 66-foot-wide drainage and utility easement.

i. Delineated watercourses, lakes, and wetlands shall be encumbered with a drainage and utility easement.

j. Statement dedicating all streets, alleys and other public areas.

k. Whenever a portion of a tract of land is proposed for subdividing and said tract is large enough or is intended for future enlargement, a tentative plan for the future subdivision of the entire tract shall be submitted.

l. Name and address of subdivider and the surveyor preparing the plat.

m. An appropriate statement dedicating all easements.

n. Revised in accordance with sketch plan comments and staff review letter.

o. Additional information as requested by the city.

(2) *Final grading plan:*

a. For subdivisions inside the MUSA boundary, topographic data, including contours at vertical intervals of not more than two feet, except that where the horizontal contour interval is 100 feet or more, a one-foot vertical interval shall be shown. USGS datum survey shall be used for topographic mapping.

b. Watercourses, lakes wetlands, limits of floodplains and other significant physical features shall be delineated. The ordinary high-water elevation and 100-year floodplain elevation shall be identified.

c. If the subdivision is to be serviced with on-site systems, the soil types shall be identified. For each lot having less than 25 percent Class I soils, the location of a septic field and alternative field must be identified.

d. Locations and invert elevations of storm sewers and drainage ditches and culverts within the plat and to a distance of 100 feet beyond the plat.

e. Proposed method of conveying surface water drainage within and beyond the limits of the plat to publicly owned or controlled drainage facilities or storm sewers.

f. Proposed method of disposing of surface water drainage and method of conveying surface water drainage within and beyond the limits of the plat to publicly owned or controlled drainage facilities or storm sewers. There shall be no grades less than one percent. When grades are less than two percent, a certificate of grading will be required prior to the occupancy. The certificate of grading shall provide a statement from a registered land surveyor stating that such surveyor has surveyed the lot and determined that it contains no grade flatter than one percent and conforms to the approved grading plan.

g. For subdivisions within the MUSA boundary, lot corner elevations as well as drainage swale centerline grades at intersections of lot lines.

h. Drainage and utility easements.

i. Direction of flow arrows in and around house pads.

j. Revised in accordance with sketch plan comments and staff review letter.

k. Additional information as requested by the city.

(3) *Final landscape plan/tree preservation plan:*

a. Survey of existing tree cover prepared by an International Society of Arboriculture (ISA) certified arborist that shall include the following information:

1. Location of proposed lots and building pads.

2. Tree species, diameter (dbh), condition (healthy, dead or diseased). Any development involving oak trees on or adjacent to the development area must submit a plan in conjunction with the preliminary plat.

3. Soil conditions.

4. Existing contour data for the entire property with vertical contour data consistent with city standards for all areas to be disturbed by proposed tree removal operations, extending for a distance of at least 50 feet beyond the limits of the proposed plat. Elevations may be based on U.S. Geological Survey data.

b. Proposed tree removal limits. Any clearing of oak stands shall be performed prior to April 15 or after July 15 of each season.

c. Proposed number, species, and size of trees and shrubs to be planted.

d. All irrigation systems must have an approved backflow device installed in the irrigation enclosure. Irrigation enclosure location and construction materials are subject to the approval of the city engineer. Further, all new or updated systems must install a rain sensor device to stop irrigation during rain events.

e. Additional information as requested by the city.

(e) *Recording.*

(1) Following approval of the final plat by the council, the zoning administrator shall promptly notify the subdivider of said approval and furnish him with a copy of the resolution approving said plat. Within two years following final plat approval, the final plat shall be recorded with the county recorder or county registrar of titles. Thereafter, the council may extend the period upon written application by the subdivider and subject to all applicable performance conditions and requirements, or the council may require submission of a new application unless the council finds that substantial activity and investment has occurred in reasonable reliance on the approved application and the subdivider will suffer substantial financial damage as a consequence of a requirement to submit a new application. The subdivider shall furnish the zoning administrator with three Mylar copies of the final plat as recorded. In addition, the subdivider shall provide the city with one Mylar to be used by the city for assigning street addresses. At the time of filing the final plat with the zoning administrator, the subdivider shall also provide the zoning administrator with an abstract of title or registered property abstract, certified to date, evidencing ownership of the premises involved in the plat. The city attorney shall state an opinion as to the title of the premises involved.

(2) The city shall release the final plat for recording upon the following:

a. Attorney's approval of title.

b. Payment of all applicable fees.

c. Signed development agreement.

d. Escrow account is paid in full.

e. Any other requirements as specified by the city.

(3) A reproducible copy, in Mylar and paper form, full size and reduction, of the final plat shall be prepared as an address map in accordance with city and county policy and shall include all addresses of lots platted.

(f) *Final plats, certification.* The final plat shall contain the following certifications:

(1) Notarized certificates by owner or by any mortgage holder of record of the adoption of the plat and the dedication of streets and other public areas;

(2) Notarized certification by a registered land surveyor to the effect that the plat represents a survey made by him and that monuments and markers shown therein exist as located and that all dimensional and geodetic details are correct;

(3) Space for certificates of approval to be filled in by the signatures of the city clerk;

(4) Private restrictions and trusteeships and their duration. Should such restrictions and trusteeships be of such length as to make the lettering of same on plat impracticable and thus necessitate the preparation of a separate instruments, reference to such instruments shall be made on the plat and the book and page number referring to the instrument shall be added to the plat after the restrictions or trusteeship have been recorded; and

(5) The form for approval of county authorities as required.

(Code 1978, § 9.50.03; Ord. No. 75-05, 6-22-1975; Ord. No. 03-39, 9-29-2003)

ORDINANCE #15-02
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

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

AN ORDINANCE AMENDING SECTIONS 117-54 (SITE PLAN REVIEW) AND 117-589 (MINOR PLAT) OF THE RAMSEY CITY CODE.

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.

SECTION 2 AMENDMENTS

Section 117-54 Subd. (e) is added to read as follows:

(e) *Exceptions.*

(1) *Administrative site plan review.* Expansion of an existing commercial or industrial building that meets all minimum standards of the applicable zoning district and matches and/or complements the exterior design, materials and treatments of the existing building shall be exempt from the standard site plan review process and rather be reviewed as part of the standard Building Permit review process.

a. Submittal information shall be the same as outlined in (b) (1) and (2) above.

b. An applicant shall provide evidence or copies of applicable permits from outside agencies prior to issuance of the Building Permit.

c. The size of the cumulative expansions shall not exceed the size that of the original building approved by the full site plan review process outlined above.

Section 117-589 Subd. (a) is deleted in its entirety and replaced with the following text:

(a) *Sketch plan.* Prior to dividing any tract of land, the subdivider shall submit a sketch plan for review by the zoning administrator. At the time of submission of the sketch plan, the subdivider of the land covered by the sketch plan shall submit a petition for rezoning to the proposed use of said land, if the land is not already so zoned. The owner of said land shall join in said petition.

Section 117-589 Subd. (c) is deleted in its entirety and replaced with the following text:

(c) *Final plat.*

(1) Following approval of the sketch plan by the zoning administrator, within one year following approval of the sketch plan, the subdivider shall submit the final plat to the zoning administrator. Thereafter, the council may extend the period upon written application by the subdivider and

subject to all applicable performance conditions and requirements, or the council may require submission of a new application unless the council finds that substantial activity and investment has occurred in reasonable reliance on the approved sketch plan and the subdivider will suffer substantial financial damage as a consequence of a requirement to submit a new application. The final plat shall incorporate all changes required by the council.

(2) No final plat shall be approved by the council without first receiving a report signed by city staff identifying that the improvements described therein, together with the agreements and documents required under this division, meet the requirements of the city.

SECTION 3. SUMMARY

The following is the official summary of Ordinance #15-02, 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 #15-02 to amend Ramsey, Minnesota City Code Sections 117-54 and 117-589 is to create an administrative site plan review process for smaller expansions of buildings that currently require full site plan review and to streamline the process for approving Minor Plats.

SECTION 4. EFFECTIVE DATE

The effective date of this Ordinance is thirty (30) days after its passage and publication, subject to City Charter Section 5.07.

Adopted by the Ramsey City Council the 10th day of February, 2015.

_____
Mayor

ATTEST:

_____
City Clerk

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

CC Regular Session **4. 10.**

Meeting Date: 01/27/2015

By: Jackie Lipski, Finance

Information

Title

Adopt Resolution #15-01-027 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of January 8, 2015 through January 21, 2015

Action:

Motion to Adopt Resolution #15-01-027 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of January 8, 2015 through January 21, 2015.

Attachments

Bils List 1/27/2015

Resolution 1/27/2015

Form Review

Inbox	Reviewed By	Date
Diana Lund	Diana Lund	01/21/2015 01:07 PM
Kurt Ulrich	Kurt Ulrich	01/22/2015 10:08 AM
Form Started By: Jackie Lipski		Started On: 01/21/2015 11:52 AM
Final Approval Date: 01/22/2015		

CITY OF RAMSEY - FINANCE OFFICE Printed 1/21/2015

RAMSEY CITY COUNCIL MEETING

1/27/2015

BILLS LIST

DISBURSEMENTS TO BE APPROVED THIS MEETING:

DISBURSEMENT TYPE:	SUBMITTED FOR APPROVAL
Purchase Journal:	
Prepaids 1/8/15-1/21/15	255,755.36
Accounts Payable 1/8/15-1/21/15	278,373.26
Payroll 1/16/15	133,509.03
Debt Service	452,987.50

TOTAL SUBMITTED FOR APPROVAL THIS MEETING **$ 1,120,625.15**

		APPROVED PREV. MTG	2015 Y.T.D.
DISBURSEMENTS PREVIOUSLY APPROVED AND PAID:			
	NET PAYROLL TOTAL	$ 124,088.11	$ 124,088.11
-	CORRECTION TO PAYROLL		
	PREPAIDS	138,368.38	138,368.38
-	PREPAID ADJUSTMENTS		
	WIRE TRANSFERS FOR DEBT SERVICE		
-	CORRECTION TO D.S.		
	ACCOUNTS PAYABLE INVOICING - PREVIOUS MEETING:		
-	BILLS LIST SUBMITTED	36,393.60	36,393.60
	ADD (DELETE) BILLS LIST SUBMITTED		
	PAY ESTIMATE(S)		
-	CHECKS VOIDED	0.00	0.00
TOTAL CASH DISBURSEMENTS PREVIOUSLY APPROVED		**$ 298,850.09**	**$ 298,850.09**

CITY OF RAMSEY

Council Check Register by GL

Council Check Register and Summary

1/8/2015 – 12/31/2015

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
96153	**1/8/2015**		**110734 CITY OF RAMSEY**						
		101.00	723160		75036	010815	9601.4651		WATER REVENUE
		2.06	41813198		75036	010815	9601.4651		WATER REVENUE
		60.00	718262		75036	010815	9601.4651		WATER REVENUE
		163.06							
96154	**1/8/2015**		**100141 DAVE PERKINS CONTRACTING INC**						
		82,530.00	RE: ALPINE WATER MAIN		75034	25606	9601.1730		IMPROVEMENTS OTHER
		82,530.00							
96155	**1/8/2015**		**106570 MBPTA**						
		100.00	2015 MEMBERSHIP DUES		75037	010715	0240.6451		MEMBERSHIP DUES
		100.00							
96156	**1/8/2015**		**100510 VERIZON WIRELESS**						
		26.02	NOV/DEC 2014 BILLING		75035	9736873573	0130.6323		CELLULAR PHONES
		26.02	NOV/DEC 2014 BILLING		75035	9736873573	0240.6323		CELLULAR PHONES
		26.02	NOV/DEC 2014 BILLING		75035	9736873573	0301.6323		CELLULAR PHONES
		78.06							
96157	**1/8/2015**		**105628 WELLS CATERING SERVICE**						
		2,604.88	HOLIDAY PARTY 2015- FOOD		75038	29690A	0111.6249		MISCELLANEOUS OPER/
		2,604.88							
96158	**1/13/2015**		**100012 ACE SOLID WASTE INC**						
		24,555.80	RECYCLE CONTRACT JAN 2015		75043	436444	9604.6489		OTHER CONTRACTED SE
		220.00	JAN 15 MISC CITY ACCOUNTS		75044	436456	0311.6374		REFUSE/RECYCLING
		31.27	JAN 15 MISC CITY ACCOUNTS		75044	436456	0220.6374		REFUSE/RECYCLING
		100.95	JAN 15 MISC CITY ACCOUNTS		75044	436456	0452.6374		REFUSE/RECYCLING
		136.63	JAN 15 MISC CITY ACCOUNTS		75044	436456	0311.6374		REFUSE/RECYCLING
		169.41	JAN 15 MISC CITY ACCOUNTS		75044	436456	0194.6374		REFUSE/RECYCLING
		45.54	JAN 15 MISC CITY ACCOUNTS		75044	436456	9601.6374		REFUSE/RECYCLING
		45.54	JAN 15 MISC CITY ACCOUNTS		75044	436456	9602.6374		REFUSE/RECYCLING
		45.55	JAN 15 MISC CITY ACCOUNTS		75044	436456	9605.6374		REFUSE/RECYCLING
		27.19	TRASH- FIRE STATION 1		75045	436454	0220.6374		REFUSE/RECYCLING
		25,377.88							
96159	**1/13/2015**		**100404 CENTURYLINK**						
		65.35	JAN 2015 BILLING		75046	763 422-1452 795 JAN 2015	0452.6321		TELEPHONE
		65.35							
96160	**1/13/2015**		**100177 FERRELLGAS**						
		181.37	PROPANE		75039	5002321247	9601.6373		GAS
		181.37							
96161	**1/13/2015**		**111618 MN POLLUTION CONTROL AGENCY**						
		23.00	RECERT J. NELSON		75048	010715	9602.6335		TRAINING
		23.00							
96162	**1/13/2015**		**111618 MN POLLUTION CONTROL AGENCY**						
		600.00	TRAIN- DUBE/GRAF		75049	010715A	9602.6335		TRAINING
		600.00							
96163	**1/13/2015**		**111618 MN POLLUTION CONTROL AGENCY**						
		55.00	CERT EXAM M. GRAFF		75050	010715B	9602.6335		TRAINING

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
96163	1/13/2015		111618 MN POLLUTION CONTROL AGENCY						Continued.
		55.00							
96164	1/13/2015		102950 MN RURAL WATER ASSOCIATION						
		450.00	WATER CONF NELSON/ERICKSON		75047	010715	9601.6335		TRAINING
		450.00							
96165	1/13/2015		114406 SPOK INC						
		72.84	FIRE PAGERS JAN 2015		75051	Y0317755A	0220.6249		MISCELLANEOUS OPERA
		72.84							
96166	1/13/2015		100510 VERIZON WIRELESS						
		39.99	NOV/DEV 2014 BILLING		75040	9737536175	0111.6249		MISCELLANEOUS OPERA
		61.43	NOV/DEV 2014 BILLING		75040	9737536175	0130.6323		CELLULAR PHONES
		101.42							
96167	1/13/2015		111137 WRIGHT HENNEPIN COOPERATIVE ELECTRIC						
		24.95	7550 SUNWOOD DR		75041	150-1681-6340 DEC 14	0194.6489		OTHER CONTRACTED SE
		24.95	7650 SUNWOOD DR		75042	150-1681-4280 DEC 14	9240.6315		MISCELLANEOUS PROFE
		27.95	7550 SUNWOOD DR- POLICE		75052	150-1682-6501 JAN 15	0211.6489		OTHER CONTRACTED SE
		27.95	6701 HWY 10		75053	150-1687-1105 JAN 15	9410.6315	00041012	MISCELLANEOUS PROFE
		105.80							
96196	1/15/2015		111834 MINNESOTA DEPARTMENT OF HEALTH						
		50.00	WELL PERMIT 759582		75064	011415	9601.6315		MISCELLANEOUS PROFE
		50.00							
96197	1/15/2015		100076 MN BCA-CJTE TRAINING						
		75.00	RECERT M. SCHANTZEN		75062	5041	0211.6335		TRAINING
		75.00	RECERT N. STOLP		75063	5015	0211.6335		TRAINING
		150.00							
96198	1/15/2015		105706 TINKLENBERG GROUP INC						
		5,000.00	HWY 10 RETAINER JAN/FEB 2015		75065	011415	9400.6315		MISCELLANEOUS PROFE
		5,000.00							
96199	1/20/2015		100257 LAW ENFORCEMENT LABOR SRV INC						
		470.00			74962	1231141254495	9101.2177		UNION DUES
		470.00			75151	0115151530095	9101.2177		UNION DUES
		940.00							
96200	1/20/2015		100298 MN AFSCME COUNCIL 5						
		508.77			74963	1231141254496	9101.2177		UNION DUES
		477.29			75152	0115151530096	9101.2177		UNION DUES
		986.06							
96201	1/20/2015		114006 BADGE LABEL.COM						
		355.50	JR CHIEF SHIELD LABELS		75158	140623-003	0280.6241		COMMUNITY POLICING S
		355.50							
96202	1/20/2015		101185 DO ALL PRINTING COM INC						
		54.00	HWY 10/ARMSTRONG BANNER		75160	26005	9230.6249		MISCELLANEOUS OPERA

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
96202	1/20/2015		101185 DO ALL PRINTING COM INC						Continued.
		54.00							
96203	1/20/2015		100291 MET COUNCIL SAC						
		12,425.00	DEC 2014 SAC CHARGES		75159	011515	9602.2083		SAC CHARGES
		124.25-	DEC 2014 SAC CHARGES		75159	011515	9602.4356		SEWER AVAILABILITY CH
		12,300.75							
96204	1/20/2015		100389 MN POST BOARD						
		90.00	LICENSE- LAURA KROLL		75161	011615	0211.6451		MEMBERSHIP DUES
		90.00							
96205	1/20/2015		107244 NORTHLAND TRUST SERVICES INC						
		270,000.00	BONDS 2011A		75162	121014	9345.6602		BOND PRINCIPAL
		49,692.50	BONDS 2011A		75162	121014	9345.6611		BOND INTEREST
		495.00	REFUNDING BONDS OF 2004		75163	121014A	9338.6310		FISCAL AGENT FEES
		125,000.00	REFUNDING BONDS OF 2004		75163	121014A	9338.6602		BOND PRINCIPAL
		7,800.00	REFUNDING BONDS OF 2004		75163	121014A	9338.6611		BOND INTEREST
		452,987.50							
96206	1/20/2015		100413 RANDALL, GOODRICH AND HAAG, P L .C.						
		2,833.00	2015 PROSECUTION BILLING		75165	011615	0161.6304		LEGAL FEES
		2,833.00							
96207	1/20/2015		105628 WELLS CATERING SERVICE						
		78.90	BAL OF HOLIDAY PARTY 2015		75164	29690B	0111.6249		MISCELLANEOUS OPERA
		78.90							
90313414	1/16/2015		100113 BANK OF THE WEST						
		419.95			75054	0114151410471	9101.2171		FEDERAL WITHHOLDING
		361.73			75055	0114151410472	9101.2173		FICA & MEDICARE-EMPL(
		361.73			75056	0114151410473	9101.2182		FICA & MEDICARE-EMPL(
		21,730.40			75142	0115151530091	9101.2171		FEDERAL WITHHOLDING
		10,241.88			75148	0115151530092	9101.2173		FICA & MEDICARE-EMPL(
		10,241.88			75149	0115151530093	9101.2182		FICA & MEDICARE-EMPL(
		43,357.57							
90316683	1/16/2015		100398 PUBLIC EMPLOYEES RETIREMENT ASSN						
		75.00			75057	0114151410474	9101.2174		PERA-EMPLOYEE
		75.00			75058	0114151410475	9101.2183		PERA-EMPLOYER
		15,495.72			75153	0115151530097	9101.2174		PERA-EMPLOYEE
		20,654.79			75154	0115151530098	9101.2183		PERA-EMPLOYER
		36,300.51							
93919872	1/16/2015		100601 MN DEPT OF REV WH						
		112.00			75059	0114151410476	9101.2172		STATE WITHHOLDING
		8,665.90			75155	0115151530099	9101.2172		STATE WITHHOLDING
		8,777.90							
99011415	1/15/2015		108768 COMDATA NETWORK INC						
		5.58	BILL'S SUPERETTE , FUEL, NELSO		75060	DEC14 COMDATA FUEL	0452.6223		GASOLINE
		7.28	HOLIDAY STNSTORE , FUEL, NIELS		75060	DEC14 COMDATA FUEL	0452.6223		GASOLINE
		14.50	HOLIDAY STNSTORE , FUEL, BERGE		75060	DEC14 COMDATA FUEL	0452.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99011415	1/15/2015		108768 COMDATA NETWORK INC						Continued.
		15.80	HOLIDAY STNSTORE , FUEL, MARAS		75060	DEC14 COMDATA FUEL	0452.6223		GASOLINE
		15.94	HOLIDAY STNSTORE , FUEL, NIELS		75060	DEC14 COMDATA FUEL	0311.6223		GASOLINE
		23.93	LITTLE DUKES RAMSEY , FUEL, FI		75060	DEC14 COMDATA FUEL	0220.6223		GASOLINE
		27.75	HOLIDAY STNSTORE , FUEL, NIELS		75060	DEC14 COMDATA FUEL	0311.6223		GASOLINE
		29.63	LITTLE DUKES RAMSEY , FUEL, AN		75060	DEC14 COMDATA FUEL	0194.6223		GASOLINE
		30.57	LITTLE DUKES RAMSEY , FUEL, ST		75060	DEC14 COMDATA FUEL	0194.6223		GASOLINE
		31.33	LITTLE DUKES RAMSEY , FUEL, JA		75060	DEC14 COMDATA FUEL	0240.6223		GASOLINE
		32.49	LITTLE DUKES RAMSEY , FUEL, JA		75060	DEC14 COMDATA FUEL	0240.6223		GASOLINE
		32.63	BILL'S SUPERETTE , FUEL, FIREF		75060	DEC14 COMDATA FUEL	0220.6223		GASOLINE
		33.39	LITTLE DUKES RAMSEY , FUEL, MA		75060	DEC14 COMDATA FUEL	0311.6223		GASOLINE
		33.55	LITTLE DUKES RAMSEY , FUEL, JA		75060	DEC14 COMDATA FUEL	0240.6223		GASOLINE
		35.20	HOLIDAY STNSTORE , FUEL, NIELS		75060	DEC14 COMDATA FUEL	0452.6223		GASOLINE
		36.54	BILL'S SUPERETTE , FUEL, FIREF		75060	DEC14 COMDATA FUEL	0220.6223		GASOLINE
		36.79	LITTLE DUKES RAMSEY , FUEL, JA		75060	DEC14 COMDATA FUEL	0240.6223		GASOLINE
		37.61	LITTLE DUKES RAMSEY , FUEL, TA		75060	DEC14 COMDATA FUEL	0311.6223		GASOLINE
		37.89	BILL'S SUPERETTE , FUEL, FIREF		75060	DEC14 COMDATA FUEL	0220.6223		GASOLINE
		39.49	LITTLE DUKES RAMSEY , FUEL, FI		75060	DEC14 COMDATA FUEL	0220.6223		GASOLINE
		39.79	BILL'S SUPERETTE , FUEL, FIREF		75060	DEC14 COMDATA FUEL	0220.6223		GASOLINE
		40.00	BILL'S SUPERETTE , FUEL, FIREF		75060	DEC14 COMDATA FUEL	0220.6223		GASOLINE
		40.11	LITTLE DUKES RAMSEY , FUEL, JA		75060	DEC14 COMDATA FUEL	0240.6223		GASOLINE
		43.00	BILL'S SUPERETTE , FUEL, KAPLE		75060	DEC14 COMDATA FUEL	0220.6223		GASOLINE
		43.95	BILL'S SUPERETTE , FUEL, KAPLE		75060	DEC14 COMDATA FUEL	0220.6223		GASOLINE
		45.92	LITTLE DUKES RAMSEY , FUEL, BR		75060	DEC14 COMDATA FUEL	0194.6223		GASOLINE
		47.33	LITTLE DUKES RAMSEY , FUEL, TA		75060	DEC14 COMDATA FUEL	0311.6223		GASOLINE
		47.98	LITTLE DUKES RAMSEY , FUEL, MA		75060	DEC14 COMDATA FUEL	0311.6223		GASOLINE
		48.64	LITTLE DUKES RAMSEY , FUEL, KA		75060	DEC14 COMDATA FUEL	0220.6223		GASOLINE
		49.02	LITTLE DUKES RAMSEY , FUEL, KA		75060	DEC14 COMDATA FUEL	0220.6223		GASOLINE

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		49.15	HOLIDAY STNSTORE , FUEL, RIVER		75060	DEC14 COMDATA FUEL	0452.6223		GASOLINE
		49.40	BILL'S SUPERETTE , FUEL, MARAS		75060	DEC14 COMDATA FUEL	0452.6223		GASOLINE
		49.91	LITTLE DUKES RAMSEY , FUEL, ST		75060	DEC14 COMDATA FUEL	0194.6223		GASOLINE
		50.28	BILL'S SUPERETTE , FUEL, FIREF		75060	DEC14 COMDATA FUEL	0220.6223		GASOLINE
		50.76	LITTLE DUKES RAMSEY , FUEL, FI		75060	DEC14 COMDATA FUEL	0220.6223		GASOLINE
		51.79	LITTLE DUKES RAMSEY , FUEL, BE		75060	DEC14 COMDATA FUEL	0452.6223		GASOLINE
		54.96	LITTLE DUKES RAMSEY , FUEL, MA		75060	DEC14 COMDATA FUEL	0301.6223		GASOLINE
		56.25	BILLS SUPERETTE , FUEL, FIREFI		75060	DEC14 COMDATA FUEL	0220.6223		GASOLINE
		56.62	HOLIDAY STNSTORE , FUEL, BERGE		75060	DEC14 COMDATA FUEL	0452.6223		GASOLINE
		57.83	BILL'S SUPERETTE , FUEL, MADSE		75060	DEC14 COMDATA FUEL	0301.6223		GASOLINE
		60.29	HOLIDAY STNSTORE , FUEL, BERGE		75060	DEC14 COMDATA FUEL	0452.6223		GASOLINE
		61.33	HOLIDAY STNSTORE , FUEL, NIELS		75060	DEC14 COMDATA FUEL	0452.6223		GASOLINE
		62.06	BILL'S SUPERETTE , FUEL, NIELS		75060	DEC14 COMDATA FUEL	0452.6223		GASOLINE
		62.68	LITTLE DUKES RAMSEY , FUEL, FI		75060	DEC14 COMDATA FUEL	0220.6225		DIESEL FUEL
		62.71	SUPERAMERICA , FUEL, BYRON		75060	DEC14 COMDATA FUEL	0452.6223		GASOLINE
		63.68	LITTLE DUKES RAMSEY , FUEL, LO		75060	DEC14 COMDATA FUEL	0311.6223		GASOLINE
		65.02	BILL'S SUPERETTE , FUEL, FIREF		75060	DEC14 COMDATA FUEL	0220.6223		GASOLINE
		65.41	BILL'S SUPERETTE , FUEL, NELSO		75060	DEC14 COMDATA FUEL	0452.6223		GASOLINE
		69.34	LITTLE DUKES RAMSEY , FUEL, SE		75060	DEC14 COMDATA FUEL	0452.6223		GASOLINE
		79.47	LITTLE DUKES RAMSEY , FUEL, TU		75060	DEC14 COMDATA FUEL	0311.6223		GASOLINE
		92.60	LITTLE DUKES RAMSEY , FUEL, SE		75060	DEC14 COMDATA FUEL	0452.6223		GASOLINE
		8.29	SUPERAMERICA , FUEL, HINNENKAM		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		9.52	LITTLE DUKES RAMSEY , FUEL, HE		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		9.88	LITTLE DUKES RAMSEY , FUEL, LU		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		12.00	HOLIDAY STNSTORE , FUEL, LUECK		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		12.01	HOLIDAY STNSTORE , FUEL, LUECK		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		12.51	LITTLE DUKES RAMSEY , FUEL, HA		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE

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		13.32	LITTLE DUKES RAMSEY , FUEL, HE		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		13.41	LITTLE DUKES RAMSEY , FUEL, HI		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		13.80	LITTLE DUKES RAMSEY , FUEL, LU		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		13.81	LITTLE DUKES RAMSEY , FUEL, BL		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		14.45	LITTLE DUKES RAMSEY , FUEL, VO		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		14.55	HOLIDAY STNSTORE , FUEL, HASSE		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		14.84	LITTLE DUKES RAMSEY , FUEL, LU		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		15.03	LITTLE DUKES RAMSEY , FUEL, WE		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		15.48	LITTLE DUKES RAMSEY , FUEL, HE		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		15.91	LITTLE DUKES RAMSEY , FUEL, BA		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		15.92	HOLIDAY STNSTORE , FUEL, WEBB		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		16.00	HOLIDAY STNSTORE , FUEL, LUECK		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		16.21	LITTLE DUKES RAMSEY , FUEL, LU		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		16.38	LITTLE DUKES RAMSEY , FUEL, HE		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		16.66	LITTLE DUKES RAMSEY , FUEL, BA		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		16.70	LITTLE DUKES RAMSEY , FUEL, MO		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		16.78	LITTLE DUKES RAMSEY , FUEL, KR		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		16.80	LITTLE DUKES RAMSEY , FUEL, KR		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		16.94	LITTLE DUKES RAMSEY , FUEL, WE		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		17.23	LITTLE DUKES RAMSEY , FUEL, WE		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		17.79	LITTLE DUKES RAMSEY , FUEL, LU		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		17.83	HOLIDAY STNSTORE , FUEL, LUECK		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		18.00	BILL'S SUPERETTE , FUEL, LUECK		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		18.00	HOLIDAY STNSTORE , FUEL, LUECK		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		18.00	HOLIDAY STNSTORE , FUEL, LUECK		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		18.39	LITTLE DUKES RAMSEY , FUEL, RE		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		18.53	BILL'S SUPERETTE , FUEL, LUECK		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE

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		18.75	LITTLE DUKES RAMSEY , FUEL, LU		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		19.32	LITTLE DUKES RAMSEY , FUEL, HE		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		19.53	LITTLE DUKES RAMSEY , FUEL, VO		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		19.68	LITTLE DUKES RAMSEY , FUEL, BA		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		19.89	LITTLE DUKES RAMSEY , FUEL, DA		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		20.02	LITTLE DUKES RAMSEY , FUEL, HI		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		20.14	LITTLE DUKES RAMSEY , FUEL, HA		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		20.50	BILL'S SUPERETTE , FUEL, FRANK		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		20.66	BILL'S SUPERETTE , FUEL, WEBB		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		20.94	LITTLE DUKES RAMSEY , FUEL, HA		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		20.98	SUPERAMERICA , FUEL, GARDNER		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		20.99	LITTLE DUKES RAMSEY , FUEL, RE		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		21.32	LITTLE DUKES RAMSEY , FUEL, HE		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		21.70	LITTLE DUKES RAMSEY , FUEL, HA		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		21.77	LITTLE DUKES RAMSEY , FUEL, ST		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		21.79	LITTLE DUKES RAMSEY , FUEL, HA		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		21.90	SUPERAMERICA , FUEL, GARDNER		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		22.00	HOLIDAY STNSTORE , FUEL, LUECK		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		22.03	LITTLE DUKES RAMSEY , FUEL, WE		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		22.22	BILL'S SUPERETTE , FUEL, WEBB		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		22.45	BILL'S SUPERETTE , FUEL, VOIT		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		22.66	SUPERAMERICA , FUEL, HASSEL		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		22.70	LITTLE DUKES RAMSEY , FUEL, HE		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		22.97	HOLIDAY STNSTORE , FUEL, CURTI		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		23.17	LITTLE DUKES RAMSEY , FUEL, HE		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		23.48	SUPERAMERICA , FUEL, HINNENKAM		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		23.57	LITTLE DUKES RAMSEY , FUEL, VO		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE

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		23.68	LITTLE DUKES RAMSEY , FUEL, BA		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		23.89	LITTLE DUKES RAMSEY , FUEL, HE		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		24.27	LITTLE DUKES RAMSEY , FUEL, WE		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		24.29	LITTLE DUKES RAMSEY , FUEL, BA		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		24.38	SUPERAMERICA , FUEL, HINNENKAM		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		24.58	LITTLE DUKES RAMSEY , FUEL, GA		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		24.76	HOLIDAY STNSTORE , FUEL, BAGNE		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		24.82	HOLIDAY STNSTORE , FUEL, LUECK		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		24.97	LITTLE DUKES RAMSEY , FUEL, BA		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		24.97	LITTLE DUKES RAMSEY , FUEL, BA		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		25.21	LITTLE DUKES RAMSEY , FUEL, RE		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		25.38	SUPERAMERICA , FUEL, HINNENKAM		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		25.39	LITTLE DUKES RAMSEY , FUEL, BA		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		25.54	HOLIDAY STNSTORE , FUEL, HESSE		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		25.70	LITTLE DUKES RAMSEY , FUEL, KR		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		26.00	HOLIDAY STNSTORE , FUEL, LUECK		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		26.03	LITTLE DUKES RAMSEY , FUEL, CU		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		26.28	LITTLE DUKES RAMSEY , FUEL, SC		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		26.48	LITTLE DUKES RAMSEY , FUEL, HE		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		26.50	LITTLE DUKES RAMSEY , FUEL, ST		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		26.54	LITTLE DUKES RAMSEY , FUEL, HE		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		26.61	HOLIDAY STNSTORE , FUEL, CURTI		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		26.65	LITTLE DUKES RAMSEY , FUEL, SC		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		26.97	LITTLE DUKES RAMSEY , FUEL, SC		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		27.41	HOLIDAY STNSTORE , FUEL, HASSE		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		27.64	LITTLE DUKES RAMSEY , FUEL, BO		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		27.74	LITTLE DUKES RAMSEY , FUEL, VO		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE

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		27.95	SUPERAMERICA , FUEL, GARDNER		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		28.23	HOLIDAY STNSTORE , FUEL, CURTI		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		28.28	HOLIDAY STNSTORE , FUEL, CURTI		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		28.45	HOLIDAY STNSTORE , FUEL, BLUML		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		28.46	LITTLE DUKES RAMSEY , FUEL, HA		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		28.50	LITTLE DUKES RAMSEY , FUEL, BO		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		28.52	SHELL OIL , FUEL, CURTIS		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		28.59	LITTLE DUKES RAMSEY , FUEL, BA		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		28.72	HOLIDAY STNSTORE , FUEL, HASSE		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		28.79	LITTLE DUKES RAMSEY , FUEL, SC		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		28.85	HOLIDAY STNSTORE , FUEL, BLUML		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		28.92	HOLIDAY STNSTORE , FUEL, HESSE		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		28.94	LITTLE DUKES RAMSEY , FUEL, CU		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		28.98	LITTLE DUKES RAMSEY , FUEL, MO		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		28.99	HOLIDAY STNSTORE , FUEL, WEBB		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		29.02	LITTLE DUKES RAMSEY , FUEL, MO		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		29.21	SUPERAMERICA , FUEL, DIXON		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		29.41	LITTLE DUKES RAMSEY , FUEL, SC		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		29.51	LITTLE DUKES RAMSEY , FUEL, GA		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		29.71	SUPERAMERICA , FUEL, DAHLBERG		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		29.76	LITTLE DUKES RAMSEY , FUEL, WA		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		29.80	HOLIDAY STNSTORE , FUEL, HESSE		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		29.94	LITTLE DUKES RAMSEY , FUEL, HE		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		29.95	SUPERAMERICA , FUEL, BAGNE		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		29.99	BILL'S SUPERETTE , FUEL, MOLDE		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		30.00	HOLIDAY STNSTORE , FUEL, DAHLB		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		30.06	LITTLE DUKES RAMSEY , FUEL, SC		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE

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99011415	1/15/2015		108768 COMDATA NETWORK INC						Continued.
		30.35	LITTLE DUKES RAMSEY , FUEL, VO		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		30.39	BILL'S SUPERETTE , FUEL, CURTI		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		30.43	HOLIDAY STNSTORE , FUEL, BAGNE		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		30.63	SUPERAMERICA , FUEL, DIXON		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		30.76	HOLIDAY STNSTORE , FUEL, FRANK		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		31.50	RALPHIE'S VICTORY , FUEL, CURT		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		32.03	LITTLE DUKES RAMSEY , FUEL, ST		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		32.10	LITTLE DUKES RAMSEY , FUEL, KR		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		32.15	SUPERAMERICA , FUEL, DIXON		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		32.35	LITTLE DUKES RAMSEY , FUEL, VO		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		32.48	LITTLE DUKES RAMSEY , FUEL, RO		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		32.58	LITTLE DUKES RAMSEY , FUEL, HI		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		32.65	HOLIDAY STNSTORE , FUEL, BLUML		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		32.86	LITTLE DUKES RAMSEY , FUEL, KR		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		32.94	HOLIDAY STNSTORE , FUEL, HESSE		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		32.95	LITTLE DUKES RAMSEY , FUEL, GA		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		33.13	HOLIDAY STNSTORE , FUEL, BAGNE		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		33.29	KWIK TRIP , FUEL, BONINE		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		33.37	LITTLE DUKES RAMSEY , FUEL, SC		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		33.82	LITTLE DUKES RAMSEY , FUEL, HE		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		34.27	LITTLE DUKES RAMSEY , FUEL, KR		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		34.53	LITTLE DUKES RAMSEY , FUEL, DI		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		35.22	LITTLE DUKES RAMSEY , FUEL, KR		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		35.29	CASEYS GEN STORE , FUEL, GARDN		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		35.42	HOLIDAY STNSTORE , FUEL, DIXON		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		35.48	CASEYS GEN STORE , FUEL, HESSE		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		35.58	LITTLE DUKES RAMSEY , FUEL, HI		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99011415	1/15/2015		108768 COMDATA NETWORK INC						Continued.
		35.75	HOLIDAY STNSTORE , FUEL, HINNE		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		36.13	SUPERAMERICA , FUEL, CURTIS		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		36.21	LITTLE DUKES RAMSEY , FUEL, MO		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		36.50	SUPERAMERICA , FUEL, KATERS		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		37.29	HOLIDAY STNSTORE , FUEL, GARDN		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		37.87	LITTLE DUKES RAMSEY , FUEL, DI		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		37.92	LITTLE DUKES RAMSEY , FUEL, DI		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		38.29	HOLIDAY STNSTORE , FUEL, ROSSU		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		38.35	LITTLE DUKES RAMSEY , FUEL, BA		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		39.38	LITTLE DUKES RAMSEY , FUEL, DA		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		39.38	LITTLE DUKES RAMSEY , FUEL, DA		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		39.41	SUPERAMERICA , FUEL, DIXON		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		39.75	SUPERAMERICA , FUEL, KATERS		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		39.95	HOLIDAY STNSTORE , FUEL, VOIT		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		39.99	LITTLE DUKES RAMSEY , FUEL, GA		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		40.03	LITTLE DUKES RAMSEY , FUEL, ST		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		40.35	LITTLE DUKES RAMSEY , FUEL, RO		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		40.90	LITTLE DUKES RAMSEY , FUEL, ST		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		41.64	LITTLE DUKES RAMSEY , FUEL, BL		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		41.86	HOLIDAY STNSTORE , FUEL, DAHLB		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		42.96	LITTLE DUKES RAMSEY , FUEL, BO		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		45.19	HOLIDAY STNSTORE , FUEL, BONIN		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		45.35	SUPERAMERICA , FUEL, PAPLHAM		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		47.28	LITTLE DUKES RAMSEY , FUEL, VO		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		50.16	LITTLE DUKES RAMSEY , FUEL, ST		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		54.59	BILL'S SUPERETTE , FUEL, VOIT		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE
		56.25	SUPERAMERICA , FUEL, PAPLHAM		75060	DEC14 COMDATA FUEL	0211.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99011415	1/15/2015		108768 COMDATA NETWORK INC						Continued.
		27.32	LITTLE DUKES RAMSEY , FUEL, ER		75060	DEC14 COMDATA FUEL	9601.6223		GASOLINE
		43.24	LITTLE DUKES RAMSEY , FUEL, GR		75060	DEC14 COMDATA FUEL	9601.6223		GASOLINE
		46.93	LITTLE DUKES RAMSEY , FUEL, ER		75060	DEC14 COMDATA FUEL	9601.6223		GASOLINE
		55.90	HOLIDAY STNSTORE , FUEL, GRAF		75060	DEC14 COMDATA FUEL	9601.6223		GASOLINE
		70.69	HOLIDAY STNSTORE , FUEL, GRAF		75060	DEC14 COMDATA FUEL	9602.6223		GASOLINE
		79.15	BILL'S SUPERETTE , FUEL, GRAF		75060	DEC14 COMDATA FUEL	9602.6223		GASOLINE
		4.00	AMAZON MKTPLACE PMTS , BRAMA		75061	DEC14 COMDATA PCARDS	0130.6208		MISCELLANEOUS OFFICI
		6.93	COBORN'S SUPERSTORE , BRAMA		75061	DEC14 COMDATA PCARDS	0111.6249		MISCELLANEOUS OPERA
		35.98	AMAZON MKTPLACE PMTS , BRAMA		75061	DEC14 COMDATA PCARDS	0130.6208		MISCELLANEOUS OFFICI
		36.45	COBORN'S SUPERSTORE , BRAMA		75061	DEC14 COMDATA PCARDS	0130.6335		TRAINING
		87.63	COBORN'S SUPERSTORE , BRAMA		75061	DEC14 COMDATA PCARDS	0111.6249		MISCELLANEOUS OPERA
		37.18	MENARDS ELK RIVER , BRAY		75061	DEC14 COMDATA PCARDS	0194.6259		BUILDING MAINT/REPAIR
		1.99	OFFICE MAX , FRANKFURTH		75061	DEC14 COMDATA PCARDS	0211.6208		MISCELLANEOUS OFFICI
		1.99	OFFICE MAX , FRANKFURTH		75061	DEC14 COMDATA PCARDS	0211.6208		MISCELLANEOUS OFFICI
		1.99	OFFICE MAX , FRANKFURTH		75061	DEC14 COMDATA PCARDS	0211.6208		MISCELLANEOUS OFFICI
		1.99	OFFICE MAX , FRANKFURTH		75061	DEC14 COMDATA PCARDS	0211.6208		MISCELLANEOUS OFFICI
		1.99	OFFICE MAX , FRANKFURTH		75061	DEC14 COMDATA PCARDS	0211.6208		MISCELLANEOUS OFFICI
		1.99	OFFICE MAX , FRANKFURTH		75061	DEC14 COMDATA PCARDS	0211.6208		MISCELLANEOUS OFFICI
		2.34	OFFICE MAX , FRANKFURTH		75061	DEC14 COMDATA PCARDS	0211.6208		MISCELLANEOUS OFFICI
		8.99	OFFICE MAX , FRANKFURTH		75061	DEC14 COMDATA PCARDS	0211.6208		MISCELLANEOUS OFFICI
		10.00	PARK & SHOP , FRANKFURTH		75061	DEC14 COMDATA PCARDS	0211.6331		TRAVEL & LODGING
		11.99	OFFICE MAX , FRANKFURTH		75061	DEC14 COMDATA PCARDS	0211.6208		MISCELLANEOUS OFFICI
		160.00-	WWW.NEWEGGBUSINESS.COM , FREDR		75061	DEC14 COMDATA PCARDS	0192.6281		SMALL TOOLS & MINOR E
		.99	WWW.NEWEGGBUSINESS.COM , FREDR		75061	DEC14 COMDATA PCARDS	0192.6281		SMALL TOOLS & MINOR E
		2.49	AMAZON MKTPLACE PMTS , FREDRIC		75061	DEC14 COMDATA PCARDS	0311.6249		MISCELLANEOUS OPERA
		2.99	WWW.NEWEGGBUSINESS.COM , FREDR		75061	DEC14 COMDATA PCARDS	0192.6281		SMALL TOOLS & MINOR E
		4.99	AMAZON MKTPLACE PMTS , FREDRIC		75061	DEC14 COMDATA PCARDS	0311.6249		MISCELLANEOUS OPERA

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99011415	1/15/2015		108768 COMDATA NETWORK INC						Continued.
		4.99	WWW.NEWEGGBUSINESS.COM , FREDR		75061	DEC14 COMDATA PCARDS	0192.6281		SMALL TOOLS & MINOR E
		6.99	AMAZON MKTPLACE PMTS , FREDRIC		75061	DEC14 COMDATA PCARDS	0311.6249		MISCELLANEOUS OPERA
		7.50	AMAZON MKTPLACE PMTS , FREDRIC		75061	DEC14 COMDATA PCARDS	0130.6249		MISCELLANEOUS OPERA
		8.97	AMAZON MKTPLACE PMTS , FREDRIC		75061	DEC14 COMDATA PCARDS	0130.6249		MISCELLANEOUS OPERA
		8.99	WWW.NEWEGGBUSINESS.COM , FREDR		75061	DEC14 COMDATA PCARDS	0192.6281		SMALL TOOLS & MINOR E
		9.98	AMAZON MKTPLACE PMTS , FREDRIC		75061	DEC14 COMDATA PCARDS	0130.6249		MISCELLANEOUS OPERA
		11.96	AMAZON MKTPLACE PMTS , FREDRIC		75061	DEC14 COMDATA PCARDS	0130.6249		MISCELLANEOUS OPERA
		16.55	AMAZON MKTPLACE PMTS , FREDRIC		75061	DEC14 COMDATA PCARDS	0130.6249		MISCELLANEOUS OPERA
		19.96	WWW.NEWEGGBUSINESS.COM , FREDR		75061	DEC14 COMDATA PCARDS	0192.6281		SMALL TOOLS & MINOR E
		26.97	WWW.NEWEGGBUSINESS.COM , FREDR		75061	DEC14 COMDATA PCARDS	0192.6281		SMALL TOOLS & MINOR E
		69.71	WWW.NEWEGGBUSINESS.COM , FREDR		75061	DEC14 COMDATA PCARDS	0192.6249		MISCELLANEOUS OPERA
		818.84	WWW.NEWEGGBUSINESS.COM , FREDR		75061	DEC14 COMDATA PCARDS	0192.6281		SMALL TOOLS & MINOR E
		1,500.86	WWW.NEWEGGBUSINESS.COM , FREDR		75061	DEC14 COMDATA PCARDS	0192.6281		SMALL TOOLS & MINOR E
		1,698.00	WWW.NEWEGGBUSINESS.COM , FREDR		75061	DEC14 COMDATA PCARDS	0192.6281		SMALL TOOLS & MINOR E
		2,400.00	BRONTO SOFTWARE , FREDRICKSON		75061	DEC14 COMDATA PCARDS	0192.6405		OFFICE & DATA PROCES
		29.00	FINANCE AND COMMERCE , GLADHIL		75061	DEC14 COMDATA PCARDS	0191.6452		SUBSCRIPTIONS
		250.00	U OF M CCE NONCREDIT , GLADHIL		75061	DEC14 COMDATA PCARDS	9101.1550		PREPAID EXPENSE
		525.00	U OF M CCE NONCREDIT , GLADHIL		75061	DEC14 COMDATA PCARDS	9101.1550		PREPAID EXPENSE
		51.75	COBORN'S SUPERSTORE , KAPLER		75061	DEC14 COMDATA PCARDS	0220.6249		MISCELLANEOUS OPERA
		55.38	MAMA DE LUCAS PIZZERIA , KAPLE		75061	DEC14 COMDATA PCARDS	0220.6249		MISCELLANEOUS OPERA
		8.93	AWDIRECT , KATERS		75061	DEC14 COMDATA PCARDS	0211.6281		SMALL TOOLS & MINOR E
		9.99	WWW.NEWEGG.COM , KATERS		75061	DEC14 COMDATA PCARDS	0211.6281		SMALL TOOLS & MINOR E
		11.99	WWW.NEWEGG.COM , KATERS		75061	DEC14 COMDATA PCARDS	0211.6281		SMALL TOOLS & MINOR E
		17.99	WWW.NEWEGG.COM , KATERS		75061	DEC14 COMDATA PCARDS	0211.6281		SMALL TOOLS & MINOR E
		40.00	CC RAMSEY TOWN CTR , KATERS		75061	DEC14 COMDATA PCARDS	0280.6241		COMMUNITY POLICING S
		46.65	AWDIRECT , KATERS		75061	DEC14 COMDATA PCARDS	0211.6281		SMALL TOOLS & MINOR E
		111.50	INNOVATIVE PRODUCTS , KATERS		75061	DEC14 COMDATA PCARDS	0211.6281		SMALL TOOLS & MINOR E

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99011415	1/15/2015		108768 COMDATA NETWORK INC						Continued.
		288.08	BLUE VELVET , KATERS		75061	DEC14 COMDATA PCARDS	0211.6249		MISCELLANEOUS OPERA
		497.34	STROBES NMORE , KATERS		75061	DEC14 COMDATA PCARDS	9101.1550		PREPAID EXPENSE
		83.88	BATTERIES PLUS , SCHIFERLI		75061	DEC14 COMDATA PCARDS	0220.6281		SMALL TOOLS & MINOR E
		36.41	PF CHANGS , ULRICH		75061	DEC14 COMDATA PCARDS	0130.6249		MISCELLANEOUS OPERA
		295.00	U OF M CCE NONCREDIT , WESTBY		75061	DEC14 COMDATA PCARDS	0301.6335		TRAINING
		361.00	MINNESOTA SOCIETY OF P , WESTB		75061	DEC14 COMDATA PCARDS	9101.1550		PREPAID EXPENSE
		310.00	U OF M CCE NONCREDIT, WESTBY		75061	DEC14 COMDATA PCARDS	9101.1550		PREPAID EXPENSE
		60.00	U OF M CCE NONCREDIT , WESTBY		75061	DEC14 COMDATA PCARDS	9101.1550		PREPAID EXPENSE
		351.14	1ST PLACE VOLLEYBALL , WIEMANN		75061	DEC14 COMDATA PCARDS	0211.6249		MISCELLANEOUS OPERA
		56.82	LUNCH BOX , ULRICH		75061	DEC14 COMDATA PCARDS	9230.6249		MISCELLANEOUS OPERA
		.75	MENARDS ELK RIVER , NELSON		75061	DEC14 COMDATA PCARDS	9601.6249		MISCELLANEOUS OPERA
		.75	MENARDS ELK RIVER , NELSON		75061	DEC14 COMDATA PCARDS	9601.6249		MISCELLANEOUS OPERA
		.75	MENARDS ELK RIVER , NELSON		75061	DEC14 COMDATA PCARDS	9601.6249		MISCELLANEOUS OPERA
		.75	MENARDS ELK RIVER , NELSON		75061	DEC14 COMDATA PCARDS	9601.6249		MISCELLANEOUS OPERA
		.75	MENARDS ELK RIVER , NELSON		75061	DEC14 COMDATA PCARDS	9601.6249		MISCELLANEOUS OPERA
		.75	MENARDS ELK RIVER , NELSON		75061	DEC14 COMDATA PCARDS	9601.6249		MISCELLANEOUS OPERA
		.75	MENARDS ELK RIVER , NELSON		75061	DEC14 COMDATA PCARDS	9601.6249		MISCELLANEOUS OPERA
		.75	MENARDS ELK RIVER , NELSON		75061	DEC14 COMDATA PCARDS	9601.6249		MISCELLANEOUS OPERA
		.75	MENARDS ELK RIVER , NELSON		75061	DEC14 COMDATA PCARDS	9601.6249		MISCELLANEOUS OPERA
		2.74	MENARDS ELK RIVER , NELSON		75061	DEC14 COMDATA PCARDS	9601.6249		MISCELLANEOUS OPERA
		3.18	MENARDS ELK RIVER , NELSON		75061	DEC14 COMDATA PCARDS	9601.6249		MISCELLANEOUS OPERA
		3.79	MENARDS ELK RIVER , NELSON		75061	DEC14 COMDATA PCARDS	9601.6249		MISCELLANEOUS OPERA
		4.90	MENARDS ELK RIVER , NELSON		75061	DEC14 COMDATA PCARDS	9601.6249		MISCELLANEOUS OPERA
		6.00	MENARDS ELK RIVER , NELSON		75061	DEC14 COMDATA PCARDS	9601.6249		MISCELLANEOUS OPERA
		8.25	MENARDS ELK RIVER , NELSON		75061	DEC14 COMDATA PCARDS	9601.6249		MISCELLANEOUS OPERA
		9.49	MENARDS ELK RIVER , NELSON		75061	DEC14 COMDATA PCARDS	9601.6249		MISCELLANEOUS OPERA
		10.58	MENARDS ELK RIVER , NELSON		75061	DEC14 COMDATA PCARDS	9601.6249		MISCELLANEOUS OPERA

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99011415	1/15/2015		108768 COMDATA NETWORK INC						Continued.
		11.44	MENARDS ELK RIVER , NELSON		75061	DEC14 COMDATA PCARDS	9601.6249		MISCELLANEOUS OPERA
		14.98	MENARDS ELK RIVER , NELSON		75061	DEC14 COMDATA PCARDS	9601.6249		MISCELLANEOUS OPERA
		26.85	MENARDS ELK RIVER , NELSON		75061	DEC14 COMDATA PCARDS	9601.6249		MISCELLANEOUS OPERA
		26.85	MENARDS ELK RIVER , NELSON		75061	DEC14 COMDATA PCARDS	9601.6249		MISCELLANEOUS OPERA
		26.85	MENARDS ELK RIVER , NELSON		75061	DEC14 COMDATA PCARDS	9601.6249		MISCELLANEOUS OPERA
		26.85	MENARDS ELK RIVER , NELSON		75061	DEC14 COMDATA PCARDS	9601.6249		MISCELLANEOUS OPERA
		26.85	MENARDS ELK RIVER , NELSON		75061	DEC14 COMDATA PCARDS	9601.6249		MISCELLANEOUS OPERA
		26.85	MENARDS ELK RIVER , NELSON		75061	DEC14 COMDATA PCARDS	9601.6249		MISCELLANEOUS OPERA
		26.85	MENARDS ELK RIVER , NELSON		75061	DEC14 COMDATA PCARDS	9601.6249		MISCELLANEOUS OPERA
		26.85	MENARDS ELK RIVER , NELSON		75061	DEC14 COMDATA PCARDS	9601.6249		MISCELLANEOUS OPERA
		26.85	MENARDS ELK RIVER , NELSON		75061	DEC14 COMDATA PCARDS	9601.6249		MISCELLANEOUS OPERA
		31.96	MENARDS ELK RIVER , NELSON		75061	DEC14 COMDATA PCARDS	9601.6249		MISCELLANEOUS OPERA
		39.99	MENARDS ELK RIVER , NELSON		75061	DEC14 COMDATA PCARDS	9601.6249		MISCELLANEOUS OPERA
		141.75	MENARDS ELK RIVER , NELSON		75061	DEC14 COMDATA PCARDS	9601.6249		MISCELLANEOUS OPERA
		17,912.45							
99011515	1/15/2015		107885 DEPARTMENT OF LABOR AND INDUSTRY						
		3,659.88	Q4 SURCHARGE		75156	Q4 SURCHARGE	9101.2081		SURCHARGES-PERMITS
		146.60-	Q4 SURCHARGE		75156	Q4 SURCHARGE	9101.4604		SURCHARGES
		3,513.28							
99011615	1/16/2015		100629 MN DEPT OF REV SALES TX						
		42.59	DEC14 MN SALES TAX		75141	DEC14 MN SALES TAX	9101.2082		SALES/USE TAX PAYABLE
		13.54	DEC14 MN SALES TAX		75141	DEC14 MN SALES TAX	9101.4305		RENTAL FEES
		23.41	DEC14 MN SALES TAX		75141	DEC14 MN SALES TAX	9101.4328		ACCIDENT REPORTS
		10.28	DEC14 MN SALES TAX		75141	DEC14 MN SALES TAX	9101.4308		SALES OF MAPS & PUBLI
		.23	DEC14 MN SALES TAX		75141	DEC14 MN SALES TAX	9101.4609		OTHER MISCELLANEOUS
		97.95	DEC14 MN SALES TAX		75141	DEC14 MN SALES TAX	9601.2082		SALES/USE TAX PAYABLE
		188.00							
99011617	1/16/2015		107962 TASC						
		2,533.33			75143	01151515300910	9101.2176		LIFE/HEALTH-EMPLOYEE
		2,533.33							
99011657	1/16/2015		111465 STATE STREET BANK						

CITY OF RAMSEY

Council Check Register by GL

Council Check Register and Summary

1/8/2015 – 12/31/2015

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99011657	1/16/2015		111465 STATE STREET BANK						Continued.
		412.75			75146	01151515300913	9101.2176		LIFE/HEALTH-EMPLOYEE
		412.75							
99011659	1/16/2015		111465 STATE STREET BANK						
		3,194.00			75145	01151515300912	9101.2175		DEFERRED COMPENSAT
		3,194.00							
99123114	1/16/2015		100219 HOME DEPOT COMMERCIAL ACCT PROGRAM						
		271.67	DEC 2014 CHARGES		75157	122814	0452.6229		SHOP MATERIALS
		271.67							
99909819	1/16/2015		100223 ICMA RETIREMENT TRUST 457						
		2,548.68			75150	0115151530094	9101.2175		DEFERRED COMPENSAT
		2,548.68							
99910467	1/16/2015		114486 SUN LIFE ASSURANCE COMPANY OF CANADA						
		1,132.02			74970	12312014	9101.2176		LIFE/HEALTH-EMPLOYEE
		266.33			75147	01151515300914	9101.2176		LIFE/HEALTH-EMPLOYEE
		1,398.35							
		708,742.86	Grand Total						

Payment Instrument Totals

Checks	588,334.37
EFT Payments	120,408.49
Total Payments	708,742.86

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
111385	ACHIEVE SERVICES INC	SHREDDING	PV	75066	001	09101	12/18/2014	8769	39.20
	ACHIEVE SERVICES INC 1201 89TH AVENUE NE BLAINE MN 55434				Summary Total				39.20
					Payment Amount				39.20
110402	ADVANCE AUTO PARTS	MISC PARTS	PV	75167	001	09101	12/31/2014	6313436366983	5.29
	ADVANCE AUTO PARTS	MISC PARTS	PV	75167	002	09101	12/31/2014	6313436366983	45.24
	AAP FINANCIAL SERVICES P O BOX 742063 ATLANTA GA 30374-2063				Summary Total				50.53
					Payment Amount				50.53
100017	AIRGAS USA, LLC	MISC GASES	PV	75166	001	09101	12/31/2014	9924204353	25.95
	AIRGAS USA LLC P O BOX 802576 CHICAGO IL 60680-2576				Summary Total				25.95
					Payment Amount				25.95
108664	AMERICAN VENDING INC	COFFEE AND CREAM	PV	75111	001	09101	1/6/2015	8430	235.20
	AMERICAN VENDING INC 10787 93RD AVENUE N MAPLE GROVE MN 55369				Summary Total				235.20
					Payment Amount				235.20
100618	ANCOM COMMUNICATIONS INC	ANTENNA WHIP STUBBY	PV	75168	001	09101	12/22/2014	49971	64.00
	ANCOM COMMUNICATIONS INC 1800 EAST CLIFF ROAD SUITE 17A BURNSVILLE MN 55337				Summary Total				64.00
					Payment Amount				64.00
100035	ANOKA COUNTY CENTRAL COMMUNICATIONS	OCT-DEC STATE ACCESS FEE	PV	75169	001	09101	1/14/2015	2015-207	900.00
	ANOKA COUNTY CENTRAL COMMUNICATIONS 325 EAST MAIN STREET ANOKA MN 55303				Summary Total				900.00
					Payment Amount				900.00

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
100040	ANOKA COUNTY FIRE PROTECTION COUNCIL	2015 DUES	PV	75180	001	09101	1/15/2015	011515	210.00
	ANOKA COUNTY FIRE PROTECTION COUNCIL C/O DAN OBRIEN COLUMBIA HEIGHTS FIRE DEPT 825 41 ST AVENUE COLUMBIA HEIGHTS MN 55421					Summary Total			210.00
						Payment Amount			210.00
100043	ANOKA COUNTY PROPERTY RECORDS TAXATION	2014 PICTOMETRY FLIGHT	PV	75067	001	09101	12/1/2014	120114	1,000.00
	ANOKA COUNTY PROPERTY RECORDS TAXATION 2100 - 3RD AVENUE ANOKA MN 55303					Summary Total			1,000.00
						Payment Amount			1,000.00
107587	ANOKA COUNTY TREASURY DEPARTMENT	2014 CREDIT REPORTS	PV	75068	001	09101	1/7/2015	M150107B	12.66
	ANOKA COUNTY TREASURY DEPARTMENT 2100 THIRD AVENUE ANOKA MN 55303					Summary Total			12.66
						Payment Amount			12.66
111377	ANOKA MUNICIPAL UTILITY	DEC 14 RAMSEY STREET LIGHTS	PV	75208	001	09101	1/12/2015	22-990005-01DEC 14	56.80
	ANOKA MUNICIPAL UTILITY					Summary Total			56.80
	CITY HALL	DEC 14 14034 DYSPROIUM ST	PV	75209	001	09101	1/12/2015	22-610280-00 DEC 14	52.34
	2015 FIRST AVENUE NO					Summary Total			52.34
	ANOKA MN 55303	DEC 14 CTY RD 116/HWY 47 SIGNA	PV	75210	001	09101	1/12/2015	22-613120-01 DEC 14	103.92
						Summary Total			103.92
		DEC 14 BUNKER LK/DYSPOSIUM	PV	75211	001	09101	1/12/2015	22-61200-01 DEC 14	29.46
						Summary Total			29.46
						Payment Amount			242.52
100052	ANOKA POLICE DEPARTMENT	ANIMAL CONTAINMENT DEC 14	PV	75170	001	09101	1/15/2015	011515	375.00

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	ANOKA POLICE DEPARTMENT 275 HARRISON STREET ANOKA MN 55303			Summary Total					375.00
				Payment Amount					375.00
107141	APPLIED CONCEPTS INC	ANTENNA CABLE/POWER CABLE	PV	75181	001	09101	1/12/2015	264149	422.00
	APPLIED CONCEPTS INC STALKER RADAR P O BOX 972943 DALLAS TX 75397-2943			Summary Total					422.00
				Payment Amount					422.00
107591	ARMORTHANE BEDLINERS PLUS TRUCK ACCES.	SPRAY BOBCAT BOX/CAB FLOOR	PV	75215	001	09101	1/15/2015	11903	550.00
	ARMORTHANE BEDLINERS PLUS TRUCK ACCES. 14155 UNITY STREET NW RAMSEY MN 55303			Summary Total					550.00
				Payment Amount					550.00
100063	ASPEN MILLS	MISC D. KAPLER	PV	75171	001	09101	12/31/2014	159311	333.57
	ASPEN MILLS			Summary Total					333.57
	8201 C CENTRAL AVE NE	N. STOLP MISC	PV	75182	001	09101	1/9/2015	159654	111.85
	SPRING LAKE PARK MN 55432			Summary Total					111.85
		T. LUECK MISC	PV	75183	001	09101	1/9/2015	159655	26.55
				Summary Total					26.55
				Payment Amount					471.97
100480	BEARENCE MANAGEMENT GROUP LLC	RENEW POLICY 1-1-15/1-1-16	PV	75112	001	09101	1/9/2015	434050	6,200.00
	BEARENCE MANAGEMENT GROUP LLC P O BOX 64016 ST PAUL MN 55164			Summary Total					6,200.00
				Payment Amount					6,200.00
101152	BKV GROUP INC	RE: RAMSEY FIRE STATION	PV	75069	001	09412	12/25/2014	39561	36,518.70
	BKV GROUP INC 222 NORTH 2ND STREET MINNEAPOLIS MN 55401			Summary Total					36,518.70

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				Payment Amount					36,518.70
103641	BOYER TRUCKS ROGERS	MISC PARTS	PV	75184	001	09101	1/7/2015	467227	1,870.50
	BOYER TRUCKS	MISC PARTS	PV	75184	002	09101	1/7/2015	467227	1,228.40
	2601 NE BROADWAY			Summary Total					3,098.90
	MINNEAPOLIS MN 55413	MISC PARTS	PV	75185	001	09101	1/15/2015	152849R	510.26
				Summary Total					510.26
		MISC PARTS	PV	75216	001	09101	1/14/2015	152834R	79.14
				Summary Total					79.14
		RETURN- BATTERY CORE	PD	75217	001	09101	1/27/2015	CM152849R	171.88-
				Summary Total					171.88-
		MISC PARTS FOR 644 AND 662	PV	75218	001	09101	1/13/2015	152789R	322.07
				Summary Total					322.07
				Payment Amount					3,838.49
100306	BUREAU OF CRIMINAL APPREHENSION	DEC 14 CHARGES	PV	75172	001	09101	12/31/2014	00000229829	390.00
	BUREAU OF CRIMINAL APPREHENSION MNJIS SECTION- ATTEN: KIM LACEK 1430 MARYLAND AVENUE EAST ST PAUL MN 55106			Summary Total					390.00
				Payment Amount					390.00
114519	CAPSTONE LLC	FIRE INSPEC CLASS	PV	75070	001	09101	12/28/2014	2019	2,150.00
	CAPSTONE LLC 19070 LITHIUM STREET NW ANOKA MN 55303-9764			Summary Total					2,150.00
				Payment Amount					2,150.00
100652	CARM DISTRIBUTING INC	MISC SUPPLIES	PV	75071	001	09101	12/12/2014	67725	249.65
	CARM DISTRIBUTING INC 894 PAYNE AVENUE ST PAUL MN 55101			Summary Total					249.65
				Payment Amount					249.65
110536	CBIZ FINANCIAL SOLUTIONS INC	2014 4TH QTR SERVICES	PV	75173	001	09101	1/16/2015	C19954-4Q14	34.31

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	CBIZ FINANCIAL SOLUTIONS INC P O BOX 643792 CINCINNATI OH 45264-3792			Summary Total					34.31
				Payment Amount					34.31
107662	CEAM CO LEAGUE OF MN CITIES	2015 DUES B. WESTBY	PV	75220	001	09101	1/20/2015	012015	60.00
	CEAM C/O LEAGUE OF MINNESOTA CITIES ATTENTION: FINANCE DEPARTMENT 145 UNIVERSITY AVE WEST ST PAUL MN 55103-2044			Summary Total					60.00
				Payment Amount					60.00
106670	CENTRAL POWER DISTRIBUTORS INC	CHAIN	PV	75113	001	09101	1/5/2015	778124	18.05
	CENTRAL POWER DISTRIBUTORS INC 3801 THURSTON AVENUE ANOKA MN 55303			Summary Total					18.05
				Payment Amount					18.05
108228	COBORNS	RE MOEHLER FUNERAL	PV	75072	001	09101	12/23/2014	102804780	47.08
	COBORNS 1445 EAST HIGHWAY 23 P O BOX 1502 ST CLOUD MN 56302			Summary Total					47.08
				Payment Amount					47.08
114451	COMPASS MINERALS	ROAD SALT	PV	75186	001	09101	1/6/2015	71281970	6,729.97
	COMPASS MINERALS			Summary Total					6,729.97
	P O BOX 277043	ROAD SALT	PV	75187	001	09101	1/7/2015	71282846	20,752.57
	ATLANTA GA 30384-7043			Summary Total					20,752.57
		ROAD SALT	PV	75188	001	09101	1/8/2015	71283740	10,148.99
				Summary Total					10,148.99
				Payment Amount					37,631.53
114440	CRAIG RAPP, LLC	2ND HALF 2014 DUES	PV	75221	001	09101	1/12/2015	01.15.12	600.00
	CRAIG RAPP, LLC 40 EAST CHICAGO AVENUE # 340 CHICAGO IL 60611			Summary Total					600.00

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				Payment Amount					600.00
114469	CUNINGHAM GROUP ARCHITECTURE INC	COR CIVIC SQ PARK DEC 2014	PV	75073	001	09101	12/30/2014	42207	2,500.00
	CUNINGHAM GROUP ARCHITECTURE INC 201 MAIN STREET SE SUITE 325 MINNEPOLIS MN 55414			Summary Total					2,500.00
				Payment Amount					2,500.00
111818	DEANO'S COLLISION SPECIALISTS INC	WORK ON 342	PV	75074	001	09101	12/29/2014	40120	701.52
	DEANO'S COLLISION SPECIALISTS INC			Summary Total					701.52
	11063 173RD AVENUE	REPAIR	PV	75190	001	09601	1/8/2015	40802	289.80
	ELK RIVER MN 55330	REPAIR	PV	75190	002	09601	1/8/2015	40802	1,502.59
				Summary Total					1,792.39
				Payment Amount					2,493.91
100144	DEHN OIL COMPANY	DIESEL	PV	75114	001	09101	1/7/2015	35623	514.50
	DEHN OIL COMPANY			Summary Total					514.50
	6735 141ST AVENUE NW	DIESEL FUEL	PV	75115	001	09101	1/7/2015	35622	2,461.50
	RAMSEY MN 55303			Summary Total					2,461.50
				Payment Amount					2,976.00
107691	DEPT EMPLOYMENT AND ECONOMIC DEVELOPMENT	2014 4TH QTR BENEFITS	PV	75174	001	09101	1/8/2015	4TH QTR 2014	591.03
	DEPT EMPLOYMENT AND ECONOMIC DEVELOPMENT 332 MINNESOTA STREET SAINT PAUL MN 55101-1351			Summary Total					591.03
				Payment Amount					591.03
113306	DOCUMENT TECHNOLOGY SOLUTIONS	DEC 2014 CONTRACT	PV	75076	001	09101	12/22/2014	97074	207.38
	DOCUMENT TECHNOLOGY SOLUTIONS 9401 JAMES AVENUE SOUTH SUITE 120 BLOOMINGTON MN 55431			Summary Total					207.38
				Payment Amount					207.38
112765	E L K MECHANICAL HVAC INC	WORK AT PUMP HOUSE 3	PV	75116	001	09601	1/6/2015	S-02-15	105.00

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	E L K MECHANICAL HVAC INC 6361 SUNFISH LAKE COURT SUITE 100 RAMSEY MN 55303			Summary Total					105.00
				Payment Amount					105.00
100158	ECM PUBLISHERS INC	BROOKFIELD HEARING	PV	75077	001	09804	12/26/2014	174074	67.50
	ECM PUBLISHERS INC			Summary Total					67.50
	4095 COON RAPIDS BLVD	OUTLAY RTC	PV	75078	001	09804	12/26/2014	174073	101.25
	COON RAPIDS MN 55433			Summary Total					101.25
		SITE PLAN REVIEW	PV	75079	001	09101	12/26/2014	174072	61.88
				Summary Total					61.88
		HOME OCCUPATIONS	PV	75080	001	09101	12/26/2014	174071	61.88
				Summary Total					61.88
		ZONING AMEND	PV	75081	001	09101	12/26/2014	174070	67.50
				Summary Total					67.50
				Payment Amount					360.01
106624	EHLERS AND ASSOCIATES, INC	REVIEW TIF/PAYGO NOTE	PV	75191	001	09230	1/12/2015	66514	205.00
	EHLERS & ASSOCIATES, INC 3060 CENTRE POINTE DRIVE ROSEVILLE MN 55113-1105			Summary Total					205.00
				Payment Amount					205.00
104267	ELITE SANITATION	DEC 14 TOILET RENTAL	PV	75212	001	09101	1/11/2015	22277	13.50
	ELITE SANITATION PO BOX 526 ELK RIVER MN 55330			Summary Total					13.50
				Payment Amount					13.50
108737	EMERGENCY AUTOMOTIVE TECHNOLOGY INC	MISC FOR 351	PV	75117	001	09101	1/6/2015	AW010615-7	646.25
	EMERGENCY AUTOMOTIVE TECHNOLOGY INC 2755 GENEVA AVE N OAKDALE MN 55128			Summary Total					646.25
				Payment Amount					646.25
113991	EMERGENCY RESPONSE SOLUTIONS	MISC ITEMS	PV	75082	001	09101	12/31/2014	3268	4,621.50

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	EMERGENCY RESPONSE SOLUTIONS 21371 HEIDELBERG STREET NE WYOMING MN 55092			Summary Total					4,621.50
				Payment Amount					4,621.50
113321	FACTORY MOTOR PARTS CO	PUMP KIT	PV	75083	001	09101	12/29/2014	1-4598996	17.39
	FACTORY MOTOR PARTS CO			Summary Total					17.39
	NW 5544	MISC SUPPLIES	PV	75084	001	09101	12/31/2014	6-1389781	59.98
	P O BOX 1450			Summary Total					59.98
	MINNEAPOLIS MN 55485-5544	AIR/FUEL FILTERS	PV	75118	001	09101	1/6/2015	6-1390272	11.47
				Summary Total					11.47
		BRAKES	PV	75119	001	09101	1/7/2015	6-1390588	517.59
				Summary Total					517.59
				Payment Amount					606.43
107099	FASTENAL	MISC PARTS	PV	75085	001	09101	12/22/2014	MNTC8123140	50.86
	FASTENAL COMPANY P O BOX 978 WINONA MN 55987			Summary Total					50.86
				Payment Amount					50.86
112421	FIRST SCRIBE	ROWAY PERMITS JAN 2015	PV	75120	001	09101	1/1/2015	2464805	200.00
	FIRST SCRIBE 110 CHESHIRE LANE SUITE 105 MINNETONKA MN 55305			Summary Total					200.00
				Payment Amount					200.00
100189	G AND K SERVICES INC	UNIFORM CLEANING	PV	75086	001	09101	12/31/2014	1006680328	104.00
	G AND K SERVICES INC	UNIFORM CLEANING	PV	75086	002	09101	12/31/2014	1006680328	11.00
	P O BOX 842385	UNIFORM CLEANING	PV	75086	003	09101	12/31/2014	1006680328	76.05
	BOSTON MA 02284-2385	UNIFORM CLEANING	PV	75086	004	09101	12/31/2014	1006680328	76.05
				Summary Total					267.10
		MATS- FIRE DEPT	PV	75087	001	09101	12/31/2014	1006680332	122.33
				Summary Total					122.33
		UNIFORM CLEANING	PV	75121	001	09101	1/7/2015	1006691749	104.00
		UNIFORM CLEANING	PV	75121	002	09101	1/7/2015	1006691749	11.00
		UNIFORM CLEANING	PV	75121	003	09101	1/7/2015	1006691749	147.40

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		UNIFORM CLEANING	PV	75121	004	09101	1/7/2015	1006691749	147.40
						Summary Total			409.80
						Payment Amount			799.23
100200	GOPHER STATE ONE CALL INC	59 TICKETS	PV	75088	001	09601	12/31/2014	128775	29.51
	GOPHER STATE ONE CALL	59 TICKETS	PV	75088	002	09601	12/31/2014	128775	29.51
	18946 LAKE DRIVE EAST	59 TICKETS	PV	75088	003	09601	12/31/2014	128775	29.53
	CHANHASSEN MN 55317					Summary Total			88.55
						Payment Amount			88.55
100650	GRAINGER	MISC SUPPLIES	PV	75089	001	09101	12/31/2014	9629513939	23.60
	GRAINGER INC					Summary Total			23.60
	DEPT. 806511127	MISC ITEMS FOR REPAIRS	PV	75122	001	09101	1/8/2015	9634557558	44.18
	PALATINE IL 60038-0001					Summary Total			44.18
		ROTARY HAMMER	PV	75192	001	09101	1/2/2015	9629987638	257.40
						Summary Total			257.40
						Payment Amount			325.18
100211	HAWKINS INC	CHEMICALS	PV	75090	001	09601	12/23/2014	3679590	910.08
	HAWKINS INC P O BOX 860263 MINNEAPOLIS MN 55486-0263					Summary Total			910.08
						Payment Amount			910.08
110386	HEALTH PARTNERS	DEC 14 PRE EMPLOY EXAM/TESTS	PV	75091	001	09101	1/1/2015	900022977	1,235.00
	HEALTH PARTNERS P O BOX 77026 MINNEAPOLIS MN 55480-7726					Summary Total			1,235.00
						Payment Amount			1,235.00
104027	INK WIZARDS INC	FIRE DEPT EMBRIODERY	PV	75193	001	09101	1/13/2015	68675	118.60
	INK WIZARDS INC 9958 HIGHWAY 10 NW ELK RIVER MN 55330					Summary Total			118.60
						Payment Amount			118.60

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113025	INTEGRITY PLUMBING AND MECHANICAL INC	WORK AT 6745 HWY 10	PV	75092	001	09410	12/25/2014	122514	85.00
	INTEGRITY PLUMBING AND MECHANICAL INC 19664 IRONTON CIRCLE NW ELK RIVER MN 55330					Summary Total			85.00
						Payment Amount			85.00
100256	LANO EQUIPMENT INC	STIHL CHAINSAW	PV	75194	001	09101	1/2/2015	02-217677	428.96
	LANO EQUIPMENT INC					Summary Total			428.96
	6140 HIGHWAY 10 NW	BOBCAT	PV	75195	001	09101	1/13/2015	02-228896	52,684.00
	ANOKA MN 55303					Summary Total			52,684.00
						Payment Amount			53,112.96
100722	LATOUR VINYL	FIRE DEPT HELMET DECALS	PV	75196	001	09101	1/8/2015	010815	14.00
	LATOUR VINYL 7747 158TH AVENUE NW RAMSEY MN 55303					Summary Total			14.00
						Payment Amount			14.00
100258	LEAGUE OF MINNESOTA CITIES	K. ULRICH LEG CONF	PV	75197	001	09101	1/16/2015	212126	99.00
	LEAGUE OF MN CITIES					Summary Total			99.00
	FINANCE DEPT	P. BRAMA LEG CONF	PV	75198	001	09101	1/19/2015	212131	99.00
	145 UNIVERSITY AVE WEST ST PAUL MN 55103-2044					Summary Total			99.00
						Payment Amount			198.00
100270	MACQUEEN EQUIPMENT INC	STOP LIGHT SWITCH	PV	75123	001	09605	1/6/2015	2150767	19.19
	MACQUEEN EQUIPMENT INC 595 ALDINE STREET ST PAUL MN 55104					Summary Total			19.19
						Payment Amount			19.19
100271	MAIN MOTORS	MISC REPAIR	PV	75124	001	09101	1/13/2015	429512	98.99
	MAIN MOTORS 435 WEST MAIN STREET					Summary Total			98.99

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	ANOKA MN 55303								
				Payment Amount					98.99
106616	MARTIN MCALLISTER, INC	CONF. 12/16/2014	PV	75093	001	09101	12/31/2014	9554	250.00
	MARTIN MCALLISTER, INC 3900 IDS CENTER MINNEAPOLIS MN 55402			Summary Total					250.00
				Payment Amount					250.00
102588	MEDIATION SERVICES FOR ANOKA COUNTY	2015 SERVICES	PV	75125	001	09101	1/6/2015	010615	2,604.00
	MEDIATION SERVICES FOR ANOKA COUNTY 3200 MAIN STREET SUITE 210 COON RAPIDS MN 55448			Summary Total					2,604.00
				Payment Amount					2,604.00
100283	MENARDS COON RAPIDS	MISC SUPPLIES	PV	75126	001	09101	1/2/2015	75375	9.09
	MENARDS COON RAPIDS 3045 MAIN STREET COON RAPIDS MN 55433			Summary Total					9.09
				Payment Amount					9.09
100284	MENARDS ELK RIVER	MISC SUPPLIES	PV	75094	001	09601	12/29/2014	67991	115.89
	MENARDS ELK RIVER			Summary Total					115.89
	19521 EVANS STREET NW	MISC SUPPLIES	PV	75095	001	09601	12/31/2014	68163	281.58
	ELK RIVER MN 55330-1077			Summary Total					281.58
		MISC SUPPLIES	PV	75199	001	09601	1/6/2015	68559	55.26
				Summary Total					55.26
				Payment Amount					452.73
100285	MET COUNCIL ENVIRONMENTAL SRV	WASTE WATER FEB 2015	PV	75129	001	09602	1/7/2015	0001039866	50,876.17
	MET COUNCIL ENVIRONMENTAL SRV P O BOX 856513 MINNEAPOLIS MN 55485-6513			Summary Total					50,876.17
				Payment Amount					50,876.17
104452	METRO CHIEF FIRE	2015 MEMBERSHIP	PV	75130	001	09101	12/30/2014	123014	100.00

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	OFFICERS ASSOC.	DUES-D. KAPLER							
	METRO CHIEF FIRE OFFICER ASSOC. ATTEN: DALE SPECKEN HOPKINS FIRE DEPT 101 17TH AVENUE SO HOPKINS MN 55343			Summary Total					100.00
				Payment Amount					100.00
105908	MINNESOTA PIPE AND EQUIPMENT	MISC SUPPLIES	PV	75128	001	09601	1/7/2015	0328790	460.68
	MINNESOTA PIPE AND EQUIPMENT 5145 211TH STREET WEST PO BOX 249 FARMINGTON MN 55024			Summary Total					460.68
				Payment Amount					460.68
100326	MN CHIEFS OF POLICE ASSN	R. WEBB LEADERSHIP ACADEMY	PV	75127	001	09101	1/5/2015	4219	540.00
	MN CHIEFS OF POLICE ASSN 1951 WOODLANE DRIVE WOODBURY MN 55125			Summary Total					540.00
				Payment Amount					540.00
101032	MN CITY COUNTY MGMT ASSOCIATION	MID WINTER CONF K. ULRICH	PV	75200	001	09101	1/20/2015	012015	175.00
	MN CITY COUNTY MGMT ASSOCIATION LEAGUE OF MN CITIES 145 UNIVERSITY AVE W ST PAUL MN 55103-2044			Summary Total					175.00
				Payment Amount					175.00
113909	MOBILE VEHICLE INTEGRATION	WORK ON SQUADS	PV	75096	001	09101	12/30/2014	1412016	750.00
	MOBILE VEHICLE INTEGRATION 835 XENIA AVENUE NW ELK RIVER MN 55330			Summary Total					750.00
				Payment Amount					750.00
113946	MUNICIPAL EMERGENCY SERVICES INC	MISC SUPPLIES	PV	75175	001	09101	12/23/2014	00586928	9,201.31

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Originator	JLIPSKI	
Payment Instrument		Check Payment
Pay Through Date	12/31/2015	

Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	MUNICIPAL EMERGENCY SERVICES INC DEPOSITORY ACCOUNT 75 REMITTANCE DRIVE CHICAGO IL 60675			Summary Total					9,201.31
				Payment Amount					9,201.31
100345	NAPA AUTO PARTS ELK RIVER	BATTERY FOR 303	PV	75201	001	09101	1/9/2015	777875	109.00
	NAPA AUTO PARTS ELK RIVER			Summary Total					109.00
	17137 YALE STREET NW	WIPER FLUID	PV	75202	001	09101	1/16/2015	778982	58.87
	P O BOX 1041			Summary Total					58.87
	ELK RIVER MN 55330	BATTERY/CABLE/TUBING	PV	75213	001	09101	1/20/2015	779532	45.06
				Summary Total					45.06
		HOSE CLAMP	PV	75214	001	09101	1/20/2015	779605	2.56
				Summary Total					2.56
				Payment Amount					215.49
113727	NEOPOST GREAT PLAINS	SEALER REPLACEMENT	PV	75097	001	09101	12/31/2014	GPAR31571	59.50
	NEOPOST GREAT PLAINS 701 XENIA AVENUE S SUITE 170 MINNEAPOLIS MN 55416-3595			Summary Total					59.50
				Payment Amount					59.50
100354	NEWMAN SIGNS	SIGN MATERIAL	PV	75098	001	09101	12/22/2014	TI-0281582	704.19
	NEWMAN SIGNS PO BOX 1728 JAMESTOWN ND 58402-1728			Summary Total					704.19
				Payment Amount					704.19
100363	NORTHERN SANITARY SUPPLY CO	MISC SUPPLIES	PV	75131	001	09101	1/5/2015	172485	391.11
	NORTHERN SANITARY SUPPLY CO			Summary Total					391.11
	341 COON RAPIDS BLVD	MISC SUPPLIES	PV	75132	001	09101	1/27/2015	172565	55.95
	MINNEAPOLIS MN 55433			Summary Total					55.95
				Payment Amount					447.06
110547	NORTHWEST LIGHTING SYSTEMS CO.	MISC BULBS	PV	75133	001	09101	1/6/2015	86957	124.83
	NORTHWEST LIGHTING SYSTEMS CO.			Summary Total					124.83

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
	12001 RIVERWOOD DRIVE BURNSVILLE MN 55337								
				Payment Amount					124.83
100384	PLAISTED COMPANIES INC	ROAD SALT/SAND	PV	75099	001	09101	12/31/2014	57298	1,728.87
	PLAISTED COMPANIES INC PO BOX 332 11555 - 205TH AVENUE NW ELK RIVER MN 55330			Summary Total					1,728.87
				Payment Amount					1,728.87
113444	PRECISE	DEC 2014 SERVICES	PV	75100	001	09101	12/29/2014	200-1004038	228.47
	PRECISE 501 EAST CLIFF ROAD SIUTE 100 BURNSVILLE MN 55337			Summary Total					228.47
				Payment Amount					228.47
112959	PREMIUM WATERS INC	DEC 14 FIRE STATION	PV	75176	001	09101	12/31/2014	621331-12-14	23.99
	PREMIUM WATERS INC			Summary Total					23.99
	P O BOX 9128	WATER FIRE DEPT	PV	75177	001	09101	12/31/2014	621332-12-14	29.99
	MINNEAPOLIS MN 55480-9128			Summary Total					29.99
				Payment Amount					53.98
106051	PRO POWER SPORTS AND MARINE	ATV 2015 POLARIS	PV	75204	001	09290	1/20/2015	APR9014	4,453.86
	PRO POWER SPORTS AND MARINE	ATV 2015 POLARIS	PV	75204	002	09290	1/20/2015	APR9014	14,000.00
	6781 W HWY 10 RAMSEY MN 55303			Summary Total					18,453.86
				Payment Amount					18,453.86
114471	PROFESSIONAL MAINTENANCE SERVICES	PLOW RAMP 12-27-14	PV	75178	001	09240	1/1/2015	5288	3,632.00
	PROFESSIONAL MAINTENANCE SERVICES 17940 BAUGH STREET NW RAMSEY MN 55303			Summary Total					3,632.00
				Payment Amount					3,632.00

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
114526	PUBLIC SAFETY PEER SUPPORT	STOLP/MOLDENHAUER	PV	75203	001	09101	1/16/2015	010615	80.00
	PUBLIC SAFETY PEER SUPPORT 54 NORTH ROAD CIRCLE PINES MN 55014			Summary Total					80.00
				Payment Amount					80.00
100403	QUICKSILVER EXPRESS COURIER	ENG- MET COUNCIL	PV	75101	001	09433	12/31/2014	6509989	65.05
	QUICKSILVER EXPRESS COURIER PO BOX 64417 ST PAUL MN 55164-0417			Summary Total					65.05
				Payment Amount					65.05
112475	S AND T OFFICE PRODUCTS INC	MISC OFFICE SUPPLIES	PV	75134	001	09101	1/7/2015	01QT2447	133.01
	S AND T OFFICE PRODUCTS INC			Summary Total					133.01
	1000 KRISTEN COURT	MISC OFFICE SUPPLIES	PV	75135	001	09601	1/8/2015	01QT2724	49.99
	ST PAUL MN 55110			Summary Total					49.99
		MISC OFFICE SUPPLIES	PV	75136	001	09101	1/12/2015	01QT4644	11.53
				Summary Total					11.53
		RETURN- HIGHLIGHTERS	PD	75137	001	09101	1/12/2015	01QT4676	2.04-
				Summary Total					2.04-
		OFFICE SUPPLIES	PV	75138	001	09101	1/13/2015	01QT4972	61.50
				Summary Total					61.50
				Payment Amount					253.99
100431	SAFETY KLEEN CORPORATION	DEC 14 RECYCLE OIL	PV	75179	001	09101	1/1/2015	CON0058288	99.23
	SAFETY KLEEN CORPORATION PO BOX 382066 PITTSBURGH PA 15250-8066			Summary Total					99.23
				Payment Amount					99.23
100433	SALVERDA AND ASSOC, DONALD	BOOKS- T. GLADHILL	PV	75102	001	09101	12/5/2014	P-1404-9BC	141.79
	DONALD SALVERDA AND ASSOC 2233 HAMLINE AVE N SUITE 620 ROSEVILLE MN 55113			Summary Total					141.79

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	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
				Payment Amount					141.79
114334	SOUTHSTAR FINANCIAL LLC	CAMERAS	PV	75104	001	09234	12/23/2014	33560	250.00
	SOUTHSTAR FINANCIAL LLC			Summary Total					250.00
	P O BOX 2323	CAMERAS	PV	75105	001	09234	12/29/2014	33565	10,255.00
	MOUNT PLEASANT SC 29465			Summary Total					10,255.00
				Payment Amount					10,505.00
100456	ST CROIX RECREATION FUN PLAYGROUNDS	SEATS AND CLIP BOLTS	PV	75206	001	09101	1/10/2015	18348	1,226.96
	ST CROIX RECREATION FUN PLAYGROUNDS INC			Summary Total					1,226.96
	225 NORTH SECOND STREET								
	STILLWATER MN 55082								
				Payment Amount					1,226.96
100469	STREICHER'S POLICE EQUIPMENT	TAILCAP STINGER LED	PV	75103	001	09101	12/24/2014	I1129873	9.99
	STREICHER'S POLICE EQUIPMENT			Summary Total					9.99
	LB# 7873	BADGES	PV	75205	001	09101	1/7/2015	I1131567	224.00
	P O BOX 9438			Summary Total					224.00
	MINNEAPOLIS MN 55440-9438								
				Payment Amount					233.99
114527	THE ARBITRAGE GROUP INC	SERVICES JAN 2015	PV	75219	001	09339	1/16/2015	99185	7,500.00
	THE ARBITRAGE GROUP INC			Summary Total					7,500.00
	3401 LOUISIANA STREET SUITE 101								
	HOUSTON TX 77002								
				Payment Amount					7,500.00
112079	TOKLE INSPECTIONS INC	DEC 2014 ELEC. INSPECTIONS	PV	75106	001	09101	1/8/2015	010815	1,753.50
	TOKLE INSPECTIONS INC			Summary Total					1,753.50
	1748 123RD AVENUE NW								
	COON RAPIDS MN 55448								
				Payment Amount					1,753.50
111742	TWIN CITY WATER CLINIC	WATER TESTS	PV	75207	001	09601	1/9/2015	5967	150.00

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	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	INC								
	TWIN CITY WATER CLINIC INC 617 13TH AVENUE SOUTH HOPKINS MN 55343			Summary Total					150.00
				Payment Amount					150.00
105628	WELLS CATERING SERVICE	CC MTG MEAL 9/9/14	PV	75107	001	09101	9/9/2014	29521	81.23
	WELLS CATERING SERVICE			Summary Total					81.23
	7533 SUNWOOD DRIVE SUITE 108	CC MTG MEAL 12/9/14	PV	75108	001	09101	12/9/2014	29869	81.23
	RAMSEY MN 55303			Summary Total					81.23
		CC MTG MEAL 10/14/2014	PV	75109	001	09101	10/14/2014	29645	81.23
				Summary Total					81.23
				Payment Amount					243.69
114525	WENBERG, NICHOLE	RE: REFRESHMENTS NEW COUNCIL	PV	75139	001	09101	1/14/2015	01142015	25.99
	NICHOLE WENBERG 14891 GERMANIUM STREET NW RAMSEY MN 55303			Summary Total					25.99
				Payment Amount					25.99
100529	WENDELL'S INC	ENGRAVED NAMES	PV	75110	001	09101	12/23/2014	1942402	51.60
	WENDELL'S INC			Summary Total					51.60
	6601 BUNKER LAKE BLVD	NOTARY STAMPS (5)	PV	75140	001	09101	1/9/2015	1945939	34.05
	PO BOX 458	NOTARY STAMPS (5)	PV	75140	002	09101	1/9/2015	1945939	11.35
	RAMSEY MN 55303-0458	NOTARY STAMPS (5)	PV	75140	003	09101	1/9/2015	1945939	11.35
				Summary Total					56.75
				Payment Amount					108.35
				Total Amount to be Processed					278,373.26
				Total Number of Payments to be Processed					87

NORTHLAND TRUST SERVICES

45 South 7th Street Ste 2000
Minneapolis, MN 55402
Phone: 612-851-4931
Fax: 612-851-4933

DEC 17 2014

INVOICE

CITY OF RAMSEY
ATTN: FINANCE OFFICER
7550 SUNWOOD DRIVE NW
RAMSEY MN 55303-5137

12/10/2014
RAMS11A

RE: CITY OF RAMSEY, MINNESOTA
$4,365,000 GENERAL OBLIGATION BONDS,
SERIES 2011A

Debt Service: 02/01/2015

Principal:	$270,000.00
Interest:	$49,692.50
Total Principal & Interest:	$319,692.50
Less Cash on Hand (Escrow Funds)	($0.00)
Paying Agent Annual Fee	$0.00
Total Amount Due:	**$319,692.50**

CHECK PAYMENTS due: 1-26-15

Make Checks payable to:
NORTHLAND TRUST SERVICES INC.

WIRE PAYMENTS due: 1-28-15

Wells Fargo Bank, San Francisco, CA
ABA: 121-000-248
ACCT: 143-6412710 Northland Trust Services
REF: Issuer name & series number

***MN SCHOOL DISTRICTS should wire funds 3 days prior to debt service date according to State Credit Enhancement requirements.**

Thank you for your business!

If you have questions please contact:

Rhonda Magee
PH:612-851-4931
rmagee@northlandtrust.com

Lori Giampaolo
PH:612-851-4932
lgiampaolo@northlandtrust.com

NORTHLAND TRUST SERVICES

45 South 7th Street Ste 2000
Minneapolis, MN 55402
Phone: 612-851-4931
Fax: 612-851-4933

DEC 17 2014

INVOICE

CITY OF RAMSEY
ATTN: FINANCE OFFICER
7550 SUNWOOD DRIVE NW
RAMSEY MN 55303-5137

12/10/2014
RAMS04

RE: CITY OF RAMSEY, MINNESOTA
$1,480,000 GO CAPITAL IMPROVEMENT
REFUNDING BONDS OF 2004

9335.6310 495
9335.6602 125,000
9335.6611 7800
133295

Debt Service: 02/01/2015

Principal:		$125,000.00
Interest:		$7,800.00
Total Principal & Interest:		$132,800.00
Less Cash on Hand (Escrow Funds)	(	$0.00)
Paying Agent Annual Fee		$495.00

Total Amount Due: $133,295.00

CHECK PAYMENTS due: 1-26-15

Make Checks payable to:
NORTHLAND TRUST SERVICES INC.

WIRE PAYMENTS due: 1-28-15

Wells Fargo Bank, San Francisco, CA
ABA: 121-000-248
ACCT: 143-6412710 Northland Trust Services
REF: Issuer name & series number

***MN SCHOOL DISTRICTS should wire funds 3 days prior to debt service date according to State Credit Enhancement requirements.**

Thank you for your business!

If you have questions please contact:

Rhonda Magee
PH:612-851-4931
rmagee@northlandtrust.com

Lori Giampaolo
PH:612-851-4932
lgiampaolo@northlandtrust.com

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

RESOLUTION #15-01-027

RESOLUTION APPROVING CASH DISBURSEMENTS MADE AND AUTHORIZING PAYMENT OF ACCOUNTS PAYABLE INVOICING RECEIVED DURING THE PERIOD OF JANUARY 8, 2015 THROUGH JANUARY 21, 2015.

WHEREAS, the City of Ramsey Finance Department has made cash disbursements and received accounts payable invoicing during the period of January 8, 2015, through January 21, 2015, in the amount of $1,120,625.15 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 8, 2015, through January 21, 2015, in the amount of $ 1,120,625.15.

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 27th day of January, 2015.

Mayor

ATTEST:

City Clerk

CC Regular Session **4. 11.**

Meeting Date: 01/27/2015

Submitted For: Jo Thieling, Administrative Services

By: Jo Thieling, Administrative Services

Information

Title

Adopt Resolution #15-01-021 Recognizing Councilmember Backous and Resolution #15-01-022 Recognizing Councilmember Tossey for Service to the City of Ramsey

Purpose/Background:

Purpose: To adopt resolutions formally recognizing former Councilmembers Backous and Tossey for their service to the City of Ramsey.

Background: Mayor Strommen and City Administrator Ulrich will present former Councilmembers Backous and Tossey with certificates of appreciation for their service as Councilmembers for the City of Ramsey. This case is to formally adopt these resolutions for public record.

Action:

Motion to Adopt Resolution #15-01-021 Recognizing Councilmember Randy Backous for his Service to the City of Ramsey

- and -

Motion to Adopt Resolution #15-01-022 Recognizing Councilmember Jason Tossey for his Service to the City of Ramsey.

Attachments

Resolution Recognizing Councilmember Backous

Resolution Recognizing Councilmember Tossey

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	01/22/2015 10:03 AM
Form Started By: Jo Thieling		Started On: 01/09/2015 12:10 PM
Final Approval Date: 01/22/2015		

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #15-01-021

RESOLUTION RECOGNIZING COUNCILMEMBER RANDY BACKOUS FOR HIS SERVICE TO THE CITY OF RASMEY

WHEREAS, Randy Backous was elected to the Ramsey City Council At Large seat in November 2010; and

WHEREAS, Mr. Backous officially took office in January 2011 and served the City through December 2014; and

WHEREAS, Mr. Backous chose not to run for Council re-election in 2014; and

WHEREAS, the City of Ramsey extends a thank you to Mr. Backous for his dedicated service to the City; and

WHEREAS, a copy of this resolution has been presented to Randy Backous in recognition for his service as Councilmember At Large in the City of Ramsey.

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 commends and thanks Randy Backous for his dedicated service as Councilmember At Large for the City of Ramsey.

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 27th day of January, 2015.

_____
Mayor Sarah Strommen

ATTEST:

_____
City Clerk Jo Ann M. Thieling

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #15-01-022

RESOLUTION RECOGNIZING COUNCILMEMBER JASON TOSSEY FOR HIS SERVICE TO THE CITY OF RASMEY

WHEREAS, Jason Tossey was elected to the Ramsey City Council Ward 3 seat in November 2010; and

WHEREAS, Mr. Tossey officially took office in January 2011 and served the City through December 2014; and

WHEREAS, Mr. Tossey chose not to run for Council re-election in 2014; and

WHEREAS, the City of Ramsey extends a thank you to Mr. Tossey for his dedicated service to the City; and

WHEREAS, a copy of this resolution has been presented to Jason Tossey in recognition for his service as Councilmember Ward 3 in the City of Ramsey.

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 commends and thanks Jason Tossey for his dedicated service as Councilmember Ward 3 for the City of Ramsey.

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 27th day of January, 2015.

_____
Mayor Sarah Strommen

ATTEST:

_____
City Clerk Jo Ann M. Thieling

CC Regular Session **4. 12.**

Meeting Date: 01/27/2015

By: Bruce Westby, Engineering/Public Works

Information

Title

Adopt Resolution #15-01-023 Approving Traffic Control Signal Maintenance Agreement No. 07023 for the Highway 10 and Armstrong Boulevard Interchange.

Purpose/Background:

Purpose:

The purpose of this case it to consider adopting Resolution #15-01-023 approving Traffic Control Signal Maintenance Agreement No. 07023 for the Highway 10 and Armstrong Boulevard Interchange.

Background:

The proposed Trunk Highway 10 and County State Aid Highway 83 (Armstrong Boulevard) Interchange project includes replacing the existing at-grade intersection and signal system with a grade-separated interchange. This work will include construction of a new traffic control signal system on Anoka County State Aid Highway 83 (Armstrong Boulevard) where it intersects the proposed on and off-ramps north of Trunk Highway 10. The existing traffic control signal system on Anoka County State Aid Highway 83 (Armstrong Boulevard) at Sunwood Drive/147th Avenue NW is also proposed to be revised with the project. A project layout is attached.

Also attached is a copy of Traffic Control Signal Maintenance Agreement No. 07023 which specifies the rights and responsibilities of each of the three public agencies that are partnering to construct the Trunk Highway 10 and County State Aid Highway 83 (Armstrong Boulevard) Interchange project. The three public agencies include the State of Minnesota Department of Transportation (MnDOT), Anoka County, and the City of Ramsey.

In summary, the attached agreement obligates the City of Ramsey to pay for providing and supplying power to both signal systems, and for cleaning, maintaining and replacing the signal pole mounted LED luminaires over the life of both signal systems, or until termination of the associated operation and maintenance terms of the agreement.

Staff has reviewed the agreement and finds it is comparable to other signal maintenance agreements we have executed with Anoka County and the State of Minnesota in the past.

Notification:

No notifications are required for this case.

Observations/Alternatives:

Observations:

The new signal system will include an Emergency Vehicle Preemption (EVP) system to allow emergency vehicles equipped with EVP to change the signal during emergency calls. The signal system will also be equipped to allow for the future use of flashing yellow left-turn arrows at the time they are warranted as determined by Anoka County and MnDOT.

Alternatives:

Alternative #1 – Motion adopting Resolution #15-01-023 approving Traffic Control Signal Maintenance Agreement No. 07023 for Highway 10 and Armstrong Boulevard Interchange.

Alternative #2 – Motion denying adoption of Resolution #15-01-023 at this time.

Funding Source:

Funds required for maintaining signal systems throughout the city are budgeted on an annual basis. Since the new signal system at the north ramps of the proposed interchange replaces an existing signal system for the current at-grade intersection, this item will result in minimal impact to the annual budget, if any.

Recommendation:

Staff recommends selecting Alternative #1 due to the benefits the City of Ramsey will receive upon construction of the Highway 10 and Armstrong Boulevard Interchange.

Staff does not support selecting Alternative #2.

Action:

Approve or deny adoption of Resolution #15-01-023.

Attachments

Resolution 15 01 023
Sig Sys Maint Agrmnt 07023
Armstrong10 Interchange Layout

Form Review

Inbox	Reviewed By	Date
Grant Riemer	Grant Riemer	01/22/2015 11:49 AM
Diana Lund	Diana Lund	01/22/2015 11:50 AM
Kurt Ulrich	Kurt Ulrich	01/22/2015 12:27 PM
Form Started By: Bruce Westby		Started On: 01/14/2015 10:57 AM
Final Approval Date: 01/22/2015		

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

RESOLUTION #15-01-023

RESOLUTION APPROVING TRAFFIC CONTROL SIGNAL MAINTENANCE AGREEMENT NO. 07023 WITH THE STATE OF MINNESOTA DEPARTMENT OF TRANSPORATATION AND ANOKA COUNTY

WHEREAS, Anoka County is proposing improvements to the intersection of Trunk Highway No. 10 and Anoka County State Aid Highway No. 83 (Armstrong Boulevard) to improve traffic operations and increase safety; and

WHEREAS, Trunk Highway No. 10 is under the jurisdiction of the State of Minnesota, Department of Transportation; and

WHEREAS, County State Aid Highway No. 83 (Armstrong Boulevard) is a County State Aid Highway under the jurisdiction of Anoka County; and

WHEREAS, the proposed intersection improvements require improvements to both Trunk Highway No. 10 and Anoka County State Aid Highway No. 83 (Armstrong Boulevard); and

WHEREAS, the City of Ramsey, Anoka County and the State of Minnesota, Department of Transportation desire to work cooperatively to construct the proposed improvements.

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

1) That the City of Ramsey agrees to enter into MnDOT Agreement No. 07023 with the State of Minnesota, Department of Transportation and Anoka County for the following purposes:

    a. To provide for the power, operation and maintenance of the new Traffic Control Signal including an Emergency Vehicle Pre-emption system on Trunk Highway No. 10 at County State Aid Highway No. 83 (Armstrong Boulevard) North Ramps in the City of Ramsey, Anoka County, Minnesota; and

    b. To provide for the power, operation and maintenance for the revised Traffic Control Signal on Anoka County State Aid Highway No. 83 (Armstrong Boulevard) at Sunwood Drive/147th Avenue NW in the City of Ramsey, Anoka County, Minnesota.

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

1) That the Mayor and the City Administrator are authorized to execute the agreement and any amendments to the agreement.

The motion for 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 27th day of January, 2015.

_____
Mayor Strommen

ATTEST:

_____
City Clerk

Mn/DOT Contract No: 07023

STATE OF MINNESOTA
DEPARTMENT OF TRANSPORTATION
And
CITY OF RAMSEY
And
ANOKA COUNTY
TRAFFIC CONTROL SIGNAL
MAINTENANCE AGREEMENT

Control Section (C.S.):	**0202-95**
Trunk Highway Number (T.H.):	**10 = 003**
Signal System ID's	**System "A" = 39839**
	System "B" (No I. D.)
	System "C" (No I.D.)

This Agreement is between the State of Minnesota, acting through its Commissioner of Transportation ("State"), City of Ramsey acting through its City Council ("City"), and Anoka County acting through its Board of Commissioners ("County").

Recitals

1. The City, County and State have found it in the best interest of the Public to remove the existing Traffic Control Signal on Trunk Highway No. 10 at County State Aid Highway No. 83 (Armstrong Boulevard) and install a new Traffic Control Signal including an Emergency Vehicle Pre-emption System on Trunk Highway No. 10 at County State Aid Highway No. 83 (Armstrong Boulevard) North Ramps and revise the existing Traffic Control Signal including an Emergency Vehicle Pre-emption System on County State Aid Highway No. 83 (Armstrong Boulevard) at Sunwood Drive/147th Avenue NW, in the City of Ramsey, Anoka County, Minnesota; and
2. The County and the State will install the components for a future Traffic Control Signal on Trunk Highway No. 10 at County State Aid Highway No. 83 (Armstrong Boulevard) South Ramps (System "C") in the City of Ramsey, Anoka County, Minnesota; and
3. The City, County and State wish to define their respective power, operation, and maintenance responsibilities for the new Traffic Control Signal ("Signal System") including an Emergency Vehicle Pre-emption System ("EVP System") on Trunk Highway No. 10 at County State Aid Highway No. 83 (Armstrong Boulevard) North Ramps (System "A"); for the Revised Traffic Control Signal including an Emergency Vehicle Pre-emption System on County State Aid Highway No. 83 (Armstrong Boulevard) at Sunwood Drive/147th Avenue NW (System "B"); and for the components for a future Traffic Control Signal on Trunk Highway No. 10 at County State Aid Highway No. 83 (Armstrong Boulevard) South Ramps (System "C") in the City of Ramsey, Anoka County, Minnesota; and
4. The State's operation and maintenance responsibilities covered under this Agreement will be performed by the County on a reimbursable basis with the State; and
5. Agreement No. 04854 between the State and County will address cost participation; and
6. Minnesota Statutes § 161.20, subdivision 2 authorizes the Commissioner of Transportation to make arrangements with and cooperate with any governmental authority for the purposes of constructing, maintaining and improving the trunk highway system.

Agreement

1. **Term of Agreement; Survival of Terms;**

   1.1. ***Effective date.*** This Agreement will be effective on the date the State obtains all signatures required by Minnesota Statutes § 16C.05, subdivision 2.

   1.2. ***Expiration date.*** This Agreement will expire when all obligations have been satisfactorily fulfilled.

   1.3. ***Survival of terms.*** All clauses which impose obligations continuing in their nature and which must survive in order to give effect to their meaning will survive the expiration or termination of this Agreement, including, without limitation, the following clauses: 5. Liability; Worker Compensation Claims; Insurance; 7. State Audits; 8. Government Data Practices; 9. Governing Law; Jurisdiction; Venue; and 11. Force Majeure. The terms and conditions set forth in Article 2. Signal System and EVP System Power, Operation and Maintenance may be terminated by another Agreement between the parties.

2. **Signal System and EVP System Power, Operation, and Maintenance**

   2.1 System "A"

   Power, operation, and maintenance responsibilities will be as follows for the new Signal System including an EVP System on Trunk Highway No. 10 at County State Aid Highway No. 83 (Armstrong Boulevard) North Ramps in the City of Ramsey, Anoka County.

   A. ***Power.*** The City will be responsible for the hook-up cost and application to secure an adequate power supply to the service pad or pole and will pay all monthly electrical service expenses necessary to operate the Signal System and EVP System.

   B. ***Luminaire Maintenance.*** The City will, at its own cost, clean and maintain the signal pole mounted LED luminaires and all internal components, including replacing the luminaires when necessary. The LED luminaire must be replaced when it fails or when light levels drop below recommended AASHTO levels for the installation.

   C. ***Minor Cleaning and Signal Maintenance.*** The County will provide for the following at its own cost:

   i. Clean the Signal System, Signal System controller cabinet, and service cabinet exteriors.

   ii. Replace the Signal System LED indications. Replacing LED indications consists of replacing each LED indication when it reaches end of life per the MnDOT Traffic Engineering Manual or fails or no longer meets Institute of Traffic Engineers (ITE) standards for light output.

   D. ***Timing, EVP, and other Maintenance (Performed by the County on a Reimbursable Basis)***

   Operation and maintenance activities covered below are the responsibility of the State and will be performed by the County on a reimbursable basis. The County will invoice the State annually for the actual costs incurred in performing said operation and maintenance activities. Invoices will be submitted to the office of the State's Metropolitan Electrical Services Unit at 6000 Minnehaha Avenue, St. Paul, MN 55111. State's payment is subject to an encumbrance of funds for signal operation and maintenance work.

   i. Maintain the signing and perform all other signal system, Accessible Pedestrian Signal, and signal pole luminaire circuit maintenance. All Signal System timing will be determined by the County. Signal system locating will be performed by the County.

   ii. ***EVP System Operation.*** The EVP System will be operated, maintained, and removed according to the following conditions and requirements:

      a. All maintenance of the EVP System will be done by County forces.

      b. Emitter units may be installed only on authorized emergency vehicles, as defined in Minnesota Statutes § 169.011, Subdivision 3. Authorized emergency vehicles may use

emitter units only when responding to an emergency. The County will provide the State's District Engineer or a designated representative a list of all vehicles with emitter units, if requested by the State.

c. Malfunction of the EVP System must be reported to the County immediately.

d. In the event the EVP System or its components are, in the opinion of the State, being misused or the conditions set forth in Paragraph ii. above are violated, and such misuse or violation continues after the County receives written notice from the State, the State may remove the EVP System. Upon removal of the EVP System pursuant to this Paragraph, all of its parts and components become the property of the State.

e. All timing of the EVP System will be determined by the County.

2.2 System "B"

Power, operation, and maintenance responsibilities will be as follows for the revised Signal System including an EVP System County State Aid Highway No. 83 (Armstrong Boulevard) at Sunwood Drive/147th Avenue NW in the City of Ramsey, Anoka County.

A. ***Power.*** The City will be responsible for the hook-up cost and application to secure an adequate power supply to the service pad or pole and will pay all monthly electrical service expenses necessary to operate the Signal System and EVP System.

B. ***Luminaire Maintenance.*** The City will, at its own cost, clean and maintain the signal pole mounted LED luminaires and all internal components, including replacing the luminaires when necessary. The LED luminaire must be replaced when it fails or when light levels drop below recommended AASHTO levels for the installation.

C. ***Minor Cleaning, Signal, and Interconnect Maintenance.*** The County will provide for the following at its own cost:

i. Clean the Signal System, Signal System controller cabinet, and service cabinet exteriors.

ii. Replace the Signal System LED indications. Replacing LED indications consists of replacing each LED indication when it reaches end of life per the MnDOT Traffic Engineering Manual or fails or no longer meets Institute of Traffic Engineers (ITE) standards for light output.

iii. Maintain the interconnect between System "A" and System "B" including Gopher State One Call.

D. ***Timing, EVP, and other Maintenance.*** The County will provide for the following at its own cost:

i. Maintain the signing and perform all other signal system, Accessible Pedestrian Signal, and signal pole luminaire circuit maintenance. All Signal System timing will be determined by the County. Signal system locating will be performed by the County.

ii. ***EVP System Operation.*** The EVP System will be operated, maintained, and removed according to the following conditions and requirements:

a. All maintenance of the EVP System will be done by County forces.

b. Emitter units may be installed only on authorized emergency vehicles, as defined in Minnesota Statutes § 169.011, Subdivision 3. Authorized emergency vehicles may use emitter units only when responding to an emergency. The County will provide the State's District Engineer or a designated representative a list of all vehicles with emitter units, if requested by the State.

c. Malfunction of the EVP System must be reported to the County immediately.

d. In the event the EVP System or its components are, in the opinion of the State, being misused or the conditions set forth in Paragraph ii. above are violated, and such misuse or violation continues after the County receives written notice from the State, the State may remove the EVP System. Upon removal of the EVP System pursuant to this Paragraph, all of its parts and components become the property of the County.

e. All timing of the EVP System will be determined by the County.

2.3 Components for Future System "C"

The County as owner will, at its cost, perform all the maintenance of components for a future Traffic Control Signal on Trunk Highway No. 10 at County State Aid Highway No. 83 (Armstrong Boulevard) South Ramps in the City of Ramsey, Anoka County.

2.4 ***Termination of Operation and Maintenance Terms.*** Each party may terminate the operation and maintenance terms covered under Article 2 by providing 30 days' notice to the other party. The County's termination requires a resolution of the County Board, the City's termination requires a resolution of the City Council, and the State's termination requires a letter from the State's District Engineer. Upon termination the State will perform all operation and maintenance activities previously performed by the County under Article 2.1.D.

2.5 ***Right of Way Access.*** Each party authorizes the other party to enter upon their respective public right of way to perform the maintenance activities described in this Agreement.

2.6 ***Related Agreements.*** This agreement will supersede and terminate the operation and maintenance terms of Agreement No. 74810, dated April 26, 1996, between the parties for the intersection of T.H. 10 at County State Aid Highway No. 83 (Armstrong Boulevard).

3. Authorized Representatives

Each party's Authorized Representative is responsible for administering this Agreement and is authorized to give and receive any notice or demand required or permitted by this Agreement.

3.1. The State's Authorized Representative will be:

Name/Title: Allan Espinoza, MnDOT Metro Signal and Lighting Design (or successor)
Address: 1500 County Road B2 West, Roseville, MN 55113
Telephone: (651) 234-7812
E-Mail: allan.espinoza@state.mn.us

3.2. The County's Authorized Representative will be:

Name/Title: Doug Fischer, Anoka County Engineer (or successor)
Address: 1440 Bunker Lake Blvd. NW, Andover, MN 55304
Telephone: (763) 862-4213
E-Mail: doug.fischer@co.anoka.mn.us

3.3. The City's Authorized Representative will be:

Name/Title: Bruce Westby, Ramsey City Engineer (or successor)
Address: 7550 Sunwood Drive, Ramsey, MN 55303
Telephone: (763) 433-9825
E-Mail: bwestby@cityoframsey.com

4. Assignment; Amendments; Waiver; Contract Complete

4.1. ***Assignment.*** None of the parties may assign or transfer any rights or obligations under this Agreement without the prior consent of the other parties and a written assignment agreement, executed and approved by the same parties who executed and approved this Agreement, or their successors in office.

4.2. *Amendments.* Any amendment to this Agreement must be in writing and will not be effective until it has been executed and approved by the same parties who executed and approved the original Agreement, or their successors in office.

4.3. *Waiver.* If a party fails to enforce any provision of this Agreement, that failure does not waive the provision or the party's right to subsequently enforce it.

4.4. *Contract Complete.* This Agreement contains all prior negotiations and agreements between the State, the City, and the County. No other understanding regarding this Agreement, whether written or oral, may be used to bind any party.

5. Liability; Worker Compensation Claims; Insurance

5.1. Each party is responsible for its own acts, omissions and the results thereof to the extent authorized by law and will not be responsible for the acts and omissions of others and the results thereof. Minnesota Statutes § 3.736 and other applicable law govern liability of the State. Minnesota Statutes Chapter 466 and other applicable law govern liability of the City and County.

5.2. Each party is responsible for its own employees for any claims arising under the Workers Compensation Act.

6. Nondiscrimination

Provisions of Minnesota Statutes § 181.59 and of any applicable law relating to civil rights and discrimination are considered part of this Agreement.

7. State Audits

Under Minnesota Statutes § 16C.05, subdivision 5, the City's and County's books, records, documents, and accounting procedures and practices relevant to this Agreement are subject to examination by the State and the State Auditor or Legislative Auditor, as appropriate, for a minimum of six years from the end of this Agreement.

8. Government Data Practices

The City, County, and State must comply with the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13, as it applies to all data provided by the State under this Agreement, and as it applies to all data created, collected, received, stored, used, maintained, or disseminated by the City and County under this Agreement. The civil remedies of Minnesota Statutes §13.08 apply to the release of the data referred to in this clause by the City, the County, or the State.

9. Governing Law; Jurisdiction; Venue

Minnesota law governs the validity, interpretation and enforcement of this Agreement. Venue for all legal proceedings arising out of this Agreement, or its breach, must be in the appropriate state or federal court with competent jurisdiction in Ramsey County, Minnesota.

10. Termination by Mutual Agreement

This Agreement may be terminated by mutual agreement of the parties.

11. Force Majeure

None of the parties will be responsible to the other for a failure to perform under this Agreement (or a delay in performance), if such failure or delay is due to a force majeure event. A force majeure event is an event beyond a party's reasonable control, including but not limited to, unusually severe weather, fire, floods, other acts of God, labor disputes, acts of war or terrorism, or public health emergencies.

CITY OF RAMSEY

The undersigned certify that they have lawfully executed this contract on behalf of the Governmental Unit as required by applicable charter provisions, resolutions or ordinances.

By: _____

Title: _____

Date: _____

By: _____

Title: _____

Date: _____

ANOKA COUNTY

The undersigned certify that they have lawfully executed this contract on behalf of the Governmental Unit as required by applicable charter provisions, resolutions or ordinances.

By: _____
(Chair, Anoka County Board of Commissioners)

Date: _____

By: _____
(Anoka County Administrator)

Date: _____

Recommended for Approval:

By: _____
(Anoka County Engineer)

Date: _____

Approved as to form:

By: _____
(Assistant Anoka County Attorney)

Date: _____

DEPARTMENT OF TRANSPORTATION

Recommended for Approval:

By: _____
(District Engineer)

Date: _____

Approved:

By: _____
(State Design Engineer)

Date: _____

COMMISSIONER OF ADMINISTRATION

By: _____
(With delegated authority)

Date: _____

INCLUDE COPY OF RESOLUTION APPROVING THE AGREEMENT AND AUTHORIZING ITS EXECUTION.

CITY OF RAMSEY

RESOLUTION

IT IS RESOLVED that the City of Ramsey enter into MnDOT Agreement No. 07023 with the State of Minnesota, Department of Transportation and Anoka County for the following purposes:

To provide for the power, operation, and maintenance of the new Traffic Control Signal including an Emergency Vehicle Pre-emption System on Trunk Highway No. 10 at County State Aid Highway No. 83 (Armstrong Boulevard) North Ramps; and for the Revised Traffic Control Signal on County State Aid Highway No. 83 (Armstrong Boulevard) at Sunwood Drive/147th Avenue NW in the City of Ramsey, Anoka County, Minnesota.

IT IS FURTHER RESOLVED that the _____ and the
(Title)
_____ are authorized to execute the Agreement and any
(Title)
amendments to the Agreement.

CERTIFICATION

I certify that the above Resolution is an accurate copy of the Resolution adopted by the Council of the City of Ramsey at an authorized meeting held on the _____ day of _____, 2015, as shown by the minutes of the meeting in my possession.

Subscribed and sworn to before me this
_____ day of _____, 2015

Notary Public _____

My Commission Expires _____

NOTARY STAMP

_____
(Signature)

_____
(Type or Print Name)

_____
(Title)

ANOKA COUNTY

RESOLUTION

IT IS RESOLVED that Anoka County enter into MnDOT Agreement No. 07023 with the State of Minnesota, Department of Transportation and the City of Ramsey for the following purposes:

To provide for the power, operation, and maintenance of the new Traffic Control Signal including an Emergency Vehicle Pre-emption System on Trunk Highway No. 10 at County State Aid Highway No. 83 (Armstrong Boulevard) North Ramps; for the Revised Traffic Control Signal on County State Aid Highway No. 83 (Armstrong Boulevard) at Sunwood Drive/147th Avenue NW; and for components for a future Traffic Control Signal on Trunk Highway No. 10 at County State Aid Highway No. 83 (Armstrong Boulevard) South Ramps in the City of Ramsey, Anoka County, Minnesota.

IT IS FURTHER RESOLVED that the _____ and the
(Title)
_____ are authorized to execute the Agreement and any
(Title)
amendments to the Agreement.

CERTIFICATION

I certify that the above Resolution is an accurate copy of the Resolution adopted by the Board of Commissioners of Anoka County at an authorized meeting held on the _____ day of _____, 2015, as shown by the minutes of the meeting in my possession.

Subscribed and sworn to before me this
_____ day of _____, 2015

Notary Public _____

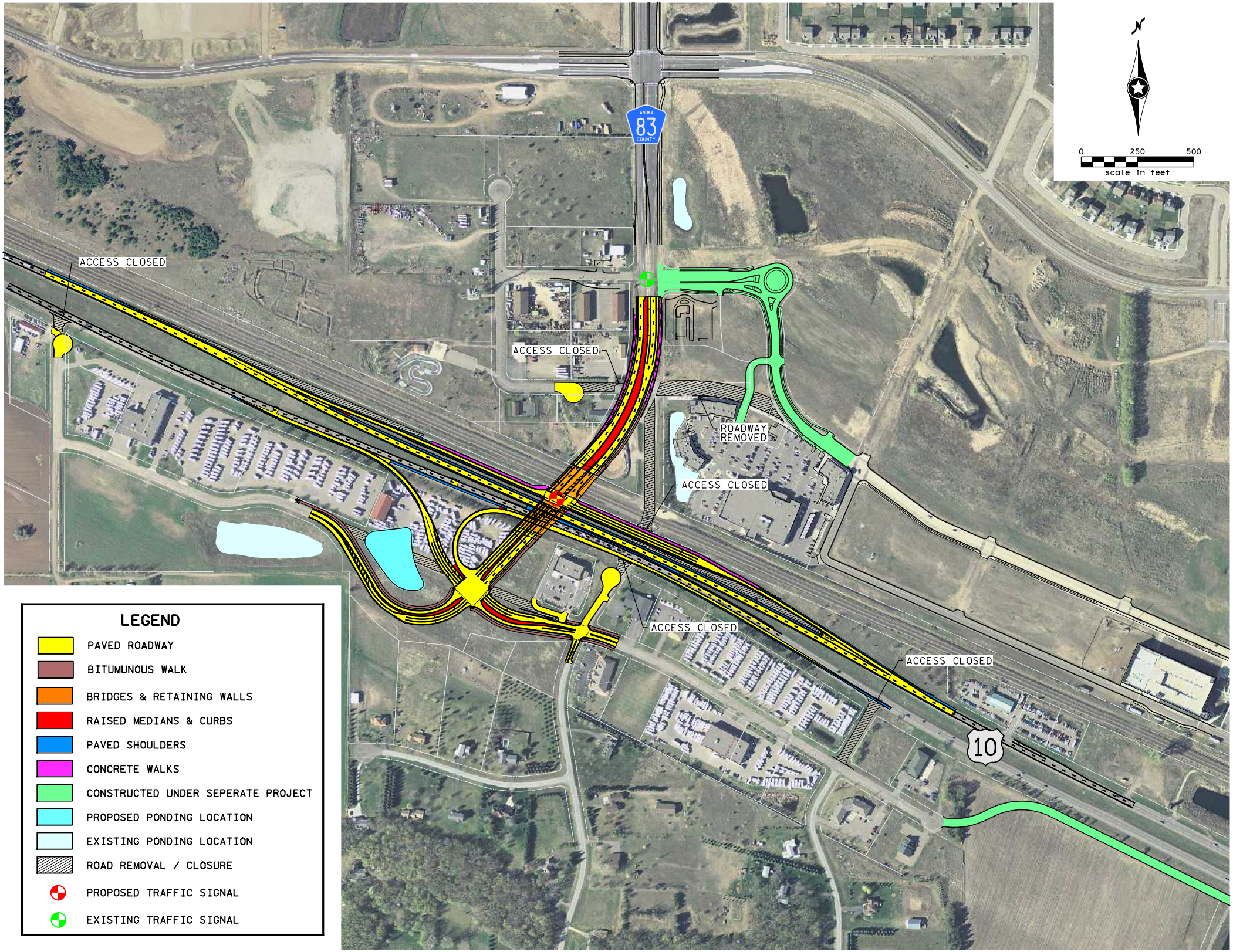
My Commission Expires _____

NOTARY STAMP

_____
(Signature)

_____
(Type or Print Name)

_____
(Title)


ACCESS CLOSED
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LEGEND
PAVED ROADWAY
BITUMUNOUS WALK
BRIDGES & RETAINING WALLS
RAISED MEDIANS & CURBS
PAVED SHOULDERS
CONCRETE WALKS
CONSTRUCTED UNDER SEPERATE PROJECT
PROPOSED PONDING LOCATION
EXISTING PONDING LOCATION
ROAD REMOVAL / CLOSURE
PROPOSED TRAFFIC SIGNAL
EXISTING TRAFFIC SIGNAL

CC Regular Session **4. 13.**

Meeting Date: 01/27/2015

By: Colleen Lasher, Administrative Services

Information

Title

Adopt Resolution #15-01-028 to Hire a Patrol Officer

Purpose/Background:

The purpose of this case is to request the City Council to hire a replacement Patrol Officer. This position is to replace an officer that was promoted to a Sergeant's position as a result of the back filling in the Police Department due to Chief Way's retirement.

A recruitment was conducted and staff received 54 applications. Applicants meeting the necessary training and experience threshold were invited to take part in the City's physical agility fitness testing. Next, several applicants were interviewed and completed a report writing exercise. As a result, staff selected five candidates for a second interview which also included a "shoot/don't shoot" video scenario activity. Three candidates successfully passed this step and were advanced to the background investigations portion of the recruitment process. Staff selected Ms. Laura Kroll (the city's current Community Service Officer) as the finalist to be advanced to the psychological assessment and pre-employment screenings. At this time, staff is recommending Ms. Laura Kroll for the position of Patrol Officer with the City of Ramsey.

With approval to hire Ms. Kroll, the process to backfill the sworn officer positions in the Police Department will be complete and staff will begin a recruitment process to replace the vacant C.S.O position.

With the City Council's authorization, Ms. Kroll's start date as a new Patrol Officer will be February 1, 2015; this is the same date that other promoted Police Department staff will begin their new roles. Ms. Laura Kroll, as with all eligible new Patrol Officers, will serve a 1-year probationary period and all personnel policies will apply normally.

Notification:

All Patrol Officers are covered by the LELS - Patrol Labor Agreement. At this time, the 2015 labor agreement has not been settled; therefore, the funding requirements have been listed at the 2014 amounts. Once the labor agreement is settled, any applicable adjustments will be made.

Observations/Alternatives:

Option #1: Hiring a fulltime Patrol Officer. Staff recommends hiring a fulltime Patrol Officer to help fulfill the public safety needs of the City and to meet the goals of the strategic plan as it relates to this position.

Option #2 Not hiring a fulltime Patrol Officer. Staff does not recommend this option due to likely repercussions such as a reduced ability to provide effective and timely public safety, i.e.:delays in response times and decreases in general patrol duties, including traffic enforcement and investigation. Citizens would not see a squad driving by their residence as often if there are fewer officers on the department patrolling the neighborhoods and businesses. Calls for service have slowly increased as has the population and the City continues to add businesses; Officers are needed to meet the demand. One of the Council’s strategic goals was to reduce response times, this cannot be accomplished with fewer officers. Response time is a standard of measure indicated in the *Balanced Scorecard* for the City.

Funding Source:

The funding required for this positions is well within the 2015 budget and is estimated to be a general fund amount of $43,815 (wages only @ 2014 wages) for February through December 2015.

Recommendation:

Authorize staff to move ahead with option #1 above to hire Ms. Laura Kroll as fulltime Patrol Officer, effective February 1, 2015, at $22.98 per hour which is step 1 of the 2014 wage scale.

Action:

Motion to adopt resolution #15-01-028, to hire Ms. Laura Kroll as a fulltime Patrol Officer, effective February 1, 2015 at $22.98 per hour which is step 1 of the 2014 wage scale.

Attachments

Resolution 1501028

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	01/22/2015 10:07 AM
Form Started By: Colleen Lasher		Started On: 01/21/2015 10:51 AM
Final Approval Date: 01/22/2015		

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #15-01-028

RESOLUTION TO HIRE A PATROL OFFICER

WHEREAS, Police Chief Jim Way will retire on January 31, 2015, creating the need to backfill many positions in the Police Department; and

WHEREAS, upon the hiring of Ms. Laura Kroll as a Patrol Officer, the backfilling process will be complete; and

WHEREAS, Ms. Laura Kroll has been selected as the top candidate for the Patrol Officer position; and

WHEREAS, staff has completed the necessary background checks and is recommending that Ms. Laura Kroll be hired as the City's new Patrol Officer, effective February 1, 2015, at $22.98 per hour, which is step 1 of the 2014 wage scale; and

WHEREAS, Ms. Laura Kroll will be subject to a 1-year probationary period and all other personnel policies will apply normally.

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 #15-01-028, to hire Ms. Laura Kroll as the City's new Patrol Officer effective February 1, 2015, at $22.98 per hour, which is step 1 of the 2014 wage.

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 27th day of January 2015.

CC Regular Session **7. 1.**

Meeting Date: 01/27/2015

By: Tim Gladhill, Community Development

Information

Title:

Review Draft Closed Landfill Land Use Plan; Case of Minnesota Pollution Control Agency (MPCA)

Purpose/Background:

The purpose of this case is to review a draft of the Closed Landfill Land Use Plan prepared by the Minnesota Pollution Control Agency and to provide comment and timelines for implementation. The discussion is at the request of the MPCA

The City is not approving this Plan at this point, but providing comment on the draft to be incorporated in the next Comprehensive Plan Update. Based on previous discussions and advisory board recommendations, Staff is seeking policy direction on one (1) smaller area of the site that are currently guided for future development in the Comprehensive Plan.

The Closed Landfill Program is established within Minnesota Statute 115B. This Statute requires that the MPCA develop a land use plan for the closed landfill and for the City to make their land use plans consistent with the Closed Landfill Land Use Plan. The Statute gives the MPCA broad land use authority over this area.

The purpose of the Land Use Plan is to:

1. Protect the integrity of the landfill's remediation and monitoring systems
2. Protect human health and public safety at each landfill
3. Accommodate local government needs and desires for land use at the qualified facility with consideration for health and safety requirements

Notification:

Notification is not required at this stage.

Observations/Alternatives:

From the Introduction Section of the Closed Landfill Land Use Plan:

> *In 1994, the Minnesota Legislature adopted the Landfill Cleanup Act (LCA) (Minn. Stat. 115B.39 - 115B.45) which created the Closed Landfill Program (CLP). Under the CLP, the Minnesota Pollution Control Agency (MPCA) is responsible for the cleanup and long term care of 112 closed, municipal, solid waste landfills throughout the State.*
>
> *The mission of the CLP is to manage the risk to public health and the environment that is associated with these landfills. Landfill gas migration and groundwater contamination can be serious issues at some landfills. These problems can pose a threat to the health and safety of those living or occupying land nearby. In addition, chemicals leaching from landfills can degrade groundwater and surface water resources surrounding them. The MPCA addresses the risk to public health and the environment at the closed landfills by undertaking cleanup actions, operating and maintaining remediation systems (engineered covers, gas-collection and groundwater-treatment systems) and by monitoring groundwater, surface water, and landfill gas.*

The risk to public health and safety is also mitigated by implementing land-use controls that minimize public exposure to landfill hazards and protect the state's response action equipment. In other words, future use of land at and around closed landfills needs to be planned carefully and responsibly. Minnesota Statutes 115B.412, Subd. 9 of the LCA requires the MPCA to develop a Land Use Plan for each of these landfills and for local government units (LGUs) to make their local land use plans consistent with the MPCA's plan for the site. Minnesota Statutes 115B.412, Subd. 4 requires the MPCA to provide LGUs certain information about the landfill and to incorporate this information in to their local land use planning.

To meet the requirements of subdivision 9 of the statute, LGUs that have land-use authority must make their land-use plans for the landfill consistent with the MPCA's plan for future use of, and obligations for, the facility. One way to accomplish this is for LGUs to make certain that their land-use designations and/or zoning ordinances are compatible with the MPCA's future responsibilities and uses for the Land Management Area. To meet the requirements of subdivision 4 of the statute, LGUs must consider the information about the landfill's contamination and methane gas migration in its land-use planning and also make this information available to those that want to develop the affected property. Also, LGUs may wish to adopt certain land-use controls in order to better protect public health and safety.

Generally speaking, the land use plan is appropriate for a majority of the area currently owned by the MPCA. There are, however, areas that are inconsistent with the City's current land use plan. In order for the two plans to be consistent, the City must either amend its Comprehensive Plan and/or Zoning Code/Map or request/comment that the MPCA amend the draft Closed Landfill Land Use Plan.

1. Business Park - Sunwood Drive (undeveloped; south of waste footprint, north of Sunwood Drive)
2. Medium Density Residential - Sunfish Lake Boulevard (undeveloped; east of waste footprint, west of Sunfish Lake Boulevard)
3. Rural Developing (Residential) - Garnet Street (previously removed; west of waste footprint, east of Garnet Street)

Business Park - Sunwood Drive

The City has been exploring the potential for a portion of this area to develop as a business park. The area is well served by existing infrastructure. This area is otherwise developable area, with the exception of restrictions as outlined below. This area has been the focus of discussion with the City's various advisory boards (Environmental Policy Board, Economic Development Authority, Planning Commission). This is the key policy issue Staff is seeking direction on with this case.

- This area is located within the Groundwater Area of Concern
- This area is not located within the Methane Gas Area of Concern
- Portions of this area were purchased through the sale of State issued bonds
- The MPCA desires to retain soil rights for this area for potential remediation needs for this and other closed landfills
- The MPCA desires to provide perpetual protection over a significant stand of native Oak Savanna tree canopy coverage.

Medium Density Residential - Sunfish Lake Boulevard

As part of the 2020 Comprehensive Plan, the City guided this area for future Medium Density Residential development. This area is not served by municipal water and sewer, but said utilities are in the vicinity. Additional public infrastructure would be needed to serve the site. This area has some significant grade changes with wetlands present. This area is otherwise developable, with the exceptions as noted below. That being said, Staff does not necessarily object to the land use proposed by the MPCA in this location. Staff has verified that from a comprehensive planning perspective, there would be no negative effects in coordination with the Metropolitan Council stemming from the Comprehensive Plan Amendment (from the perspective of participation in the voluntary Livable Communities Program).

- A majority, but not all of this area, is located within the Groundwater Area of Concern
- This area is not located within the Methane Gas Area of Concern
- Portions of this area were purchased through the sale of State issued bonds
- The MPCA may desire to retain soil rights to this area for potential future remediation needs for this and other closed landfill sites

Rural Developing - Garnet Street

The MPCA has previously purchased several single family homes along the western border of the waste footprint. As this area is located within the Methane Gas Area of Concern and the previous homes have now been removed, Staff recommends that this area be guided 'Closed Landfill'.

Future Land Use Considerations

Use of State Issued Bonds for Financing. The site was purchased using State bonds. The existing bonds restrict the use of the site for 'public' use, further defined within the bond issuance documents.

Retention of Soil Rights. The MPCA desires to retain this portion of the site for remediation purposes, most notable the retention of soil rights if needed to protect the waste footprint.

Groundwater Area of Concern. Much of the site is also located within an area defined by the MPCA as a Groundwater Area of Concern. While there are no immediate risks to public health, the existence of the closed landfill warrants continued groundwater monitoring. If any of the portions outside of the waste footprint were to be developed, it is anticipated that the site would be serviced by the municipal water supply rather than a private well. It is further noted that there are other areas in the vicinity that have developed while being located in the Ground Water Area of Concern.

Before adopting the proposed land use plan, Staff requests policy direction on the future use of the area south of the landfill footprint. As previously noted, the Statute gives the MPCA broad discretion in developing a land use plan for the site. If the City desires to modify the proposed land use plan, said modification would require approval of the MPCA or the City would need to seek special legislation

Funding Source:

This case is being handled as part of normal Staff duties.

Recommendation:

This case has been reviewed by the Environmental Policy Board, Economic Development Authority, and Planning Commission.

Environmental Policy Board

Review by the Environmental Policy Board focused on the Open Space designation intended to protect an existing, native stand of oak savannah trees as well as implications of private development within the groundwater area of concern. The Environmental Policy Board recommended that the City Council approve the Open Space designation as presented. Additionally, aside from the deed restrictions noted above, the Environmental Policy Board recommended that private development within the Groundwater Area of Concern not be precluded, provided that future said development be serviced by the municipal water supply.

Economic Development Authority

The Economic Development authority also discussed the Plan. Although no formal motion was provided, consensus of the Economic Development Authority to make the request that the portion of Parcel J located on the north side of Sunwood Drive be allowed by be guided as Business Park in the Comprehensive Plan and located within the E-1 Employment District. The Economic Development Authority understands that this request was previously made by

Staff; however, wanted the request to come again from the City Council and its advisory boards.

Planning Commission

Consensus of the Planning Commission mirrored that of the Economic Development Authority.

Consistency with Plan

Please note that the recommendation regarding allowing Parcel J to be guided as Business Park conflicts with the desires of the MPCA for various reasons. A representative from the MPCA will be in attendance to provide an overview of their needs for the parcel and restrictions that exist on the parcel.

Action:
No official action is being requested at this time. Staff requests consensus that it is the preference of the City to adopt the Closed Landfill Land Use Plan as part of the next regular Comprehensive Plan Update (overall), versus a separate Comprehensive Plan Amendment.

Additionally, Staff requests consensus to confirm the recommendations of the EPB, EDA, and Planning Commission regarding the area currently located in the E-1 Employment District.

Attachments

Closed Landfill Land Use Plan
Conflicting Areas

Form Review

Inbox	Reviewed By	Date
Tim Gladhill (Originator)	Tim Gladhill	01/22/2015 05:31 AM
Kurt Ulrich	Kurt Ulrich	01/22/2015 10:01 AM
Form Started By: Tim Gladhill		Started On: 01/09/2015 11:13 AM
Final Approval Date: 01/22/2015		

CLOSED LANDFILL USE PLAN

ANOKA-RAMSEY LANDFILL

OCTOBER 28, 2014

Minnesota Pollution Control Agency

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CLOSED LANDFILL USE PLAN

ANOKA-RAMSEY LANDFILL

INTRODUCTION

In 1994, the Minnesota Legislature adopted the Landfill Cleanup Act (LCA) (Minn. Stat. 115B.39 - 115B.45) which created the Closed Landfill Program (CLP). Under the CLP, the Minnesota Pollution Control Agency (MPCA) is responsible for the cleanup and long term care of 112 closed, municipal, solid waste landfills throughout the State.

The mission of the CLP is to manage the risk to public health and the environment that is associated with these landfills. Landfill gas migration and groundwater contamination can be serious issues at some landfills. These problems can pose a threat to the health and safety of those living or occupying land nearby. In addition, chemicals leaching from landfills can degrade groundwater and surface water resources surrounding them. The MPCA addresses the risk to public health and the environment at the closed landfills by undertaking cleanup actions, operating and maintaining remediation systems (engineered covers, gas-collection and groundwater-treatment systems) and by monitoring groundwater, surface water, and landfill gas.

The risk to public health and safety is also mitigated by implementing land-use controls that minimize public exposure to landfill hazards and protect the state's response action equipment. In other words, future use of land at and around closed landfills needs to be planned carefully and responsibly. Minnesota Statutes 115B.412, Subd. 9 of the LCA requires the MPCA to develop a Land Use Plan for each of these landfills and for local government units (LGUs) to make their local land use plans consistent with the MPCA's plan for the site. Minnesota Statutes 115B.412, Subd. 4 requires the MPCA to provide LGUs certain information about the landfill and to incorporate this information in to their local land use planning. These statutes are provided in Appendix A.

The MPCA considers these statutory requirements, when put together, as a Closed Landfill Use Plan (CLUP). The purpose, then, for preparing a CLUP for each landfill is to:

- protect the integrity of the landfill's remediation and monitoring systems;
- protect human health and public safety at each landfill; and
- accommodate local government needs and desires for land use at the qualified facility with consideration for health and safety requirements.

To meet the requirements of subdivision 9 of the statute, LGUs that have land-use authority must make their land-use plans for the landfill consistent with the MPCA's plan for future use of, and obligations for, the facility. One way to accomplish this is for LGUs to make certain that their land-use designations and/or zoning ordinances are compatible with the MPCA's future responsibilities and uses for the Land Management Area. To meet the requirements of subdivision 4 of the statute, LGUs must consider the information about the landfill's contamination and methane gas migration in its land-use planning and also make this information available to those that want to develop the affected property. Also, LGUs may wish to adopt certain land-use controls in order to better protect public health and safety.

SITE LOCATION AND DESCRIPTION

The Anoka-Ramsey Landfill (Landfill) is located in the city limits of Ramsey (City), Anoka County, Minnesota (Appendix B). A landfill's Land Management Area (LMA) includes the property described in the Landfill Cleanup Agreement between the MPCA and the landfill owner/operator, and may include adjacent property that contains waste, adjacent buffer property (land acquired for the purpose of restricting use by the public due to landfill gas or groundwater concerns), and adjacent property where response action equipment is located. At a minimum, the LMA will be comprised of the property in the Landfill Cleanup Agreement. In addition, the LMA is the property that is subject to Minnesota Statutes 115B.412, Subd. 9 of the LCA that requires the MPCA to develop a Land Use Plan for the landfill and with which the LGU's land use plan must be consistent. The LMA for the Landfill consists of 267 acres described in the Landfill Cleanup Agreement, additional parcels of land purchased by the MPCA and lands sold through friendly condemnations are shown in Appendix C.

The Landfill was operated as a dump from 1967 until it was permitted in 1972 and closed in 1993. The waste footprint is about 65 acres. The MPCA took over responsibility for the Landfill in 1997 when the MPCA and Waste Management signed the Landfill Cleanup Agreement and the MPCA issued the Notice of Compliance. The LMA is currently owned by the MPCA.

GROUNDWATER AND METHANE GAS AREAS OF CONCERN

Groundwater Area of Concern

The Groundwater Area of Concern (GWAOC) is defined as the area of land surrounding a landfill where the presence of activities that require the use of groundwater may be impacted or precluded by contamination from the landfill, or may cause the groundwater flow direction to change thereby impacting the user or others nearby. The GWAOC is used to inform the public about the current and potential risks to users of groundwater contaminated by the landfill. In most circumstances this area is not equidistant around the site. The GWAOC is shown in Appendix D.

The groundwater environmental monitoring system consists of approximately 104 wells. The groundwater contamination is in the Upper Sand that is part of the Anoka sand plain aquifer. There is also groundwater contamination in a glacial channel where the Grantsburg Till (that lies below the Upper Sand) is eroded and the Upper and Lower Sand are connected. Contaminants in groundwater that exceed drinking water standards include vinyl chloride, 1,2- dichloroethane and manganese.

The groundwater plume is shown in two dimensions but extends to a depth of 100 feet below the ground surface. The area of concern extends east 1065 feet beyond the plume boundary to include parcels that are not on city water because there may be shallow ground water flow towards Sunfish Lake. The area of concern extends to the southeast 1,614 feet beyond the plume boundary because there are parcels in this direction that are not on municipal water and regional flow in the shallow groundwater is to the southeast. Private wells to the east and southeast are protected by the Anoka Municipal Regional Landfill groundwater extraction system and by the geology of the bedrock aquifer. In addition, flow in the bedrock aquifer is to the south and southwest from the waste footprint. These

wells will be periodically sampled to verify that the Tunnel City Group bedrock aquifer is still contaminant free.

Methane Gas Area of Concern

The Methane Gas Area of Concern (MGAOC) is defined as the area of land surrounding a landfill waste footprint where the presence of certain activities, such as construction of enclosed structures, may be impacted or precluded by subsurface migration of methane gas. Methane gas is an odorless gas produced when municipal solid waste decomposes, and can be explosive in confined spaces such as basements when mixed in air. The MGAOC is used to inform the public about the risks to current and future land owners regarding certain uses they may want to consider. The MGAOC is shown in Appendix E.

Soils in the vicinity of the Anoka/Ramsey Landfill are generally coarse sands. Depth to the groundwater table is approximately 20 feet below ground surface. The landfill waste footprint is approximately 65 acres and contains approximately 5,700,000 cubic yards of waste. A low permeability cover system is in place. The closest residences are located greater than 300 feet from the waste footprint

The cover system has 43 vertical gas extraction wells connected to an enclosed blower/flare unit. All 16 gas monitoring probes located around the landfill perimeter have had zero percent methane measured in them for more than 5 years, indicating that there likely is no gas migrating off the property. An investigation of the waste quality conducted in 2011 found the waste to be very dry, confirming that the lower gas generation rate being extracted by the flare system was not due to fouled gas wells, but rather a slower degradation rate due to lack of moisture.

Based on the large mass of waste present, the highly permeable soils in the area, the potential for an extended shutdown of the gas extraction system due to unforeseen circumstances, the dry waste present, and recognizing the potential for gas to migrate under seasonal low permeable (frozen) conditions, the MGAOC is revised down from the previous estimate to extend 250 feet beyond the waste footprint.

It is important to note that these Areas of Concern can change over time. Therefore, updated information will be provided to the City when the existing information becomes obsolete or misleading.

CURRENT ZONING FOR THE LMA

As listed on the City's Official Zoning Proposed Map updated March 2011, the portion of the LMA containing the waste footprint is zoned Public/Quasi-Public. The intent of this district is to provide for public and private recreational uses, government buildings and facilities, and schools. Two parcels south of the waste footprint, but within the LMA are zoned E-2 Employment District. The intent of this district is to provide for the mix of typically large volumes of bulk commercial goods and services, wholesale or warehouse activities and limited retail activities. Three parcels on the east side of the LMA are zoned R-2 Multiple Family Districts. The intent of this district is to accommodate duplexes, twinhomes, townhomes, or multifamily units at a maximum density of seven units per acre and a minimum density of three units per acres. Lastly, seven parcels on the west side, within the LMA are zoned 2030 MUSA

R-1 Residential. The intent of this district is to accommodate single-family dwelling units on suitable land with the Metropolitan Urban Service Area at a maximum net density of three units per acres or four units per acres through the use of Planned Unit Development (PUD).

DECLARATION OF RESTRICTIONS AND COVENANTS

The LCA was signed by Waste Management and the MPCA, and was filed with the Anoka County Recorder on March 11, 1998 as document no. 1326786 (abstract) and 308557 (Torrens), item K. *Restrictive Covenant*, which runs with the LMA land, prohibits:

- constructing any structure on the LMA without the written approval of the Commissioner of the MPCA; and
- installing any drinking water wells on the LMA without the prior written approval of the Commissioners of both the MPCA and the Minnesota Department of Health (MDH).

LCA Attachment K *Declaration of Restrictions and Covenants* was signed by Waste Management and the MPCA, and was filed with the Anoka County Recorder on March 11, 1998 as document no. 1326784 (abstract) and 308555 (Torrens). The Declaration, which runs with the land, prohibits:

- installing any drinking water wells without the prior written approval of the Commissioner of the MPCA and the MDH as identified in LCA Attachment J – *Property to be subjected to restrictive covenants.*

STATE BOND FINANCED PROPERTY

The MPCA used proceeds from the sale of State general obligation bonds for capital costs of environmental response actions that MPCA undertook at the Landfill. As a result of this expenditure of State bond proceeds, the publicly owned property where the environmental response actions were taken became "State Bond Financed Property" as that term is defined by Minn. Stat. § 16A.695. As the owner this State Bond Financed Property, the MPCA is subject to the requirements of Minn. Stat. § 16A.695 and any orders or rules adopted by the Commissioner of Minnesota Management and Budget (MMB) under that statute.

Minn. Stat. § 16A.695 and the MMB Commissioner's Fourth Amended Order Relating to the Use and Sale of State Bond Financed Property (the Order) impose certain requirements on any sale, mortgage, or other disposition of State Bond Financed Property, or any lease or contract for the use or management of the property entered into by the MPCA Commissioner. The statutory requirements include, but are not limited to, obtaining the approval of the Commissioner of MMB before the MPCA Commissioner enters into any such transaction (sale, lease, etc.) with respect to the property.

In order to assure that the requirements of Minn. Stat. § 16A.695 and the Order are carried out with respect to all State Bond Financed Property, the MMB Commissioner requires that a Declaration be recorded on the property records indicating that any sale of the property may be subject to the MMB

Commissioner's approval. Several Declarations, pertaining to the LMA property, will be signed by the MPCA and filed with the Anoka County Recorder in the near future.

MPCA'S LAND USE PLAN FOR THE LMA

The MPCA's first and foremost responsibility regarding the Landfill is to manage the risk to public health and safety. It does this by taking response actions, maintaining the Landfill, and working with local governments to assure land use is commensurate with landfill conditions and MPCA's obligations on the LMA, as well as the conditions on the affected land off the LMA. Therefore, land uses associated with the MPCA's obligation to protect public health and safety take precedence over other possible land uses.

The MPCA has identified land uses for the LMA. It has done so by considering the methane gas and groundwater areas of concern, the types and locations of response actions and associated equipment, the amount of the LMA occupied by landfill waste, and local land-use desires. The land uses on either the entire LMA or portions thereof that are acceptable to the MPCA are:

- Closed Landfill Management;
- Solar Energy Farm; and
- Open Space

Appendices F through H show where these uses would be allowed within the LMA.

Closed Landfill Management is the use associated with the MPCA's responsibility and obligation to take necessary response actions on the property as provided in Minn. Stat. §§ 115B.39-43.

DISCUSSION / CONCLUSIONS

Land Uses on the LMA

Minn. Stat. § 115B.412, Subd. 9 requires all local land-use plans be consistent with the MPCA's land-use plan for the LMA. The MPCA's future obligations for the LMA conflict with the current local land-use plans. The MPCA believes that most of the uses within the current zoning for the LMA are not compatible with the MPCA's future responsibilities for the site as well as the risks associated with the Landfill. As a result, the MPCA recommends that the City adopt a new zoning district and ordinance for the LMA. The MPCA recommends the City adopt a zoning district called Closed Landfill Restricted (CLR) with an ordinance similar in form to the one included in Appendix I.

The new zoning, however, should reflect the land uses identified above – Closed Landfill Management, Solar Energy Farm and Open Space as shown in Appendices F through H. The City may want to consider Closed Landfill Management as a permitted use over the entire LMA and Open Space as permitted uses in specific locations as shown in Appendix H. Solar Energy Farm could be considered a conditional use (conditioned upon location and plans approved by the MPCA and the City) where shown in Appendix G.

Regardless of future land use on the LMA, the provisions within the Declaration of Restrictions and Covenants recorded against the property prohibit the construction of structures without prior written approval of the MPCA, and the installation of drinking water wells without prior written approval of the MPCA and Minnesota Department of Health (MDH).

Affected Property off the LMA

Minn. Stat. § 115B.412, Subd. 4(b) requires local units of government to incorporate information about the landfill and associated groundwater contamination and landfill gas migration into any land-use plans and to notify persons applying for a permit to develop affected property of the existence of this information and, on request, to provide them with the information.

Certain land-use controls pertinent to groundwater use and well construction within the GWAOC currently exist to protect public health and safety. First, Minn. Rules Chapter 4725.4450, subp. 1 requires that a water supply well cannot be constructed within 300 feet of the Landfill. Second, the MDH has authority to approve the construction of drinking water wells. Therefore, the information pertaining to the GWAOC has been provided to MDH to assist them with their authority for approving the construction of potential new wells near the Landfill.

The MGAOC is contained within the LMA. Therefore, no additional land-use controls are necessary to prohibit the construction of buildings close to the landfill's waste.

DISCLAIMER

The MPCA makes no representations or warranties to the user of the accuracy, currency, suitability, or reliability of the data presented in this report. Any recommendations made by the MPCA in this report are based solely on the data it has, or its contractors have, collected, and only from data collected at specific locations and times. Other sources of contamination or methane, unknown to the MPCA, could exist off the Landfill property. The MPCA recommends that any person interested in developing property near the Landfill first consult with an environmental consulting or engineering firm, and/or an environmental attorney, regarding the possible risks associated with the Landfill.

APPENDIX A

Minnesota Statutes 115B.412

Subd. 4. **Affected real property; notice.**

(a) The commissioner shall provide to affected local government units, to be available as public information, and shall make available to others, on request, a description of the real property described in the original and any revised permits for a qualified facility, along with a description of activities that will be or have been taken on the property under sections 115B.39 to 115B.43 and a reasonably accurate description of the types, locations, and potential movement of hazardous substances, pollutants and contaminants, or decomposition gases related to the facility. The commissioner shall provide and make this information available at the time the facility is placed on the priority list under section 115B.40, subdivision 2; shall revise, provide, and make the information available when response actions, other than long-term maintenance actions, have been completed; and shall revise the information over time if significant changes occur that make the information obsolete or misleading.

(b) A local government unit that receives information from the commissioner under paragraph (a) shall incorporate that information in any land use plan that includes the affected property and shall notify any person who applies for a permit related to development of the affected property of the existence of the information and, on request, provide a copy of the information.

Subd. 9. **Land management plans.**

The commissioner shall develop a land use plan for each qualified facility. All local land use plans must be consistent with a land use plan developed under this subdivision. Plans developed under this subdivision must include provisions to prevent any use that disturbs the integrity of the final cover, liners, any other components of any containment system, or the function of any monitoring systems unless the commissioner finds that the disturbance:

(1) is necessary to the proposed use of the property, and will not increase the potential hazard to human health or the environment; or

(2) is necessary to reduce a threat to human health or the environment.

Before completing any plan under this subdivision, the commissioner shall consult with the commissioner of management and budget regarding any restrictions that the commissioner of management and budget deems necessary on the disposition of property resulting from the use of bond proceeds to pay for response actions on the property, and shall incorporate the restrictions in the plan.

Appendix B: Site Location Map Anoka-Ramsey Landfill



Minnesota Pollution Control Agency

Site Contacts

Land Manager: Jean Hanson

Engineer: Peter Tiffany

Hydrogeologist: Joe Julik

Site Features

Waste Footprint

Land Management Area

Designates the property that is under the responsibility and control of the MPCA.



DISCLAIMER: The State of Minnesota makes no representations or warranties to the user as to the accuracy, currency, suitability or reliability of this data for any purpose. This map depicts a reasonable approximation of impacts from the landfill only and makes no inference about impacts from other potential sources.

Map created by: Anne Morris
Date Updated: 9/26/2014

1:20,000

Meters 0 230 460 690

Feet 0 540 1,080 1,620

Appendix C: Land Management Area Anoka-Ramsey Landfill



DISCLAIMER: The State of Minnesota makes no representations or warranties to the user as to the accuracy, currency, suitability or reliability of this data for any purpose. This map depicts a reasonable approximation of impacts from the landfill only and makes no inference about impacts from other potential sources.

Map created by: Anne Morris
Date Updated: 9/26/2014

1:8,632

Meters 0 100 200 300

Feet 0 240 480 720

Minnesota Pollution Control Agency

Site Contacts

Land Manager: Jean Hanson

Engineer: Peter Tiffany

Hydrogeologist: Joe Julik

Site Features

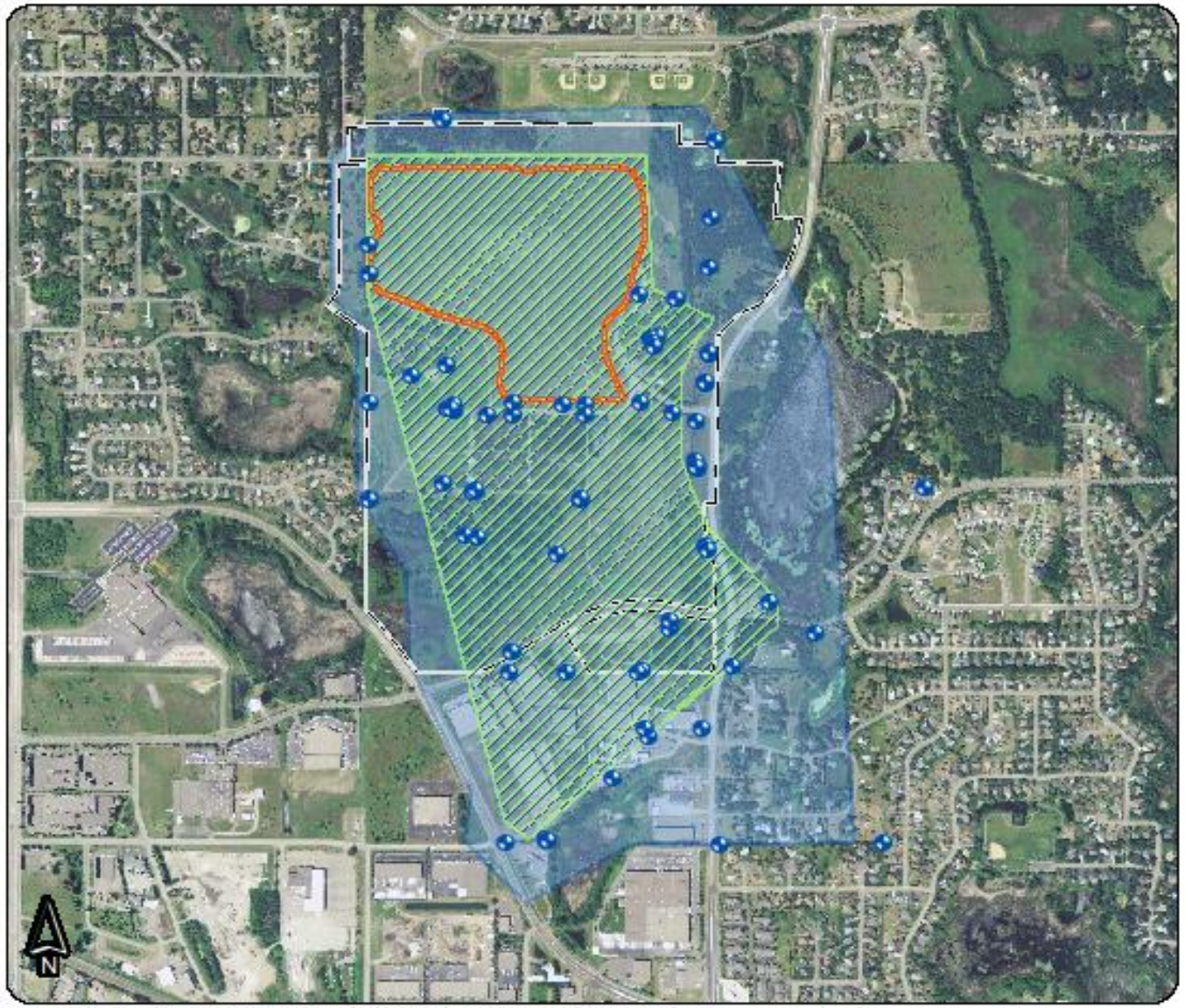
Waste Footprint

Land Management Area

Designates the property that is under the responsibility and control of the MPCA.



Appendix D: GWAOC Anoka-Ramsey Landfill



DISCLAIMER: The State of Minnesota makes no representations or warranties to the user as to the accuracy, currency, suitability or reliability of this data for any purpose. This map depicts a reasonable approximation of impacts from the landfill only and makes no inference about impacts from other potential sources.

Map created by: Anne Morris
Date Updated: 9/26/2014

1:13,900

Meters 0 160 320 480

Feet 0 380 760 1,140

Minnesota Pollution Control Agency

Site Contacts

Land Manager: Jean Hanson

Engineer: Peter Tiffany

Hydrogeologist: Joe Julik

Site Features

Monitoring Well

Waste Footprint

Groundwater Plume
Approximate area of the subterranean contaminated groundwater plume.

Land Management Area
Designates the property that is under the responsibility and control of the MPCA.

Groundwater Area of Concern
An area where the groundwater may be affected by landfill contamination.



Appendix E: MGAOC Anoka-Ramsey Landfill



Minnesota Pollution Control Agency

Site Contacts

Land Manager: Jean Hanson

Engineer: Peter Tiffany

Hydrogeologist: Joe Julik

Site Features

Gas Probe

Methane Area of Concern
Area surrounding the landfill that may be impacted by subsurface migration of methane gas.

Waste Footprint

Land Management Area
Designates the property that is under the responsibility and control of the MPCA.



DISCLAIMER: The State of Minnesota makes no representations or warranties to the user as to the accuracy, currency, suitability or reliability of this data for any purpose. This map depicts a reasonable approximation of impacts from the landfill only and makes no inference about impacts from other potential sources.

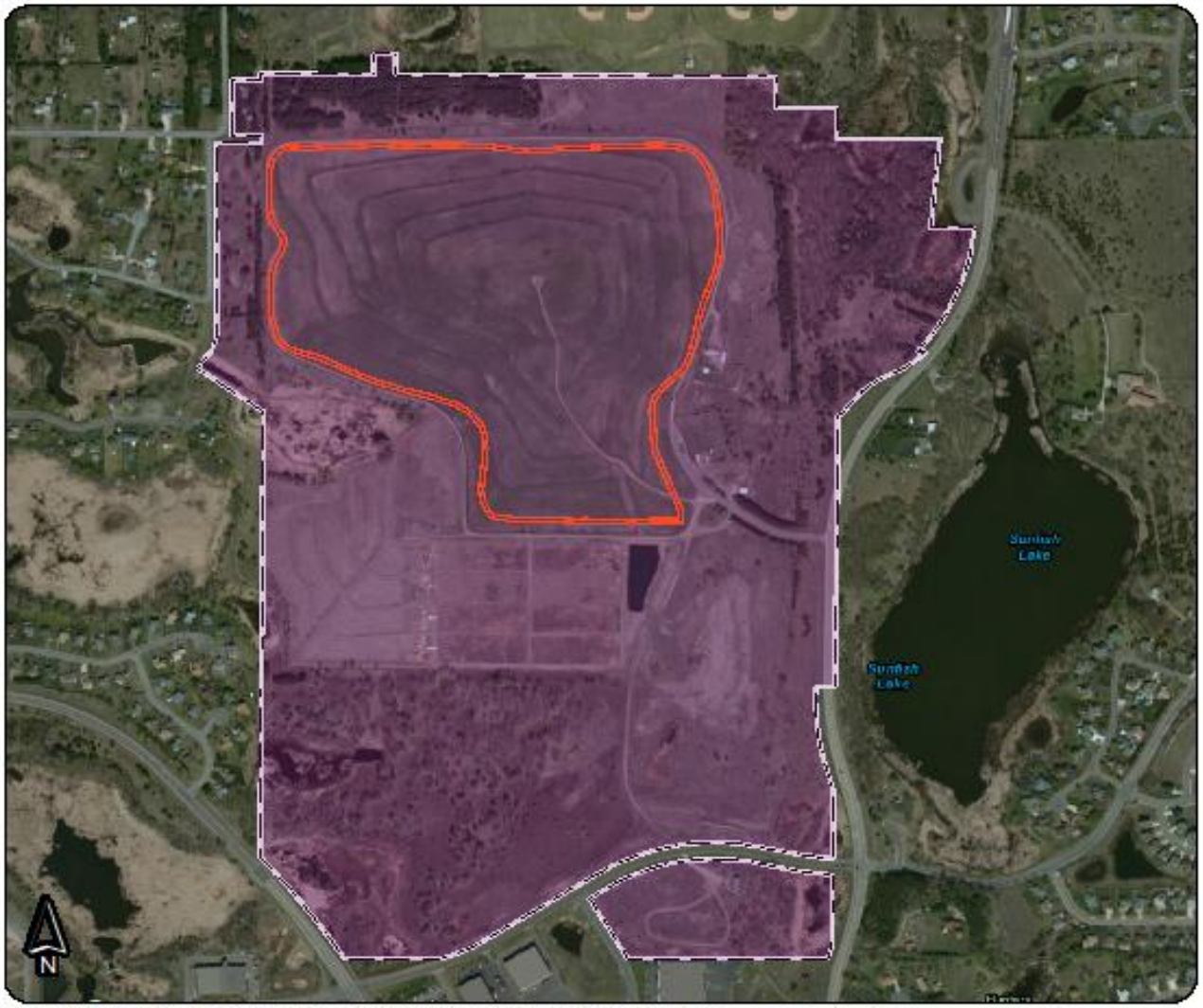
Map created by: Anne Morris
Date Updated: 10/9/2014

1:8,632

Meters 0 100 200 300

Feet 0 240 480 720

Appendix F: Closed Landfill Management Use Anoka-Ramsey Landfill



Minnesota Pollution Control Agency

Site Contacts

Land Manager: Jean Hanson

Engineer: Peter Tiffany

Hydrogeologist: Joe Julik

Site Features

Closed Landfill Management Use

Waste Footprint

Land Management Area
Designates the property that is under the responsibility and control of the MPCA.



DISCLAIMER: The State of Minnesota makes no representations or warranties to the user as to the accuracy, currency, suitability or reliability of this data for any purpose. This map depicts a reasonable approximation of impacts from the landfill only and makes no inference about impacts from other potential sources.

Map created by: Anne Morris
Date Updated: 9/26/2014

1:8,632

Meters 0 100 200 300

Feet 0 240 480 720

Appendix G: Solar Energy Farm Use - Anoka-Ramsey Landfill



Minnesota Pollution Control Agency

Site Contacts

Land Manager: Jean Hanson

Engineer: Peter Tiffany

Hydrogeologist: Joe Julik

Site Features

- Solar Energy Farm Use Area
- Waste Footprint
- Land Management Area
  Designates the property that is under the responsibility and control of the MPCA.



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Map created by: Anne Morris
Date Updated: 10/9/2014

1:8,632

Meters 0 100 200 300

Feet 0 240 480 720

Appendix H: Open Space Use - Anoka-Ramsey Landfill



Minnesota Pollution Control Agency

Site Contacts

Land Manager: Jean Hanson

Engineer: Peter Tiffany

Hydrogeologist: Joe Julik

Site Features

Open Space Use

Waste Footprint

Land Management Area
Designates the property that is under the responsibility and control of the MPCA.



DISCLAIMER: The State of Minnesota makes no representations or warranties to the user as to the accuracy, currency, suitability or reliability of this data for any purpose. This map depicts a reasonable approximation of impacts from the landfill only and makes no inference about impacts from other potential sources.

Map created by: Anne Morris
Date Updated: 10/9/2014

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Meters 0 100 200 300

Feet 0 240 480 720

APPENDIX I

District CLR – Closed Landfill Restricted

A. Purpose

The Closed Landfill Restricted (CLR) District is intended to apply to former landfills that are qualified to be under the Closed Landfill Program of the Minnesota Pollution Control Agency (MPCA). The purpose of the district is to limit uses of land within the closed landfill, both actively filled and related lands, to minimal uses in order to protect the land from human activity where response action systems are in place and, at the same time, are protective of human health and safety. This district shall only apply to the closed landfill's Land Management Area, the limits of which are defined by the MPCA. This district shall apply whether the landfill is in public (MPCA, City, City, Township), Indian tribal, or private ownership.

For purposes of this ordinance, the Land Management Area for the _____ Landfill, a qualified facility under the MPCA's Closed Landfill Program, is described as:

B. Permitted Uses

The following uses are permitted within the CLR District: _____.

C. Accessory Uses

Accessory uses allowed in this district include outdoor equipment or small buildings used in concert with gas extraction systems, other response action systems, monitoring wells or any other equipment designed to protect, monitor or otherwise ensure the integrity of the landfill monitoring or improvement systems. Fences and gates shall apply under these provisions.

D. Conditional Uses

Conditional uses shall be limited to uses that do not damage the integrity of the Land Management Area and that continue to protect any person from hazards associated with the landfill.

Any application for a conditional use must be approved by the Commissioner of the MPCA and the ___(LGU)____. Such approved use shall not disturb or threaten to disturb, the integrity of the landfill cover, liners, any other components of any containment system, the function of any monitoring system that exists upon the described property, or other areas of the Land Management Area that the Commissioner of the MPCA deems necessary for future response actions.

The following conditional uses are permitted within the CLR District:

E. Prohibited Uses and Structures

All other uses and structures not specifically allowed as conditional uses, or that cannot be considered as accessory uses, shall be prohibited in the CLR District.

F. General Regulations

Requirements for __(parking, signs, area, height)__ and other regulations are set forth in _____.

G. Any amendment to this ordinance must be approved by the Commissioner of the MPCA and the ___(LGU)___.

ATTACHMENT J

PROPERTY TO BE SUBJECTED TO RESTRICTIVE COVENANTS

Parcel "1". Lot 1, Block 6, Peltzer Addition to the City of Ramsey, Anoka County, Minnesota, according to the recorded plat thereof.

Parcel "2". Lot 2, Block 6, Peltzer Addition to the City of Ramsey, Anoka County, Minnesota, according to the recorded plat thereof.

Parcel "3". Lot 5, Block 2, Peltzer Addition to the City of Ramsey, Anoka County, Minnesota, according to the recorded plat thereof.

Parcel "4". Lot 4, Block 2, Peltzer Addition to the City of Ramsey, Anoka County, Minnesota, according to the recorded plat thereof.

Parcel "5". Lot 3, Block 2, Peltzer Addition to the City of Ramsey, Anoka County, Minnesota, according to the recorded plat thereof.

Parcel "6". Lot 2, 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 "8". The East 300 feet of the South 200 feet (as measured along the East and South lines, respectively) of the Northeast Quarter of the Southeast Quarter (NE 1/4 of SE 1/4) of Section 27, Township 32, Range 25, Anoka County, Minnesota.

Parcels "9" and "10". That part of the Southwest Quarter of the Southwest Quarter (SW 1/4 of SW 1/4) of Section 23, Township 32, Range 25, Anoka County, Minnesota, lying Westerly of the Town Road and Southerly of the following described line: Commencing at the Southwest corner of said Section 23; thence Northerly, along the Westerly line of said Section 23, a distance of 675 feet for point of beginning of line to be described; thence Easterly, at right angles, a distance of 654.10 feet, more or less, to the centerline of said Town Road and there terminating.

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.

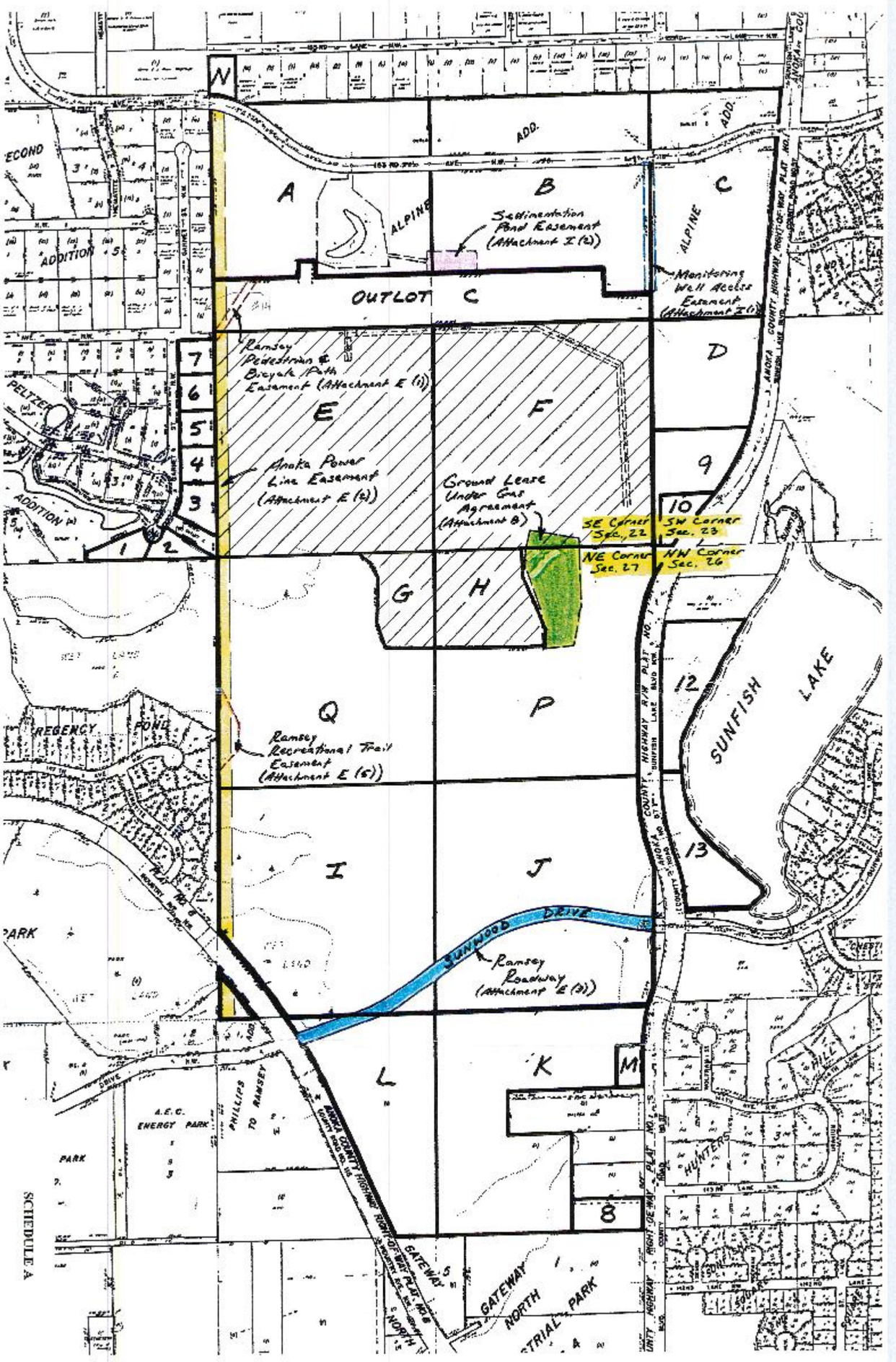
Parcels "K" and "M". The Northeast Quarter of the Southeast Quarter (NE 1/4 of SE 1/4), Section 27, Township 32, Range 25, Anoka County, Minnesota, EXCEPT the following described three tracts:

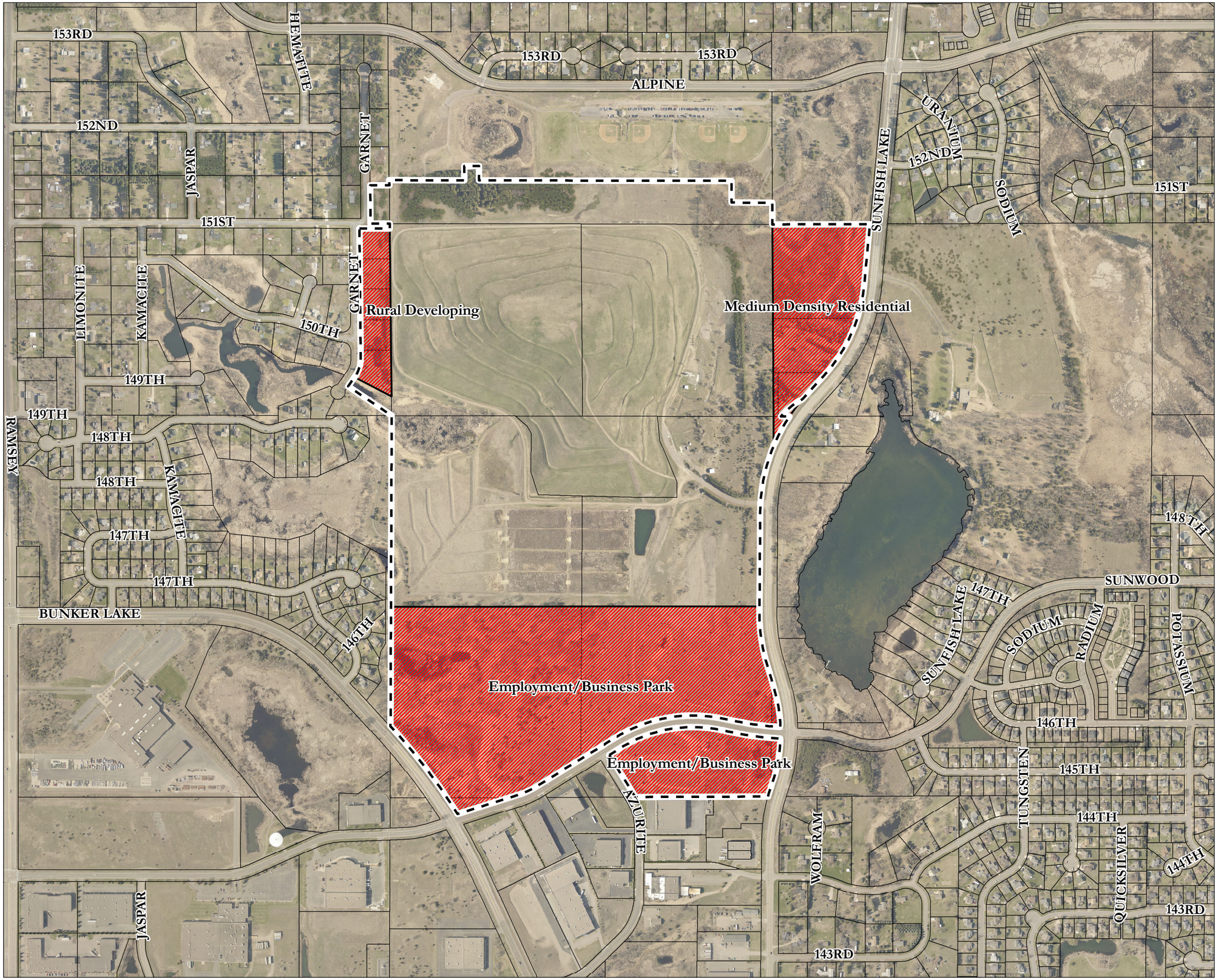
1. The East 500 feet of that part of said Northeast Quarter of the Southeast Quarter lying South of the North 750 feet of said Northeast Quarter of the Southeast Quarter, as measured along the North and East line of said Northeast Quarter of the Southeast Quarter.

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.


A
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L
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P
Q
OUTLOT C
ALPINE
ADD.
Sedimentation Pond Easement (Attachment E (2))
Monitoring Well Access Easement (Attachment E (5))
Ramsey Pedestrian & Bicycle Path Easement (Attachment E (1))
Anoka Power Line Easement (Attachment E (4))
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 (6))
Ramsey Roadway (Attachment E (3))
SUNFISH LAKE
REGENCY POND
SUNWOOD DRIVE
PHILLIPS TO RAMSEY
A.E.C. ENERGY PARK
PARK
HUNTERS HILL
GATEWAY NORTH INDUSTRIAL PARK
ANOKA COUNTY HIGHWAY RIGHT-OF-WAY PLAT NO. 8
SCHEDULE A



City of RAMSEY

Closed Landfill Land Use Plan

Land Management Area

Inconsistent Areas

N
W E
S

0 500 1,000 Feet

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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CC Regular Session **7. 2.**

Meeting Date: 01/27/2015

By: Jeff Katers, Police

Information

Title

Adopt Ordinance #15-04 Amending Chapter 26 of the Ramsey City Code - Licenses, Permits and Miscellaneous Business Regulations - by Adding Article XVIII Massage Businesses and Services and Adopt Resolution #15-01-029 Amending the City's Rates and Charges by Establishing a Fee for Massage Businesses and Services

Purpose/Background:

Purpose: The purpose of this case is to adopt an Ordinance to regulate and license massage businesses and services as well as adopt a resolution establishing license fees for same.

Background: The 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.

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.

On January 13, 2015, the City Council introduced an ordinance to regulate and license massage establishments and therapists. That Ordinance is attached and is being presented this evening for formal adoption.

To establish a fee for massage businesses and therapists, a resolution must be adopted amending the City's rates and charges. A resolution has been drafted and is attached that incorporates these licensing fees.

Funding Source:

None required.

Recommendation:

Staff recommends adopting Ordinance #15-04 regulating and licensing massage establishments and therapists. Staff also recommends adopting Resolution #15-01-029 amending the City's rates and charges to include fees for massage establishments and therapists, including a fee for background checks.

Action:

Motion to waive the City Charter requirement that the Ordinance be read aloud - AND - Adopt Ordinance #15-04 Amending Chapter 26 of the Ramsey City Code - Licenses, Permits and Miscellaneous Business Regulations by adding Article XVIII, Massage Businesses and Services.

Roll Call Vote:

Councilmember Kuzma
Councilmember Riley
Councilmember Johns
Councilmember LeTourneau
Councilmember Shryock
Councilmember Williams
Mayor Strommen

- AND -

Adopt Resolution #15-01-029 Amending the City's Rates and Charges by Establishing a Fee for Massage Establishments and Massage Therapists.

Attachments

Massage Therapy License Ord

Res establishing Fees for Massage Services

Form Review

Inbox	Reviewed By	Date
Jeff Katers	Jeff Katers	01/22/2015 10:52 AM
Joe Langel	Joe Langel	01/22/2015 11:17 AM
Kurt Ulrich	Kurt Ulrich	01/22/2015 11:25 AM
Form Started By: Jo Thieling		Started On: 01/22/2015 08:27 AM
Final Approval Date: 01/22/2015		

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: _____

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #15-01-029

RESOLUTION AMENDING THE CITY'S RATES AND CHARGES BY ESTABLISHING A FEE FOR MASSAGE ESTABLISHMENTS AND THERAPISTS

WHEREAS, on January 27, 2015, the City of Ramsey amended Ramsey City Code Chapter 26 (Licenses, Permits and Miscellaneous Business Regulations) by adding Article XVIII Massage Businesses and Services; and

WHEREAS, the City desires to amend the official list of Rates and Fees to include a permit fee and background check fee for massage establishments and massage therapists.

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 amends the official list of Rates and Charges, as adopted by City Council on November 25, 2014, to include the following fees:

    a) Massage Establishment - $100 per year
    b) Massage Establishment Owner/Manager Background Check Fee - $50
    c) Massage Therapist - $50 per year
    d) Massage Therapist Background Check Fee - $35

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 27th day of January, 2015.

_____
Mayor Sarah Strommen

ATTEST:

_____
City Clerk Jo Ann M. Thieling

CC Regular Session **7. 3.**

Meeting Date: 01/27/2015

Submitted For: Patrick Brama, Administrative Services

By: Patrick Brama, Administrative Services

Information

Title

Approve Final Plans & Design and Authorize Bid Letting for Fire Station #2 Project 14-30

Purpose/Background:

PURPOSE

The purpose of this case is to consider Approving Final Plans & Design and Authorizing Bid Letting for Fire Station #2, Project 14-30.

BACKGROUND (General):

The City of Ramsey's Fire Department currently operates Fire Station #2 from the City's "Old Municipal Center" site. The existing location of Fire Station #2 has been identified as a non-feasible/ineffective long term solution for Fire Station #2; and the City's overall fire protection/public safety needs. As a result, beginning in 2006, the City shifted attention to the property located at 5650 Alpine Drive to become the long-term home for Fire Station #2. Recently, the City completed final plans and design for a potential new Fire Station #2. Attached to this case is detailed background information on this project and process.

> ***UPDATE:*** a project update was provided to the City Council on January 13 in work session. Attached to this case are responses to a number of questions asked by Council members. Generally, no major objections to constructing a new Fire Station #2 were identified on January 13.

Notification:

NA

Observations/Alternatives:

ALTERNATIVES

Approve Final Design and Authorize Bids (staff recommendation)
(+) long term/permanent solution for Fire Station #2 would be put in motion for completion
(+) ensure a core City service will be provided efficiently and effectively now and into the future
(+) enhance police and ambulance services for greater Ramsey
(+) perpetuate the City's redevelopment efforts of the former municipal center site
(-) $3.97M bond, $293K annual bond payments (roughly)

Do NOT Approve Final Design and Authorize Bids
(-) long term/permanent solution for Fire Station #2 unsolved
(-) unable to enhance police and ambulance services for greater Ramsey
(-) unable to perpetuate the City's full redevelopment efforts of the former municipal center site
(+) save $3.97M bond, $293K annual bond payments (roughly)
(+) final design documents and specs are useful for up to five years

Funding Source:

Funding Source:
Capital Improvement Plan (CIP) Bond. Attached to this case is a project budget and a bond run provided by Ehlers, the City's financial consultant.

In the short term, the City will utilize our Facilities Fund (about $300K balance) for interim payments to the architect and the first bond payment in 2015 (interest only). Permanent project financing will come from a $3.97M CIP bond. Annual payments for this bond are roughly $293K. The City will ultimately utilize the general levy to pay for bond payments, beginning in 2016.

It should be noted, bond payments for City's existing Fire Station #1 will be completed at the end of 2016 (about $147,400 annual payment). As a result, staff is recommending interest only payments for Fire Station #2 in 2015 and 2016. The net result will be an approximate 2016 tax levy of $260,200 which would consist of the final debt payment on Fire Station #1 in the amount of $147,400 and $112,800 for interest debt on Fire Station #2.

UPDATE:
At the January 13 City Council meeting, staff was asked to update the City's proposed bond solution. Specifically, staff was asked to remove capitalized interest from the proposed bond package. This request was implemented by staff. The attached project bond run, project budget, and content in this case have all been updated. This item is addressed in the "Council Questions" document attached to this case as well.

STAFF NOTE:
Use of CIP Bonding requires implementation of a specific public process; which is regulated by State Statute (about 60-90 day process). In order to meet the assumed project timeline (potentially awarding a project on March 24) staff will need to begin said process soon. The Council should expect subsequent cases related to bonding for this project. By starting this process now (before awarding a contract) the Council will NOT be obligated to award a contract on March 24. However, starting this process now, will ALLOW the Council to award a contract on March 24, and avoid delays to this project.

Recommendation:
Please see alternatives section.

Action:
Motion to:
Approve Final Plans & Design

--and--

Authorize Bid Letting for Fire Station #2 Project 14-30

Attachments

Visual
Project Timeline
Project and Process Background
Project Budget
Bond Run 01202015
Council Questions
Comparison Overview
Final Design 01222015
Space Needs Analysis
Ref Map 5650 Alpine

Form Review

Inbox	Reviewed By	Date
Dean Kapler	Dean Kapler	01/22/2015 10:33 AM
Diana Lund	Diana Lund	01/22/2015 10:58 AM
Tim Gladhill	Tim Gladhill	01/22/2015 11:46 AM
Bruce Westby	Bruce Westby	01/22/2015 01:04 PM
Kurt Ulrich	Kathy Schmitz	01/22/2015 02:51 PM
Patrick Brama	Patrick Brama	01/22/2015 03:28 PM
Form Started By: Patrick Brama		Started On: 01/21/2015 10:35 AM
Final Approval Date: 01/22/2015		



Fire Station #2

Project Timeline

August 2006

Space Needs Analysis

The purpose of this step was to answer a number of questions regarding the existing Fire Station #2 site; and to identify Fire Department space needs. For example, does the existing old municipal center site work for Fire Station #2? Can we renovate the old municipal center building? Should we demolish and rebuild a new fire station? Attached is a Fire Station #2 Feasibility Report and Space Needs Analysis for the old municipal center site (existing location of Fire Station #2). This work was completed by BKV Group. In 2006, it was determined, utilizing the existing municipal center site was not a feasible or practical long term solution. At that time, a new Fire Station #2 site was identified and proposed--5650 Alpine Drive NW.

July 2012

Surplus City Owned Land

In 2012, the City Council identified the old municipal center site surplus City owned property; and provided Staff with direction to identify opportunities to return this property back to the private sector. As part of that discussion, the current location of Fire Station #2 was identified as a factor in the future development of the old municipal center site. In order to allow for future development of the old municipal center site, a new location for Fire Station #2 would need to be planned/prepared in order to effectively react to future development.

November 2013

Schematic Design

The purpose of this stage is to develop schematic designs of what Fire Station #2 could look like (often referred to as preliminary design). The outcome of this stage is preliminary architectural designs and preliminary site plan documents. Additionally, a preliminary project budget is developed. This work was authorized by the Council on November 26, 2013. Construction costs were estimated at $3,230,000 and soft costs are estimated at $509,500 ($3,739,500 sub total). If the City bonded for this project, the total bond issue would be estimated just above $4M (total estimated project costs).

Sep. 2013 - Feb. 2014

Collaborative Public Input Process on Landuse of Former OMC Site

The City undertook a process to consider the future development of the "*Old Municipal Center Site*." This collaborative 13-citizen-member public input process was known as the "*Old Municipal Center Study Group*." The City considered two general development scenarios for the 21.5 acre site: (A) data center development and (B) residential development. Previously, the *Old Municipal Center Site* was zoned Public/Quasi Public. The City Council decided to move forward with an amendment to allow for single-family residential only land use on the OMC site.

August 2014

Final Design & Specifications

The purpose of this stage is to develop final site plans, architectural plans, civil plans, landscaping plans, electric/mechanical plans, construction specifications and bid documents. By completing this step, the City would be in position to move forward with constructing Fire Station #2 in a quick and effective manner. This work does have a shelf life of approximately five years. Construction costs were estimated at $3,339,500 and soft costs are estimated at $461,000 ($3,851,000 sub total). If the City bonded for this project, the total bond issue would be estimated at $4.15M (total estimated project costs).

January 08 2015 — **Public Open House**

January 13 2015 — **City Council Update: Review Final Design & Updated Budget**
City Council: Consider Approving Site Plan Application (separate case)

January 27 2015 — **City Council: Consider Authorizing Letting Bid**

February 12 2015 — **Bids Docs 100% Complete, Let Bids**
February 24 2015 — **Pre-Bid Meeting**
March 12 2015 — **Bids Due and Tabulated**
March 24 2015 — **City Council: Consider Accepting Bids & Awarding Contract**
March 2016 — **Project Completed**

BACKGROUND (General):

The City of Ramsey's Fire Department currently operates Fire Station #2 from the City's "Old Municipal Center" site. The existing location of Fire Station #2 has been identified as a non-feasible/ineffective long term solution for Fire Station #2; and the City's overall fire protection/public safety needs. As a result, beginning in 2006, the City shifted attention to the property located at 5650 Alpine Drive to become the long-term home for Fire Station #2. Attached to this case is detailed background information.

> ***UPDATE:*** a project update was provided to the City Council on January 13 in work session. Attached to this case are responses to a number of questions asked by Councilmembers. Generally, no major objections to constructing a new Fire Station #2 were identified on January 13.

BACKGROUND (Process):

1. Space Needs Analysis - August 2006

The purpose of this step was to answer a number of questions regarding the existing Fire Station #2 site; and to identify Fire Department space needs. For example, does the existing old municipal center site work for Fire Station #2? Can we renovate the old municipal center building? Should we demolish and rebuild a new fire station? Attached is a Fire Station #2 Feasibility Report and Space Needs Analysis for the old municipal center site (existing location of Fire Station #2). This work was completed by BKV Group. In 2006, it was determined, utilizing the existing municipal center site was not a feasible or practical long term solution. At that time, a new Fire Station #2 site was identified and proposed--5650 Alpine Drive NW (just northeast of the old municipal center site).

2.Surplus City Owned Property--Summer 2012

In 2012, the City Council identified the old municipal center site surplus City owned property; and provided Staff with direction to identify opportunities to return this property back to the private sector. As part of that discussion, the current location of Fire Station #2 was identified as a factor in the future development of the old municipal center site. In order to allow for future development of the old municipal center site, a new location for Fire Station #2 would need to be planned/prepared in order to effectively react to future development. In June of 2014, the City Council provided Staff with direction to market the old municipal center site for a single family residential development. Staff is bringing forward a case to list the old municipal center site on August 11 with CBRE, the City's preferred real estate broker.

3.Preliminary Design Stage--November 2013 ($19,000)

The purpose of this stage is to develop schematic designs of what Fire Station #2 could look like (often referred to as preliminary design). The outcome of this stage is preliminary architectural designs and preliminary site plan documents. Additionally, a preliminary project budget is developed. This work was authorized by the Council on November 26, 2013. Attached are results developed by BKV Group. Construction costs were estimated at $3,230,000 and soft costs are estimated at $509,500 ($3,739,500 sub total). If the City bonded for this project, the total bond issue would be estimated just above $4M (total estimated project costs).

4. Final Design & Specifications--August 2014 ($128,000)

The purpose of this stage is to develop final site plans, architectural plans, civil plans, landscaping plans, electric/mechanical plans, construction specifications and bid documents. By completing this step, the City would be in position to move forward with constructing Fire Station #2 in a quick and effective manner. This work does have a shelf life of approximately five years. This work will need to be completed in order to construct a new Fire Station #2. This step was approved by the City Council in August 2014.

> ***UPDATE:*** BKV Group has completed final design. BKV Group completed site plan review on January 13. BKV Group is finalizing bid documents now. The most recent budget estimates from BKV Group are as follows: Construction Costs: $3,390,000 Soft Costs: $461,000, Sub Total: $3,851,000 (about $140,000 increase from preliminary design; step 3 above). The reason for the increased costs are as follows: (1) inflation on material costs (2) negative supply/demand effects on construction industry (3) unforeseen earthwork (4) staff recommendation to increase "construction administration" services by the architect. NOTE: these costs don't include financing costs. See budget section of case for details.

5. Letting Bid & Bid Award--($9,000)

The purpose of the case tonight is to initiate this step in the project process. The purpose of this stage is to let bids, attain bids, and potentially award the proposed construction project to a general contractor. Listed below is the project timelines along with various decision points.

1. City Council Approval to issue the project for Bids – Tuesday, January 27, 2015
2. Issue 100% Bidding documents – Thursday, February 12, 2015
3. Pre-Bid Meeting Tuesday, February 24, 2015 at 2:00 PM at the City
4. Last Date to receive questions or substitution request – Thursday, February, 26, 2015
5. Last Addendum issue – Wednesday, March 4, 2015
6. Bids Received – Thursday, March 12, 2015 at 3:00 PM
7. Bid Results Presented to City Council for contract award – Tuesday, March 24, 2015
8. Notice to proceed issued – Wednesday, March 25, 2015
9. Estimated Construction period set at 11 months

6. Construction Administration ($50,000)

Upon awarding a bid to a general contractor, BKV Group will administer the construction process in conjunction with a general contractor. This stage of the process is execution/construction. Staff has requested additional oversight of this project by BKV Group to ensure quality construction of a multi-million dollar facility, to increase efficiencies of the construction process, improve communications during construction, increase oversight of general contractor, and to reduce/eliminate construction issues. Specifically, BKV Groups' site visits and communications to City staff will be double from 1x every two weeks to 1x every week. The original proposal by BKV Group was $34,000. The adjusted (increased) price for this service is now $50,000.

Fire Station #2 Project Budget

Construction Costs		
Construction	$	3,180,000
Data / Telecom wiring	$	50,000
Construction contingency	$	160,000
Total Construction Costs	$	3,390,000

Soft Costs		
A/E Fees	$	171,000
Additional CA, weekly meetings and field reports	$	16,000
Reimbursable Expenses	$	6,000
FF&E (Furniture, Fixtures and equipment)	$	160,000
SAC / WAC (sewer and water connection fees)	$	30,000
Plan review fee	$	15,000
Testing (construction)	$	7,000
Bid document printing	$	6,000
Commissioning	$	20,000
General Project Contingency	$	50,000
Total Soft Costs	$	481,000

Sub Total	**$**	**3,871,000**

Underwriter & Cost of Bond Issuance		
Capitalized Interest 2015 (added 1 pmt)	$	-
Debt Issuance Costs (added underwriter & debt issuance)	$	94,640
Rounding (extra)	$	4,360
Sub Total	$	99,000

Total Project Costs (amount City would bond)	**$**	**3,970,000**

STAFF NOTES:

Estimated Annual Bond Payments (+5% for tax forfeit properties)	$	293,000
Total Accrued Interest over 20 Years	$	1,490,878.00

City of Ramsey, Minnesota

$3,970,000 General Obligation Bonds, Series 2015A

Assumes Current Market BQ AA+ Rates plus 25bps

Sources & Uses

Dated 05/07/2015 | Delivered 05/07/2015

Sources Of Funds

Par Amount of Bonds	$3,970,000.00
Total Sources	**$3,970,000.00**

Uses Of Funds

Total Underwriter's Discount (1.200%)	47,640.00
Costs of Issuance	47,000.00
Deposit to Project Construction Fund	3,871,000.00
Rounding Amount	4,360.00
Total Uses	**$3,970,000.00**

City of Ramsey, Minnesota

$3,970,000 General Obligation Bonds, Series 2015A

Assumes Current Market BQ AA+ Rates plus 25bps

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
05/07/2015	-	-	-	-	-
12/01/2015	-	-	60,861.42	60,861.42	60,861.42
06/01/2016	-	-	53,701.25	53,701.25	-
12/01/2016	-	-	53,701.25	53,701.25	107,402.50
06/01/2017	-	-	53,701.25	53,701.25	-
12/01/2017	170,000.00	1.100%	53,701.25	223,701.25	277,402.50
06/01/2018	-	-	52,766.25	52,766.25	-
12/01/2018	175,000.00	1.300%	52,766.25	227,766.25	280,532.50
06/01/2019	-	-	51,628.75	51,628.75	-
12/01/2019	175,000.00	1.550%	51,628.75	226,628.75	278,257.50
06/01/2020	-	-	50,272.50	50,272.50	-
12/01/2020	180,000.00	1.800%	50,272.50	230,272.50	280,545.00
06/01/2021	-	-	48,652.50	48,652.50	-
12/01/2021	180,000.00	2.000%	48,652.50	228,652.50	277,305.00
06/01/2022	-	-	46,852.50	46,852.50	-
12/01/2022	185,000.00	2.150%	46,852.50	231,852.50	278,705.00
06/01/2023	-	-	44,863.75	44,863.75	-
12/01/2023	190,000.00	2.250%	44,863.75	234,863.75	279,727.50
06/01/2024	-	-	42,726.25	42,726.25	-
12/01/2024	195,000.00	2.400%	42,726.25	237,726.25	280,452.50
06/01/2025	-	-	40,386.25	40,386.25	-
12/01/2025	195,000.00	2.500%	40,386.25	235,386.25	275,772.50
06/01/2026	-	-	37,948.75	37,948.75	-
12/01/2026	200,000.00	2.650%	37,948.75	237,948.75	275,897.50
06/01/2027	-	-	35,298.75	35,298.75	-
12/01/2027	210,000.00	2.800%	35,298.75	245,298.75	280,597.50
06/01/2028	-	-	32,358.75	32,358.75	-
12/01/2028	215,000.00	2.950%	32,358.75	247,358.75	279,717.50
06/01/2029	-	-	29,187.50	29,187.50	-
12/01/2029	220,000.00	3.100%	29,187.50	249,187.50	278,375.00
06/01/2030	-	-	25,777.50	25,777.50	-
12/01/2030	225,000.00	3.250%	25,777.50	250,777.50	276,555.00
06/01/2031	-	-	22,121.25	22,121.25	-
12/01/2031	235,000.00	3.350%	22,121.25	257,121.25	279,242.50
06/01/2032	-	-	18,185.00	18,185.00	-
12/01/2032	240,000.00	3.450%	18,185.00	258,185.00	276,370.00
06/01/2033	-	-	14,045.00	14,045.00	-
12/01/2033	250,000.00	3.550%	14,045.00	264,045.00	278,090.00
06/01/2034	-	-	9,607.50	9,607.50	-
12/01/2034	260,000.00	3.600%	9,607.50	269,607.50	279,215.00
06/01/2035	-	-	4,927.50	4,927.50	-
12/01/2035	270,000.00	3.650%	4,927.50	274,927.50	279,855.00
Total	**$3,970,000.00**	**-**	**$1,490,878.92**	**$5,460,878.92**	**-**

Yield Statistics

Bond Year Dollars	$48,964.67
Average Life	12.334 Years
Average Coupon	3.0448056%
Net Interest Cost (NIC)	3.1421003%
True Interest Cost (TIC)	3.1243978%
Bond Yield for Arbitrage Purposes	3.0041087%
All Inclusive Cost (AIC)	3.2450343%

IRS Form 8038

Net Interest Cost	3.0448056%
Weighted Average Maturity	12.334 Years

City of Ramsey, Minnesota

$3,970,000 General Obligation Bonds, Series 2015A

Assumes Current Market BQ AA+ Rates plus 25bps

Net Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Net New D/S	Fiscal Total
05/07/2015	-	-	-	-	-	-
12/01/2015	-	-	60,861.42	60,861.42	60,861.42	60,861.42
06/01/2016	-	-	53,701.25	53,701.25	53,701.25	-
12/01/2016	-	-	53,701.25	53,701.25	53,701.25	107,402.50
06/01/2017	-	-	53,701.25	53,701.25	53,701.25	-
12/01/2017	170,000.00	1.100%	53,701.25	223,701.25	223,701.25	277,402.50
06/01/2018	-	-	52,766.25	52,766.25	52,766.25	-
12/01/2018	175,000.00	1.300%	52,766.25	227,766.25	227,766.25	280,532.50
06/01/2019	-	-	51,628.75	51,628.75	51,628.75	-
12/01/2019	175,000.00	1.550%	51,628.75	226,628.75	226,628.75	278,257.50
06/01/2020	-	-	50,272.50	50,272.50	50,272.50	-
12/01/2020	180,000.00	1.800%	50,272.50	230,272.50	230,272.50	280,545.00
06/01/2021	-	-	48,652.50	48,652.50	48,652.50	-
12/01/2021	180,000.00	2.000%	48,652.50	228,652.50	228,652.50	277,305.00
06/01/2022	-	-	46,852.50	46,852.50	46,852.50	-
12/01/2022	185,000.00	2.150%	46,852.50	231,852.50	231,852.50	278,705.00
06/01/2023	-	-	44,863.75	44,863.75	44,863.75	-
12/01/2023	190,000.00	2.250%	44,863.75	234,863.75	234,863.75	279,727.50
06/01/2024	-	-	42,726.25	42,726.25	42,726.25	-
12/01/2024	195,000.00	2.400%	42,726.25	237,726.25	237,726.25	280,452.50
06/01/2025	-	-	40,386.25	40,386.25	40,386.25	-
12/01/2025	195,000.00	2.500%	40,386.25	235,386.25	235,386.25	275,772.50
06/01/2026	-	-	37,948.75	37,948.75	37,948.75	-
12/01/2026	200,000.00	2.650%	37,948.75	237,948.75	237,948.75	275,897.50
06/01/2027	-	-	35,298.75	35,298.75	35,298.75	-
12/01/2027	210,000.00	2.800%	35,298.75	245,298.75	245,298.75	280,597.50
06/01/2028	-	-	32,358.75	32,358.75	32,358.75	-
12/01/2028	215,000.00	2.950%	32,358.75	247,358.75	247,358.75	279,717.50
06/01/2029	-	-	29,187.50	29,187.50	29,187.50	-
12/01/2029	220,000.00	3.100%	29,187.50	249,187.50	249,187.50	278,375.00
06/01/2030	-	-	25,777.50	25,777.50	25,777.50	-
12/01/2030	225,000.00	3.250%	25,777.50	250,777.50	250,777.50	276,555.00
06/01/2031	-	-	22,121.25	22,121.25	22,121.25	-
12/01/2031	235,000.00	3.350%	22,121.25	257,121.25	257,121.25	279,242.50
06/01/2032	-	-	18,185.00	18,185.00	18,185.00	-
12/01/2032	240,000.00	3.450%	18,185.00	258,185.00	258,185.00	276,370.00
06/01/2033	-	-	14,045.00	14,045.00	14,045.00	-
12/01/2033	250,000.00	3.550%	14,045.00	264,045.00	264,045.00	278,090.00
06/01/2034	-	-	9,607.50	9,607.50	9,607.50	-
12/01/2034	260,000.00	3.600%	9,607.50	269,607.50	269,607.50	279,215.00
06/01/2035	-	-	4,927.50	4,927.50	4,927.50	-
12/01/2035	270,000.00	3.650%	4,927.50	274,927.50	274,927.50	279,855.00
Total	**$3,970,000.00**	**-**	**$1,490,878.92**	**$5,460,878.92**	**$5,460,878.92**	**-**

City of Ramsey, Minnesota

$3,970,000 General Obligation Bonds, Series 2015A

Assumes Current Market BQ AA+ Rates plus 25bps

Pricing Summary

Maturity	Type of Bond	Coupon	Yield	Maturity Value	Price	Dollar Price
12/01/2017	Serial Coupon	1.100%	1.100%	170,000.00	100.000%	170,000.00
12/01/2018	Serial Coupon	1.300%	1.300%	175,000.00	100.000%	175,000.00
12/01/2019	Serial Coupon	1.550%	1.550%	175,000.00	100.000%	175,000.00
12/01/2020	Serial Coupon	1.800%	1.800%	180,000.00	100.000%	180,000.00
12/01/2021	Serial Coupon	2.000%	2.000%	180,000.00	100.000%	180,000.00
12/01/2022	Serial Coupon	2.150%	2.150%	185,000.00	100.000%	185,000.00
12/01/2023	Serial Coupon	2.250%	2.250%	190,000.00	100.000%	190,000.00
12/01/2024	Serial Coupon	2.400%	2.400%	195,000.00	100.000%	195,000.00
12/01/2025	Serial Coupon	2.500%	2.500%	195,000.00	100.000%	195,000.00
12/01/2026	Serial Coupon	2.650%	2.650%	200,000.00	100.000%	200,000.00
12/01/2027	Serial Coupon	2.800%	2.800%	210,000.00	100.000%	210,000.00
12/01/2028	Serial Coupon	2.950%	2.950%	215,000.00	100.000%	215,000.00
12/01/2029	Serial Coupon	3.100%	3.100%	220,000.00	100.000%	220,000.00
12/01/2030	Serial Coupon	3.250%	3.250%	225,000.00	100.000%	225,000.00
12/01/2031	Serial Coupon	3.350%	3.350%	235,000.00	100.000%	235,000.00
12/01/2032	Serial Coupon	3.450%	3.450%	240,000.00	100.000%	240,000.00
12/01/2033	Serial Coupon	3.550%	3.550%	250,000.00	100.000%	250,000.00
12/01/2034	Serial Coupon	3.600%	3.600%	260,000.00	100.000%	260,000.00
12/01/2035	Serial Coupon	3.650%	3.650%	270,000.00	100.000%	270,000.00
Total	-	-	-	**$3,970,000.00**	-	**$3,970,000.00**

Bid Information

Par Amount of Bonds	$3,970,000.00
Gross Production	$3,970,000.00
Total Underwriter's Discount (1.200%)	$(47,640.00)
Bid (98.800%)	3,922,360.00
Total Purchase Price	$3,922,360.00
Bond Year Dollars	$48,964.67
Average Life	12.334 Years
Average Coupon	3.0448056%
Net Interest Cost (NIC)	3.1421003%
True Interest Cost (TIC)	3.1243978%

City of Ramsey, Minnesota

$3,970,000 General Obligation Bonds, Series 2015A

Assumes Current Market BQ AA+ Rates plus 25bps

Proof Of Bond Yield @ 3.0041087%

Date	Cashflow	PV Factor	Present Value	Cumulative PV
05/07/2015	-	1.0000000x	-	-
12/01/2015	60,861.42	0.9832452x	59,841.70	59,841.70
06/01/2016	53,701.25	0.9686949x	52,020.13	111,861.83
12/01/2016	53,701.25	0.9543599x	51,250.32	163,112.15
06/01/2017	53,701.25	0.9402370x	50,491.90	213,604.06
12/01/2017	223,701.25	0.9263232x	207,219.65	420,823.71
06/01/2018	52,766.25	0.9126152x	48,155.28	468,978.99
12/01/2018	227,766.25	0.8991101x	204,786.93	673,765.92
06/01/2019	51,628.75	0.8858048x	45,732.99	719,498.91
12/01/2019	226,628.75	0.8726964x	197,778.10	917,277.01
06/01/2020	50,272.50	0.8597820x	43,223.39	960,500.41
12/01/2020	230,272.50	0.8470588x	195,054.34	1,155,554.74
06/01/2021	48,652.50	0.8345238x	40,601.67	1,196,156.41
12/01/2021	228,652.50	0.8221742x	187,992.20	1,384,148.61
06/01/2022	46,852.50	0.8100075x	37,950.88	1,422,099.48
12/01/2022	231,852.50	0.7980208x	185,023.11	1,607,122.60
06/01/2023	44,863.75	0.7862115x	35,272.39	1,642,394.99
12/01/2023	234,863.75	0.7745769x	181,920.03	1,824,315.03
06/01/2024	42,726.25	0.7631145x	32,605.02	1,856,920.05
12/01/2024	237,726.25	0.7518217x	178,727.76	2,035,647.81
06/01/2025	40,386.25	0.7406961x	29,913.94	2,065,561.75
12/01/2025	235,386.25	0.7297351x	171,769.60	2,237,331.34
06/01/2026	37,948.75	0.7189362x	27,282.73	2,264,614.08
12/01/2026	237,948.75	0.7082972x	168,538.44	2,433,152.52
06/01/2027	35,298.75	0.6978157x	24,632.02	2,457,784.54
12/01/2027	245,298.75	0.6874892x	168,640.24	2,626,424.78
06/01/2028	32,358.75	0.6773156x	21,917.08	2,648,341.86
12/01/2028	247,358.75	0.6672925x	165,060.63	2,813,402.49
06/01/2029	29,187.50	0.6574177x	19,188.38	2,832,590.87
12/01/2029	249,187.50	0.6476890x	161,396.01	2,993,986.89
06/01/2030	25,777.50	0.6381044x	16,448.74	3,010,435.62
12/01/2030	250,777.50	0.6286615x	157,654.17	3,168,089.79
06/01/2031	22,121.25	0.6193584x	13,700.98	3,181,790.77
12/01/2031	257,121.25	0.6101930x	156,893.59	3,338,684.36
06/01/2032	18,185.00	0.6011632x	10,932.15	3,349,616.51
12/01/2032	258,185.00	0.5922670x	152,914.46	3,502,530.98
06/01/2033	14,045.00	0.5835025x	8,195.29	3,510,726.27
12/01/2033	264,045.00	0.5748677x	151,790.94	3,662,517.21
06/01/2034	9,607.50	0.5663606x	5,441.31	3,667,958.52
12/01/2034	269,607.50	0.5579795x	150,435.45	3,818,393.97
06/01/2035	4,927.50	0.5497224x	2,708.76	3,821,102.73
12/01/2035	274,927.50	0.5415874x	148,897.27	3,970,000.00
Total	**$5,460,878.92**	**-**	**$3,970,000.00**	**-**

Derivation Of Target Amount

Par Amount of Bonds	$3,970,000.00
Original Issue Proceeds	$3,970,000.00

City of Ramsey, Minnesota

$3,970,000 General Obligation Bonds, Series 2015A

Assumes Current Market BQ AA+ Rates plus 25bps

Derivation Of Form 8038 Yield Statistics

Maturity	Issuance Value	Price	Issuance Price	Exponent	Bond Years
05/07/2015	-	-	-	-	-
12/01/2017	170,000.00	100.000%	170,000.00	2.5666667x	436,333.33
12/01/2018	175,000.00	100.000%	175,000.00	3.5666667x	624,166.67
12/01/2019	175,000.00	100.000%	175,000.00	4.5666667x	799,166.67
12/01/2020	180,000.00	100.000%	180,000.00	5.5666667x	1,002,000.00
12/01/2021	180,000.00	100.000%	180,000.00	6.5666667x	1,182,000.00
12/01/2022	185,000.00	100.000%	185,000.00	7.5666667x	1,399,833.33
12/01/2023	190,000.00	100.000%	190,000.00	8.5666667x	1,627,666.67
12/01/2024	195,000.00	100.000%	195,000.00	9.5666667x	1,865,500.00
12/01/2025	195,000.00	100.000%	195,000.00	10.5666667x	2,060,500.00
12/01/2026	200,000.00	100.000%	200,000.00	11.5666667x	2,313,333.33
12/01/2027	210,000.00	100.000%	210,000.00	12.5666667x	2,639,000.00
12/01/2028	215,000.00	100.000%	215,000.00	13.5666667x	2,916,833.33
12/01/2029	220,000.00	100.000%	220,000.00	14.5666667x	3,204,666.67
12/01/2030	225,000.00	100.000%	225,000.00	15.5666667x	3,502,500.00
12/01/2031	235,000.00	100.000%	235,000.00	16.5666667x	3,893,166.67
12/01/2032	240,000.00	100.000%	240,000.00	17.5666667x	4,216,000.00
12/01/2033	250,000.00	100.000%	250,000.00	18.5666667x	4,641,666.67
12/01/2034	260,000.00	100.000%	260,000.00	19.5666667x	5,087,333.33
12/01/2035	270,000.00	100.000%	270,000.00	20.5666667x	5,553,000.00
Total	**$3,970,000.00**	**-**	**$3,970,000.00**	**-**	**$48,964,666.67**

IRS Form 8038

Weighted Average Maturity = Bond Years/Issue Price	12.334 Years
Total Interest from Debt Service	1,490,878.92
Total Interest	1,490,878.92
NIC = Interest / (Issue Price * Average Maturity)	3.0448056%
Bond Yield for Arbitrage Purposes	3.0041087%

City of Ramsey, Minnesota

$3,970,000 General Obligation Bonds, Series 2015A

Assumes Current Market BQ AA+ Rates plus 25bps

Operation Of Project Construction Fund

Date	Principal	Rate	Receipts	Disbursements	Cash Balance
05/07/2015	3,871,000.00	-	3,871,000.00	3,871,000.00	-
Total	**$3,871,000.00**	-	**$3,871,000.00**	**$3,871,000.00**	-

Investment Parameters

Investment Model [PV, GIC, or Securities]	GIC
Default investment yield target	Unrestricted
Cost of Investments Purchased with Bond Proceeds	3,871,000.00
Total Cost of Investments	$3,871,000.00
Target Cost of Investments at bond yield	$3,871,000.00
Yield to Receipt	-
Yield for Arbitrage Purposes	3.0041087%

City of Ramsey, Minnesota

$3,970,000 General Obligation Bonds, Series 2015A

Assumes Current Market BQ AA+ Rates plus 25bps

Primary Purpose Fund Proof Of Yield @ 0.0000000%

Date	Cashflow	PV Factor	Present Value	Cumulative PV
05/07/2015	3,871,000.00	1.0000000x	3,871,000.00	3,871,000.00
Total	**$3,871,000.00**	**-**	**$3,871,000.00**	**-**

Composition Of Initial Deposit

Cost of Investments Purchased with Bond Proceeds	3,871,000.00
Adjusted Cost of Investments	3,871,000.00

City of Ramsey, Minnesota

$3,970,000 General Obligation Bonds, Series 2015A

Assumes Current Market BQ AA+ Rates plus 25bps

Detail Costs Of Issuance

Dated 05/07/2015 | Delivered 05/07/2015

COSTS OF ISSUANCE DETAIL

Financial Advisor	$25,000.00
Bond Counsel	$10,500.00
Rating Agency Fee (S&P)	$10,500.00
Miscellaneous	$1,000.00
TOTAL	**$47,000.00**

City of Ramsey, Minnesota

$3,970,000 General Obligation Bonds, Series 2015A

Assumes Current Market BQ AA+ Rates plus 25bps

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	105% Overlevy
12/01/2015	-	-	60,861.42	60,861.42	63,904.49
12/01/2016	-	-	107,402.50	107,402.50	112,772.63
12/01/2017	170,000.00	1.100%	107,402.50	277,402.50	291,272.63
12/01/2018	175,000.00	1.300%	105,532.50	280,532.50	294,559.13
12/01/2019	175,000.00	1.550%	103,257.50	278,257.50	292,170.38
12/01/2020	180,000.00	1.800%	100,545.00	280,545.00	294,572.25
12/01/2021	180,000.00	2.000%	97,305.00	277,305.00	291,170.25
12/01/2022	185,000.00	2.150%	93,705.00	278,705.00	292,640.25
12/01/2023	190,000.00	2.250%	89,727.50	279,727.50	293,713.88
12/01/2024	195,000.00	2.400%	85,452.50	280,452.50	294,475.13
12/01/2025	195,000.00	2.500%	80,772.50	275,772.50	289,561.13
12/01/2026	200,000.00	2.650%	75,897.50	275,897.50	289,692.38
12/01/2027	210,000.00	2.800%	70,597.50	280,597.50	294,627.38
12/01/2028	215,000.00	2.950%	64,717.50	279,717.50	293,703.38
12/01/2029	220,000.00	3.100%	58,375.00	278,375.00	292,293.75
12/01/2030	225,000.00	3.250%	51,555.00	276,555.00	290,382.75
12/01/2031	235,000.00	3.350%	44,242.50	279,242.50	293,204.63
12/01/2032	240,000.00	3.450%	36,370.00	276,370.00	290,188.50
12/01/2033	250,000.00	3.550%	28,090.00	278,090.00	291,994.50
12/01/2034	260,000.00	3.600%	19,215.00	279,215.00	293,175.75
12/01/2035	270,000.00	3.650%	9,855.00	279,855.00	293,847.75
Total	**$3,970,000.00**	-	**$1,490,878.92**	**$5,460,878.92**	**$5,733,922.87**

Significant Dates

Dated	5/07/2015
First Coupon Date	12/01/2015

Yield Statistics

Bond Year Dollars	$48,964.67
Average Life	12.334 Years
Average Coupon	3.0448056%
Net Interest Cost (NIC)	3.1421003%
True Interest Cost (TIC)	3.1243978%
Bond Yield for Arbitrage Purposes	3.0041087%
All Inclusive Cost (AIC)	3.2450343%

IRS Form 8038

Net Interest Cost	3.0448056%
Weighted Average Maturity	12.334 Years

Fire Station #2

Questions

How does the new proposed Fire Station #2 compare to the City's existing Fire Station #1? Is the proposal for Fire Station #2 excessive? Is the new Fire Station #2 a need versus a want?

The City of Ramsey Fire Department currently operates as a paid-on-call service structure. The City does not employ full time firefighters (excluding the Fire Chief and Fire Marshal). The City does not intend to deviate from this model now or into the future.

When the City completed a space needs analysis in 2006, and a preliminary design in 2013, the new proposed Fire Station #2 was designed as a paid-on-call station. As a result, Fire Station #2 does not include additional space for full-time firefighters (i.e. sleeping space, etc.).

What is unique about the station is the inclusion of a satellite location for the City's Police Department and a satellite location for an Allina Emergency Ambulance. Inclusion of both services will reduce emergency response times and the increase effectiveness/efficiency of the City's police services to greater Ramsey (i.e. eliminate the need for Police Officers to drive back to City Hall routinely).

Additionally, the Fire Station #2 will serve as the "back-up" Emergency Operations Center (EOC) for the City of Ramsey. This proposed station includes a small conference room (for EOC purposes); and will also be available for use by the community (non-profit groups and residents). The conference room in Fire Station #2 is smaller than Fire Station #1.

Attached to this case is a "comparison" of Fire Station #1 and the new proposed Fire Station #2. It should be noted: based on the 2006 space needs analysis for Fire Station #2, it was determined, utilizing the existing municipal center site was not a feasible or practical long term solution. Fire Station #2 was designed to be "right-sized" and an efficient facility. It is built to effectively deliver the service needs of the community now and into the future.

Why was construction administration increased from preliminary design to final design? How will this benefit the City?

Staff has requested additional oversight of this project by BKV Group to ensure quality construction of a multi-million dollar permanent/prominent community facility, to increase efficiencies of the construction process, to improve communications during construction between staff-general contractor-architect-City Council, increase oversight of general contractor, and to attempt reducing/eliminating construction issues. More specifically, BKV Groups' site visits and communications to City staff will be doubled from 1x every two weeks to 1x every week. The original proposal by BKV Group was $34,000. The adjusted (increased) price for this service is now $50,000.

Can we reduce or eliminate SAC or WAC fees?

Sewer and Water Access Charges (SAC & WAC) for this project are estimated at $30,000. Historically, it has been the City's policy to pay WAC fees for any municipal project. The City Council does have the authority to deviate from this informal policy if desired.

Regarding SAC fees—the City does not have the ability to simply waive this charge. Sewer services are provided by the Metropolitan Council (MetCouncil)—not the City of Ramsey. All sewer fees collected by the City are forwarded to the MetCouncil. The City DOES have the ability transfer SAC fees paid on one property to another (assuming the former property is demolished and cleaned; and that the new owner will pay their appropriate SAC fees).

In the case of this project, the City will have SAC credited after the former municipal center site is demolished and cleaned. Unfortunately, the City will be required to pay MetCouncil SAC fees at the time of building permit (about April 2015) for the new Fire Station #2; and the City will be credited SAC fees after the former municipal center site is cleared (about May 2016). As a result of the conflicting timing, and the risk of demolition not occurring on the old municipal center site as anticipated, MetCouncil is unwilling to transfer credits to the new Fire Station #2 project. With this in mind, the City will receive their appropriate SAC credit in 2016; and may utilize said credits moving forward (i.e. economic development projects, other municipal buildings, etc.).

Can we utilize fill from the old municipal center site for this project?

Staff had a conversation with the buyer of the old municipal center site. The buyer has indicated: if they determine (through their planning and design process) that excess fill is available, they would be willing to sell excess fill to the City for Fire Station #2 (at market rate). BKV Group has indicated they will include an 'alternate' in their bid documents indicating fill may be located nearby this site. The City will likely not get an answer from the buyer until March/April. The City should not count on this potential savings.

Why do some portions of the original design include a flat roof?

Small portions of the original design include a flat roof for three reasons: (1) to allow for safe access locations to the roof from the interior of the building, (2) to provide space for mechanical equipment storage, and (3) building articulation and aesthetics.

Can the City save money by not including capitalized interest in the funding solution for this project (as shown in a previously proposed bond run)?

Yes, the City does have the ability to remove capitalized interest from the previously proposed funding solution. Over the course of the entire project, the City would save nearly $200,000 as a result of this adjustment. The proposed funding package has been adjusted and will be recommended by staff accordingly.

DETAILS:
This move will require the City to begin making bond payments in 2015 rather than waiting until 2017 (i.e. utilizing capitalized interest in 2015 and 2016). It is proposed, the City will make interest only payments in 2015 and 2016. In 2015, staff would propose utilizing the City's Facility Fund for bond payments (about $60,000). The Facilities Fund has a balance sufficient to support this payment and the construction of the anticipated "parking ramp garage" project. In 2016, staff would propose utilizing the City's levy for bond payments (about $115,000).

The $200,000 savings realized is a result of (1) the elimination of capitalized interest (which would have also increased the principal); and (2) from reducing compounding interest payments. Making this adjustment will require the City to increase the general levy in 2016 for Fire Station #2 bond payments rather than waiting until 2017 to increase the levy.

What has been done to reduce project costs?

Staff worked with BKV Group to see what could be cut from the design of this building to reduce project costs. About $150,000 in cuts were identified and included in the final design and project budget (reconfigure meeting space, eliminate patio area, cut 2' from apparatus bay, and change of landscaping materials).

Comparison Overview

Fire Station #1 and Fire Station #2

STAFF COMMENTS:

SIMILARITIES

- Both will have the ability to act independently in the event of an emergency.
- Both will include the following general components:
  - Fire Engine
  - Tanker/Tender Truck
  - Grass Truck
  - Rescue Truck
  - Hose Tower

    The purpose of a hose tower is to allow space for equipment (mainly fire hoses) to properly dry out after use. Not properly drying hoses causes mold build up and faster decay of hose cloth. Not having a hose tower at each location will result in higher personnel costs and operational inefficiencies (in comparison to having separate towers). Hose towers are standard for all modern fire department facilities.

DIFFERENCES

- Fire Station #1
  - Designed as center point of all Fire Department operations and training (for all three stations)
  - Includes a large training space/conference room and a large/full sized kitchen
  - Includes significant office space for Fire Chief, Marshal and future staff.
  - Includes a water rescue unit/boat.
  - Includes 2 full bays.

- Fire Station #2
  - Not designed as center point of all Fire Department operations and training.
  - Includes a satellite police office and garage stall for a squad car (reduce PD response times).
  - Includes a satellite Allina ambulance garage stall (reduce response times).
  - Small kitchen, small training room, small office space.
  - Includes ladder truck.
  - Includes 3 full bays.

BKV COMMENTS:

Ramsey Fire Station No. 2 Space Needs Program

prepared by BKV Group

COMMISSION NO: 1937.01

August 1, 2014

Areas are net interior square footage

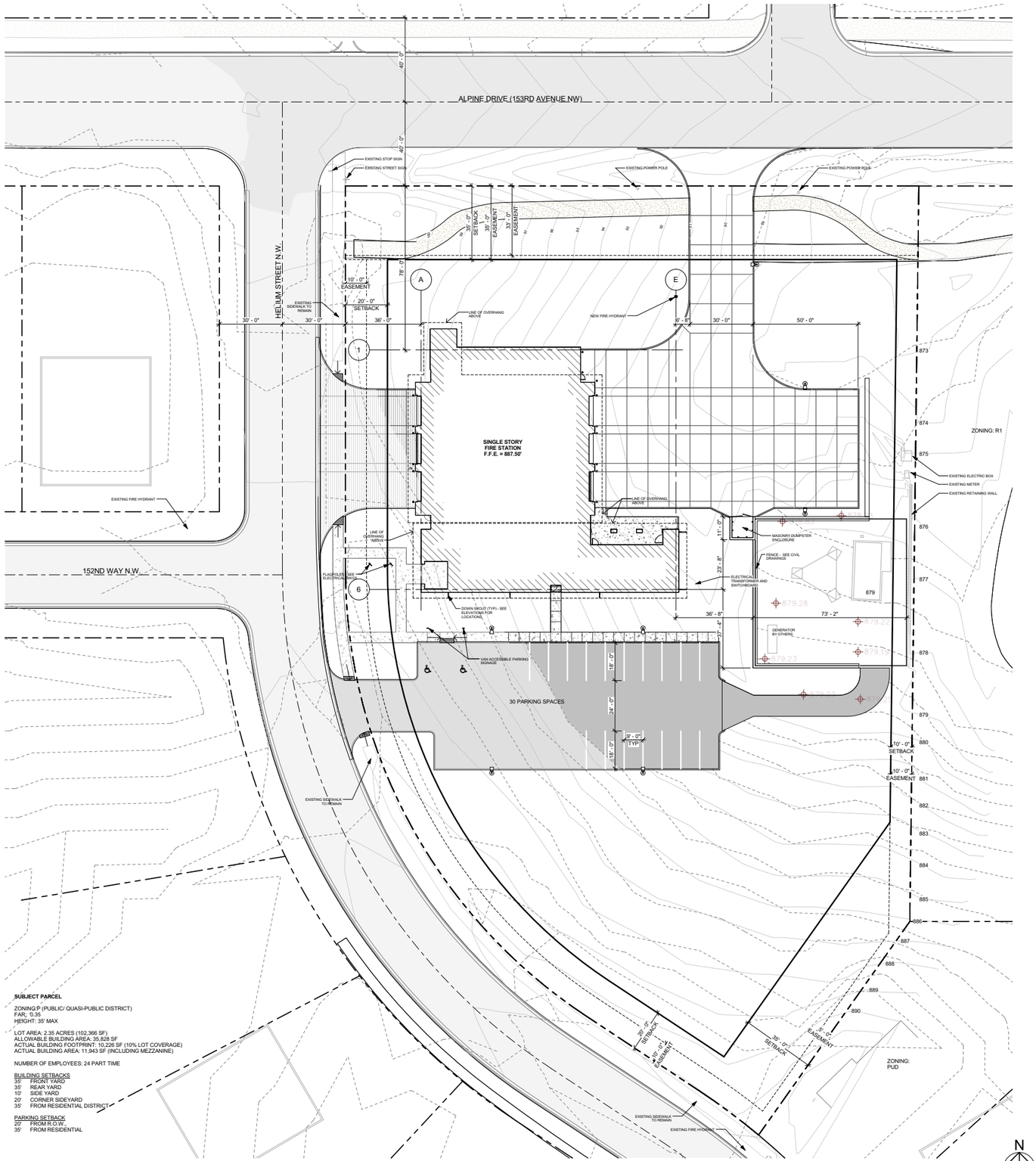
	Proposed Station No. 2	Existing Station No. 1	comments
Office / Training Areas			
Training Room	700	1540	area includes storage
Living Areas			
Kitchen / Dayroom	300	364	
Apparatus Bays			
Apparatus Bays	4800	3,338	Existing station is equivalent to approximately 2 full bays, the proposed station is 3 bays
Apparatus Bay Support			
Turnout Gear Area	386	375	
Hose Tower	160	168	

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
- BOLLARD
- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- CENTERLINE OF R.O.W
- PROPOSED PATH
- CONCRETE PAVING - SEE CIVIL DRAWINGS
- ASPHALT PAVING - SEE CIVIL DRAWINGS
- BUILDING EXTENTS



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"

BKV GROUP
Architecture
Interior Design
Landscape Architecture
Engineering

Boarman Kroos Vogel Group Inc.

222 North Second Street
Minneapolis, MN 55401
Telephone: 612.339.3752
Facsimilie: 612.339.6212
www.bkvgroup.com
EOE

CONSULTANTS

PROJECT TITLE

Ramsey Fire Station #2

KEY PLAN

ISSUE #	DATE	DESCRIPTION
	11/17/2014	Site Plan Review
	11/19/2014	Design Development
	01/07/2015	Review Set

CERTIFICATION

DATE	01/07/2015
DRAWN BY	MMR
CHECKED BY	CLC
COMMISSION NUMBER	1937.01

SHEET TITLE

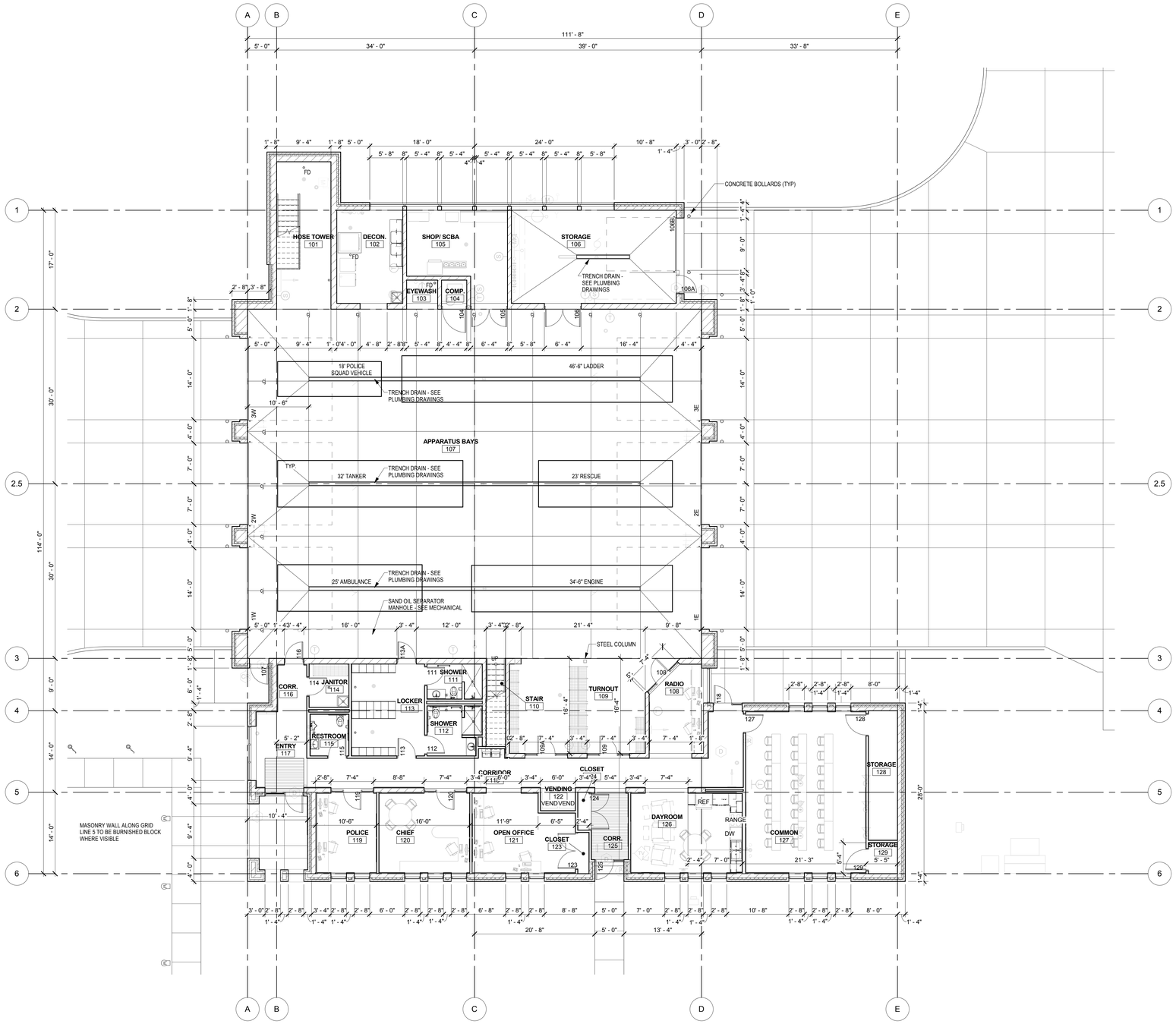
SITE PLAN

SHEET NUMBER

A010

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1 A101 FIRST FLOOR PLAN

1/8" = 1'-0"

FLOOR PLAN NOTES:

1. DO NOT SCALE DRAWINGS.
2. ALL WALLS TO BE TYPE SN-1 UNLESS NOTED OTHERWISE.
3. REFER TO CODE PLANS FOR LOCATIONS OF FIRE-RESISTANCE RATED CONSTRUCTION.
4. DIMENSIONS AT INTERIOR STUD WALLS ARE TAKEN TO FACE OF GYPSUM BOARD. DIMENSIONS AT EXTERIOR STUD WALLS ARE TAKEN TO FACE OF SHEATHING. DIMENSIONS AT MASONRY WALLS ARE TAKEN TO FACE OF MASONRY.
5. DOORS AT ROOM CORNERS TO BE SET SO FRAME IS 4" CLEAR FROM ADJACENT WALLS UNLESS NOTED OTHERWISE.
6. ALL GYPSUM BOARD IN BATHROOMS, SHOWER ROOMS, AND LOCKER ROOMS TO BE MOISTURE-RESISTANT.
7. COORDINATE DIMENSIONS OF HOUSEKEEPING PADS WITH MECHANICAL AND ELECTRICAL EQUIPMENT.
8. ALL PIPE PENETRATIONS TO RECEIVE ESCUTCHEON PLATE.
9. REFER TO A820 SERIES SHEETS FOR TYPICAL HEAD OF WALL, BASE OF WALL, AND WALL INTERSECTION DETAILS AT INTERIOR CONDITIONS.

FLOOR PLAN LEGEND:

- CONCRETE BLOCK MASONRY
- BRICK MASONRY
- ARCHITECTURAL PRECAST CONCRETE

N

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Architecture
Interior Design
Landscape Architecture
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CONSULTANTS

PROJECT TITTLE

Ramsey Fire Station #2

KEY PLAN

ISSUE #	DATE	DESCRIPTION
	11/19/2014	Design Development
	01/07/2015	Review Set

CERTIFICATION

DATE	01/26/2015
DRAWN BY	MMR
CHECKED BY	CLC
COMMISSION NUMBER	1937.01

SHEET TITLE

FIRST FLOOR PLAN

SHEET NUMBER

A101

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Architecture
Interior Design
Landscape Architecture
Engineering

Boarman
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Group
Inc.

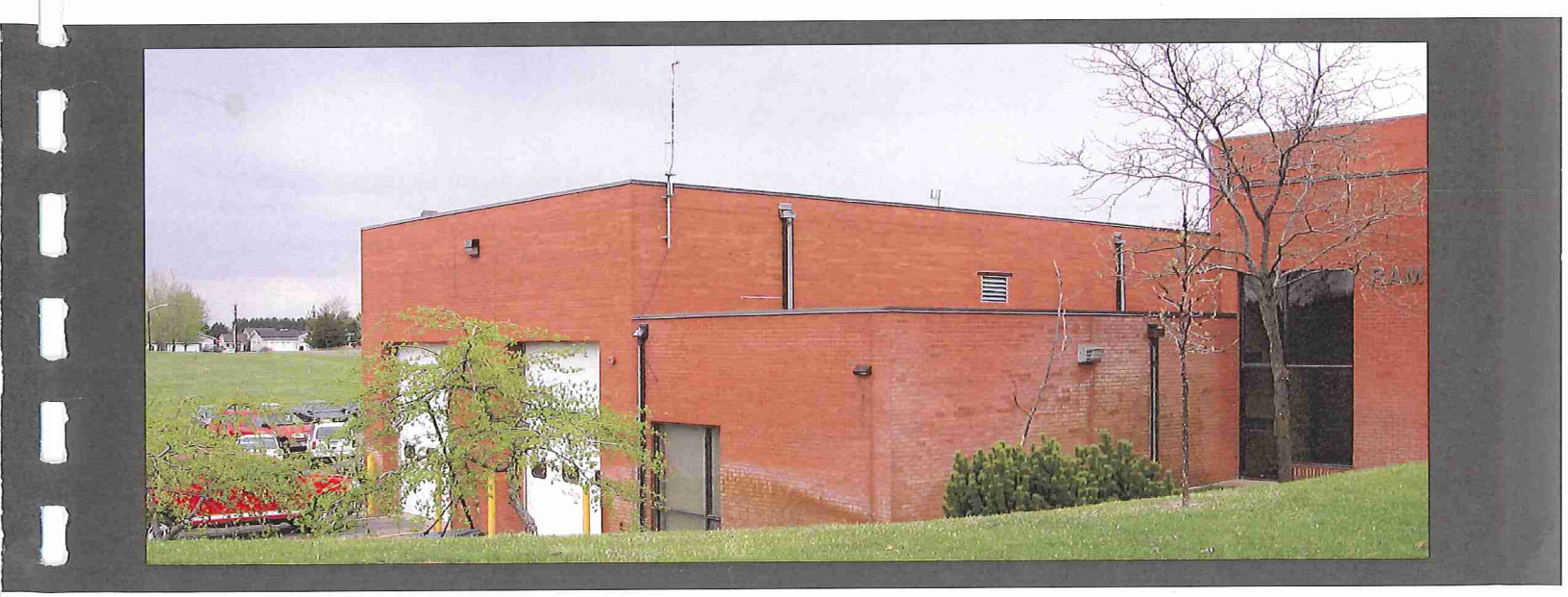
Contact: Ted Redmond, AIA
222 North Second Street
Minneapolis, MN 55401
Phone: 612.339.3752
Facsimile: 612.339.6212
www.bkvgroup.com
August 8, 2006

Feasibility Report

Ramsey Fire Station No. 2 Replacement

15153 Nowthen Boulevard NW
Ramsey, Minnesota 55303

Commission 1272.05



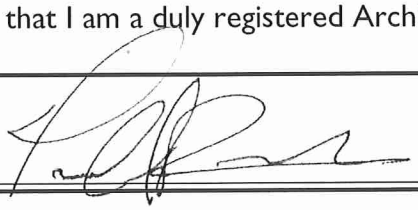
BKV GROUP

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Site Assessment and Concept Site Plan	5
Option Cost Estimates	6
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Appendix B - Preliminary New Fire Station Concept Site Plans	8

Certification

I hereby certify that this report was prepared by me or under my direct supervision and that I am a duly registered Architect under the laws of the State of Minnesota

Signed: 

Ted Redmond

Date: 8/8/06 Registration Number: 24239

BKV GROUP

Executive Summary

The BKV Group team was directed to study concerns related to the replacement of the existing Fire Station number 2 located at the existing Ramsey City Hall site. This replacement facility study was to include an assessment of the proposed location for a new replacement fire station to determine the appropriateness of the site area and configuration, as well as the feasibility of locating a new communications tower for Anoka County on, or adjacent to the site. Additionally, the study was to investigate stabilization needs associated with continued usage of the existing City Hall building for temporary continued use for fire station only functions for an assumed five year period. The report was to contain three fire station options to meet long and short-term fire station needs. These three options include:

1. The first option is to utilize existing spaces used by the fire department and vacate city hall portion (use for storage, training, etc.). the goal is keep the building in operation for another 5-10 years until a new fire station is built. The repair, updating, and replacement of building components would be required.

2. The second option is to demolish the city hall portion of the building. Rerouting/relocating existing systems, and providing new systems would be required to serve the remaining fire station program spaces.

3. The third option is to completely demolish the existing building. A new fire station would be built on an adjacent site.

Finally, this replacement study was to develop preliminary project budget projections for the three options and compare the options to assist the city in deciding on appropriate project approach.

Needs Assessment:

This replacement study has assumed an overall replacement fire station program of approximately 9,776 square feet including three "drive-thru" apparatus bays, expandable to ~~three~~ four. Prior to the execution of any construction or renovation effort, BKV Group recommends a detailed space needs assessment be conducted to validate the total square footage required to meet the replacement fire station needs adequately.

Overview of Preliminary Building Audit

The report included in section 3 of this report records observations of capital maintenance and capital improvement needs associated with a temporary re-use of the existing fire station/ city hall structure. These needs are included in the project cost estimates for Option 1 and Option 2 in this feasibility report. Work scope anticipated with stabilization only is included in each option. The existing conditions were reviewed for preliminary work scope related to Options I and II. Work scope identified for Option I relates primarily to building stabilization for a five year occupancy design period, while Option II work scope includes modifications related to partial demolition of building while maintaining utility connections and mechanical and electrical system functionality

Temporary Re-Use Options

Options included in section 4 of this report illustrate alternative approaches for temporary re-use of the existing City Hall / Fire Station structure for fire only operations. Option 1 investigates stabilization of the existing structure leaving the entire existing building extent in place and re-using only those portions of the building which are necessary for Fire Station uses. Option 2 investigates partial demolition of the existing City Hall, leaving only those spaces which can be successfully re-used for Fire Station uses and constructing a new exterior parameter as appropriate. Each option assumes partial re-use of the existing Police Station for vehicle and equipment storage in the lower level squad garage area. Neither option is intended for long-term occupancy beyond 5 to 10 years and assume construction of a new replacement fire station within that timeframe.

Preliminary Concept Floor Plan

Through this feasibility effort, preliminary concept floor plans were established. The intent of these preliminary concept floor plans was to determine overall facility scope and configuration potentials. This information was then

used for the investigation of multiple site configurations in the Site Assessment section of this report. The plan diagram provided in section 5 of this report represents the preferred preliminary floor plan, however, it should be noted that a detailed programming and schematic design effort will be required in order to develop a final concept plan for a new replacement fire station. Additional concept plans are provided in the appendix of this report.

Site Assessment and Concept Site Plan

The proposed site is to include the Replacement fire station as well as a proposed communications tower supporting Anoka County 800 mhz dispatching communications. Information related to the communications tower requirements and design criteria were based on numerous reviews with John Tonding of Anoka County and reviewed with Connexus in conjunction with the adjacent Connexus power sub-station located to the East of the site.

Multiple site concept plans were developed to explore a range of site development concepts including fire station location, site access, and communication tower locations. The site concept plans are based on preliminary building concept plan options included in Appendix B of this report. The concept site plan included in section 6 of this report illustrates the recommended site concept, however, further development should be required in the Schematic Design Phase of a replacement fire station project. Through these preliminary site concept explorations, the design team and Fire Department believe the site to be adequately sized and configured for reasonable flexibility and some future expansion for additional apparatus bays. The final location of the communications tower requires final coordination and agreement by Connexus, Anoka County, and the City of Ramsey, however, preliminary tower locations appear to be compatible with the proposed fire station use and anticipated site configuration.

Option Cost Estimates

The estimates included in section 7 of this report outline the costs associated with the re-use concepts Option 1 and Option 2 and replacement fire station Option 3 and were prepared by BKV Group based on the enclosed plan concept document. Estimates should be considered as comparative only, final project budgets should be established following more detailed Schematic Design efforts for any of the options explored in this report, comparisons of overall project scope, however, may be made with these figures as project assumptions have been kept consistent.

The Preliminary Project estimates are as follows:

Initial Project Option Costs

	Construction Cost	"Soft Costs" / Contingency	Total Project Cost
Option 1- Stabilization	$270,000	$82,262	$352,262
Option II – Partial Demo	$621,220	$196,345	$817,565
Option III – New Construction	$1,781,640	$626,353	$2,407,993

Project Cost Comparison

Options I and II above each assume the construction of a new replacement fire station within five to eight years. As such, a comparison to overall project feasibility should include an assessment of initial option costs (as outlined above) as well as total project costs which include new construction costs and inflation costs over time. The following assume a five year delay prior to construction of a new replacement fire station for Options I and II and compare those total project costs against new construction for Option III in 2007

	Initial Project Scope	New Construction	New Construction Inflation to 2012	Total Project
Option I	$352,262	$2,407,993	$638,883	$3,399,141
Option II	$817,565	$2,407,993	$638,883	$3,864,444
Option III	$0	$2,407,993	$0	$2,407,993

As outlined above, Options I and II have higher long-term project costs, with Option I totaling 41% more total project costs and Option II totaling 60% more total project costs then Option III.

Next Steps

Replacement Fire Station Site

The preliminary site assessment executed in this Fire Station Replacement study clearly indicates overall feasibility of the proposed site for the replacement fire station. Detailed coordination of the exact radio tower location and legal agreements between the City of Ramsey, Anoka County, and Connexus are required to finalize site ownership, configuration, and access easements necessary to assure appropriate operations for all three organizations. The City should engage a Geotechnical Engineer to provide preliminary soils investigations to validate normal soils conditions which are assumed in this report.

Detailed Fire Station Programming

Prior to the execution of any construction or renovation effort, BKV Group recommends a detailed space needs assessment be conducted to validate the total square footage required to meet the replacement fire station needs adequately.

Temporary Re-Use of Existing City Hall

The three options explored through this study process indicate three viable short and long term solutions to meet the fire station needs. As all three options ultimately require the construction of a new replacement fire station the primary differences between the three options are based on total project costs balanced against short-term capital expenditure and cash flow considerations. As options I and II are both anticipated to be short-term options only with a similar five year service period anticipated, Option II is not recommended for implementation as it's higher short-term expenses are not anticipated to provide significant functional advantages for temporary fire station uses.

The remaining options may be considered to be a selection between an option with the minimum short-term cash flow impact with a higher long-term project cost (Option I) and the highest short-term cash flow impact with the lowest possible total long-term project cost (Option III). To compare the fiscal appropriateness of Options I and III, BKV Group recommend the City of Ramsey study bonding capacities and costs for each option including inflation costs and determine the actual five to ten year cash flow impact of each option.

The City should review security, accessibility and maintenance concerns and needs associated with allowing use of portions of the existing facilities for community meetings and community group access if any re-use option is selected.

BKV GROUP

Preliminary Audit of Existing Conditions

The following report records observations of capital maintenance and capital improvement needs associated with a temporary re-use of the existing fire station/ city hall structure. These needs are included in the project cost estimates for Option 1 and Option 2 in this feasibility report. Work scope anticipated with stabilization only is included in each option.

BKV GROUP

Preliminary Audit of Existing Conditions

There are three options in regards to the fire department's use of the existing city hall/fire station building.

4. The first option is to utilize existing spaces used by the fire department and vacate city hall portion (use for storage, training, etc.). the goal is keep the building in operation for another 5-10 years until a new fire station is built. The repair, updating, and replacement of building components would be required.

5. The second option is to demolish the city hall portion of the building. Rerouting/relocating existing systems, and providing new systems would be required to serve the remaining fire station program spaces.

6. The third option is to completely demolish the existing building. A new fire station would be built on an adjacent site.

The existing conditions were reviewed for preliminary work scope related to Options I and II. Work scope identified for Option I relates primarily to building stabilization for a five year occupancy design period, while Option II work scope includes modifications related to partial demolition of building while maintaining utility connections and mechanical and electrical system functionaility.

Option 1-Utilize Existing Spaces/Abandon City Hall Portion

Architectural Report

There is an economy in utilizing the existing spaces. If the action plan involves "abandoning" the existing City Hall portion of the facility, though somewhat unattractive it would be, that the city implement the following safety measures:

1. Remove all shrubbery from around the building – out 20'-0".
2. Install plywood over all glass windows & glass entries.
3. Install an 8'-0" high security fence around the perimeter of the building, 20'-0" to 30'-"back from the building.
4. Install Metal Halide Security lighting on 30"0" high utility poles around the perimeter, on night timers.

With this approach, the following maintenance work is suggested:

2012 1. Raise the grade in the rock mulched areas on the west side of the fire bays. An appropriate approach would be to use gravel to fill these beds, (holding the gravel down 1" at the back of the curb, and ramping up at least 4" to the exterior brick. A layer of 60 – 120 mil butyl rubber pond liner or similar WP membrane, (silicone it to the cleaned and dry wall & back of curb) should then be installed. Finally, new mulch should be used as cover.
2. Reset the two concrete splash blocks along the elevation noted above in item # 1, to drain to the pavement. (water issues)
3. Leave the cracks in the masonry (for now), truck-point later if interior leaks develop, or brick faces start to pop off, or bricks become dislodged in the wall.
2012 4. Have the west wall and a portion of the south west wall cleaned to remove efflorescence and mold & algae growth.
2012 5. Paint exterior of HM doors at apparatus bays.
2012 6. Paint exterior of Apparatus bay OH doors.
2006/2012 7. Caulk hole in brick masonry where radio antenna lead penetrates the exterior building envelope.
2012 - 8. Re-paint bollards
2006/2012 9. Replace the damaged door bottom sweep on the SW man door of the Apparatus bay.
2012 10. Remove and re-caulk control joints at perimeter of Apparatus Bay brick veneer.
11. Repair roof leak at apparatus bay. Verify leak

2008 12. Replace air conditioner condenser units.

Option 2-Demolish City Hall Portion

Architectural Report

Utilizing the existing fire station and demolishing the city hall portion of the building would enable the fire department to stay in service in its existing facility until a new station is constructed. The 4,831 square feet of spaces could be utilized in the same manner they are currently, save for a portion of the existing training room or break room which would need to be converted into a mechanical equipment room.

According to the applicable code regulations (IBC 2000) the remaining fire station facility would require only one exit out. The existing exit on the south side could be closed off (see below). The remaining facility would have three exits out.

The demolition of the 11,937 square feet of the existing city hall portion of the building would be architecturally straight forward. Demolition would occur on all portions from a line south of the training room, hose tower, and restrooms. New cladding would be required on the South side where adjoining walls would be removed. Either brick or an exterior insulation finishing system (eifs) would be appropriate. New cap flashing and a minimal amount of the existing brick wall would need to be reconstructed where portions of the wall overlap the existing wall.

Site work would need to be done on the south side of the remaining fire station portion of the building. The site would need to be regraded to ensure drainage away from the building and protect the footing from frost. The existing parking lot would be demolished and seeded or sodded as well.

As in the previous option, maintenance issues would need to be addressed in regards to the remaining fire station portion of the building. They are as follows:

1. Raise the grade in the rock mulched areas on the west side of the fire bays. An appropriate approach would be to use gravel to fill these beds, (holding the gravel down 1" at the back of the curb, and ramping up at least 4" to the exterior brick. A layer of 60 – 120 mil butyl rubber pond liner or similar WP membrane, (silicone it to the cleaned and dry wall & back of curb) should then be installed. Finally, new mulch should be used as cover.
2. Reset the two concrete splash blocks along the elevation noted above in item # 1, to drain to the pavement.
3. Leave the cracks in the masonry (for now), truck-point later if interior leaks develop, or brick faces start to pop off, or bricks become dislodged in the wall.
4. Have the west wall and a portion of the south west wall cleaned to remove efflorescence and mold & algae growth.
5. Paint exterior of HM doors at apparatus bays.
6. Paint exterior of Apparatus bay OH doors.
7. Caulk hole in brick masonry where radio antenna lead penetrates the exterior building envelope.
8. Re-paint bollards
9. Replace the damaged door bottom sweep on the SW man door of the Apparatus bay.
10. Remove and re-caulk control joints at perimeter of Apparatus Bay brick veneer.
11. Repair roof leak at apparatus bay.

Structural Report

Structurally the demolition of the city hall portion of the building is straight forward. The different portions of the building utilize separate structural systems at the demolition line as described. The footing along this wall would need to be protected from frost. This can be accomplished by regrading.

Mechanical Report

If the city is going to demolish the city hall portion of the building. The following renovation work is suggested:

1. Disconnect the mechanical services from the city hall that serve the fire station.
2. Demolish the mechanical systems within the city hall unless noted to be relocated below. The systems include but are not limited to the water service, gas-fired boiler heating system with backup fuel oil system, air handling system including the remote mounted condensing units and exhaust fans, plumbing systems serving the city hall, domestic water heaters and plumbing fixtures.
3. Convert a portion of the existing fire station training room or break room into a mechanical equipment room.
4. Disconnect the under floor sanitary service from the existing system in the city hall and reroute to the site sanitary main.
5. Relocate the water service from the onsite well and pressure tank to the fire station mechanical room.
6. Provide a 100 gallon, electric water heater in the fire station mechanical room for the laundry, shower and lavatories, utility sink and hose reel in the truck bay. Connect into the existing piping system.
7. Relocate the water softener to the fire station mechanical room and reconnect to the fire station plumbing system.
8. Provide a gas-fired, DX cooling rooftop unit to serve the occupied spaces in the fire station not including the truck bay. Connect to the existing ductwork.
9. Provide two gas-fired modular boilers in the fire station mechanical room to serve the perimeter finned tube radiation in the office areas and the horizontal unit heaters in the truck bay.

Electrical Report

If the city is to demolish the city hall portion of the building and keep the fire station portion, the following renovation work is required:

1. Replace existing panel in northeast corner of fire station building with a new 400A 208/120V 42 space panel with a service entrance rated main circuit breaker.
2. Remove existing feeder from city hall building to existing electrical panel.
3. Re-feed existing loads from old fire station panel to new panel.
4. Install new feeder from new panel to existing transformer on north side of existing fire station.
5. Provide power for new and relocated mechanical equipment from new panel.
6. Install new fire alarm system in fire station.
7. Install new telephone system in fire station.

BKV GROUP

Temporary Re-Use Concept Options

The following options illustrate alternative approaches for temporary re-use of the existing City Hall / Fire Station structure for fire only operations. Option 1 investigates stabilization of the existing structure leaving the entire existing building extent in place and re-using only those portions of the building which are necessary for Fire Station uses. Option 2 investigates partial demolition of the existing City Hall, leaving only those spaces which can be successfully re-used for Fire Station uses and constructing a new exterior parameter as appropriate. Each option assumes partial re-use of the existing Police Station for vehicle and equipment storage in the lower level squad garage area. Neither option is intended for long-term occupancy beyond 5 to 10 years and assume construction of a new replacement fire station within that timeframe.

OWNER:	City of Ramsey	BKV GROUP	31-Jul-06
PROJ:	Ramsey Fire Station 2 Replacement		07-Jul-09
LOC.:	Ramsey, Minnesota	PROJ#__:	1572
TITLE:	PRELIMINARY CONCEPTUAL ESTIMATE	FILE#__:	

Concept Estimate - Option 3
New Construction
acres 5

NEW SQ FT	9,776
REMODEL SQ FT	0
AREA TO REMAIN	0
TOTAL SQ FT	9,776

DESCRIPTION	COST/ BUILDING	BUILDING SF	COST SF	SUB TOTAL	PERCENT TOTAL
ADMINISTRATION		9,776	$0.97	$9,500	0.39%
LEGAL, FISCAL & ADMINISTRATIVE	$0				0.00%
SOIL BORINGS	$8,000				0.33%
SURVEY	$1,500				0.06%
CONSTRUCTION COSTS		9,776	$182.25	$1,781,640	73.99%
Building Demolition - Existing City Hall, Fire Station, Police St	$143,000				5.94%
Existing Site Repair (topography only, no fill)	$20,000				0.83%
New Site Costs	$250,000				10.38%
New Construction	$1,368,640				56.84%
FEES		9,776	$19.52	$190,862	7.93%
A/E DESIGN AND BIDDING FEES	$143,171				5.95%
CIVIL ENGINEERING	$14,000				0.58%
LANDSCAPE ARCHITECTURE	$8,000				0.33%
REIMBURSABLE EXPENSES	$7,874				0.33%
PLAN REVIEW FEES & PERMITS	$4,454				0.18%
SPECIAL INSPECTIONS AND TESTING	$13,362				0.55%
FURNISHINGS, FIXTURES & EQUIPMENT (FF&E)		9,776	$10.63	$103,905	4.31%
OFFICE FURNITURE ALLOWANCE*	$78,208				3.25%
KITCHEN EQUIPMENT ALLOWANCE**	$10,000				0.42%
LAUNDRY EQUIPMENT ALLOWANCE	$8,000				0.33%
FF&E DESIGN FEES	$7,697				0.32%
TECHNOLOGY		9,776	$0.82	$8,000	0.33%
DATA / TELEPHONE	$8,000				0.33%
SURVEILLANCE CAMERAS / MONITORS	$0				0.00%
CONTINGENCY		9,776	$32.13	$314,086	13.04%
ESTIMATING (5%)	$104,695				4.35%
PROJECT (10%)	$209,391				8.70%
FINANCING		9,776	$0.00	$0	0.00%
BOND ISSUANCE COSTS	$0				0.00%
INVESTMENT EARNINGS	$0				0.00%
TOTAL		9,776	$246.32	$2,407,993	100.00%

Project Cost Escalation
To Assumed Project Year 2010

Grand Total - 2007	8% Inflation	**$2,600,632**
Grand Total - 2008	6% Inflation	**$2,756,670**
Grand Total - 2009	1% Inflation	**$2,784,237**
Grand Total - 2010	4% Inflation	**$2,895,606**

Escallation Beyond Currently Anticipated Project Schedule

Grand Total - 2011	4% Inflation	**$3,011,430**
Grand Total - 2012	4% Inflation	**$3,131,888**
Grand Total - 2013	5% Inflation	**$3,288,482**
Grand Total - 2014	5% Inflation	**$3,452,906**
Grand Total - 2015	5% Inflation	**$3,625,551**

NOTE: BONDING COSTS SHOULD BE DETERMINED BY COUNTY'S BONDING CONSULTANT

NOTE: ESTIMATE ASSUMES TRADITIONAL GENERAL CONTRACTOR BIDDING, CONSTRUCTION MANAGER FEES ARE NOT INCLUDED.
NOTE: DISPATCH EQUIPMENT INSTALLATION COSTS DO NOT INCLUDE POTENTIAL RF TOWER EQUIPMENT UPGRADES
NOTE: EXISTING SCBA, LAUNDRY/EXTRACTOR, AND GEAR RACKING EQUIPMENT TO BE RE-USED

OWNER:	City of Ramsey	BKV GROUP	31-Jul-06
PROJ:	Ramsey Fire Station 2 Replacement		07-Jul-09
LOC.:	Ramsey, Minnesota	PROJ#__:	1572
TITLE:	PRELIMINARY CONCEPTUAL ESTIMATE	FILE#__:	

Concept Estimate - Option 3
New Construction
acres 5

NEW SQ FT	10,854
REMODEL SQ FT	0
AREA TO REMAIN	0
TOTAL SQ FT	10,854

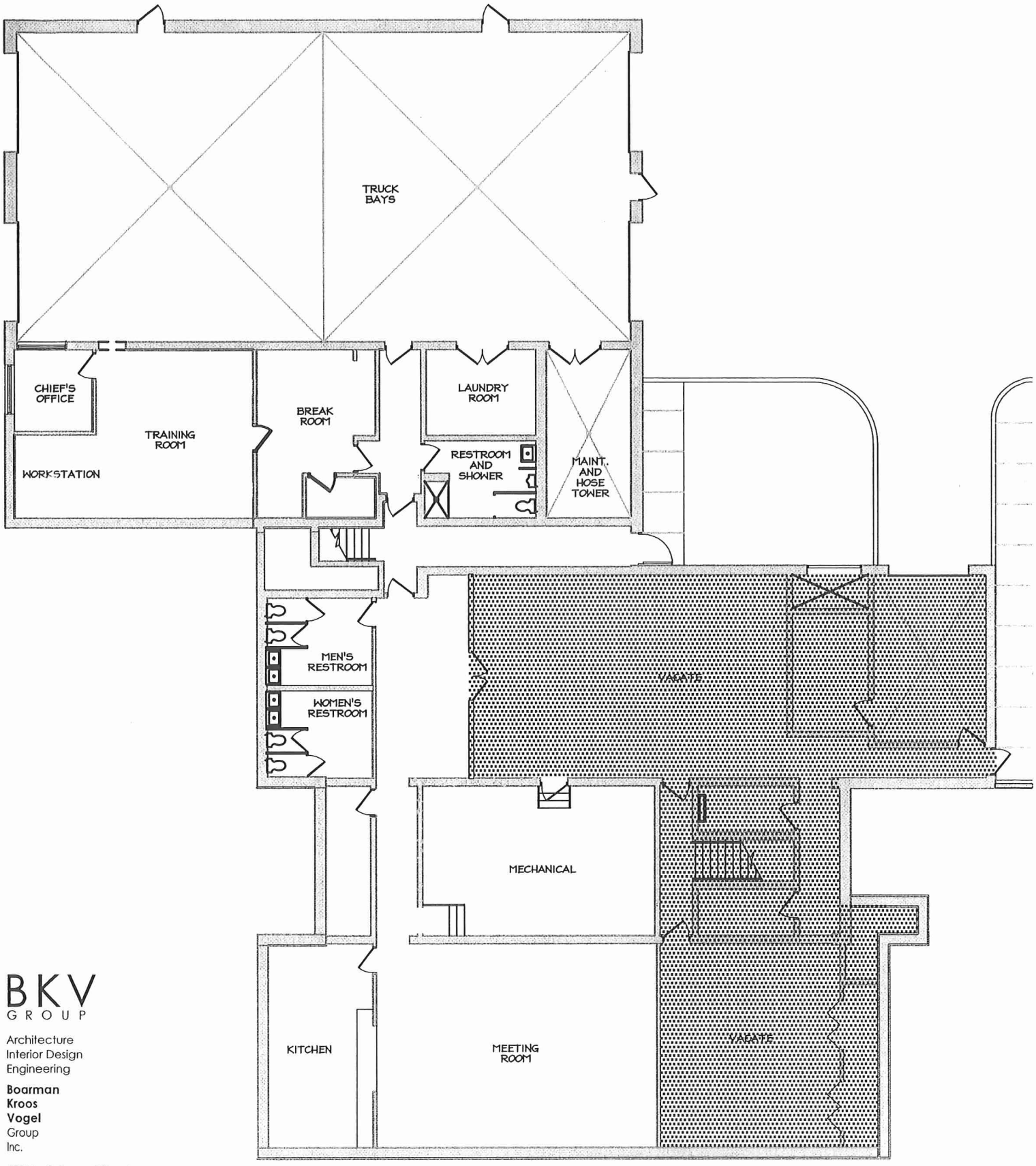
DESCRIPTION	COST/ BUILDING	BUILDING SF	COST SF	SUB TOTAL	PERCENT TOTAL
ADMINISTRATION		10,854	$0.88	$9,500	0.36%
LEGAL, FISCAL & ADMINISTRATIVE	$0				0.00%
SOIL BORINGS	$8,000				0.31%
SURVEY	$1,500				0.06%
CONSTRUCTION COSTS		10,854	$178.05	$1,932,560	74.08%
Building Demolition - Existing City Hall, Fire Station, Police St	$143,000				5.48%
Existing Site Repair (topography only, no fill)	$20,000				0.77%
New Site Costs	$250,000				9.58%
New Construction	$1,519,560				58.25%
FEES		10,854	$18.90	$205,109	7.86%
A/E DESIGN AND BIDDING FEES	$155,245				5.95%
CIVIL ENGINEERING	$14,000				0.54%
LANDSCAPE ARCHITECTURE	$8,000				0.31%
REIMBURSABLE EXPENSES	$8,538				0.33%
PLAN REVIEW FEES & PERMITS	$4,831				0.19%
SPECIAL INSPECTIONS AND TESTING	$14,494				0.56%
FURNISHINGS, FIXTURES & EQUIPMENT (FF&E)		10,854	$10.43	$113,219	4.34%
OFFICE FURNITURE ALLOWANCE*	$86,832				3.33%
KITCHEN EQUIPMENT ALLOWANCE**	$10,000				0.38%
LAUNDRY EQUIPMENT ALLOWANCE	$8,000				0.31%
FF&E DESIGN FEES	$8,387				0.32%
TECHNOLOGY		10,854	$0.74	$8,000	0.31%
DATA / TELEPHONE	$8,000				0.31%
SURVEILLANCE CAMERAS / MONITORS	$0				0.00%
CONTINGENCY		10,854	$31.35	$340,258	13.04%
ESTIMATING (5%)	$113,419				4.35%
PROJECT (10%)	$226,839				8.70%
FINANCING		10,854	$0.00	$0	0.00%
BOND ISSUANCE COSTS	$0				0.00%
INVESTMENT EARNINGS	$0				0.00%
TOTAL		10,854	$240.34	$2,608,646	100.00%

Project Cost Escalation
To Assumed Project Year 2010

Grand Total - 2007	8% Inflation	**$2,817,337**
Grand Total - 2008	6% Inflation	**$2,986,377**
Grand Total - 2009	1% Inflation	**$3,016,241**
Grand Total - 2010	4% Inflation	**$3,136,891**
Escallation Beyond Currently Anticipated Project Schedule		
Grand Total - 2011	4% Inflation	**$3,262,366**
Grand Total - 2012	4% Inflation	**$3,392,861**
Grand Total - 2013	5% Inflation	**$3,562,504**
Grand Total - 2014	5% Inflation	**$3,740,629**
Grand Total - 2015	5% Inflation	**$3,927,661**

NOTE: BONDING COSTS SHOULD BE DETERMINED BY COUNTY'S BONDING CONSULTANT

NOTE: ESTIMATE ASSUMES TRADITIONAL GENERAL CONTRACTOR BIDDING, CONSTRUCTION MANAGER FEES ARE NOT INCLUDED.
NOTE: DISPATCH EQUIPMENT INSTALLATION COSTS DO NOT INCLUDE POTENTIAL RF TOWER EQUIPMENT UPGRADES
NOTE: EXISTING SCBA, LAUNDRY/EXTRACTOR, AND GEAR RACKING EQUIPMENT TO BE RE-USED



BKV GROUP

Architecture
Interior Design
Engineering

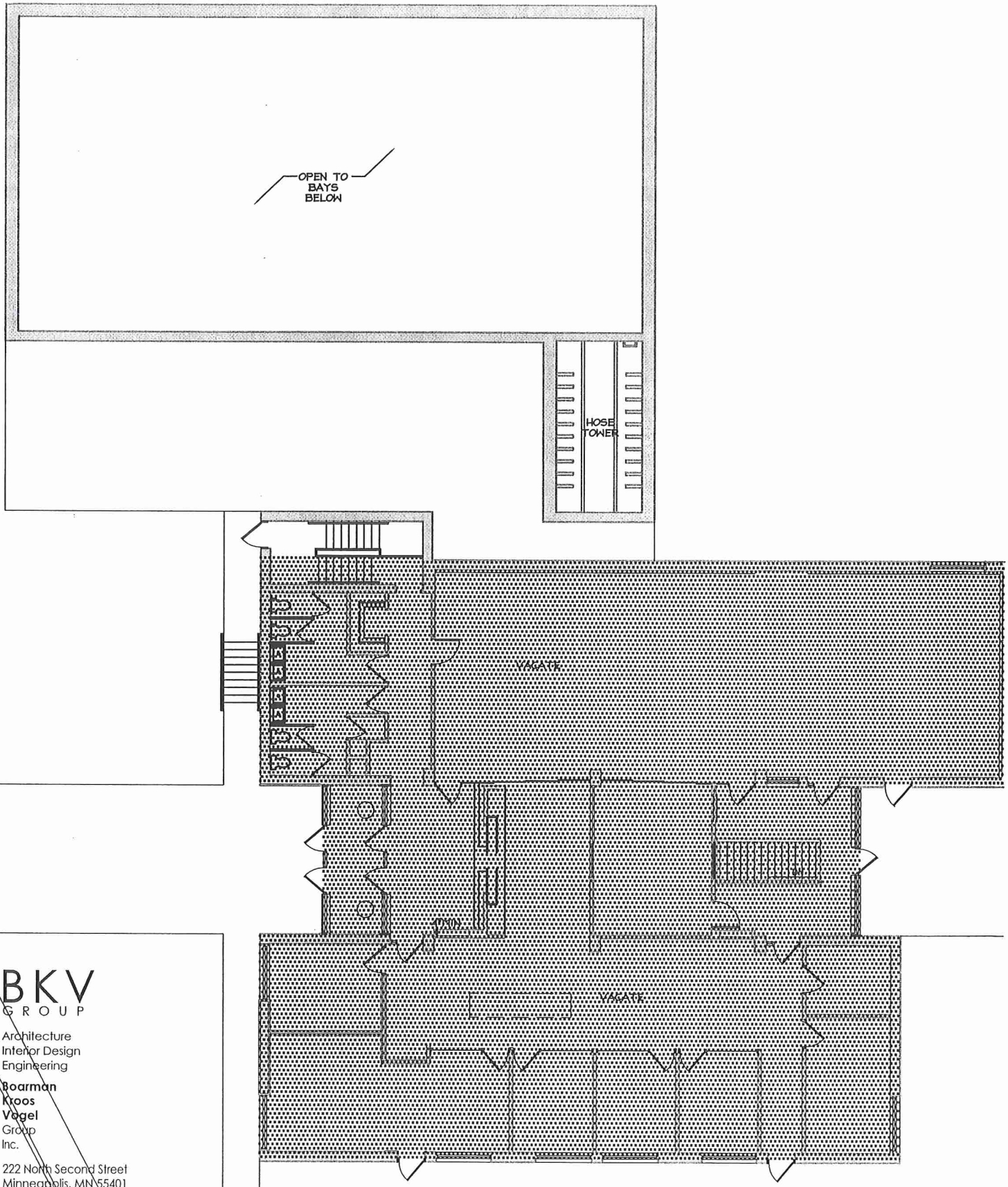
Boarman
Kroos
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Group
Inc.

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www.bkvgroup.com

RAMSEY FIRE STATION #2
SPACE REUSE/VACATION PLAN
LOWER LEVEL
8/01/06

0 8' 16' 32'

SCALE: 1/16" = 1'-0



BKV GROUP

Architecture
Interior Design
Engineering

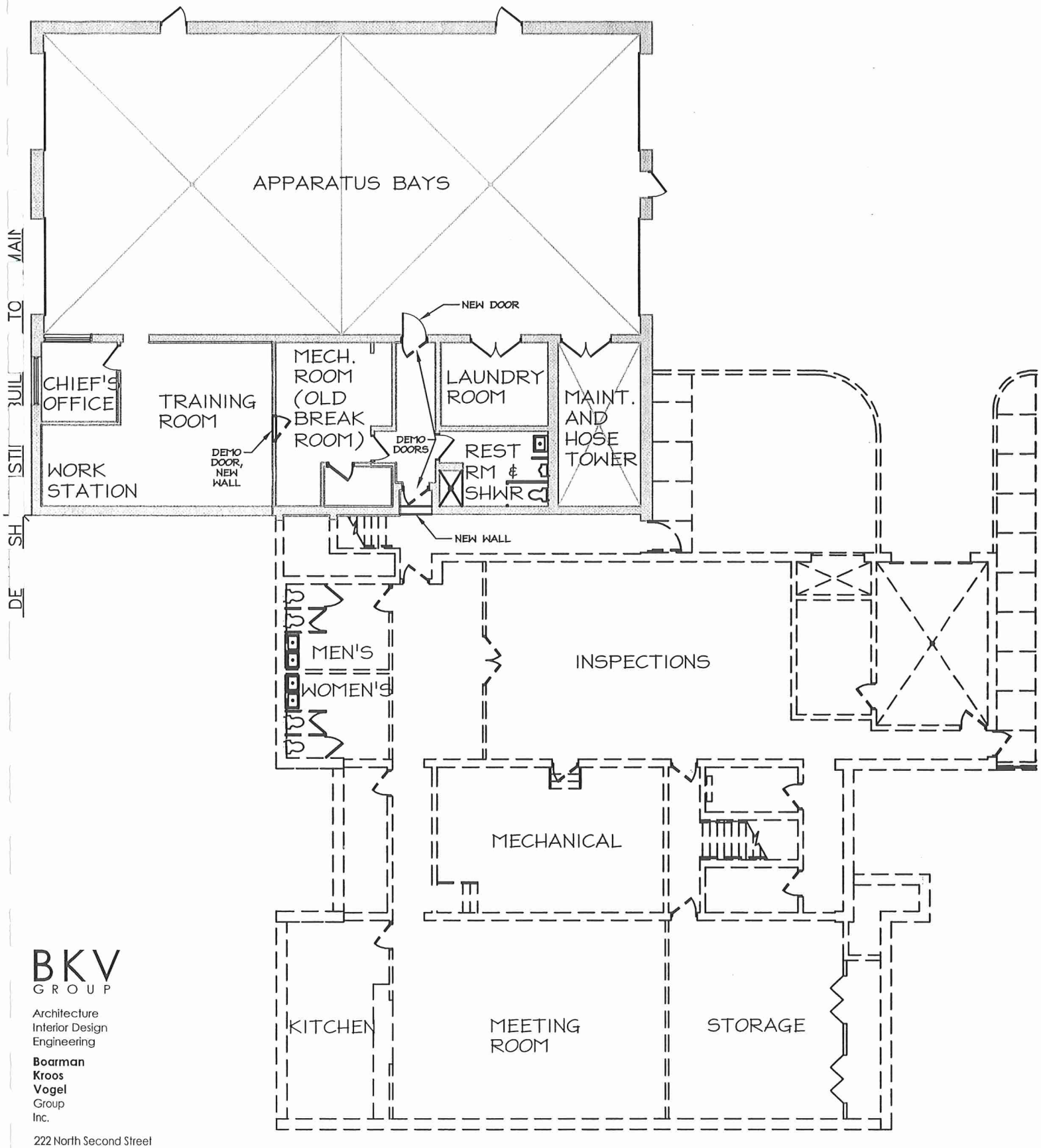
Boarman Kroos Vogel Group Inc.

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RAMSEY FIRE STATION #2
SPACE REUSE/VACATION PLAN
UPPER LEVEL
8/01/06

0 8' 16' 32'

SCALE: 1/16" = 1'-0"



BKV GROUP

Architecture
Interior Design
Engineering

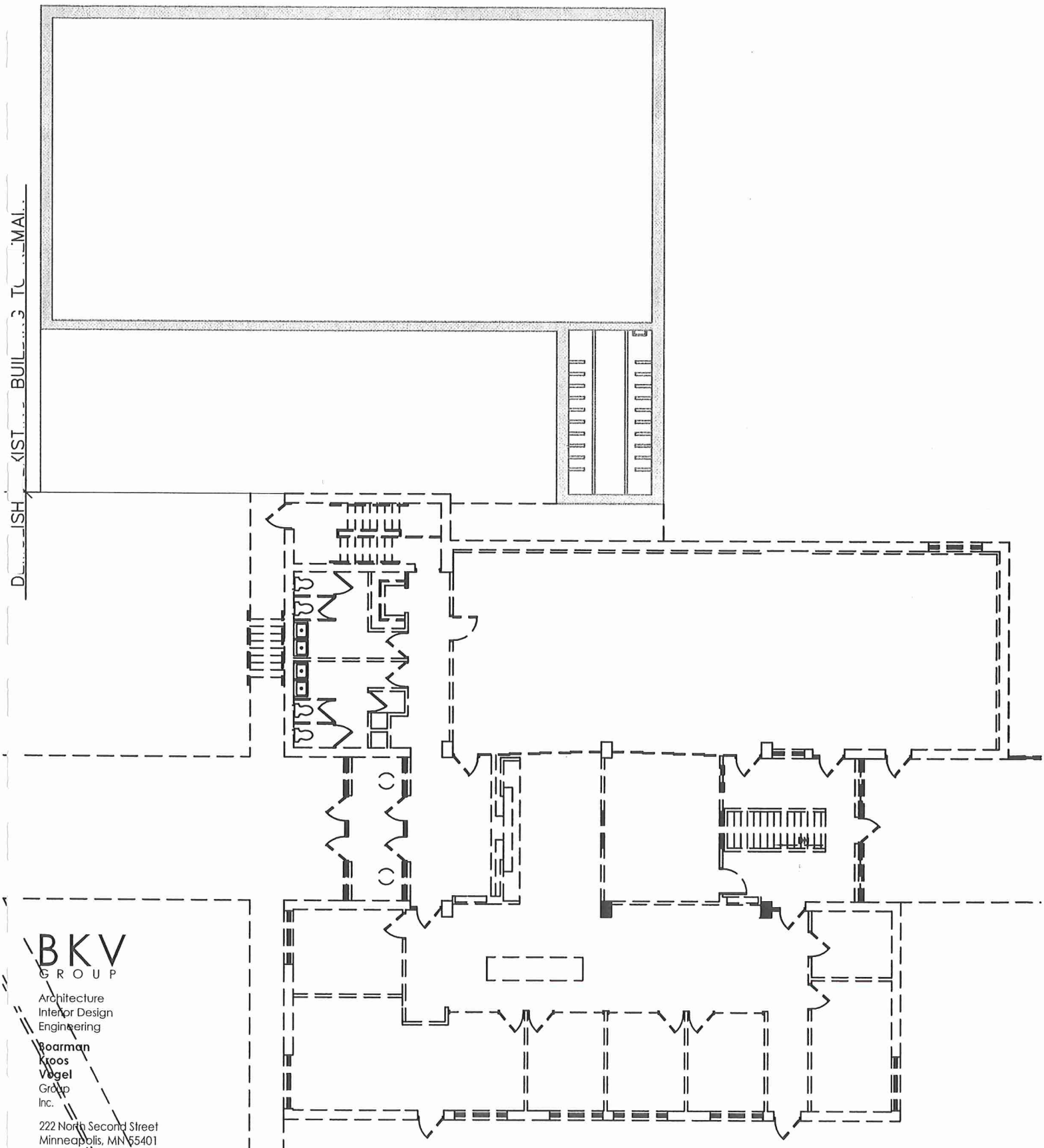
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RAMSEY FIRE STATION #2
DEMOLITION PLAN
LOWER LEVEL
8/01/06

0 8' 16' 32'

SCALE: 1/16" = 1'-0'



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Interior Design
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RAMSEY FIRE STATION #2
DEMOLITION PLAN
UPPER LEVEL
8/01/06

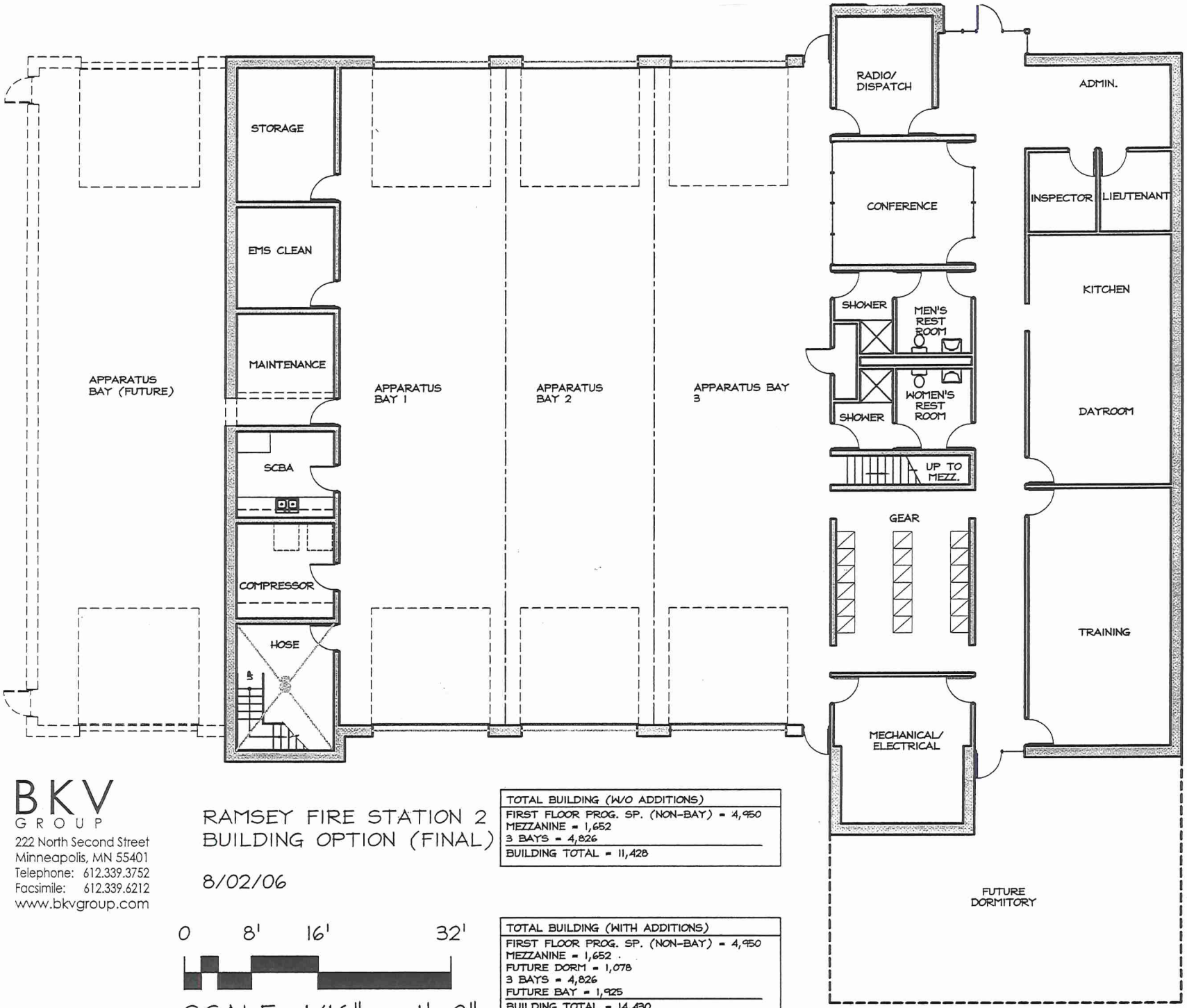
0 8' 16' 32'

SCALE: 1/16" = 1'-0

BKV GROUP

Preliminary Concept Floor Plan

Through this feasibility effort, preliminary concept floor plans were established. The intent of these preliminary concept floor plans was to determine overall facility scope and configuration potentials. This information was then used for the investigation of multiple site configurations in the Site Assessment section of this report. The following plan diagram represents the preferred preliminary floor plan, however, it should be noted that a detailed programming and schematic design effort will be required in order to develop a final concept plan for a new replacement fire station.



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RAMSEY FIRE STATION 2
BUILDING OPTION (FINAL)

8/02/06

TOTAL BUILDING (W/O ADDITIONS)
FIRST FLOOR PROG. SP. (NON-BAY) = 4,950
MEZZANINE = 1,652
3 BAYS = 4,826
BUILDING TOTAL = 11,428

TOTAL BUILDING (WITH ADDITIONS)
FIRST FLOOR PROG. SP. (NON-BAY) = 4,950
MEZZANINE = 1,652
FUTURE DORM = 1,078
3 BAYS = 4,826
FUTURE BAY = 1,925
BUILDING TOTAL = 14,430

0 8' 16' 32'

SCALE: 1/16" = 1'-0"

BKV GROUP

Site Assessment and Concept Site Plan

The Feasibility Study effort investigated the overall appropriateness of the proposed replacement fire station site location.

The proposed site is to include the Replacement fire station as well as a proposed communications tower supporting Anoka County 800 mhz dispatching communications. Information related to the communications tower requirements and design criteria were based on numerous reviews with John Tonding of Anoka County and reviewed with Connexus in conjunction with the adjacent Connexus power sub-station located to the East of the site.

Multiple site concept plans were developed to explore a range of site development concepts including fire station location, site access, and communication tower locations. The site concept plans are based on preliminary building concept plan options included in Appendix B of this report. The following concept site plan illustrates the recommended site concept, however, further development should be required in the Schematic Design Phase of a replacement fire station project. Through these preliminary site concept explorations, the design team and Fire Department believe the site to be adequately sized and configured for reasonable flexibility and some future expansion for additional apparatus bays. The final location of the communications tower requires final coordination and agreement by Connexus, Anoka County, and the City of Ramsey, however, preliminary tower locations appear to be compatible with the proposed fire station use and anticipated site configuration.

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CITY OF RAMSEY FIRE STATION 2
SITE PLAN OPTION 8-01-06

8/02/06

BKV GROUP

Option Cost Estimates

The attached estimates outline the costs associated with the re-use concepts Option 1 and Option 2 and replacement fire station Option 3 and were prepared by BKV Group based on the enclosed plan concept document. Estimates should be considered as comparative only, final project budgets should be established following more detailed Schematic Design efforts for any of the options explored in this report, comparisons of overall project scope, however, may be made with these figures as project assumptions have been kept consistent.

The Preliminary Project estimates are as follows:

Initial Project Option Costs

	Construction Cost	"Soft Costs" / Contingency	Total Project Cost
Option 1- Stabilization	$270,000	$82,262	$352,262
Option II – Partial Demo	$621,220	$196,345	$817,565
Option III – New Construction	$1,781,640	$626,353	$2,407,993

Project Cost Comparison

Options I and II above each assume the construction of a new replacement fire station within five to eight years. As such, a comparison to overall project feasibility should include an assessment of initial option costs (as outlined above) as well as total project costs which include new construction costs and inflation costs over time. The following assume a five year delay prior to construction of a new replacement fire station for Options I and II and compare those total project costs against new construction for Option III in 2007

	Initial Project Scope	New Construction	New Construction Inflation to 2012	Total Project
Option I	$352,262	$2,407,993	$638,883	$3,399,141
Option II	$817,565	$2,407,993	$638,883	$3,864,444
Option III	$0	$2,407,993	$0	$2,407,993

As outlined above, Options I and II have higher long-term project costs, with Option I totaling 37% more total project costs and Option II totaling 61% more total project costs then Option III.

Please see the attached preliminary detailed cost estimate break-down

OWNER:	City of Ramsey	DATE___:	31-Jul-06	BKV GROUP
PROJ:	Ramsey Fire Station 2 Replacement	REV#___:		
LOC.:	Ramsey, Minnesota	PROJ#___:	1572	
TITLE:	PRELIMINARY CONCEPTUAL ESTIMATE	FILE#___:		

Concept Estimate - Option 1
Stabilization of Existing Structure

NEW SQ FT	0
REMODEL SQ FT	11,938
AREA TO REMAIN	0
TOTAL SQ FT	11,938

DESCRIPTION	COST/ BUILDING	BUILDING SF	COST SF	SUB TOTAL	PERCENT TOTAL
ADMINISTRATION		11,938	$0.00	$0	0.00%
LEGAL, FISCAL & ADMINISTRATIVE	$0				0.00%
SOIL BORINGS	$0				0.00%
SURVEY	$0				0.00%
CONSTRUCTION COSTS		11,938	$22.62	$270,000	76.65%
Building Demolition	$0				0.00%
Capital Maintenance / Renovation Construction	$245,000				69.55%
Capital Maintenance at Police Department (AC unit)	$25,000				7.10%
New Construction	$0				0.00%
FEES		11,938	$3.04	$36,315	10.31%
A/E DESIGN AND BIDDING FEES	$32,400				9.20%
CIVIL ENGINEERING	$0				0.00%
LANDSCAPE ARCHITECTURE	$0				0.00%
REIMBURSABLE EXPENSES	$2,430				0.69%
PLAN REVIEW FEES & PERMITS	$1,485				0.42%
SPECIAL INSPECTIONS AND TESTING	$0				0.00%
FURNISHINGS, FIXTURES & EQUIPMENT (FF&E)		11,938	$0.00	$0	0.00%
OFFICE FURNITURE ALLOWANCE*	$0				0.00%
KITCHEN EQUIPMENT ALLOWANCE**	$0				0.00%
LAUNDRY EQUIPMENT ALLOWANCE	$0				0.00%
FF&E DESIGN FEES	$0				0.00%
TECHNOLOGY		11,938	$0.00	$0	0.00%
DATA / TELEPHONE	$0				0.00%
SURVEILLANCE CAMERAS / MONITORS	$0				0.00%
CONTINGENCY		11,938	$3.85	$45,947	13.04%
ESTIMATING (5%)	$15,316				4.35%
PROJECT (10%)	$30,632				8.70%
FINANCING		11,938	$0.00	$0	0.00%
BOND ISSUANCE COSTS	$0				0.00%
INVESTMENT EARNINGS	$0				0.00%
TOTAL		11,938	$29.51	$352,262	100.00%

NOTE: BONDING COSTS SHOULD BE DETERMINED BY COUNTY'S BONDING CONSULTANT
NOTE: ESTIMATE ASSUMES TRADITIONAL GENERAL CONTRACTOR BIDDING, CONSTRUCTION MANAGER FEES ARE NOT INCLUDED.
NOTE: EXISTING SCBA, LAUNDRY/EXTRACTOR, AND GEAR RACKING EQUIPMENT TO BE RE-USED

OWNER:	City of Ramsey	DATE___:	31-Jul-06	BKV GROUP
PROJ:	Ramsey Fire Station 2 Replacement	REV#___:		
LOC.:	Ramsey, Minnesota	PROJ#___:	1572	
TITLE:	PRELIMINARY CONCEPTUAL ESTIMATE	FILE#___:		

Concept Estimate - Option 3

New Construction

acres 5

NEW SQ FT		9,776
REMODEL SQ FT		0
AREA TO REMAIN		0
TOTAL SQ FT		9,776

DESCRIPTION	COST/ BUILDING	BUILDING SF	COST SF	SUB TOTAL	PERCENT TOTAL
ADMINISTRATION		9,776	$0.97	$9,500	0.39%
LEGAL, FISCAL & ADMINISTRATIVE	$0				0.00%
✓ SOIL BORINGS	$8,000				0.33%
✓SURVEY	$1,500				0.06%
CONSTRUCTION COSTS		9,776	$182.25	$1,781,640	73.99%
Building Demolition - Existing City Hall, Fire Station, Police S	$143,000				5.94%
Existing Site Repair (topography only, no fill)	$20,000				0.83%
✓New Site Costs	$250,000				10.38%
✓New Construction	$1,368,640				56.84%
FEES		9,776	$19.52	$190,862	7.93%
A/E DESIGN AND BIDDING FEES	$143,171				5.95%
CIVIL ENGINEERING	$14,000				0.58%
LANDSCAPE ARCHITECTURE	$8,000				0.33%
REIMBURSABLE EXPENSES	$7,874				0.33%
PLAN REVIEW FEES & PERMITS	$4,454				0.18%
SPECIAL INSPECTIONS AND TESTING	$13,362				0.55%
FURNISHINGS, FIXTURES & EQUIPMENT (FF&E)		9,776	$10.63	$103,905	4.31%
OFFICE FURNITURE ALLOWANCE*	$78,208				3.25%
KITCHEN EQUIPMENT ALLOWANCE**	$10,000				0.42%
LAUNDRY EQUIPMENT ALLOWANCE	$8,000				0.33%
FF&E DESIGN FEES	$7,697				0.32%
TECHNOLOGY		9,776	$0.82	$8,000	0.33%
DATA / TELEPHONE	$8,000				0.33%
SURVEILLANCE CAMERAS / MONITORS	$0				0.00%
CONTINGENCY		9,776	$32.13	$314,086	13.04%
ESTIMATING (5%)	$104,695				4.35%
PROJECT (10%)	$209,391				8.70%
FINANCING		9,776	$0.00	$0	0.00%
BOND ISSUANCE COSTS	$0				0.00%
INVESTMENT EARNINGS	$0				0.00%
TOTAL		9,776	$246.32	$2,407,993	100.00%

NOTE: BONDING COSTS SHOULD BE DETERMINED BY COUNTY'S BONDING CONSULTANT
NOTE: ESTIMATE ASSUMES TRADITIONAL GENERAL CONTRACTOR BIDDING, CONSTRUCTION MANAGER FEES ARE NOT INCLUDED.
NOTE: DISPATCH EQUIPMENT INSTALLATION COSTS DO NOT INCLUDE POTENTIAL RF TOWER EQUIPMENT UPGRADES
NOTE: EXISTING SCBA, LAUNDRY/EXTRACTOR, AND GEAR RACKING EQUIPMENT TO BE RE-USED

OWNER:	City of Ramsey	DATE___:	31-Jul-06	BKV GROUP
PROJ:	Ramsey Fire Station 2 Replacement	REV#___:		
LOC.:	Ramsey, Minnesota	PROJ#___:	1572	
TITLE:	PRELIMINARY CONCEPTUAL ESTIMATE	FILE#___:		

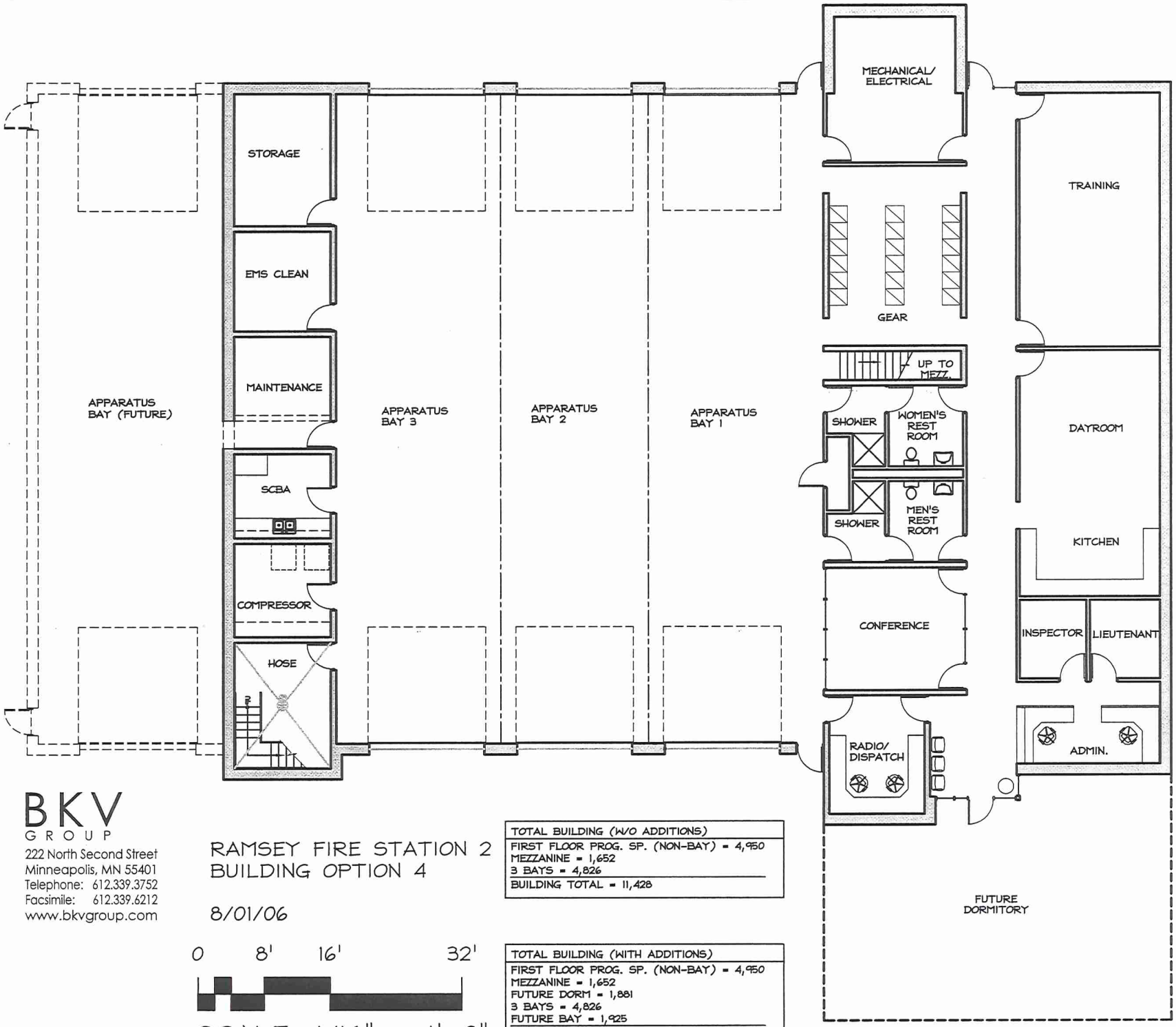
Concept Estimate - Comparison
MULTI-PHASE vs SINGLE PHASE

NEW SQ FT	8,500
REMODEL SQ FT	0
AREA TO REMAIN	0
TOTAL SQ FT	8,500

DESCRIPTION	COST/ BUILDING	BUILDING SF	COST SF	SUB TOTAL	PERCENT TOTAL
OPTION 3 PROJECT COST - NEW CONSTRUCTION FY 2007				**$2,407,993**	
OPTION 1 MULTIPLE PHASE PROJECT COST					
OPTION 1 FY 2007				$352,262	
OPTION 3 (new construction) FY 2012				$2,407,993	
INFLATION			$638,886.25		
TOTAL OPTION 1 MULTI-PHASE PROJECT WITH 4% INFLATION				**$3,399,141**	
INCREASE FOR OPTION 1 MULTI-PHASE PROJECT				$991,148	
OPTION 2 MULTIPLE PHASE PROJECT COST					
OPTION 2 FY 2007				$817,565	
OPTION 3 (new construction) FY 2012				$2,407,993	
INFLATION			$638,886.25		
TOTAL OPTION 2 MULTI-PHASE PROJECT WITH 4% INFLATION				**$3,864,444**	
INCREASE FOR OPTION 1 MULTI-PHASE PROJECT				$1,456,452	

Appendix A – Preliminary New Station Concept Plans

The following preliminary concept new station floor plan concepts were developed through the feasibility study and illustrate alternative concept fire station configurations.



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RAMSEY FIRE STATION 2
BUILDING OPTION 4

8/01/06

TOTAL BUILDING (W/O ADDITIONS)
FIRST FLOOR PROG. SP. (NON-BAY) = 4,950
MEZZANINE = 1,652
3 BAYS = 4,826
BUILDING TOTAL = 11,428

TOTAL BUILDING (WITH ADDITIONS)
FIRST FLOOR PROG. SP. (NON-BAY) = 4,950
MEZZANINE = 1,652
FUTURE DORM = 1,881
3 BAYS = 4,826
FUTURE BAY = 1,925
BUILDING TOTAL = 15,234

0 8' 16' 32'

SCALE: 1/16" = 1'-0"



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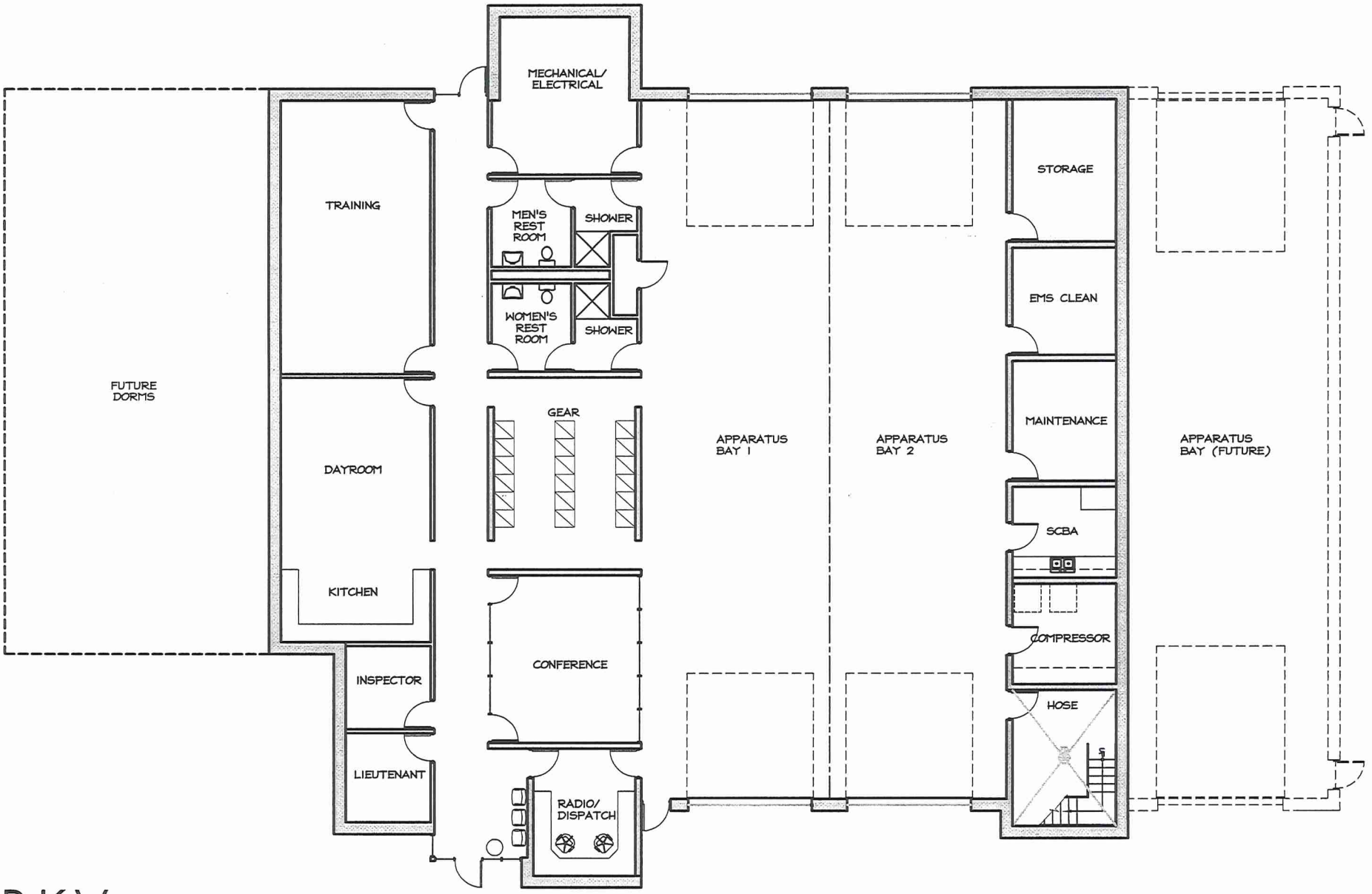
RAMSEY FIRE STATION 2
BUILDING OPTION A

8/01/06

9,041 SF W/ TWO BAYS	1,905 SF FUTURE DORM	1,925 SF FUTURE BAY
10,966 SF W/ FUTURE BAY	12,871 SF W/ FUTURE BAY AND DORM	

0 8' 16' 32'

SCALE: 1/16" = 1'-0"



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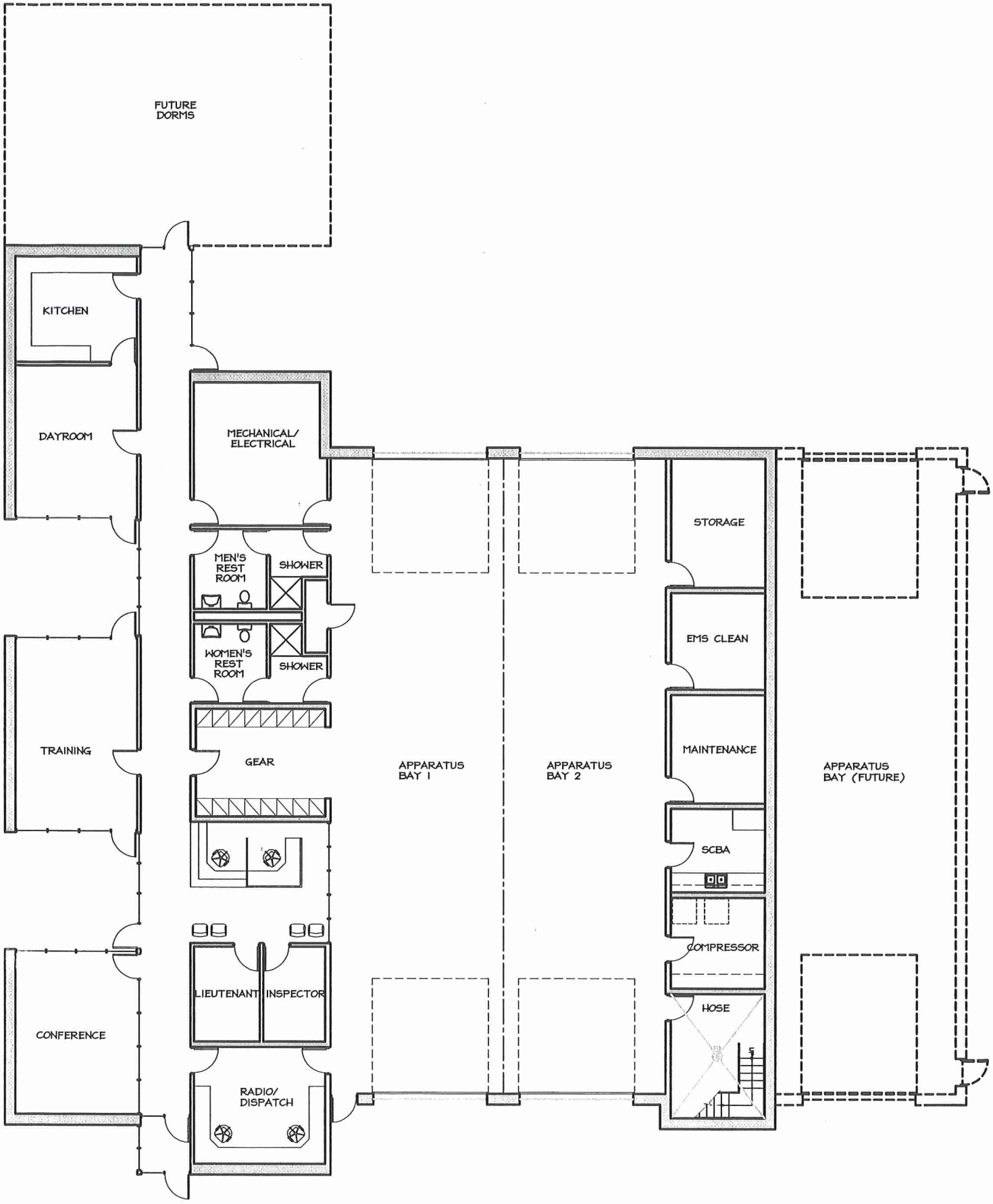
RAMSEY FIRE STATION 2
BUILDING OPTION B

8/01/06

8,171 SF W/ TWO BAYS	1,881 SF FUTURE DORM	1,925 SF FUTURE BAY
10,096 SF W/ FUTURE BAY	11,977 SF W/ FUTURE BAY AND DORM	

0 8' 16' 32'

SCALE: 1/16" = 1'-0"



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RAMSEY FIRE STATION 2
BUILDING OPTION C

8/01/06

8,282 SF W/ TWO BAYS | 1,183 SF FUTURE DORM | 1,925 SF FUTURE BAY

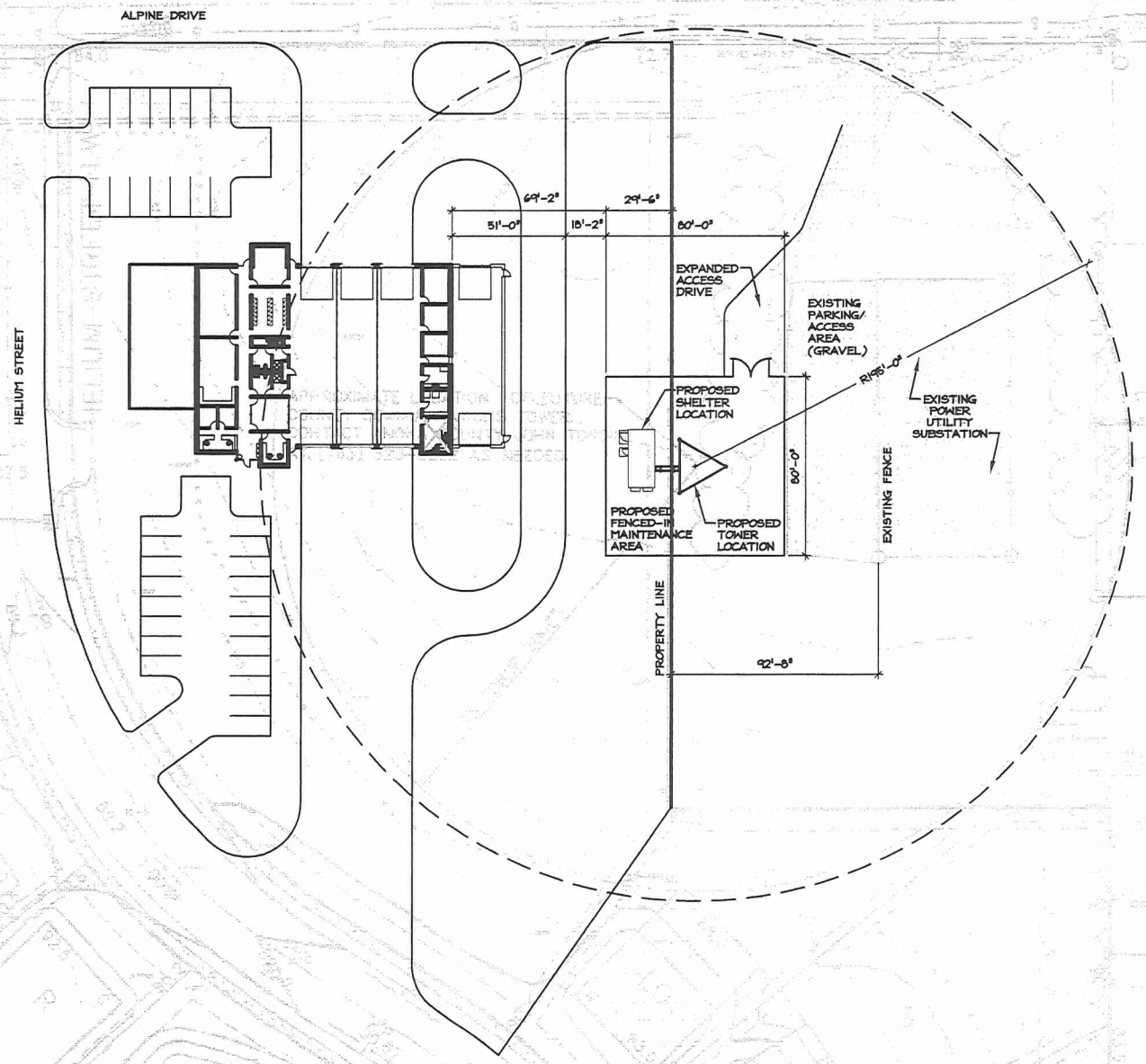
10,207 SF W/ FUTURE BAY | 11,390 SF W/ FUTURE BAY AND DORM

0 8' 16' 32'

SCALE: 1/16" = 1'-0"

Appendix B – Preliminary New Station Concept Site Plans

The following concept site plans were developed through the feasibility effort and illustrate alternative site configurations for the planned new fire station.



BKV GROUP

Architecture
Interior Design
Engineering

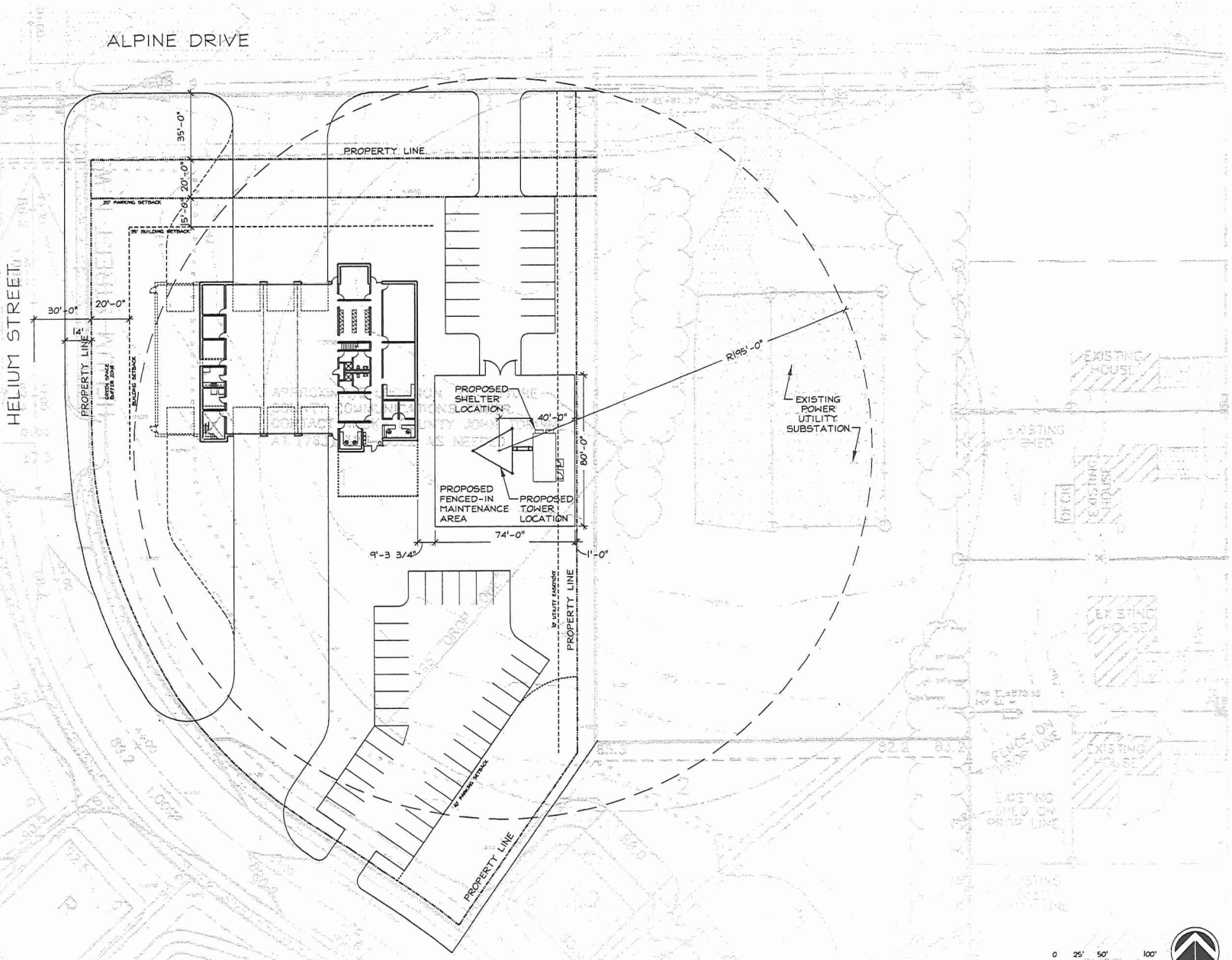
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222 North Second Street
Minneapolis, MN 55401
Telephone: 612.339.3752
Facsimile: 612.339.6212
www.bkvgroup.com

CITY OF RAMSEY FIRE STATION 2
SITE PLAN OPTION 1A
BUILDING OPTION A
8/01/06

0 25' 50' 100'
SCALE: 1" = 50'

NORTH



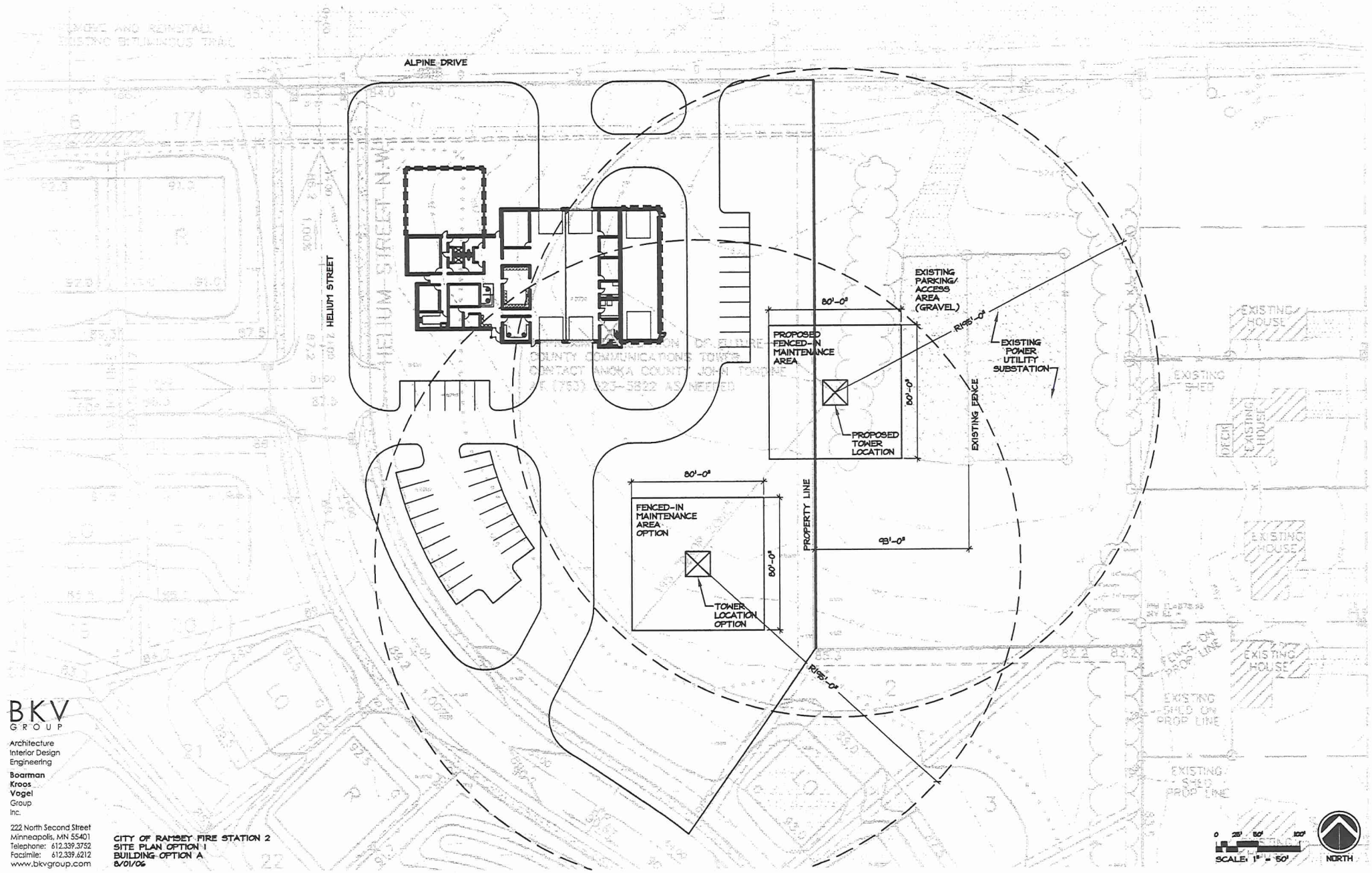
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Interior Design
Engineering
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Minneapolis, MN 55401
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Facsimile: 612.339.6212
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CITY OF RAMSEY FIRE STATION 2
SITE PLAN OPTION 7-31-06

7/31/06

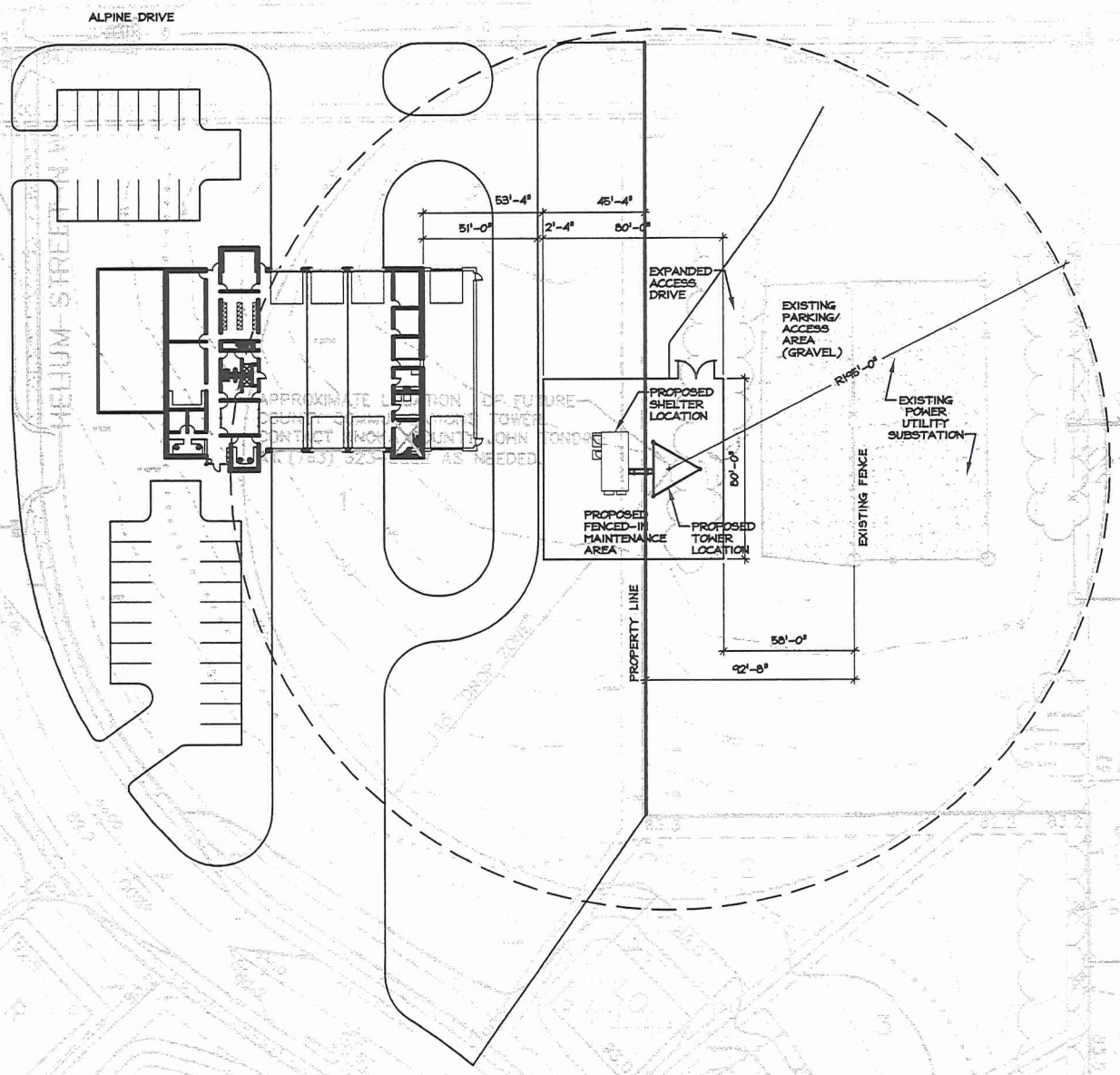
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NORTH



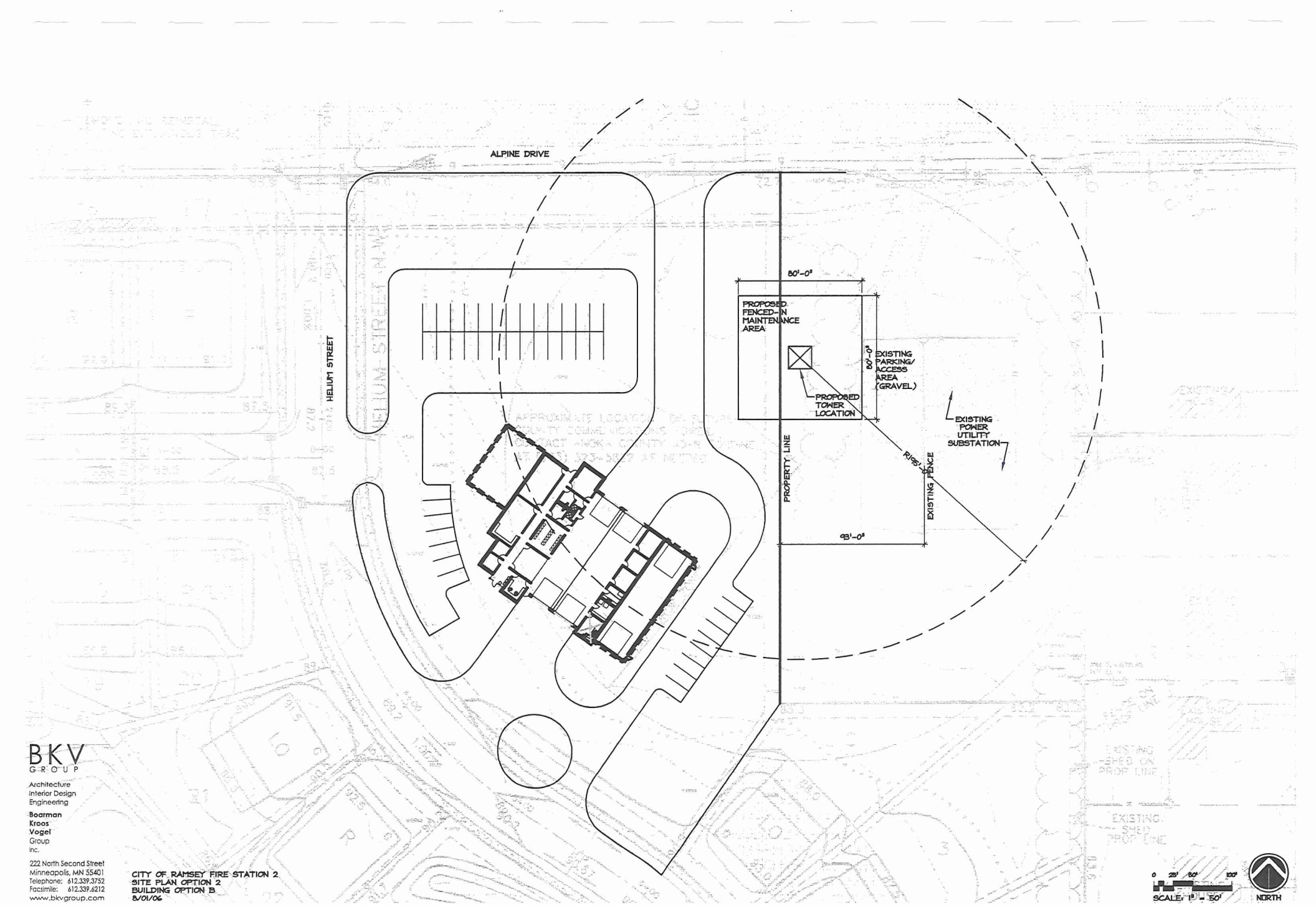
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Facsimile: 612.339.6212
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CITY OF RAMSEY FIRE STATION 2
SITE PLAN OPTION 1
BUILDING OPTION A
8/01/06



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CITY OF RAMSEY FIRE STATION 2
SITE PLAN OPTION 1B
BUILDING OPTION A
8/01/06



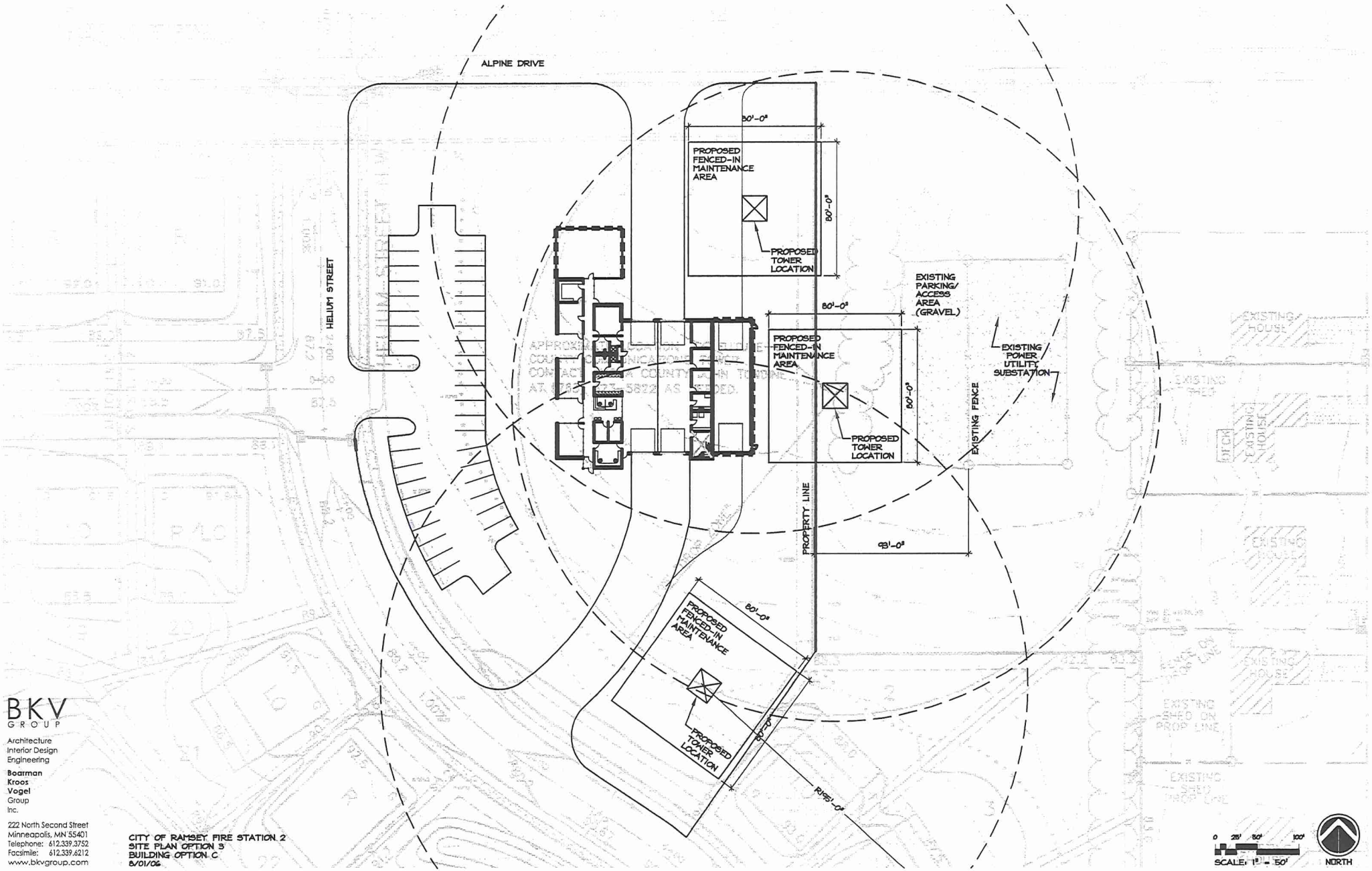
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Vogel
Group
Inc.

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Minneapolis, MN 55401
Telephone: 612.339.3752
Facsimile: 612.339.6212
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CITY OF RAMSEY FIRE STATION 2
SITE PLAN OPTION 2
BUILDING OPTION B
8/01/06



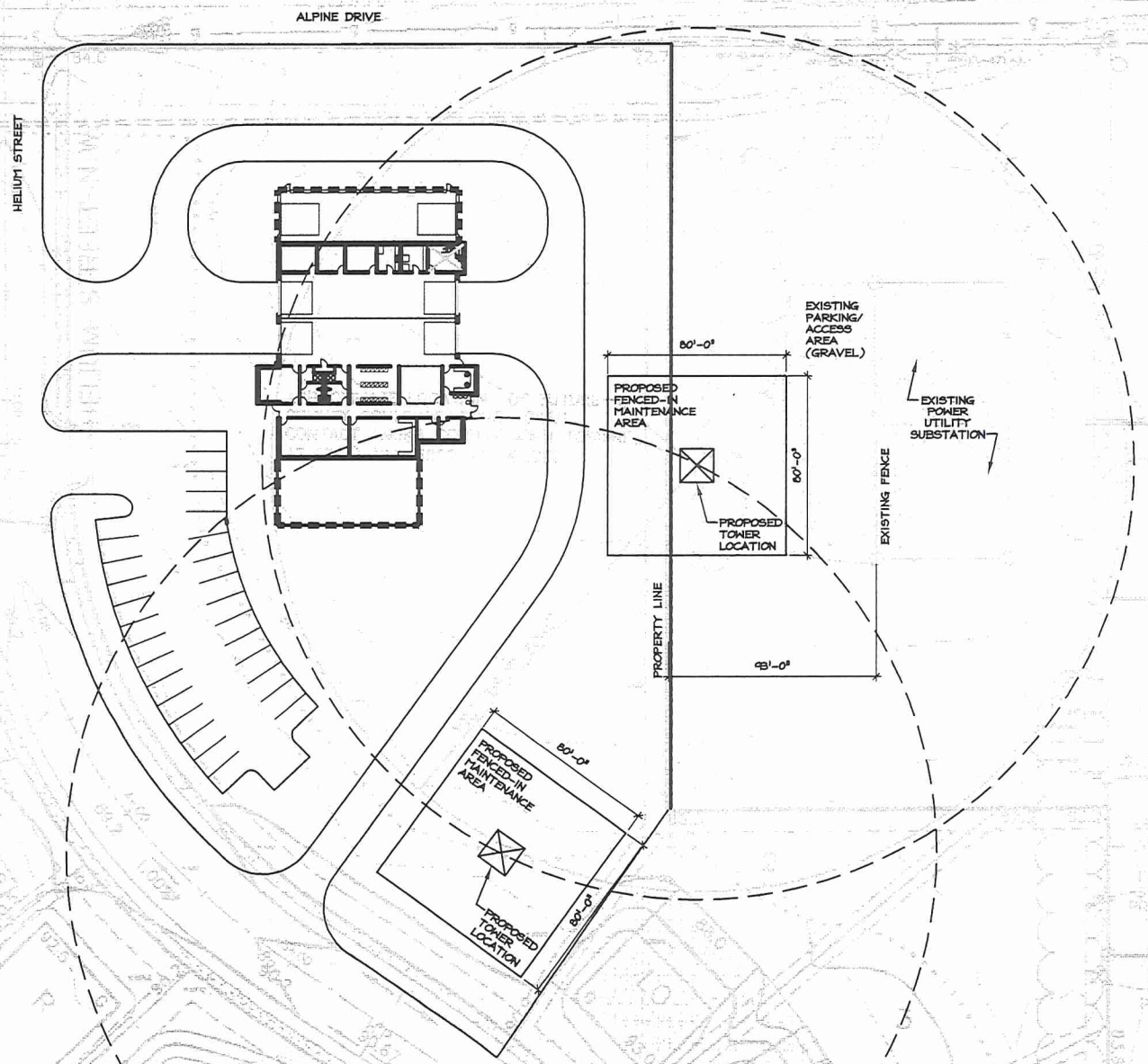
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222 North Second Street
Minneapolis, MN 55401
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Facsimile: 612.339.6212
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CITY OF RAMSEY FIRE STATION 2
SITE PLAN OPTION 3
BUILDING OPTION C
8/01/06



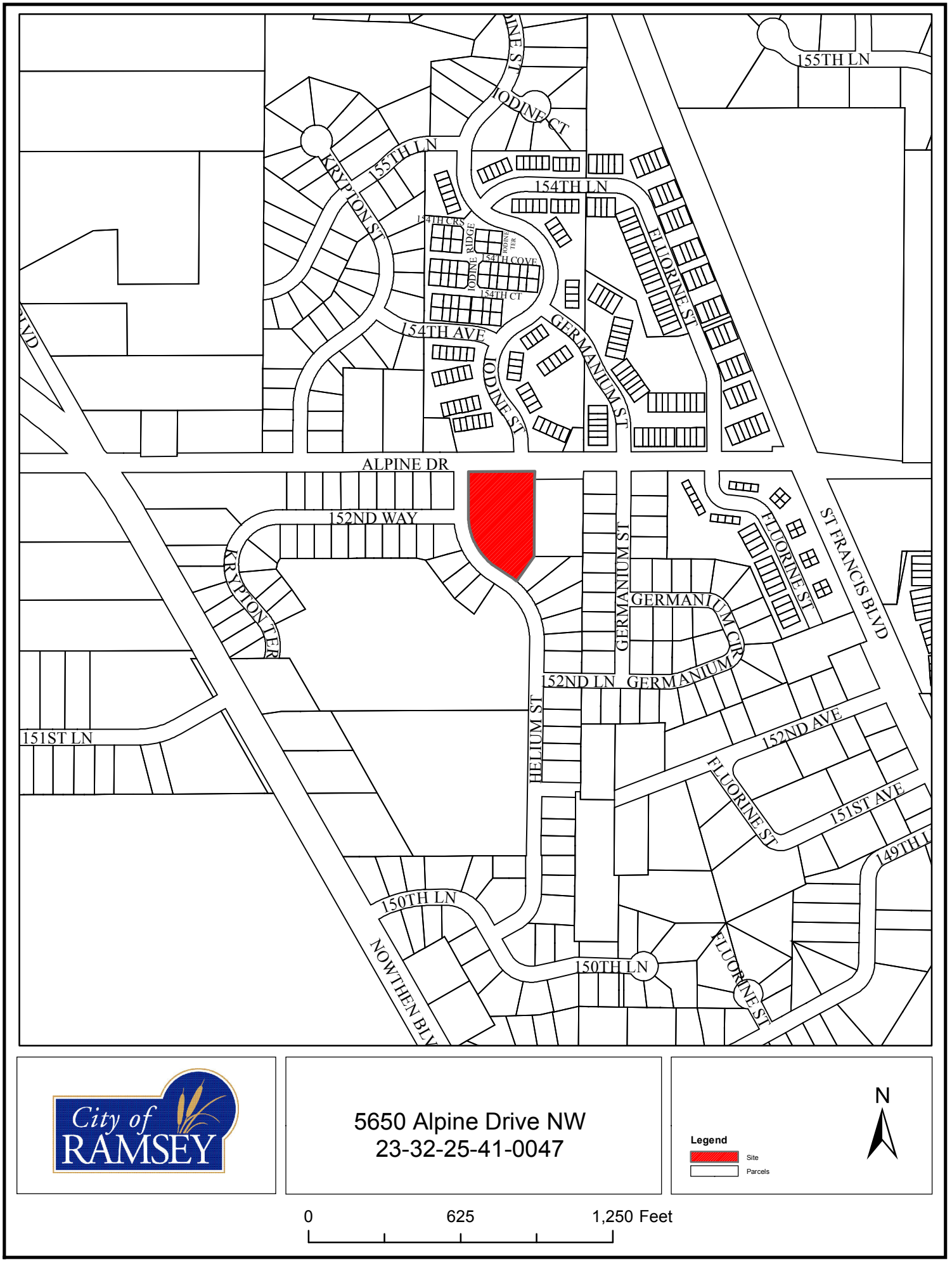
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Facsimile: 612.339.6212
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CITY OF RAMSEY FIRE STATION 2
SITE PLAN OPTION 4
BUILDING OPTION B
8/01/06


155TH LN
IODINE CT
KRYPTON ST
155TH LN
154TH LN
154TH CRS
IODINE RIDGE
IODINE TER
154TH COVE
IODINE CT
FLUORINE ST
154TH AVE
IODINE ST
GERMANIUM ST
ALPINE DR
152ND WAY
KRYPTON TER
GERMANIUM ST
GERMANIUM CIR
FLUORINE ST
ST FRANCIS BLVD
152ND LN
GERMANIUM
151ST LN
HELIUM ST
152ND AVE
FLUORINE ST
151ST AVE
149TH L
150TH LN
NOWTHEN BLV
150TH LN
FLUORINE ST
City of RAMSEY
5650 Alpine Drive NW
23-32-25-41-0047
Legend
Site
Parcels
N
0
625
1,250 Feet

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: 01/27/2015

By: Bruce Westby, Engineering/Public Works

Information

Title:

Adopt Resolution 15-01-024 Approving Joint Powers Agreement for constructing and maintaining sewer and water serving a portion of the City of Anoka

Purpose/Background:

Purpose:

The purpose of this case it to consider adopting Resolution #15-01-024 approving a Joint Powers Agreement between the Cities of Anoka and Ramsey which defines the agreed upon terms and conditions required to extend Ramsey's public sanitary sewer and water utilities to serve two parcels within the City of Anoka.

Background:

The City of Anoka is requesting that the City of Ramsey extend public sanitary sewer and watermain utilities to serve two parcels in the City of Anoka. These two parcels, commonly known as 6058 Highway 10, a 0.43 acre parcel with PIN #35-32-25-31-0001, and 6050 Highway 10, a 3.85 acre parcel with PIN #35-32-25-31-0004, are shown in attached Figure 1. The City of Anoka has determined that it would be more cost-effective to extend City of Ramsey utilities to the parcels through the proposed Ridgepoint residential development than it would be to connect to the nearest City of Anoka utilities north of Highway 10. This is not only due to proximity, but also due to the increased costs required to bore the utilities under Highway 10.

Currently, the City of Ramsey's nearest available trunk sanitary sewer and watermain stubs are located at the existing cul-de-sac on the east end of Rivlyn Avenue as shown in Figure 1. Pending additional City approvals, these two trunk utilities will be extended to the east in 2015 to serve the proposed Ridgepoint 7-unit residential development. Ridgepoint has already received preliminary plat approval from the City, and staff is working with the developer's engineer to prepare plans for bidding the public improvements, including streets and utilities, for construction in 2015. Exhibit A of the attached draft Joint Powers Agreement (JPA) shows the proposed public improvements, including streets and utilities.

The attached JPA was drafted by the City of Anoka and defines the scope of the proposed utility extensions, including the costs the City of Anoka will be responsible to construct and maintain the proposed utility extensions. Other applicable conditions, clauses and terms addressed within the draft JPA include provisions for utility service charges, inspections, indemnifications, contingencies, and termination of the agreement.

The draft JPA has been reviewed by City of Ramsey staff and the City Attorney. The blue underlined text within the attached JPA reflects the City Attorney's comments. On January 20th, the Public Works Committee also reviewed the draft JPA, including the City Attorney's comments, and recommended Council approval of the attached JPA, including the City Attorney's comments.

Notification:

No notifications were required for this case.

Observations/Alternatives:

Observations:
A similar JPA exists between the City of Anoka and the City of Coon Rapids. Requests to extend utilities to serve neighboring cities are not uncommon in the twin cities metro area.

The City of Anoka wishes to serve the two parcels with utilities to allow for future development. The properties are currently zoned R-6, Manufactured Home, and are guided for High Density Residential in the Comprehensive Plan. It is likely that a zoning change would be needed to allow development to occur on the site since the R-6 district generally only permits parks, churches and manufactured home parks. However, at this time nothing more is known about the future use of the two properties.

Alternatives:

Alternative #1 – Motion to adopt Resolution 15-01-024 approving the JPA as drafted.

Alternative #2 – Motion to adopt Resolution 15-01-024 approving the JPA contingent on the following revisions; _____.

Alternative #3 – Motion to deny adoption of Resolution 15-01-024 at this time.

Funding Source:
No funding is required to comply with the City of Anoka's request, other than the time required by Staff and the City Attorney to review the draft JPA. Per the attached JPA, the City of Anoka will pay all costs required to construct and maintain the proposed trunk utility extensions based on the locations identified in the JPA, as well as all costs required to develop and record the JPA once approved.

Recommendation:
Staff believes the City of Anoka's request is reasonable and recommends selecting Alternative #1. Staff would support Alternative #2 if the Council feels that one or more minor modifications are needed to approve the draft JPA. Staff would not support Alternative #3 unless Council determines there are significant issues with the JPA as drafted that will require substantial revisions before approval can be considered.

Action:
Approve or deny adoption of Resolution 15-01-024.

Attachments

Resolution 15 01 024
Figure 1
JPA w/ Attorney Revs
JPA Exhibit A

Form Review

Inbox	Reviewed By	Date
Grant Riemer	Grant Riemer	01/22/2015 01:53 PM
Kurt Ulrich	Kathy Schmitz	01/22/2015 02:51 PM
Patrick Brama	Patrick Brama	01/22/2015 03:14 PM
Form Started By: Bruce Westby		Started On: 01/14/2015 11:08 AM
Final Approval Date: 01/22/2015		

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

RESOLUTION #15-01-024

RESOLUTION APPROVING JOINT POWERS AGREEMENT FOR EXTENDING PUBLIC SEWER AND WATER UTILITIES INTO THE CITY OF ANOKA

WHEREAS, the City of Anoka has studied options for extending public sanitary sewer and water utilities to two parcels within the City of Anoka that border the City of Ramsey; and

WHEREAS, the City of Anoka has determined it would be most cost-effective to serve the two parcels by extending public utilities proposed to be constructed in 2015 by the City of Ramsey to serve the Ridgepoint residential development; and

WHEREAS, the City of Anoka has requested that the City of Ramsey enter into a Joint Powers Agreement to allow for the extension of trunk sanitary sewer and water utilities from the Ridgepoint residential development into the City of Anoka to serve the two parcels bordering the City of Ramsey; and

WHEREAS, the City of Ramsey desires to work cooperatively with the City of Anoka to allow the two parcels in the City of Anoka to be served with public utilities as cost-effectively as possible.

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

1) That the City of Ramsey agrees to enter into a Joint Powers Agreement with the City of Anoka to extend public sanitary sewer and water utilities into the City of Anoka to serve the two parcels commonly known as 6058 Highway 10 (PIN #35-32-25-31-0001) and 6050 Highway 10 (PIN #35-32-25-31-0004).

2) That the City of Ramsey will not be responsible for any administrative or legal fees required to record the Joint Powers Agreement.

3) That the City of Ramsey will not be responsible for any costs required to upsize the City of Anoka owned and maintained utility extensions, or to provide additional utilities to serve the two parcels within the City of Anoka in perpetuity.

4) That the City of Ramsey will not be responsible for any costs required to remove the City of Anoka owned and maintained utility extensions in perpetuity.

5) That the attached Joint Powers Agreement as amended by the City Attorney to allow for the extension of City of Ramsey public sanitary sewer and water utilities to serve the two parcels within the City of Anoka is hereby approved with the conditions noted above.

The motion for 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 27th day of January, 2015.

_____
Mayor Strommen

ATTEST:

_____
City Clerk

FIGURE 1

City of Anoka Utility Extension



A JOINT POWERS AGREEMENT BY AND BETWEEN THE CITIES OF ANOKA AND RAMSEY FOR THE CONSTRUCTION AND MAINTENANCE OF CERTAIN PUBLIC UTILITIES WITHIN THE CITY OF ANOKA AND THE CITY OF RAMSEY

This Agreement made and entered into this the 9th day of December, 2014, by and between the City of Anoka, a municipal corporation (hereinafter referred to as "Anoka") and the City of Ramsey, a municipal corporation (hereinafter referred to as "Ramsey").

WITNESSETH:

WHEREAS, Anoka and Ramsey share a common border; and

WHEREAS, there are two parcels within the City of Anoka limits currently not served by municipal sewer or water service; and

WHEREAS, said parcels are commonly known as 6058 Highway 10 (PIN #35-32-25-31-0001), a 0.43 acre parcel, and 6050 Highway 10 (PIN #35-32-25-31-0004), a 3.85 acre parcel; and

WHEREAS, Ramsey has a proposed subdivision ("~~Ramsey Subdivision~~Ridgepoint") whereby the public utilities located within the Rivlyn Avenue right-of-way would be extended to the east near the common municipal border as more fully illustrated in the attached Exhibit A; and

WHEREAS, an engineering analysis indicates that the most efficient and cost-effective way to provide parcels PIN #35-32-25-31-0001 and PIN #35-32-25-31-0004 in Anoka with municipal utilities is by extending water and sanitary sewer services from the ~~Ramsey~~ Ridgepoint Subdivision to these parcels in Anoka; and

WHEREAS, Minnesota Statutes Section 471.59 authorizes political subdivisions of the State to enter into joint power agreements for the joint exercise of powers common to each.

NOW, THEREFORE, it is mutually stipulated and agreed:

1 Purpose: As part of the public improvement process associated with ~~the Ramsey Subdivision~~Ridgepoint, Ramsey will allow for the extension of water and sanitary sewer services into that parcel located in the City of Anoka, identified as PIN #35-32-25-31-0004, as more fully illustrated in the attached Exhibit A.

2 Services: The services contemplated by this Agreement shall include an 8 inch diameter ductile iron pipe as the water service, with a hydrant connection and hydrant at the end, and a 4 inch ductile iron pipe (force main) to serve as a sanitary sewer service.

3. Cost: The City of Anoka shall pay for all costs to extend the sanitary forcemain from the easternmost manhole to the end of the pipe, and the watermain from the easternmost valve to the end of the pipe and the hydrant ~~said utility services to~~ on parcel PIN#35-32-25-31-0004, including, but not limited to engineering, inspection, testing, and administrative costs.

4. Sewer and Water Charges: Upon connection to the water system constructed under this Agreement, and upon the development of parcel PIN#35-32-25-31-0004, the City of Ramsey shall install or require the developer of parcel 35-32-25-31-0004 to install ~~a~~ water meter(s) to monitor water services provided to said property. The owner(s) of said property within Anoka will be billed by the City of Ramsey for sewer and water services based upon methods and policies establishes for similar parcels within the Ramsey city limits and in accordance with rates established by the City of Ramsey. The City of Anoka will notify the City of Ramsey at such time as any new connection is made to the system.

5. Facility Maintenance and Operation: The City of Anoka shall retain ownership of and shall maintain the utility services for parcel PIN #35-32-25-31-0004 in Anoka. Maintenance work performed by the City of Anoka within the Ramsey City limits will require the City of Anoka to receive authorization from the City of Ramsey. The services will be defined as the point of connection to the Ramsey municipal systems to the common municipal border. The point of connection for the water service will be the last, easterly most gate valve on Rivlyn Avenue. The sanitary sewer service connection will be the point where the service connects to the last, easterly most, sanitary sewer manhole on Rivlyn Avenue.

6. Inspection: The City of Anoka grants the City of Ramsey the right to install and periodically monitor the sewage flow in the sewer manhole located at the Rivlyn Avenue right-of-way to evaluate any infiltration or inflow that may be introduced into the sewage line.

7. Indemnification: Each party hereto agrees to indemnify, defend and hold harmless the other from any claims, losses, costs, expenses or damages resulting from the acts or omissions of its respective officers, agents, or employees relating to activities conducted under this Agreement.

8. Contingency: This Agreement is contingent upon the extension of the Ramsey utility services identified herein to the points illustrated in attached Exhibit A.

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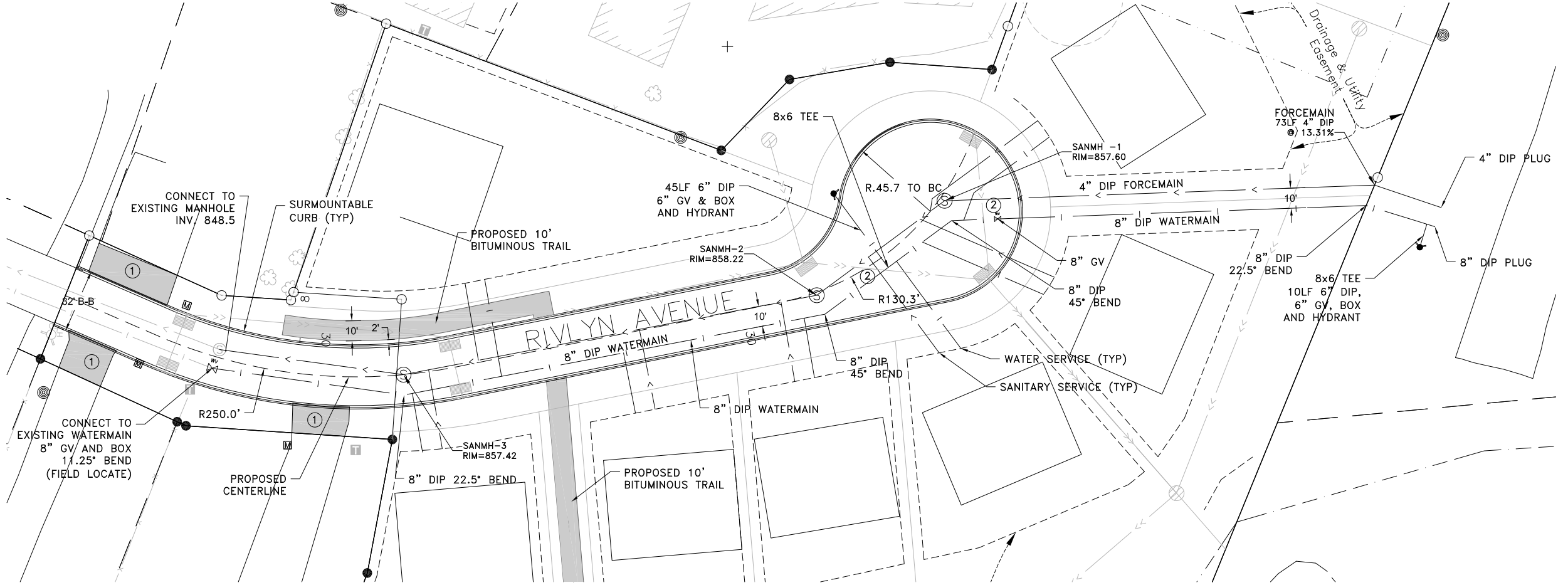
~~8.~~9. Termination: This agreement shall continue until rescinded by joint resolution of Ramsey and Anoka.

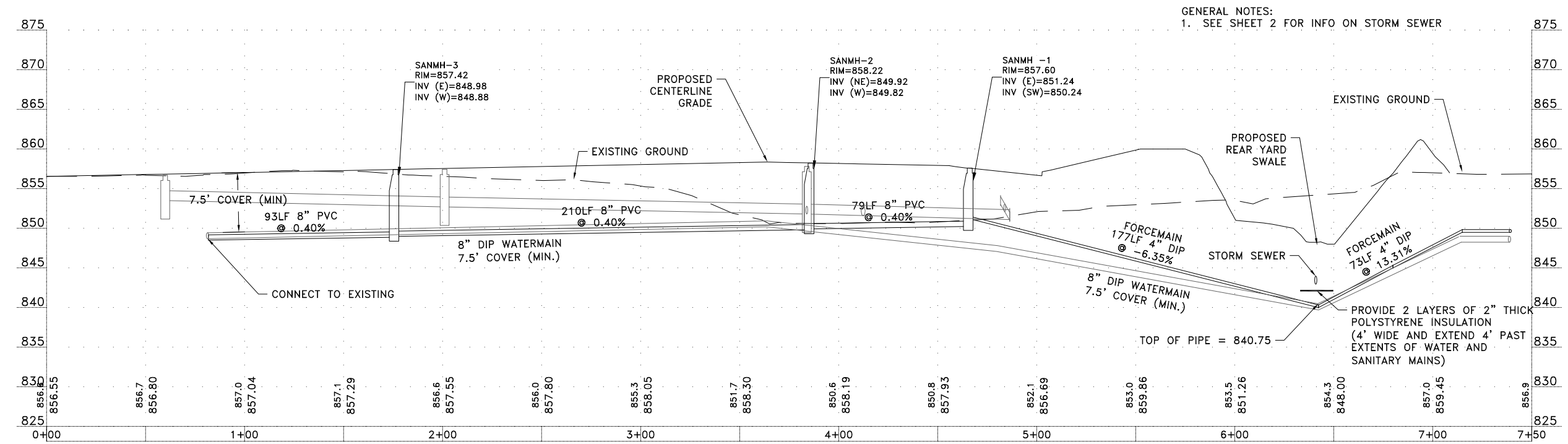
~~9.~~10. Entire Agreement/Requirement of a Writing: It is understood and agreed that the entire agreement of the parties is contained herein and this Agreement supersedes all Agreements and all negotiations between the parties relating to the subject matter

thereof as well as any previous Agreement presently in effect between the parties relating to the subject matter thereof. Any alterations, variations, or modifications of the provisions of the Agreement shall be valid only when they have been reduced to writing and duly signed by the parties therein.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by their duly authorized officers.

CITY OF ANOKA	**CITY OF RAMSEY**
Phil Rice, Mayor	Sarah Strommen, Mayor
Tim Cruikshank, City Manager	Kurt Ulrich, City Administrator
Approved as to Form	Approved as to Form
Scott C. Baumgartner, City Attorney	~~Joe~~ Joseph J. Langel, City Attorney





DATE	REVISION
11/19/14	FINAL DEVELOPMENT PLANS

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.

ADAM M. THIELE, PE
Date 6/23/14 Lic. No. 51317

DESIGNED BY: AMT
DRAWN BY: AMT
CHECKED BY: TAE

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
www.hakanson-anderson.com

RIDGEPOINT

STREET & UTILITY PLAN
CITY OF RAMSEY, MINNESOTA

SHEET 8 OF 8 SHEETS

3632.02

Exhibit A

Nov 25, 2014 - 10:33am
K:\cad_eng\PROJECTS\PRIVATE\3632.02\dwg\3632O2 UTIL.dwg

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: 01/27/2015

By: Bruce Westby, Engineering/Public Works

Information

Title:

Adopt Resolution 15-01-025 Ordering Feasibility Report for Jarvis Street Reconstruction and Railroad Crossing Quiet Zone Improvements; City Improvement Project #15-20

Purpose/Background:

Purpose:

The purpose of this case is to consider adopting Resolution 15-01-025 ordering the preparation of a Feasibility Report for the proposed Jarvis Street Reconstruction and Burlington Northern Santa Fe Railroad Crossing Quiet Zone Improvements; City Improvement Project #15-20.

Background:

In June of 2014, City of Ramsey staff learned the City of Elk River intended to reconstruct Jarvis Street between Trunk Highway 10 and 165th Avenue as part of their 2015 Street and Utility Improvements project. This segment of Jarvis Street includes a section approximately 3,800 feet long that is bisected by the political boundaries of the cities of Elk River and Ramsey and is therefore mutually shared between the two cities. It also includes a Burlington Northern Santa Fe (BNSF) railroad crossing that is currently not designated as a whistle-free quiet zone. A map showing the location of these improvements is included on the third page of the attached proposal letter from the City of Elk River.

Staff from the two cities met to discuss the proposed improvements to Jarvis Street. Elk River's staff noted that the Ramsey City Council provided verbal support for sharing in the costs of reconstructing the shared section of Jarvis Street, as well as the railroad quiet zone improvements, during a joint meeting of the City Councils on May 9th, 2011. Since then, the City of Elk River has been developing the Jarvis Street reconstruction and quiet zone improvements project to include as part of their 2015 Street and Utility Improvements project. Staff from the City of Ramsey agreed that the condition of Jarvis Street is such that it needs to be reconstructed in the foreseeable future, and that the Jarvis Street railroad crossing quiet zone improvements would benefit City of Ramsey residents and businesses. However, it was also noted that the Jarvis Street reconstruction and quiet zone improvements were not included in Ramsey's 5-year Capital Improvement Plan (CIP), and that we did not have available funds to pay for the improvements in 2015. It was therefore discussed that the shared segment of Jarvis Street should be left out of their project and delayed until such time that the City of Ramsey was in a better position to fund our share of the improvements.

On August 15th, 2014, staff from the two cities met again to further discuss the benefits and viability of the project, including potential financing options. Elk River's staff noted their strong preference to reconstruct Jarvis Street in 2015 and that they might be willing to pay the City of Ramsey's share of the costs up-front, and then allow Ramsey to repay our share of the costs back over a three-year period. On August 28th, the City of Elk River provided the attached proposal letter to the City of Ramsey formalizing their request for the City of Ramsey to share in 50% of the costs for reconstructing the shared segment of Jarvis Street, plus 50% of the costs for the quiet zone

improvements, and that Elk River will pay for Ramsey's share of the costs up-front while allowing repayment over a three-year period. Staff has since verified that repayment would be allowed to occur interest-free over calendar years 2016 to 2018, which would not impact the City's adopted 2015 budget.

On September 16th, 2014 staff presented Elk River's proposal to the Public Works Committee for consideration of recommending Council approval of the project, pending further direction from Elk River. It was discussed that though the railroad crossing is located entirely within the City of Elk River, City of Ramsey businesses and residents would share the benefit of the quiet zone so Elk River's request to share in 50% of the costs seems reasonable. It was also discussed that Elk River proposed to reconstruct Jarvis Street as a 9-ton road with bituminous pavement and concrete curb and gutter at a width of 32-feet, which appears to be reasonable considering that Jarvis Street is a Municipal State Aid route, and that the concrete curb and gutter will help protect the pavement edges and extend the life of the pavement. It was also discussed that a 10-foot wide off-road bituminous trail was proposed west of Jarvis Street to connect the City of Ramsey's Mississippi River Trail, which is to be constructed on the south side of Highway 10, to Elk River's section of the Mississippi River Trail, which is proposed to be routed through the City of Elk River (not along Highway 10). Based on all of the proposed improvements, and assuming a 50/50 cost split, the City of Ramsey's total cost-share amount was estimated to be $970,728. The Public Works Committee recommended Council approval of Elk River's proposal using a 50/50 cost split and three-year payback allowance beginning in calendar year 2016.

On October 20th, 2014, the Elk River City Council reviewed the Feasibility Report for the City of Elk River's 2015 Street and Utility Improvements project, which included the 32-foot wide street design with 10-foot wide off-road bike trail. At that time, the Elk River City Council directed their staff to redesign Jarvis Street to a 36-foot wide street with two 12-foot wide through lanes and two 6-foot wide on-road bike lanes and no off-road trail.

In January of 2015, Elk River provided the attached City Council case and Feasibility Report to Ramsey City staff, along with the attached memo from their consulting engineer Bolton-Menk, Inc, (BMI) dated October 29th, 2014 addressing the revised design and estimated project costs. Based on the BMI memo, as well as the attached 2-page cost estimate that adjusts the estimated costs for the old 32-foot wide street design to the revised 36-foot wide design, the City of Ramsey's total share of the project costs decreased by $50,422.50 resulting in a total estimated cost-share of $920,305.50.

Notification:

Notifications are not required for this case.

Observations/Alternatives:

Observations:

In 2014, City of Ramsey staff rated this section of Jarvis Street with a PASER rating of 2 which warrants a total reconstruction. While this is not the worst street in the City of Ramsey, it ranks quite close and as such is included in the City's 5-year CIP for street reconstruction projects.

Though the adjacent property uses are different on either side of the shared section of Jarvis Street, with industrial properties in Elk River and residential properties in Ramsey, Jarvis Street is designated as a Municipal State Aid Street by both cities and as such must be reconstructed to State Aid standards as proposed by Elk River.

Reconstructing this section of Jarvis Street at the same time as the reconstruction of Andie Street and/or 164th Lane in 2016 and/or 2017 as shown in the current CIP would not be a good option as access to 164th Lane would be required from Jarvis Street from time to time. Therefore, reconstructing Jarvis Street in 2015 fits well with our scheduled road reconstruction projects.

Ordering a Feasibility Report will allow staff to further explore funding options for the proposed improvements, including the use of special assessments to benefiting properties. At this time, staff anticipates presenting the Feasibility Report to the City Council on February 10th, 2015. If special assessments are utilized, the Chapter 429 public process will need to proceed as quickly as possible to allow the project to move forward in 2015 as currently proposed by Elk River.

Alternatives:
Alternative Action #1 – Motion to adopt Resolution 15-01-025 Ordering Feasibility Report for Jarvis Street Reconstruction and Railroad Crossing Quiet Zone Improvements; City Improvement Project #15-20.

Alternative Action #2 – Motion to deny adoption of Resolution 15-01-025 at this time.

Funding Source:
The Feasibility Report will be completed in-house as part of staff's regular duties. No soil exploration work will be required.

Based on Elk River's estimated cost-share information attached, the City of Ramsey's share of the project costs, estimated at 50%, totals $920,305.50. The City of Elk River is agreeable to paying the City of Ramsey's share of the costs up-front with an interest-free payback period of 3-years from 2016 to 2018. A mix of Public Improvement Revolving (PIR) Funds, storm water utility and special assessments are proposed to be used to pay the City of Elk River back however, funding sources will be explored in more detail within the Feasibility Report.

Recommendation:
Due to the mutual benefits provided by this project, and the ability to pay the costs back interest-free over a three-year term, staff recommends approval of Alternative Action #1.

Action:
Approve or deny adoption of Resolution #15-01-025 ordering a Feasibility Report for the Jarvis Street Reconstruction and Railroad Crossing Quiet Zone Improvements; City Improvement Project #15-20.

Attachments

Res 15 01 025
Elk River Proposal Ltr 082814
Elk River Case w Feas Rpt
BMI memo 36ft option 102914
Jarvis 36ft Est Costs

Form Review

Inbox	Reviewed By	Date
Diana Lund	Diana Lund	01/22/2015 10:20 AM
Kurt Ulrich	Kurt Ulrich	01/22/2015 11:25 AM
Form Started By: Bruce Westby		Started On: 01/20/2015 08:17 AM
Final Approval Date: 01/22/2015		

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

RESOLUTION #15-01-025

RESOLUTION ORDERING PREPARATION OF FEASIBILITY REPORT FOR JARVIS STREET RECONSTRUCTION AND RAILROAD QUIET ZONE IMPROVEMENTS; CITY IMPROVEMENT PROJECT #15-20

WHEREAS, the City of Ramsey, in partnership with the City of Elk River, proposes to reconstruct Garnet Street between Trunk Highway 10 and 165th Avenue, and to assess the benefitted properties for all or a portion of the cost of the improvements, pursuant to Minnesota Statutes, Chapter 429; and

WHEREAS, the City of Ramsey, in partnership with the City of Elk River, proposes to reconstruct the Garnet Street Burlington Northern Santa Fe railroad crossing to allow it to be designated as a quiet zone.

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

That the proposed improvements, designated as Improvement Project No. 15-20, be referred to the City Engineer for study and that the City Engineer is instructed to report to the Council with all convenient speed advising the Council in a preliminary way as to whether the proposed improvements are necessary, cost-effective, and feasible; whether they should best be made as proposed or in conjunction with some other improvement; the estimated cost of the improvements as recommended; and a description of the methodology used to calculate individual assessments for affected parcels.

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 27th day of January, 2015.

_____
Mayor

ATTEST:

_____
City Clerk

City of Elk River
13065 Orono Parkway
Elk River, MN 55330

August 28, 2014

Mr. Kurt Ulrich
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

Re: Jarvis Street and Quiet Zone Improvements

Dear Kurt:

Thank you for taking the time to meet with me and our City Engineer, Justin Femrite, on August 15 to discuss planned reconstruction of Jarvis Street and possible quiet zone improvements to the Jarvis Street and BNSF rail crossing.

The reconstruction of Jarvis St. was discussed by the Elk River and Ramsey City Councils at their last joint meeting held on May 9, 2011. At the meeting, the Ramsey Council indicated their desire to fund a portion of the improvements necessary to quiet the Jarvis rail crossing.

We have worked with our design team to prepare a preliminary estimate of cost for the common boarder along Jarvis as well as rail crossing quiet zone. The attached figure identifies our full project limits in yellow with the proposed cost split areas highlighted in red. Jarvis St. is proposed to be constructed as a 9-ton, 32-feet wide roadway with concrete curb and gutter and a 10' trail on the west side. Storm sewer piping will be installed to convey the water along this section of road to expanded and newly created ponding areas. Improvements at the rail crossing include non-traversable medians, a new crossing surface and upgraded gate system.

As discussed, we are seeking approval on the splitting of costs (50/50) for both the street reconstruction and the necessary quiet zone improvements. We are working toward final improvement design with expected construction in 2015.

We understand the Jarvis improvements are not currently in the City of Ramsey Capital Improvement plan. The Jarvis project is part of a large 2015 reconstruction plan in Elk River and we are confident we will receive attractive bid pricing. With respect to your capital plans, the City of Elk River is willing to cover the upfront expenditures with repayment of your share of costs from the City of Ramsey over the next three years.

Thanks again, Kurt, for taking the time to meet and discuss these mutually beneficial improvements. We look forward to collaborating to improve the quality of life of our communities.

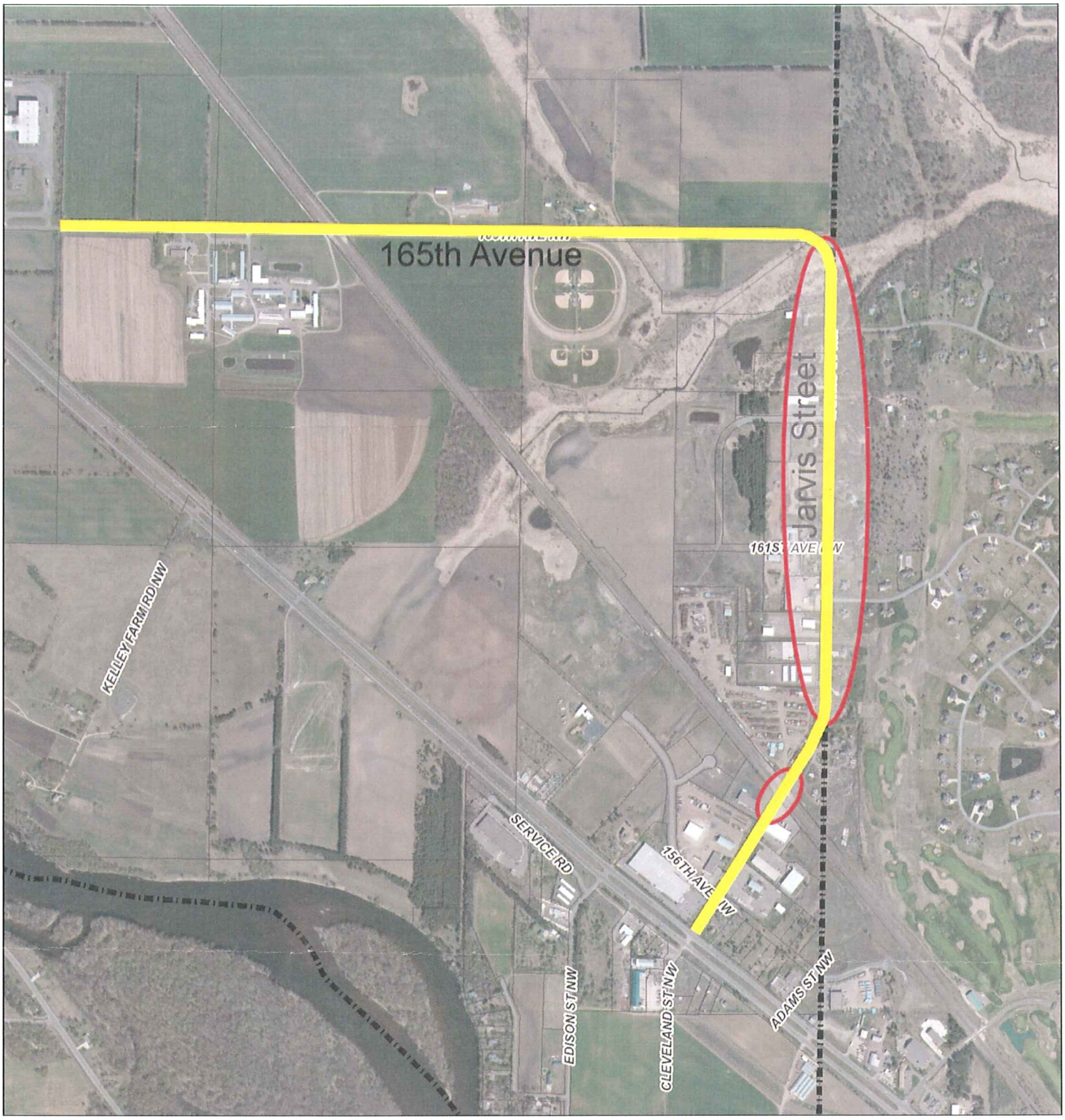
If you have any further questions, please don't hesitate to let me know.

Sincerely,

Calvin P. Portner
City Administrator

Enclosure

cc: Justin Femrite, City Engineer



0 1,134 Feet

City of Elk River

165th and Jarvis Improvements

Disclaimer:

This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information, and data located in various city, county, and state offices, and other sources affecting the area shown, and is to be used for reference purposes only. The City of Elk River is not responsible for any inaccuracies herein contained.

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JARVIS STREET
COST SHARING
STA. 79+00 TO STA. 117+00
CITY OF ELK RIVER

NO.	ITEM	UNITS	QTY	UNIT PRICE	TOTAL PRICE
STREETS					
1	MOBILIZATION	LUMP SUM	1.00	$15,000.00	$15,000.00
2	TRAFFIC CONTROL	LUMP SUM	1.00	$6,000.00	$6,000.00
3	RECLAIM BITUMINOUS PAVEMENT (9")	SQ YD	10133	$4.00	$40,532.00
4	SUBGRADE EXCAVATION	CU YD	5600	$7.00	$39,200.00
5	COMMON EXCAVATION	CU YD	5500	$8.00	$44,000.00
6	POND EXCAVATION	CU YD	2200	$8.00	$17,600.00
7	GRANULAR BORROW	CU YD	17600	$5.00	$88,000.00
8	AGGREGATE BASE CLASS 5	TON	8000	$12.00	$96,000.00
9	TYPE SP 12.5 WEARING COURSE MIX (4,E)	TON	1500	$75.00	$112,500.00
10	TYPE SP 12.5 NON WEARING COURSE MIX (4,B)	TON	1900	$70.00	$133,000.00
11	BITUMINOUS TRAIL (10')	TON	770	$100.00	$77,000.00
12	CONCRETE CURB & GUTTER DESIGN B618	LIN FT	7600	$12.00	$91,200.00
13	COMMON TOPSOIL BORROW	CU YD	2500	$20.00	$50,000.00
14	SODDING TYPE LAWN	SQ YD	15000	$3.50	$52,500.00
15	STRIPING AND SIGNAGE	LUMP SUM	1	$6,000.00	$6,000.00
16	SILT FENCE	LIN FT	7600	$3.00	$22,800.00
17	TREE REMOVAL	ACRE	1.5	$10,000.00	$15,000.00
18	REMOVE & REPLACE LANDSCAPING	LUMP SUM	1	$5,000.00	$5,000.00
19	LAND ACQUISITION	SQ FT	10000	$4.00	$40,000.00
				SUBTOTAL STREETS COST	**$951,332.00**
				10% CONTINGENCIES	**$95,130.00**
				TOTAL STREETS COST	**$1,046,462.00**
				INDIRECT COSTS (15%)	**$157,000.00**
				TOTAL STREETS COST	**$1,203,462.00**
				TOTAL CITY OF RAMSEY STREETS COST	**$601,731.00**
STORM SEWER					
1	REMOVE CULVERT (RCP)	LIN FT	867	$10.00	$8,670.00
2	REMOVE DRAINAGE STRUCTURE	EACH	2	$400.00	$800.00
3	CONNECT TO EXISTING	EACH	3	$300.00	$900.00
4	CONST DRAINAGE STRUCTURE DESIGN G	LIN FT	34	$260.00	$8,840.00
5	CONST DRAINAGE STRUCTURE DES 48-4022	LIN FT	65	$250.00	$16,250.00
6	CASTINGS	EACH	24	$700.00	$16,800.00
7	12" RC PIPE CULVERT	LIN FT	1257	$32.00	$40,224.00
8	15" RC PIPE CULVERT	LIN FT	700	$34.00	$23,800.00
9	18" RC PIPE CULVERT	LIN FT	427	$40.00	$17,080.00
10	12" RC PIPE APRON	EACH	2	$600.00	$1,200.00
11	15" RC PIPE APRON	EACH	1	$620.00	$620.00
12	18" RC PIPE APRON	EACH	1	$650.00	$650.00
13	RANDOM RIPRAP CLASS IV	CU YD	30	$80.00	$2,400.00
14	STORM DRAIN INLET PROTECTION	EACH	24	$150.00	$3,600.00
				SUBTOTAL STORM SEWER COST	**$141,834.00**
				10% CONTINGENCIES	**$14,180.00**
				TOTAL STORM SEWER COST	**$156,014.00**
				INDIRECT COSTS (15%)	**$23,440.00**
				TOTAL STORM SEWER COST	**$179,454.00**
				TOTAL CITY OF RAMSEY STORM SEWER COST	**$89,727.00**

JARVIS STREET
COST SHARING
STA. 79+00 TO STA. 117+00
CITY OF ELK RIVER

NO.	ITEM	UNITS	QTY	UNIT PRICE	TOTAL PRICE
	QUIET ZONE AT JARVIS IMPROVEMENTS				
1	PROPOSED CROSSING SURFACE (INCLUDES CONCRETE PANELS, NEW RAIL, TIES, AND BALLAST)	LF	112	$1,400.00	$156,800.00
2	PROPOSED SAFETY MEASURE (TWO-QUADRANT GATE SYSTEM WITH FLASHERS & CWT)	LUMP SUM	1	$250,000.00	$250,000.00
3	COMMON EXCAVATION	CU YD	150	$14.00	$2,100.00
4	AGGREGATE BASE. CLASS 5	TON	80	$28.00	$2,240.00
5	5" CONCRETE WALK	SQ FT	1000	$6.00	$6,000.00
6	CONCRETE CURB & GUTTER DESIGN B818 (NON-TRAVERSABLE MEDIAN)	LIN FT	320	$18.00	$5,760.00
7	TRUNCATED DOMES	SQ FT	80	$42.00	$3,360.00
8	FLAG PERSON (BNSF CROSSING)	LUMP SUM	1	$12,500.00	$12,500.00
9	SIGN PANEL TYPE C	SQ FT	50	$35.00	$1,750.00
10	HYDRAULIC SOIL STABILIZER, TYPE 5, WITH SEED & FERT.	SQ YD	500	$2.00	$1,000.00
				SUBTOTAL QUIET ZONE COST	**$441,510.00**
				10% CONTINGENCIES	**$44,150.00**
				TOTAL QUIET ZONE COST	**$485,660.00**
				INDIRECT COSTS (15%)	**$72,880.00**
				TOTAL QUIET ZONE COST	**$558,540.00**
				TOTAL CITY OF RAMSEY QUIET ZONE COST	**$279,270.00**
				TOTAL CITY OF RAMSEY CONTRIBUTION	**$970,728.00**

Request for Action

To		Item Number
Mayor and City Council		8.2
Agenda Section	**Meeting Date**	**Prepared by**
General Business	October 20, 2014	Justin Femrite, P.E., City Engineer
Item Description		**Reviewed by**
Feasibility Report for 2015 Street Improvement Project		Tim Simon, Finance Director
		Reviewed by
		Cal Portner, City Administrator

Action Requested

Approve, by motion, the Feasibility Report with direction on design alternative for 165th Avenue and Jarvis Street.

Background/Discussion

On July 7, 2014, Council provided direction on the scope for the 2015 Street Improvement project. Our consultant, Bolton & Menk, has since completed the Feasibility Report for the improvements and will provide a presentation on its findings.

One alternative that the Council asked to see was for a detached trail along the 165th Avenue and Jarvis Street. This single component has a large impact on the estimated cost of the project. A detached trail along this corridor adds an estimated cost of $957,000 to the project. This segment of trail is not identified in the draft Comprehensive Parks Plan nor has it been discussed by staff or the Park Commission as a high priority segment.

Financial Impact

The total project cost for the improvement project, including the trail along 165th Avenue and Jarvis Street, is estimated at $7,386,724. The same project without the trail being included is estimated at $6,429,724. The financial impacts of the lower cost project, not including the trail, are shown in the attached Pavement Management fund analysis and the updated Capital Improvement Plan worksheet.

The City of Ramsey Public Works Committee has preliminarily approved the funding of their costs for improvements along Jarvis Street. The preliminary agreement identifies that Elk River will pay for the full project costs from our Minnesota State Aid (MSA) account. Ramsey will then reimburse Elk River over a three-year period starting in 2016. To cover these initial project costs we will need to apply for an advancement of funds into our MSA account. An advance allows us to borrow money against future allocations without penalty or interest. The attached MSA account analysis shows the estimated Ramsey repayment and the projected fund balance over the next five years.

Attachments

- Feasibility Report
- Pavement Management Program CIP Worksheet
- Pavement Management Fund Analysis
- Municipal State Aid Account Analysis

POWERED BY NATURE

Feasibility Report for

2015 Street and Utility Improvements

City of Elk River, MN
BMI Project No. N15.108340

October 8, 2014

Submitted by:
Bolton & Menk, Inc.
7533 Sunwood Drive NW
Ramsey, MN 55303
P: (763) 433-2851
F: (763) 427-0833

BOLTON & MENK, INC.
Consulting Engineers & Surveyors

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Phone (763) 433-2851 • Fax (763) 427-0833
www.bolton-menk.com

October 8, 2014

Honorable Mayor and City Council
13065 Orono Parkway NW
Elk River, MN 55330

RE: 2015 Street and Utility Improvements
Project No.: N15.108340

Honorable Mayor and City Council Members,

Enclosed for your review is the 2015 Street and Utility Improvements Feasibility Report. The report includes street and utility improvements on 165th Avenue NW and Jarvis Street NW as well as reclamation and mill and overlays on various streets within the City. This report includes a brief description of the proposed improvements, permits, ponding areas, wetlands impacts and estimated construction costs.

Sincerely,

BOLTON & MENK, INC.

Cody Holmes, P.E.
Project Engineer

Cc: Justin Femrite, P.E., City Engineer
Mark Kasma, P.E., Senior Principal Engineer

CERTIFICATION

Feasibility Report

for

2015 Street and Utility Improvements

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.

By: _____
Cody Holmes, P.E.
License No. 49143

Date: October 8, 2014

and

By: _____
Mark D. Kasma, P.E.
License No. 21282

Date: October 8, 2014

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Reclamation 4

165TH AVENUE NW AND JARVIS STREET NW **5**

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APPENDIX A

FIGURE 1 – STREET IMPROVEMENTS

FIGURE 2 – STREET IMPROVEMENTS

FIGURE 3 – 165TH AVENUE NW AND JARVIS STREET NW

FIGURE 4 – WETLAND IMPACTS

FIGURE 5 – TYPICAL SECTION WITH TRAIL

FIGURE 6 – TYPICAL SECTION WITHOUT TRAIL

FIGURE 7 – POSSIBLE PONDING ALTERNATIVES

APPENDIX B

PRELIMINARY COST ESTIMATE:

- **EDGE MILL AND OVERLAY**
- **RECLAMATION**

APPENDIX C

PRELIMINARY COST ESTIMATE:

- **165TH AVENUE NW AND JARVIS STREET NW**

APPENDIX D

PRELIMINARY COST ESTIMATE:

- **165TH AVENUE NW AND JARVIS STREET NW – NO TRAIL OPTION**

INTRODUCTION

The 2015 Street Improvements include improvements on multiple streets throughout the City. Different pavement management procedures are proposed to be utilized on each street, depending on the existing condition of the street. Each street was reviewed by Bolton & Menk and City Staff to determine the procedure that would be applied to it. Each procedure is described below, along with the street that is scheduled for that type of procedure.

Edge Mill and Overlay

Edge Mill and Overlay of a roadway consists of milling the existing bituminous along the existing gutter or bituminous edge in order to match the new overlay to the existing elevations. Areas of roadway will also be Milled and Overlayed, this consists of milling the existing bituminous surface along the roadway to a uniform depth and overlaying bituminous on the remaining pavement. The streets proposed to be edge milled and overlayed are in fair condition. The proposed Edge Mill and Overlay improvements are shown on Figure No. 1 and 2 in Appendix A.

The following streets are proposed to be edge milled and overlayed:

- School Street NW (Proctor Avenue NW to TH 169)
- 8th Street NW (Dodge Avenue NW to Cul-de-Sac)
- Tyler Street Area – 197th Avenue NW (Evans Street NW to Dodge Street NW), 198th Avenue NW (Dodge Street NW to Zane Street NW), 197th Avenue NW (Zane Street NW to Tyler Street NW), 200th Avenue NW (Cul-de-Sac to Tyler Street NW), Vance Circle NW, Vance Street NW (Vance Circle to Ulysses Street NW), Ulysses Street NW (South Cul-de-Sac to 202nd Avenue NW), 195th Avenue NW (Ulysses Street NW to Tyler Street NW), Tyler Street NW (197th Avenue NW to 201st Circle NW), 201st Circle NW, 203rd Avenue NW (Smith Street NW to 560-feet east of Quincy Circle NW), Quincy Circle NW

Reclamation

Reclaiming of bituminous pavement is a process whereby the pavement and underlying aggregate base are milled together in-place, regraded and compacted as base material for the new pavement overlay. The new pavement section shall be a 9-Ton design and shall consist of 3.5-inches of bituminous pavement with 8-inches of aggregate base. The streets proposed to be reclaimed are in poor condition. The proposed reclamation improvements are shown on Figure No. 2 in Appendix A.

The following streets are proposed to be reclaimed:

- Elk Hills Area – Elk Hills Drive NW, Fawn Road NW, Line Avenue NW, and 700-feet of Elk Lane NW beginning at Elk Hills Drive

- Tyler Street Area – Tyler Street NW (Twin Lakes Road to 197th Avenue NW), Smith Street NW (201st Circle NW to 205th Avenue NW), 202nd Avenue NW (Smith Street NW to Ulysses Street NW), Ulysses Street NW (202nd Avenue NW to Vance Street NW, Vance Street NW (Vance Circle NW to 205th Avenue NW)

165TH AVENUE NW AND JARVIS STREET NW

The City is proposing to reconstruct 165th Avenue NW from Great River Energy on the west to Jarvis Street. Jarvis Street NW is proposed to be reconstructed from 165th Avenue NW on the north to Trunk Highway 10/169. The total length of the improvements is 2.4 miles. Figure No. 3 in Appendix A identifies the project limits.

165th Avenue NW and Jarvis Street NW is an existing 22' wide bituminous roadway with 0-2' wide aggregate shoulders. The typical section is rural with shallow ditches. Wetlands exist along both roadways. Figure No. 4 in Appendix A identifies the wetlands being affected by the improvements. The filling of these wetlands will be mitigated via the purchase of wetland bank credits overseen by the Soil and Water Conservation District (SWCD).

The proposed improvements consist of reconstructing both roadways to an urban section with a 32' wide face of curb to face of curb. Concrete curb and gutter shall be MnDOT Design B618. A 10' wide bituminous trail along the south side of 165th Avenue NW and along the west side of Jarvis Street NW was reviewed as possible option. Cost estimates were developed for each option. The typical section for the street is identified in Figure No. 5 in Appendix A. Figure No. 6 in Appendix A identifies a typical section for the street without the bituminous trail.

Figure No. 7 in Appendix A identifies locations for possible stormwater features. Final design will confirm which locations are needed to meet stormwater rate control and water quality requirements.

Railroad crossing improvements on 165th Avenue NW and Jarvis Street NW are proposed in this report. Improvements include the installation of concrete curbing, medians concrete panels, new rail, ties and ballast along with the installation of two-quadrant gate systems with flashers. These improvements are included to accommodate future quiet zones at the crossings. Coordination with the BNSF Railway will be necessary.

PERMITS

Permits will be required from the following agencies:

- Minnesota Department of Transportation (Drainage and Work Within the Right-of-Way)
- Minnesota Pollution Control Agency (Phase II General Stormwater Permit for Construction Activities)
- Department of Natural Resources (Work Within Waters Permit)
- Wetland Conservation Act (Wetland Permit)
- BNSF Railway (Notice of Intent - Quiet Zone Permit)

EASEMENTS AND LAND ACQUISITION

Temporary grading easements will be required from residents in both Elk River and the City of Ramsey along the route. Final design will identify which parcels are affected.

Land is proposed to be acquired for stormwater ponding. Figure No. 7 in Appendix A identifies possible ponding alternatives. Final design will identify the exact area required.

ESTIMATED COSTS

Appendix B identifies a preliminary cost estimate that includes estimated quantities and unit prices for the reclamations and edge mill and overlays. The cost estimate includes a contingency factor of 10% to account for any elements of construction that are unknown at this time. They also include indirect projects costs of construction such as engineering, legal fees and administrative costs which together are estimated at 10% of the project construction cost. The total project cost is estimated at $2,634,324 and is based on current public construction cost information.

Appendix C identifies a preliminary cost estimate that includes estimated quantities and unit prices for 165th Avenue NW and Jarvis Street NW. The cost estimate includes a contingency factor of 10% to account for any elements of construction that are unknown at this time. They also include indirect projects costs of construction such as engineering, legal fees and administrative costs which together are estimated at 10% of the project construction cost. The total project cost is estimated at $4,752,400 and is based on current public construction cost information.

Appendix D identifies a preliminary cost estimate that includes estimated quantities and unit prices for 165th Avenue NW and Jarvis Street NW without a trail. The cost estimate includes a contingency factor of 10% to account for any elements of construction that are unknown at this time. They also include indirect projects costs of construction such as engineering, legal fees and administrative costs which together are estimated at 10% of the project construction cost. The total project cost is estimated at $3,795,400 and is based on current public construction cost information.

No costs have been included for purchasing temporary easements.

$40,000 has been included for land purchases for ponding.

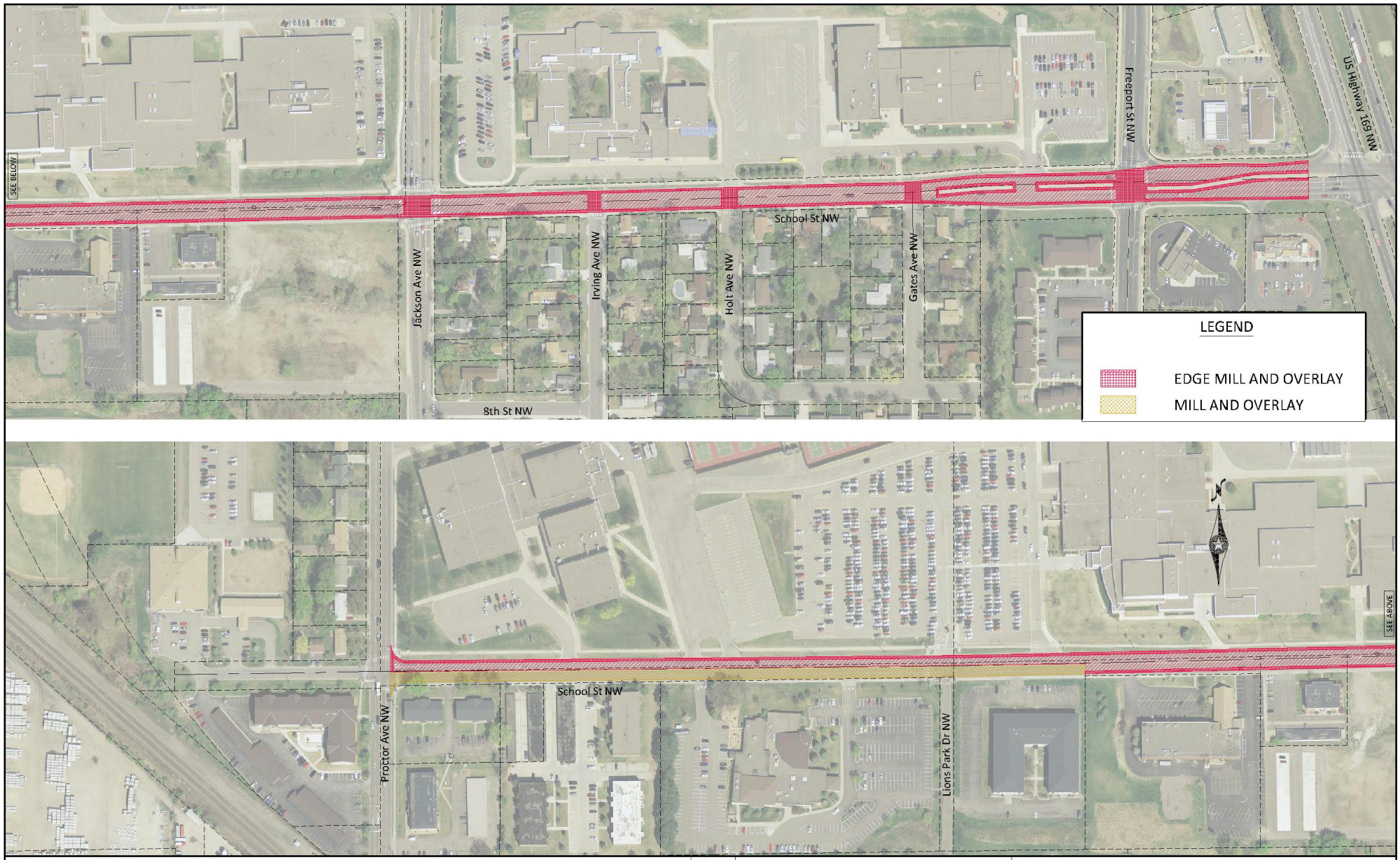
FUNDING

The City proposes to utilize Municipal State Aid (MSA) Funds and Local Funds for the improvements. MSA Funds will be used on all Municipal State Aid Streets. These streets include, Jarvis Street NW, 165th Avenue NW, School Street, Tyler Street, Smith Street, 197th Avenue and 198th Avenue. The remaining costs will be funded with revenue collected from the city franchise fee. The total project cost for the improvements herein are estimated at $7,386,724 with a trail on Jarvis Street NW and 165th Avenue NW. The total project cost for the improvements herein are estimated at $6,429,724 without the trail.

RECOMMENDATIONS

From an engineering standpoint, this project is feasible, cost effective and necessary, and can best be accomplished by letting competitive bids for the work.

APPENDIX A



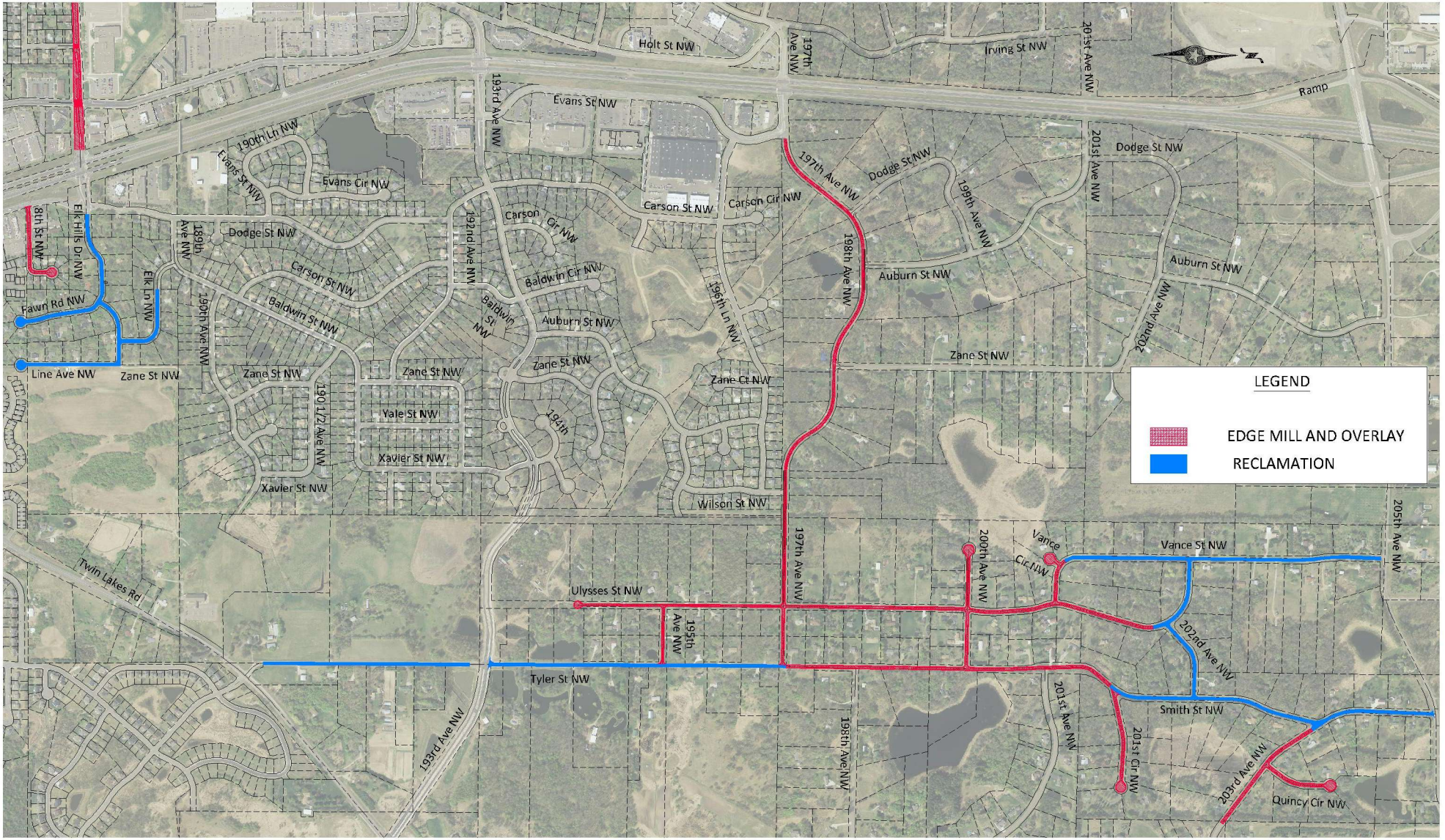
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City of Elk River

BOLTON & MENK, INC.
Consulting Engineers & Surveyors
7533 SUNWOOD DRIVE NW
RAMSEY, MN 55303
PHONE (763)433-2851 FAX (763) 427-0833

ELK RIVER, MINNESOTA
SCHOOL STREET
STREET IMPROVEMENTS FIGURE 1

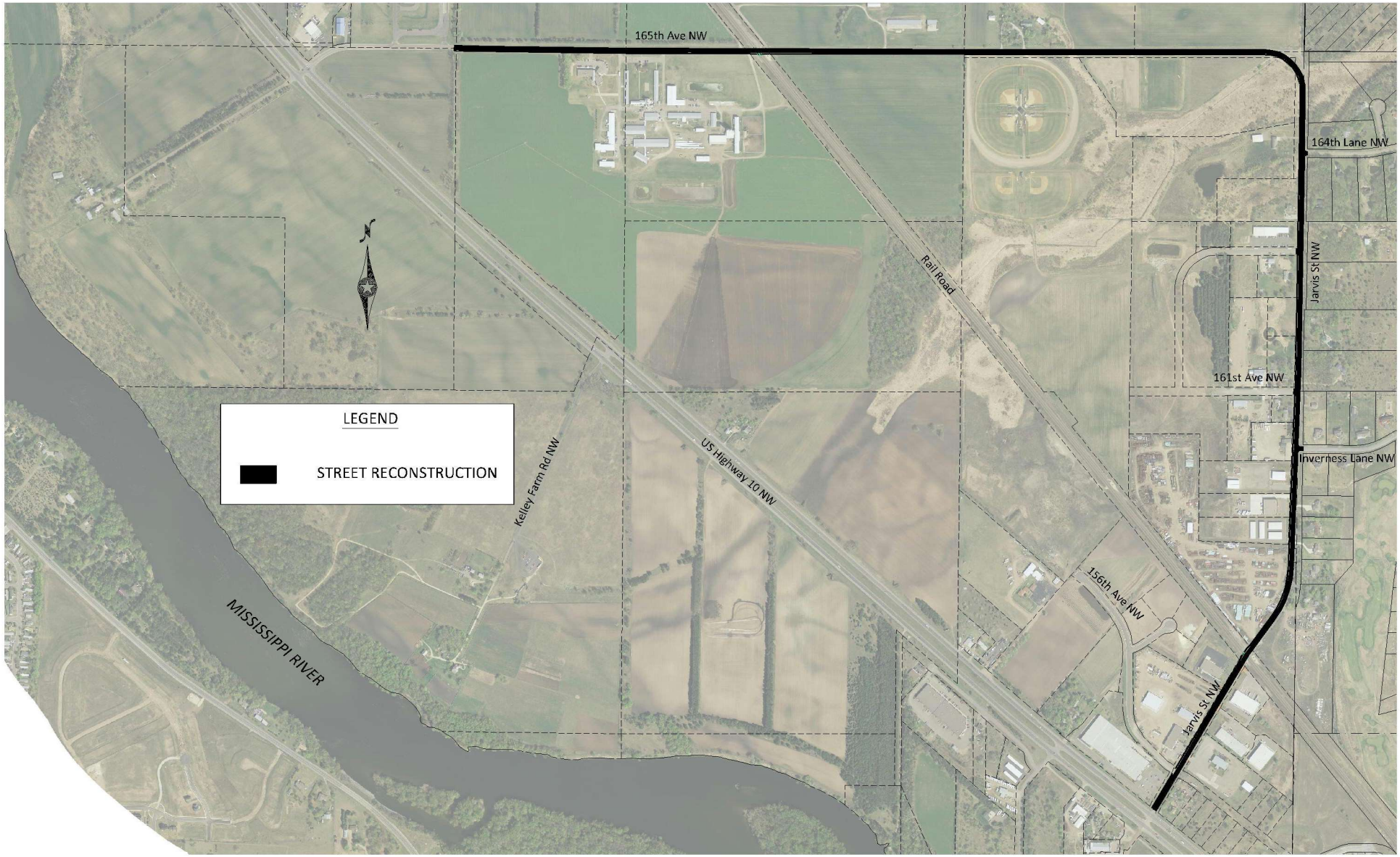


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ELK RIVER, MINNESOTA
8TH STREET NW, ELK HILLS AREA, TYLER STREET AREA
STREET IMPROVEMENTS FIGURE 2



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City of Elk River

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ELK RIVER, MINNESOTA
165TH AVENUE NW AND JARVIS STREET NW
STREET IMPROVEMENTS FIGURE 3

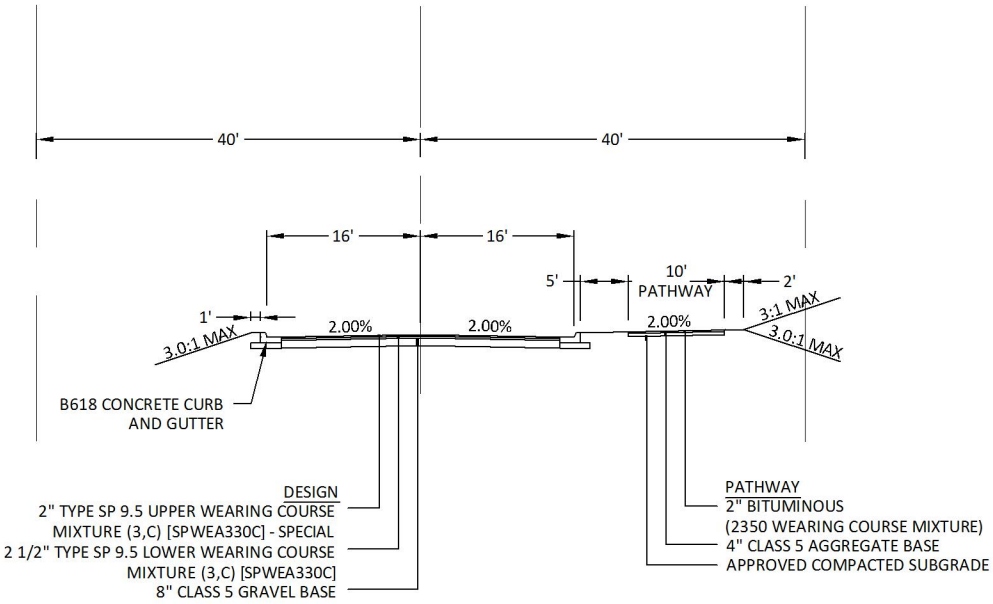


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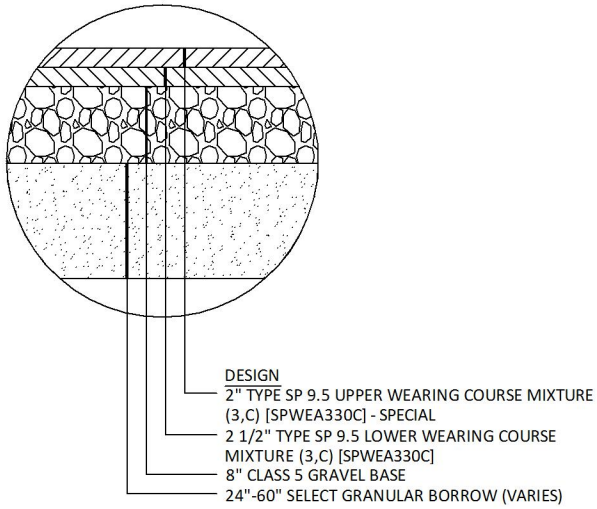
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ELK RIVER, MINNESOTA
165TH AVENUE NW AND JARVIS STREET NW
WETLAND IMPACTS FIGURE 4



TYPICAL SECTION
32' FACE TO FACE WITH TRAIL



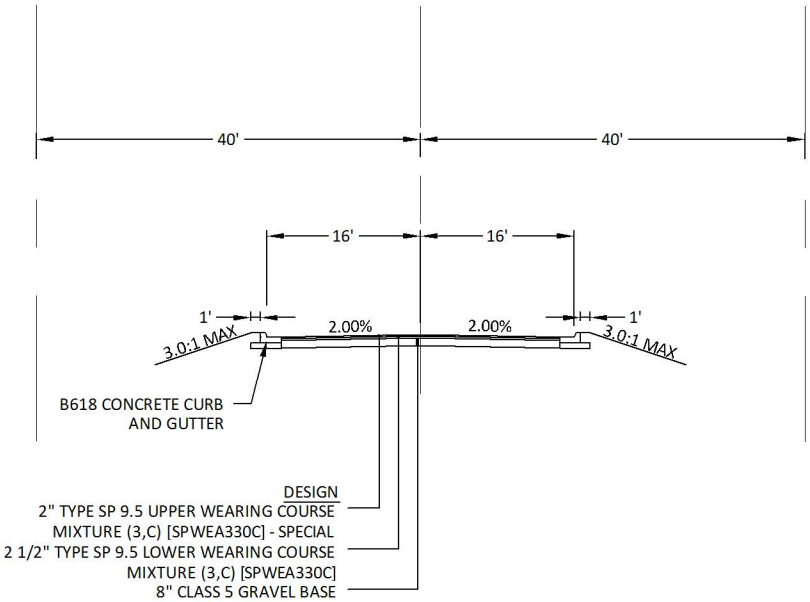
TYPICAL SECTION
SUBGRADE EXCAVATION

City of Elk River

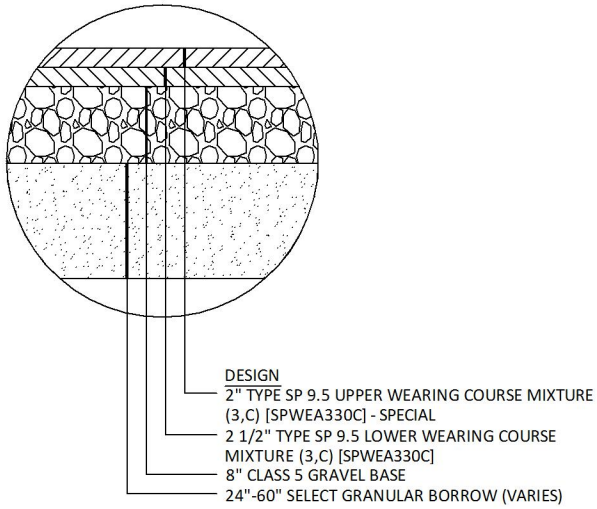
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CITY OF ELK RIVER, MINNESOTA
165TH AVENUE NW AND JARVIS STREET NW
TYPICAL SECTION

OCTOBER, 2014 FIGURE NO. 5



TYPICAL SECTION
32' FACE TO FACE WITHOUT TRAIL



TYPICAL SECTION
SUBGRADE EXCAVATION

City of Elk River

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CITY OF ELK RIVER, MINNESOTA
165TH AVENUE NW AND JARVIS STREET NW
TYPICAL SECTION - NO TRAIL OPTION

OCTOBER, 2014 FIGURE NO. 6



0 350 700
HORZ SCALE FEET

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City of Elk River

BOLTON & MENK, INC.
Consulting Engineers & Surveyors
7533 SUNWOOD DRIVE NW
RAMSEY, MN 55303
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ELK RIVER, MINNESOTA
165TH AVENUE NW AND JARVIS STREET NW
POSSIBLE PONDING ALTERNATIVES FIGURE 7

APPENDIX B

MILL AND OVERLAY & RECLAIM

PRELIMINARY COST ESTIMATE

CITY OF ELK RIVER

ITEM NO.	MN/DOT SPEC NO.	ITEM DESCRIPTION	NOTES	UNIT	TOTAL QUANTITY	UNIT COST	TOTAL COST
SCHOOL STREET							
1	2021.501	MOBILIZATION		LUMP SUM	1	$20,000.00	$20,000.00
2	2104.501	REMOVE AND REPLACE CURB AND GUTTER		LIN FT	50	$20.00	$1,000.00
3	2104.505	REMOVE CONCRETE DRIVEWAY PAVEMENT		SQ YD	20	$6.00	$120.00
4	2105.507	SUBGRADE EXCAVATION (EV)		CU YD	50	$20.00	$1,000.00
5	2211.503	AGGREGATE BASE CLASS 5		CU YD	50	$30.00	$1,500.00
6	2231.501	BITUMINOUS PATCHING MIXTURE		TON	175	$100.00	$17,500.00
7	2232.501	MILL BITUMINOUS SURFACE (2.0")		SQ YD	4450	$2.50	$11,125.00
8	2232.604	EDGE MILL BITUMINOUS SURFACE 6' WIDE (0.0" TO 2")		SQ YD	7145	$1.50	$10,717.50
9	2360.501	TYPE SP 12.5 WEARING COURSE (2,C) (SPWEB240C) (2360)		TON	3400	$75.00	$255,000.00
10	2504.602	ADJUST GATE VALVE		EACH	12	$350.00	$4,200.00
11	2504.602	RECONSTRUCT VALVE BOX		EACH	4	$500.00	$2,000.00
12	2506.522	ADJUST FRAME & RING CASTING		EACH	13	$400.00	$5,200.00
13	2531.507	6" CONCRETE DRIVEWAY PAVEMENT		SQ FT	20	$52.00	$1,040.00
14	2563.601	TRAFFIC CONTROL		LUMP SUM	1	$5,000.00	$5,000.00
15	2573.530	STORM DRAIN INLET PROTECTION		EACH	18	$150.00	$2,700.00
16	2582.501	PAVEMENT MESSAGE (LEFT TURN ARROW) EPOXY		EACH	9	$180.00	$1,620.00
17	2582.501	PAVEMENT MESSAGE (RIGHT TURN ARROW) EPOXY		EACH	6	$180.00	$1,080.00
18	2582.501	PAVEMENT MESSAGE (LEFT-THRU ARROW) EPOXY		EACH	2	$180.00	$360.00
19	2582.501	PAVEMENT MESSAGE (THRU ARROW) EPOXY		EACH	2	$180.00	$360.00
20	2582.502	4" SOLID LINE WHITE-EPOXY		LIN FT	1490	$0.90	$1,341.00
21	2582.502	4" BROKEN LINE WHITE-EPOXY		LIN FT	1660	$0.90	$1,494.00
22	2582.502	24" SOLID LINE WHITE-EPOXY		LIN FT	135	$8.50	$1,147.50
23	2582.502	4" DOUBLE SOLID LINE YELLOW-EPOXY		LIN FT	3780	$1.50	$5,670.00
24	2582.503	CROSSWALK MARKING-EPOXY		SQ FT	1314	$7.50	$9,855.00
		TOTAL COST SCHOOL STREET IMPROVEMENTS:					**$361,030.00**
8TH STREET AREA							
1	2021.501	MOBILIZATION		LUMP SUM	1	$2,000.00	$2,000.00
2	2104.505	REMOVE CONCRETE DRIVEWAY PAVEMENT		SQ YD	10	$8.00	$80.00
3	2231.501	BITUMINOUS PATCHING MIXTURE		TON	40	$100.00	$4,000.00
4	2232.604	EDGE MILL BITUMINOUS SURFACE 6' WIDE (0.0" TO 2")		SQ YD	1110	$1.50	$1,665.00
5	2360.501	TYPE SP 12.5 WEARING COURSE (2,C) (SPWEB240C) (2360)		TON	350	$75.00	$26,250.00
6	2506.522	ADJUST FRAME & RING CASTING		EACH	13	$400.00	$5,200.00
7	2531.507	6" CONCRETE DRIVEWAY PAVEMENT		SQ YD	10	$52.00	$520.00
8	2573.530	STORM DRAIN INLET PROTECTION		EACH	1	$150.00	$150.00
9	2582.502	24" SOLID LINE WHITE-EPOXY		LIN FT	16	$8.50	$136.00
10	2582.503	CROSSWALK MARKING-EPOXY		SQ FT	144	$6.00	$864.00
		TOTAL COST 8TH STREET IMPROVEMENTS:					**$40,865.00**
ELK HILLS AREA							
1	2021.501	MOBILIZATION		LUMP SUM	1	$5,000.00	$5,000.00
2	2104.505	REMOVE CONCRETE DRIVEWAY PAVEMENT		SQ YD	150	$6.00	$900.00
3	2104.505	REMOVE BITUMINOUS DRIVEWAY PAVEMENT		SQ YD	200	$4.00	$800.00
4	2105.501	COMMON EXCAVATION		CU YD	100	$20.00	$2,000.00
5	2105.507	SUBGRADE EXCAVATION (EV)		CU YD	300	$20.00	$6,000.00
6	2211.503	AGGREGATE BASE CLASS 5		CU YD	500	$30.00	$15,000.00
7	2331.604	BITUMINOUS PAVEMENT RECLAMATION (FULL DEPTH)		SQ YD	12910	$1.50	$19,365.00
8	2360.501	TYPE SP 9.5 WEARING COURSE (2,C) (SPWEA240C) (2360)		TON	1120	$75.00	$84,000.00
9	2360.501	TYPE SP 12.5 NON-WEARING COURSE (2,B) (SPNWB240B) (2360)		TON	1490	$70.00	$104,300.00
10	2360.503	TYPE SP 9.5 WEARING COURSE MIXTURE (2,B) 3.0" THICK		SQ YD	200	$30.00	$6,000.00
11	2501.601	DRAINAGE IMPROVEMENTS AND REPAIR PIPE CULVERT		LUMP SUM	1	$3,000.00	$3,000.00
12	2506.522	ADJUST FRAME & RING CASTING		EACH	4	$400.00	$1,600.00
13	2531.507	6" CONCRETE DRIVEWAY PAVEMENT		SQ YD	150	$52.00	$7,800.00
14	2535.501	MONOLITHIC BITUMINOUS CURB (6" HEIGHT)		LIN FT	7600	$8.00	$60,800.00
15	2563.601	TRAFFIC CONTROL		LUMP SUM	1	$5,000.00	$5,000.00
16	2573.530	STORM DRAIN INLET PROTECTION		EACH	5	$150.00	$750.00
17	2582.502	24" SOLID LINE WHITE-EPOXY		LIN FT	18	$10.00	$180.00
18	2582.503	CROSSWALK MARKING-EPOXY		SQ FT	144	$6.00	$864.00
		TOTAL COST ELK HILLS IMPROVEMENTS:					**$323,359.00**

MILL AND OVERLAY & RECLAIM

PRELIMINARY COST ESTIMATE

CITY OF ELK RIVER

ITEM NO.	MN/DOT SPEC NO.	ITEM DESCRIPTION	NOTES	UNIT	TOTAL QUANTITY	UNIT COST	TOTAL COST
TYLER STREET							
1	2021.501	MOBILIZATION		LUMP SUM	1	$50,000.00	$50,000.00
2	2104.501	REMOVE CURB AND GUTTER		LIN FT	50	$5.00	$250.00
3	2104.501	REMOVE AND REPLACE CURB AND GUTTER		LIN FT	200	$20.00	$4,000.00
4	2104.505	REMOVE CONCRETE DRIVEWAY PAVEMENT		SQ YD	300	$6.00	$1,800.00
5	2104.505	REMOVE BITUMINOUS DRIVEWAY PAVEMENT		SQ YD	300	$4.00	$1,200.00
6	2104.505	REMOVE CONCRETE VALLEY GUTTER		SQ YD	40	$6.00	$240.00
7	2104.505	REMOVE BITUMINOUS PAVEMENT		SQ YD	310	$4.00	$1,240.00
8	2105.501	COMMON EXCAVATION		CU YD	120	$14.00	$1,680.00
9	2105.507	SUBGRADE EXCAVATION (EV)		CU YD	210	$20.00	$4,200.00
10	2105.522	SELECT GRANULAR BORROW (CV)		CU YD	210	$18.00	$3,780.00
11	2211.503	AGGREGATE BASE CLASS 5		CU YD	120	$30.00	$3,600.00
12	2231.501	BITUMINOUS PATCHING MIXTURE		TON	300	$100.00	$30,000.00
13	2331.604	BITUMINOUS PAVEMENT RECLAMATION (FULL DEPTH)		SQ YD	36210	$1.50	$54,315.00
14	2232.604	EDGE MILL BITUMINOUS SURFACE 6' WIDE (0.0" TO 2")		SQ YD	23942	$1.50	$35,913.00
15	2360.501	TYPE SP 12.5 WEARING COURSE (2,C) (SPWEB240C) (2360)		TON	10610	$75.00	$795,750.00
16	2360.501	TYPE SP 12.5 NON-WEARING COURSE (2,B) (SPNWB240B) (2360)		TON	4180	$70.00	$292,600.00
17	2360.503	TYPE SP 9.5 WEARING COURSE MIXTURE (2,B) 3.0" THICK		SQ YD	300	$30.00	$9,000.00
18	2501.601	DRAINAGE IMPROVEMENTS AND REPAIR PIPE CULVERT		LUMP SUM	1	$5,000.00	$5,000.00
19	2506.522	ADJUST FRAME & RING CASTING		EACH	5	$400.00	$2,000.00
20	2531.501	CONCRETE CURB & GUTTER DESIGN B618		LIN FT	200	$15.00	$3,000.00
21	2531.507	6" CONCRETE DRIVEWAY PAVEMENT		SQ YD	300	$52.00	$15,600.00
22	2531.604	7" CONCRETE VALLEY GUTTER		SQ YD	40	$52.00	$2,080.00
23	2535.501	MONOLITHIC BITUMINOUS CURB (6" HEIGHT)		LIN FT	14290	$8.00	$114,320.00
24	2563.601	TRAFFIC CONTROL		LUMP SUM	1	$5,000.00	$5,000.00
25	2573.530	STORM DRAIN INLET PROTECTION		EACH	18	$150.00	$2,700.00
26	2582.502	24" SOLID LINE WHITE-EPOXY		LIN FT	80	$10.00	$800.00
27	2582.502	4" DOUBLE SOLID LINE YELLOW-EPOXY		LIN FT	15740	$0.75	$11,805.00
		TOTAL COST TYLER STREET IMPROVEMENTS:					**$1,451,873.00**

TOTAL COST STREET IMPROVEMENTS:	**$2,177,127.00**
10% CONTINGENCIES	**$217,713.00**
TOTAL STREET IMPROVEMENT COST	**$2,394,840.00**
INDIRECT COSTS (10%)	**$239,484.00**
TOTAL STREET IMPROVEMENT COST	**$2,634,324.00**

APPENDIX C

165TH AVENUE NW & JARVIS STREET NW
PRELIMINARY COST ESTIMATE
STA. 12+48 TO STA. 139+10
CITY OF ELK RIVER

NO.	ITEM	UNITS	QTY	UNIT PRICE	TOTAL PRICE
STREETS					
1	MOBILIZATION	LUMP SUM	1.00	$50,000.00	$50,000.00
2	TRAFFIC CONTROL	LUMP SUM	1.00	$15,000.00	$15,000.00
3	RECLAIM BITUMINOUS PAVEMENT (8")	SQ YD	30952	$4.00	$123,808.00
4	SUBGRADE EXCAVATION	CU YD	10370	$3.50	$36,295.00
5	COMMON EXCAVATION	CU YD	21146	$2.00	$42,292.00
6	POND EXCAVATION	CU YD	5000	$8.00	$40,000.00
7	GRANULAR BORROW (LV)	CU YD	33990	$5.00	$169,950.00
8	AGGREGATE BASE CLASS 5	TON	31482	$11.00	$346,302.00
9	TYPE SP 12.5 WEARING COURSE MIX (4,E) - 2"	TON	4937	$75.00	$370,275.00
10	TYPE SP 12.5 NON WEARING COURSE MIX (4,B) - 2.5"	TON	6171	$70.00	$431,970.00
11	TACK COAT	GA	4100	$5.00	$20,500.00
12	REMOVE & REPLACE DRIVEWAYS	EA	40	$800.00	$32,000.00
13	BITUMINOUS TRAIL (10')	TON	1780	$100.00	$178,000.00
14	CONCRETE CURB & GUTTER DESIGN B618	LIN FT	25324	$11.00	$278,564.00
15	COMMON TOPSOIL BORROW	CU YD	9910	$15.00	$148,650.00
16	SODDING TYPE LAWN	SQ YD	20000	$3.50	$70,000.00
17	STRIPING AND SIGNAGE	LUMP SUM	1	$15,000.00	$15,000.00
18	SILT FENCE	LIN FT	27800	$2.00	$55,600.00
19	TREE REMOVAL	ACRE	3.0	$10,000.00	$30,000.00
20	REMOVE & REPLACE LANDSCAPING	LUMP SUM	1	$12,000.00	$12,000.00
21	LAND ACQUISITION	SQ FT	10000	$4.00	$40,000.00
22	SEED, FERTILIZER & MULCH	ACRE	11	$2,500.00	$27,500.00
				SUBTOTAL STREETS COST	**$2,533,700.00**
				10% CONTINGENCIES	**$253,400.00**
				TOTAL STREETS COST	**$2,787,100.00**
				INDIRECT COSTS (10%)	**$278,700.00**
				TOTAL STREETS COST	**$3,065,800.00**
STORM SEWER					
1	REMOVE CULVERT	LIN FT	1172	$10.00	$11,720.00
2	REMOVE DRAINAGE STRUCTURE	EACH	2	$400.00	$800.00
3	CONNECT TO EXISTING	EACH	3	$300.00	$900.00
4	CONST DRAINAGE STRUCTURE DESIGN G	LIN FT	122	$310.00	$37,820.00
5	CONST DRAINAGE STRUCTURE DES 48-4022	LIN FT	181	$300.00	$54,300.00
6	CASTINGS	EACH	75	$700.00	$52,500.00
7	12" RC PIPE CULVERT	LIN FT	6320	$32.00	$202,240.00
8	15" RC PIPE CULVERT	LIN FT	1692	$30.00	$50,760.00
9	18" RC PIPE CULVERT	LIN FT	1661	$35.00	$58,135.00
10	12" RC PIPE APRON	EACH	10	$600.00	$6,000.00
11	15" RC PIPE APRON	EACH	3	$500.00	$1,500.00
12	18" RC PIPE APRON	EACH	4	$650.00	$2,600.00
13	RANDOM RIPRAP CLASS IV	CU YD	225	$90.00	$20,250.00
14	STORM DRAIN INLET PROTECTION	EACH	75	$150.00	$11,250.00
				SUBTOTAL STORM SEWER COST	**$510,800.00**
				10% CONTINGENCIES	**$51,100.00**
				TOTAL STORM SEWER COST	**$561,900.00**
				INDIRECT COSTS (10%)	**$56,200.00**
				TOTAL STORM SEWER COST	**$618,100.00**

165TH AVENUE NW & JARVIS STREET NW
PRELIMINARY COST ESTIMATE
STA. 12+48 TO STA. 139+10
CITY OF ELK RIVER

NO.	ITEM	UNITS	QTY	UNIT PRICE	TOTAL PRICE
	RAILROAD CROSSING IMPROVEMENTS AT 165TH AVENUE & JARVIS STREET				
1	PROPOSED CROSSING SURFACE (INCLUDES CONCRETE PANELS, NEW RAIL, TIES, AND BALLAST)	LF	224	$1,400.00	$313,600.00
2	PROPOSED SAFETY MEASURE (TWO-QUADRANT GATE SYSTEM WITH FLASHERS & CWT)	LUMP SUM	2	$250,000.00	$500,000.00
3	COMMON EXCAVATION	CU YD	300	$14.00	$4,200.00
4	AGGREGATE BASE CLASS 5	TON	160	$28.00	$4,480.00
5	5" CONCRETE WALK	SQ FT	2000	$6.00	$12,000.00
6	CONCRETE CURB & GUTTER DESIGN B818 (NON-TRAVERSABLE MEDIAN)	LIN FT	640	$18.00	$11,520.00
7	TRUNCATED DOMES	SQ FT	160	$42.00	$6,720.00
8	FLAG PERSON (BNSF CROSSING)	LUMP SUM	2	$12,500.00	$25,000.00
9	SIGN PANEL TYPE C	SQ FT	100	$35.00	$3,500.00
10	HYDRAULIC SOIL STABILIZER, TYPE 5, WITH SEED & FERT.	SQ YD	1000	$2.00	$2,000.00
				SUBTOTAL QUIET ZONE COST	**$883,000.00**
				10% CONTINGENCIES	**$88,300.00**
				TOTAL QUIET ZONE COST	**$971,300.00**
				INDIRECT COSTS (10%)	**$97,200.00**
				TOTAL QUIET ZONE COST	**$1,068,500.00**
				TOTAL PROJECT COST	**$4,752,400.00**

APPENDIX D

165TH AVENUE NW & JARVIS STREET NW - NO TRAIL OPTION
PRELIMINARY COST ESTIMATE
STA. 12+48 TO STA. 139+10
CITY OF ELK RIVER

NO.	ITEM	UNITS	QTY	UNIT PRICE	TOTAL PRICE
STREETS					
1	MOBILIZATION	LUMP SUM	1.00	$50,000.00	$50,000.00
2	TRAFFIC CONTROL	LUMP SUM	1.00	$15,000.00	$15,000.00
3	RECLAIM BITUMINOUS PAVEMENT (8")	SQ YD	30952	$4.00	$123,808.00
4	SUBGRADE EXCAVATION	CU YD	9074	$3.50	$31,759.00
5	COMMON EXCAVATION	CU YD	20250	$2.00	$40,500.00
6	POND EXCAVATION	CU YD	5000	$8.00	$40,000.00
7	GRANULAR BORROW (LV)	CU YD	4000	$5.00	$20,000.00
8	AGGREGATE BASE CLASS 5	TON	26225	$11.00	$288,475.00
9	TYPE SP 12.5 WEARING COURSE MIX (4,E) - 2"	TON	4937	$75.00	$370,275.00
10	TYPE SP 12.5 NON WEARING COURSE MIX (4,B) - 2.5"	TON	6171	$70.00	$431,970.00
11	TACK COAT	GA	4100	$5.00	$20,500.00
12	REMOVE & REPLACE DRIVEWAYS	EA	40	$800.00	$32,000.00
13	CONCRETE CURB & GUTTER DESIGN B618	LIN FT	25324	$11.00	$278,564.00
14	COMMON TOPSOIL BORROW	CU YD	9910	$15.00	$148,650.00
15	SODDING TYPE LAWN	SQ YD	20000	$3.50	$70,000.00
16	STRIPING AND SIGNAGE	LUMP SUM	1	$15,000.00	$15,000.00
17	SILT FENCE	LIN FT	27800	$2.00	$55,600.00
18	TREE REMOVAL	ACRE	3.0	$10,000.00	$30,000.00
19	REMOVE & REPLACE LANDSCAPING	LUMP SUM	1	$12,000.00	$12,000.00
20	LAND ACQUISITION	SQ FT	10000	$4.00	$40,000.00
21	SEED, FERTILIZER & MULCH	ACRE	11	$2,500.00	$27,500.00
				SUBTOTAL STREETS COST	**$2,141,600.00**
				10% CONTINGENCIES	**$214,200.00**
				TOTAL STREETS COST	**$2,355,800.00**
				INDIRECT COSTS (10%)	**$235,600.00**
				TOTAL STREETS COST	**$2,591,400.00**
STORM SEWER					
1	REMOVE CULVERT	LIN FT	1172	$10.00	$11,720.00
2	REMOVE DRAINAGE STRUCTURE	EACH	2	$400.00	$800.00
3	CONNECT TO EXISTING	EACH	3	$300.00	$900.00
4	CONST DRAINAGE STRUCTURE DESIGN G	LIN FT	72	$310.00	$22,320.00
5	CONST DRAINAGE STRUCTURE DES 48-4022	LIN FT	118	$300.00	$35,400.00
6	CASTINGS	EACH	38	$700.00	$26,600.00
7	12" RC PIPE CULVERT	LIN FT	2108	$32.00	$67,456.00
8	15" RC PIPE CULVERT	LIN FT	29	$30.00	$870.00
9	18" RC PIPE CULVERT	LIN FT	288	$35.00	$10,080.00
10	24" RC PIPE CULVERT	LIN FT	64	$36.00	$2,304.00
11	12" RC PIPE APRON	EACH	3	$600.00	$1,800.00
12	15" RC PIPE APRON	EACH	1	$500.00	$500.00
13	18" RC PIPE APRON	EACH	1	$650.00	$650.00
14	24" RC PIPE APRON	EACH	2	$700.00	$1,400.00
15	RANDOM RIPRAP CLASS IV	CU YD	75	$90.00	$6,750.00
16	STORM DRAIN INLET PROTECTION	EACH	38	$150.00	$5,700.00
17	SPILLWAYS	EACH	56	$800.00	$44,800.00
18	DRIVEWAY CULVERT	LIN FT	1000	$25.00	$25,000.00
				SUBTOTAL STORM SEWER COST	**$265,100.00**
				10% CONTINGENCIES	**$26,500.00**
				TOTAL STORM SEWER COST	**$291,600.00**
				INDIRECT COSTS (10%)	**$29,200.00**
				TOTAL STORM SEWER COST	**$320,800.00**

165TH AVENUE NW & JARVIS STREET NW - NO TRAIL OPTION
PRELIMINARY COST ESTIMATE
STA. 12+48 TO STA. 139+10
CITY OF ELK RIVER

NO.	ITEM	UNITS	QTY	UNIT PRICE	TOTAL PRICE
	RAILROAD CROSSING IMPROVEMENTS AT 165TH AVENUE & JARVIS STREET				
1	PROPOSED CROSSING SURFACE (INCLUDES CONCRETE PANELS, NEW RAIL, TIES, AND BALLAST)	LF	128	$1,400.00	$179,200.00
2	PROPOSED SAFETY MEASURE (TWO-QUADRANT GATE SYSTEM WITH FLASHERS & CWT)	LUMP SUM	2	$250,000.00	$500,000.00
3	COMMON EXCAVATION	CU YD	300	$14.00	$4,200.00
4	AGGREGATE BASE CLASS 5	TON	160	$28.00	$4,480.00
5	5" CONCRETE WALK	SQ FT	0	$6.00	$0.00
6	CONCRETE CURB & GUTTER DESIGN B818 (NON-TRAVERSABLE MEDIAN)	LIN FT	640	$18.00	$11,520.00
7	TRUNCATED DOMES	SQ FT	0	$42.00	$0.00
8	FLAG PERSON (BNSF CROSSING)	LUMP SUM	2	$12,500.00	$25,000.00
9	SIGN PANEL TYPE C	SQ FT	100	$35.00	$3,500.00
10	HYDRAULIC SOIL STABILIZER, TYPE 5, WITH SEED & FERT.	SQ YD	1000	$2.00	$2,000.00
				SUBTOTAL QUIET ZONE COST	**$729,900.00**
				10% CONTINGENCIES	**$73,000.00**
				TOTAL QUIET ZONE COST	**$802,900.00**
				INDIRECT COSTS (10%)	**$80,300.00**
				TOTAL QUIET ZONE COST	**$883,200.00**
				TOTAL PROJECT COST	**$3,795,400.00**

Capital Improvement Plan

City of Elk River, Minnesota

2015 *thru* **2019**

Department	Infrastructure Improvements
Contact	Engineer
Type	Improvement
Useful Life	25 years
Category	Street & Utility Construction
Priority	n/a

Project # **PM-01**

Project Name **Pavement Management Program**

Description

Replace, overlay or rehabilitate aged and deteriorated streets, storm drainage, and adjacent walks. Projects will be completed every other year.

Justification

Individual street pavement conditions will dictate what pavement management technique will be utilized to extend the life of that specific street segment. These techniques may range from a full reconstruction of the surface and aggregate base to simply overlaying the existing pavement. As they are implemented, the prescribed techniques will continually be gauged to assure their performance is proper in extending the life of our pavements.

Expenditures	2015	2016	2017	2018	2019	Total
Construction/Maintenance	6,429,724		4,330,000		4,500,000	15,259,724
Total	**6,429,724**		**4,330,000**		**4,500,000**	**15,259,724**

Funding Sources	2015	2016	2017	2018	2019	Total
Municipal State Aid	3,795,400		1,000,000		1,000,000	5,795,400
Pavement Management Fund	2,484,324		3,180,000		3,350,000	9,014,324
Storm Sewer	150,000		150,000		150,000	450,000
Total	**6,429,724**		**4,330,000**		**4,500,000**	**15,259,724**

Pavement Managment CIP analysis

	2013 Actual	2014 Estimate	2015 Estimate	2016 Estimate	2017 Estimate	2018 Estimate	2019 Estimate
Revenues							
Charges for Services							
Franchise Fee	714,983	1,350,000	1,350,000	1,350,000	1,350,000	1,350,000	1,350,000
Other Revenue							
Interest	(10,524)	18,113	37,469	26,878	52,811	15,750	41,759
Municipal State Aid (MSA)	-	301,951	4,103,390	314,150	1,320,433	326,841	1,333,378
Transers In							
Street Improvement Reserve	3,000,000	-	-	-	-	-	-
Storm Water	-	-	150,000	-	150,000	-	150,000
Sanitary Sewer	-	-	-	-	-	-	-
ERMU/Trunk Utility (Water)	121,171	-	-	-	-	-	-
Total Revenue	3,825,630	1,670,064	5,640,859	1,691,028	2,873,244	1,692,591	2,875,137
Expenditures							
Capital Outlay	2,618,089	-	6,429,724	-	4,330,000	-	4,500,000
Sealcoat/Overlay program	-	379,650	365,199	394,382	396,268	392,156	403,921
Total Expenditures	2,618,089	379,650	6,794,923	394,382	4,726,268	392,156	4,903,921
Revenues less Expenditures	1,207,541	1,290,414	(1,154,064)	1,296,646	(1,853,024)	1,300,435	(2,028,784)
Fund Balance - Beginning	**-**	**1,207,541**	**2,497,955**	**1,343,891**	**2,640,537**	**787,513**	**2,087,948**
Fund Balance - Ending	**1,207,541**	**2,497,955**	**1,343,891**	**2,640,537**	**787,513**	**2,087,948**	**59,165**

Notes

Municipal State Aid (MSA) Balance

	2014	2% 2015F	2% 2016F	2% 2017F	2% 2018F	2% 2019F
Beginning balance	$ 708,248	$ 1,614,101	$(1,257,329)	$ (50,502)	$ 175,173	$ 1,420,074
New Allotment(average)	1,207,804	1,231,960	1,256,599	1,281,731	1,307,366	1,333,513
Pavement Management Plan**	-	(3,795,400)	-	(1,000,000)	-	(1,000,000)
Maintence (sealcoat)*	(301,951)	(307,990)	(314,150)	(320,433)	(326,841)	(333,378)
Ramsey Payback	-	-	264,377	264,377	264,377	-
Ending Balance	$ 1,614,101	$(1,257,329)	$ (50,502)	$ 175,173	$ 1,420,074	$ 1,420,209

*=25% of MSA allocation (2015-2019)

** = Funds will be advanced from future state-aid allotment

BOLTON & MENK, INC.
Consulting Engineers & Surveyors
2035 County Road D East • Suite B • Maplewood, MN 55109-5314
Phone (651) 704-9970 • Fax (651) 704-9971
www.bolton-menk.com

MEMORANDUM

Date: October 29, 2014

To: Justin Femrite, P.E., City Engineer

From: Cody Holmes, P.E., Project Manager
Mark D. Kasma, P.E., Senior Principal Engineer

Subject: 165th Avenue NW & Jarvis Street NW- 36' Roadway Option
City of Elk River
BMI Project No. N15.108340

This memo is a follow up to your direction after the recent City Council meeting regarding 165th and Jarvis. Based on your request, we have generated a revised profile, cross sections and quantities for a 36' roadway that will include the trail. Based on those results, we have generated a revised preliminary cost estimate of $3,985,100 (see attached). The estimated cost for the 32' roadway with no trail was $3,795,400 (see attached). A cost difference of $189,700.

The estimated additional cost for the City of Ramsey's share for the 36' roadway is $56,910. The revised total estimated cost share for Ramsey is then $920,352 ($863,442 +$56,910).

The proposed roadway design is summarized as follows:

- 36' face-to-face roadway (originally discussed at Kick-off Meeting)
- Catchbasins with outlet pipes at ponding areas only
- Curbcuts every 250' +/- to outlet water from the roadway where ditch elevations are too low to accept a catchbasin with an outlet. This should allow us to stay within the existing ROW and prescribed easement areas. Final design will confirm.
- There are some infiltration and ponding areas located outside of the existing ROW
- A typical section is attached

In regard to our work to date on this portion of the project, the preliminary design work completed by our Team is approximately 2.5-3 times what was originally estimated in our proposal. This is based on the additional options analyzed and completed. We have done this work in an effort to make sure that the City's final product meets and exceeds expectations. However, we believe that additional fees are more than warranted. I'll summarize those fees for you early next week so we can discuss before going any further. Please call either of us if you have any questions about the most recent work.

165TH AVENUE NW & JARVIS STREET NW - 36' ROADWAY
PRELIMINARY COST ESTIMATE
STA. 12+48 TO STA. 139+10
CITY OF ELK RIVER

NO.	ITEM	UNITS	QTY	UNIT PRICE	TOTAL PRICE
STREETS					
1	MOBILIZATION	LUMP SUM	1.00	$50,000.00	$50,000.00
2	TRAFFIC CONTROL	LUMP SUM	1.00	$15,000.00	$15,000.00
3	RECLAIM BITUMINOUS PAVEMENT (8")	SQ YD	30952	$4.00	$123,808.00
4	SUBGRADE EXCAVATION	CU YD	10208	$3.50	$35,728.00
5	COMMON EXCAVATION	CU YD	26565	$2.00	$53,130.00
6	POND EXCAVATION	CU YD	5000	$8.00	$40,000.00
7	GRANULAR BORROW (LV)	CU YD	4500	$5.00	$22,500.00
8	AGGREGATE BASE CLASS 5	TON	29503	$11.00	$324,533.00
9	TYPE SP 12.5 WEARING COURSE MIX (4,E) - 2"	TON	5554	$75.00	$416,550.00
10	TYPE SP 12.5 NON WEARING COURSE MIX (4,B) - 2.5"	TON	6942	$70.00	$485,940.00
11	TACK COAT	GA	4381	$5.00	$21,905.00
12	REMOVE & REPLACE DRIVEWAYS	EA	40	$800.00	$32,000.00
13	CONCRETE CURB & GUTTER DESIGN B618	LIN FT	25324	$11.00	$278,564.00
14	COMMON TOPSOIL BORROW	CU YD	9910	$15.00	$148,650.00
15	SODDING TYPE LAWN	SQ YD	20000	$3.50	$70,000.00
16	STRIPING AND SIGNAGE	LUMP SUM	1	$15,000.00	$15,000.00
17	SILT FENCE	LIN FT	27800	$2.00	$55,600.00
18	TREE REMOVAL	ACRE	3.0	$10,000.00	$30,000.00
19	REMOVE & REPLACE LANDSCAPING	LUMP SUM	1	$12,000.00	$12,000.00
20	LAND ACQUISITION	SQ FT	10000	$4.00	$40,000.00
21	SEED, FERTILIZER & MULCH	ACRE	11	$2,500.00	$27,500.00
				SUBTOTAL STREETS COST	**$2,298,400.00**
				10% CONTINGENCIES	**$229,800.00**
				TOTAL STREETS COST	**$2,528,200.00**
				INDIRECT COSTS (10%)	**$252,900.00**
				TOTAL STREETS COST	**$2,781,100.00**
STORM SEWER					
1	REMOVE CULVERT	LIN FT	1172	$10.00	$11,720.00
2	REMOVE DRAINAGE STRUCTURE	EACH	2	$400.00	$800.00
3	CONNECT TO EXISTING	EACH	3	$300.00	$900.00
4	CONST DRAINAGE STRUCTURE DESIGN G	LIN FT	72	$310.00	$22,320.00
5	CONST DRAINAGE STRUCTURE DES 48-4022	LIN FT	118	$300.00	$35,400.00
6	CASTINGS	EACH	38	$700.00	$26,600.00
7	12" RC PIPE CULVERT	LIN FT	2108	$32.00	$67,456.00
8	15" RC PIPE CULVERT	LIN FT	29	$30.00	$870.00
9	18" RC PIPE CULVERT	LIN FT	288	$35.00	$10,080.00
10	24" RC PIPE CULVERT	LIN FT	64	$36.00	$2,304.00
11	12" RC PIPE APRON	EACH	3	$600.00	$1,800.00
12	15" RC PIPE APRON	EACH	1	$500.00	$500.00
13	18" RC PIPE APRON	EACH	1	$650.00	$650.00
14	24" RC PIPE APRON	EACH	2	$700.00	$1,400.00
15	RANDOM RIPRAP CLASS IV	CU YD	75	$90.00	$6,750.00
16	STORM DRAIN INLET PROTECTION	EACH	38	$150.00	$5,700.00
17	SPILLWAYS	EACH	56	$800.00	$44,800.00
18	DRIVEWAY CULVERT	LIN FT	1000	$25.00	$25,000.00
				SUBTOTAL STORM SEWER COST	**$265,100.00**
				10% CONTINGENCIES	**$26,500.00**
				TOTAL STORM SEWER COST	**$291,600.00**
				INDIRECT COSTS (10%)	**$29,200.00**
				TOTAL STORM SEWER COST	**$320,800.00**

165TH AVENUE NW & JARVIS STREET NW - 36' ROADWAY
PRELIMINARY COST ESTIMATE
STA. 12+48 TO STA. 139+10
CITY OF ELK RIVER

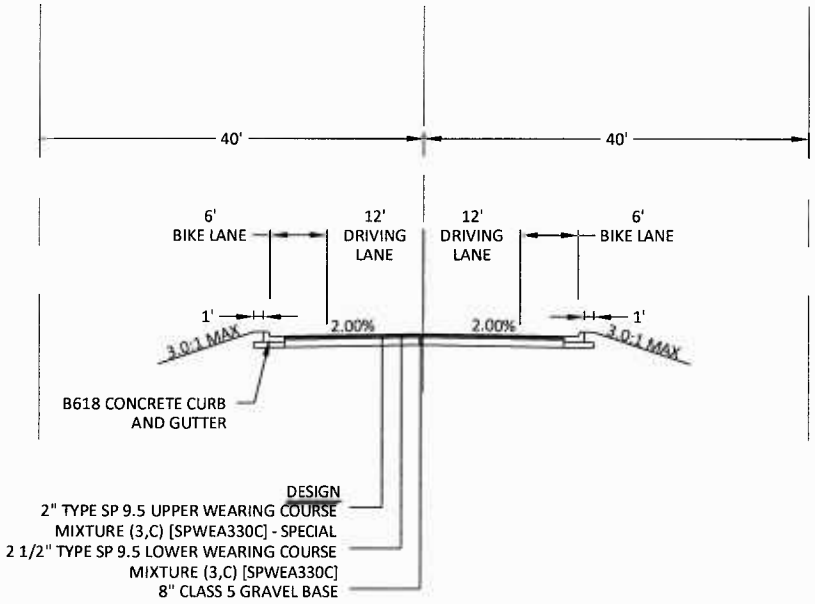
NO.	ITEM	UNITS	QTY	UNIT PRICE	TOTAL PRICE
	RAILROAD CROSSING IMPROVEMENTS AT 165TH AVENUE & JARVIS STREET				
1	PROPOSED CROSSING SURFACE (INCLUDES CONCRETE PANELS, NEW RAIL, TIES, AND BALLAST)	LF	128	$1,400.00	$179,200.00
2	PROPOSED SAFETY MEASURE (TWO-QUADRANT GATE SYSTEM WITH FLASHERS & CWT)	LUMP SUM	2	$250,000.00	$500,000.00
3	COMMON EXCAVATION	CU YD	300	$14.00	$4,200.00
4	AGGREGATE BASE CLASS 5	TON	160	$28.00	$4,480.00
5	5" CONCRETE WALK	SQ FT	0	$6.00	$0.00
6	CONCRETE CURB & GUTTER DESIGN B818 (NON-TRAVERSABLE MEDIAN)	LIN FT	640	$18.00	$11,520.00
7	TRUNCATED DOMES	SQ FT	0	$42.00	$0.00
8	FLAG PERSON (BNSF CROSSING)	LUMP SUM	2	$12,500.00	$25,000.00
9	SIGN PANEL TYPE C	SQ FT	100	$35.00	$3,500.00
10	HYDRAULIC SOIL STABILIZER, TYPE 5, WITH SEED & FERT.	SQ YD	1000	$2.00	$2,000.00
				SUBTOTAL QUIET ZONE COST	**$729,900.00**
				10% CONTINGENCIES	**$73,000.00**
				TOTAL QUIET ZONE COST	**$802,900.00**
				INDIRECT COSTS (10%)	**$80,300.00**
				TOTAL QUIET ZONE COST	**$883,200.00**
				TOTAL PROJECT COST	**$3,985,100.00**

165TH AVENUE NW & JARVIS STREET NW - NO TRAIL OPTION
PRELIMINARY COST ESTIMATE
STA. 12+48 TO STA. 139+10
CITY OF ELK RIVER

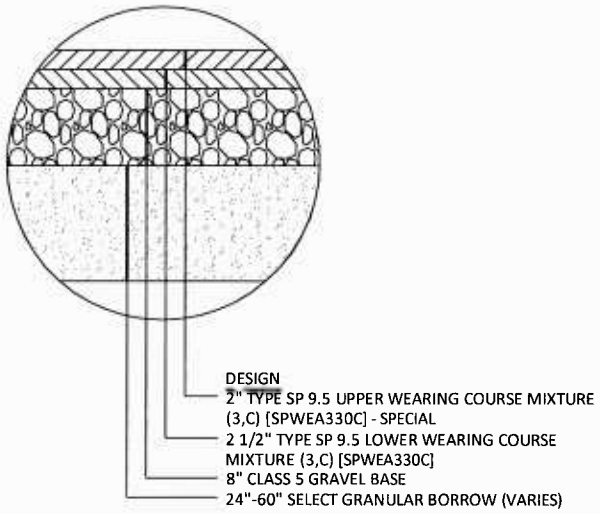
NO.	ITEM	UNITS	QTY	UNIT PRICE	TOTAL PRICE
STREETS					
1	MOBILIZATION	LUMP SUM	1.00	$50,000.00	$50,000.00
2	TRAFFIC CONTROL	LUMP SUM	1.00	$15,000.00	$15,000.00
3	RECLAIM BITUMINOUS PAVEMENT (8")	SQ YD	30952	$4.00	$123,808.00
4	SUBGRADE EXCAVATION	CU YD	9074	$3.50	$31,759.00
5	COMMON EXCAVATION	CU YD	20250	$2.00	$40,500.00
6	POND EXCAVATION	CU YD	5000	$8.00	$40,000.00
7	GRANULAR BORROW (LV)	CU YD	4000	$5.00	$20,000.00
8	AGGREGATE BASE CLASS 5	TON	26225	$11.00	$288,475.00
9	TYPE SP 12.5 WEARING COURSE MIX (4,E) - 2"	TON	4937	$75.00	$370,275.00
10	TYPE SP 12.5 NON WEARING COURSE MIX (4,B) - 2.5"	TON	6171	$70.00	$431,970.00
11	TACK COAT	GA	4100	$5.00	$20,500.00
12	REMOVE & REPLACE DRIVEWAYS	EA	40	$800.00	$32,000.00
13	CONCRETE CURB & GUTTER DESIGN B618	LIN FT	25324	$11.00	$278,564.00
14	COMMON TOPSOIL BORROW	CU YD	9910	$15.00	$148,650.00
15	SODDING TYPE LAWN	SQ YD	20000	$3.50	$70,000.00
16	STRIPING AND SIGNAGE	LUMP SUM	1	$15,000.00	$15,000.00
17	SILT FENCE	LIN FT	27800	$2.00	$55,600.00
18	TREE REMOVAL	ACRE	3.0	$10,000.00	$30,000.00
19	REMOVE & REPLACE LANDSCAPING	LUMP SUM	1	$12,000.00	$12,000.00
20	LAND ACQUISITION	SQ FT	10000	$4.00	$40,000.00
21	SEED, FERTILIZER & MULCH	ACRE	11	$2,500.00	$27,500.00
				SUBTOTAL STREETS COST	**$2,141,600.00**
				10% CONTINGENCIES	**$214,200.00**
				TOTAL STREETS COST	**$2,355,800.00**
				INDIRECT COSTS (10%)	**$235,600.00**
				TOTAL STREETS COST	**$2,591,400.00**
STORM SEWER					
1	REMOVE CULVERT	LIN FT	1172	$10.00	$11,720.00
2	REMOVE DRAINAGE STRUCTURE	EACH	2	$400.00	$800.00
3	CONNECT TO EXISTING	EACH	3	$300.00	$900.00
4	CONST DRAINAGE STRUCTURE DESIGN G	LIN FT	72	$310.00	$22,320.00
5	CONST DRAINAGE STRUCTURE DES 48-4022	LIN FT	118	$300.00	$35,400.00
6	CASTINGS	EACH	38	$700.00	$26,600.00
7	12" RC PIPE CULVERT	LIN FT	2108	$32.00	$67,456.00
8	15" RC PIPE CULVERT	LIN FT	29	$30.00	$870.00
9	18" RC PIPE CULVERT	LIN FT	288	$35.00	$10,080.00
10	24" RC PIPE CULVERT	LIN FT	64	$36.00	$2,304.00
11	12" RC PIPE APRON	EACH	3	$600.00	$1,800.00
12	15" RC PIPE APRON	EACH	1	$500.00	$500.00
13	18" RC PIPE APRON	EACH	1	$650.00	$650.00
14	24" RC PIPE APRON	EACH	2	$700.00	$1,400.00
15	RANDOM RIPRAP CLASS IV	CU YD	75	$90.00	$6,750.00
16	STORM DRAIN INLET PROTECTION	EACH	38	$150.00	$5,700.00
17	SPILLWAYS	EACH	56	$800.00	$44,800.00
18	DRIVEWAY CULVERT	LIN FT	1000	$25.00	$25,000.00
				SUBTOTAL STORM SEWER COST	**$265,100.00**
				10% CONTINGENCIES	**$26,500.00**
				TOTAL STORM SEWER COST	**$291,600.00**
				INDIRECT COSTS (10%)	**$29,200.00**
				TOTAL STORM SEWER COST	**$320,800.00**

165TH AVENUE NW & JARVIS STREET NW - NO TRAIL OPTION
PRELIMINARY COST ESTIMATE
STA. 12+48 TO STA. 139+10
CITY OF ELK RIVER

NO.	ITEM	UNITS	QTY	UNIT PRICE	TOTAL PRICE
	RAILROAD CROSSING IMPROVEMENTS AT 165TH AVENUE & JARVIS STREET				
1	PROPOSED CROSSING SURFACE (INCLUDES CONCRETE PANELS, NEW RAIL, TIES, AND BALLAST)	LF	128	$1,400.00	$179,200.00
2	PROPOSED SAFETY MEASURE (TWO-QUADRANT GATE SYSTEM WITH FLASHERS & CWT)	LUMP SUM	2	$250,000.00	$500,000.00
3	COMMON EXCAVATION	CU YD	300	$14.00	$4,200.00
4	AGGREGATE BASE CLASS 5	TON	160	$28.00	$4,480.00
5	5" CONCRETE WALK	SQ FT	0	$6.00	$0.00
6	CONCRETE CURB & GUTTER DESIGN B818 (NON-TRAVERSABLE MEDIAN)	LIN FT	640	$18.00	$11,520.00
7	TRUNCATED DOMES	SQ FT	0	$42.00	$0.00
8	FLAG PERSON (BNSF CROSSING)	LUMP SUM	2	$12,500.00	$25,000.00
9	SIGN PANEL TYPE C	SQ FT	100	$35.00	$3,500.00
10	HYDRAULIC SOIL STABILIZER, TYPE 5, WITH SEED & FERT.	SQ YD	1000	$2.00	$2,000.00
				SUBTOTAL QUIET ZONE COST	**$729,900.00**
				10% CONTINGENCIES	**$73,000.00**
				TOTAL QUIET ZONE COST	**$802,900.00**
				INDIRECT COSTS (10%)	**$80,300.00**
				TOTAL QUIET ZONE COST	**$883,200.00**
				TOTAL PROJECT COST	**$3,795,400.00**



TYPICAL SECTION
36' FACE TO FACE WITH TRAIL ON ROADWAY



TYPICAL SECTION
SUBGRADE EXCAVATION

City of Elk River

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CITY OF ELK RIVER, MINNESOTA
165TH AVENUE NW AND JARVIS STREET NW
TYPICAL SECTION - 36' FACE TO FACE WITH TRAIL ON ROADWAY

OCTOBER, 2014 FIGURE NO. 1

JARVIS STREET - 32' ROADWAY WITHOUT TRAIL
COST SHARING
STA. 79+00 TO STA. 117+00
CITY OF ELK RIVER

NO.	ITEM	UNITS	QTY	UNIT PRICE	TOTAL PRICE
STREETS					
1	MOBILIZATION	LUMP SUM	1.00	$15,000.00	$15,000.00
2	TRAFFIC CONTROL	LUMP SUM	1.00	$6,000.00	$6,000.00
3	RECLAIM BITUMINOUS PAVEMENT (9")	SQ YD	10133	$4.00	$40,532.00
4	SUBGRADE EXCAVATION	CU YD	5600	$3.50	$19,600.00
5	COMMON EXCAVATION	CU YD	6000	$2.00	$12,000.00
6	POND EXCAVATION	CU YD	2500	$8.00	$20,000.00
7	GRANULAR BORROW	CU YD	18500	$5.00	$92,500.00
8	AGGREGATE BASE CLASS 5	TON	9800	$12.00	$117,600.00
9	TYPE SP 12.5 WEARING COURSE MIX (4,E)	TON	1850	$75.00	$138,750.00
10	TYPE SP 12.5 NON WEARING COURSE MIX (4,B)	TON	2200	$70.00	$154,000.00
11	CONCRETE CURB & GUTTER DESIGN B618	LIN FT	7600	$11.00	$83,600.00
12	COMMON TOPSOIL BORROW	CU YD	2750	$20.00	$55,000.00
13	SODDING TYPE LAWN	SQ YD	15000	$3.50	$52,500.00
14	STRIPING AND SIGNAGE	LUMP SUM	1	$6,000.00	$6,000.00
15	SILT FENCE	LIN FT	7600	$2.00	$15,200.00
16	TREE REMOVAL	ACRE	1.5	$10,000.00	$15,000.00
17	REMOVE & REPLACE LANDSCAPING	LUMP SUM	1	$5,000.00	$5,000.00
18	LAND ACQUISITION	SQ FT	10000	$4.00	$40,000.00
				SUBTOTAL STREETS COST	**$888,282.00**
				10% CONTINGENCIES	**$88,820.00**
				TOTAL STREETS COST	**$977,102.00**
				INDIRECT COSTS (10%)	**$97,750.00**
				TOTAL STREETS COST	**$1,074,852.00**
				TOTAL CITY OF RAMSEY STREETS COST	**$537,426.00**
STORM SEWER					
1	REMOVE CULVERT (RCP)	LIN FT	867	$10.00	$8,670.00
2	REMOVE DRAINAGE STRUCTURE	EACH	2	$400.00	$800.00
3	CONNECT TO EXISTING	EACH	3	$300.00	$900.00
4	CONST DRAINAGE STRUCTURE DESIGN G	LIN FT	34	$310.00	$10,540.00
5	CONST DRAINAGE STRUCTURE DES 48-4022	LIN FT	65	$300.00	$19,500.00
6	CASTINGS	EACH	24	$700.00	$16,800.00
7	12" RC PIPE CULVERT	LIN FT	1257	$32.00	$40,224.00
8	15" RC PIPE CULVERT	LIN FT	700	$30.00	$21,000.00
9	18" RC PIPE CULVERT	LIN FT	427	$35.00	$14,945.00
10	12" RC PIPE APRON	EACH	2	$600.00	$1,200.00
11	15" RC PIPE APRON	EACH	1	$500.00	$500.00
12	18" RC PIPE APRON	EACH	1	$650.00	$650.00
13	RANDOM RIPRAP CLASS IV	CU YD	30	$90.00	$2,700.00
14	STORM DRAIN INLET PROTECTION	EACH	24	$150.00	$3,600.00
				SUBTOTAL STORM SEWER COST	**$142,029.00**
				10% CONTINGENCIES	**$14,200.00**
				TOTAL STORM SEWER COST	**$156,229.00**
				INDIRECT COSTS (10%)	**$15,660.00**
				TOTAL STORM SEWER COST	**$171,889.00**
				TOTAL CITY OF RAMSEY STORM SEWER COST	**$85,944.50**

JARVIS STREET - 32' ROADWAY WITHOUT TRAIL
COST SHARING
STA. 79+00 TO STA. 117+00
CITY OF ELK RIVER

NO.	ITEM	UNITS	QTY	UNIT PRICE	TOTAL PRICE
	QUIET ZONE AT JARVIS IMPROVEMENTS				
1	PROPOSED CROSSING SURFACE (INCLUDES CONCRETE PANELS, NEW RAIL, TIES, AND BALLAST)	LF	80	$1,400.00	$112,000.00
2	PROPOSED SAFETY MEASURE (TWO-QUADRANT GATE SYSTEM WITH FLASHERS & CWT)	LUMP SUM	1	$250,000.00	$250,000.00
3	COMMON EXCAVATION	CU YD	150	$14.00	$2,100.00
4	AGGREGATE BASE. CLASS 5	TON	80	$28.00	$2,240.00
5	5" CONCRETE WALK	SQ FT	1000	$6.00	$6,000.00
6	CONCRETE CURB & GUTTER DESIGN B818 (NON-TRAVERSABLE MEDIAN)	LIN FT	320	$18.00	$5,760.00
7	TRUNCATED DOMES	SQ FT	80	$42.00	$3,360.00
8	FLAG PERSON (BNSF CROSSING)	LUMP SUM	1	$12,500.00	$12,500.00
9	SIGN PANEL TYPE C	SQ FT	50	$35.00	$1,750.00
10	HYDRAULIC SOIL STABILIZER, TYPE 5, WITH SEED & FERT.	SQ YD	500	$2.00	$1,000.00
				SUBTOTAL QUIET ZONE COST	**$396,710.00**
				10% CONTINGENCIES	**$39,670.00**
				TOTAL QUIET ZONE COST	**$436,380.00**
				INDIRECT COSTS (10%)	**$43,670.00**
				TOTAL QUIET ZONE COST	**$480,050.00**
				TOTAL CITY OF RAMSEY QUIET ZONE COST	**$240,025.00**
				TOTAL CITY OF RAMSEY COST FOR 32' ROADWAY WITHOUT TRAIL	**$863,395.50**
				TOTAL COST INCREASE TO 36' WIDE ROADWAY	**$56,910.00**
				TOTAL CITY OF RAMSEY CONTRIBUTION	**$920,305.50**