City of Ramsey
Agenda - Revised
Regular City Council
Tuesday April 14, 2015
7:00 pm
Council Chambers, 7550 Sunwood Drive NW

1. Call to Order

2. Presentation

1. Receive Update from Community Development Department

3. Citizen Input

4. Consent Agenda

1. Receive Cash and Investments for Period Ending March 31, 2015

2. Approve the Following Meeting Minutes:
1. City Council Work Session dated 03/10/2015
2. City Council Regular dated 03/10/2015
3. City Council Work Session dated 03/24/2015
4. City Council Regular dated 03/24/2015

3. Approve Licenses

4. Adopt Resolution #15-04-090 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of March 19, 2015 through April 8, 2015

5. Adopt Resolution #15-04-091 Proclaiming April 24, 2015 as Arbor Day and the Month of May as Arbor Month

6. Adopt Resolution 15-04-094 Approving Plans and Cost Estimate and Awarding a Contract to Connexus Energy for Center Street lighting improvements, Improvement Project #14-24

7. Adopt Resolution 15-04-095 Approving Preliminary Plans and Cost Estimate and Awarding a Contract to Connexus Energy for Riverdale Drive Lighting Improvements, Improvement Project #15-22

8. Adopt Resolution #15-04-101 Authorizing the Call of the Outstanding Taxable General Obligation Tax Increment Bonds, Series 2012B (Flaherty & Collins (F&C) -Residence at the COR Project)

9. ~~Adopt Resolution #15-04-097 Approving an Encroachment Agreement for an Existing Deck and Septic System Located in a Drainage and Utility Easement at 8077 155th Lane NW; Case of Mike and Diana Swanson~~ - **Please Note: This item was removed from the Consent Agenda - to be considered at the April 28th City Council Meeting.**

10. ~~Adopt Resolution #15-04-098 Approving an Encroachment Agreement for a Portion of a Deck in a Drainage and Utility Easement at 16901 Kamacite St NW~~ - **Please Note: This item was removed from the Consent Agenda - to be considered at the April 28th City Council Meeting.**

11. Adopt Resolution #15-04-096 Approving Receipt of Pedestrian and Bicycle Trail Easement on 14851 Olivine St NW Legally Described as Lot 3, Block 1, TOWN CENTER GARDENS 3RD ADDITION

12. Adopt Resolution #15-04-105 Vacating a Portion of Drainage and Utility Easement at 14636 & 14642 Quicksilver St NW Legally Described as Lots 8 & 9, Block 4, The Villages of Sunfish Lake 2nd Addition; Case of Shadow Ponds, LLC

13. Report from Public Works Committee dated March 31, 2015
1. Consider Options for Addressing Stormwater Drainage Issues in Low Lying, Land Locked Areas: No action taken. This item will be brought back on May 19th.
2. Consider the Surface Water Management Plan Update: Ratify the recommendation of the Public Works Committee for City Council to approve the Surface Water Management Plan.
3. Consider Use of Sunwood Drive as Official Detour Route During Highway 10 and Armstrong Boulevard Interchange Construction: Ratify the recommendation of the Public Works Committee for City Council to approve leaving the official detour route along Bunker Lake Boulevard.
4. Business Signage for Armstrong Interchange Detour: Ratify the recommendation of the Public Works Committee to recommend that the City Council approve Alternative #2, City to fabricate and install local business access signs.
5. Consider Street and Pedestrian Facility Lighting Plans – Center Street and Riverdale Drive: Ratify the recommendation of the Public Works Committee to recommend that the City Council approve the Public Works Committee's preferred lighting system for Center Street including opposing lights between Sunwood Drive and 145th Avenue, tall street lights at each corner of the intersection of Center Street and 145th Avenue, and adding a light for the Center Street pedestrian crossing at Ramsey Parkway, and as proposed by staff for Riverdale Drive.
6. Request Installation of Priority Street Light at Nowthen Boulevard and Iodine Street: Ratify the recommendation of the Public Works Committee to recommend that the City Council approve installation of a LED priority street light on the north side of Nowthen Boulevard near Iodine Street to the existing pole.

5. Approve Agenda

6. Public Hearing

7. Council Business

1. Adopt Ordinance #15-07 Amending City Code Section 117-428 Entitled Towers

2. Adopt Resolution #15-04-099 and #15-04-100 approving Conditional Use Permit for 199 Foot Private Communications Tower; Case of Connexus Energy

3. Adopt Ordinance #15-06 Amending City Code Sections 117-111 (R-1 Residential District) and 117-349 (Accessory Uses and Buildings)

4. Review and Respond to the Metropolitan Council Regional Housing Policy Plan 2015 Amendment

5. Adopt Resolution #15-04-079 Accepting Bids and Authorizing Award of Contract for Improvement Project #14-30; Fire Station #2

6. New Policy for the Sale of City Owned Land and Template Purchase Agreement

7. Approve 21 Day Extension to Casey's Purchase Agreement

8. Consider Authorization of Funding to Travel to Washington, D.C. - **Please note: this case was added at the meeting.**

8. Mayor/Council/Staff Input

9. Adjournment

CC Regular Session **2. 1.**

Meeting Date: 04/14/2015

Information

Title:

Receive Update from Community Development Department

Purpose/Background:

Staff will provide an update on 2014 and 2015 Year to Date development activity.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	04/09/2015 11:40 AM
Form Started By: Tim Gladhill		Started On: 03/23/2015 01:17 PM
Final Approval Date: 04/09/2015		

CC Regular Session **4. 1.**

Meeting Date: 04/14/2015

By: Diana Lund, Finance

Information

Title

Receive Cash and Investments for Period Ending March 31, 2015

Purpose/Background:

Purpose: Receive reports of the city's cash and investments for the period ending March 31, 2015.

Cash and investment report shows the monthly cash flow - receipts and expenditures through March 31, 2015 with the current listing of the city's investment portfolio.

Recommendation:

Informational only. No action required.

Action:

None required. Informational only.

Attachments

March 2015 Cash & Investments

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	04/09/2015 11:42 AM
Form Started By: Diana Lund		Started On: 04/02/2015 10:11 AM
Final Approval Date: 04/09/2015		

CITY OF RAMSEY
REPORT OF POOLED CASH FLOWS
Period Ended March 31, 2015

	March-15 CURRENT MONTH	2015 YEAR-TO-DATE
CASH AND TEMPORARY INVESTMENTS		
BEGINNING BALANCE	$ 47,905,094.68	$ 48,282,687.30
CASH INFLOWS:		
Daily Deposit	453,965.17	2,005,814.44
Tax Settlements	-	80,548.50
U/B Receipts	79,326.99	777,440.88
Credit Cards	71,614.16	228,745.69
Interest Earnings [Net of Interest Paid on Investments]	43,909.10	154,163.48
Bond Proceeds	-	-
TOTAL CASH INFLOW	$ 648,815.42	$ 3,246,712.99
TOTAL CASH AVAILABLE	$ 48,553,910.10	$ 51,529,400.29
CASH OUTFLOWS:		
Prepaid Checks	418,385.04	$ 1,404,232.14
Bills Lists	444,057.85	1,277,786.81
Pay Estimates	262,019.96	262,019.96
Credit Cards	4,893.53	6,975.88
Payroll - Net	264,659.39	955,196.01
Flex Reimbursement	5,982.53	17,321.65
Void Checks/Dormant Checks Paid	(10,000.00)	(11,031.46)
Debt Service	143,887.50	596,875.00
Miscellaneous [Bank Charges; etc.]	-	-
TOTAL CASH OUTFLOW	$ 1,533,885.80	$ 4,509,375.99
POOLED CASH AND TEMPORARY INVESTMENTS ENDING BALANCE	**$ 47,020,024.30**	**$ 47,020,024.30**
MEMO - NET 2015 CASH INFLOW (OUTFLOW)	**(885,070.38)**	**(1,262,663.00)**
INVESTMENT PORTFOLIO SUMMARY		
BEGINNING BALANCE	**$ 41,727,319.10**	**43,917,588.88**
Purchases	1,690,000.00	3,243,000.00
Maturities/Sales	(855,724.35)	(4,598,994.13)
ENDING BALANCE	**$ 42,561,594.75**	**$ 42,561,594.75**

Prepared by the City of Ramsey Finance Department
4/2/2015

2015 CASH AND INVESTMENT ACTIVITY

CITY INVEST #	STATED MAT DATE	BROKER	SECURITY DESCRIP	CUSIP	PRIN BAL 1/1/2015	PURCH 2015	SOLD/ MATURE 2015	BV PRIN BAL 12/31/2015	PAR	YTM
14M1205A	9/18/2014	4M	CD-BANNER CAPITAL BA	19274	246,700.00		0.00	246,700.00	246,700	0.70%
14M1205B	9/18/2014	4M	CD-CAPITAL BANK NA (E	35278	83,300.00		0.00	83,300.00	83,300	0.85%
14M1205C	9/18/2014	4M	CD-SONABANK (BOND P.	57968	161,000.00		0.00	161,000.00	161,000	0.75%
14M1212A	9/18/2014	4M	CD-BANK OF THE OZARI	110	198,000.00		0.00	198,000.00	198,000	0.26%
14M1212B	9/18/2014	4M	CD-ONEWEST BANK NA (	58978	150,000.00		0.00	150,000.00	150,000	0.30%
141009	4/9/2015	4M	Term Series 4M		1,000,000.00		0.00	1,000,000.00	1,000,000	0.17%
141212B	12/14/2015	4M	Term Series 4M		1,000,000.00		0.00	1,000,000.00	1,000,000	0.25%
								2,839,000.00		
150330	12/30/2019	BAIRD	FHLMC	3134G6KS1		500,000.00	0.00	500,000.00	500,000	2.00%
140904	9/1/2021	BAIRD	OKLAHOMA TAXABLE	678519RP6	535,000.00		0.00	535,000.00	535,000	2.45%
								1,035,000.00		
140725B	1/25/2017	ICD SEC	CD-AMERICAN WEST BA	03059OD59	200,000.00		0.00	200,000.00	200,000	0.80%
141209	6/9/2016	ICD SEC	CD-UNITED BANK	909552AQ4	250,000.00		0.00	250,000.00	250,000	0.65%
150128	7/28/2016	ICD SEC	CD-KEY BANK NA	49306SUJ3		250,000.00	0.00	250,000.00	250,000	0.55%
150130	1/30/2017	ICD SEC	CD-MERRICK BANK	59013JDA4		100,000.00	0.00	100,000.00	100,000	0.75%
150225	8/25/2016	ICD SEC	CD-RIVERBANK	76857RCD4		250,000.00	0.00	250,000.00	250,000	0.55%
150226	8/26/2015	ICD SEC	CD-FIRST NIAGARA BAN	33583CMS5		100,000.00	0.00	100,000.00	100,000	0.60%
150227	11/28/2016	ICD SEC	CD-TRADITION CAPITAL	89269FBV6		150,000.00	0.00	150,000.00	150,000	0.65%
150220	8/19/2016	ICD SEC	CD-BBCN BANK	073296BJ3		198,000.00	0.00	198,000.00	198,000	0.55%
141210	12/12/2016	ICD SEC	CD-PEOPLE'S UNITED BA	7127OQKU9	250,000.00		0.00	250,000.00	250,000	1.00%
141211	12/12/2016	ICD SEC	CD-AMERICAN EXPRESS	02587DWT1	250,000.00		0.00	250,000.00	250,000	1.05%
141212A	6/12/2017	ICD SEC	CD-ALLY BANK	02006LMP5	100,000.00		0.00	100,000.00	100,000	1.20%
141217	12/19/2016	ICD SEC	CD-MERCANTILE COMM	58733ABD0	250,000.00		0.00	250,000.00	250,000	1.00%
141218	12/19/2016	ICD SEC	CD-ENERBANK	29266NG27	115,000.00		0.00	115,000.00	115,000	0.90%
141223	9/23/2015	ICD SEC	CD-LAKESIDE BANK	5121OSKN6	250,000.00		0.00	250,000.00	250,000	0.40%
141224A	12/24/2015	ICD SEC	CD-SANTANDER BANK	8028OJCS8	250,000.00		0.00	250,000.00	250,000	0.55%
141224B	6/24/2015	ICD SEC	CD-BANK INDIA	06278CG66	100,000.00		0.00	100,000.00	100,000	0.35%
141230A	9/30/2015	ICD SEC	CD-INTEGRITY BANK	45824ABT2	250,000.00		0.00	250,000.00	250,000	0.40%
141230B	9/30/2015	ICD SEC	CD-PACIFIC WESTERN B.	69506YBS7	250,000.00		0.00	250,000.00	250,000	0.45%
141231	6/30/2016	ICD SEC	CD-FIRST NIAGARA BAN	33583CLU1	149,000.00		0.00	149,000.00	149,000	0.65%
140709	7/11/2016	ICD SEC	CD-ALLY BANK	02006LFP3	76,000.00		0.00	76,000.00	76,000	0.65%
121219A	12/21/2015	ICD SEC	CD-ALLY BANK	02005QU76	58,000.00		0.00	58,000.00	58,000	0.90%
140813	2/16/2016	ICD SEC	CD-BANCO POPULAR	05967ES75	250,000.00		0.00	250,000.00	250,000	0.65%
131224A	12/27/2016	ICD SEC	CD-BANK OF BARODA	06062ACN7	249,000.00		0.00	249,000.00	249,000.00	1.00%
140716	7/16/2019	ICD SEC	CD-BARCLAYS BANK	0674OKHF7	250,000.00		0.00	250,000.00	250,000	2.05%
131127	11/25/2015	ICD SEC	CD-BEAL BANK USA	07370WBF2	78,000.00		0.00	78,000.00	78,000	0.65%
131218	12/16/2015	ICD SEC	CD-BEAL BANK USA	07370WC27	150,000.00		0.00	150,000.00	150,000.00	0.65%
121123C	11/16/2016	ICD SEC	CD-BMW BANK OF NORT	05568P2K2	100,000.00		0.00	100,000.00	100,000	1.20%
141126	11/28/2016	ICD SEC	CD-CAPITAL ONE BANK	140420RA0	150,000.00		0.00	150,000.00	150,000	1.05%
130726A	1/26/2016	ICD SEC	CD-CATHAY BANK	149159JA4	248,000.00		0.00	248,000.00	248,000	0.70%
140818	8/18/2016	ICD SEC	CD-COMENITY BANK	20033AGB6	250,000.00		0.00	250,000.00	250,000	0.80%
130925	9/25/2015	ICD SEC	CD-COMPASS BANK	20451PEM4	100,000.00		0.00	100,000.00	100,000	0.75%
131030	10/30/2015	ICD SEC	CD-COMPASS BANK	20451PGF7	150,000.00		0.00	150,000.00	150,000	0.75%
140723A	1/23/2018	ICD SEC	CD-CUSTOMERS BANK	23204HBR8	200,000.00		0.00	200,000.00	200,000	1.30%
130710A	7/10/2015	ICD SEC	CD-DISCOVER BANK	254671RU6	100,000.00		0.00	100,000.00	249,000	0.70%
130724	7/24/2015	ICD SEC	CD-DISCOVER BANK	254671SP6	149,000.00		0.00	149,000.00	249,000	0.65%
140715	1/15/2016	ICD SEC	CD-EVERBANK	29976DTD2	250,000.00		0.00	250,000.00	250,000	0.45%
130731	2/9/2016	ICD SEC	CD-FARMERS TRUST & S	310756AB7	100,000.00		0.00	100,000.00	249,000	0.70%
131129	11/30/2015	ICD SEC	CD-FIRST BANK OF PUEF	33764JJ63	200,000.00		0.00	200,000.00	200,000	0.80%
131230D	9/30/2016	ICD SEC	CD-FIRST CREDIT BANK	320055BF2	249,000.00		0.00	249,000.00	249,000.00	0.75%
140821	2/21/2017	ICD SEC	CD-FIRST SAVINGS BANI	33621LBA0	249,000.00		0.00	249,000.00	249,000	1.00%
131230A	6/30/2016	ICD SEC	CD-FLUSHING BANK	34387AAB5	249,000.00		0.00	249,000.00	249,000.00	0.75%
131220	12/20/2016	ICD SEC	CD-GE CAPITA RETAIL B	36157QTX5	50,000.00		0.00	50,000.00	50,000.00	1.00%
140822	2/22/2017	ICD SEC	CD-GE CAPITAL BANK	36161TX59	49,000.00		0.00	49,000.00	49,000	1.00%
130301	3/1/2018	ICD SEC	CD-GE CAPITAL BANK	3616ITJB2	200,000.00		0.00	200,000.00	200,000	1.10%
130823	2/23/2015	ICD SEC	CD-GE CAPITAL RETAIL	36157QNH6	198,000.00		198,000.00	0.00	198,000	0.60%
130327	9/28/2015	ICD SEC	CD-GOLDMAN SACHS	38147JCG5	100,000.00		0.00	100,000.00	100,000	0.65%
131227A	12/27/2016	ICD SEC	CD-GOLDMAN SACHS	38147JQU9	149,000.00		0.00	149,000.00	149,000.00	1.00%
140828	2/28/2017	ICD SEC	CD-GREAT SOUTHERN B.	3912OVRK2	249,000.00		0.00	249,000.00	249,000	1.00%
140717	4/17/2017	ICD SEC	CD-GUARANTY BANK &	40082OBK1	250,000.00		0.00	250,000.00	250,000	0.85%
131230C	9/30/2016	ICD SEC	CD-HOME SAVINGS BAN	43733LAT4	155,000.00		0.00	155,000.00	155,000.00	0.75%
131106	8/8/2016	ICD SEC	CD-INSBANK	45776NBJ4	250,000.00		0.00	250,000.00	250,000	0.75%
130417	10/16/2015	ICD SEC	CD-MARLIN BUSINESS B.	57116AFUS	200,000.00		0.00	200,000.00	200,000	0.45%
140610	6/9/2017	ICD SEC	CD-MEDALLION BANK	58403BP26	250,000.00		0.00	250,000.00	250,000	1.00%
130726B	1/26/2015	ICD SEC	CD-MERRICK BANK	56012Y4E4	100,000.00		100,000.00	0.00	249,000	0.50%
130206	2/8/2016	ICD SEC	CD-ORIENTAL BANK & T	6861845S2	200,000.00		0.00	200,000.00	200,000	0.90%
131004	10/4/2016	ICD SEC	CD-PRIVATEBANK & TR	74267GTZ0	100,000.00		0.00	100,000.00	100,000	1.00%
120131	1/30/2015	ICD SEC	CD-SAFRA NATIONAL BA	786584YA2	100,000.00		100,000.00	0.00	100,000	1.00%

2015 CASH AND INVESTMENT ACTIVITY

CITY INVEST #	STATED MAT DATE	BROKER	SECURITY DESCRIP	CUSIP	PRIN BAL 1/1/2015	PURCH 2015	SOLD/ MATURE 2015	BV PRIN BAL 12/31/2015	PAR	YTM
130515	5/15/2015	ICD SEC	CD-SAFRA NATIONAL B/	78658AGG	99,000.00		0.00	99,000.00	99,000	0.40%
140924	9/25/2017	ICD SEC	CD-SALLIE MAE BANK	40082OBK1	249,000.00		0.00	249,000.00	249,000	1.40%
140725A	4/25/2017	ICD SEC	CD-SECURITY FEDERAL	81423LBL5	250,000.00		0.00	250,000.00	250,000	1.00%
120123	1/23/2015	ICD SEC	CD-STATE BANK OF IND]	33664	150,000.00		150,000.00	0.00	150,000	1.10%
131018	10/19/2015	ICD SEC	CD-STATE BANK OF IND]	856284Q98	100,000.00		0.00	100,000.00	100,000	0.85%
140305	3/6/2017	ICD SEC	CD-SYNOVOUS BANK	87164DEB2	200,000.00		0.00	200,000.00	200,000	0.85%
131230B	9/30/2016	ICD SEC	CD-TOWN & COUNTRY B	89210PBD4	249,000.00		0.00	249,000.00	249,000.00	0.75%
111005	10/5/2026	ICD SEC	CD-WELLS FARGO BANK	949748K97	150,000.00		0.00	150,000.00	150,000	3.00%
			2014 Investments					11,066,000.00		
090102A	1/25/2033	Com Sec	FNR 2003-19 ME	31392JJG5	8,948.75		2,005.75	6,943.00	165,176	3.95%
090102B	12/25/2018	Com Sec	FNR 2003-120 BY	31393UGR8	52,279.98		6,300.63	45,979.35	200,000	3.98%
								52,922.35		
110913A	12/1/2015	Northland	APPLETON MN TAXABLE	03805A-KR-8	140,000.00		0.00	140,000.00	140,000	1.60%
150109	10/1/2022	Northland	HUBBARY COUNTY TAX	443348-DE-4		135,000.00	0.00	135,000.00	140,000	2.70%
150211	6/1/2016	Northland	MITCHELL COUNTY TAX	606521-ES-7		70,000.00	0.00	70,000.00	70,000	1.00%
110913B	12/1/2016	Northland	APPLETON MN TAXABLE	038051-KS-6	110,000.00		0.00	110,000.00	110,000	2.00%
110114B	3/1/2016	Northland	APPLETON WIS SCHOOL	038106-JN-1	100,000.00		100,000.00	0.00	100,000	2.77%
130412	2/1/2024	Northland	BECKER MN TAX	075671LJ4	50,000.00		0.00	50,000.00	50,000	2.75%
110310	2/1/2020	Northland	BROOKLYN CENTER ISD	113853-KG-9	285,000.00		0.00	285,000.00	285,000	4.65%
090420B	12/1/2015	Northland	BURLINGTON VT PUB IM	022062-ML-3	200,000.00		0.00	200,000.00	200,000	3.75%
120215B	6/1/2026	Northland	CEDAR RAPIDS IO TAX	150528-JU-2	50,000.00		0.00	50,000.00	50,000	4.55%
120606B	6/1/2022	Northland	CEDAR RAPIDS IO TAX	150528-N2-6	135,000.00		0.00	135,000.00	135,000	2.50%
120606A	6/1/2023	Northland	CEDAR RAPIDS IO TAX	150528-PA-9	140,000.00		0.00	140,000.00	140,000	2.70%
130815A	12/1/2020	Northland	CHASKA, MN TAX	161664-DY-0	75,000.00		0.00	75,000.00	75,000	2.50%
130815B	12/1/2021	Northland	CHASKA, MN TAX	161664-DZ-7	75,000.00		0.00	75,000.00	75,000	2.75%
100223A	6/1/2016	Northland	DAVENPORT IOWA TAX/	238388-FU-1	335,000.00		0.00	335,000.00	335,000	3.25%
110301A	6/1/2015	Northland	DES MOINES IA COMM C	250097-YS-5	100,000.00		0.00	100,000.00	100,000	2.50%
131205	12/28/2018	Northland	FNMA	3136GO-RB-9	500,000.00		0.00	500,000.00	500,000	1.38%
090914	2/1/2015	Northland	GRAND RAPIDS MN EQU	386334-2L-9	115,000.00		115,000.00	0.00	115,000	3.70%
110114A	2/1/2017	Northland	HOPKINS ISD #270	439881-HB-2	100,000.00		0.00	100,000.00	100,000	2.75%
121211B	6/1/2015	Northland	IOWA WESTERN COMM (	462612-QK-1	175,000.00		0.00	175,000.00	175,000	0.50%
121211C	6/1/2016	Northland	IOWA WESTERN COMM (	462616-QL-9	100,000.00		0.00	100,000.00	100,000	0.65%
121228A	6/1/2017	Northland	IOWA WESTERN COMM (	462612-QM-7	100,000.00		0.00	100,000.00	100,000	0.85%
081106	6/1/2015	Northland	KIRKWOOD COMM COLL	497595-VC-9	245,000.00		0.00	245,000.00	245,000	5.50%
120321	3/1/2022	Northland	MADISION WI SCHOOL D	558495-KN-6	500,000.00		0.00	500,000.00	500,000	2.50%
110208	12/30/2015	Northland	MCGREGOR ISD #004	580705-GN-5	95,000.00		0.00	95,000.00	95,000	2.35%
110203A	4/1/2017	Northland	MEDFORD WIS SCHOOL]	58434T-DK-3	40,000.00		0.00	40,000.00	40,000	2.75%
121228B	9/1/2023	Northland	MIDDLETON WIS REFUN	596782-T6-7	300,000.00		0.00	300,000.00	300,000	2.36%
120214B	9/1/2025	Northland	MIDDLETON WIS REFUN	596782-TJ-1	315,000.00		0.00	315,000.00	315,000	2.85%
130702A	1/1/2019	Northland	MINNETONKA ISD #276	604195-VW-4	285,000.00		0.00	285,000.00	285,000	1.40%
130702B	1/1/2021	Northland	MINNETONKA ISD #276	604195-VY-0	400,000.00		0.00	400,000.00	400,000	2.10%
120215A	1/1/2028	Northland	MINNETONKA ISD #276	604195-SB-4	50,000.00		0.00	50,000.00	50,000	5.20%
130722	2/1/2021	Northland	MOUND MN TAXABLE	620S35-W4-2	95,000.00		0.00	95,000.00	95,000	2.00%
090715B	2/1/2015	Northland	MOWER CTY MIN JAIL	624662-AJ-1	250,000.00		250,000.00	0.00	250,000	4.10%
100803A	2/1/2015	Northland	NEW PRAGUE BAB	648159-TU-5	60,000.00		60,000.00	0.00	60,000	2.65%
100803B	2/1/2018	Northland	NEW PRAGUE BAB	648159-TX-9	70,000.00		0.00	70,000.00	70,000	3.75%
100803C	2/1/2019	Northland	NEW PRAGUE BAB	648159-TY-7	45,000.00		0.00	45,000.00	45,000	4.00%
140117	11/1/2019	Northland	HONOLULU TAXABLE	438670-Q4-6	275,000.00		0.00	275,000.00	275,000	1.84%
141205A	9/1/2018	Northland	WYANDOTTE KANSAS SI	982696-QE-9	125,000.00		0.00	125,000.00	125,000	1.93%
141104	2/1/2022	Northland	DULUTH MN TAXABLE	264438-G5-5	150,000.00		0.00	150,000.00	150,000	3.00%
141006	6/1/2020	Northland	NORTHEAST IOWA COMI	664214-JQ-7	320,000.00		0.00	320,000.00	320,000	1.90%
140320A	3/1/2019	Northland	HAWLEY MN SCHOOL DI	420416-EZ-8	390,000.00		0.00	390,000.00	390,000	1.85%
140320B	3/1/2016	Northland	HAWLEY MN SCHOOL DI	420416-E-5	180,000.00		0.00	180,000.00	180,000	0.60%
140730A	6/1/2019	Northland	DES MOINES IA TAXABL	25009X-GB-5	115,000.00		0.00	115,000.00	115,000	2.00%
140730B	6/1/2020	Northland	DES MOINES IA TAXABL	25009X-GC-3	145,000.00		0.00	145,000.00	145,000	2.10%
140326	9/26/2017	Northland	FHLB	313OA15P9	350,000.00		0.00	350,000.00	350,000	1.00%
140502	2/15/2020	Northland	COLLINGSWOOD NJ TAX	194756-PQ-9	145,000.00		0.00	145,000.00	145,000	3.00%
140620	12/1/2020	Northland	CELINA OHIO SCHOOL D	151069-FD-8	300,000.00		0.00	300,000.00	300,000	2.13%
100803D	2/1/2020	Northland	NEW PRAGUE BAB	648159-TZ-4	70,000.00		0.00	70,000.00	70,000	4.25%
090206	2/1/2015	Northland	NORTH ST PAUL MAPLE\	6621406D9	355,000.00		355,000.00	0.00	355,000	3.70%
111031	6/1/2018	Northland	RACINE WIS TAXABLE	750021-6D-4	755,000.00		0.00	755,000.00	755,000	2.10%
130624A	2/1/2023	Northland	RAMSEY COUNTY TAXA	751622-HH-7	595,000.00		0.00	595,000.00	595,000	2.75%
130624B	2/1/2022	Northland	RAMSEY COUNTY TAXA	751622-HG-9	285,000.00		0.00	285,000.00	285,000	2.50%
120308A	12/1/2020	Northland	SHOREWOOD WIS TAX	825230-KU-8	150,000.00		0.00	150,000.00	150,000	2.50%
120308B	12/1/2022	Northland	SHOREWOOD WIS TAX	825230-KW-4	150,000.00		0.00	150,000.00	150,000	2.80%
120308C	12/1/2027	Northland	SHOREWOOD WIS TAX	825230-LB-9	225,000.00		0.00	225,000.00	225,000	3.25%
120308D	12/1/2028	Northland	SHOREWOOD WIS TAX	825230-LC-7	465,000.00		0.00	465,000.00	465,000	3.15%
120214B	4/1/2017	Northland	ST FRANCIS ISD#15	789466-PU-7	250,000.00		0.00	250,000.00	250,000	4.40%
090217C	3/1/2016	Northland	STILLWATER ISC #834	860758-QA-2	245,000.00		0.00	245,000.00	245,000	4.20%
110608	2/1/2019	Northland	WADENA MN BAB	930217-JD-7	95,000.00		0.00	95,000.00	95,000	3.94%
130624C	6/1/2018	Northland	WATERLOO IOWA TAXA	941647-NZ-8	345,000.00		0.00	345,000.00	345,000	2.00%

2015 CASH AND INVESTMENT ACTIVITY

CITY INVEST #	STATED MAT DATE	BROKER	SECURITY DESCRIP	CUSIP	PRIN BAL 1/1/2015	PURCH 2015	SOLD/ MATURE 2015	BV PRIN BAL 12/31/2015	PAR	YTM
110714B	10/1/2016	Northland	WAUWATO WIS REFUND	943504-R2-8	300,000.00		0.00	300,000.00	300,000	1.90%
090528A	2/1/2015	Northland	WAYZATA ISD #284	946813-TF-9	500,000.00		500,000.00	0.00	500,000	3.15%
090310	4/1/2015	Northland	WEST ALLIS WIS COMM	951172-7R-0	340,000.00		0.00	340,000.00	340,000	3.75%
120215C	10/1/2019	Northland	WESTERN LAKE SUPERI(	958522-WU-4	100,000.00		0.00	100,000.00	100,000	3.15%
110816A	10/1/2016	Northland	WESTIN LAKE SUPERIOR	958522-WR-1	350,000.00		0.00	350,000.00	350,000	2.10%
110816B	10/1/2017	Northland	WESTIN LAKE SUPERIOR	958522-WS-9	350,000.00		0.00	350,000.00	350,000	2.50%
110201B	6/1/2016	Northland	WINDSOR HTS IOWA TA2	973602-KT-1	130,000.00		0.00	130,000.00	130,000	2.30%
			2014 Investment					13,010,000.00		
010328	6/25/2023	UBS	FHG14A	312916PD5R	4,000.00		1,000.00	3,000.00	152,000	6.00%
150212	4/30/2018	UBS	FNMA	3136G1LB3		300,000.00	0.00	300,000.00	300,000	0.75%
150310	4/1/2020	UBS	MONTGOMERY ALA TAX	613035L69		400,000.00	0.00	400,000.00	400,000	2.15%
150311	3/11/2025	UBS	CD-HSBC BANK	40434ASB6		240,000.00	0.00	240,000.00	240,000	2.25%
150318	5/20/2020	UBS	FHLB STEP	313382WR0		300,000.00	0.00	300,000.00	300,000	1.00%
150323	9/27/2021	UBS	FNMA	313382FD0		250,000.00	0.00	250,000.00	250,000	1.50%
120822	8/22/2022	UBS	FHLB	313380C47	500,000.00		0.00	500,000.00	500,000	1.25%
130404	10/25/2027	UBS	FHLB	31338OUU9	750,000.00		0.00	750,000.00	750,000	2.13%
131121	4/30/2018	UBS	FNMA	3136G1LB3	500,000.00		0.00	500,000.00	500,000	1.33%
131002	11/26/2027	UBS	FHLB	313381BA2	500,000.00		0.00	500,000.00	500,000	2.00%
130710B	6/20/2023	UBS	FHLB	313383DZ1	750,000.00		750,000.00	0.00	750,000	2.03%
130606B	11/1/2019	UBS	NYC GEN TAX	64971QH63	1,000,000.00		0.00	1,000,000.00	1,000,000	1.73%
130611	5/21/2018	UBS	FNMA	3135GOXDO	750,000.00		0.00	750,000.00	750,000	1.29%
130627	6/5/2019	UBS	FHLB	3133835X5	500,000.00		0.00	500,000.00	500,000	1.99%
130628B	5/26/2023	UBS	FHLB	313383CQ2	500,000.00		500,000.00	0.00	500,000	1.78%
130425	4/25/2023	UBS	FHLB	313382QZ9	500,000.00		0.00	500,000.00	500,000	1.63%
130807	12/27/2024	UBS	FHLB	3133816K5	500,000.00		0.00	500,000.00	500,000	1.25%
131203	12/11/2020	UBS	FHLB	313383BE0	500,000.00		0.00	500,000.00	500,000	2.56%
131206B	8/23/2027	UBS	FHLB	313380DF1	500,000.00		500,000.00	0.00	500,000	4.05%
131223	5/20/2020	UBS	FHLB	313382WR0	500,000.00		0.00	500,000.00	500,000	2.43%
131224B	5/16/2023	UBS	FHLB	313382V83	500,000.00		500,000.00	0.00	500,000	3.01%
131227B	10/25/2022	UBS	FHLB	31338OX51	840,000.00		0.00	840,000.00	840,000	3.95%
121123A	11/23/2027	UBS	FHLB	313381BT1	500,000.00		0.00	500,000.00	500,000	2.16%
121123B	11-23-27	UBS	FHLB	313381BD6	500,000.00		0.00	500,000.00	500,000	2.00%
121128	11/28/2022	UBS	FHLB	313381AC9	500,000.00		0.00	500,000.00	500,000	1.25%
121221	12/21/2027	UBS	FHLB	313381FPS	750,000.00		0.00	750,000.00	750,000	2.00%
120730	7/30/2024	UBS	FHLB-STEP	3133803H8	500,000.00		0.00	500,000.00	500,000	1.90%
000417	8/15/2021	UBS	FHLMC REMIC 181e	312904AU9C	802.21		126.13	676.08	88,604	7.00%
970917B	9/15/2021	UBS	FHLMC REMIC SERIES FI	312904GT6C	1,849.63		205.99	1,643.64	255,714	7.21%
020826	10/15/2022	UBS	FHR 1391D	312912LUO	1,614.37		52.51	1,561.86	59,990	6.00%
030630A	6/15/2018	UBS	FHR 2628 AB	31393VMQ1C	10,546.78		1,304.36	9,242.42	200,000	3.12%
030930A	9/15/2018	UBS	FHR 2677 KH	31394JTP2	17,796.95		2,498.36	15,298.59	300,000	4.50%
040730A	7/15/2019	UBS	FHR 2822 DB	31395C3S8	36,350.04		4,360.28	31,989.76	500,000	5.00%
040730B	7/15/2019	UBS	FHR 2822 DQ	31395C3U3	2,380.39		1,007.64	1,372.75	500,000	5.00%
970625	2/25/2021	UBS	FNMA FNR-1991-7 H	31358FZW2	1,000.00		0.00	1,000.00	129,000	7.84%
021004	8/25/2022	UBS	FNR 1992-125L	31358PS40C	2,069.84		103.39	1,966.45	52,000	7.00%
030730A	8/25/2018	UBS	FNR 2003-74-KN	31393EAL3C	21,171.81		1,943.24	19,228.57	300,000.00	3.59%
001127	7/25/2022	UBS	FNR G92-35	31358PHV2C	1,778.13		85.85	1,692.28	75,215	7.49%
121207	11/1/2018	UBS	NYC GEN TAX	64971QH55	500,000.00		0.00	500,000.00	500,000	1.28%
140723B	1/30/2023	UBS	FHLB	313381X26	400,000.00		400,000.00	0.00	400,000	1.00%
140716A	5/23/2024	UBS	FHLB	313379G45	500,000.00		0.00	500,000.00	500,000	2.00%
141212C	1/30/2023	UBS	FNMA	3136G1B81	300,000.00		0.00	300,000.00	300,000	2.49%
141205B	5/24/2027	UBS	FNMA	3136GOJG7	450,000.00		0.00	450,000.00	450,000	2.25%
141205C	4/25/2028	UBS	FNMA	3136G1KL2	400,000.00		0.00	400,000.00	400,000	2.38%
140710	7/10/2019	UBS	CD-AMERICAN EXPRESS	02587CAC4	240,000.00		0.00	240,000.00	240,000	1.95%
120817A	5/1/2018	UBS	NYC-TAXABLE	64971QTU7	500,000.00		0.00	500,000.00	500,000	1.60%
								14,558,672.40		
	TOTAL INVESTMENTS				43,917,588.88	3,243,000.00	4,598,994.13	42,561,594.75		
			Unamortized Premiums		1,296,460.04	271.60		1,296,731.64		
			Unamortized Discounts		(3,266,297.99)	-794.00		-3,267,091.99		
			BOW		2,967,864.86	7,867,185.51	7,774,871.84	3,060,178.53		
			Village Bank Checking		(54,198.68)			-54,198.68		
			Money Market Accounts		3,422,422.15	387.90		3,422,810.05		
			Net Cash and Investments		48,283,839.26	11,110,051.01	12,373,865.97	47,020,024.30		

PRINTED 4/3/2015

CC Regular Session **4. 2.**

Meeting Date: 04/14/2015

By: Jo Thieling, Administrative Services

Information

Title

Approve the Following Meeting Minutes:

1. City Council Work Session dated 03/10/2015
2. City Council Regular dated 03/10/2015
3. City Council Work Session dated 03/24/2015
4. City Council Regular dated 03/24/2015

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 03/10/2015
2. City Council Regular dated 03/10/2015
3. City Council Work Session dated 03/24/2015
4. City Council Regular dated 03/24/2015

Attachments

CCWS Mts 031015

CC Mts 031015

CCWS Mts 032415

CC Mts 032415

Form Review

Form Started By: Jo Thieling Started On: 04/03/2015 09:15 AM

Final Approval Date: 04/03/2015

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

The Ramsey City Council conducted a City Council Work Session on Tuesday, March 10, 2015, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Acting Mayor John LeTourneau
Mayor Sarah Strommen (via teleconferencing at 8:29 p.m.)
Councilmember Jill Johns
Councilmember Mark Kuzma
Councilmember Chris Riley
Councilmember Melody Shryock
Councilmember Kristine Williams

Member Absent: None

Also Present: City Administrator Kurtis Ulrich
Human Resources Manager Colleen Lasher
Community Development Director Timothy Gladhill
Asst. City Administrator/Economic Development Manager Patrick Brama

1. CALL TO ORDER

Acting Mayor LeTourneau called the City Council Work Session to order at 5:35 p.m.

2. TOPICS FOR DISCUSSION

2.01: City Board and Commission Interviews

Human Resources Manager Lasher stated the City did not receive Chair comments relating to one appointment but all incumbents have met the City's attendance policy and are seeking reappointment.

Acting Mayor LeTourneau asked the Council if there were questions related to the incumbents who have stated interest in reappointment.

There being no questions or concerns voiced, Council consensus was reached to reappoint all incumbents.

Human Resources Manager Lasher referenced the staff report and advised that the interview notes taken by the Council are of public record. It was noted that the Council conducts Board and Commission interviews every March for specific seats that are vacant and set to expire on March 31st.

The City Council conducted seven interviews for the following vacancies: Environmental Policy Board – 3 seats expiring March 31, 2015, with 2 reappointments; Park and Recreation Commission – 4 seats expiring March 31, 2015, with 3 reappointments; Planning Commission – 2 seats expiring March 31, 2015 with 1 reappointment; and Economic Development Authority – 1 seat expiring March 31, 2015.

The City Council introduced themselves and asked the following questions of each applicant:

- Please take a few minutes to describe your background and any knowledge, skills, or abilities that you possess that may be of a benefit to the Board or Commission, which you wish to serve?
- What excites you about the possibility of serving the City of Ramsey? Are there specific concerns that you have with regard to the community?
- In your opinion, regarding the Board or Commission of your preference, what is its role in the City of Ramsey?
- What do you feel has been the most important accomplishment of the City over the last five years in the areas related to your preferred Board or Commission?
- If you are appointed to the Board that is your first or second choice, what types of issues would you like to focus on or improve?
- Is there anything you would like us to know that we have not covered?

Following the interviews, the Council provided their interview score sheets to Asst. City Administrator/Economic Development Manager Brama.

Human Resources Manager Lasher asked the City Council to address appointment to the two partial terms on the Environmental Policy Board (EPB) and Park and Recreation Commission.

The consensus of the City Council was to appoint the incumbent to the full term and the new appointment to the partial term.

The City Council discussed its preference for the appointment to the Economic Development Authority (EDA), acknowledging that this is a Mayoral appointment with ratification by the City Council. The consensus of the City Council was to recommend appointment of Brian Burandt to the EDA.

Asst. City Administrator/Economic Development Manager Brama tallied the City Council's interviewee votes and announced the results. The Council discussed its preference for appointment and consensus was reached to support the following appointments and reappointments:

<u>Environmental Policy Board</u>
Appointment - Jane Covart
Reappointment – Reid Bernard and Larry Lewis

<u>Park and Recreation Commission</u>
Appointment – David Troy
Reappointment – Angela Barr and Andrew Fyten and Jon Trappen

Planning Commission
Appointment – Andrew Andrusko
Reappointment – Ralph Brauer

RECESS AND RECONVENE

Motion by Councilmember Kuzma, seconded by Councilmember Johns, to recess the Work Session.

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

The City Council Work Session recessed at 6:53 p.m.

Acting Mayor LeTourneau reconvened the City Council Work Session at 8:25 p.m.

2.02: Status Report Regarding Highway 10 Legislation

City Administrator Ulrich stated Mayor Strommen is testifying before the Legislature and unable to attend tonight in person but has expressed opinion in how to approach Highway 10 Legislation. He advised that a bonding bill needs to be introduced by March 20, 2015, so time is short to discuss the type of legislation, corridor partnerships, and partnerships with Anoka County.

Mayor Strommen joined the meeting via teleconferencing at 8:29 p.m.

Elwyn Tinklenberg, The Tinklenberg Group, stated he had the opportunity to talk to County Commissioners Gamache and Schulte about what Anoka County is proposing to do. He explained there was uncertainty whether there would be a large bonding bill introduced by Anoka County or smaller bonding bills. Today, Anoka County made a decision on how it would proceed. He stated the County Board adopted a resolution authorizing the County to sell bonds to support a Highway 10 improvement project and seek legislation to support that bonding initiative. The resolution does not state how much or the specific projects or term. Mr. Tinklenberg advised that this resolution is conditional on Mn/DOT paying back all costs related to the bonding. He described the revolving loan fund that the Legislature occasionally funds for cities that cannot afford its share of a State highway project. He explained that Anoka County is proposing the opposite, to bring money to Mn/DOT who would then pay it back from that fund. That is the purpose of the legislation.

Mr. Tinklenberg stated Anoka County is talking to its legislators and there was interest in carrying smaller pieces of funding for Highway 10 projects, but not the entire $123 million bond. The $17 million is for design and engineering for all projects. The $56 million proposal would provide that $17 million for design and engineering and construction dollars for the area between Thurston and Fairoak Avenues in Anoka. He stated only the $17 million proposal has been introduced.

Mr. Tinklenberg stated the other proposal discussed is $5 million for a rail crossing improvement project in Ramsey but it has not yet been introduced. He stated the Council has been provided with information on the $5 million rail crossing request as well as the funding proposal resolution adopted by Anoka County. Mr. Tinklenberg stated Anoka County's intent is to start with the $123 million and if that is not approved to present the $56 million proposal and if that is not approved to fall back to the $17 million proposal. He stated he indicated he would get back to the City's legislators relating to the Council's position on the project at Ramsey Boulevard and grade separation at the railroad tracks.

City Administrator Ulrich stated the City can support all of the bills in some fashion, the $123 million to improve the whole corridor, the $56 million to design and engineer projects for the whole corridor and the Thurston/Fairoak Avenues project, and the $17 million to design and engineer all projects. He stated the $5 million request stands alone as a rail crossing request to correct the safety issues plus a 50% match from CTIB

Councilmember Shryock asked who supported the $5 million proposal.

Mr. Tinklenberg stated Rep. Whelan indicated interest in supporting that proposal and was waiting to see what action was taken by Anoka County. Since that has been sorted out, she is waiting for the bill and will introduce it.

Councilmember Shryock asked if no one is introducing the $123 million.

Mr. Tinklenberg stated Rep. Whelan intends to introduce it in the House and also supports the rail crossing and intends to be the co-author of that bill. Senator Peterson was not supportive of going after $123 million as originally proposed or authoring that bill. After the Anoka County resolution passed, Commissioner Schulte said they would talk to him again and also to Senator Hoffman about the larger bill.

Councilmember Shryock asked whether the $123 million and $56 million proposals have been drafted.

Mr. Tinklenberg stated the $17 million has been introduced but the $56 million proposal has not been introduced.

Councilmember Kuzma stated he thinks the City needs to move forward with the rail crossing request while the City has this momentum.

Mr. Tinklenberg stated he will do as directed by the Council and agreed there is significant momentum because of what happened with the Armstrong Boulevard and Highway 10 interchange. He stated he sees no conflict with supporting whatever proposal Anoka County settles on and also supporting rail crossing safety money.

Councilmember Riley asked if the rail crossing money is separate and would not impact the City's partners.

Mr. Tinklenberg stated that is correct.

City Administrator Ulrich stated the language in the rail crossing request was softened to address that concern.

Councilmember Riley stated the Council already agreed to pursue rail crossing funding but not to the detriment of the City's other partners.

Councilmember Shryock stated the Highway 10 Subcommittee has been cognizant of those issues and talked with the County Commissioners, and Mr. Tinklenberg on how it will appear. She stated the Subcommittee is aware they don't want anyone to feel Ramsey is stepping over them but going after the rail crossing funds is a separate process and 'pot' of money. Councilmember Shryock stated the $17 million proposal would get the projects shovel ready so all can support that and then as funding becomes available, projects can be tacked on. She stated they will have that discourse with all entities to assure all are on the same page and there is no animosity.

Mayor Strommen stated she thinks the approach being discussed is consistent with the Council's past position to place a marker for the whole corridor. She supported carving out the specific rail crossing piece in Ramsey. She stated the Subcommittee met with the Anoka County Board and County staff and learned it was acceptable to them. Mayor Strommen stated she had also talked to Rep. Whalen and said the Council would meet tonight to take up this issue and be ready with a bill shortly thereafter. She reported that Rep. Whalen seems ready to support that effort and Rep. Peterson was also ready to support that effort. Mayor Strommen stated she had told Rep. Whalen she did not anticipate the Council would have issues supporting Anoka County's larger funding requests as it makes sense for Ramsey and the corridor as a whole.

Councilmember Kuzma stated introducing the rail crossing bill is also important because everyone continues to hear about derailments.

Councilmember Williams asked about the plan for the improvements and if there is an agreement with the partner communities and Anoka County about the order or priority of the projects.

Mr. Tinklenberg referenced the Trunk Highway 10 Plan that lists projects in different time periods. He noted some are smaller projects that can go quickly and the Plan reflects not necessarily an order of priority but combination of priority and constructability.

City Administrator Ulrich noted the Plan lists opportunity projects, which is where the rail crossing request would fall.

Mr. Tinklenberg stated in addition to that Plan, the State has put together a Crude by Rail Crossing Priority List and both Ramsey Boulevard and Sunfish Boulevard are on that list.

Councilmember Williams noted the Plan contains estimates and asked if these projects total $123 million.

Mr. Tinklenberg stated the $123 million, the number Anoka County is using, would do the projects listed in the Plan.

Councilmember Shryock explained that Anoka County's $17 million proposal is newer and there is a timeframe being considered so projects may go forward or backward depending on available funding.

City Administrator Ulrich stated the $17.4 million would not match any project totals but it would total the engineering design costs for all of the projects in the Plan. It would then allow for taking next steps to move projects forward such as property acquisition for rights-of-way.

Councilmember Williams asked if that is the new plan, for the engineering and planning to be a comprehensive effort for the whole corridor.

Mr. Tinklenberg explained the $17.4 million proposal relates to all of the design, engineering, and environmental work for the whole Plan. The sequence will have variability depending on projects ready to move forward and available funding. He stated the Thurston and Fairoak Avenues project will take longer to get ready because it is more complicated. In the meantime, other projects may be considered so there will be variability. He stated if you look at the whole package, there is the estimated cost of $123 million to do all the projects. Of that, it would require $17 million for design and engineering if done all at once. Mr. Tinklenberg explained that Anoka County's resolution allows them a good deal of flexibility in terms of where they end up. They will attempt to get legislation for funding of the full amount but if that is not possible, they will fall back to a smaller request of $56 million and if that is not considered they will fall back to the $17 million proposal. He noted it is hard to state what is supported as it may change but the City can indicate support for improvements to the corridor, Anoka County's initiative, and the rail crossing request in Ramsey.

Acting Mayor LeTourneau stated he appreciates the fact that it appears the City is moving forward with a plan, the rail crossing piece, and recognition of and continuing efforts to represent the best interests of the corridor but he struggles with economy of scale. He stated the City wants to meet its mission and it is known there will be a grade separation and traffic separation at both intersections. He stated there will be associated cost with the two projects and asked whether there would be a cost savings to do the two projects at the same time to gain an economy of scale. He also asked what it will cost Ramsey to not do both rail crossing projects together.

Councilmember Shryock stated additional issues relate to the time, disruption, and effort of two construction projects that are not undertaken concurrently. Another significant consideration is closing it twice.

Mayor Strommen stated Anoka County had indicated they did not believe there was a savings with concurrent projects.

Councilmember Shryock agreed that Anoka County felt doing the projects together would result in a negligible savings but the issue may be multiple closures within one area. She stated the City also needs to be cognizant in how that comes across to our other partners who feel they should be next in the funding. She stated by receiving rail crossing funds, other funds may follow if the project is ready.

Councilmember Williams stated the disruption to residents and businesses is not being quantified if the County's reaction is that the cost difference is negligible. She stated the cost to businesses is quantifiable and she thinks it should be considered. Councilmember Williams stated if the City is not asking for the Sunfish/Ramsey Boulevard interchange, is this a piece towards the grade separation. She stated she works for a railroad and thinks cities often underestimate the cost of grade separation projects. Councilmember Williams stated she would like more of a discussion to determine if additional funding can be requested for both intersections. She wants to be efficient with our time, business and resident disruptions, and funding resources.

Mr. Tinklenberg stated as he proposed this initially, the $5 million was part of a larger funding package. There was discussion at the time of the Armstrong Boulevard event with the County about money being available to do one grade separation at the railroad in Ramsey that was estimated at $11 million to construct. The County indicated it had commitment for additional CTIB funding for an underpass and then looking at additional State funding of $5 million that would be part of the package. Mr. Tinklenberg explained that when the work is being done on the underpass, work could be done on the interchange as well. He stated if you look at 7th Avenue in Anoka (that goes under the railroad) and overlay the distance of where it returns to grade onto Sunfish Boulevard on the Highway 10 side, it will be right at the intersection so constructing that will have an impact. He explained that the underpass will shut down Ramsey Boulevard and the interchange will disrupt that access so it will have a significant impact.

Mayor Strommen stated that is a fair concern to raise but her issue is in the sequence that was established in how these projects move forward. It was to be Armstrong, then Thurston/Fairoak Avenues, then other considerations. She noted that Ramsey was brought to the forefront due to discussion on the rail safety issue, as noted by Councilmember Kuzma earlier. She stated it is not the intersection itself that is providing the opportunity to come forward at this time. She is concerned that while it may create efficiencies in one place, there is not the same opportunity. Mayor Strommen stated she is concerned about spending a long time trying to get something done when there is not a single strategy. She noted that when the opportunity to allow the project to come forward is the rail crossing, it is the most important piece to get done.

City Administrator Ulrich stated all projects happen incrementally and if Ramsey gets $5 million for the rail crossing it will provide momentum to get funding for future road improvements and planning. The other point is that Anoka County said it would be better to build both grade separations at the same time so that is another option, to try to get funding for both Sunfish Boulevard and Ramsey Boulevard.

Councilmember Riley stated as Mayor Strommen pointed out, when we were not pushing in the same direction, it assured no one got anything done. He stated Ramsey may have its own project

but it keeps the momentum moving in the same direction. He supported pushing the $5 million rail crossing and Anoka County's proposals.

Councilmember Shryock stated with Ramsey continually being proactive, it makes Ramsey more attractive for funding because the City is making the plans and buying the properties to move things forward.

Mr. Tinklenberg stated that when considering how construction occurs on grade separations, it may make sense to go after $10 million for both rail crossings and then combining with County money to construct both at the same time. He encouraged the Council to consider that the 'door has been opened' in terms of building a working relationship with Congressman Emmer who has indicated his interest. Mr. Tinklenberg commented on the benefit of encouraging Congressmen Emmer and Nolan to work together in partnership for their respective districts. He stated there is also opportunity to go after rail crossing safety money because it is being looked at in Washington (federal level) as well.

City Administrator Ulrich asked if there is preference for seeking funding for one or two rail crossings.

Mr. Tinklenberg stated he thinks it will increase the chances of getting funding because if not successful in getting both, there is a better chance of getting funding for one. In addition, the State money would leverage this package so it would work well and have real merit.

Councilmember Kuzma supported increasing the bill to $10 million for two rail crossings.

Councilmember Johns stated because the rail crossing money is separate, it is all the more reason to look at both projects at the same time. She noted it will also help with economic development.

Councilmember Williams stated it was mentioned by Councilmember Shryock that Ramsey is an attractive recipient for funding because of the work it is doing. She asked if Anoka County is also an attractive recipient for funding.

Mr. Tinklenberg stated Ramsey is an attractive recipient for many reasons, noting the funding for Armstrong Boulevard included Corridor Investment Management Strategy (CIMS) money that indicated this is an important corridor, giving it Mn/DOT recognition. It also got Transportation Investment Generating Economic Recovery (TIGER) money, giving it federal recognition. That established Ramsey as a good place to work and the business community has also stepped forward. He noted the City has been clear and its communication has been effective, which was demonstrated at the event when the Governor and Commissioner were in attendance. Mr. Tinklenberg noted other sections of the corridor have not positioned themselves in the same way.

Councilmember Riley asked if it is his professional recommendation to ask for $10 million for two crossings instead of $5 million for one crossing.

Mr. Tinklenberg answered in the affirmative and stated he thinks Mn/DOT and BNSF will also support doing both crossings at once rather than dealing with two disruptions on its line.

Councilmember Kuzma commented on the advantage and importance of the City's business community stepping up and being an important partner.

Acting Mayor LeTourneau agreed with the importance of support from the business community.

Mayor Strommen stated she does not object to increasing the funding request to $10 million since it relates to the rail crossing. In addition, if both are not approved maybe the City can get one done. She stated she also supports the County's initiative.

Councilmember Williams stated the Council has recognized Ramey is an attractive funding source and offered the County and Anoka to 'jump on our band wagon' and try to mirror this positive face and positive energy. She stated she has heard a lot about momentum but is also hearing that now it is the County's turn to do what they are going to do. Councilmember Williams stated she does not have a lot of confidence it will garner as positive a reaction as Ramsey received. She is also concerned about the City wanting continued support of the business community to achieve its goals while considering closing highway access twice. Councilmember Williams stated she is having a hard time reconciling those things because she does not understand why the Council continues to say it needs to support the County and each other. She asked what Ramsey is getting in return, what is in it for Ramsey at this point, how impactful is the past, and how certain is the Council they can shut us down.

Councilmember Shryock explained that as part of the process, the County and Anoka were getting a little scared that Ramsey was going to overstep them or go beyond the original concept by including the entire $123 million project. Then as discussion continued, it was found that Representatives were not wanting to support Ramsey or anybody because of infighting and the entities not being on the 'same page.' Because of that, they went in the direction of supporting the $123 million or $17 million proposals so all were in the 'same page' position. Councilmember Shryock felt that if Ramsey were to step out and pull Ramsey Boulevard, there would not be support from Representatives because they are concerned about upsetting their constituents. This is an issue because cities need the support of its Representatives to bring bills forward. She stated she hopes since Ramsey is being proactive, they see they will get more 'bang for their buck' with Ramsey.

Councilmember Kuzma stated at the end of the day, Ramsey needs Anoka because the point of congestion is at Fairoak and Thurston Avenues so it needs to be fixed.

Mayor Strommen stated she wants to be clear that both Anoka County and the City of Anoka strongly supported Ramsey in the Armstrong Boulevard interchange. She described their support for Ramsey to obtain federal funding, noting the partnership was very effective. Because of that, she is not willing to abandon that partnership. Mayor Strommen noted it is a difficult situation at Fairoak and Thurston Avenues and she does not want to imply a partner is 'dragging their feet,' noting Ramsey needs to be respectful that all cities do not need to approach it in the same way as Ramsey. She pointed out that all Ramsey residents have to go through those intersections so at the end, even if all Ramsey intersections are upgraded, Ramsey residents will still sit at Fairoak and Thurston Avenues so Ramsey has a vested interest. Mayor Strommen

cautioned against 'painting it as an all or nothing' situation because Ramsey has had success in working together with its partners. She stated there can be multiple strategies but her fear is that with splintering and different requests, the money will quickly go to the south metro. Mayor Strommen reported that the last North Metro Mayor's meeting was about priorities and many said Highway 10, even Andover who does not border Highway 10, because it is important to its residents. In addition, this involves County roads so it will be County-led projects. Mayor Strommen stated Ramsey has to do the best it can for its residents and businesses within parameters and political considerations that exist.

Councilmember Riley stated his agreement with the position of Mayor Strommen.

Acting Mayor LeTourneau stated he is still processing the incongruence and wants to continue to look at a corridor perspective. He noted that all points raised have made this conversation very productive and stated it goes back to the work that needs to be done and how Ramsey can make a difference.

Mr. Tinklenberg asked about discussing federal funding.

Mayor Strommen suggested the issue of a federal strategy be handled as a future discussion and that the focus now remain on the rail crossing request.

Councilmember Shryock stated her agreement to request $10 million in rail crossing and discuss the federal package at a future Work Session.

The consensus of the City Council was to seek $10 million in rail crossing funding and support the efforts of Anoka County.

3. TOPICS FOR FUTURE DISCUSSION

Noted.

4. MAYOR / COUNCIL / STAFF INPUT

None

5. ADJOURNMENT

Acting Mayor LeTourneau declared the Work Session of the City Council was adjourned at 9:39 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, March 10, 2015, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Acting Mayor John LeTourneau
Councilmember Jill Johns
Councilmember Mark Kuzma
Councilmember Chris Riley
Councilmember Melody Shryock
Councilmember Kristine Williams

Members Absent: Mayor Sarah Strommen

Also Present: City Administrator Kurtis Ulrich
Finance Director Diana Lund
Police Chief Jeff Katers
Public Works Superintendent Grant Riemer
Human Resources Manager Colleen Lasher
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 regular meeting of the Ramsey City Council to order at 7:00 p.m., and led in the Pledge of Allegiance.

2. PRESENTATION

None.

3. CITIZEN INPUT

None.

4. CONSENT AGENDA

Motion by Councilmember Johns, seconded by Councilmember Kuzma, to approve the following items on the Consent Agenda:

4.01: Receive Cash and Investments for the Period Ending February 28, 2015
4.02: Approve the following Meeting Minutes:
1) City Council Work Session dated February 24, 2015
2) City council Regular dated February 24, 2015
4.03: Approve Exemption for a Gambling License for Ramsey Fire Relief Association
4.04: Approve Community and Business Event Participation
4.05: Approve Request to Declare Surplus Property
4.06: Adopt Resolution #15-03-069 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period February 19, 2015 through March 4, 2015
4.07: Adopt Resolution #15-03-055 Approving Amending 2014 General fund Budget
4.08: Adopt Resolution #15-03-056 Amending 2014 Economic Development Authority (EDA) Budget
4.09: Adopt Resolution #15-03-057 Amending 2014 Housing & Redevelopment Authority (HRA) Budget
4.10: Adopt Resolution #15-03-058 Amending 2014 Enterprise Fund Budgets and Adopt Resolution #15-03-059 Adopting 2015 Enterprise Fund Budgets
4.11: Adopt Resolution #15-03-070 Accepting Feasibility Report and Ordering Public Hearing for 2015 Street Maintenance Program Division B, Overlay Improvements; Improvement Project #15-00
4.12: Adopt Resolution #15-03-072 Approving a 2-Year Labor Agreement with LELS-Sergeants

Motion carried. Voting Yes: Acting Mayor LeTourneau, Councilmembers Johns, Kuzma, Riley, Shryock, and Williams. Voting No: None. Absent: Mayor Strommen.

5. APPROVE AGENDA

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

Motion carried. Voting Yes: Acting Mayor LeTourneau, Councilmembers Riley, Williams, Johns, Kuzma, and Shryock. Voting No: None. Absent: Mayor Strommen.

6. PUBLIC HEARING

6.01: Public Hearing on Issuance of General Obligation (GO) Street Reconstruction Plan Bonds and on Street Reconstruction Plan and Adopt Resolution #15-03-061 Adopting a Street Reconstruction Plan and Approving the Issuance of General Obligation Street Reconstruction Bonds

Acting Mayor LeTourneau closed the regular portion of the City Council meeting at 7:03 p.m. in order to conduct a public hearing.

Presentation

Finance Director Lund reviewed the staff report and recommendation to approve Alternative 1 as this is the authorization to issue debt with final approval of the acceptance of the bond sale terms at the regular City Council meeting of May 26, 2015.

Public Hearing

Motion by Councilmember Johns, seconded by Councilmember Shryock, to open the public hearing.

Motion carried. Voting Yes: Acting Mayor LeTourneau, Councilmembers Johns, Shryock, Kuzma, Riley, and Williams. Voting No: None. Absent: Mayor Strommen.

Acting Mayor LeTourneau called the public hearing to order at 7:06 p.m.

Citizen Input

There was none.

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

Motion carried. Voting Yes: Acting Mayor LeTourneau, Councilmembers Riley, Williams, Johns, Kuzma, and Shryock. Voting No: None. Absent: Mayor Strommen.

The public hearing was closed at 7:07 p.m.

Council Business

Acting Mayor LeTourneau called the regular City Council meeting back to order at 7:07 p.m.

Motion by Councilmember Riley, seconded by Councilmember Williams, to Adopt Resolution #15-03-061 Adopting a Street Reconstruction Plan and Approving the Issuance of General Obligation Street Reconstruction Bonds.

Motion carried. Voting Yes: Acting Mayor LeTourneau, Councilmembers Riley, Williams, Johns, Kuzma, and Shryock. Voting No: None. Absent: Mayor Strommen.

6.02: Public Hearing on Issuance of General Obligation (GO) Capital Improvement Plan (CIP) Bonds and on Capital Improvement Plan and Adopt Resolution #15-03-062 Giving Preliminary Approval to the Issuance of GO Capital Improvement Plan Bonds in an Amount not to Exceed $4.2 million and Adopting the City of Ramsey's Capital Improvement Plan (for GO CIP Bonding Projects only) for the Years 2015 through 2019

Acting Mayor LeTourneau closed the regular portion of the City Council meeting at 7:09 p.m. in order to conduct a public hearing.

Presentation

Finance Director Lund reviewed the staff report and recommendation to approve Alternative 1 as this is the authorization to issue debt with final approval of the acceptance of the bond sale terms at the regular City Council meeting of May 26 2015.

Public Hearing

Motion by Councilmember Shryock, seconded by Councilmember Johns, to open the public hearing.

Motion carried. Voting Yes: Acting Mayor LeTourneau, Councilmembers Shryock, Johns, Kuzma, Riley, and Williams. Voting No: None. Absent: Mayor Strommen.

Acting Mayor LeTourneau called the public hearing to order at 7:12 p.m.

Citizen Input

There was none.

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

Motion carried. Voting Yes: Acting Mayor LeTourneau, Councilmembers Riley, Johns, Kuzma, Shryock, and Williams. Voting No: None. Absent: Mayor Strommen.

The public hearing was closed at 7:13 p.m.

Council Business

Acting Mayor LeTourneau called the regular City Council meeting back to order at 7:13 p.m.

The Council discussed its support for the construction of Fire Station #2, acknowledging that several in depth discussions had occurred previously on this case.

Finance Director Lund explained that sale proceeds from the former Municipal Center site will be applied towards the bonds.

Motion by Councilmember Johns, seconded by Councilmember Kuzma, to Adopt Resolution #15-03-062 Giving Preliminary Approval to the Issuance of GO Capital Improvement Plan Bonds in an Amount not to Exceed $4.2 million and Adopting the City of Ramsey's Capital Improvement Plan (for GO CIP Bonding Projects only) for the Years 2015 through 2019.

Motion carried. Voting Yes: Acting Mayor LeTourneau, Councilmembers Johns, Kuzma, Riley, Shryock, and Williams. Voting No: None. Absent: Mayor Strommen.

7. COUNCIL BUSINESS

7.01: Consider Adopting Resolution #15-03-060 Conditionally Granting the Consent to Transfer Control of the Cable Television Grantee and Cable Television System from Comcast Corporation to GreatLand Connections, Inc.

City Administrator Ulrich reviewed the staff report and recommendation to adopt the transfer resolution based upon the recommendation by Quad Cities Cable Communications Commission (QCCCC) based on the settlement and conditions imposed by the consent resolution.

Karen George, Executive Director of the QCCCC, provided a review of the transfer of ownership from Comcast Corporation to GreatLand Connections, Inc. She indicated that QCCCC has been negotiating a settlement agreement over the past two years to extend the franchise to August 31, 2020, with an automatic extension renewal to 2024. Ms. George advised of the terms of the settlement agreement and answered questions of the Council relating to the anticipated timeline for federal approval.

Motion by Councilmember Johns, seconded by Councilmember Williams, to Adopt Resolution #15-03-060 Conditionally Granting the Consent to Transfer Control of the Cable Television Grantee and Cable Television System from Comcast Corporation to GreatLand Connections, Inc.

Motion carried. Voting Yes: Acting Mayor LeTourneau, Councilmembers Johns, Williams, Kuzma, Riley, and Shryock. Voting No: None. Absent: Mayor Strommen.

Acting Mayor LeTourneau extended the City's appreciation to Ms. George for her work on this effort.

7.02: Consider Authorizing Professional Services, Cost-Share Agreement, and Review Updates Related to the Future Ramsey Business Park

Asst. City Administrator/Economic Development Manager Brama reviewed the staff report and recommendation to authorize Bolton and Menk to complete the work outlined in the submitted proposal and authorize the cost-share model agreement with Hageman Holdings and Pearson Properties for the professional services as outlined in the Request for Quotes (RFQ).

City Administrator Ulrich emphasized that this is not a City-owned business park per se but the City would take responsibility to determine how to provide public infrastructure so a business park can be created.

Acting Mayor LeTourneau thanked the EDA for its work as well as the EDA Council Liaisons Riley and Williams.

Councilmember Riley agreed that business parks are important to the City to keep the overall taxes low and the City has seen proof of that when a TIF District decertifies and the tax base is improved. He stated Ramsey has had a few successful business parks but currently they are all full with no open available land. Councilmember Riley also emphasized that the City of Ramsey would not own this land and the consideration is to facilitate infrastructure.

Acting Mayor LeTourneau stated the Council made the choice to not be the landowner or developer for this particular business park but in the past, the City has taken that role. He agreed with the importance to provide opportunity for commercial and business uses and assure diversity desired by the City's residents. Acting Mayor LeTourneau asked what the market bears for opportunities that can be within the rail corridor and if it creates a limit.

Asst. City Administrator/Economic Development Manager Brama explained the railroad train tracks on the south side of the proposed business park will create vibration that will affect properties within 100 yards of the rail. He stated manufacturing is a target user for this business park and many are precision manufacturers with equipment that is sensitive to vibration. Because vibration is the major concern, it is recommended such businesses locate outside of the 100-yard area or use construction methods to mitigate that issue.

Councilmember Riley stated the EDA held a thorough discussion on this issue after a presentation by Mike Mulrooney of ACG Consulting and it was pointed out there are many business parks located alongside railroad tracks in many communities. He stated the issue is the RFQ to study the infrastructure necessary to create a business park in this area, which would have to be studied by the City at some point so the area can develop.

Motion by Councilmember Riley, seconded by Councilmember Williams, to Authorize Bolton and Menk to complete the work outlined the submitted traffic analysis and feasibility study proposal and authorize staff to execute a cost share agreement with Hageman Holdings and Pearson Properties for work outlined in the feasibility study proposal; subject to amendments from the City Attorney.

Motion carried. Voting Yes: Acting Mayor LeTourneau, Councilmembers Riley, Williams, Johns, Kuzma, and Shryock. Voting No: None. Absent: Mayor Strommen.

7.03: Consider Adopting Ordinance #15-05 Authorizing the City of Ramsey to Sell Thirty-Five (35) Parcels of Real Property

Asst. City Administrator/Economic Development Manager Brama reviewed the staff report and recommendation to adopt Ordinance #15-05 on second reading.

Councilmember Riley stated this action would sell surplus land and the parcels are specifically listed in detail as well as posted with CBRE 'For Sale' signage.

Councilmember Kuzma stated he had concerns with this ordinance originally but after discussion, it was indicated that citizens would be notified in advanced should there be a property of concern. In addition, this procedure will streamline the process in cases of multiple pieces of property such as located in The COR.

Motion by Councilmember Shryock, seconded by Councilmember Williams, to Waive the City Charter requirement to read the ordinance aloud and Adopt Ordinance #15-05 Authorizing the City of Ramsey to Sell Thirty-Five (35) Parcels of Real Property.

A roll call vote was performed by the Recording Secretary:

Councilmember Shryock	aye
Councilmember Kuzma	aye
Councilmember Johns	aye
Councilmember Riley	aye
Councilmember Williams	aye
Mayor Strommen	absent
Acting Mayor LeTourneau	aye

Motion carried.

7.04: Consider Adopting Resolution #15-03-071 Accepting Bids and Awarding Contract for Improvement Project #14-28, Ramsey Municipal Parking Ramp

Asst. City Administrator/Economic Development Manager Brama reviewed the staff report and presented bids received for Improvement Project #14-38, Municipal Parking Ramp. He described three alternatives for the Council's consideration and recommended to not include Bid Alternate #1, to include Bid Alternate #2, and to award of the contract to Construction Results Corporation, the lowest responsible bidder, at $298,440.

Councilmember Kuzma stated the Council has discussed this project several times and determined the additional parking spaces are needed.

Motion by Councilmember Riley, seconded by Councilmember Shryock, to Adopt Resolution #15-03-071 Accepting Bids and Awarding Contract for Improvement Project #14-28, Ramsey Municipal Parking Ramp.

Motion carried. Voting Yes: Acting Mayor LeTourneau, Councilmembers Kuzma, Shryock, Johns, Riley, and Williams. Voting No: None. Absent: Mayor Strommen.

7.05: Consider City of Ramsey Response to Metropolitan Council Draft Water Resources Policy Plan

City Engineer Westby reviewed the staff report and recommendation to approve the draft response to the Metropolitan Council Draft Water Resources Policy Plan.

Councilmember Riley stated the Public Works Committee and City Council have not had the opportunity to discuss this draft response and tonight's meeting is the last opportunity to provide input. He requested the following revisions: Page 1, third paragraph, remove first sentence: ~~*The City of Ramsey supports the regionalization of water systems, but only if such systems can be funded equitably across the communities they serve*~~. Page 1, third paragraph, second sentence, remove the word 'also:' *'The City would ~~also~~ like to stress that…'* Page 2, first paragraph, line 8, remove the word 'likely': *'…but it would ~~likely~~ not be economically feasible if the intent…'*

Acting Mayor LeTourneau asked City Engineer Westby to explain the purpose for including this sentence: *'The City of Ramsey supports the regionalization of water systems, but only if such systems can be funded equitably across the communities they serve.'*

City Engineer Westby explained that in order to implement a surface water supply system, the City cannot do it on its own from a financial standpoint and will need to act in unison with others. Also, regionalization is part of the City's Strategic Action Plan to think regionally, reach out to neighboring cities, and address things on a regional basis. The basis for that sentence is to carry that message forward from the Strategic Action Plan and the need for partners to address finances.

Acting Mayor LeTourneau thanked Councilmember Riley for his suggested revisions. He explained that the Environmental Policy Board had a lot of discussion about water, water conservation, and the pressure placed on the water aquifer due to increased development, resulting in a precarious position into the future. He noted there are limited options to address this issue and the Metropolitan Council has asked the City to consider all options including surface water that can be drawn from the Mississippi River to lessen the draw on the aquifer. The sentence under discussion addresses that direction from the Metropolitan Council and acknowledges that Ramsey cannot do this on its own.

Councilmember Riley noted the third paragraph addresses creating regional partnerships but he opposes saying the City supports the regionalization of water systems.

City Administrator Ulrich stated his support of that position as it would be premature at this point to jump to supporting regionalization of water systems until an analysis and determination has been made.

Acting Mayor LeTourneau suggested staff remove reference to regionalization and create language indicating the City supports considering all viable options to manage water systems.

City Manager Ulrich stated broader language is already included to look at regional partnerships.

Councilmember Johns stated the second half of that statement is being neglected but is also important to fit into the response. That sentence indicated: *'The City of Ramsey supports the regionalization of water systems, but only if such systems can be funded equitably across the communities they serve.'* Councilmember Johns stated that is an important caveat to the first half of the sentence.

Councilmember Williams agreed with Councilmember Riley's recommendation because the second paragraph achieves what is desired. She read the second paragraph indicating: *'The City of Ramsey supports the Met Council's goal of achieving sustainable water systems. However, achieving sustainable water systems across the twin cities metropolitan area must be achieved in an equitable manner.'*

Councilmember Shryock stated if the first sentence is removed, part of that issue is addressed in the second to the last paragraph where it states: *'The City also vigorously supports further exploration and implementation of water conservation methods, including reusing wastewater and promoting infiltration practices to aid in groundwater recharge.'* She supported making sure that whatever solution is brought forth, it is financially equitable with all communities receiving benefit.

Councilmember Kuzma reminded the Council that there is potential for a water shortage and the City is not only looking at a potential processing plant but the City is doing a lot with its holding ponds, rain gardens, and other water conservation measures. He agreed that regional support is needed to address this issue.

Acting Mayor LeTourneau thanked the Council for its comments and asked City Engineer Westby if he has received enough input to redraft the wording to reflect the Council's desire.

City Engineer Westby responded in the affirmative.

Motion by Councilmember Shryock, seconded by Councilmember Johns, to Approve the City of Ramsey Response to Metropolitan Council Draft Water Resources Policy Plan, as revised.

Further discussion: Councilmember Riley stated he is not confident the revision will support his concern to remove regionalization of the water system, and taking out the word 'likely' on page 2. City Engineer Westby reviewed the revisions he will make to remove reference to regionalization and stated on the second page, second to the last paragraph, he will strike the word 'likely.'

Motion carried. Voting Yes: Acting Mayor LeTourneau, Councilmembers Shryock, Johns, Kuzma, Riley, and Williams. Voting No: None. Absent: Mayor Strommen.

8. MAYOR, COUNCIL AND STAFF INPUT

City Administrator Ulrich provided an update on the Strategic Plan and announced upcoming meetings and events. He also announced that over 240 people have been trained in HeartSafe. It was noted that HeartSafe training is provided the first Monday of each month.

City Administrator Ulrich stated the City Council will reconvene its Work Session following adjournment

9. ADJOURNMENT

Motion by Councilmember Kuzma, seconded by Councilmember Shryock, to adjourn the meeting.

Motion carried.

The regular meeting of the City Council adjourned at 8:16 p.m.

Respectfully submitted,

_____
Kurtis G. Ulrich
City Administrator

ATTEST:

_____
Jo Ann M. Thieling
City Clerk

Drafted by Carla Wirth
TimeSaver Off Site Secretarial, Inc.

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

The Ramsey City Council conducted a City Council Work Session on Tuesday, March 24, 2015, 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

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
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 City Council Work Session to order at 5:35 p.m.

2. TOPICS FOR DISCUSSION

2.01: Review Strategic Planning Session Documents

City Administrator Ulrich reviewed the staff report, noting an updated and reorganized version of the Strategic Action Plan has been distributed. He stated staff incorporated comments from the Council's two Work Sessions. He asked the Council for comments on the following vision statement: 'Ramsey will be a leader in municipal services, a vibrant rural and suburban community with well-connected destinations.'

Councilmember LeTourneau asked for an explanation of the words 'well-connected destinations.'

City Administrator Ulrich stated it addresses infrastructure and transportation modes such as roads, trails, and bike paths that are safe and provide connectivity through a system of destinations such as parks, commercial, and residential areas.

Councilmember LeTourneau asked whether that is too broad.

Councilmember Shryock stated it also includes rail transportation and addresses being well connected to those around us.

Mayor Strommen stated she thinks the vision statement is a fair distillation of the Council's comments but it could relate to any city and is not uniquely Ramsey. She stated she does not have an answer but wanted to challenge staff and the Council to find a way for the vision statement to set Ramsey apart from others.

City Administrator Ulrich suggested the vision statement be discussed again at a future Work Session when additional comments can be offered to address the uniqueness of Ramsey.

Councilmember Riley stated he liked the old vision statement better but would not object to it being further discussed at another Work Session.

City Administrator Ulrich provided an explanation of the Strategic Initiative to Recruit New Businesses to Ramsey and related Tactics 1 and 2 that dealt with recruitment of new business to Ramsey.

Councilmember Riley stated he supports Tactic 2 and that goal and asked how the City controls it as the wording makes it appear the City is not currently trying to recruit new business. He also asked what else Ramsey can do and if it should consider incentive packages.

City Administrator Ulrich stated the objective is to be shovel ready so the parcels are cleared of legal issues and ready to be sold to a private property owner. The end result is issuing building permits to retail and business users so the tactic should address what needs to occur to gain that end result.

Councilmember Kuzma asked if this is in addition to the study the Council approved last week for the business park.

City Administrator Ulrich stated it could be inclusive of that study and suggested taking this one off and relying on a business park being developed.

Councilmember LeTourneau stated he can see Tactic 2 as a placeholder to elevate it strategically to keep this tactic on the 'radar.' He stated there may be future discussions on how to execute it to address adjustments such as subsidies or eliminating it.

Mayor Strommen noted it is listed as both a tactic and an outcome and if the goal is to recruit new businesses, issuing building permits is the outcome rather than a tactic. Mayor Strommen

stated the last time the Council discussed the Strategic Plan, the Council was clear it wanted to use a market-based approach and the question of Councilmember Riley is if that is at all costs.

City Administrator Ulrich stated it focuses efforts on larger-scale retail and industrial users as opposed to smaller-sized tenants.

Councilmember Williams stated she would not advocate removing a tactic related to attracting businesses as it is an important part of Asst. City Administrator/Economic Development Manager Brama's effort, which is a time-consuming effort, so she thinks those efforts need to be channeled through the Strategic Plan.

The Council agreed with the suggestion of City Administrator Ulrich to revise Tactic 2 as follows: "To seek to secure major market-ready major retailers and additional industrial users."

City Administrator Ulrich read Tactic 3 relating to attaining State of Minnesota Shovel-Ready Status for the future business park. The Council offered no suggested changes to Tactic 3.

City Administrator Ulrich reviewed the next Strategic Initiative to Develop and Plan for Key Infrastructure Improvements, estimated costs for those improvements, and explained the intent of Tactics 4 and 5. The Council offered no suggested changes to Tactics 4 and 5.

City Administrator Ulrich read Strategic Initiative to Leverage Outside Funding Sources and revised Tactic 6 indicating "Evaluate staffing deployment and process improvement for grant administration." He stated staff will refine the wording of this tactic.

Mayor Strommen stated she struggles with the organization of the Strategic Initiatives, noting it goes from broad-based initiatives to almost project-specific initiatives. She suggested that if TIF management is addressed, it should then go to the highest TIF priority. Mayor Strommen stated the Plan's organization does not feel like a cohesive strategy and instead picked out what is on the horizon rather than what the City wants on the horizon. In addition, it does not address financial stability as grants sometimes only pay some up-front costs leaving the City responsible for the rest of the costs including overhead and maintenance.

City Administrator Ulrich noted that the Strategic Initiative to Implement the Highway 10 Study is probably the number one economic factor and is currently within the Connected Communities initiative. The Council reviewed Tactics 7 to 11.

Mayor Strommen stated her question is whether this is about management of TIF or putting infrastructure in place to aid with economic development.

The Council discussed how the Strategic Plan can be better organized to create a more cohesive document and clearer direction.

Councilmember LeTourneau stated the Public Works building will also increase efficiencies, which will add value back to the community.

Mayor Strommen stated that may not be a financial stability or economic development piece but, perhaps, should be under Citizen Focused Government, of which Public Works is a huge part.

Councilmember Shryock suggested it be moved or taken out as it is contained in the CIP. She also suggested revising the initiatives in this section to set a broader base/foundation for things that will occur.

City Administrator Ulrich agreed with the suggestion to move the Public Works facility to Citizen Focused Government. He noted that the Strategic Initiative to Develop and Plan for Key Infrastructure Improvements could be broadened to include areas beyond The COR and TIF District #14. City Administrator Ulrich stated staff will do an analysis of where economic development can occur as a result of infrastructure improvements.

The Council offered no additional suggestions on that section of the Strategic Action Plan.

Councilmember Riley referenced Tactic 7 and asked if other agencies are also showing it as a top priority.

City Administrator Ulrich stated it is a top priority for Anoka County.

Councilmember Riley asked if the Strategic Action Plan should mention that Ramsey is working with Anoka County, noting three of the projects mentioned are County initiatives. He also asked if the City needs its own communication plan if it is working with Anoka County and the City of Anoka.

City Administrator Ulrich stated the City will have a communication plan regardless of working with Anoka County and Mn/DOT. With regard to the Thurston Avenue interchange, it is included in Tactic 10 so it may not need to be individually named in Tactic 7. He supported retaining the rail separation project as a separate tactic.

The Council agreed with the suggestion of Mayor Strommen to reorganize the initiatives to show Tactic 10 as the main tactic with Tactics 8 and 9 listed as sub-bullets.

City Administrator Ulrich reviewed the Strategic Initiative to Develop a Comprehensive Recreation Plan and related Tactics 12, 13, and 14.

Mayor Strommen stated the initiative is to Develop a Comprehensive Recreation Plan and asked what is the Recreation Plan.

City Administrator Ulrich explained that Plan includes physical facilities as well as programming offerings.

Mayor Strommen asked where it states the City creates the Recreation Plan. She felt staffing was part of the Recreation Plan so it did not need to be listed separately.

Community Development Director Gladhill stated under the context of the Comprehensive Recreation Plan, there is a Master Park and Trail Plan as well as a Master Park and Trail Map. Staff is looking to list the capital improvements in a document that is also resource based. The Recreation Plan would capture the services within that Comprehensive Plan. He explained the City already has those components and the intent is to bring them into a Comprehensive Plan.

City Administrator Ulrich stated the community survey will ask residents the type of recreational services they would like and the City will then determine how to best provide those services and fill gaps in services by the City or other organizations.

Councilmember Shryock stated her concern was having the Master Park and Trail Plan as a separate item but she now thinks that staffing will be an outcome from all of the research done and creation of the Master Park and Trail Plan.

City Administrator Ulrich suggested a modification to Tactic 12 and moving Tactic 13 to put it under present findings and recommendations.

Councilmember Johns suggested to also include the capital piece by district.

Councilmember Riley asked if it relates to the general survey.

City Administrator Ulrich stated it does and would be an every other year community survey.

Councilmember Riley stated it is a good idea for the City to create an overall staffing plan to address current and future needs along with justification and he felt it should be a larger goal.

Mayor Strommen agreed and asked if the staffing plan should be within the effective organization. She suggested that Developing a Comprehensive Recreation Plan is the tactic and the Strategic Initiative is evaluating a diverse and robust offering of recreational opportunities. The Comprehensive Recreation Plan is the tactic of how you get there.

The Council agreed and asked staff to make that revision.

City Administrator Ulrich reviewed the next Strategic Initiative to Develop a Plan for Congestion and Safety Improvements Along the County Highway 5 Corridor and related Tactics 15 and 16.

Councilmember Williams stated she does not disagree with the focus on County Road 5 but thought County Road 47 was a higher priority.

Mayor Strommen stated at a recent meeting, the Council talked about working with Anoka County on a County Road 5 study but the Council has also addressed the priority of County Road 47.

Councilmember Shryock suggested making this strategic initiative broader, leaving out the County Road 5 comment, and just indicating: 'Develop a Plan for Congestion and Safety Improvements' and then using County Roads 5 and 47 as bullet points.

Councilmember Kuzma asked if the Council had requested staff address the County Road 5 issues with Anoka County.

City Administrator Ulrich answered in the affirmative and noted that County Road 5 does funnel into County Road 47.

Bill Kingston, 15760 Andrie Street NW, suggested focusing on the issues of congestion and safety, creating consistent initiatives, and not zeroing in on County Roads 5 or 47.

The Council agreed to keep Tactic 15 relating to County Road 5 separate and asked staff to determine if there is a tactic related to County 47 that can be accomplished within this time period.

Councilmember Johns stated the issues with County Road 47 relate to aesthetics and also congestion.

City Administrative provided an explanation of the Strategic Initiative to Maintain the Safety of the Community and related Tactics 17, 18, 19, and 20.

Councilmember Johns asked about the Residential Rental Licensing Program.

Community Development Director Gladhill reviewed the current City requirement for rental licensing if there is a shared hallway.

Councilmember Riley asked about Tactic 17, Consider Cameras Around the City and Parks to Enhance Safety and Security, and asked whether it was a real problem.

Police Chief Katers stated there are currently two cameras in the Elmcrest tunnel as a result of repeated vandalism in the same location. The question is whether to expand that to other areas of repeated vandalism, such as in parks to aid with prosecution and restitution. In addition, the cameras create a sense of security.

Councilmember Riley referenced Tactic 19 and asked if other cities have a Drug Task Force.

Police Chief Katers reviewed the membership of the joint Task Force and stated Ramsey is one of the only cities of its size without a Drug Task Force. He stated this was listed in last year's budget but had been cut so he would ask that it be included for consideration in the next budget. He stated support to maximize collaboration with the Drug Task Force by allocating staff.

Mayor Strommen supported re-characterizing that collaboration from a reactive approach to a proactive approach, which would be one of the outcomes and describe the difference in service.

Mr. Kingston stated with Northfork Park, there is vandalism each year of $2,000 to $3,000 so there has been discussion to consider cameras. He stated from a City initiative, he supports it and the Northfork neighborhood would like to partner with the City.

City Administrator Ulrich provided an explanation of the Strategic Initiative to Maintain a Positive Image and Safety of Neighborhoods and Business Districts and related Tactic 21. He then provided an explanation of the Strategic Initiative to Enhance Community Engagement and related Tactics 22 and 23.

Mr. Kingston stated he does not think the City is serious about maintaining time on code complaints as there is currently not a police officer or staff person assigned to handle code complaints.

City Administrator Ulrich explained the City is in the midst of re-staffing that responsibility.

Police Chief Katers agreed there is a staffing issue so in the interim, the Police Department is hiring two community service officers and has assigned a police technician to take initial complaints. He described the collaboration between the Police Department and Community Development Department to address code complaints.

Community Development Director Gladhill explained the Police Department would have an active role with enforcement and Community Development would be taking on the management of case files.

Councilmember Shryock suggested rewording Tactic 21 to not address 'maintain' and instead address improvement in the process to meet the needs of the community.

Councilmember Riley asked whether the City still uses the Customer Response Management Program.

City Administrator Ulrich explained that Program has been found to be effective internally but not effective externally as it is not customer friendly and will be considered by Community Development as to how it can better interface with the public.

Councilmember Kuzma stated support for that reorganization as the public prefers to speak to a staff person instead of filling out a form. In addition, the caller may want to indicate how serious the violation is and have suggestions on how it can be resolved.

Councilmember Shryock asked staff to reword some of the Strategic Initiative and Tactics to remove reference to 'maintain' and instead address striving to benefit.

City Administrator Ulrich provided an explanation of the Strategic Initiative to Maintain and Improve Customer Response Time in Community Development and related Tactics 24 and 25. He also provided an explanation of the Strategic Initiative to Enhance and Promoting Ramsey Brand and related Tactics 26 and 27.

The Council asked no questions related to those Strategic Initiatives or Tactics.

City Administrator Ulrich provided an explanation of the Strategic Initiative to Improve the Image of Key Corridors (Highway 10 and Highway 47) and related Tactics 28 and 29.

Mayor Strommen stated she does not see citizen engagement addressed which should be the hallmark of this initiative

Councilmember Riley stated there needs to be more 'do' and less 'creating of statements' and felt having a goal of cleaning one property per year was not adequate.

Community Development Director Gladhill stated staff will add clarity to that wording, noting if there are financial incentives, additional properties can be accommodated.

City Administrator Ulrich stated the issue of enhancements is not addressed (i.e., landscaping, colored concrete) and asked if the Council would like the City's role included as it impacts the City image.

The Council discussed how to broaden the language.

Mayor Strommen noted that Tactic 27, Create a Communitywide Sign Plan is listed as both a tactic and an outcome so it needs to be decided if it is metric or tactic.

City Administrator Ulrich stated staff will incorporate these suggestions. He provided an explanation of the Strategic Initiative to Develop a Communication Plan and related Tactics 30, 31, 32, and 33.

City Administrator Ulrich provided an explanation of the Strategic Initiative to Continue to Implement Process Improvement Initiatives and related Tactic 34.

The Council discussed how to better organize the Initiatives.

Councilmember Riley suggested that under Financial Stability, to include something to identify efficiencies and cost savings opportunities and then have bullet points under that broader initiative.

Mayor Strommen stated that may fit also under process improvement.

City Administrator Ulrich stated staff will incorporate these revisions in the Strategic Action Plan for discussion at a future Work Session. He stated the next Work Session is in three weeks and will be a joint meeting with the EDA. He asked whether the Council would like to schedule a special Work Session to address the Strategic Action Plan.

Mayor Strommen noted the Council is also holding a joint meeting with the City of Anoka.

Councilmember Kuzma stated he would like staff to provide the Council with a revised draft in advance so there is time for review.

The consensus of the Council was to address the Strategic Action Plan at a regularly scheduled Work Session.

3. TOPICS FOR FUTURE DISCUSSION

Noted.

4. MAYOR / COUNCIL / STAFF INPUT

None

5. ADJOURNMENT

Mayor Strommen declared the Work Session of the City Council was adjourned at 6:56 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, March 24, 2015, 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
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 7:08 p.m., followed by the Pledge of Allegiance led by Mayor Strommen.

2. PRESENTATION

2.01: Certificates of Achievement to the PACT Charter School Pantherettes Dance Team and the Anoka High School Twisters Dance Team

On behalf of the City, Mayor Strommen congratulated the PACT Charter School Pantherettes Dance Team, Head Coach, and Assistant Coach, and the Anoka High School Twisters Dance Team, Coach, and Assistant Coach on their success and presented them with Certificates of Achievement.

2.02: Fire Department Annual Report 2014

Fire Chief Kapler presented the Fire Department's 2014 Annual Report.

Mayor Strommen commented on the current danger of grass fires and urged residents to be cautious.

Fire Chief Kapler stated staff is aware of that concern and prepares for it before the snow leaves the ground. He reported on available DNR equipment and assured the Council the fire fighters are prepared.

Councilmember Kuzma requested an update on the Fire Data Management System.

Fire Chief Kapler described the services that are currently on line and being utilized.

2.03: Special Presentation of Firefighters Being Awarded Department Badges

Fire Chief Kapler introduced four of the six Firefighters who had completed and excelled initial training as follows: Mark Hager, Jason DeRosa, Kelly LaForce, and Vladimir Panko. Mayor Strommen presented each Firefighter with a badge and congratulated them on behalf of the City.

3. CITIZEN INPUT

None.

4. CONSENT AGENDA

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

4.01: Receive January and February Monthly Financial Reports for the Funds of General, Water, Sewer, Street Lighting, Recycling, and Storm Drainage

4.02: Note the following Boards and Commissions Meeting Minutes:
- 1) Environmental Policy Board – February 2, 2015
- 2) Economic Development Authority – February 5, 2015
- 3) Planning Commission – February 12, 2015
- 4) Park and Recreation Commission – February 12, 2015

4.03: Approve Anoka County License Center Lease Extension

4.04: Adopt Resolution #15-03-076 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of March 5, 2015 through March 18, 2015

4.05: Adopt Resolution #15-03-080 Granting Final Plat Approval of Rowe Addition; Case of John and Sharon Rowe

4.06: Adopt Resolution #15-03-082 Recognizing the PACT Charter School Pantherettes and Resolution #15-03-083 Recognizing the Anoka High School Twisters Dance Team

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

5. APPROVE AGENDA

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

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

6. PUBLIC HEARING

6.01: Adopt Resolution #15-03-073 Authorizing Plans and Specifications for 2015 Street Maintenance Program – Division B; Improvement Project 15-00

Mayor Strommen closed the regular portion of the City Council meeting at 7:34 p.m. in order to conduct a public hearing.

Public Hearing

Mayor Strommen called the public hearing to order at 7:34 p.m.

Presentation

City Engineer Westby reviewed the staff report and recommendation to authorize Plans and Specifications for the 2015 Street Maintenance Program – Division B, Improvement Project #15-00, as presented by staff. A preliminary assessment is proposed at $1,280 per lot and would fund 25% of the total project costs. Staff recommends conducting a special assessment benefit study to assure the assessment does not exceed benefit to the property. It was noted that a four-fifths vote of the Council was required to adopt the assessment.

Citizen Input

There was none.

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

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

The public hearing was closed at 7:48 p.m.

Council Business

Mayor Strommen called the regular City Council meeting back to order at 7:48 p.m.

Councilmember Kuzma stated his support for this project as the streets are in poor condition.

Motion by Councilmember Kuzma, seconded by Councilmember LeTourneau, to Adopt #15-03-073 Authorizing Plans and Specifications for 2015 Street Maintenance Program – Division B; Improvement Project 15-00.

Further discussion: Mayor Strommen expressed her thanks to staff and for holding public informational meetings that provide residents with a more informal and accessible setting to address their questions and concerns.

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

7. COUNCIL BUSINESS

7.01: Adopt Resolution #15-03-086 Authorizing Various Actions Related to F & C Ramsey Apartments LLC's Sale of The Residence at The COR

Tom Bray of Briggs & Morgan, the City's real estate attorney, presented the memorandum that outlined the authorizing resolution and terms of the nine documents under consideration for approval now that the project has been completed and F&C will be repaying the two HRA loans.

Councilmember Riley stated this has been discussed previously and appears to be a win for the City to have a developed apartment complex and being repaid. He asked if there is any downside or exposure of the City to additional risk.

Mr. Bray advised this action results in the City fulfilling its part of the agreement, there is no additional risk, and the City would be repaid $7.4 million, which eliminates the past risk.

Councilmember Williams referenced the first amendment and asked about the impact to indemnification and financial obligations such as payment of taxes. Mr. Bray advised that obligation remains in the agreement.

Motion by Councilmember Riley, seconded by Councilmember Kuzma, to Adopt Resolution #15-03-086 Authorizing Various Actions Related to F & C Ramsey Apartments LLC's Sale of The Residence at The COR.

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

7.02: Approve Work Plan for the Proposed 2015 Parks Capital Improvements and Adopt Resolution #15-03-081 Authorizing a MnDNR Trail Grant Application

Parks and Assistant Public Works Superintendent Riverblood reviewed the staff report and recommendation of the Park and Recreation Commission to approve the Work Plan as presented, $7,000 for a drinking fountain/misting station, authorize staff to issue a Request for Quotes (RFQ) for The Draw project, and to adopt a resolution authorizing application for a MnDNR Trail Grant for the Trott Brook Trail project, which is consistent with the 2015 Parks Capital Improvement Plan.

Mayor Strommen asked that the motions be separate so she is able to abstain from action on the DNR Trail Grant as she is employed by the DNR.

Councilmember Riley stated he would not support an expenditure for the monument signs as it is costly and such signs are not used by residents in the same way as play equipment or the drinking fountain/misting station.

Councilmember Kuzma stated about $3 million was spent on developing The Draw but it is difficult to locate so he supports signage to help residents locate that beautiful amphitheater.

Councilmember Shryock stated Parks and Assistant Public Works Superintendent Riverblood made a good point that the funds to be used were placed by developers into the Park Trust Fund for park purposes. She agreed with Councilmember Kuzma that creating an identity and place in The Draw and Elmcrest Park would be extremely useful and fits with the Council's Strategic Planning to create identity for Ramsey as well as value by drawing residents into a sense of place and pride in Ramsey. Councilmember Shryock stated staff and the Park and Recreation Commission consider intentional uses for these funds. With regard to the Trott Brook trail, she felt it has been a long time coming and will provide an important connection.

Councilmember LeTourneau stated he appreciates Councilmember Riley's comments but agrees with the importance of communicating through park monuments, which is a critical part of the City's identification.

Motion by Councilmember LeTourneau, seconded by Councilmember Kuzma, to Approve the 2015 Parks Capital Improvements Work Plan as presented including the issuance of an RFQ for the proposed monument at The Draw, and purchase a drinking fountain and misting station for two neighborhood parks.

Further discussion: Councilmember Johns stated her support for the signage as The Draw is difficult to find and will add a professional sign aesthetic that fits the Master Sign Plan. Mayor Strommen asked if signage options will be considered. Parks and Assistant Public Works Superintendent Riverblood described the options that will be included in the RFQ for a well-defined Kasota stone eight-foot high monument plus sign options and alternate construction method to provide more choices. Mayor Strommen stated she also struggles with the point raised by Councilmember Riley about the best use of Park Trust Funds and thinks signs are a reflection of the City's identity, but signs do not build identity. Signs should also have a defined purpose (i.e., way finding, event information) and the park's intent needs must be clear to determine whether a sign is the best way to achieve that need.

Motion carried. Voting Yes: Mayor Strommen, Councilmembers LeTourneau, Kuzma, Johns, Shryock, and Williams. Voting No: Councilmember Riley.

Motion by Councilmember Shryock, seconded by Councilmember Johns, to Adopt Resolution #15-03-081 Authorizing a MnDNR Trail Grant Application.

Further discussion: Councilmember Johns stated her support for this project that will also provide an important connection to Central Park. Councilmember Shryock noted there is a partial trail in this area so the project, if approved, will complete that trail. She also noted that property has already been purchased for the trail and staff has been successful in obtaining grants so she hopes this is also a successful endeavor.

Motion carried. Voting Yes: Councilmembers Shryock, Johns, Kuzma, LeTourneau, Riley, and Williams. Voting No: None. Abstain: Mayor Strommen.

7.03: Adopt Resolution #15-03-084 Appointing Board and Commission Members

Human Resources Manager Lasher reviewed the staff report and consensus of the Council for reappointment to Board and Commission vacancies and to reappoint each incumbent member to a new term beginning April 1, 2015. It was noted that following applicant interviews, the Council reached consensus on appointments as reflected in the draft resolution. For the EDA, Mayor Strommen selected, and the Council agreed, with the appointment of Brian Burandt for that six-year term.

Mayor Strommen requested a name correction in the third Whereas of the resolution.

Councilmember LeTourneau thanked staff for putting forward the interview process and those who stepped forward and made application to become involved in the community.

Mayor Strommen reviewed other opportunities available for those who were not selected for appointment.

Motion by Councilmember Riley, seconded by Councilmember Shryock, to Adopt Resolution #15-03-084 Appointing Board and Commission Members, as corrected.

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

7.04: Adopt Resolution #15-03-085 to Hire a Permit Technician Assistant and a Parks Maintenance Worker

Human Resources Manager Lasher reviewed the staff report and recommendation to hire Ellen Krueger as a part-time Permit Technician Assistant, which is a new position, effective on or near March 25, 2015 at $19.37 per hour, which is Step 1 of the 2015 wage scale; and, to hire Evan Johnson as a full-time Parks Maintenance Worker on or near April 8, 2015, at $21.12 per hour, which is Step 2 of the 2015 wage scale and a credit of five vacation days. She indicated the

hiring of these two positions will help fulfill the public service needs of the City and meet the goals of the Strategic Plan as it relates to both positions.

Councilmember LeTourneau commented on the consideration of staffing levels and need to adequately address external customer service for permitting and inspections.

Motion by Councilmember LeTourneau, seconded by Councilmember Williams, to Adopt Resolution #15-03-085 to Hire a Permit Technician Assistant and a Parks Maintenance Worker.

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

7.05: Adopt Resolution #15-03-074 Approving Joint Powers Agreement for Highway 10 & Armstrong Boulevard Interchange, Improvement Project 14-22

City Engineer Westby reviewed the staff report and recommendation to approve a Joint Powers Agreement (JPA) between Anoka County and the City of Ramsey for the Highway 10 and Armstrong Boulevard Interchange Project. It was noted that Anoka County is the lead agency for this project and had prepared the JPA. City Engineer Westby indicated the City Attorney has not yet reviewed the JPA so he would recommend if approved, it be contingent upon that review and approval.

Councilmember LeTourneau asked whether legal review will impact timing.

City Engineer Westby stated he did not see anything significant but cannot speak to the City Attorney's review. He indicated this JPA follows Anoka County's standard format.

City Attorney Langel stated he will not know until he reviews the document, which will occur tomorrow.

Councilmember Riley noted the City has already paid about $2 million and asked if there is tentative agreement that it will be counted towards the City's contribution.

City Engineer Westby referenced the funding exhibit that outlines funds paid for property acquisitions and other expenses to-date, noting it captures that $2 million.

Mayor Strommen stated the $2 million appears in the '2013 and Prior' column under Local Ramsey and is highlighted in the color yellow.

City Administrator Ulrich stated there are prior documents passed by the City and County that address sharing equally up to $3 million.

Mayor Strommen stated City Attorney Langel will also be reviewing that issue. She asked staff to address communication and updates to the Council and public via the web site, social media, and meeting updates.

Councilmember Kuzma agreed and noted road closures also need to be communicated.

City Engineer Westby stated staff will discuss that communication process and provide updates to the Council. He stated the City did mail notice to businesses in the area of the interchange notifying them that Anoka County had decided to close Armstrong Boulevard during the construction.

Motion by Councilmember LeTourneau, seconded by Councilmember Johns, to Adopt Resolution #15-03-074 Approving Joint Powers Agreement with Anoka County for U.S. Highway 10/CSAH 83 (Armstrong Boulevard) Interchange Improvements, Improvement Project 14-22, contingent upon review and approval by the City Attorney.

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

7.06: Adopt Resolution #15-03-075 Approving Change Order #2 and Partial Payment to Kuechle Underground, Inc. for Riverdale Drive Reconstruction and Extension – Armstrong Boulevard to Traprock Street, Improvement Project #12-22

City Engineer Westby provided a presentation outlining this Case and recommendation to approve Change Order #2 and partial payment to Kuechle Underground, Inc. in the amount of $262,019.96.

Councilmember Kuzma asked if the contractor's portion was missed in the bid.

City Engineer Westby stated the contractor has been good to work with on this project and it was not an issue on the contractor's part. He described the difficulty in developing the plans for this complicated project that included working with Anoka County, MnDOT, and numerous private property owners, and incorporating last minute revisions to match the Highway 10 and Armstrong Interchange plans. In addition, problems were encumbered during construction in serving properties with utilities on both sides that required switching the sanitary and storm sewer alignments.

Mayor Strommen stated it is clear these errors are on the part of the City in plan preparation and asked how this can be avoided in the future. She stated she becomes concerned with large change order amounts and frequency beyond what you expect.

City Engineer Westby stated staff has talked about the critical need for 'many sets of eyes' to review the plans before they go 'out the door.' He explained this can be helped when the feasibility report and plans are started in a timely manner to allow adequate time for proper review. In addition, Mn/DOT trunk highway design projects are not typically prepared and developed by City staff members and maybe those types of projects would be best left to consultants with City staff handling the review.

Mayor Strommen stated during tonight's Work Session, the Council considered the Strategic Action Plan including a discussion on processes. She noted this is one item that can be included, these more complex projects, and a process to assure staff has the back-up needed.

City Engineer Westby stated the Engineering Department shepherded several projects quickly through the process in addition to three assessment projects. It is currently preparing the Garnet Street plans and once past the 2015 Street Maintenance Program, Garnet and Jarvis projects, staff will start on next year's construction projects and request authorization to update the feasibility report.

Councilmember Riley stated it was indicated that once reimbursed, the City's cost overrun would be $79,000 but it looks like there is cost of $448,000 and reimbursement of $166,000, which leaves $282,000.

City Engineer Westby referenced the third page of the report detailing staff's estimate of the cost overrun. He explained that staff worked with the contractor to reduce or omit pay cost items to lower the project cost, noting one was an earthwork item that totaled $130,000. City Engineer Westby stated it is estimated at $245,655 over the awarded contract amount less $166,000, totaling $79,000 (after LLC reimbursement).

Councilmember Riley asked staff to respond to the critic who would say the winning bidder underbid the project and found a way of getting back to even.

City Engineer Westby stated the winning bidder did not under bid and find a way to recoup their low bid. He explained there were plan errors and the contractor bid the project based on the prepared plan. City Engineer Westby stated he is not about assigning blame, despises change orders as much as the Council, and finds it perplexing because this plan was reviewed internally, by the consultant, and by MnDOT, yet these items were not caught. He stated staff needs to do a better job reviewing the plans.

Mayor Strommen asked about the status of the parcel being transferred by Anoka County.

City Engineer Westby stated staff met with Anoka County staff on several occasions to work through the property searches to make sure the property was not obtained by Anoka County by an act that would not allow transfer. He stated the County Attorney is drafting the document to allow that transfer to occur and staff has been providing information to assure the title transfer will occur.

Mayor Strommen asked about the type of agreement with the LLC on the reimbursements and if there is a better way to handle that.

City Engineer Westby stated there is a verbal commitment and the MOU frames this whole discussion but does not provide legal impetus. He stated a cost share agreement was drafted but they were not willing to commit in writing until the City received the property.

City Administrator Ulrich clarified that the MOU indicates the landowner wants the land back that the City is getting from Anoka County, which is high-value commercial land along Highway 10. So, if the City does not get the payment, it would not transfer the land.

Mayor Strommen stated there is a cost not anticipated at the time the MOU was signed and asked if an addendum could be drafted that they agree to the additional amount if the City conveys the property.

City Attorney Langel stated staff will talk with them about preparing such a document and nothing needs to be added to the motion.

Motion by Councilmember Riley, seconded by Councilmember LeTourneau, to Adopt Resolution #15-03-075 Approving Change Order #2 and Partial Payment to Kuechle Underground, Inc. for Riverdale Drive Reconstruction and Extension – Armstrong Boulevard to Traprock Street, Improvement Project #12-22.

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

7.07: Introduce Ordinance #15-06 to Amend City Code Section 117-111 (R-1 Residential District) and 117-349 (Accessory Uses and Buildings)

Community Development Director Gladhill reviewed the proposed housekeeping revisions and recommendation to introduce the ordinance.

Motion by Councilmember LeTourneau, seconded by Councilmember Kuzma, to Introduce Ordinance #15-06 to Amend City Code Sections 117-111 (R-1 Residential District) and 117-349 (Accessory Uses and Buildings).

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

7.08: Introduce Ordinance #15-07 Amending City Code Section 117-428 Entitled Towers

Community Development Director Gladhill reviewed the staff report and recommendation to amend City Code Section 117-428, Towers, as requested by Connexus Energy, to increase the maximum height of communication towers to 199 feet for entitles providing Stage 1 and Stage 2 Improvements as required by City Code. Currently, the height limitation for communication towers is 100 feet in all districts.

Councilmember Williams asked whether this is talking about cell towers.

Community Development Director Gladhill stated the overall ordinance establishes any communication towers such as for emergency providers, cellular providers, or communication providers. This amendment is for Stage 1 utility companies such as Connexus Energy, not cell phone providers.

Councilmember Williams asked whether the amendment is for a tower that supported a Stage 1 or 2 improvements.

Community Development Director Gladhill stated it would be for the Stage 1 improvement and since Connexus Energy provides electric service, it would be provided that exemption.

Mayor Strommen stated there would be a height limitation and location restrictions to commercial and industrial districts. It would not be allowed in a residential district or park.

Community Development Director Gladhill stated that is correct.

Mayor Strommen asked if there are locations at the edge of a permitted district that would result in conflicts with residential districts.

Community Development Director Gladhill stated there are close locations but there are setback distance requirements. He stated there is also an aesthetic consideration that the ordinance does not address but he thinks this change will not create any more conflict than exists with 100 feet.

Councilmember Riley noted the Planning Commission suggests reconsidering the 100 feet and asked if the City is missing out on opportunities that would be available if changed.

Community Development Director Gladhill stated that came up when the Planning Commission looked at what other cities provide, as it is common to see 150 to 160 feet. He stated the Planning Commission wants to keep it at 100 feet in residential districts. Community Development Director Gladhill stated the City does not get these requests frequently so he does not know that the City is missing out on opportunities.

Councilmember Shryock asked staff to explain the process of ordinance adoption and opportunity for public input.

Community Development Director Gladhill described the three opportunities for public input as being the Planning Commission public hearing, at first reading which is tonight, and at second reading and adoption.

Motion by Councilmember Kuzma, seconded by Councilmember LeTourneau, to Introduce Ordinance #15-07 Amending City Code Sections 117-428 (Towers) of the Ramsey City Code.

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

7.09: Authorize Request for Quotes for Software Services for Permitting, Licensing, and Code Enforcement

Community Development Director Gladhill reviewed the staff report and recommendation to authorize staff to issue a Request for Quotes (ROQ) for permitting, licensing, and code enforcement to aide in the preparation of the 2016 budget.

Councilmember Shryock asked whether staff will be talking with other communities about the types of software systems they use.

Community Development Director Gladhill answered in the affirmative.

Councilmember LeTourneau stated this is a significant investment and asked staff to prepare scenarios and return on investment.

Motion by Councilmember LeTourneau, seconded by Councilmember Johns, to Authorize Request for Quotes for Software Services for Permitting, Licensing, and Code Enforcement.

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

8. MAYOR, COUNCIL AND STAFF INPUT

City Administrator Ulrich announced upcoming meetings, events, HeartSafe training, and status of the transportation bill.

Mayor Strommen reported on the recent and successful Mayor's Prayer Breakfast.

9. ADJOURNMENT

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

Motion carried.

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

Respectfully submitted,

_____
Kurtis G. Ulrich
City Administrator

ATTEST:

_____

Jo Ann M. Thieling
City Clerk

Drafted by Carla Wirth
TimeSaver Off Site Secretarial, Inc.

CC Regular Session **4. 3.**

Meeting Date: 04/14/2015

By: Jo Thieling, Administrative Services

Information

Title

Approve Licenses

Purpose/Background:

Purpose: The purpose of this case is to approve license requests for 2015.

Background: Certain businesses in the City of Ramsey are required to apply for a license in addition to the Business Registration Certificate (BRC). Other businesses that may require a license, but are not required to have a BRC may also be included in this approval. Those new license requests and/or renewals are attached for Council approval.

Recommendation:

Staff recommends approval of license applications.

Action:

Motion to approve license applications.

Attachments

License Apps

Form Review

Form Started By: Jo Thieling Started On: 04/09/2015 09:04 AM

Final Approval Date: 04/09/2015

License Applications
For Council Meeting 04/14/2015

*Peddler	Jacob Fuller – Edward Jones	320 East Main St.	Anoka, MN 55303	763-427-8613
**Peddler	Better Business Consultants	6700 France Ave S. Suite 165	Edina, MN 55435	952-300-2505
***Peddler	Custom Remodelers Inc.	474 Ap9llo Drive	Lino Lakes, MN 55014	612-581-7726
****Peddler	Blaine Anoka Ice Cream	922 – 94th Ave NE	Blaine, MN 55434	763-951-9239
*****Liquor Temporary	Ramsey Lions	P.O. Box 771	Ramsey, MN 55303	763-422-9690

***Financial Consultants**
****Century Link Internet & Direct TV Services**
*****Setting up estimates for exterior remodeling**
******Ice Cream Truck**
*******Temporary Liquor License for the Lions for all concerts in The Draw Park June, July & August – and Happy Days in September**

CC Regular Session **4. 4.**

Meeting Date: 04/14/2015

By: Jackie Lipski, Finance

Information

Title

Adopt Resolution #15-04-090 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of March 19, 2015 through April 8, 2015

Action:

Motion to Adopt Resolution #15-04-090 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of March 19, 2015 through April 8, 2015.

Attachments

Bills List 4/14/2015

Resolution 4/14/2015

Form Review

Inbox	Reviewed By	Date
Diana Lund	Diana Lund	04/08/2015 01:59 PM
Kurt Ulrich	Kurt Ulrich	04/09/2015 11:59 AM
Form Started By: Jackie Lipski		Started On: 04/08/2015 01:17 PM
Final Approval Date: 04/09/2015		

CITY OF RAMSEY - FINANCE OFFICE Printed 4/8/2015

RAMSEY CITY COUNCIL MEETING

4/14/2015

BILLS LIST

DISBURSEMENTS TO BE APPROVED THIS MEETING:

DISBURSEMENT TYPE:	SUBMITTED FOR APPROVAL
Purchase Journal:	
Prepaids 3/19/15-4/8/15	241,306.88
Accounts Payable 3/19/15-4/8/15	367,938.28
Payroll 3/27/15	142,653.98
Debt Service	143,887.50

TOTAL SUBMITTED FOR APPROVAL THIS MEETING **$ 895,786.64**

DISBURSEMENTS PREVIOUSLY APPROVED AND PAID:	APPROVED PREV. MTG	2015 Y.T.D.
NET PAYROLL TOTAL	$ 122,005.41	$ 812,542.03
- CORRECTION TO PAYROLL		
PREPAIDS	199,603.60	1,185,756.56
- PREPAID ADJUSTMENTS		
WIRE TRANSFERS FOR DEBT SERVICE		458,616.25
- CORRECTION TO D.S.		
ACCOUNTS PAYABLE INVOICING - PREVIOUS MEETING:		
- BILLS LIST SUBMITTED	298,732.33	1,283,972.25
ADD (DELETE) BILLS LIST SUBMITTED		
PAY ESTIMATE(S)	262,019.96	262,019.96
- CHECKS VOIDED	0.00	0.00
TOTAL CASH DISBURSEMENTS PREVIOUSLY APPROVED	**$ 882,361.30**	**$ 4,002,907.05**

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
96607	**3/19/2015**		**110734 CITY OF RAMSEY**						
		50.00	118718918		75892	031915	9601.4651		WATER REVENUE
		50.00							
96608	**3/19/2015**		**100291 MET COUNCIL SAC**						
		24,850.00	FEB 2015 SAC CHARGES		75887	031915	9602.2083		SAC CHARGES
		248.50-	FEB 2015 SAC CHARGES		75887	031915	9602.4356		SEWER AVAILABILITY CH
		24,601.50							
96609	**3/19/2015**		**107244 NORTHLAND TRUST SERVICES INC**						
		130,000.00	STATE AID ROAD BONDS 2009		75888	021315	9344.6602		BOND PRINCIPAL
		13,887.50	STATE AID ROAD BONDS 2009		75888	021315	9344.6611		BOND INTEREST
		143,887.50							
96610	**3/19/2015**		**100413 RANDALL, GOODRICH AND HAAG, P L .C.**						
		2,833.00	FEB/MAR 15 PROSECUTION		75889	031715	0161.6304		LEGAL FEES
		2,833.00							
96611	**3/19/2015**		**113737 RATWIK,ROSZAK AND MALONEY, PA**						
		1,524.74	RE: HRA DISSOLUTION		75890	56333	0161.6304		LEGAL FEES
		870.00	RE: HRA DISSOLUTION		75890	56333	9201.6304		LEGAL FEES
		304.50	RE: HRA DISSOLUTION		75890	56333	9468.6304		LEGAL FEES
		129.50	RE: HRA DISSOLUTION		75890	56333	9804.6304	00114125	LEGAL FEES
		129.50	RE: HRA DISSOLUTION		75890	56333	9804.6304	00114231	LEGAL FEES
		111.00	RE: HRA DISSOLUTION		75890	56333	9804.6304	00114297	LEGAL FEES
		3,240.00	MISC FEB 2015		75891	56332	0161.6304		LEGAL FEES
		760.00	MISC FEB 2015		75891	56332	9412.6304		LEGAL FEES
		7,069.24							
96612	**3/24/2015**		**100063 ASPEN MILLS**						
		249.95	S. LUNDEEN- FIRE BOOTS		75903	162210	0220.6231		UNIFORMS & TURN-OUT
		213.80	T.FRANKFURTH- MISC		75904	162166	0211.6231		UNIFORMS & TURN-OUT
		48.85	L KROLL- MISC		75905	161888	0211.6231		UNIFORMS & TURN-OUT
		512.60							
96613	**3/24/2015**		**100297 CENTERPOINT ENERGY**						
		188.75	FEB 15 16303 QUICKSILVER		75907	10414874-7 FEB 15	0452.6373		GAS
		278.63	FEB 15 14515 E TOWN CENTER		75908	8782239-1 FEB 15	9601.6373		GAS
		467.38							
96614	**3/24/2015**		**114594 CES IMAGING**						
		395.74	RAMSEY FIRE- PERMIT		75906	016786	9412.6520	00201430	BUILDINGS & STRUCTUR
		395.74							
96615	**3/24/2015**		**100624 DLT SOLUTIONS INC**						
		6,185.44	AUTODESK-1 YEAR		75909	S1280646	0301.6405		OFFICE & DATA PROCES:
		6,185.44							
96616	**3/24/2015**		**100158 ECM PUBLISHERS INC**						
		645.00	BIDS RAMSEY FIRE STATION		75910	194868	9412.6520	00201430	BUILDINGS & STRUCTUR
		645.00							
96617	**3/24/2015**		**106624 EHLERS AND ASSOCIATES, INC**						
		275.00	2015 PUBLIC FIN. P. BRAMA		75911	1652010-7744560	0130.6335		TRAINING

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
96617	3/24/2015		106624 EHLERS AND ASSOCIATES, INC						Continued.
					1				
		275.00							
96618	3/24/2015		113991 EMERGENCY RESPONSE SOLUTIONS						
		2,630.00	SCBA FLOW TEST		75912	3636	0220.6266		SCBA-PARTS
		2,630.00							
96619	3/24/2015		107099 FASTENAL						
		66.60	MISC PARTS		75913	MNTC8125565	0452.6229		SHOP MATERIALS
		66.60							
96620	3/24/2015		100266 LOGIS						
		446.25	FEB 2015 NETWORK		75914	39854	0192.6405		OFFICE & DATA PROCES:
		59.75	MISC SERVICES FEB 2015		75915	39893	0192.6405		OFFICE & DATA PROCES:
		991.00	FEB 2015 GIS SERVICES		75916	39872	0192.6405		OFFICE & DATA PROCES:
		1,497.00							
96621	3/24/2015		114282 LOUCKS ASSOCIATES						
		339.50	SERVICES THROUGH 2-28-15		75917	28790	0191.6315		MISCELLANEOUS PROFE
		339.50							
96623	3/24/2015		100283 MENARDS COON RAPIDS						
		31.02	MISC SUPPLIES FD		75919	81028	0220.6249		MISCELLANEOUS OPERA
		31.02							
96624	3/24/2015		100284 MENARDS ELK RIVER						
		39.83	MISC SUPPLIES		75920	73096	9601.6249		MISCELLANEOUS OPERA
		39.83							
96625	3/24/2015		100326 MN CHIEFS OF POLICE ASSN						
		160.00	AWARD BANQUET EXPENSE		75921	032315	0211.6331		TRAVEL & LODGING
		160.00	AWARD BANQUET EXPENSE		75921	032315	0111.6331		TRAVEL & LODGING
		120.00	AWARD BANQUET EXPENSE		75921	032315	0130.6331		TRAVEL & LODGING
		440.00							
96626	3/24/2015		114547 PROUTY PROJECT						
		8,398.28	STRATIGIC PLANNING 2015		75922	3388	0111.6315		MISCELLANEOUS PROFE
		8,398.28							
96627	3/24/2015		113625 STATE FIRE MARSHAL DIVISION						
		130.00	2015 FIRE MARSHAL CONF		75926	031615	0220.6335		TRAINING
		130.00							
96628	3/24/2015		113539 TWIN CITIES WINNELSON CO						
		47.01	MISC PARTS		75923	082400-00	9601.6249		MISCELLANEOUS OPERA
		47.01							
96629	3/24/2015		106990 USA BLUE BOOK						
		105.79	MISC PARTS		75924	583352	9601.6249		MISCELLANEOUS OPERA
		105.79							
96630	3/24/2015		100539 WRIGHT TIRE SERVICE INC						
		369.24	TIRES FOR 365		75925	21124	0211.6255		TIRES
		369.24							

CITY OF RAMSEY

Council Check Register by GL

Council Check Register and Summary

3/19/2015 – 12/31/2015

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
96698	3/26/2015		110734 CITY OF RAMSEY						Continued.
		100.00	721662		75971	032615	9601.4651		WATER REVENUE
		166.27	720561		75971	032615	9601.4651		WATER REVENUE
		266.27							
96699	3/26/2015		114638 DIEHL, SAMUEL						
		10,000.00	REFUND DRIVE ESC 6417 GREEN VA		75970	032615	9252.1155.1		MANUAL-ACCOUNTS RE(
		10,000.00							
96700	3/27/2015		100257 LAW ENFORCEMENT LABOR SRV INC						
		470.00			75782	0312151134555	9101.2177		UNION DUES
		470.00			75935	0325151325425	9101.2177		UNION DUES
		940.00							
96701	3/27/2015		100298 MN AFSCME COUNCIL 5						
		497.96			75783	0312151134556	9101.2177		UNION DUES
		497.70			75936	0325151325426	9101.2177		UNION DUES
		995.66							
96702	3/31/2015		106854 CDWG INC						
		2,066.48			75976	TC86915	0192.6281		SMALL TOOLS & MINOR E
		2,066.48							
96703	3/31/2015		100116 CONNEXUS ENERGY						
		17.14	DRAW RESTROOM MAR 2015		75977	444931-305660 MAR 15	0452.6371		ELECTRIC UTILITIES
		15.49	SUNWOOD DR TREE LIGHTS		75978	444931-303785 MAR 15	0311.6371		ELECTRIC UTILITIES
		32.63							
96704	3/31/2015		114640 HOUSE, ROBERT						
		35.34	CREDIT ERROR AT OPUS		75980	032715	9601.4651		WATER REVENUE
		35.34							
96705	3/31/2015		113025 INTEGRITY PLUMBING AND MECHANICAL INC						
		900.00	6745 HWY 10 DUCT WORK		75979	022315	9410.6315	00041001	MISCELLANEOUS PROFE
		900.00							
96706	3/31/2015		106741 LSA DESIGN INC						
		8,524.98	RAMP RENO JULY 2014		75981	13253	9412.6520	00201428	BUILDINGS & STRUCTUR
		8,524.98							
96707	3/31/2015		100413 RANDALL, GOODRICH AND HAAG, P L .C.						
		2,833.00	MARCH 15 PROSECUTION		75982	033015	0161.6304		LEGAL FEES
		2,833.00							
96708	3/31/2015		112545 SHI						
		1,524.00	MISC COMPUTER		75983	B03125193	0192.6405		OFFICE & DATA PROCES:
		13,073.24	MISC COMPUTER		75984	B03136030	0192.6405		OFFICE & DATA PROCES:
		14,597.24							
96709	3/31/2015		101103 SPRINT						
		55.90	FEB/ MARCH 2015 BILLING		75985	570683319-160	0130.6323		CELLULAR PHONES
		55.90	FEB/ MARCH 2015 BILLING		75985	570683319-160	0191.6323		CELLULAR PHONES
		55.90	FEB/ MARCH 2015 BILLING		75985	570683319-160	0240.6323		CELLULAR PHONES
		602.31	FEB/ MARCH 2015 BILLING		75985	570683319-160	0211.6323		CELLULAR PHONES

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
96709	3/31/2015		101103 SPRINT						Continued.
		102.70	FEB/ MARCH 2015 BILLING		75985	570683319-160	0194.6323		CELLULAR PHONES
		219.70	FEB/ MARCH 2015 BILLING		75985	570683319-160	0311.6323		CELLULAR PHONES
		196.30	FEB/ MARCH 2015 BILLING		75985	570683319-160	0452.6323		CELLULAR PHONES
		219.26	FEB/ MARCH 2015 BILLING		75985	570683319-160	0301.6323		CELLULAR PHONES
		144.96	FEB/ MARCH 2015 BILLING		75985	570683319-160	0220.6323		CELLULAR PHONES
		111.80	FEB/ MARCH 2015 BILLING		75985	570683319-160	0192.6321		TELEPHONE
		220.07	FEB/ MARCH 2015 BILLING		75985	570683319-160	9601.6323		CELLULAR PHONES
		1,984.80							
96710	3/31/2015		105628 WELLS CATERING SERVICE						
		81.23	CC MTG 2/24/2015		75986	30179	0111.6249		MISCELLANEOUS OPERA
		81.23	CC MTG 2/10/15		75987	30141	0111.6249		MISCELLANEOUS OPERA
		166.73	MTG 02/12/15		75988	30114	0111.6249		MISCELLANEOUS OPERA
		166.73	MTG 2/17/15		75989	30115	0111.6249		MISCELLANEOUS OPERA
		495.92							
96711	4/7/2015		100948 ANOKA COUNTY LICENSE CENTER						
		1,852.27	TITLE/TABS 2015 GMC SIERRA		76038	033115	0301.6550		MOTOR VEHICLES
		1,852.27							
96712	4/7/2015		110734 CITY OF RAMSEY						
		100.00	723325		76039	040715	9601.4651		WATER REVENUE
		100.00	703434209		76039	040715	9601.4651		WATER REVENUE
		150.00	722311		76039	040715	9601.4651		WATER REVENUE
		142.00	720532		76039	040715	9601.4651		WATER REVENUE
		400.00	721445		76039	040715	9601.4651		WATER REVENUE
		150.00	719231		76039	040715	9601.4651		WATER REVENUE
		1,042.00							
96713	4/7/2015		106583 DELTA DENTAL PLAN OF MINNESOTA						
		2,263.70	APR 2015 DENTAL		76040	5926298	9101.2170		DENTAL/DISABILITY/LIFE
		2,263.70							
96714	4/7/2015		106963 HEWLETT PACKARD COMPANY						
		29,819.46	TABLETS		76043	55602929	0220.6281		SMALL TOOLS & MINOR E
		29,819.46							
96715	4/7/2015		114650 LECLAIR, SARAH						
		100.00	REFUND DAM/KEY DEPOSIT		76037	040615	9804.1160		KEY & DAMAGE DEPOSIT
		55.00	REFUND DAM/KEY DEPOSIT		76037	040615	9804.1160		KEY & DAMAGE DEPOSIT
		155.00							
96716	4/7/2015		113996 MADISON NATIONAL LIFE INSURANCE CO INC						
		884.22	APRIL 2015 LTD		76045	032315	9101.2170		DENTAL/DISABILITY/LIFE
		884.22							
96717	4/7/2015		110293 MAMA DE LUCA'S PIZZERIA						
		63.05	DINNER FIRE 2/28/2015		76046	022815	0220.6249		MISCELLANEOUS OPERA
		63.05							
96718	4/7/2015		100326 MN CHIEFS OF POLICE ASSN						
		40.00	BANQUET- SUE HURD		76047	040615	0130.6331		TRAVEL & LODGING
		40.00							
96719	4/7/2015		113909 MOBILE VEHICLE INTEGRATION						

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
96719	4/7/2015		113909 MOBILE VEHICLE INTEGRATION						Continued.
		297.50	WORK ON 323		76044	1502009	0211.6388		OTHER VEHICLE REPAIR
		49.00	MIRROR LEDS		76048	1501022	0220.6249		MISCELLANEOUS OPERA
		346.50							
96720	4/7/2015		100361 NCPERS MINNESOTA						
		320.00	APR 2015 LIFE INS		76049	032015	9101.2170		DENTAL/DISABILITY/LIFE
		320.00							
96721	4/7/2015		113719 NEOFUNDS BY NEOPOST						
		2,000.00	POSTAGE 7900044034448047		76050	040215	9101.1551		POSTAGE METER DEPOS
		2,000.00							
96722	4/7/2015		112688 TITAN MACHINERY						
		359.33	MISC PARTS		76051	5557101	0311.6257		OTHER VEHICLE PARTS
		359.33							
96723	4/7/2015		100510 VERIZON WIRELESS						
		21.58	FEB-MAR 15 SERVICE		76052	9742636035	0130.6323		CELLULAR PHONES
		21.58							
96724	4/7/2015		111137 WRIGHT HENNEPIN COOPERATIVE ELECTRIC						
		27.95	7550 SUNWOOD DR-PD		76053	150-1682-6501 MAR 15	0211.6489		OTHER CONTRACTED SE
		27.95	6701 HWY 10 YOUTH FIRST		76054	150-1687-1105 MAR 15	9410.6315	00041012	MISCELLANEOUS PROFE
		24.95	7550 SUNWOOD DR		76055	150-1681-6340 MAR15	0194.6489		OTHER CONTRACTED SE
		24.95	7650 SUNWOOD DR		76056	150-1681-4280 MAR 15	9240.6315		MISCELLANEOUS PROFE
		105.80							
90324707	3/27/2015		100398 PUBLIC EMPLOYEES RETIREMENT ASSN						
		75.00			75896	0320151531214	9101.2174		PERA-EMPLOYEE
		75.00			75897	0320151531215	9101.2183		PERA-EMPLOYER
		15,328.39			75937	0325151325427	9101.2174		PERA-EMPLOYEE
		20,419.96			75938	0325151325428	9101.2183		PERA-EMPLOYER
		35,898.35							
94774557	3/27/2015		100113 BANK OF THE WEST						
		388.19			75893	0320151531211	9101.2171		FEDERAL WITHHOLDING
		353.33			75894	0320151531212	9101.2173		FICA & MEDICARE-EMPL
		353.33			75895	0320151531213	9101.2182		FICA & MEDICARE-EMPL
		209.00			75899	0323151535421	9101.2171		FEDERAL WITHHOLDING
		845.63			75900	0323151535422	9101.2173		FICA & MEDICARE-EMPL
		845.63			75901	0323151535423	9101.2182		FICA & MEDICARE-EMPL
		22,175.96			75927	0325151325421	9101.2171		FEDERAL WITHHOLDING
		10,074.73			75932	0325151325422	9101.2173		FICA & MEDICARE-EMPL
		10,074.73			75933	0325151325423	9101.2182		FICA & MEDICARE-EMPL
		45,320.53							
97850368	3/27/2015		100601 MN DEPT OF REV WH						
		97.19			75898	0320151531216	9101.2172		STATE WITHHOLDING
		100.70			75902	0323151535424	9101.2172		STATE WITHHOLDING
		8,849.13			75939	0325151325429	9101.2172		STATE WITHHOLDING
		9,047.02							

CITY OF RAMSEY

Council Check Register by GL

Council Check Register and Summary

3/19/2015 – 12/31/2015

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
97850368	3/27/2015		100601 MN DEPT OF REV WH						Continued.
99032015	3/20/2015		100629 MN DEPT OF REV SALES TX						
		7.30	FEB15 SALES & TRANSIT TAX		75886	FEB15 SALES TAX	9101.2082		SALES/USE TAX PAYABLE
		23.98	FEB15 SALES & TRANSIT TAX		75886	FEB15 SALES TAX	9101.4328		ACCIDENT REPORTS
		1.43	FEB15 SALES & TRANSIT TAX		75886	FEB15 SALES TAX	9101.4308		SALES OF MAPS & PUBLI
		.02-	FEB15 SALES & TRANSIT TAX		75886	FEB15 SALES TAX	9101.4609		OTHER MISCELLANEOUS
		176.31	FEB15 SALES & TRANSIT TAX		75886	FEB15 SALES TAX	9601.2082		SALES/USE TAX PAYABLE
		209.00							
99032715	3/27/2015		107962 TASC						
		2,470.48			75928	03251513254210	9101.2176		LIFE/HEALTH-EMPLOYEE
		2,470.48							
99032757	3/27/2015		111465 STATE STREET BANK						
		1,132.93			75930	03251513254212	9101.2176		LIFE/HEALTH-EMPLOYEE
		1,132.93							
99032759	3/27/2015		111465 STATE STREET BANK						
		3,159.00			75929	03251513254211	9101.2175		DEFERRED COMPENSAT
		3,159.00							
99150327	3/27/2015		114486 SUN LIFE ASSURANCE COMPANY OF CANADA						
		718.49			75778	03121511345513	9101.2176		LIFE/HEALTH-EMPLOYEE
		702.56			75931	03251513254213	9101.2176		LIFE/HEALTH-EMPLOYEE
		1,421.05							
99947633	3/27/2015		100223 ICMA RETIREMENT TRUST 457						
		2,574.12			75934	0325151325424	9101.2175		DEFERRED COMPENSAT
		2,574.12							
		385,194.38	Grand Total						

Payment Instrument Totals

Checks	283,961.90
EFT Payments	101,232.48
Total Payments	385,194.38

Bank Account	00002224 CASH IN BANK
Version	LOGIS003V
Originator	JLIPSKI
Payment Instrument	Check Payment
Pay Through Date	12/31/2015

Payee Number	Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
100013	ADVANCE CONSULTING GROUP INC	MARCH 2015 SERVICES	PV	76011	001	09230	3/31/2015	15002	3,275.78
	ADVANCE CONSULTING GROUP INC 3970 114TH LANE NW SUITE 100 COON RAPIDS MN 55433				Summary Total				3,275.78
					Payment Amount				3,275.78
112718	AID ELECTRIC CORPORATION	WORK AT 6745 HWY 10 IND AUTO	PV	76057	001	09410	4/2/2015	46521	329.96
	AID ELECTRIC CORPORATION				Summary Total				329.96
	1622 93RD LANE NE	WORK AT 6745 HWY 10 IND AUTO	PV	76058	001	09410	4/2/2015	46520	509.71
	BLAINE MN 55449				Summary Total				509.71
					Payment Amount				839.67
100625	ALEX AIR APPARATUS INC	COMPRESSOR SERVICE FD	PV	76059	001	09101	3/16/2015	27235	2,160.00
	ALEX AIR APPARATUS INC 11897 COUNTY ROAD 87 SE ALEXANDRIA MN 56308				Summary Total				2,160.00
					Payment Amount				2,160.00
108664	AMERICAN VENDING INC	COFFEE	PV	75940	001	09101	3/18/2015	8560	171.20
	AMERICAN VENDING INC 10787 93RD AVENUE N MAPLE GROVE MN 55369				Summary Total				171.20
					Payment Amount				171.20
102953	AMERIGAS OF ANOKA	1 CYLINDER VAPOR	PV	75990	001	09101	3/24/2015	67168268	87.85
	AMERIGAS OF ANOKA P O BOX 371473 PITTSBURGH PA 15250-7473				Summary Total				87.85
					Payment Amount				87.85
100029	ANOKA AREA CHAMBER OF COMMERCE	C. RILEY GALA DINNER 2015	PV	75941	001	09101	3/16/2015	22155	150.00
	ANOKA AREA CHAMBER OF COMMERCE 12 BRIDGE SQUARE ANOKA MN 55303				Summary Total				150.00

Bank Account	00002224	CASH IN BANK
Version	LOGIS003V	
Originator	JLIPSKI	
Payment Instrument		Check Payment
Pay Through Date	12/31/2015	

Payee Number	Payee Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
				Payment Amount					150.00
107587	ANOKA COUNTY TREASURY DEPARTMENT	2014 4TH QTR SIGNAL MAINT	PV	75942	001	09101	3/17/2015	H150317B	1,504.18
	ANOKA COUNTY TREASURY DEPARTMENT 2100 THIRD AVENUE ANOKA MN 55303			Summary Total					1,504.18
				Payment Amount					1,504.18
100052	ANOKA POLICE DEPARTMENT	ANIMAL CONTAINMENT MAR 15	PV	76060	001	09101	4/1/2015	040115	290.00
	ANOKA POLICE DEPARTMENT 275 HARRISON STREET ANOKA MN 55303			Summary Total					290.00
				Payment Amount					290.00
100056	ANOKA, CITY OF	RE: MISS RIVER PARK	PV	75994	001	09805	3/25/2015	201503253451	1,805.87
	CITY OF ANOKA 2015 - 1ST AVENUE NORTH ANOKA MN 55303			Summary Total					1,805.87
				Payment Amount					1,805.87
107141	APPLIED CONCEPTS INC	POWER CABLES	PV	76012	001	09101	3/23/2015	267612	100.00
	APPLIED CONCEPTS INC STALKER RADAR P O BOX 972943 DALLAS TX 75397-2943			Summary Total					100.00
				Payment Amount					100.00
107591	ARMORTHANE BEDLINERS PLUS TRUCK ACCES.	PREP/SPRAY KUBOTA BOX	PV	75991	001	09101	3/27/2015	12053	575.00
	ARMORTHANE BEDLINERS PLUS TRUCK ACCES. 14155 UNITY STREET NW RAMSEY MN 55303			Summary Total					575.00
				Payment Amount					575.00
100063	ASPEN MILLS	M. DAHLBERG FIRE BOOTS	PV	76061	001	09101	3/13/2015	162456	249.95
	ASPEN MILLS 8201 C CENTRAL AVE NE			Summary Total					249.95

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
	SPRING LAKE PARK MN 55432								
				Payment Amount					249.95
108513	BLAINE LOCK AND SAFE, INC.	MISC FOR PARK RAMP	PV	75943	001	09240	3/18/2015	15220	520.00
	BLAINE LOCK AND SAFE, INC. 12052 CENTRAL AVE NE BLAINE MN 55434			Summary Total					520.00
				Payment Amount					520.00
100647	BOLTON AND MENK, INC	RE: MISS RIVER TRAIL	PV	76013	001	09805	3/19/2015	0176222	1,122.00
	BOLTON AND MENK, INC 1960 PREMIER DRIVE MANKATO MN 56001-5900			Summary Total					1,122.00
				Payment Amount					1,122.00
106854	CDWG INC	MISC COMPUTER PARTS	PV	76062	001	09101	3/16/2015	TF00982	2,066.48
	CDWG INC 75 REMITTANCE DRIVE SUITE 1515 CHICAGO IL 60675-1515			Summary Total					2,066.48
				Payment Amount					2,066.48
112966	CENTENNIAL FIRE DISTRICT	MED RESP TRAINING 6	PV	76063	001	09101	3/24/2015	10-115	600.00
	CENTENNIAL FIRE DISTRICT 7741 LAKE DRIVE LINO LAKES MN 55014			Summary Total					600.00
				Payment Amount					600.00
100297	CENTERPOINT ENERGY	MARCH 2015 MISC ACCTS	PV	76014	001	09101	3/19/2015	8000014064-2 MAR 15	602.56
	CENTERPOINT ENERGY	MARCH 2015 MISC ACCTS	PV	76014	002	09101	3/19/2015	8000014064-2 MAR 15	1,183.60
	P O BOX 4671	MARCH 2015 MISC ACCTS	PV	76014	003	09101	3/19/2015	8000014064-2 MAR 15	394.53
	HOUSTON TX 77210-4671	MARCH 2015 MISC ACCTS	PV	76014	004	09101	3/19/2015	8000014064-2 MAR 15	394.53
		MARCH 2015 MISC ACCTS	PV	76014	005	09101	3/19/2015	8000014064-2 MAR 15	394.54
		MARCH 2015 MISC ACCTS	PV	76014	006	09101	3/19/2015	8000014064-2 MAR 15	2,074.47

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	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
				Summary Total					5,044.23
				Payment Amount					5,044.23
112019	CENTRAL HYDRAULICS INC	MISC PARTS	PV	75992	001	09101	3/25/2015	0035722	131.12
	CENTRAL HYDRAULICS INC 21877 INDUSTRIAL COURT ROGERS MN 55374			Summary Total					131.12
				Payment Amount					131.12
106670	CENTRAL POWER DISTRIBUTORS INC	MULCHING BLADES	PV	75993	001	09101	3/27/2015	823307	17.58
	CENTRAL POWER DISTRIBUTORS INC 3801 THURSTON AVENUE ANOKA MN 55303			Summary Total					17.58
				Payment Amount					17.58
114594	CES IMAGING	RE: FIRE STATION 2	PV	75944	001	09412	3/18/2015	017100	235.49
	CES IMAGING 1701 JAMES CIRCLE N BROOKLYN CENTER MN 55430			Summary Total					235.49
				Payment Amount					235.49
114549	CHET S SHOES INC	BOOTS	PV	76036	001	09101	3/17/2015	30819	282.00
	CHET S SHOES INC	BOOTS	PV	76036	002	09101	3/17/2015	30819	131.75
	8870 RENDOVA STREET NE CIRCLE PINES MN 55014			Summary Total					413.75
				Payment Amount					413.75
100116	CONNEXUS ENERGY	MISC CITY ACCTS	PV	76015	001	09230	3/20/2015	759126-303107 MAR15	79.73
	CONNEXUS ENERGY	MISC CITY ACCTS	PV	76015	002	09230	3/20/2015	759126-303107 MAR15	2,352.05
	PO BOX 1808	MISC CITY ACCTS	PV	76015	003	09230	3/20/2015	759126-303107 MAR15	31.85
	MINNEAPOLIS MN 55480-1808	MISC CITY ACCTS	PV	76015	004	09230	3/20/2015	759126-303107 MAR15	860.94
		MISC CITY ACCTS	PV	76015	005	09230	3/20/2015	759126-303107 MAR15	5,339.76
		MISC CITY ACCTS	PV	76015	006	09230	3/20/2015	759126-303107 MAR15	3,901.12

CITY OF RAMSEY
Create Payment Control Groups

Bank Account	00002224 CASH IN BANK
Version	LOGIS003V
Originator	JLIPSKI
Payment Instrument	Check Payment
Pay Through Date	12/31/2015

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
		MISC CITY ACCTS	PV	76015	007	09230	3/20/2015	759126-303107 MAR15	106.00
					Summary Total				12,671.45
		MISC PW ACCOUNTS	PV	76016	001	09101	3/20/2015	759126-303106 MAR15	660.75
		MISC PW ACCOUNTS	PV	76016	002	09101	3/20/2015	759126-303106 MAR15	220.25
		MISC PW ACCOUNTS	PV	76016	003	09101	3/20/2015	759126-303106 MAR15	220.25
		MISC PW ACCOUNTS	PV	76016	004	09101	3/20/2015	759126-303106 MAR15	220.25
		MISC PW ACCOUNTS	PV	76016	005	09101	3/20/2015	759126-303106 MAR15	1,516.89
					Summary Total				2,838.39
		TRAFFIC LIGHTS	PV	76017	001	09101	3/20/2015	759126-303100 MAR 15	860.88
					Summary Total				860.88
		WELLS/WTR TWR/LIFT STAT	PV	76064	001	09601	3/20/2015	759126-303102 MAR15	5,123.56
		WELLS/WTR TWR/LIFT STAT	PV	76064	002	09601	3/20/2015	759126-303102 MAR15	568.46
					Summary Total				5,692.02
		STREET LIGHTS	PV	76065	001	09603	3/20/2015	759126-303101 MAR15	9,408.21
					Summary Total				9,408.21
		SIRENS	PV	76066	001	09101	3/20/2015	759126-303095 MAR15	85.00
					Summary Total				85.00
					Payment Amount				31,555.95
100120	CONTINENTAL RESEARCH CORP	MISC SUPPLIES	PV	75995	001	09101	3/20/2015	417906	279.13
	CONTINENTAL RESEARCH CORP PO BOX 15204 ST LOUIS MO 63110				Summary Total				279.13
					Payment Amount				279.13
102955	COON RAPIDS, CITY OF	ICE RESCUE TRAINING	PV	76100	001	09101	3/27/2015	11242	450.00
	CITY OF COON RAPIDS 11155 ROBINSON DRIVE COON RAPIDS MN 55433-3761				Summary Total				450.00

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	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
				Payment Amount					450.00
100125	COUNTRYSIDE PRINTING INC	FUEL USAGE BOOKS	PV	75947	001	09101	3/16/2015	33104	52.00
	COUNTRYSIDE PRINTING 6250 BUNKER LAKE BLVD NW SUITE 113 RAMSEY MN 55303			Summary Total					52.00
				Payment Amount					52.00
111818	DEANO'S COLLISION SPECIALISTS INC	ALIGNMENT 322	PV	76021	001	09101	3/20/2015	41369	50.00
	DEANO'S COLLISION SPECIALISTS INC 11063 173RD AVENUE ELK RIVER MN 55330			Summary Total					50.00
				Payment Amount					50.00
100144	DEHN OIL COMPANY	DIESEL FUEL	PV	76019	001	09101	3/24/2015	39464	184.00
	DEHN OIL COMPANY			Summary Total					184.00
	6735 141ST AVENUE NW	DIESEL FUEL	PV	76020	001	09101	3/24/2015	39463	1,292.50
	RAMSEY MN 55303			Summary Total					1,292.50
				Payment Amount					1,476.50
101185	DO ALL PRINTING COM INC	BUS EXPO FLYERS.POSTERS	PV	76068	001	09230	3/25/2015	27287	218.00
	DO ALL PRINTING COM INC			Summary Total					218.00
	6360 HIGHWAY 10 NW	CITY COUNCIL SHIRTS	PV	76069	001	09101	3/31/2015	27365	547.00
	RAMSEY MN 55303			Summary Total					547.00
				Payment Amount					765.00
113306	DOCUMENT TECHNOLOGY SOLUTIONS	CONTRACT MAR/APR 15	PV	76070	001	09101	3/22/2015	100995	207.38
	DOCUMENT TECHNOLOGY SOLUTIONS 9401 JAMES AVENUE SOUTH SUITE 120 BLOOMINGTON MN 55431			Summary Total					207.38
				Payment Amount					207.38
113540	DUSTY'S DRAIN CLEANING	REPLACE DRAIN PIPE 6745 HWY 10	PV	75945	001	09410	3/24/2015	3248	450.00

Bank Account	00002224 CASH IN BANK
Version	LOGIS003V
Originator	JLIPSKI
Payment Instrument	Check Payment
Pay Through Date	12/31/2015

Payee Number	Payee Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	DUSTY'S DRAIN CLEANING			Summary Total					450.00
	P O BOX 262	WORK AT 6745 HWY 10 IND AUTO	PV	76071	001	09410	4/7/2015	21549	1,200.00
	ST FRANCIS MN 55070			Summary Total					1,200.00
				Payment Amount					1,650.00
100158	ECM PUBLISHERS INC	AD TEMP SEASONALS	PV	75948	001	09101	3/15/2015	197500	210.00
	ECM PUBLISHERS INC			Summary Total					210.00
	4095 COON RAPIDS BLVD	HEARING-UTILITY EASEMENT	PV	75949	001	09804	3/13/2015	196862	64.50
	COON RAPIDS MN 55433			Summary Total					64.50
		ORD- SURPLUS LAND	PV	76022	001	09101	3/20/2015	199028	225.75
				Summary Total					225.75
		AD COMM SERVICE OFF	PV	76072	001	09101	3/22/2015	199623	300.00
				Summary Total					300.00
		STORM WATER PLAN	PV	76073	001	09605	3/20/2015	199026	107.50
				Summary Total					107.50
		ROAD IMPROV 2015	PV	76082	001	09436	3/20/2015	199027	193.50
				Summary Total					193.50
				Payment Amount					1,101.25
104267	ELITE SANITATION	PORTABLE TOILET FEB/MAR 2015	PV	75946	001	09101	3/11/2015	22345	67.50
	ELITE SANITATION PO BOX 526 ELK RIVER MN 55330			Summary Total					67.50
				Payment Amount					67.50
100167	ELK RIVER FORD INC	REPAIR 303	PV	75950	001	09101	3/19/2015	16107702/1	394.60
	ELK RIVER FORD INC	REPAIR 303	PV	75950	002	09101	3/19/2015	16107702/1	249.95
	17219 HIGHWAY 10 NW PO BOX 304 ELK RIVER MN 55330			Summary Total					644.55
				Payment Amount					644.55
108737	EMERGENCY AUTOMOTIVE TECHNOLOGY INC	CREDIT MEMO- RETURN	PD	76023	001	09101	2/9/2015	AW110314-11BCM	310.50-
	EMERGENCY AUTOMOTIVE TECHNOLOGY INC			Summary Total					310.50-
	2755 GENEVA AVE N	MISC PARTS 351	PV	76024	001	09101	3/17/2015	AW010615-7C	663.15

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
	OAKDALE MN 55128				Summary Total				663.15
		MISC PARTS 343	PV	76025	001	09101	3/17/2015	AW022415-1	737.03
					Summary Total				737.03
		MISC PARTS 341 AND 342	PV	76026	001	09101	3/17/2015	AW012015-8	957.60
					Summary Total				957.60
					Payment Amount				2,047.28
113991	EMERGENCY RESPONSE SOLUTIONS	CHEMGUARD	PV	76074	001	09101	3/26/2015	3781	850.00
	EMERGENCY RESPONSE SOLUTIONS 21371 HEIDELBERG STREET NE WYOMING MN 55092				Summary Total				850.00
					Payment Amount				850.00
113321	FACTORY MOTOR PARTS CO	AIR FILTER/LINK KIT 364	PV	75951	001	09101	3/16/2015	6-1398272	16.33
	FACTORY MOTOR PARTS CO				Summary Total				16.33
	BIN 139107	BRAKE PADS	PV	75996	001	09101	3/27/2015	6-1399660	61.48
	P O BOX 9107				Summary Total				61.48
	MINNEAPOLIS MN 55480-9107	ALTERNATOR 317	PV	75997	001	09101	3/30/2015	6-1399774	250.19
					Summary Total				250.19
		BRAKE ROTORS	PV	75998	001	09101	3/27/2015	1-4662334	226.26
					Summary Total				226.26
		BRAKE PADS/ROTORS	PV	76075	001	09101	4/2/2015	6-1400301	171.26
					Summary Total				171.26
					Payment Amount				725.52
107099	FASTENAL	MISC PARTS	PV	75999	001	09101	3/24/2015	MNTC8126099	12.92
	FASTENAL COMPANY				Summary Total				12.92
	P O BOX 978	MISC PARTS	PV	76076	001	09602	3/23/2015	MNTC8126032	182.50
	WINONA MN 55987				Summary Total				182.50
					Payment Amount				195.42
100654	FRANKFURTH, TIMOTHY	REIMBURSE- CHIEF'S BANQUET	PV	75952	001	09101	3/26/2015	032615	40.00
	TIMOTHY FRANKFURTH 6961 137TH LANE NW				Summary Total				40.00

Bank Account	00002224 CASH IN BANK
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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
	RAMSEY MN 55303								
				Payment Amount					40.00
101274	FRANZ REPROGRAPHICS	BOND PAPER	PV	76077	001	09101	3/26/2015	0000140079	123.80
	FRANZ REPROGRAPHICS			Summary Total					123.80
	2781 FREEWAY BLVD								
	BROOKLYN CENTER MN 55430								
				Payment Amount					123.80
100189	G AND K SERVICES INC	UNIFORM CLEANING	PV	75953	001	09101	3/18/2015	1006805887	90.07
	G AND K SERVICES INC	UNIFORM CLEANING	PV	75953	002	09101	3/18/2015	1006805887	10.00
	P O BOX 842385	UNIFORM CLEANING	PV	75953	003	09101	3/18/2015	1006805887	133.96
	BOSTON MA 02284-2385	UNIFORM CLEANING	PV	75953	004	09101	3/18/2015	1006805887	133.96
				Summary Total					367.99
		UNIFORM CLEANING	PV	76027	001	09101	3/25/2015	1006817374	90.00
		UNIFORM CLEANING	PV	76027	002	09101	3/25/2015	1006817374	10.00
		UNIFORM CLEANING	PV	76027	003	09101	3/25/2015	1006817374	84.31
		UNIFORM CLEANING	PV	76027	004	09101	3/25/2015	1006817374	84.31
				Summary Total					268.62
		FIRE MATS	PV	76079	001	09101	3/18/2015	1006805885	148.96
				Summary Total					148.96
				Payment Amount					785.57
114633	GLOCK PROFESSIONAL INC	ARMORER COURSE-J. BAGNE	PV	75954	001	09101	3/17/2015	TRP/100068858	250.00
	GLOCK PROFESSIONAL INC			Summary Total					250.00
	P O BOX 1254	ARMORER COURSE K. HENNERICH	PV	75955	001	09101	3/17/2015	TRP/100068857	250.00
	SMYRNA GA 30081			Summary Total					250.00
		ARMORER COURSE N. DAHLBERG	PV	75956	001	09101	3/17/2015	TRP/100068855	250.00
				Summary Total					250.00
				Payment Amount					750.00
100650	GRAINGER	EAR PLUGS	PV	75957	001	09101	3/19/2015	9694605172	46.08
	GRAINGER INC	EAR PLUGS	PV	75957	002	09101	3/19/2015	9694605172	46.08
	DEPT. 806511127			Summary Total					92.16
	PALATINE IL 60038-0001	TOILET BOWL BRUSHES	PV	76000	001	09101	3/25/2015	9699910460	13.92
				Summary Total					13.92

Bank Account	00002224	CASH IN BANK
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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
		UPRIGHT VACUUM	PV	76001	001	09101	3/25/2015	9699910478	203.35
				Summary Total					203.35
		MISC PARTS	PV	76028	001	09101	3/27/2015	9701769334	102.84
				Summary Total					102.84
				Payment Amount					412.27
110462	GRAND RENTAL STATION	RENTAL BUS EXPO 2015	PV	76078	001	09230	4/8/2015	204565-1	555.00
	GRAND RENTAL STATION 728 RAILROAD STATION ELK RIVER MN 55330			Summary Total					555.00
				Payment Amount					555.00
114100	GREAT WESTERN SUPPLY POWERED BY PROFORMA	STICKER BADGES	PV	76080	001	09101	3/20/2015	90M9511102	277.31
	GREAT WESTERN SUPPLY POWERED BY PROFORMA P O BOX 640814 CINCINNATI OH 45264-0814			Summary Total					277.31
				Payment Amount					277.31
100211	HAWKINS INC	CHEMICALS	PV	75958	001	09601	3/13/2015	3704372	7,598.21
	HAWKINS INC			Summary Total					7,598.21
	P O BOX 860263	CHEMICAL	PV	75959	001	09601	3/16/2015	3704993	1,821.38
	MINNEAPOLIS MN 55486-0263			Summary Total					1,821.38
		MISC CHEMICALS	PV	76081	001	09602	3/20/2015	3707592	1,614.50
				Summary Total					1,614.50
				Payment Amount					11,034.09
112475	INNOVATIVE OFFICE SOLUTIONS	OFFICE SUPPLIES	PV	76002	001	09101	3/23/2015	01QW6532	66.34
	INNOVATIVE OFFICE SOLUTIONS	OFFICE SUPPLIES	PV	76002	002	09101	3/23/2015	01QW6532	117.96
	P O BOX 270107			Summary Total					184.30
	MINNEAPOLIS MN 55427-0107	OFFICE SUPPLIES	PV	76003	001	09601	3/19/2015	01QW5630	109.44
		OFFICE SUPPLIES	PV	76003	002	09601	3/19/2015	01QW5630	99.92
		OFFICE SUPPLIES	PV	76003	003	09601	3/19/2015	01QW5630	137.94
				Summary Total					347.30
		MISC PAPER	PV	76004	001	09101	3/23/2015	01QW6541	64.30
				Summary Total					64.30

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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
		OFFICE SUPPLIES	PV	76083	001	09101	3/26/2015	01QW8486	109.96
					Summary Total				109.96
					Payment Amount				705.86
100256	LANO EQUIPMENT INC	MISC PARTS	PV	75960	001	09101	3/13/2015	02-265756	103.19
	LANO EQUIPMENT INC				Summary Total				103.19
	6140 HIGHWAY 10 NW	MISC PARTS	PV	75961	001	09101	3/16/2015	02-265891	55.59
	ANOKA MN 55303	MISC PARTS	PV	75961	002	09101	3/16/2015	02-265891	166.74
					Summary Total				222.33
					Payment Amount				325.52
100258	LEAGUE OF MINNESOTA CITIES	CONF. S. STROMMEN/K. ULRICH	PV	75962	001	09101	3/23/2015	215370	325.00
	LEAGUE OF MN CITIES	CONF. S. STROMMEN/K. ULRICH	PV	75962	002	09101	3/23/2015	215370	350.00
	FINANCE DEPT 145 UNIVERSITY AVE WEST ST PAUL MN 55103-2044				Summary Total				675.00
					Payment Amount				675.00
100259	LEAGUE OF MN CITIES INS TRUST	2015 GENERAL LIABILITY	PV	76005	001	09101	3/24/2015	49263	217,546.00
	LEAGUE OF MN CITIES INS TRUST C/O BERKLEY RISK SERVICES INC P O BOX 581517 MINNEAPOLIS MN 55458-1517				Summary Total				217,546.00
					Payment Amount				217,546.00
102954	LITTLE FALLS MACHINE INC	MISC PARTS	PV	76029	001	09101	3/17/2015	00056094	812.22
	LITTLE FALLS MACHINE INC 300 LINDBERGH DRIVE SOUTH LITTLE FALLS MN 56345-1598				Summary Total				812.22
					Payment Amount				812.22
106741	LSA DESIGN INC	RE: PARK RAMP RENO	PV	76099	001	09412	4/7/2015	15026	5,864.48
	LSA DESIGN INC 219 N 2ND STREET SUITE 302 MINNEAPOLIS MN 55401-1454				Summary Total				5,864.48

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Originator	JLIPSKI	
Payment Instrument		Check Payment
Pay Through Date	12/31/2015	

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
				Payment Amount					5,864.48
100271	MAIN MOTORS	MISC PARTS	PV	75963	001	09101	3/12/2015	306071	17.90
	MAIN MOTORS 435 WEST MAIN STREET ANOKA MN 55303			Summary Total					17.90
				Payment Amount					17.90
100285	MET COUNCIL ENVIRONMENTAL SRV	MAY 2015 WASTE WATER	PV	76084	001	09602	4/6/2015	0001043125	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
108208	METRO PRODUCTS INC	MISC PARTS	PV	75964	001	09101	3/12/2015	106608	102.04
	METRO PRODUCTS INC 7401 CENTRAL AVENUE NE FRIDLEY MN 55432			Summary Total					102.04
				Payment Amount					102.04
103915	MICHAEL BASICH INC.	TENNIS NET REPLACEMENT	PV	75965	001	09101	3/19/2015	22	194.00
	MICHAEL BASICH INC. 1761 THIRD STREET WHITE BEAR LAKE MN 55110			Summary Total					194.00
				Payment Amount					194.00
106555	MINNEAPOLIS, CITY OF	FEB 2015 TRANSACTIONS	PV	76085	001	09101	3/18/2015	400413005887	113.40
	MINNEAPOLIS FINANCE DEPT P O BOX 77038 MINNEAPOLIS MN 55480-7738			Summary Total					113.40
				Payment Amount					113.40
113909	MOBILE VEHICLE INTEGRATION	MISC ON 322	PV	76030	001	09101	3/17/2015	1503012	297.50
	MOBILE VEHICLE INTEGRATION 835 XENIA AVENUE NW			Summary Total					297.50
		WORK ON 322	PV	76031	001	09101	3/4/2015	1501021	255.00

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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
	ELK RIVER MN 55330			Summary Total					255.00
		WORK ON 349	PV	76086	001	09101	3/18/2015	1503022	85.00
		WORK ON 349	PV	76086	002	09101	3/18/2015	1503022	267.50
		WORK ON 349	PV	76086	003	09101	3/18/2015	1503022	170.00
		WORK ON 349	PV	76086	004	09101	3/18/2015	1503022	267.50
				Summary Total					790.00
				Payment Amount					1,342.50
113946	MUNICIPAL EMERGENCY SERVICES INC	STRAINER FD	PV	76087	001	09101	3/17/2015	00612433	385.24
	MUNICIPAL EMERGENCY SERVICES INC			Summary Total					385.24
	DEPOSITORY ACCOUNT	FLAMEFIGHTER IRONS	PV	76088	001	09101	3/20/2015	00613997	145.00
	75 REMITTANCE DRIVE CHICAGO IL 60675			Summary Total					145.00
				Payment Amount					530.24
100345	NAPA AUTO PARTS ELK RIVER	CLEAN R CARB	PV	75966	001	09101	3/19/2015	788419	10.98
	NAPA AUTO PARTS ELK RIVER			Summary Total					10.98
	17137 YALE STREET NW	MISC SUPPLIES PD	PV	75967	001	09101	3/16/2015	787692	36.26
	P O BOX 1041			Summary Total					36.26
	ELK RIVER MN 55330	BATTERY WELDER/GEN PW	PV	76006	001	09101	3/24/2015	789078	42.49
				Summary Total					42.49
		MISC SUPPLIES	PV	76089	001	09605	3/30/2015	790145	103.86
				Summary Total					103.86
		RETURN- CORE	PD	76090	001	09101	3/25/2015	789239	7.50-
				Summary Total					7.50-
				Payment Amount					186.09
108085	NATIONAL CRIME PREVENTION COUNCIL	MISC BOOKLETS	PV	76032	001	09101	3/20/2015	A394866	334.30
	NATIONAL CRIME PREVENTION COUNCIL SPECIAL PRODUCTS OFFICE 1 PROSPECT STREET P O BOX 229 AMSTERDAM NY 12010			Summary Total					334.30
				Payment Amount					334.30
100363	NORTHERN SANITARY	MISC SUPPLIES	PV	75968	001	09101	3/18/2015	173718	206.09

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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
	SUPPLY CO								
	NORTHERN SANITARY SUPPLY CO 341 COON RAPIDS BLVD MINNEAPOLIS MN 55433			Summary Total					206.09
				Payment Amount					206.09
103461	NORTHERN TECHNOLOGIES INC	SERVICES JUNE/AUG 2014	PV	76091	001	09805	3/20/2015	12409	1,947.75
	NORTHERN TECHNOLOGIES INC 1408 NORTHLAND DRIVE SUITE 107 MENDOTA HEIGHTS MN 55120			Summary Total					1,947.75
				Payment Amount					1,947.75
110547	NORTHWEST LIGHTING SYSTEMS CO.	MISC SUPPLIES	PV	75969	001	09240	3/17/2015	88329	102.00
	NORTHWEST LIGHTING SYSTEMS CO.			Summary Total					102.00
	12001 RIVERWOOD DRIVE	MISC BULBS	PV	76007	001	09101	3/26/2015	88514	106.40
	BURNSVILLE MN 55337			Summary Total					106.40
		MISC BULBS/BALLASTS	PV	76008	001	09240	3/24/2015	88449	294.17
				Summary Total					294.17
		MISC BULBS/BALLAST	PV	76092	001	09240	3/20/2015	88585	358.95
				Summary Total					358.95
				Payment Amount					861.52
114134	PHASOR ELECTRIC COMPANY	REPLACE LAMPS- COR AT HWY 10	PV	76033	001	09101	3/20/2015	043337	762.45
	PHASOR ELECTRIC COMPANY 2160 108TH LANE NE BLAINE MN 55449			Summary Total					762.45
				Payment Amount					762.45
113444	PRECISE	MARCH 2015	PV	76034	001	09101	3/23/2015	200-1004821	227.04
	PRECISE 501 EAST CLIFF ROAD SIUTE 100 BURNSVILLE MN 55337			Summary Total					227.04
				Payment Amount					227.04
107978	PREMIER COMMERCIAL PROPERTIES INC	MARCH 15 MANAGEMENT	PV	76093	001	09410	3/31/2015	4317	200.00

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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
	PREMIER COMMERCIAL PROPERTIES INC	MARCH 15 MANAGEMENT	PV	76093	002	09410	3/31/2015	4317	200.00
	6897 139TH LANE NW	MARCH 15 MANAGEMENT	PV	76093	003	09410	3/31/2015	4317	200.00
	RAMSEY MN 55303				Summary Total				600.00
					Payment Amount				600.00
110313	SUMMIT FIRE PROTECTION	CH/PD SQUADS FIRE EXT INSPEC	PV	75972	001	09101	3/17/2015	125180	636.00
	SUMMIT FIRE PROTECTION				Summary Total				636.00
	575 MINNEHAHA AVE N	FIRE EXT INSPEC PW	PV	76035	001	09101	3/17/2015	125188	221.66
	ATTENTION: DAN HUBBARD	FIRE EXT INSPEC PW	PV	76035	002	09101	3/17/2015	125188	221.66
	ST PAUL MN 55103	FIRE EXT INSPEC PW	PV	76035	003	09101	3/17/2015	125188	221.68
					Summary Total				665.00
		ANNUAL EXT INSPECT FD	PV	76094	001	09101	3/17/2015	125186	211.50
					Summary Total				211.50
					Payment Amount				1,512.50
100485	TIMESAVER OFF SITE SECRETARIAL INC	MARCH 2015 MEETINGS	PV	75973	001	09101	3/12/2015	M21185	954.38
	TIMESAVER OFF SITE SECRETARIAL INC				Summary Total				954.38
	5291 RIVER OAK DRIVE								
	SAVAGE MN 55378								
					Payment Amount				954.38
112688	TITAN MACHINERY	CONNECTOR	PV	76009	001	09101	3/23/2015	5618685	7.70
	TITAN MACHINERY				Summary Total				7.70
	14375 JAMES ROAD	MISC FILTERS	PV	76095	001	09101	3/31/2015	5664703	251.00
	ROGERS MN 55374				Summary Total				251.00
					Payment Amount				258.70
108522	TOTAL CONTROL SYSTEMS, INC	SCADA SOFTWARE	PV	76096	001	09601	3/18/2015	7225	2,737.67
	TOTAL CONTROL SYSTEMS, INC				Summary Total				2,737.67
	P O BOX 40								
	STANCHFIELD MN 55080								
					Payment Amount				2,737.67
106990	USA BLUE BOOK	RAIN GEAR/BRASS	PV	76097	001	09601	3/16/2015	591954	231.58

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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
		ADAPTER							
	USA BLUE BOOK PO BOX 9004 GURNEE IL 60031-9004				Summary Total				231.58
					Payment Amount				231.58
105628	WELLS CATERING SERVICE	CC MTG 3/24/15	PV	75974	001	09101	3/24/2015	30308	81.23
	WELLS CATERING SERVICE 7533 SUNWOOD DRIVE SUITE 108 RAMSEY MN 55303				Summary Total				81.23
					Payment Amount				81.23
100529	WENDELL'S INC	DATER STAMP	PV	76010	001	09101	3/13/2015	1963329	24.42
	WENDELL'S INC 6601 BUNKER LAKE BLVD PO BOX 458 RAMSEY MN 55303-0458				Summary Total				24.42
					Payment Amount				24.42
100731	WIEMANN, JOLEEN	REIMBURSE MISC SUPPLIES	PV	76098	001	09101	4/2/2015	040215	71.56
	JOLEEN WIEMANN 19295 BURNS PARKWAY NW ANOKA MN 55303				Summary Total				71.56
					Payment Amount				71.56
101257	YOUTH FIRST	MAYORS' BREAKFAST-1 TABLE	PV	75975	001	09101	3/12/2015	15-03	380.00
	YOUTH FIRST 6701 HWY 10 NW RAMSEY MN 55303				Summary Total				380.00
					Payment Amount				380.00
					Total Amount to be Processed				367,938.28
					Total Number of Payments to be Processed				75

NORTHLAND TRUST SERVICES

45 South 7th Street Ste 2000
Minneapolis, MN 55402
Phone: 612-851-4931
Fax: 612-851-4933

INVOICE

130,000
13,887.50
143,887.50

9344 · 6603
9344 · 6611

CITY OF RAMSEY
ATTN: FINANCE OFFICER
7550 SUNWOOD DRIVE NW
RAMSEY MN 55303-5137

02/13/2015
RAMSEY09A

RE: CITY OF RAMSEY, MINNESOTA
$1,340,000 GENERAL OBLIGATION TAXABLE
STATE-AID ROAD BONDS, SERIES 2009A

RECEIVED
FEB 20 2015

Debt Service: 04/01/2015

Principal:	$130,000.00
Interest:	$13,887.50
Total Principal & Interest:	$143,887.50
Less Cash on Hand (Escrow Funds)	($0.00)
Paying Agent Annual Fee	$0.00

Total Amount Due: $143,887.50

CHECK PAYMENTS due: 3-25-15

Make Checks payable to:
NORTHLAND TRUST SERVICES INC.

WIRE PAYMENTS due: 3-27-15

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

Scott Miles
PH 612-851-5914
smiles@northlandtrust.com

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

RESOLUTION #15-04-090

RESOLUTION APPROVING CASH DISBURSEMENTS MADE AND AUTHORIZING PAYMENT OF ACCOUNTS PAYABLE INVOICING RECEIVED DURING THE PERIOD OF MARCH 19, 2015 THROUGH APRIL 8, 2015.

WHEREAS, the City of Ramsey Finance Department has made cash disbursements and received accounts payable invoicing during the period of March 19, 2015, through April 8, 2015, in the amount of $895,786.64 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 March 19, 2015, through April 8, 2015, in the amount of $ 895,786.64.

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 14th day of April, 2015.

Mayor

ATTEST:

City Clerk

CC Regular Session **4. 5.**

Meeting Date: 04/14/2015

By: Chris Anderson, Community Development

Information

Title

Adopt Resolution #15-04-091 Proclaiming April 24, 2015 as Arbor Day and the Month of May as Arbor Month

Purpose/Background:

The City of Ramsey has been recognized as a Tree City USA for the 23rd consecutive year (for 2014 activities). One of the standards necessary to obtain this designation is the adoption of an Arbor Day proclamation. At its roots, Arbor Day is a day to encourage and celebrate the planting of trees. In Minnesota, Arbor Day is officially observed on the last Friday of April, which this year, is April 24. The attached resolution serves as the City's official observance of Arbor Day on April 24, 2015 and also recognizes May as Arbor Month.

Recommendation:

Staff recommends adopting Resolution #15-04-091 proclaiming April 24, 2015 as Arbor Day and the month of May as Arbor Month.

Action:

Motion to adopt Resolution #15-04-091 proclaiming April 24, 2015 as Arbor Day and the month of May as Arbor Month.

Attachments

Resolution #15-04-091: Arbor Day Proclamation

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	04/09/2015 11:44 AM
Form Started By: Chris Anderson		Started On: 04/03/2015 08:24 AM
Final Approval Date: 04/09/2015		

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

RESOLUTION #15-04-091

RESOLUTION PROCLAIMING APRIL 24, 2015 AS "ARBOR DAY" AND THE MONTH OF MAY 2015 AS "ARBOR MONTH"

WHEREAS, trees are an increasingly vital resource in Minnesota today and enrich our lives by purifying air, soil and water; and

WHEREAS, trees help conserve and protect soil from erosive forces, moderate temperatures, reduce stormwater runoff, and provide habitat for life of all kinds; and

WHEREAS, trees provide beautiful recreational settings and promote personal, community and ecosystem health; and

WHEREAS, trees increase property values, enhance the economic vitality of business areas, create jobs through forest products and are a renewable resource; and

WHEREAS, activities such as construction damage, regional and distant source pollution, as well as certain diseases and pests, threaten our trees, creating the need for concerted adaptive and collaborative action by locally planting, nurturing and protecting trees for benefit of citizenry, economy and ecology; and

WHEREAS, the City of Ramsey has been recognized for the 23rd consecutive year (2014), as a Tree City USA.

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 proclaims April 24, 2015 as "Arbor Day".

2) That the Ramsey City Council hereby proclaims the month of May as "Arbor Month".

3) That the Ramsey City Council urges all citizens to plant trees as part of Ramsey's living history, to participate in disease and pest control programs that will ensure an enduring tree canopy, and collaborate with partners and volunteers to develop and implement policies to plant, nurture, protect, and steward our natural diversity.

4) That the Ramsey City Council encourages efforts to maintain our historic sites with significant tree species, enhance species diversity to buffer against disease and/or pest outbreaks, promote replanting of native species and strategically locate plantings for energy savings.

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 14th day of April, 2015.

_____
Mayor

ATTEST:

_____
City Clerk

Our Mission: To work together to resposibly grow our community, and to provide quality, cost-effective, and efficient government services.

CC Regular Session **4. 6.**

Meeting Date: 04/14/2015

By: Bruce Westby, Engineering/Public Works

Information

Title:

Adopt Resolution 15-04-094 Approving Plans and Cost Estimate and Awarding a Contract to Connexus Energy for Center Street lighting improvements, Improvement Project #14-24

Purpose/Background:

Purpose:

The purpose of this case is to approve proposed street and pedestrian facility lighting plans for Center Street between Sunwood Drive and Ramsey Parkway.

Background:

Street and pedestrian facility lighting improvements were not bid with the Center Street Improvements project between Sunwood Drive and Ramsey Boulevard. Center Street is located immediately adjacent to a proposed City park and includes numerous on-street parking stalls that will be available for use by future park patrons. In addition, a regional pedestrian trail is located along the west side of Center Street. Therefore, staff believes street and pedestrian facility lighting is appropriate for this segment of Center Street and has worked with Connexus Energy to develop the attached proposed street and pedestrian facility lighting plan.

Connexus Energy's proposed design includes a combination of four (4) street lights at the intersection of Center Street and 145th Avenue NW with 135 watt LED shoebox style light fixtures mounted on 25-foot tall poles that match the COR lighting standards as installed along Sunwood Drive, and ten (10) 50 watt LED lights on 14-foot tall poles that again match the COR lighting standards.

The proposed design provides lighting levels along Center Street that will be similar to the lighting levels along Sunwood Drive. The proposed lighting system will be operational from dusk to dawn.

The City of Ramsey works exclusively with Connexus Energy to construct and maintain public street and trail lighting improvements throughout most of the City, including the COR. No other bids or quotes were therefore obtained. Attached is a copy of Connexus Energy's estimated costs for the proposed street and pedestrian facility lighting improvements in the amount of $48,892.18. If directional boring is required an additional per linear foot of boring will be charged.

If approved, Connexus Energy would install the lighting improvements in spring/summer of 2015. Ideally, all underground work (wiring and pole bases) would be completed in conjunction with the completion of the Center Street improvements project, and the above ground work (poles and fixtures) would follow based on material delivery schedules, which may take two months or more due to the use of COR lighting standards. Connexus Energy will provide on-going maintenance of the lights under their current monthly energy and maintenance rates.

Conduits for street and pedestrian facility lighting were installed under driveways and streets during the Center

Street project so no impacts to existing infrastructure is anticipated.

Notification:

No notifications were required for this case.

Observations/Alternatives:

Observations:

The Public Works Committee reviewed preliminary plans and costs for street and pedestrian facility lighting along Center Street during their March 31st meeting. Several revisions to the preliminary plan were requested as follows:

- Add two more 25-foot tall street lights at the intersection of Center Street and 145th Avenue to provide street lighting in all 4 quadrants of the intersection.
- Align all 14-foot tall poles between Sunwood Drive and 145th Avenue directly across from each other.
- Add a light near the crosswalk at the intersection of Center Street and Ramsey Parkway.

The attached proposed plan and cost estimate incorporates the Public Works Committee's requested revisions. The Public Works Committee recommended City Council approval of the attached lighting improvements.

Alternatives:

Alternative #1 – Motion to approve plans and cost estimate and award a contract to Connexus Energy for Riverdale Drive Lighting Improvements, Improvement Project #15-22.

Alternative #2 – Motion denying approval of plans for Riverdale Drive Lighting Improvements at this time.

Funding Source:

Funding for the proposed Center Street lighting improvements is proposed to be paid through the Transit Oriented Development (TOD) grant awarded to the City for constructing all of the Center Street improvements between Sunwood Drive and Ramsey Parkway.

The preliminary estimate for the Center Street lighting improvements awarded as part of the TOD grant was $30,000. Staff is currently checking with the TOD grant administrator to verify that the increased amount of about $18,900 will be eligible for funding through the TOD grant. In the event the balance of the increased costs are not eligible for funding through the TOD grant, the outstanding balance is proposed to be paid through the Street Lighting Fund which has a balance of over $1.1 million.

Recommendation:

Staff recommends Alternative #1 per the recommendation of the Public Works Committee.

Action:

Approval or denial of the proposed Center Street lighting improvements.

Attachments

Resolution 15 04 094

Center St Lighting Plan & Estimate

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	04/09/2015 01:37 PM
Form Started By: Bruce Westby		Started On: 04/06/2015 03:50 PM
Final Approval Date: 04/09/2015		

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

RESOLUTION #15-04-094

RESOLUTION APPROVING PRELIMINARY PLANS AND COST ESTIMATE AND AWARDING A CONTRACT TO CONNEXUS ENERGY FOR CENTER STREET LIGHTING IMPROVEMENTS; IMPROVEMENT PROJECT NO. 14-24

WHEREAS, on March 31, 2015, the Public Works Committee reviewed the preliminary plans and cost estimate prepared by Connexus Energy for street and pedestrian facility lighting improvements for Center Street between Sunwood Drive and Ramsey Parkway and recommended approval of said plans contingent on incorporation of requested revisions; and

WHEREAS, on April 8, 2015, Connexus Energy submitted revised preliminary plans and cost estimate in the amount of $48,892.18 after incorporating all of the Public Works Committee requested revisions for street and pedestrian facility lighting improvements for Center Street between Sunwood Drive and Ramsey Parkway; and

WHEREAS, Connexus Eneregy is the sole vendor available to the City of Ramsey for constructing and maintaining lighting improvements for this segment of Center Street and their preliminary plans and cost estimate shall be and hereby are accepted.

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

1) The Mayor and City Administrator are hereby authorized and directed to enter into a contract with Connexus Energy for the construction and maintenance of said improvements for and on behalf of the City of Ramsey.

2) The City agrees to pay Connexus Energy for all costs associated with the installation and ongoing maintenance of said lighting improvements at such time that a contract has been executed.

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 14th day of April, 2015.

_____
Mayor

ATTEST:

_____
City Clerk

CONNEXUS® ENERGY
Your Community Energy Partner

14601 Ramsey Boulevard
Ramsey, Minnesota 55303
763.323.2600
www.connexusenergy.com

Outdoor Lighting New Construction

Quote Number	LGT0000026
Date	4/8/2015
Customer ID	444931
Service Order	SORD000W1402939
Representative	beckberg
Page	1

Bill To: RAMSEY CITY OF *
7550 SUNWOOD DR

ANOKA MN 55303

Re: Outdoor Lighting System at: STREET LIGHTS

This invoice/quote includes the costs of all materials and labor for your outdoor lighting system. If you accept the quote and elect to move forward with this project, full payment is required prior to the installation.

Installation of your outdoor lighting system is subject to the enclosed Conditions of Service. Please review these documents and return your payment, the payment voucher below, and a signed copy of the Conditions of Service.

Do not combine payment for this invoice with electric service payments or application may be delayed.

Quantity	U of M	Unit Price	Description	Ext. Price
1	EA	$48,867.18	LIGHTING SYSTEM PER QUOTE	$48,867.18
1	EA	$25.00	PERMIT ADMINISTRATION FEE	$25.00

beckberg 4/8/2015 9:08:42 AM
Center Street lights revision 4

Subtotal:	$48,892.18
Tax:	$0.00
Total:	$48,892.18

Detach Along Line

CONNEXUS® ENERGY
Your Community Energy Partner

Please Remit with Payment!

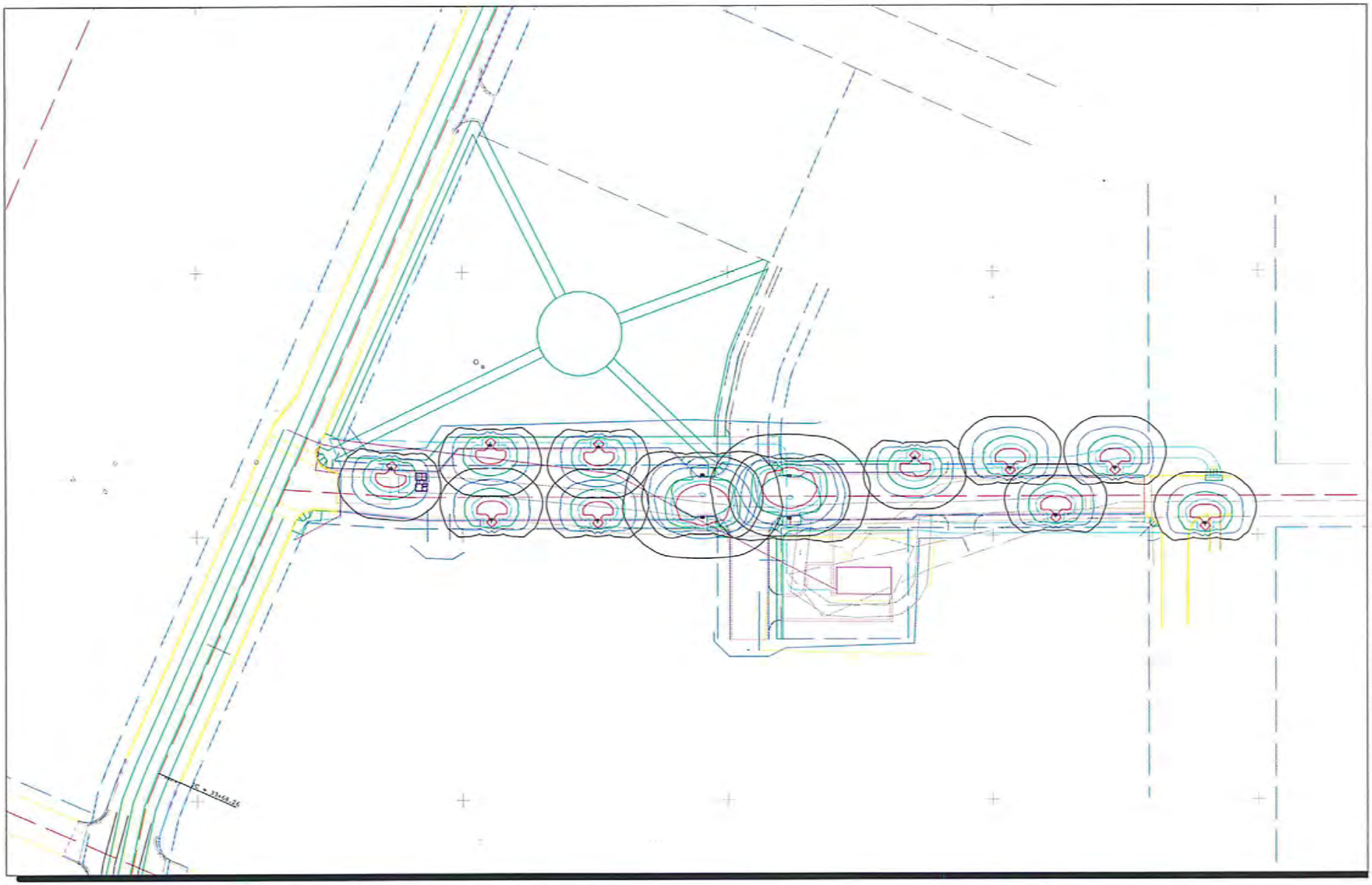
Customer Number: 444931
Amount Due: $48,892.18

Quote: LGT0000026
Service Order: SORD000W1402939
Due Date: 4/8/2015

RAMSEY CITY OF *
7550 SUNWOOD DR

ANOKA MN 55303

Remit To: Connexus Energy
Attn: AR Accounting
14601 Ramsey Blvd
Ramsey, MN 55303



CENTER ST, RAMSEY - LIGHTING

CONNEXUS® ENERGY
Your Community Energy Partner

REVISION 4 TO PROPOSED LIGHTS PER CITY REQUEST

4/8/2015

Our Mission: To work together to resposibly grow our community, and to provide quality, cost-effective, and efficient government services.

CC Regular Session **4. 7.**

Meeting Date: 04/14/2015

By: Bruce Westby, Engineering/Public Works

Information

Title:

Adopt Resolution 15-04-095 Approving Preliminary Plans and Cost Estimate and Awarding a Contract to Connexus Energy for Riverdale Drive Lighting Improvements, Improvement Project #15-22

Purpose/Background:

Purpose:

The purpose of this case is to approve proposed street and pedestrian facility lighting plans for Riverdale Drive between Armstrong Boulevard and Traprock Street.

Background:

Street and pedestrian facility lighting improvements were not bid with the Riverdale Drive Reconstruction and Extension project between Armstrong Boulevard and Traprock Street. Since Riverdale Drive will serve as the south frontage road to Highway 10, and since two pedestrian trails are being constructed along Riverdale Drive, including the nationally designated Mississippi River Trail south of Riverdale Drive, staff believes an adequately safe level of street and pedestrian facility lighting is appropriate for this segment of Riverdale Drive and has worked with Connexus Energy to develop the attached proposed street and pedestrian facility lighting plan.

Connexus Energy's design proposal includes 27 street lights with 135 watt LED low-profile shoebox style light fixtures mounted on 30-foot tall fiberglass poles, and 27 pedestrian facility lights with 50 watt LED Traditionaire style light fixtures mounted on 14-foot tall fiberglass poles. Fourteen (14) of the pedestrian lights are located along the 10-foot wide Mississippi River Trail south of Riverdale Drive, and 13 pedestrian lights are located along the 10-foot wide public trail north of Riverdale Drive. Pictures of the proposed lights are attached for reference.

The proposed design intentionally provides adequately safe lighting levels along Riverdale Drive and the adjacent trails on either side, while purposely not over-lighting the corridor. The intent is to provide safe lighting levels for drivers and to minimize dark spots for pedestrians along the trails to enhance their feeling of safety. The proposed lighting system will be unmetered and will be operational from dusk to dawn.

The City of Ramsey works exclusively with Connexus Energy to construct and maintain public street and trail lighting improvements throughout the City. No other bids or quotes were therefore obtained. Attached is a copy of Connexus Energy's estimated costs for the proposed street and pedestrian facility lighting improvements in the amount of $170,347.70. If directional boring is required an additional cost of $9.90 per linear foot of boring will be charged.

If approved, Connexus Energy would install the lighting improvements in the spring of 2015. Ideally, all underground work (wiring and pole bases) would be completed in conjunction with the completion of the Riverdale Drive Reconstruction and Extension project, and the above ground work (poles and fixtures) would follow soon thereafter based on material delivery schedules. Connexus Energy will retain ownership of the lighting systems,

and will provide on-going maintenance of the lights under their current monthly energy and maintenance rates.

Conduits for street and pedestrian facility lighting were installed under driveways and streets during the Riverdale Drive project in anticipation of future lighting improvements. No impacts to existing infrastructure are therefore anticipated.

Notification:

No notifications were required for this case.

Observations/Alternatives:

Observations:

The Public Works Committee reviewed the proposed design during their March 31st meeting and recommended City Council approval as proposed.

Alternatives:

Alternative #1 – Motion to approve plans and specifications and award a contract to Connexus Energy for Riverdale Drive Lighting Improvements, Improvement Project #15-22.

Alternative #2 – Motion denying approval of plans and specifications for Riverdale Drive Lighting Improvements at this time.

Funding Source:

Funding for the Riverdale Drive Lighting Improvements is proposed from the Street Lighting Fund which has a current balance in excess of $1.1 million.

Recommendation:

Staff recommends Alternative #1 per the recommendation of the Public Works Committee.

Action:

Approval or denial of the proposed Riverdale Drive Lighting Improvements.

Attachments

Resolution 15 04 095
Prelim Lighting Plan Riverdale Dr
Prelim Estimate Riverdale Dr Lighting
Street Light Picture
Ped Trail Light
Street Light Fixture

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	04/09/2015 11:52 AM
Form Started By: Bruce Westby		Started On: 04/06/2015 03:55 PM
Final Approval Date: 04/09/2015		

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

RESOLUTION #15-04-095

RESOLUTION APPROVING PRELIMINARY PLANS AND COST ESTIMATE AND AWARDING A CONTRACT TO CONNEXUS ENERGY FOR RIVERDALE DRIVE LIGHTING IMPROVEMENTS; IMPROVEMENT PROJECT NO. 15-22

WHEREAS, on March 26, 2015, Connexus Energy submitted preliminary plans and cost estimate in the amount of $170,347.70 for street and pedestrian facility lighting improvements for Riverdale Drive between Armstrong Boulevard and Traproick Street; and

WHEREAS, Connexus Eneregy is the sole vendor available to the City of Ramsey for constructing and maintaining lighting improvements for this segment of Riverdale Drive and their preliminary plans and cost estimate shall be and hereby is accepted.

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

1) The Mayor and City Administrator are hereby authorized and directed to enter into a contract with Connexus Energy for the construction and maintenance of said improvements for and on behalf of the City of Ramsey.

2) The City agrees to pay Connexus Energy for all costs associated with the installation and ongoing maintenance of said lighting improvements at such time that a contract has been executed.

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:

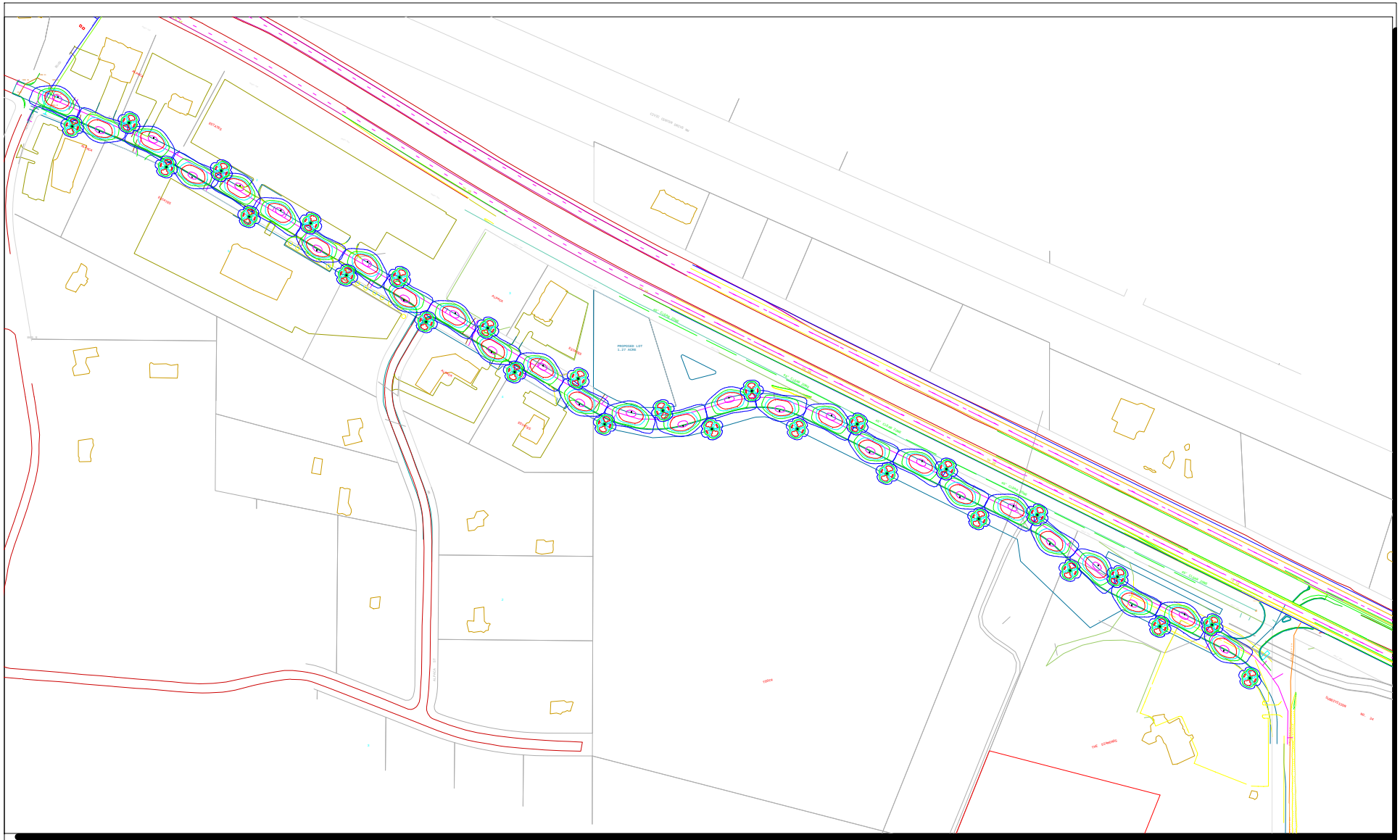
and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 14th day of April, 2015.

_____
Mayor

ATTEST:

_____
City Clerk



RIVERDALE PEDESTRIAN LIGHTING
27 TRADITIONAIRE LED
FOR PEDESTRIAN LIGHTING
INSTALLED IN CONJUNCTION
WITH ROADWAY LIGHTING

CONNEXUS ENERGY

DAN JOHNSON

763.323.4265
DAN.JOHNSON@CONNEXUSENERGY.COM

CONNEXUS® ENERGY
Your Community Energy Partner

Date:3/24/2015

CONNEXUS® ENERGY
Your Community Energy Partner

14601 Ramsey Boulevard
Ramsey, Minnesota 55303
763-323-2600
Fax: 763-506-9541
1-800-642-1672
www.connexusenergy.com
info@connexusenergy.com

March 26, 2015

Bruce Westby
City of Ramsey
7550 Sunwood Dr NW
Ramsey, MN 55303

Mr. Westby,

We have prepared the following preliminary layout and costs to install street lighting and pedestrian lighting along Riverdale Dr. from Armstrong to Traprock. Connexus Energy would install, retain ownership, and provide ongoing maintenance of the lights under our monthly energy and maintenance rate.

Roadway Fixtures

(27) 135 Watt LED Shoebox style lights on 30' fiberglass poles	at $2,592 each
(1) Small Lighting Control Cabinet	at $2,280
(8,250 feet) wire footage (estimated)	at $6.65/foot
(230 feet) bore footage (estimated)	at $9.90/foot
Total for roadway fixtures	$129,403.50

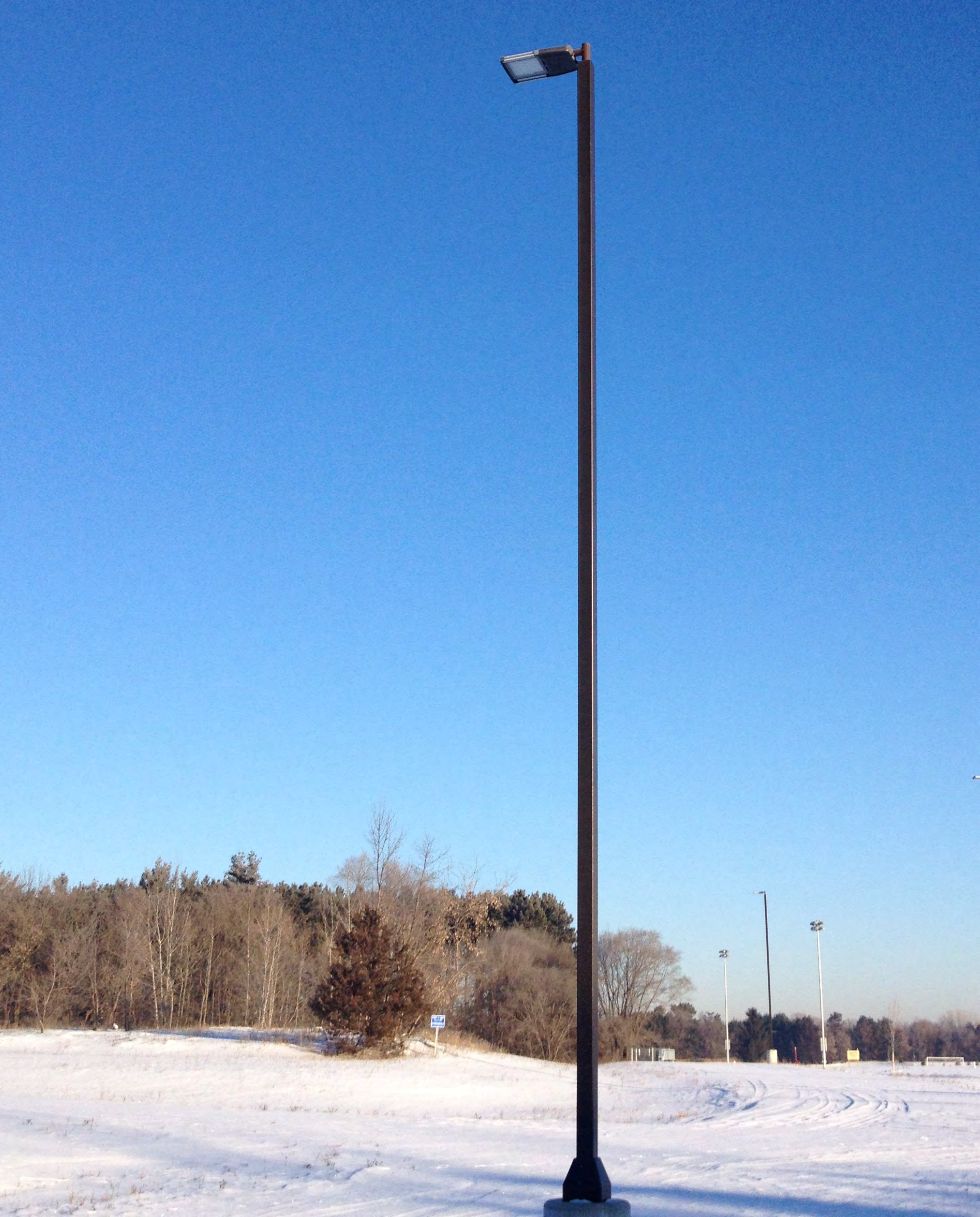
Pedestrian Fixtures

Traditionaire style LED lights on 14' fiberglass poles	at $1,351 each
(272 feet north side, 396 feet south side) Additional footage	at $6.65/foot
South side trail – 14 lights	$21,547.40
North side trail – 13 lights	$19,371.80
Permit administration fee (assumes Ramsey fee waived)	$25

The above estimate assumes installation at the same time. The exact amount of directional boring required unknown. Necessary directional boring will be charged at an additional $9.90 per foot. All footage fees will be updated on installed measurements. The lights will be installed to utility specifications, will be unmetered, and will operate on a dusk-to-dawn schedule. If job site conditions beyond our control prevent normal installation procedures or if winter construction is required, additional charges may be applied. Although care will be taken to allow for minimal restoration, Connexus Energy will not be responsible for final restoration of groomed turf.

Sincerely,

Dan Johnson
Distribution Designer



TRADITIONAIRE

The traditionaire design has endured the test of time with its simplistic charm, while providing a superior light which can be used in a wide variety of settings.

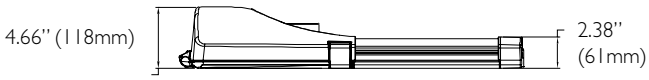
The advanced LED optical system provides improved horizontal and vertical uniformity, reduced glare, and improved lighting control. The light engine consists of nested concentric directional reflectors designed to optimize application efficiency and minimize glare.

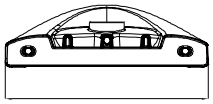
The housing is made of cast aluminum and finished with a black, polyester powder paint to ensure maximum durability.

Height: 27.25" **Width:** 16.75" **Weight:** 27 lbs. **Color:** Black **Watt:** 48 LED
Max EPA: 1.6 sq. ft. **Made of:** Cast Aluminum **IES Lighting Classification:** Type 3

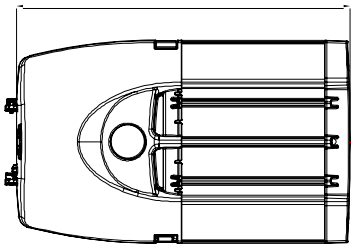
Dimensions

	Standard wattage	Weight		Length		EPA	
		lb.	kg.	in.	mm.	sq. ft.	sq. m.
RVS	55W32LED	23	10.4	21.38	543	0.53	0.049
	80W48LED	23	10.4	21.38	543	0.53	0.049
	110W64LED	26	11.8	25.25	641	0.60	0.056
	135W80LED	26	11.8	25.25	641	0.60	0.056
RVM	160W96LED	34	15.4	31.25	794	0.71	0.066
	190W112LED	34	15,4	31.25	794	0.71	0.066
	215W128LED	34	15.4	31.25	794	0.71	0.066
	245W144LED	37	16.8	35.25	895	0.78	0.072
	270W160LED	37	16.8	35.25	895	0.78	0.072

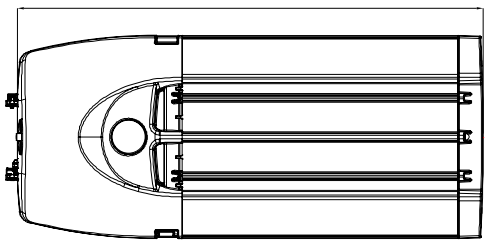




21.38" (543mm) min. – 25.25" (641mm) max.



31.25" (794mm) min. – 35.25" (895mm) max.



RVS

Weight: 23 to 26 lbs
(10.4 to 11.8 kg)

RVM

Weight: 34 to 37 lbs
(15.4 to 16.8 kg)

Product features

- Competitive high value performance luminaire
- Highly efficient optics improve illuminance uniformity
- Versatile and expandable LED boards
- Expanded flexibility in choosing the right wattage for the application
- Tool free access to electrical compartment
- Easy to install and maintain
- Innovative thermal management provides longer LED lifetime
- Designed to accommodate the latest in street lighting control technology
- Tool-less 360 degree rotatable twist-lock photocell receptacle
- 3G tested per ANSI C136.31
- Up to 100,000 hour rated life
- Highly efficient IP66 optics
- Modular design
- Protective lens

CC Regular Session **4. 8.**

Meeting Date: 04/14/2015

By: Diana Lund, Finance

Information

Title

Adopt Resolution #15-04-101 Authorizing the Call of the Outstanding Taxable General Obligation Tax Increment Bonds, Series 2012B (Flaherty & Collins (F&C) -Residence at the COR Project)

Purpose/Background:

Purpose:
When the General Obligation Tax Increment Bond in the amount of $7.32M was issued in 2012 on behalf of the F&C-Residence at the COR project, the bond provided for an early call date of June 1, 2015 to match when the city was to be taken out of its Note #2 by F&C.

Background:
With the sale and closing of the Residence at the COR scheduled for April 9, 2015, the city will be receiving the funds from F&C for their principal payment of Note #2 and applicable interest. The designated amount of funds required to pay off the outstanding bond will be deposited in a trust account until the June 1, 2015 date.

The attached resolution that needs to be adopted is a formality that outlines that the city has the funds to call the outstanding bond. You will note that the amount listed in the resolution states the prepay (early call) amount of $7,145,000. This figure represents the outstanding principal amount attributed to years 2016-2024. The 2015 payment of $175,000 (to bring the total principal amount of the debt to $7.32M) is considered a current principal payment that would have required payment on June 1, 2015 and and not considered an early payment.

Observations/Alternatives:

No alternatives. Adopting the resolution is required to call the bonds early, which was the purpose of the call feature date matching the payoff date in F&C's development agreement of June 1, 2015.

Funding Source:

Funds to pay off the debt will be provided from the payoff principal and interest of Note #2 with F&C for the Residence at the COR project.

Recommendation:

Staff recommends adopting Resolution #15-04-101.

Action:

Motion for council to adopt Resolution #15-04-101 authorizing the call of the outstanding taxable General Obligation Tax Increment Bonds, Series 2012B related to the F&C-Residence at the COR Project.

Attachments

#15-04-101 Authorizing Call of 2012B Bonds

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	04/09/2015 01:40 PM

Form Started By: Diana Lund Started On: 04/07/2015 07:46 AM
Final Approval Date: 04/09/2015

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #15-04-101

RESOLUTION AUTHORIZING THE CALL OF THE OUTSTANDING TAXABLE GENERAL OBLIGATION TAX INCREMENT BONDS, SERIES 2012B

WHEREAS, by Resolution duly adopted on April 24, 2012 (the "Resolution"), the City issued $7,320,000 original principal amount of Taxable General Obligation Tax Increment Bonds, Series 2012B, dated June 5, 2012 (the "Bonds"). The City has sufficient funds on hand in the debt service account of the Taxable General Obligation Tax Increment Bonds, Series 2012B Fund (the "Debt Service Account") to call the remaining $7,145,000 outstanding principal amount of the June 1, 2016 through 2024 maturities of the Bonds on June 1, 2015, at a price of par plus accrued interest.

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

1. The City Council hereby determines that there exists sufficient funds in the Debt Service Account to prepay on June 1, 2015, $7,145,000 aggregate principal amount of Bonds maturing on June 1 of the years 2016 through 2024, and the interest due thereon.

2. Northland Trust Services Inc., in Minneapolis, Minnesota, the bank at which the principal and interest on the Bonds are payable, is hereby authorized and directed to cause the Notice of Call for Redemption attached hereto as Exhibit A to be given in accordance with the provisions of the Resolution.

3. No further action shall be required of the City Council to complete prepayment of the Bonds.

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 14th day of April, 2015.

_____

Mayor

ATTEST:

_____

City Clerk

STATE OF MINNESOTA

COUNTY OF ANOKA
CITY OF RAMSEY

I, the undersigned, being the duly qualified and acting City Administrator of the City of Ramsey, Minnesota, DO HEREBY CERTIFY that I have carefully compared the attached and foregoing extract of minutes with the original thereof on file in my office, and that the same is a full, true and complete transcript of the minutes of a meeting of the City Council duly called and held on the date therein indicated, insofar as such minutes relate to authorizing the call of the outstanding Taxable General Obligation Tax Increment Bonds, Series 2012B.

WITNESS my hand officially on April 14, 2015.

_____
City Administrator

EXHIBIT A

NOTICE OF CALL FOR REDEMPTION
TAXABLE GENERAL OBLIGATION TAX INCREMENT BONDS, SERIES 2012B
CITY OF RAMSEY, ANOKA COUNTY, MINNESOTA

NOTICE IS HEREBY GIVEN that by order of the City Council of the City of Ramsey, Anoka County, Minnesota, there have been called for redemption and prepayment on

June 1, 2015

those outstanding bonds of the City designated Taxable General Obligation Tax Increment Bonds, Series 2012B, dated June 5, 2012, having stated maturity dates or subject to mandatory redemption in the years 2016 through 2024 and totaling $7,145,000 in principal amount and having CUSIP numbers listed below:

Year	CUSIP Number*
2016	751813 QF6
2017	751813 QG4
2018	751813 QH2
2019	751813 QJ8
2020	751813 QK5
2021	751813 QL3
2022	751813 QM1
2023	751813 QN9
2024	751813 QP4

The bonds are being called at a price of par plus accrued interest to June 1, 2015, on which date all interest on the bonds will cease to accrue. Holders of the bonds hereby called for redemption are requested to present their bonds for payment at Northland Trust Services Inc., 45 South 7th Street, Suite 2000, Minneapolis, Minnesota.

Dated: April 14, 2015.

BY ORDER OF THE CITY COUNCIL
CITY OF RAMSEY, MINNESOTA

/s/ Kurtis Ulrich, City Administrator

* The City shall not be responsible for the selection of or use of the CUSIP numbers, nor is any representation made as to their correctness indicated in the notice. They are included solely for the convenience of the holder.

CC Regular Session **4. 9.**

Meeting Date: 04/14/2015

By: Chris Anderson, Community Development

Information

Title

~~Adopt Resolution #15-04-097 Approving an Encroachment Agreement for an Existing Deck and Septic System Located in a Drainage and Utility Easement at 8077 155th Lane NW; Case of Mike and Diana Swanson~~ - **Please Note: This item was removed from the Consent Agenda - to be considered at the April 28th City Council Meeting.**

Purpose/Background:

The property located at 8077 155th Lane NW (the "Subject Property") is currently for sale. A prospective buyer of the Subject Property noticed that there is an exhibit of the Subject Property showing a portion of a Drainage and Utility Easement (the "Easement") proposed to be vacated and inquired with the City as to whether this vacation process was ever completed. After researching this matter, it was discovered that the Easement Vacation process was never completed and that the septic system and deck on the Subject Property are both located within the Easement.

Notification:

No notification is required to consider an Encroachment Agreement.

Observations/Alternatives:

It appears that the original developer of The North Forty 3rd Addition, R.J.S. Builders, had applied for an Easement Vacation in 1991. At that time, City Staff reviewed the request and was supportive of the easement vacation contingent upon the developer submitting and constructing a revised ponding area and encumbering the revised ponding area with an easement. At the Public Hearing in November of 1991, the Planning Commission tabled action on the request until the developer submitted a revised Grading and Drainage Plan. It does not appear that the developer ever submitted revised plans for this ponding area and thus, the vacation of the Easement was never completed.

As part of the review of the original request for an Easement Vacation, the City inspected the Subject Property and noted that the ideal location for the drain field would be within a portion of the Easement. It appears that a permit was issued by the City for the installation of the septic system within the area of the Easement that was proposed to be vacated. Additionally, a Building Permit for an attached deck was also issued by the City, again within the area of the Easement that had been proposed to be vacated.

Engineering Staff has reviewed this to determine whether the Easement area could be vacated as originally requested in 1991. It does not appear that the ponding area was ever revised per the direction of City Staff in 1991 and thus, it appears that this Easement may still be necessary. However, it has been approximately twenty-five (25) years since the installation of the septic system and over fifteen years since the installation of the deck and there have been no documented concerns with water interfering with either improvement (or with the improvements interfering with drainage). It should be noted that both improvements appear to be outside the natural depression and thus, are in a location that serves to convey rather than hold water. Thus, Staff is comfortable approving an Encroachment Agreement that addresses these improvements in their current locations and configurations rather than requiring their removal from the Easement.

The Encroachment Agreement would allow these improvements to remain in place and would allow for ongoing maintenance but would not permit expansion. In the event the septic system ever failed, an alternate site located

outside of any drainage and utility easement will be necessary (or a new Encroachment Agreement may need to be considered prior to installation of improvements). The Encroachment Agreement also reserves the City's rights within the easement and, if it were ever necessary to ensure the easement functioned properly, has a provision that would require the property owner to remove said improvements.

Alternatives

Option #1: Adopt Resolution #15-04-097 approving an Encroachment Agreement for both the deck and the septic system within a drainage and utility easement. Both improvements were installed after obtaining permits from the City. An Easement Vacation process was initiated in 1991 but was never completed as an updated Grading and Drainage Plan was never submitted by the original developer. These improvements have existed within the easement now for about 15-25 years and there have been no documented concerns related to drainage issues. Staff supports this option.

Option #2: Do not adopt Resolution #15-04-097. This action would ultimately result in the need for the improvements (both a deck and septic system) to be removed from the easement. The home is positioned directly adjacent to the drainage and utility easement and thus, there would be no option to reinstall a deck without encroaching on the easement or without significant modifications to the home. Additionally, in 1991, the area where the septic system was installed was identified by City Staff as being the most ideal location the system based on soils. There have been no documented concerns with drainage affecting these improvements or with the improvements negatively impacting drainage. Staff does not support this option.

Recommendation:

Staff recommends adopting Resolution #15-04-097 approving an Encroachment Agreement, subject to review and approval as to legal form by the City Attorney.

Action:

Motion to adopt Resolution #15-04-097.

Attachments

Site Location Map
Background Information from Property File
Resolution #15-04-097
Staff Review File

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Chris Anderson	04/08/2015 01:08 PM
Chris Anderson (Originator)	Chris Anderson	04/08/2015 01:10 PM
Bruce Westby	Bruce Westby	04/08/2015 05:33 PM
Tim Gladhill	Tim Gladhill	04/09/2015 01:26 PM
Kurt Ulrich	Kurt Ulrich	04/09/2015 01:42 PM
Form Started By: Chris Anderson		Started On: 04/07/2015 10:30 AM
Final Approval Date: 04/09/2015		

158TH LN
158TH AVE
157TH LN
157TH AVE
156TH LN
154TH LN
154TH AVE
153RD LN
ALPINE DR
KANGAROO ST
HEDGEHOG ST
FERRET ST
ELAND ST
ARMSTRONG BLVD
IGUANA ST
JACKAL ST
City of RAMSEY
Site Location Map
Legend
Site
Parcels
N
0
625
1,250 Feet

LOT SURVEYS COMPANY, INC.

LAND SURVEYORS

REGISTERED UNDER LAWS OF STATE OF MINNESOTA

7601 - 73rd Avenue North 560-3093

Minneapolis, Minnesota 55428

INVOICE NO. 30419
F. B. NO. 541/23,24
SCALE 1" = 40'
0 – DENOTES IRON

RICHARD SYBRANT

Property located in Section 20, Township 32, Range 25, Anoka County, Minnesota

Surveyors Certificate

□ Denotes Wood Hub Set For Excavation Only
Denotes Surface Drainage
(000.0) Denotes Proposed Elevation
000.0 Denotes Existing Elevation

Type of Building - Full Basement walkout

Proposed Top of Block

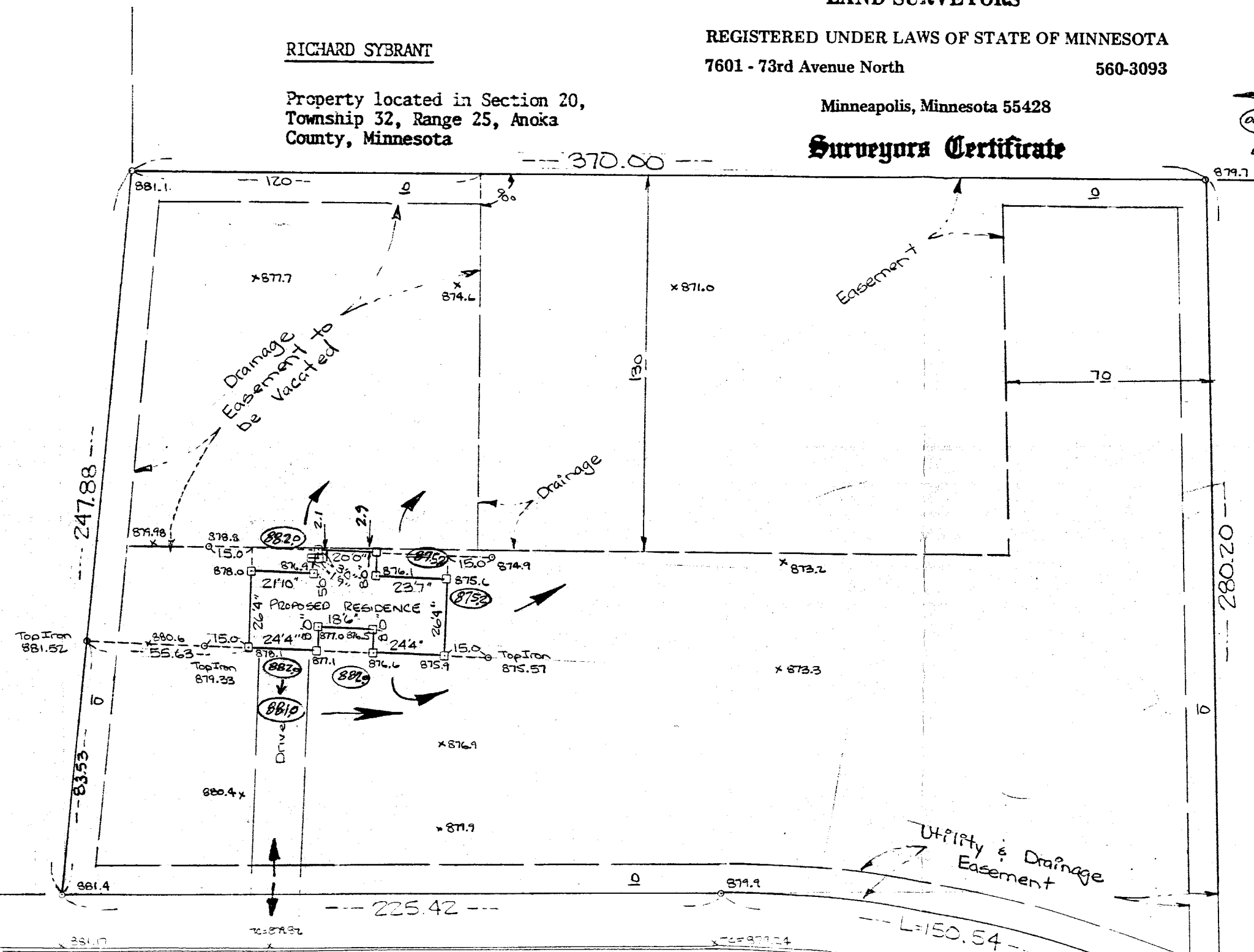
882.7

Proposed Garage Floor

882.2

Proposed Lowest Floor

875.4



The only easements shown are from plats of record or information provided by client.

We hereby certify that this is a true and correct representation of a survey of the boundaries of the above described land and the location of all buildings and visible encroachments, if any, from or on said land.

Surveyed by us this 29th day of September 19 91

Revised 10-10-91

Lot 2, Block 2, THE NORTH FORTY 3RD ADDITION

Signed _____
Raymond A. Prasch, Minn. Reg. No. 6743

55857

8077 - 155 Ln.

LOT SURVEYS COMPANY, INC.

LAND SURVEYORS

REGISTERED UNDER LAWS OF STATE OF MINNESOTA

7601 - 73rd Avenue North **560-3093**

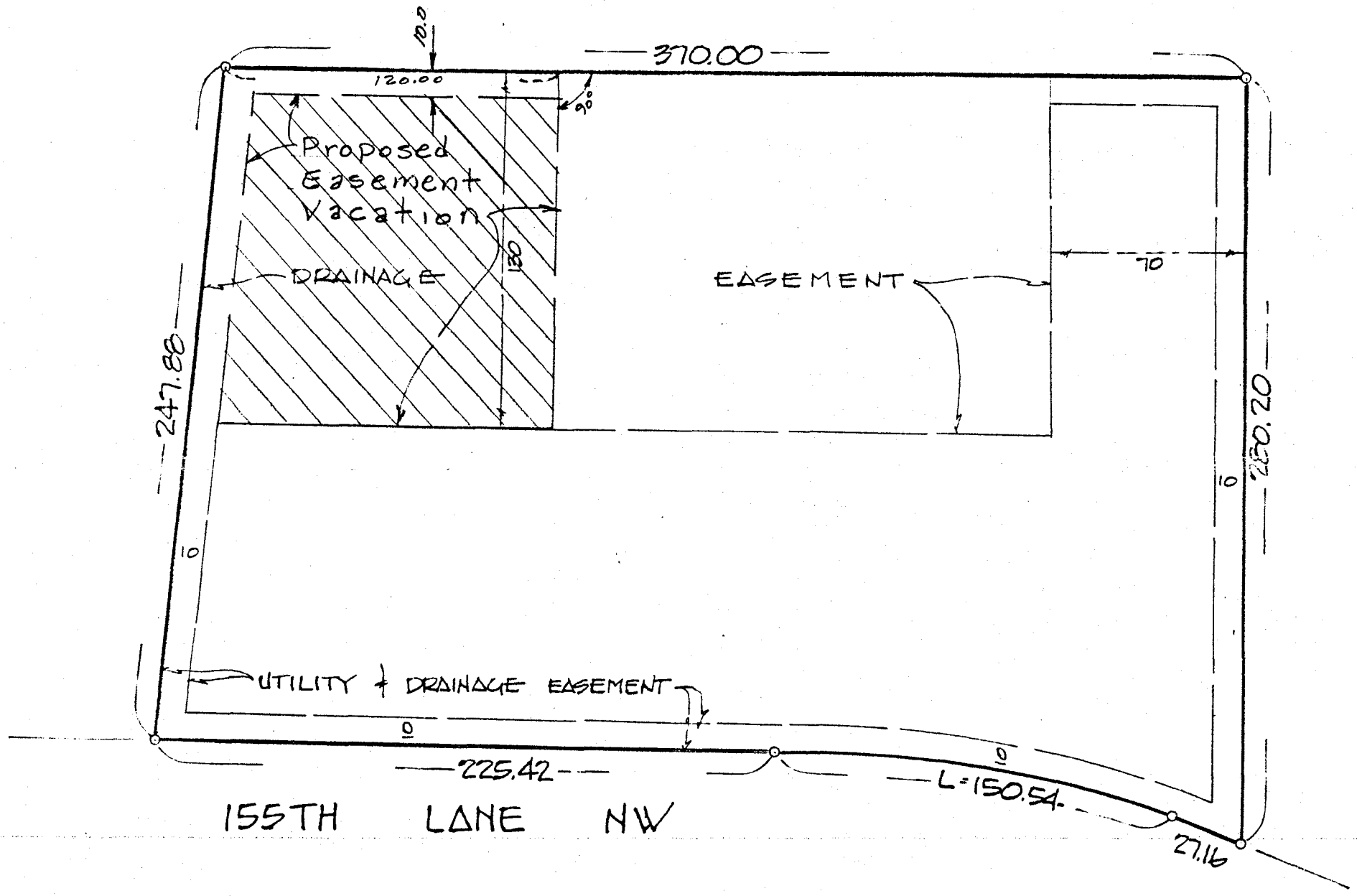
Minneapolis, Minnesota 55428

INVOICE NO. 30171
F. B. NO. _____
SCALE 1" = 50'

o Denotes Iron Monument
□ Denotes Wood Hub Set For Excavation Only
x000.0 Denotes Existing Elevation
⬭ Denotes Proposed Elevation
← Denotes Surface Drainage
_____ Proposed Top of Block
_____ Proposed Garage Floor
_____ Proposed Lowest Floor
Type of Building -

Surveyors Certificate

RICHARD SYBRANT



Lot 2, Block 2, THE NORTH FORTY 3RD ADDITION

Description for proposed easement vacation
That part of the South 120.00 feet of the North 130.00 feet of Lot 2, Block 2, THE NORTH FORTY 3RD ADDITION lying west of a line drawn perpendicular to the north line of said Lot 2 from a point thereon distant 120.00 feet east along said north line from the northwest corner of said Lot 2.
Except the westerly 10.00 feet thereof.

The only monuments shown are those given or received or information provided by others.

We hereby certify that this is a true and correct representation of a survey of the boundaries of the above described land and the location of all buildings and visible encroachments, if any, from or on said land.

Surveyed by us this 6th day of August 19 91

Revised 9-18-91

Signed Raymond A. Prasch

Raymond A. Prasch, Minn. Reg. No. 6743

City of Ramsey
15153 NOWTHEN BOULEVARD N.W., RAMSEY, MINNESOTA 55303 • (612) 427-1410

October 31, 1991

Mr. Richard Sybrant
9421 West River Road
Minneapolis, MN 55444

Dear Mr. Sybrant:

I have reviewed your request for the vacation of a portion of a drainage easement located on Lot 2, Block 2, The North Forty 3rd Addition within the City of Ramsey. It is my understanding the size of this drainage easement was first calculated based upon a drainage plan which had anticipated this easement receiving a substantial amount of drainage from 155th Lane N.W. Apparently, at the time of paving, the street grades were such that run-off from 155th Lane and a portion of Hedgehog Street were diverted entirely to the drainage easement located south of the subject lot into another drainage easement located in Block One. This modification reduced the amount of contributing impervious pavement area by more than 50%. Nonetheless, a substantial area of approximately 24 acres in both the subdivision and unplatted lands immediately to the northeast will drain to this low point. Under normal summer rainfall conditions, there will not be a problem with flooding. However, under certain melt and rainfall conditions which might occur in the early spring when ground is frozen, the need for this particular easement will be substantial.

It is noted that the shape of the easement does not conform with the naturally occurring low area. It should also be noted that the proposed grading of the drainage easement ponding area has not been completed for this particular easement.

Based upon the above, it is my recommendation that a vacation of the drainage easement as proposed be granted contingent upon the developer submitting and constructing a revised ponding depression having a capacity equal to that originally approved and furnishing the City with an easement over said revised ponding area.

If you have any questions prior to the meeting on November 5, 1991, please call.

Sincerely,

CITY OF RAMSEY

Steven J. Jankowski, P.E.
City Engineer

SJJ:ccr

CASE #

REQUEST TO VACATE A PORTION OF DRAINAGE EASEMENT LOCATED ON P.I.N. R-20-32-25-11-0010; CASE OF R.J.S. BUILDERS, INC.
By: James Gromberg, Project Manager

Background:

The owner of the property, described as Lot 2, Block 2, The North Forty 3rd Addition, has requested that the City vacate a portion of the drainage easement covering the northwest section of this parcel. The City Council has directed the Planning and Zoning Commission to conduct a public hearing, review the input, and make a recommendation to City Council as to the proposed vacation of a portion of this drainage easement. State Statute requires that it be found in the public interest to vacate any public way. In the case of vacation of a drainage easement or a portion of drainage easement, this would include if the drainage easement was no longer needed to serve its original purpose under the original grading plan of the subdivision. Attached for your information are the following items:

1) Site location map
2) Properties notified
3) City Engineer's letter to the Planning and Zoning Commission dated October 31, 1991.

Observations:

Building Official Glyn Huff has inspected the site and has stated that the ideal spot for the drainage field would be a portion of the currently held drainage easement by the City.

Finance Officer Helling has indicated that there is an outstanding balance on Escrow Account #804196 for The North Forty 3rd Addition in the amount of $3,002.01. Contingent upon granting the vacation of easement, the Planning and Zoning Commission may also require that Mr. Sybrant bring the outstanding escrow for The North Forty 3rd Addition up to date.

City Engineer Jankowski has recommended the approval of the easement vacation contingent upon the developer submitting and constructing a revised ponding depression having a capacity equal to that originally approved and furnishing the City with an easement over said revised ponding area.

Recommendations:

Based upon input from City staff, the recommendation is that the Planning & Zoning Commission recommend to City Council to approve vacation of a portion of the drainage easement shown on the attached map.

Commission Action:

Motion to approve/deny vacation of a portion of the drainage easement on Lot 2, Block 2, The North Forty 3rd Addition, contingent upon the developer bringing the outstanding Escrow Account #804196 in the amount of $3,002.01 up to date and submitting and constructing a revised ponding depression having a capacity equal to that originally approved, and furnishing the City with an easement over said revised ponding area.

Review Checklist:

Project Manager
City Engineer
Zoning Administrator
City Administrator

PZ:11/5/91
/ccr

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

RESOLUTION #15-04-097

A RESOLUTION APPROVING AN ENCROACHMENT AGREEMENT FOR AN EXISTING DECK AND SEPTIC SYSTEM WITHIN A DRAINAGE AND UTILITY EASEMENT AND DECLARING TERMS OF SAME.

WHEREAS, Michael L. Swanson and Diana J. Swanson (the "Landowner") are the fee owners of the real property located at 8077 155th Lane NW, Ramsey, Minnesota and legally described as follows:

Lot 2, Block 2, The North Forty 3rd Addition, according to the recorded plat thereof, Anoka County, Minnesota.

("Property"); and

WHEREAS, the City of Ramsey (the "City"), currently has Drainage and Utility Easements ("Easements") over, under and across a portion of the Property, as dedicated to the public pursuant to the Plat known as "The North Forty 3rd Addition" recorded in the Office of the County Recorder, Anoka County, Minnesota; and

WHEREAS, Landowner seeks permission from the City to encroach upon the Easements by using and maintaining an existing septic system and deck (dimensions of upper deck are sixteen feet by twenty-five feet [16' x 25'] and dimensions of lower deck are eight feet by nineteen feet [8' x 19'], including the stairway). The upper and lower decks (the "Deck") are located approximately 110 feet from the most North line of the Property, sixty-seven (67) feet from the most West line of the Property and 285 feet from the East most line of the Property, all as shown on Exhibit "A" and the septic system (the "Septic System") is located on the Property as shown on Exhibit "B"; and

WHEREAS, the City issued permits for both the Deck and the Septic System in 1991 and 1998 respectively.

NOW THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the parties agree as follows:

1. The City hereby approves an encroachment on and over the Easements by Landowner for the purposes of using the existing Deck and Septic System over that part of the Easements as shown in Exhibits "A" and "B" subject to the terms of this Agreement. Landowner shall not expand the Deck in width, depth, or height unless approved in writing by the City. If the Deck is demolished or destroyed, any replacement deck shall not encroach upon the Easements without written consent of the City. If the Septic System fails or is otherwise replaced, the replacement system shall not encroach upon the Easements without written consent of the City.

2. Nothing in this Agreement shall be deemed a waiver or abandonment of the City's rights under the Easements.

3. The Landowner shall be responsible for all costs relating to use, maintenance and repair of the Deck and Septic System.

4. Landowner agrees that if the City, during its normal construction, reconstruction, maintenance and/or repair of the public utilities of the City located within the Easements including, but not limited to, watermain, sanitary sewer and/or storm sewer systems, deems it necessary and expedient to excavate within the Easements, Landowner shall be responsible for removing, reconstructing and/or repairing the Deck and/or Septic System and the City's only obligation shall be to fill the excavated area and level the same to the grade that it was prior to the City's excavation. Notwithstanding the above, in the event the City finds it is necessary to completely and totally restore easement area, the landowner agrees to remove the Deck and/or Septic System that has been placed in the Easements. Landowner will promptly comply with said removal request at their expense and will remove the Deck and/or Septic System within sixty (60) days of the written request by the City.

5. In the event that Landowner fails to take any action required in this Agreement and the City is required to repair, reconstruct or take other actions to maintain the City's utilities, as a result of the Landowner's use and maintenance of the Deck and/or Septic System, the City may take any and all actions permitted by law to collect the costs of those repairs and the City may further levy an assessment against the Property for all costs incurred by the City. Landowner waives any and all rights to challenge or appeal the assessment.

6. Landowner and his successors and assigns do hereby agree to defend, indemnify, and hold the City harmless from any and all costs and expenses, all claims and liability, including attorney's fees, relating to or arising from granting the Landowner permission to encroach on the Easements for the maintenance, use, and operation of the Deck and/or Septic System, including third party claims against flooding issues that may occur due to filling within the drainage easement.

7. All notices, requests, demands and other communications hereunder shall be in writing and shall be deemed given if personally delivered or mailed, certified mail, return receipt requested, to the following:

TO CITY: Jo Thieling, City Clerk
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

TO LANDOWNER: Michael L. and Diana J. Swanson
8077 155th Lane NW
Ramsey, MN 55303

or to any successors or assigns of the Landowner or City, or any future address of the Landowner or City, if Landowner or City gives the other party notice of said change of address as provided pursuant to the provision for notice herein.

8. This Agreement shall be recorded against the title to the Property.

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 14th day of April, 2015.

CITY OF RAMSEY

By: _____ By: _____
Sarah Strommen, Mayor Jo Thieling, City Clerk

LANDOWNER

By: _____ By: _____
Michael L. Swanson Diana J. Swanson

The foregoing instrument was acknowledged before me this ____ day of _____, 20____ , by Sarah Strommen and Jo Thieling, respectively the Mayor and City Clerk of the City of Ramsey, a Minnesota municipal corporation, on behalf of the corporation and pursuant to the authority granted by its City Council.

_____
Notary Public

STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 20__, by Michael L. and Diana J. Swanson.

_____
Notary Public

Drafted by:
City of Ramsey
7550 Sunwood Dr NW
Ramsey, MN 55303

Reviewed by:
Ratwik, Roszak & Maloney, P.A.
730 Second Ave. S., Suite 300
Minneapolis, MN 55402

EXHIBIT "A"
Area of Encroachment of Deck

285 feet from the east line of the Property, 110 feet from the north line of the Property, and sixty-seven (67) feet from the west line of the Property.

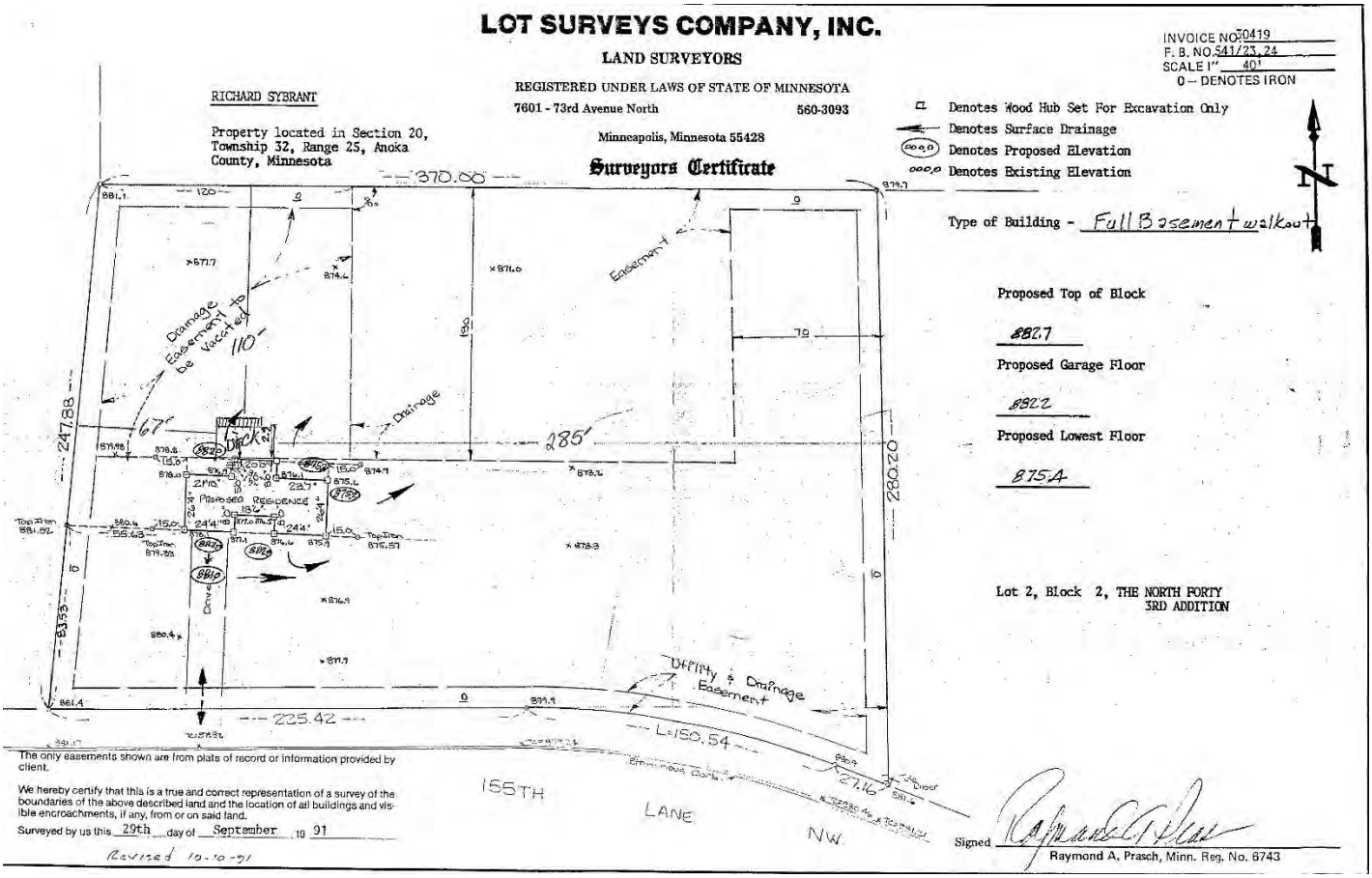
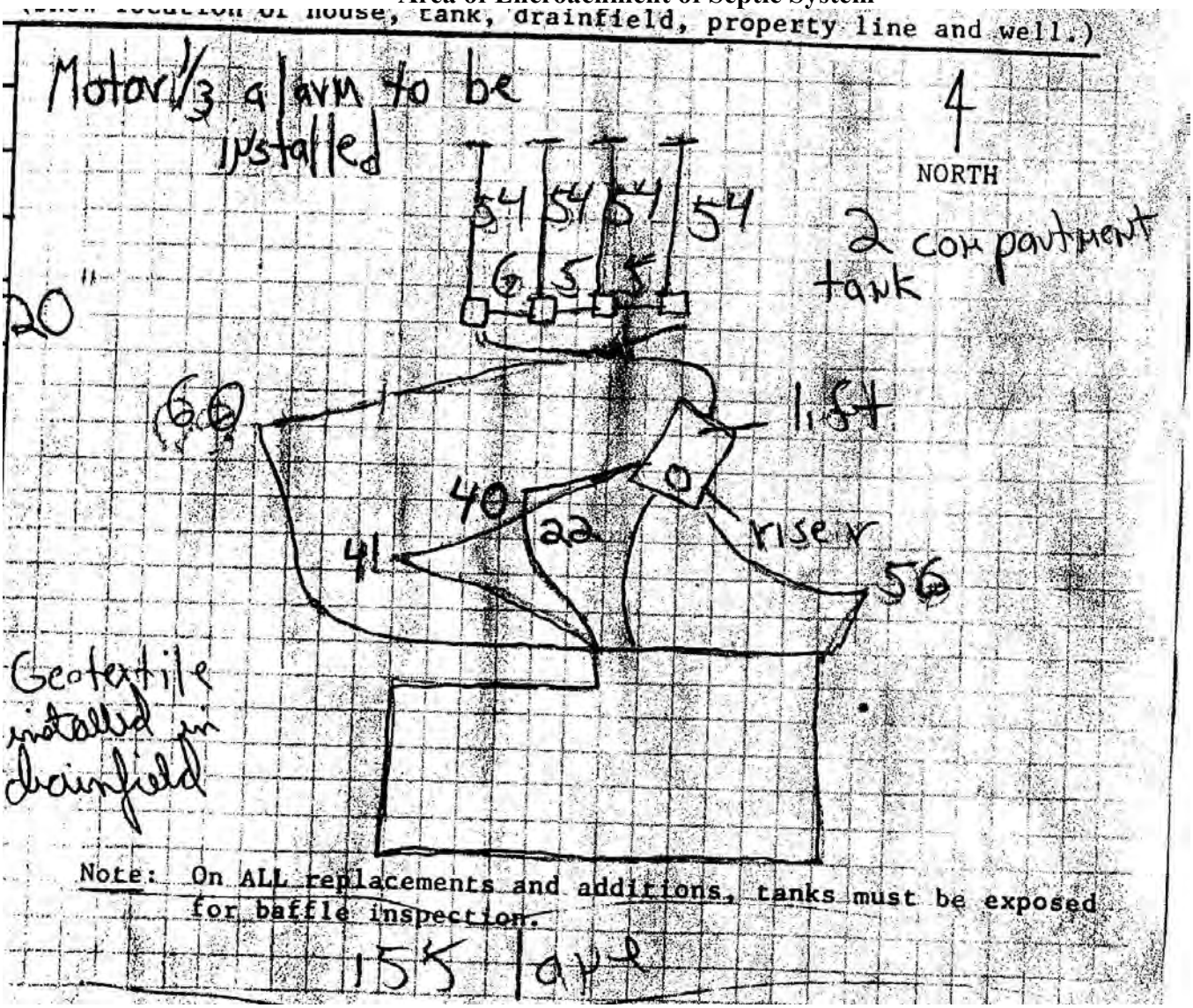


EXHIBIT "B"
Area of Encroachment of Septic System



CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	MARCH 31, 2015	**PROJECT ADDRESS**	8077 155TH LANE NW
PROJECT. TITLE	NORTH FORTY THIRD ADDITION EASEMENT VACATION		
ESCROW #			
DEPARTMENT:	Engineering		
TECHNICAL REVIEWER:	Name: Leonard Linton Phone: 763 433-9834 Email: llinton@ci.ramsey.mn.us		

We offer the following comments regarding your request for an Easement Vacation at 8077 155th Lane NW. The plat was recorded in the early 1990's. The developer submitted a request for an easement vacation. The City requested additional information prior to processing the request. The additional information was not received and the Vacation request was not processed. The drainfield for the house and the deck were placed in the easement.

The homeowner recently came forward and asked that the easement be vacated as originally proposed. Staff has reviewed the request and has the following observations.

The easement was reserved to provide for stormwater ponding from the development. The area proposed to be vacated is above the natural depression on the site and does not serve a stormwater purpose. Current practice would require acquiring easement on the east side of the lot from the right of way to the back of the lot over the natural depression because water from the street is draining to this depression. We require a drainage and utility easement whenever water generated off the property flows onto or across it. The ponding area also extends on to the adjacent property to the north that is unplatted.

Staff has analyzed the stormwater runoff for this small drainage area and has determined that the 100 year water level is approximately 876. The low point in the street is between 879 and 880 feet. The elevation adjacent to the house is also 880.

The City has received complaints about high water levels in ponds related to heavy snow fall and the subsequent melting and from heavy rainfalls. The City has not received any reports about this ponding area approaching the elevation of the structure.

Engineering Staff recommends an encroachment agreement be negotiated that allows the drainfield and deck to remain in the easement. The encroachment agreement should have a provision for revisiting the issue of future conditions warrant.

CC Regular Session **4. 10.**

Meeting Date: 04/14/2015

By: Chris Anderson, Community Development

Information

Title

~~Adopt Resolution #15-04-098 Approving an Encroachment Agreement for a Portion of a Deck in a Drainage and Utility Easement at 16901 Kamacite St NW~~ **- Please Note: This item was removed from the Consent Agenda - to be considered at the April 28th City Council Meeting.**

Purpose/Background:

The City received a Building Permit Application for a proposed fourteen foot by sixteen foot (14' x 16') deck (the "Deck") on the property located at 16901 Kamacite St NW (the "Subject Property"). There is an existing Drainage and Utility Easement (the "Easement") in the rear yard that would be partially encroached upon by the proposed Deck, which prompted the request for an Encroachment Agreement.

Notification:

Notification is not required when considering an Encroachment Agreement.

Observations/Alternatives:

The majority of the rear yard of the Subject Property is encumbered by the Easement and the purpose of the Easement is for flood storage (it is not encumbering a wetland and there is no infrastructure within it presently). The home on the Subject Property, which was positioned at the minimum required front yard setback, is about ten (10) feet from the Easement boundary. From south to north, the Easement does angle away from the home but the sliding glass door is located near the south wall of the home, closest to the Easement.

Engineering Staff have reviewed this request and have stated that the requested encroachment would be acceptable as long as the Deck footings remain outside the Easement. It does not appear that the cantilevered portion of the Deck would interfere with any potential maintenance within the Easement. Nonetheless, the Encroachment Agreement has been drafted such that the City retains its rights within the Easement area and, if it were ever necessary for the functionality of the Easement, includes a provision that would require the owner of the Subject Property to remove those portions of the Deck that encroach in the Easement area.

Alternatives

Option #1: Adopt Resolution #15-04-098 approving an Encroachment Agreement for the proposed Deck contingent upon the Deck footings being located outside the Easement. The Easement is for flood storage capacity and allowing a portion of the Deck to cantilever into the Easement should not impact the purpose of the Easement. Staff supports this option.

Option #2: Adopt a modified Resolution #15-04-098 approving an Encroachment Agreement for the proposed Deck, including the Deck footings within the Easement area. Staff is not supportive of this option as it potentially may set a precedent for future requests to encroach in drainage and utility easements.

Option #3: Do not adopt Resolution #15-04-098. This action would require modifications to the proposed Deck such that no part of it would encroach within the Easement. If the Deck can be constructed such that only the cantilevered portion (in this instance, no more than four [4] feet) encroaches into the Easement, it shouldn't have any impact on the purpose of the Easement. Thus, Staff does not support this option.

Funding Source:

The Applicant is responsible for all costs incurred involving this request.

Recommendation:

Staff recommends adopting Resolution #15-04-098 approving an Encroachment Agreement for a deck at 16901 Kamacite St NW, subject to review and approval as to legal form by the City Attorney.

Action:

Motion to adopt Resolution #15-04-098 approving an Encroachment Agreement for a proposed deck, contingent on the deck footings being located outside the easement boundary.

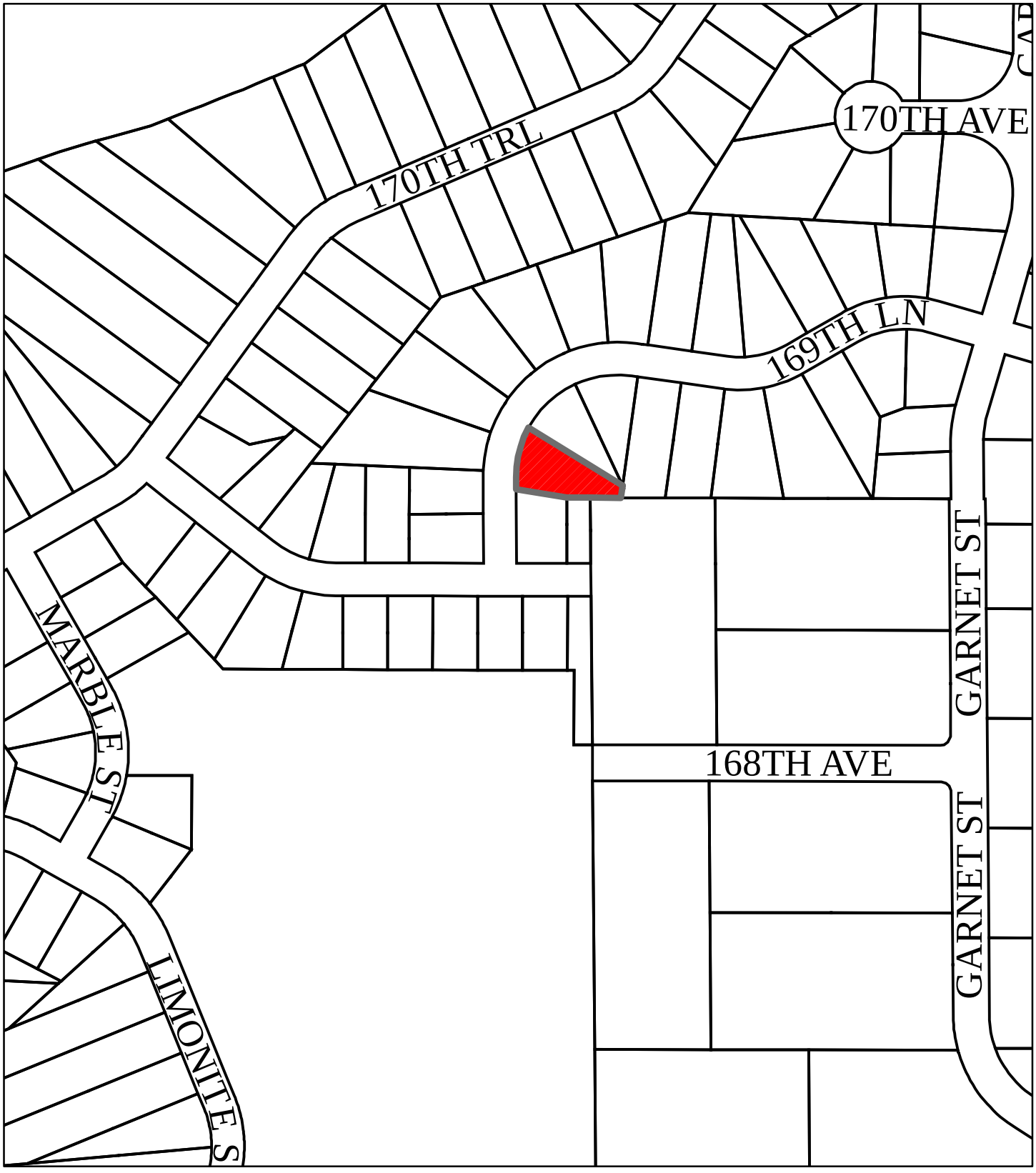
Attachments

Site Location Map

Resolution #15-04-098

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	04/08/2015 05:39 PM
Tim Gladhill	Tim Gladhill	04/09/2015 01:21 PM
Kurt Ulrich	Kurt Ulrich	04/09/2015 01:43 PM
Form Started By: Chris Anderson		Started On: 04/08/2015 12:30 PM
Final Approval Date: 04/09/2015		



City of RAMSEY

Site Location Map

Legend
Site
Parcels

N

0 320 640 Feet

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

RESOLUTION #15-04-098

A RESOLUTION APPROVING AN ENCROACHMENT AGREEMENT FOR A DECK TO PARTIALLY ENCROACH INTO A DRAINAGE AND UTILITY EASEMENT AND DECLARING TERMS OF SAME.

WHEREAS, Mark E. and Debra L. Lacross (the "Landowner") are the fee owners of the real property located at 16901 Kamacite St. NW, Ramsey, Minnesota and legally described as follows:

Lot 6, Block 2, Brookfield 4th Addition, according to the recorded plat thereof, Anoka County, Minnesota.

("Property"); and

WHEREAS, the City of Ramsey (the "City"), currently has Drainage and Utility Easements ("Easements") over, under and across a portion of the Property, as dedicated to the public pursuant to the Plat known as "Brookfield 4th Addition" recorded in the Office of the County Recorder, Anoka County, Minnesota; and

WHEREAS, Landowner seeks permission from the City to partially encroach upon the Easements by constructing a fourteen foot by sixteen foot (14' x 16') deck (the "Deck") off the rear wall of the home. The Deck would be located approximately 100 feet from the most East line of the Property, twenty (20) feet from the most South line of the Property and forty-one (41) feet from the North most line of the Property, all as shown on Exhibit "A".

NOW THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the parties agree as follows:

1. The City hereby approves an encroachment on and over the Easements by Landowner for the purposes of constructing a cantilevered Deck over that part of the Easements as shown in Exhibit "A" subject to the terms of this Agreement. The Deck footings cannot be within the Easements.

2. Nothing in this Agreement shall be deemed a waiver or abandonment of the City's rights under the Easements.

3. The Landowner shall be responsible for all costs relating to use, maintenance and repair of the Deck.

4. Landowner agrees that if the City, during its normal construction, reconstruction, maintenance and/or repair of the public utilities of the City located within the Easements including, but not limited to, watermain, sanitary sewer and/or storm sewer systems, deems it necessary and expedient to excavate within the Easements, Landowner shall be responsible for

removing, reconstructing and/or repairing the Deck and the City's only obligation shall be to fill the excavated area and level the same to the grade that it was prior to the City's excavation. Notwithstanding the above, in the event the City finds it is necessary to completely and totally restore easement area, the landowner agrees to remove the Deck that has been placed in the Easements. Landowner will promptly comply with said removal request at their expense and will remove the Deck within sixty (60) days of the written request by the City.

5. In the event that Landowner fails to take any action required in this Agreement and the City is required to repair, reconstruct or take other actions to maintain the City's utilities, as a result of the Landowner's use and maintenance of the Deck, the City may take any and all actions permitted by law to collect the costs of those repairs and the City may further levy an assessment against the Property for all costs incurred by the City. Landowner waives any and all rights to challenge or appeal the assessment.

6. Landowner and his successors and assigns do hereby agree to defend, indemnify, and hold the City harmless from any and all costs and expenses, all claims and liability, including attorney's fees, relating to or arising from granting the Landowner permission to encroach on the Easements for the maintenance, use, and operation of the Deck, including third party claims against flooding issues that may occur due to filling within the drainage easement.

7. All notices, requests, demands and other communications hereunder shall be in writing and shall be deemed given if personally delivered or mailed, certified mail, return receipt requested, to the following:

TO CITY: Jo Thieling, City Clerk
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

TO LANDOWNER: Mark E. and Debra L. Lacross
16901 Kamacite St NW
Ramsey, MN 55303

or to any successors or assigns of the Landowner or City, or any future address of the Landowner or City, if Landowner or City gives the other party notice of said change of address as provided pursuant to the provision for notice herein.

8. This Agreement shall be recorded against the title to the Property.

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 14th day of April, 2015.

CITY OF RAMSEY

By: _____
Sarah Strommen, Mayor

By: _____
Jo Thieling, City Clerk

LANDOWNER

By: _____
Mark E. Lacross

By: _____
Debra L. Lacross

The foregoing instrument was acknowledged before me this ____ day of _____, 20__, by Sarah Strommen and Jo Thieling, respectively the Mayor and City Clerk of the City of Ramsey, a Minnesota municipal corporation, on behalf of the corporation and pursuant to the authority granted by its City Council.

_____
Notary Public

STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 20__, by Mark E. and Debra L. Lacross.

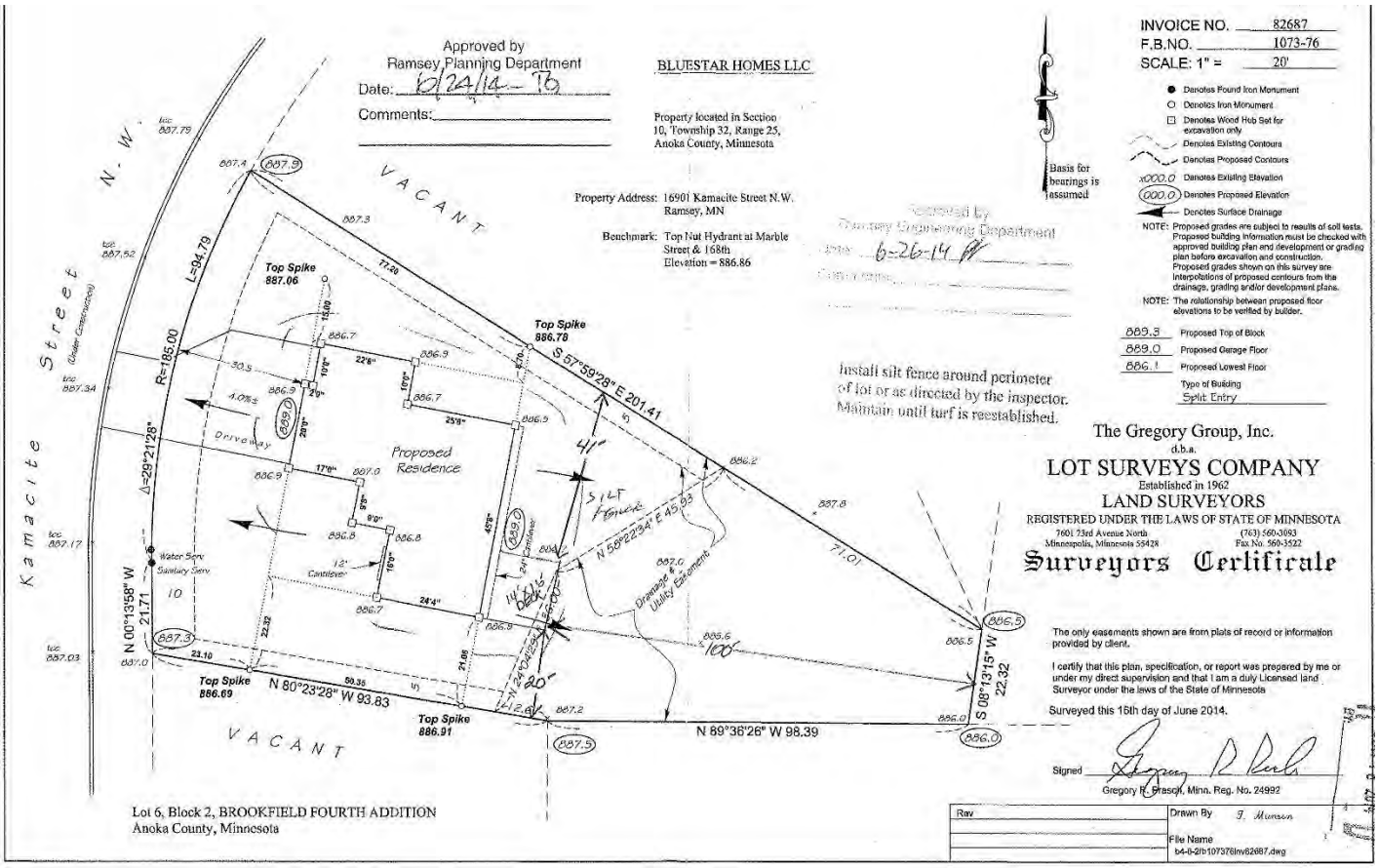
_____
Notary Public

Drafted by:
City of Ramsey
7550 Sunwood Dr NW
Ramsey, MN 55303

Reviewed by:
Ratwik, Roszak & Maloney, P.A.
730 Second Ave. S., Suite 300
Minneapolis, MN 55402

EXHIBIT "A"
Area of Encroachment of Deck

100 feet from the east line of the Property, forty-one (41) feet from the north line of the Property, and twenty (20) feet from the south line of the Property.



CC Regular Session **4. 11.**

Meeting Date: 04/14/2015

By: Tim Gladhill, Community Development

Information

Title

Adopt Resolution #15-04-096 Approving Receipt of Pedestrian and Bicycle Trail Easement on 14851 Olivine St NW Legally Described as Lot 3, Block 1, TOWN CENTER GARDENS 3RD ADDITION

Purpose/Background:

The City has received a building permit application for a new town home building consisting of eight (8) units on the Property. A review of the Certificate of Survey for that lot, as well as the County's property records, revealed that there was a public trail across the rear portion of the lot without a recorded trail easement.

Observations/Alternatives:

This trail was required as part of the original subdivision. Staff has discussed with the Owner who has agreed to grant the City a trail easement to address the encroachment. The easement identifies the City as being responsible for all costs to construct and repair the surface of the trail as well as providing snow removal (as is typical for all City trails). The property owner (including successors and assigns) shall be responsible for maintaining the grass and vegetation within the easement area. Failure to accept the easement would require the trail to be removed/relocated, likely at the City's cost. Furthermore, the parcel is adjacent to CSAH 56 (Ramsey Boulevard) and thus, relocating the trail into the right-of-way would be subject to approval by Anoka County.

Funding Source:

The Owner is responsible for costs to record the easement.

Recommendation:

City Staff recommends authorizing the Mayor and City Clerk to execute the easement document accepting the pedestrian and bicycle trail easement on behalf of the City.

Action:

Motion to adopt Resolution #15-04-096 accepting the granting of a trail easement to the City.

Attachments

Easement Exhibits

Easement

Resolution #15-04-096

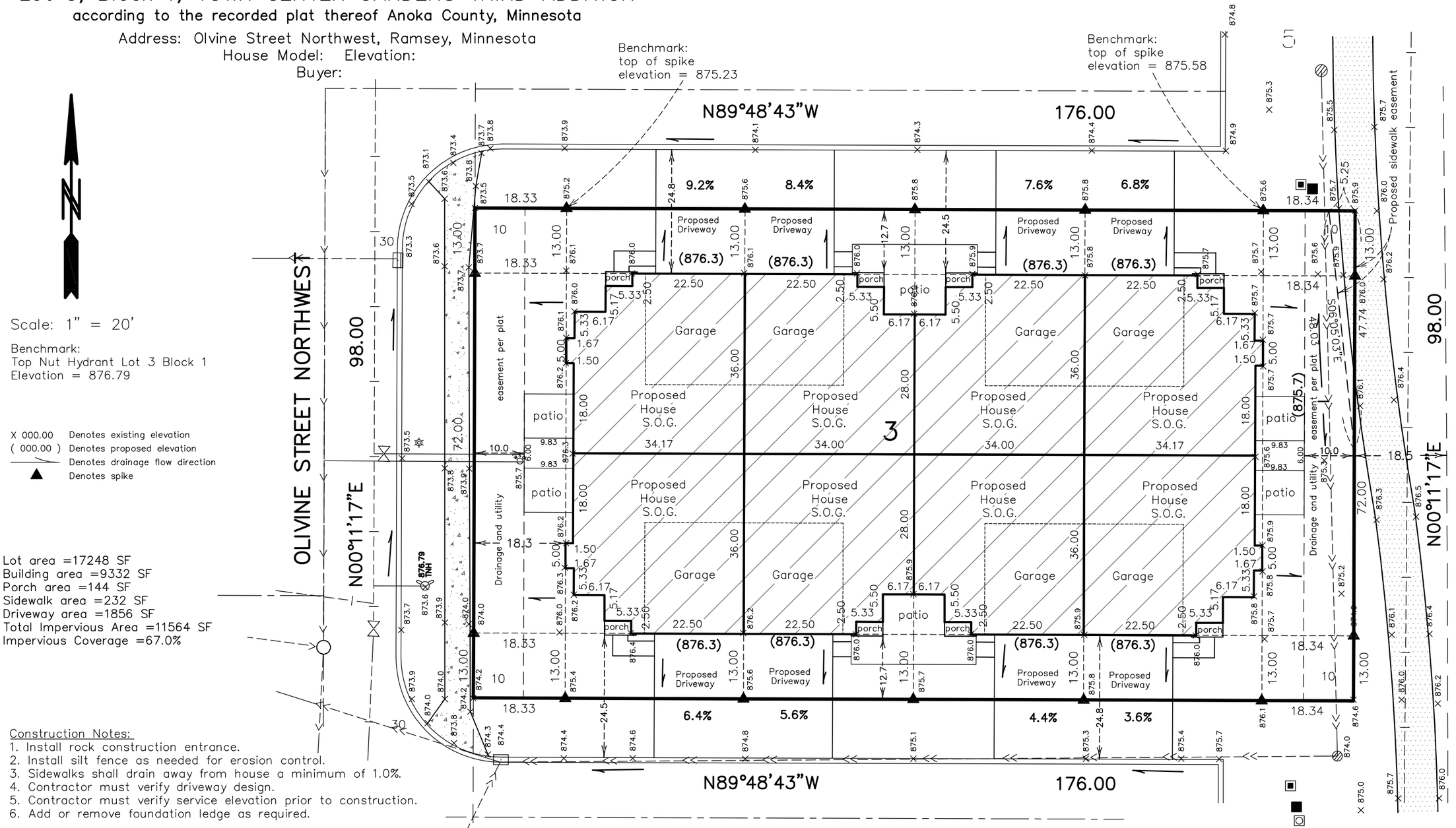
Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	04/09/2015 12:05 PM
Form Started By: Tim Gladhill		Started On: 04/08/2015 04:30 PM
Final Approval Date: 04/09/2015		

Lot 3, Block 1, TOWN CENTER GARDENS THIRD ADDITION

according to the recorded plat thereof Anoka County, Minnesota

Address: Olvine Street Northwest, Ramsey, Minnesota
House Model: Elevation:
Buyer:



Scale: 1" = 20'

Benchmark:
Top Nut Hydrant Lot 3 Block 1
Elevation = 876.79

X 000.00 Denotes existing elevation
(000.00) Denotes proposed elevation
Denotes drainage flow direction
Denotes spike

Lot area =17248 SF
Building area =9332 SF
Porch area =144 SF
Sidewalk area =232 SF
Driveway area =1856 SF
Total Impervious Area =11564 SF
Impervious Coverage =67.0%

Construction Notes:
1. Install rock construction entrance.
2. Install silt fence as needed for erosion control.
3. Sidewalks shall drain away from house a minimum of 1.0%.
4. Contractor must verify driveway design.
5. Contractor must verify service elevation prior to construction.
6. Add or remove foundation ledge as required.

General Notes:
1. Grading plan by Pioneer Engineering last dated 9/12/05 was used to determine proposed elevations shown herein.
2. This survey does not purport to show improvements or encroachments, except as shown, as surveyed by me or under my direct supervision.
3. Proposed building dimensions shown are for horizontal location of structures on the lot only. Contact builder prior to construction for approved construction plans.
4. No specific soils investigation has been performed on this lot by the surveyor. The suitability of soils to support the specific house proposed is not the responsibility of the surveyor.
5. This certificate does not purport to show easements other than those shown on the recorded plat.
6. Bearings shown are based on an assumed datum.

House elevations	(Proposed) / As-built
Top Of Slab Elev.	:(877.0) /
Garage Slab Elev. @ Door	:(876.3) /

We hereby certify to Foundational Realty 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, dated 01/06/15.

Signed: Pioneer Engineering, P.A.

BY: _____
Peter J. Hawkinson, Professional Land Surveyor
Minnesota License No. 42299
email–phawkinson@pioneereng.com

Certificate of Survey for:

Foundational Realty
14228 Vintage Street NW
Andover, MN 55304

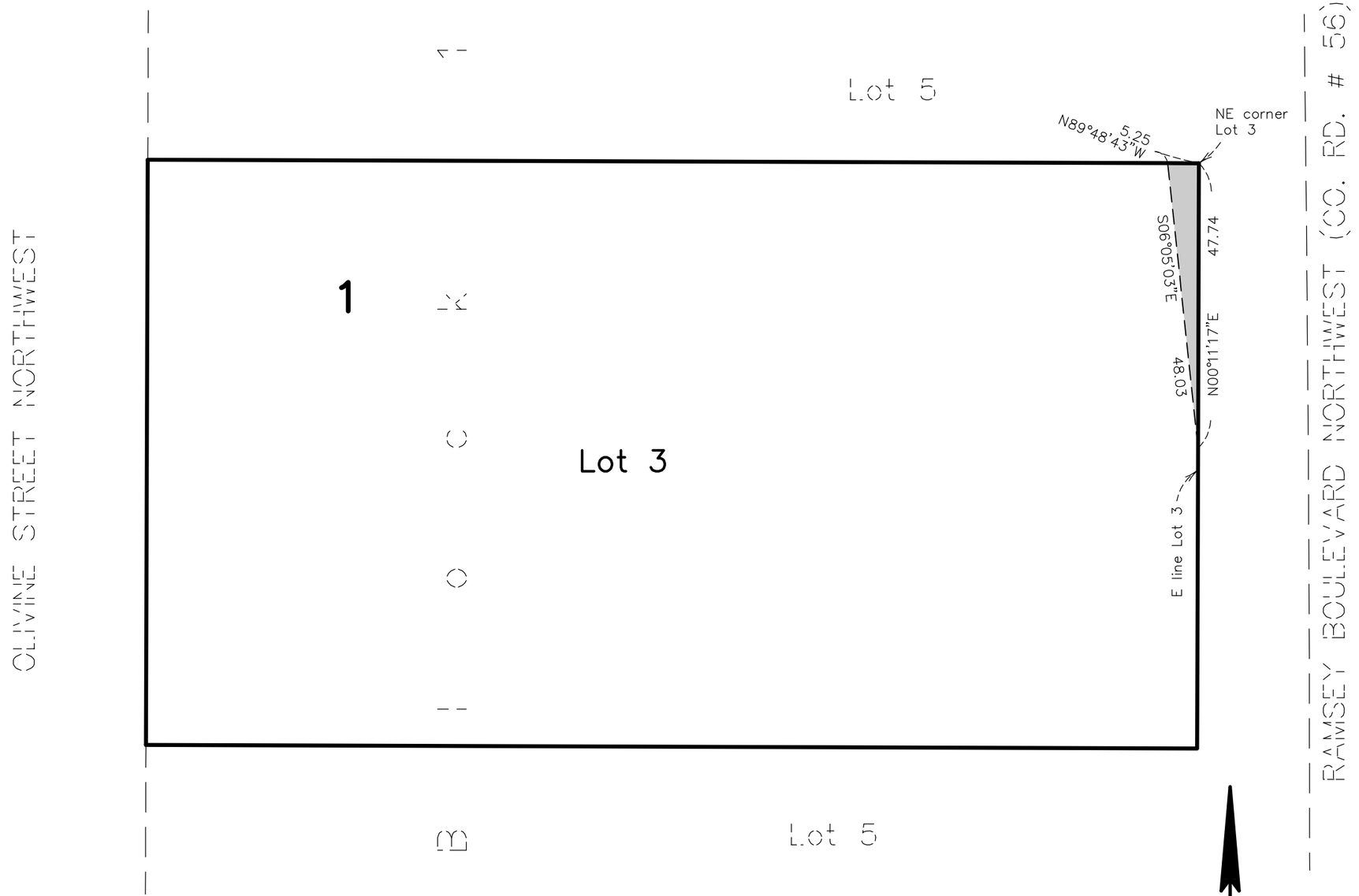
Revisions:
1.) 01-09-15 Stake Building

Project #: 114294000
Folder #: 5098
Drawn by: TSS

PIONEER engineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS
2422 Enterprise Drive
Mendota Heights, MN 55120
Ph.: (651) 681-1914
Fax: (651) 681-9488
www.pioneereng.com

© 2008 Pioneer Engineering

Description Sketch for:
Foundational Realty



PROPOSED LEGAL DESCRIPTION FOR A SIDEWALK EASEMENT

An easement for sidewalk purposes lying over, under, and across Lot 3, Block 1, TOWN CENTER GARDENS THIRD ADDITION, according to the recorded plat thereof, Anoka County, Minnesota, described as follows:

Beginning at the northeast corner of said Lot 3; thence on an assumed bearing of North 89 degrees 48 minutes 43 seconds West along the north line of said Lot 3, a distance of 5.25 feet; thence South 06 degrees 05 minutes 03 seconds East, a distance of 48.03 to the east line of said Lot 3; thence North 00 degrees 11 minutes 17 seconds East along said east line, a distance of 47.74 feet to the point of beginning.

* THIS SKETCH DOES NOT PURPORT TO SHOW THE EXISTENCE OR NONEXISTENCE OF ANY ENCROACHMENTS FROM OR ONTO THE HEREON DESCRIBED LAND, EASEMENTS OF RECORD OR UNRECORDED EASEMENTS WHICH AFFECT SAID LAND OR ANY IMPROVEMENTS TO SAID LAND.

Not to Scale

DENOTES PROPOSED EASEMENT

Cad File: 114294000-Sidewalk easement
Folder #: 5098
Drawn by: mdp

PIONEER engineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS
2422 Enterprise Drive
Mendota Heights, MN 55120
(651) 681-1914
Fax: 681-9488
www.pioneereng.com

Sheet 1 of 1

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GRANT OF PEDESTRIAN AND BICYCLE TRAIL EASEMENT

This grant of a pedestrian and bicycle trail easement ("Grant") is made this 4th day of March, 2015, by **Distinctive Living Rentals, LLC**, a limited liability company under the laws of the State of Minnesota (hereinafter referred to as "Grantor") to the **City of Ramsey**, a municipal corporation under the laws of the State of Minnesota (hereinafter referred to as "Grantee").

WITNESSETH:

WHEREAS, Grantor is the owner of real property situated in the County of Anoka, State of Minnesota, legally described as Lot 3, Block 1, Town Center Gardens 3rd Addition, Anoka County, Minnesota (the "Property"); and

WHEREAS, Grantor wishes to grant and dedicate an easement for pedestrian and bicycle trail purposes for the benefit of the public, over, under, across and upon the Property in those areas legally described in **Exhibit A**, attached hereto (hereinafter referred to as the "Easement Area").

NOW, THEREFORE, for One Dollar and other good and valuable consideration, the parties agree as follows:

1. Easement Grant and Dedication. Grantor hereby grants, dedicates, conveys and quit claims to Grantee, its successors and assigns, a perpetual easement for pedestrian and bicycle trail purposes for the benefit of the public, over, under, across and upon the Easement Area.

2. Construction and Maintenance. Grantee is responsible for all costs to construct and repair the surface of sidewalk/trail and to provide for snow removal. Grantor shall maintain the grass and vegetation within the Easement Area in accordance with City ordinances, with the understanding that Grantee may, on occasion, cut the grass within the Easement Area. Grantee's occasional maintenance of the grass within the Easement Area shall not relieve Grantor's obligations under City ordinances.

3. Successors and Assigns. All of the provisions of this instrument, including the benefits and burdens, run with the land and are binding on and inure to the benefit of the heirs, assigns, successors, tenants and personal representatives of the Grantor and Grantee herein.

4. Headings. Paragraph headings used in this instrument are for convenience only, and shall not affect the construction of this Grant.

5. Entire Agreement. This instrument, and the Exhibits attached hereto, constitute the entire understanding of the parties hereto with respect to the transaction contemplated thereby, and supersede all prior agreements and understandings between the parties with respect to the subject matter. No representations, warranties, undertakings or promises, whether oral, implied, written or otherwise, have been made by either party hereto to the other unless expressly stated in the above-referenced documents, or unless mutually agreed to in writing between the parties hereto after the date hereof, and neither party has relied on any verbal representations, agreements, or understandings not expressly set forth herein.

IN WITNESS WHEREOF, the parties hereto have set their hands the day and year first above written.

GRANTOR: _____

By: _____

Its: _____

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before this _____ day of _____, 20___, by _____, the _____ of _____, a Minnesota _____, on behalf of the _____.

_____
Notary Public

(Additional signatures on next page.)

GRANTEE: City of Ramsey, a Minnesota municipal corporation

By: _____

Its: Mayor

AND

By: _____

Its: Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before this _____ day of _____, 20___, by _____, the _____ and _____, the _____ of the City of Ramsey, a Minnesota municipal corporation, on behalf of the corporation.

_____
Notary Public

THIS INSTRUMENT WAS DRAFTED BY:

Ratwik, Roszak & Maloney, P.A.
730 Second Avenue South, Suite 300
Minneapolis, MN 55402
Telephone: (612) 339-0060
(JJL)

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #15-04-096

RESOLUTION APPROVING THE CONVEYANCE OF A PEDESTRIAN AND BICYCLE TRAIL EASEMENT FROM DISTINCTIVE LIVING RENTALS LLC ACROSS LOT 3, BLOCK 1 RAMSEY TOWN CENTER 3RD ADDITION.

WHEREAS, on February 13, 2015, Distinctive Living Rentals, LLC, submitted a Building Permit application to the City of Ramsey for an eight (8) unit town-home to be constructed on Lot 3, Block 1 TOWN CENTER GARDENS 3RD ADDITION; and

WHEREAS, through the review of the Certificate of Survey submitted with the Building Permit application and county property records, a trail encroachment across a portion of the rear yard was identified without a properly recorded easement; and

WHEREAS, Distinctive Living Rentals, LLC, the owner of Lot 3, Block 1 TOWN CENTER GARDENS 3RD ADDITION, has agreed to convey to the City of Ramsey a Pedestrian and Bicycle Trail Easement to rectify this encroachment.

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 conveyance of a Pedestrian and Bicycle Trail Easement from Distinctive Living Rentals, LLC over a portion of Lot 3, Block 1 RAMSEY TOWN CENTER 3RD 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 the 12th day of November, 2013.

_____
Mayor

ATTEST:

_____
City Clerk

Our Mission: To work together to resposibly grow our community, and to provide quality, cost-effective, and efficient government services.

CC Regular Session **4. 12.**

Meeting Date: 04/14/2015

By: Tim Gladhill, Community Development

Information

Title:

Adopt Resolution #15-04-105 Vacating a Portion of Drainage and Utility Easement at 14636 & 14642 Quicksilver St NW Legally Described as Lots 8 & 9, Block 4, The Villages of Sunfish Lake 2nd Addition; Case of Shadow Ponds, LLC

Purpose/Background:

The City has received an application from Shadow Ponds, LLC (Capstone Homes) to consider vacating a portion of a Drainage and Utility Easement (the "Easement") on the property located at 14636 & 14642 Quicksilver St NW (the "Subject Property"). The parcels are currently platted/subdivided but undeveloped.

A twenty (20) foot drainage and utility easement exists along the common property line for the two (2) encumbering a stormwater pipe. The Applicant is requesting that the City vacate two (2) feet on each outer edge of the easement in order to accommodate a standards floor plan utilized in this portion of the development. The request has been reviewed by the City's Engineering Department and Public Works Department. Staff is supportive of the request and feels that the remaining eighteen (18) feet shall provide adequate protection for the stormwater pipe.

Notification:

Staff sent notification to all Property Owners within 350 of the Subject Property for comment. The City has not received any comment on the request.

Observations/Alternatives:

Alternatives

Option 1: Adopt Resolution #15-04-105. This has been reviewed by both Planning and Engineering Staff and both support this option.

Option 2: Do not adopt Resolution #15-04-105. This would result in a need for a custom designed floor plan for these two lots. These lots are located within the 'detached townhome' section of Village of Sunfish Lake. This section of the development has much smaller lots than traditionally seen in Ramsey for detached, single-family homes. Staff has received feedback from multiple builders in this area that these lots are challenging to develop.

Funding Source:

All costs associated with this request are the responsibility of the Applicant.

Recommendation:

Staff recommends approving Resolution #15-04-105 vacating a portion of drainage and utility easement on the Subject Property.

Action:

Motion to approve Resolution #15-04-105 vacating a portion of drainage and utility easement on the Subject Property.

Attachments

Site Location Map

Res #15-04-105

Exhibit A to Resolution

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	04/09/2015 12:07 PM
Form Started By: Tim Gladhill		Started On: 04/09/2015 07:08 AM
Final Approval Date: 04/09/2015		

City of RAMSEY

Shadow Ponds LLC
26-32-25-24-0142
26-32-25-24-0143

Legend
Site
Parcels

N

0 265 530 Feet

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

RESOLUTION #15-04-105

A RESOLUTION VACATING A PORTION OF A DRAINAGE AND UTILITY EASEMENT ON LOTS 8 & 9, BLOCK 4 THE VILLAGES OF SUNFISH LAKE 2ND ADDITION

WHEREAS, Shadow Ponds, LLC, hereinafter referred to as "Applicant", has properly applied for vacation of a portion of a drainage and utility easement on the following described property located in the City of Ramsey:

Lots 8 & 9, Block 4, THE VILLAGES OF SUNFISH LAKE 2ND ADDITION, except road subject to easement of record, Anoka County, Minnesota

(the "Subject Property")

WHEREAS, on March 5, 2015, the City of Ramsey received an Easement Vacation application from the Applicant to allow for construction of the home in the proposed location.

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 an easement vacation on the Subject Property as legally described in Exhibit A, attached hereto.

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

Mayor Strommen
Councilmember LeTourneau
Councilmember Shryock
Councilmember Johns
Councilmember Kuzma
Councilmember Riley
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 14th day of April, 2015.

_____
Mayor

ATTEST:

_____
City Clerk

Easement Vacation Exhibit

Denotes Drainage & Utility Easement to be Vacated

Area of Drainage & Utility Easement to be Vacated = 281 sq. ft. or 0.007 acres

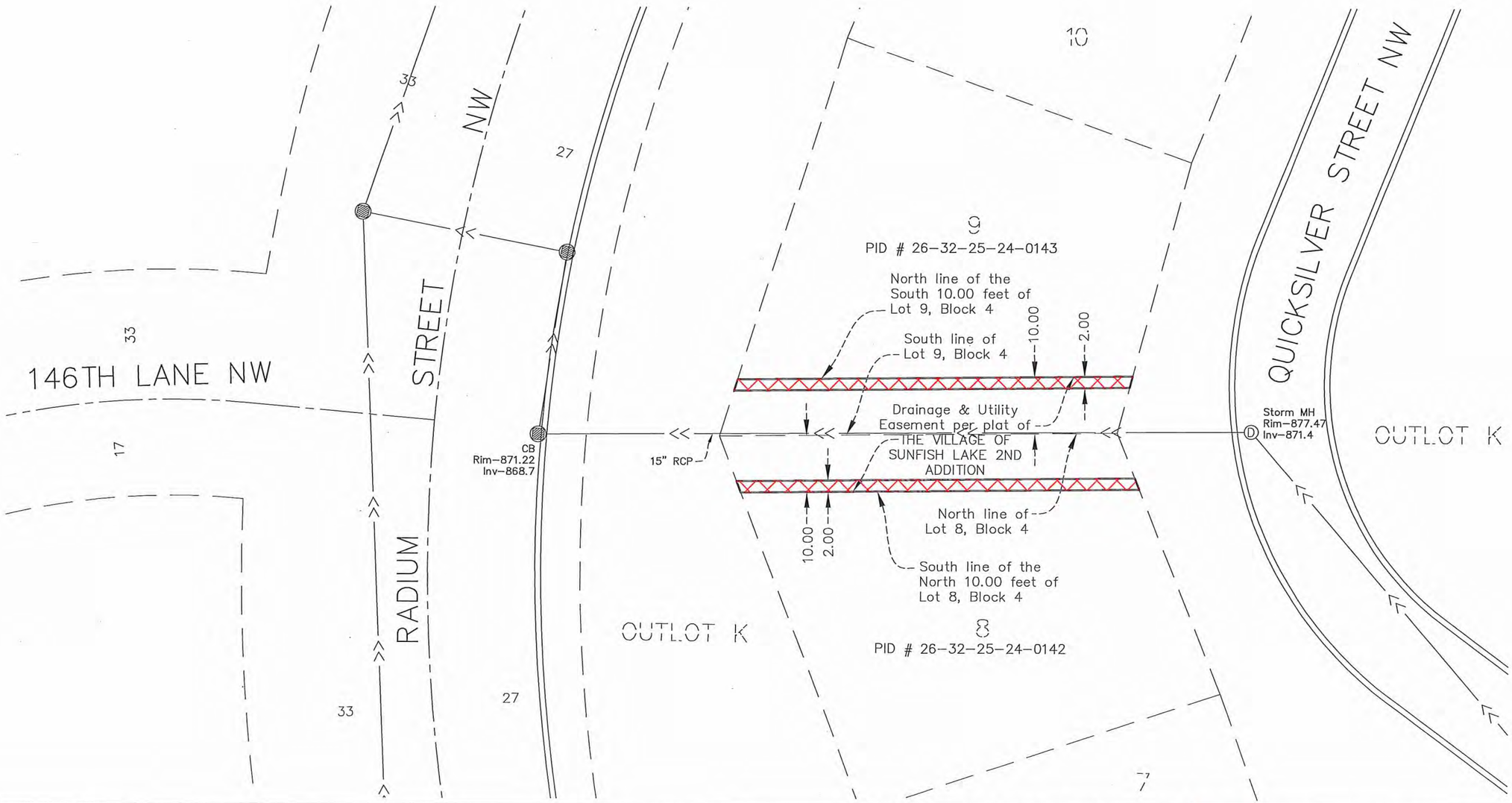
N

Scale 1" = 20'

PROPOSED EASEMENT VACATION DESCRIPTION:

That part of those dedicated drainage and utility easements encumbering Lots 8 and 9, Block 4, THE VILLAGE OF SUNFISH LAKE 2ND ADDITION, Anoka County, Minnesota described as follows:

The north 2.00 feet of the south 10.00 feet of said Lot 9 and the south 2.00 feet of the north 10.00 feet of said Lot 8.



Date	Revision

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

Charles R. Christopherson, MN License No. 18420 — Date 02/19/15

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520

Easement Vacation Exhibit
for
Capstone Homes, Inc.

DATE 02/19/15 | FILE NO. 3660.309

SHEET 1 OF 1 SHEETS

Feb 19, 2015 - 11:21am
K:\cad_surv\Land Desktop 2008\3660.309\dwg\3660 309.dwg

Capstone Homes
Proposed Easement Vacation Description – Lots 8 and 9, Block 4,
The Village of Sunfish Lake 2nd Addition
Hakanson Anderson Job No.: 3660.309
Date: February 19, 2015

PROPOSED EASEMENT VACATION DESCRIPTION

That part of those dedicated drainage and utility easements encumbering Lots 8 and 9, Block 4, THE VILLAGE OF SUNFISH LAKE 2ND ADDITION, Anoka County, Minnesota described as follows:

The north 2.00 feet of the south 10.00 feet of said Lot 9 and the south 2.00 feet of the north 10.00 feet of said Lot 8.

CC Regular Session **4. 13.**

Meeting Date: 04/14/2015

Submitted For: Grant Riemer, Engineering/Public Works

By: MaryJo Warner, Engineering/Public Works

Information

Title

Report from Public Works Committee dated March 31, 2015
1. Consider Options for Addressing Stormwater Drainage Issues in Low Lying, Land Locked Areas: No action taken. This item will be brought back on May 19th.
2. Consider the Surface Water Management Plan Update: Ratify the recommendation of the Public Works Committee for City Council to approve the Surface Water Management Plan.
3. Consider Use of Sunwood Drive as Official Detour Route During Highway 10 and Armstrong Boulevard Interchange Construction: Ratify the recommendation of the Public Works Committee for City Council to approve leaving the official detour route along Bunker Lake Boulevard.
4. Business Signage for Armstrong Interchange Detour: Ratify the recommendation of the Public Works Committee to recommend that the City Council approve Alternative #2, City to fabricate and install local business access signs.
5. Consider Street and Pedestrian Facility Lighting Plans – Center Street and Riverdale Drive: Ratify the recommendation of the Public Works Committee to recommend that the City Council approve the Public Works Committee's preferred lighting system for Center Street including opposing lights between Sunwood Drive and 145th Avenue, tall street lights at each corner of the intersection of Center Street and 145th Avenue, and adding a light for the Center Street pedestrian crossing at Ramsey Parkway, and as proposed by staff for Riverdale Drive.
6. Request Installation of Priority Street Light at Nowthen Boulevard and Iodine Street: Ratify the recommendation of the Public Works Committee to recommend that the City Council approve installation of a LED priority street light on the north side of Nowthen Boulevard near Iodine Street to the existing pole.

Purpose/Background:

The Public Works Committee held it regular meeting on March 31, 2015 and discussed the following cases:

1. Consider Options for Addressing Stormwater Drainage Issues in Low Lying, Land Locked Areas: Civil Engineer II Linton reviewed the staff report and identified the 2014 areas of flooding concern. He identified the wetlands within the City, noting that approximately 20 to 25 percent of the City is wetland. He identified areas of flooding concern from previous years beginning in 1985 and moving forward to 2011 for comparison purposes. He explained the staff report focused on three primary areas of concern, and that the staff report lists these in order of priority based on magnitude and severity of property and structure impacts. The Gibbon Street area, rated the highest priority in the staff report, was discussed in detail first. Civil Engineer II Linton reviewed several potential routes of relief for this land-locked wetland, including relative elevation differences and any easements that existed along the routes. He discussed that ditch 66 was cleaned a few years prior and that weirs had been installed. He explained that vegetation management can occur within a wetland but the elevation cannot be changed. He noted that similar plans are available for discussion along the other two areas addressed within the case, but that residents from Gibbon Street are in attendance. No action taken. This item will be brought back on May 19th.
2. Consider the Surface Water Management Plan Update: Civil Engineer II Linton reviewed the staff report and briefly summarized the results of the pipe and pond summary. City Engineer Westby discussed any cost implications related to the updating of the Surface Water Management Plan. He stated there are no new mandates that will increase costs significantly, but incorporating the Atlas 14 stormwater data will have an impact on future costs as projects will be designed to a higher standard. Motion to ratify the recommendation of the Public Works Committee for City Council to approve the Surface Water Management Plan.
3. Consider Use of Sunwood Drive as Official Detour Route During Highway 10 and Armstrong Boulevard Interchange Construction: City Engineer Westby reviewed the staff report and stated that bids on the Armstrong Interchange project were opened and that construction will likely begin in early May and take one year to complete

since Armstrong Boulevard will be closed between Sunwood Drive and Riverdale Drive. He reviewed the detour plan as bid with the project, which identifies Bunker Lake Boulevard as the official detour route between Armstrong Boulevard and Ramsey Boulevard. The purpose of this case is to determine if there is interest in requesting that the official detour be changed from Bunker Lake Boulevard to Sunwood Drive. He explained that usually the County prefers to use County Roads for detours. He stated that staff asked the County if they would consider changing the detour route and were advised that they might consider such a request if submitted in writing. He noted that if approved by the County there may be additional conditions, such as a damage claim waiver. Staff does not have a recommendation as they believe the vast majority of drivers will select their construction detour routes based on needs and preferences and not on signage, and given the low volume of pedestrian traffic crossing Sunwood Drive. Motion to ratify the recommendation of the Public Works Committee for City Council to approve leaving the official detour route along Bunker Lake Boulevard.
4. Business Signage for Armstrong Interchange Detour: Public Works Superintendent Riemer reviewed the staff report and displayed examples of signs used during construction to identify local businesses. He advised that the banner type sign would have a time limitation, additional cost, and would require additional approval from the Council to be located in the right-of-way. Public Works Superintendent Riemer confirmed that Alternative #2 the white sign could be made in house and could be produced in one to two days and identified the most effective placement of the business signs. Motion to ratify the recommendation of the Public Works Committee to recommend that the City Council approve Alternative #2, City to fabricate and install local business access signs.
5. Consider Street and Pedestrian Facility Lighting Plans – Center Street and Riverdale Drive: City Engineer Westby reviewed the staff report, which includes lighting plans for the Center Street and Riverdale Drive projects. He reviewed the purpose of the lighting improvements and the proposed lighting plans for the Center Street project noting that TOD grant funds are proposed to fund the lighting improvements which will match the lights throughout the COR. Motion to ratify the recommendation of the Public Works Committee to recommend that the City Council approve the Public Works Committee's preferred lighting system for Center Street including opposing lights between Sunwood Drive and 145th Avenue, tall street lights at each corner of the intersection of Center Street and 145th Avenue, and adding a light for the Center Street pedestrian crossing at Ramsey Parkway, and as proposed by staff for Riverdale Drive.
6. Request Installation of Priority Street Light at Nowthen Boulevard and Iodine Street: Public Works Superintendent Riemer reviewed the staff report and stated that a streetlight is proposed for the intersection to provide a safety benefit, as there is currently only a pedestrian light. Motion to ratify the recommendation of the Public Works Committee to recommend that the City Council approve installation of a LED priority street light on the north side of Nowthen Boulevard near Iodine Street to the existing pole.

Recommendation:

Ratify the recommendations of the Public Works Committee.

Action:

Motion to ratify the recommendations of the Public Works Committee.

Attachments

Agenda

Form Review

Inbox	Reviewed By	Date
Len Linton	Len Linton	04/08/2015 03:39 PM
Bruce Westby	Bruce Westby	04/08/2015 05:42 PM
Grant Riemer	Grant Riemer	04/08/2015 07:53 PM
Kurt Ulrich	Kurt Ulrich	04/09/2015 11:56 AM
Form Started By: MaryJo Warner		Started On: 04/07/2015 10:29 AM
Final Approval Date: 04/09/2015		

City of Ramsey
Agenda
Public Works Committee
Tuesday March 31, 2015
6:00 pm
Lake Itasca Room, 7550 Sunwood Drive NW
(please note: this meeting is rescheduled from the regular March 17, 2015 meeting)

1. Call to Order

2. Citizen Input

3. Approve Agenda

4. Approve Minutes

1. Approve Public Works Committee meeting minutes.

5. Committee Business

1. Consider Options for Addressing Stormwater Drainage Issues in Low Lying, Land Locked Areas

2. Consider the Surface Water Management Plan Update

3. Consider use of Sunwood Drive as Official Detour Route during Highway 10 & Armstrong Boulevard Interchange Construction

4. Business Signage for Armstrong Interchange Detour

5. Consider Street and Pedestrian Facility Lighting Plans - Center Street and Riverdale Drive

6. Request Installation of Priority Street Light at Nowthen Blvd and Iodine Street

6. Committee/Staff Input

7. Adjournment

Public Works Committee **4. 1.**

Meeting Date: 03/31/2015
Submitted For: Grant Riemer, Engineering/Public Works
By: MaryJo Warner, Engineering/Public Works

Title:
Approve Public Works Committee meeting minutes.

Purpose/Background:
To review and approve the minutes of January 20, 2015.

Timeframe:
5 minutes.

Observations/Alternatives:
n/a

Funding Source:
n/a

Recommendation:
To approve meeting minutes.

Action:
Motion to approve meeting minutes of January 20, 2015.

Attachments

Minutes

Form Review

Inbox	Reviewed By	Date
Grant Riemer	MaryJo Warner	03/11/2015 08:28 AM
Kurt Ulrich	Kurt Ulrich	03/18/2015 05:30 PM
Form Started By: MaryJo Warner		Started On: 03/10/2015 04:02 PM
Final Approval Date: 03/18/2015		

PUBLIC WORKS COMMITTEE
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Public Works Committee conducted a regular meeting on Tuesday, January 20, 2015 at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Chris Riley Councilmember Jill Johns
Member Absent:	Councilmember Melody Shryock (Excused)
Also Present:	City Administrator Kurtis Ulrich Public Works Superintendent Grant Riemer City Engineer Bruce Westby Civil Engineer II Leonard Linton

1. CALL TO ORDER

Chairperson Riley called the regular meeting of the Public Works Committee to order at 6:00 p.m.

2. CITIZEN INPUT

There was none.

3. APPROVE AGENDA

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

Motion carried. Voting Yes: Chairperson Riley and Councilmember Johns. Voting No: None. Absent: Councilmember Shryock.

4. APPROVE MINUTES

4.01: Approve November 18, 2014, Meeting Minutes

Motion by Chairperson Riley, seconded by Councilmember Johns, to approve the following minutes:

Regular Meeting Minutes dated November 18, 2014

Motion carried. Voting Yes: Chairperson Riley and Councilmember Johns. Voting No: None. Absent: Councilmember Shryock.

5. COMMITTEE BUSINESS

5.01: Nominate Chair and Vice-Chair for the Public Works Committee

Councilmember Johns nominated Councilmember Chris Riley for Chairperson.

Motion by Councilmember Johns, seconded by Chairperson Riley, to nominate Councilmember Riley as Chair of the Public Works Committee.

Motion carried. Voting Yes: Chairperson Riley and Councilmember Johns. Voting No: None. Absent: Councilmember Shryock.

Motion by Chairperson Riley, seconded by Councilmember Johns, to nominate Councilmember Johns as Vice-Chair of the Public Works Committee.

Motion carried. Voting Yes: Chairperson Riley and Councilmember Johns. Voting No: None. Absent: Councilmember Shryock.

5.02: Consider Planning Commission Recommendation to Reconstruct a Temporary Cul-De-Sac on Feldspar Street in the Brookfield Subdivision

City Planner Chris Anderson reviewed the staff report and explained this item came to the attention of the City through an application in progress to replat an existing outlot into one single family buildable lot. He noted there was a public meeting on January 8, 2015 where one resident expressed concerns on the existing conditions of the cul-de-sac. The Planning Commission had also expressed concern with the temporary cul-de-sac and its original construction. He explained because there are signs of deterioration, and the current configuration of curb and gutter is an issue with maintenance, the Planning Commission recommended the city make upgrades to bring the cul-de-sac up to design standards. The reconstruction of the cul-de-sac will be within its existing footprint. He noted this is the second request of this type of which the city has reviewed. He stated based on prior requests, it is evident that the use of an outlot and temporary easement is not the right tool to address turn around space at a dead end. Staff is working on a new policy that could accommodate a right of way and would require the roadway to be built to correct standards.

A resident in the audience noted this is larger than the proposed size.

Chairperson Riley explained the lot would not have been that large if it were built to the new standards right away. He questioned if this could be a dead end street and if the “wings” could be removed.

Public Works Superintendent Riemer responded they cannot be removed due to problems with school buses, garbage trucks and plowing.

Councilmember Johns confirmed whether the reduced size will work.

Public Works Superintendent Riemer answered staff can work with it.

A resident in the audience asked if the current homeowners would object to any of the changes.

Chairperson Riley replied they do not expect any objections since this would be an improvement.

Councilmember Johns questioned if changes will need to be made to the sidewalk coming down from the north.

City Planner Chris Anderson noted the sidewalk terminates at the extension and there is no intention to extend it at this time.

Councilmember Riley commended City Planner Westby's cost estimate and confirmed if he was comfortable with the cost.

City Planner Westby answered he is satisfied.

Motion by Councilmember Johns, seconded by Chairperson Riley, to recommend to the City Council that the City upgrade the temporary cul-de-sac to current construction standards within its existing footprint.

Motion carried. Voting Yes: Chairperson Riley and Councilmember Johns. Voting No: None. Absent: Councilmember Shryock.

5.03: Consider City of Anoka Request to Extend Sewer and Water to Serve Two City-owned Parcels

City Engineer Westby reviewed the staff report and pointed out all costs will be assumed by the City of Anoka per this agreement. Each city will have the ability to maintain their own lines. He said it is prudent that this item moves forward quickly. It will be brought forward to the City Council on January 27th.

City Administrator Ulrich commented this utility extension to this site makes this site developable. Once the City of Ramsey provides utilities, the City doesn't have any control from a zoning perspective of how it gets developed. He stated the City of Anoka had mentioned in staff discussions that the Counseling Center currently located on Ferry Street could be a potential user of this parcel. He noted cities prefer to be cooperative and provide help when possible and then reciprocate when feasible. This item is brought forth for information. He noted this doesn't necessarily impact infrastructure.

Chairperson Riley clarified if the pipes would be able to handle whatever type of business this was used for.

City Engineer Westby answered an eight inch main is planned and would be sufficient for this parcel.

Councilmember Johns inquired whether this type of request arises frequently.

Public Works Superintendent Riemer responded it doesn't happen very frequently with the City of Ramsey. He said it is not unusual, and he knows of other cities that work together often.

Civil Engineer II Linton explained the trailer court that was there was on well and septic. This is not feasible for a development, and that is the reason for the request of city sewer and water.

Motion by Councilmember Johns, seconded by Chairperson Riley, to recommend that the City Council approve the draft JPA as it is written.

Motion carried. Voting Yes: Chairperson Riley and Councilmember Johns. Voting No: None. Absent: Councilmember Shryock.

5.04: Update on 2015 Jarvis Street Reconstruction Plans and Estimated Costs

City Engineer Westby reviewed the staff report and commented this is a case that was first presented on September 16, 2014. He noted the Elk River City Council has now approved a design that has a 36-foot wide street and two 12 foot-wide through lanes and two 6 foot wide on-road bike lanes. This brings the portion of the City of Ramsey's cost to $920,305.50. With the changes, it is hopeful the Jarvis Street railroad crossing will be quiet zone eligible by January of 2016. Staff does support the design as proposed. He explained Elk River agreed to pay for the City of Ramsey's share of the costs with an interest-free payback time of three years.

Chairperson Riley asked if there are any concerns with the on road trail.

City Engineer Westby responded there are no major concerns with the proposal. There are repeat users of the trail, and they will know what to expect.

Councilmember Johns clarified this project is being moved up on the City of Ramsey's schedule to accommodate the City of Elk River's schedule.

City Engineer Westby confirmed that to be the case. He stated it does work well with the financial and construction schedule for the City of Ramsey.

City Administrator Ulrich mentioned he is pleased with the railroad quiet zone implementation. This will complete the quiet zones in the City.

Councilmember Johns inquired whether the City of Elk River is overseeing the project.

City Engineer Westby responded the City of Elk River is overseeing the project. They have been pulling the necessary permits.

Motion by Chairperson Riley, seconded by Councilmember Johns, to recommend that the City Council approve the City of Elk River's revised cost-share proposal.

Motion carried. Voting Yes: Chairperson Riley and Councilmember Johns. Voting No: None. Absent: Councilmember Shryock.

6. COMMITTEE / STAFF INPUT

6.01: Update on Water Supply Planning Efforts

City Engineer Westby reviewed the staff report. He also reviewed a PowerPoint presentation. He noted the City has a design capacity of 10.73 million gallons per day. The average daily consumption is 1.72 MGD. The highest has been 5.16 MGD. The city does have emergency capacity of 1.2 million gallons per day. He pointed out there is a storage capacity of 4 million gallons. Based on this, there should be sufficient capacity for years to come. He said no new wells are included in the 5-year CIP. He explained the staff has been informed that ground water can continue to be used for water supply needs and new wells may be allowable if staff can show that it is not cost effective to utilize surface water. He said cities around the metro are drilling new wells to meet their needs, but they are also being asked to consider surface water supply in place of, or in addition to, ground water supply.

City Engineer Westby noted the City has regional water supply partnerships with the Anoka County Municipal Wellhead Protection Group, the Anoka County Water Resources Management Task Force and the Northwest Metro Water Supply Work Group. Staff is planning to request Council authorization to formally joining the Anoka county Municipal Wellhead Protection Group. This group is composed of eight cities in the northern metro area. He explained the Anoka County Water Resources Management Task Force includes a group of representatives from across Anoka County, which meets regularly. The Northwest Metro Water Supply Group has been one of the stronger groups their goal is to provide guidance for local water supply systems and future regional investments, as far as alternatives to groundwater supply in the northwest area. He mentioned St. Cloud has tapped into the Mississippi River for water supply. He stated Staff believes the Ramsey area could be a good spot for a regional water treatment plant. The City of Ramsey is working to keep on top of the situation so that when improvements are needed, there will be direction and good partnering opportunities with other cities.

Chairperson Riley asked City Administrator Ulrich if he is in agreement with the status of the water supply efforts.

City Administrator Ulrich said he agrees. He added there was some indication from the DNR that if we wanted to consider another well, they may not approve. The DNR encouraged Staff to look at alternatives. He explained groundwater cannot be mixed with river water due to temperature and chemical differences. Either a groundwater system should be used exclusively, or surface water sources exclusively used. This effort must be regional or statewide in order to make it cost effective. It is not feasible for the City of Ramsey to spend large dollar amounts to build a large system to work with surface water. It may be better to apply for permits and see if

they are approved. He said the City is taking a very cooperative approach. He noted the City's growth demand is modest and progress is being made.

Chairperson Riley stated he appreciated the information because he understood that wells were not an option at all. He said he appreciated knowing there is a chance. While other cities are drilling new wells, he was wondering why the City of Ramsey was told not to. He commented it is good to understand the situation.

City Engineer Westby noted the groundwater option is almost as expensive as treatment for surface water because of the expense of pipes, and the cost of treating the water. He stated he would look into this option further.

Chairperson Riley asked if the City of Ramsey sits on one aquifer.

Civil Engineer II Linton explained Wisconsin and Iowa is all on one rock, and uses the name of The Tunnel City. He said what staff has experienced in drilling previous wells, is the rock that water is pulled from gets thinner while traveling north. There is less water to draw from as you go north. The geology changes as you go north from the city of Ramsey. This is why the DNR is encouraging the City of Ramsey to look at other options.

Chairperson Riley pointed out City Engineer Westby had mentioned St. Cloud draws from the Mississippi, and so does Minneapolis. He asked if there were any other cities that did the same.

City Engineer Westby replied he didn't think any other cities pulled from the Mississippi until around Minneapolis.

6.02: Historical Background on High Water Issues in Ramsey

Civil Engineer II Linton explained this is an informational presentation. He stated the City of Ramsey is located on the Anoka Sand Plain and the soils are generally sandy which runs away quickly with moisture. Approximately 20% of the surface area in Ramsey is wetlands. Some are isolated pockets, and some connected by channels. Water levels generally stay the same, but depending on rainfall the levels can fluctuate. Where the drainage is not sufficient is where there will be overflowing, for the most part. He reviewed the staff report and explained the requirements of drainage construction. Most of the high water concerns have been from older developments that were built prior to storm water management standards were put in place.

Cassandra Miske, 17421 Gibbons Street NW, stated she lived in Ramsey in 2011 and there was more water in 2014. She noted she had water in her basement for weeks in 2014. She questioned what the percentage is of people that actually report flooding to the City.

City Engineer Westby answered that is hard to know.

Ms. Miske asked if staff seeks to talk with neighbors of a resident that is affected by high water, and try to determine from that if there are more people affected.

Civil Engineer II Linton responded in the past, staff would talk to any neighbors that are outside when they go to inspect a situation that was called in. Most of the reports are from isolated homeowners.

Ms. Miske mentioned another neighbor of hers had flooding and now they are foreclosing. The house across the street usually has flooding issues, but this year they didn't. All the neighbors she talked to said they didn't have any issues until the neighboring area was built. The holding pond floods quickly and is pushed into Ms. Miske's neighborhood.

City Engineer Westby noted there is no record of what the standards were or what the high water levels in the area were when it was a township. The wetlands in the area by Ms. Miske's neighborhood were constructed when Ramsey was a township.

Chairperson Riley pointed out the terrain across Ramsey is very flat. If the high water issue can be solved in one area, the next area gets filled up.

City Engineer Westby stated it is difficult to prioritize the areas and determine how to route the water. He said neighboring communities only need several hundred feet of pipe and they can route to a creek or lake. This is not possible with the City of Ramsey being a flat area.

Ms. Miske commented they have been in the house and have been through flooding in prior years, and now they are invested. She said she didn't really want to leave at this point.

Civil Engineer II Linton stated he visited the property of Ms. Miske this past summer. He confirmed the wetlands are full and do overflow. He said staff is preparing a presentation and discussion at the next meeting. Since the neighboring area was built without consideration for wetlands and ponds for run off, staff will have to discuss how this can be corrected.

Other Staff Input/Updates:

Chairperson Riley asked for an update on CSAH 5 and Alpine Drive.

City Engineer Westby responded it will stay in the state it is currently until spring. The weather became a factor and didn't allow the project to be completed. The contractor had several projects going on at once in the City and this is one that could not be completed.

Chairperson Riley inquired about the stop signs on Iodine Street and 146th Lane.

Public Works Superintendent Riemer replied they were put in two weeks ago.

City Administrator Ulrich raised the issue of Highway 10 and Armstrong Boulevard. He noted a JPA needs to be written and signed between the County and the City. He said he is hopeful the item can be brought to the Council on February 10. He stated he has not yet heard back from Coburns on their preferred schedule for construction, so Staff is moving forward with the one-year timeline.

Chairperson Riley inquired on the status of adding chargers in the garage for electric cars.

Public Works Superintendent Riemer responded the station is in, and it needs to be activated.

7. ADJOURNMENT

Motion by Councilmember Johns, seconded by Chairperson Riley to adjourn the Public Works Committee meeting.

Motion carried. Voting Yes: Chairperson Riley, and Councilmember Johns. Voting No: None. Absent: Councilmember Shryock.

The regular meeting of the Public Works Committee adjourned at 7:30 p.m.

Respectfully submitted,

_____

Grant Riemer
Public Works Superintendent

Drafted by Chris Moksnes
TimeSaver Off Site Secretarial, Inc.

Public Works Committee **5. 1.**

Meeting Date: 03/31/2015

Submitted For: Len Linton, Engineering/Public Works

By: Len Linton, Engineering/Public Works

Title:

Consider Options for Addressing Stormwater Drainage Issues in Low Lying, Land Locked Areas

Purpose/Background:

The City received several reports of high water on properties in 2014. The residents came to the September 16, 2014 and October 21, 2014 Public Works Committee meetings. The motion was made by the committee and ratified by City Council to direct staff to update the comprehensive stormwater model and prepare a feasibility study for addressing the concerns.

Staff analyzed the drainage areas for three areas that reported flooding in 2014. The areas are listed with the highest priority first:

1. Gibbon Street north of 173rd Avenue
2. 162nd Lane West of Ramsey Boulevard
3. 156th Lane East of TH 47

There were several other property owners that contacted the City about standing water on their property during the 2014 spring snow melt. The three areas studied continued to experience high water long after the snow melt was finished. The other properties did not contact the City again.

The attachments to this case include a City map showing the location of all three (3) areas studied, a neighborhood map for each area with the properties that contacted the City highlighted and plan and profile maps for each area showing the drainage routes considered and the elevation changes along the maps. Large scale colored maps of each neighborhood will be available at the meeting. They are too large to include in the agenda. The attachments also include emails from the residents, a neighborhood survey from Gibbon Street prepared by a resident and the list of property owners that contacted the City in 2014.

The same process was used to analyze each area. Autocad Civil3D 2014 was used to create a surface model using the 2003 bare earth aerial topo points. The points were a product of the aerial mapping of the City completed in 2003. The vertical accuracy of the aerial mapping is adequate for preliminary analysis, it is not adequate for detailed design of projects. The surface was placed on the City base map. The drainage and utility easements were digitized and merged to show contiguous areas covered by easements. Alignments were created along easements down side lot lines and across the wetlands in the rear yards to evaluate drainage paths. Profiles were cut from the surface model along the alignments. A plan view and profile view sheets were created for each area.

A summary of each area is presented below:

Gibbon Street north of 173rd Avenue

The area was platted in 1974. Drainage and utility easements were recorded over some of the wetlands in the plat and over the County Ditch that runs across the north side of the plat. The ditch runs through wetlands that were not encumbered with drainage and utility easements. Gibbon Street is in the Deerwood Plat. The area to the west was platted in 1991 as Wildwood Acres. This plat provided drainage and utility easements over the wetlands in the plat. There are also drainage and utility easements along the lot lines from the ROW to the wetlands.

This area is relatively flat with minimum elevation change. The residents at 17421 Gibbon Street NW contacted the city about high water around their home and water coming into the basement. The home is a split level style with a 4 foot basement. The nearest wetland and easement recorded on the plat are on the north side of the next lot to the

north and extend onto the 2nd lot to the north. The address of the parcel with the majority of the wetland is 17511 Gibbon Street. There is a drainage and utility easement on the west side of Gibbon Street that connects to the easements on the Wildwood Acres plat. West of the Wildwood acres plat is an un-platted parcel. A County Ditch runs through this parcel. There is a drainage and utility easement on the west side of Gibbon Street across from the wetland at 17511 Gibbon Street. This easement also connects with the easements on Wildwood Acres.

Staff selected 2 alignments to evaluate, the first starts at 17421 Gibbon Street and runs west through drainage and utility easements, through Wildwood Acres, crossing Iguana Street and ending at the County Ditch. There is a stretch of approximately 500 feet at Iguana Street that is up to 10 feet higher than 17421 Gibbon Street. The grade slopes down to the west from the high point into the ditch. The grade drops below the beginning elevation 950 feet from the origin.

The second alignment starts at 17540 Gibbon Street, runs west then north across Wildwood Acres then crosses un-platted property before turning east and running across Deerwood along another County Ditch then runs south and east across more un-platted property following the ditch to the intersection with County Road 5, Nowthen Boulevard. This is a distance of 2.6 miles. The grade along the profile rises for approximately 500 feet then is level for another 1300 feet. The elevation drops below the beginning elevation 3500 feet from the origin.

162nd Lane West of Ramsey Blvd.
This area is un-platted and does not have drainage and utility easements. The residents at 6855 162nd Lane NW contacted the City about the high water elevation in the adjacent wetland. There are a series of wetlands in the back yards north of this parcel. All of the surrounding area is higher than these wetlands.

Staff selected 3 alignments to evaluate. The first starts at the property, runs northwest along 162nd Lane, turns south on Jasper Street to 161st Lane then runs west to Olivine Street then runs southwest to County Ditch 66. The County ditch is slightly higher than the starting elevation. The remainder of the profile is up to 20 feet higher than the starting elevation. This alignment is 3700 feet long,

The second alignment starts at the property, runs southeast along 162nd Lane, turns south on Ramsey Boulevard and stays on Ramsey Boulevard to the Ditch 66 crossing. The County Ditch is approximately the same elevation as the starting point. This profile is up to 20 feet higher than the starting point.

The third alignment runs along the second alignment to Ramsey Boulevard, crosses Ramsey Boulevard then runs southeast along common lot lines towards County Ditch 66. The profile drops below the starting elevation approximately 1800 feet from the origin. This profile is up to 30 feet higher than the starting point.

156th Lane East of TH 47/St Francis Blvd.
This area is platted and has some drainage and utility easements. The residents at 5220 156th Lane NW contacted the City about the level of the pond in their back yard. The ponding area did not have an outlet when the plat was recorded in 1973. A pipe was installed under TH 47 in 2003 to provide a stormwater outlet from a new subdivision. A pipe was also installed along 155th Lane and along lot lines from the wetland east of TH 47 to this pond. An outlet for this pond was installed with the Highlands at River Park Project in 2003. This pipe outlet is lower than the pipe installed with the Reilley Estates plat in 1978. The pond at 5220 156th Lane NW does drain; however, the water level has to be higher than the invert of the pipe downstream
The previous owners of the property came before the City Council in 2011 concerned about the proximity of the standing water to their drainfield. The City paid to have the drainfield relocated outside of the drainage easement. The water was contained in the drainage and utility easement in 2014.

Staff evaluated 2 alignments for lowering the invert of the existing pipe. The first would involve removing and replacing approximately 1100 feet of existing storm sewer pipe. The pipe is up to 15 feet deep, it is in easements across back yards; however, these yards are wooded and in some cases landscaped.

The second alignment considered starting where the pipe crosses 156th Lane, running east along 156th Lane to Juniper Woods drive then following Juniper Woods Drive to the intersection with the existing pipe. This would require 900 feet of pipe with up to 20 feet of cover. Open cutting for pipe installation would require reconstruction

of the street and would require closing the road for an extended period of time.

Timeframe:

Staff is presenting an overview of the concerns and potential solutions at this meeting. Detailed analysis will be undertaken as directed by City Council.

Observations/Alternatives:

Staff offers the following observations on each area:

Gibbon Street north of 173rd Avenue

This area is relatively flat. The affected area is lower than the potential overland drainage route. The northern route is a county ditch that was excavated through the wetlands prior to the Wetland Conservation Act being passed. Lowering the grade of the ditch to provide drainage to the Gibbon Street Properties would most likely result in draining the wetland which is not permitted.

The southerly route would require placing a pipe through an area that is up to 10 feet higher than the affected properties. The existing easements are not wide enough to support open trenching of a pipe. This route may also involve ditching through a wetland which is not permitted.

The Wetland Conservation Act may preclude acting on either of these alternatives. The City cleaned County Ditch 66 as part of a sanitary sewer extension project in 2007. Sheet piling weirs were required to be installed at regular intervals in the cleaned ditch. The tops of the weirs were set to maintain the existing wetland elevations. If the existing wetland levels are higher than the area to receive relief then the project is not feasible and other alternatives will need to be studied.

162nd Lane west of Ramsey Boulevard.

The affected property is in a natural depression and is surrounded by areas that are up to 20 or more feet higher. This area is un-platted. The westerly route and southerly routes are along road right of way. Open trenching of the pipe would require significant road reconstruction and would also require easements at the end of the routes across private property to discharge to the ditch. The initial review indicates the ditch elevation may be higher that the starting elevation for both of these routes.

The easterly route follows road right of way to Ramsey Boulevard then would require easements across private property and would include ditching of a wetland. The wetland rules would also apply any ditching required.

156th Lane east of TH 47

There is an existing storm sewer system that provides drainage for this area. The older part of the system was installed first, adjacent to the Rum River. The pond on the subject property was land-locked when the development was platted. A storm sewer outlet was installed when the property to the east was developed. The end of the new pipe had to be installed lower than the end of the existing pipe. This results in water standing in Woodland Green park and in the adjacent drainage and utility easements until the water rises to a point where it can flow through the system.

In all three instances it my be possible to directionally bore a pipe to provide drainage; however, the vertical difference between the starting point and ending point is very small and is close to the vertical tolerance available from directional bored pipe. Direction boring is best suited for pressure pipe situations or where there is adequate vertical relief between the start and the end of the pipe.

The father of the resident at 5220 156th Lane came forward with a proposal for installing an infiltration pit in the back yard to alleviate the flooding problem. The pond is normally wet every year. There are years such as 2011 and 2014 where the water level rises above the normal level. The presence of water every year indicates that the

groundwater level is close to the surface. It is staff's opinion that an infiltration pit will not work on this site because there is not any storage volume between the bottom of the pit and the top of the ground water.

The solution for any of these areas will be extensive and will set precedent for the City to follow in future years.

Staff contacted several of our neighboring cities and was informed that none of them have experienced such issues to the order of magnitude that Ramsey has, and that if they have they have usually been able to address the issue with minimal expense using gravity sewers or by pumping the water to a nearby location where the water can then be removed via storm sewer or culverts and ditches.

The only options that staff is aware of to effectively address such issues include installing gravity storm sewer to pipe the water to a lower elevation, installing storm sewer lift stations to pump the water to higher elevations where it can then flow by gravity via sewers or ditches to lower elevations, pumping the water using a portable pump and flexible hosing to another location where it can then flow by gravity via sewers or ditches to lower elevations, or promoting infiltration by constructing infiltration basins, ponds or trenches.

Attached is a copy of the drawing provided to staff by Mr. Full. While the use of such infiltration basins could be one of the more cost-effective means of removing standing surface water, not to mention the benefits that would be realized by helping to replenish our aquifers, this is not a viable option in most low-lying areas as the ground water is typically high and will not allow infiltration to occur. That said, such basins may be useful in other areas so staff will keep this as a tool in our tool box as they would be relatively inexpensive to construct and would assist in removing standing water in the spring when the ground is frozen as noted by Mr. Full. Staff estimates the cost to construct such a basin to be in the neighborhood of $3,000, but this cost will depend on the amount of turf restoration that is needed due to the damage caused by the construction equipment, whether any clearing and grubbing is needed, and whether any soil borings are needed to determine the elevation of the groundwater, which is typically variable throughout the year.

Unfortunately, it is typically not an option to use a portable pump and hose to pump water elsewhere in Ramsey due to the relatively flat terrain and extensive distance between grade breaks. The other options typically require installing thousands of feet of sewer and purchasing numerous easement areas, and/or installing lift stations, all of which would cost well into the hundreds of thousands of dollars (or more) to complete per area.

Staff is not aware of any government sponsored programs aimed at assisting homeowners with enhancing their private sump pump/drain tile systems. Numerous property owners who have contacted staff in years past did not have back-up sump pumps in the event their primary pump failed, which resulted in their home being flooded. Private systems can also be enhanced by adding battery back-up in the event their power fails for an extended duration. Staff will continue to explore whether programs exist for assisting property owners with such system enhancements.

Funding Source:

Staff review of the the alternatives has been part of the routine assignments.

Recommendation:

Staff recommends bringing the information forward to the City Council for discussion at a future work session to discuss the precedent setting implications of moving forward with any of these projects.

Action:

No action is required, but staff would appreciate any feedback or direction on this matter that the Committee can offer.

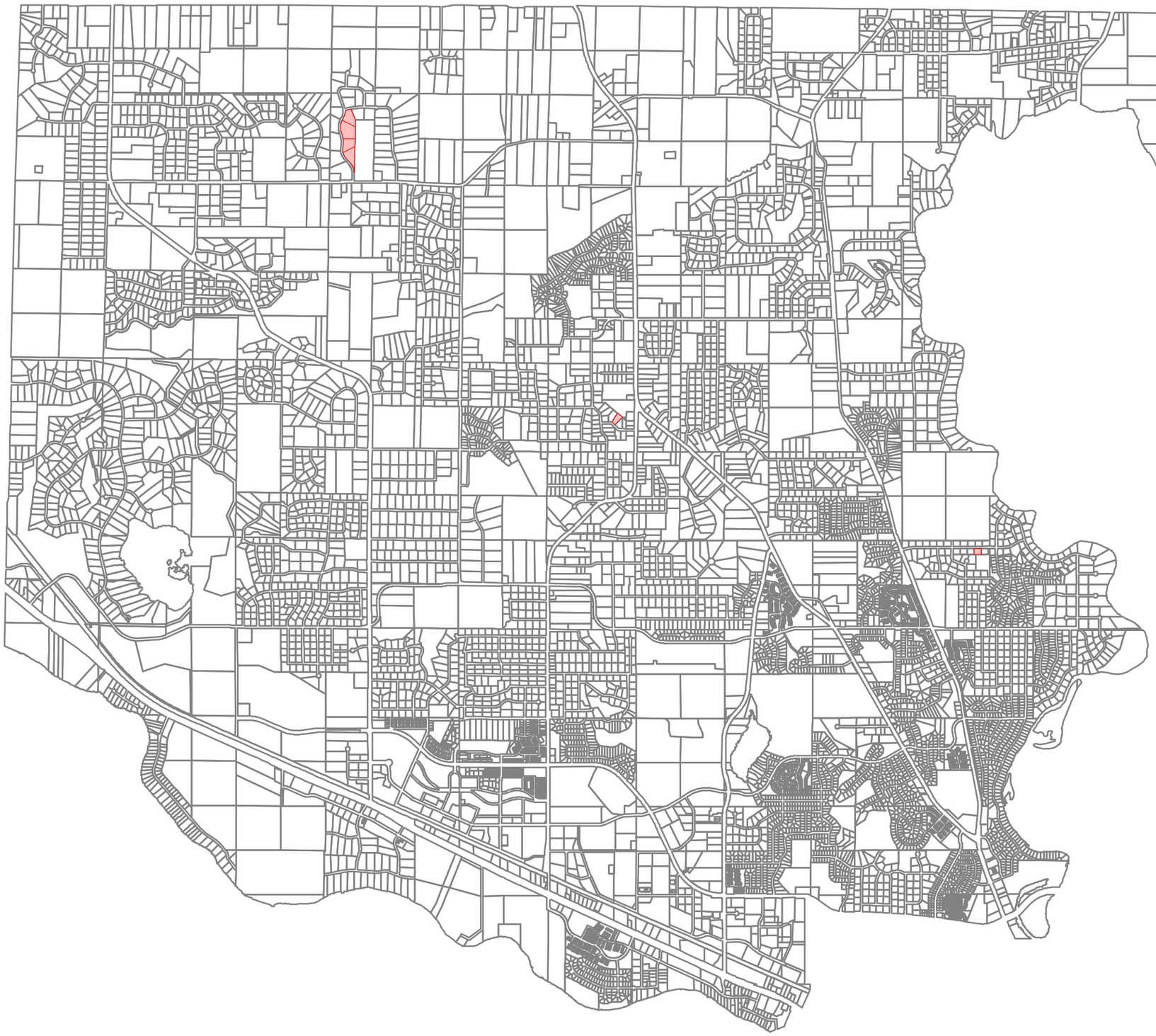
Attachments

Overall Map

Gibbon St
162nd Lane
156th Lane
Gibbon St Plan and Profile
162nd Lane Plan and Profile
156th Lane Plan and Profile
Miske Letter 102114
Resident Surveys

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	03/26/2015 03:04 PM
Grant Riemer	Grant Riemer	03/26/2015 03:43 PM
Kurt Ulrich	Kurt Ulrich	03/26/2015 04:24 PM
Form Started By: Len Linton		Started On: 03/25/2015 03:19 PM
Final Approval Date: 03/26/2015		



City of Ramsey

2014 Flooding Concerns

Legend

Identified Properties

N

0 0.5 1 Miles

This map has been compiled using information gathered from various governmental offices and other sources and is to be used for reference purposes only. It is neither a legally recorded map nor a survey and is not intended for use as one. The Geographic Information System (GIS) data used to develop this map is not warranted by the City as being error-free.

The City does not represent that the GIS data can be used for exact measurement of distance or direction or precision in the depiction of geographic features. If errors or discrepancies are found, please contact (763) 427-1410.

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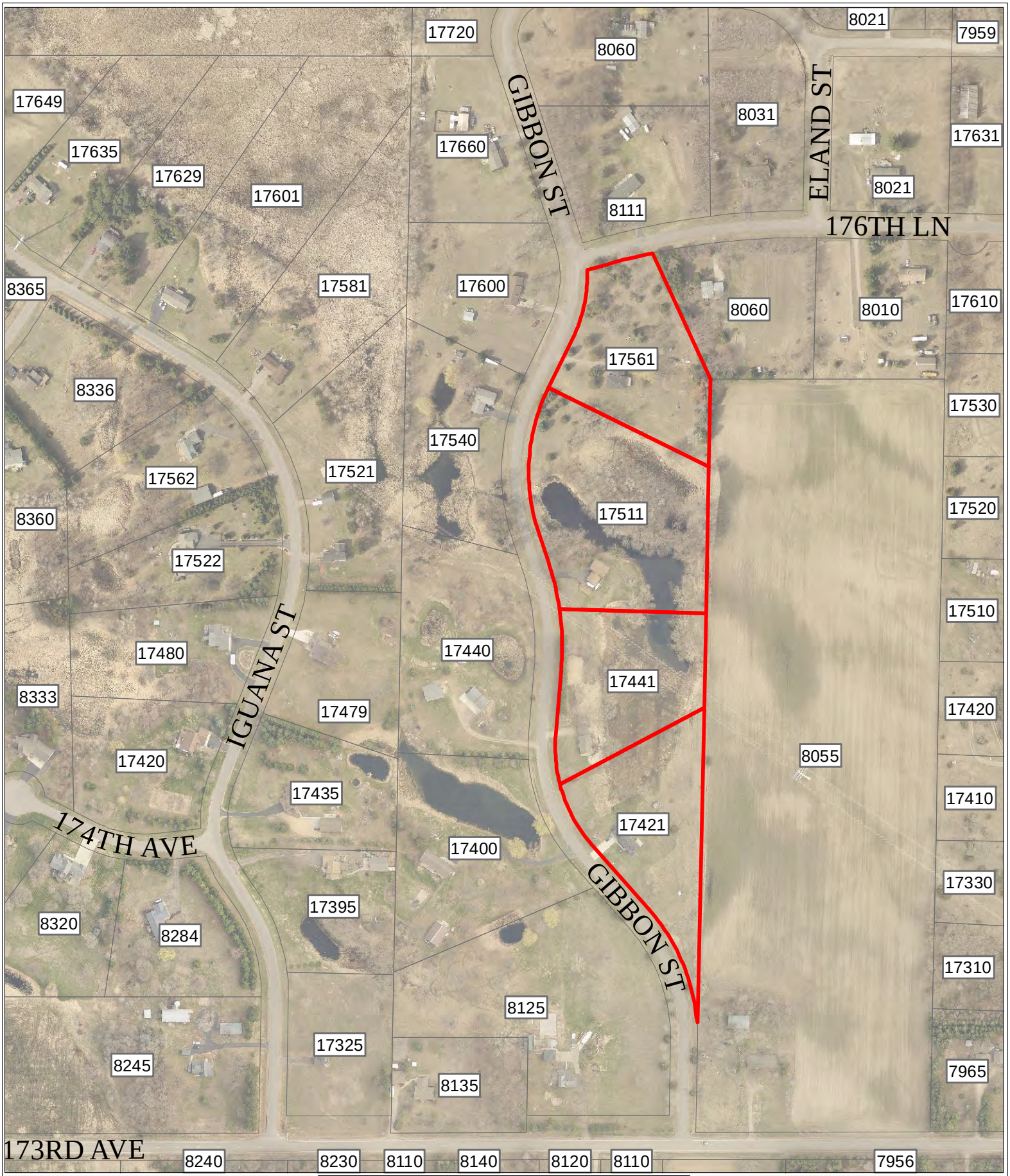
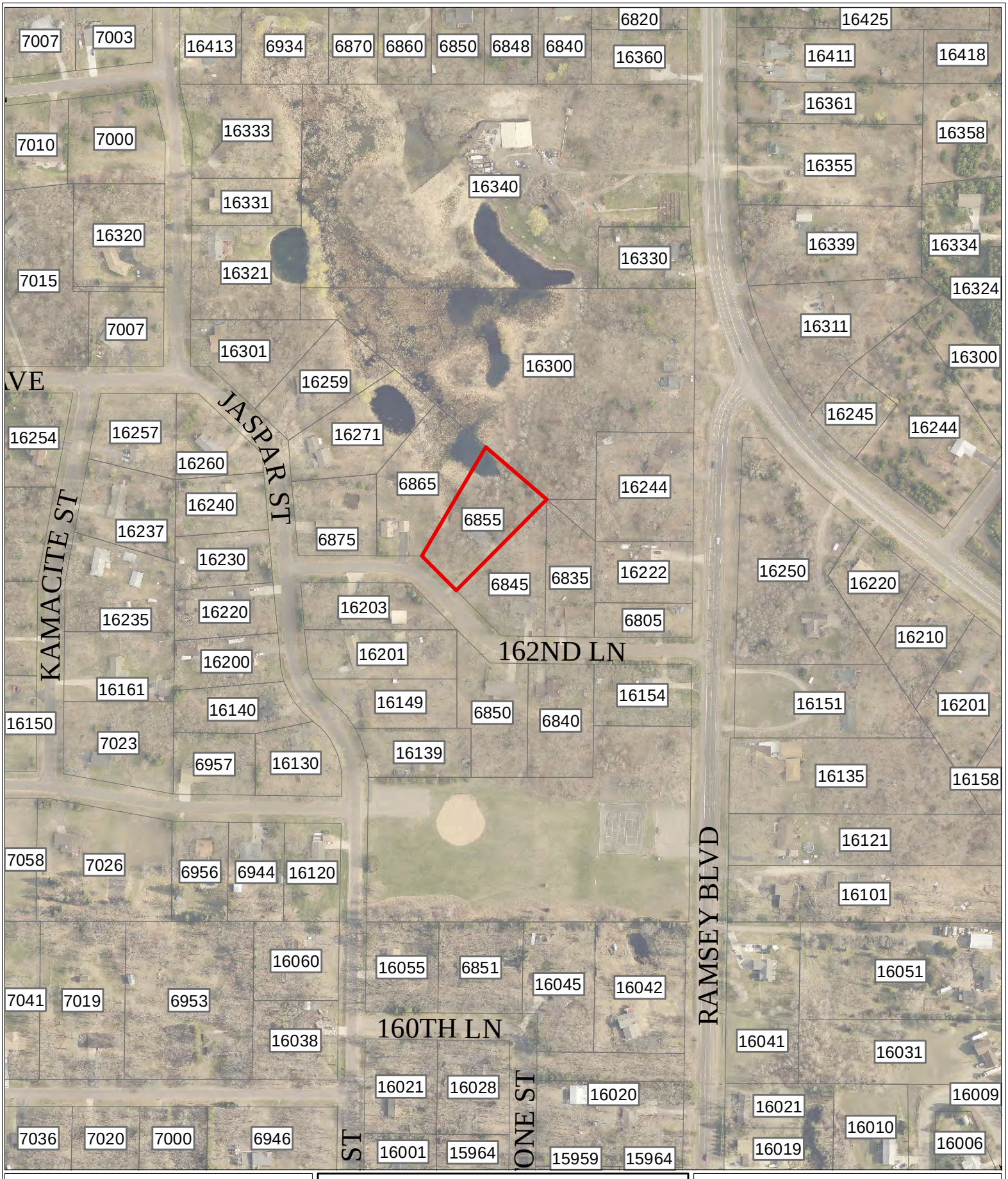


City of RAMSEY

Gibbon Street
2014 Flooding Reports

Identified Properties

Parcels

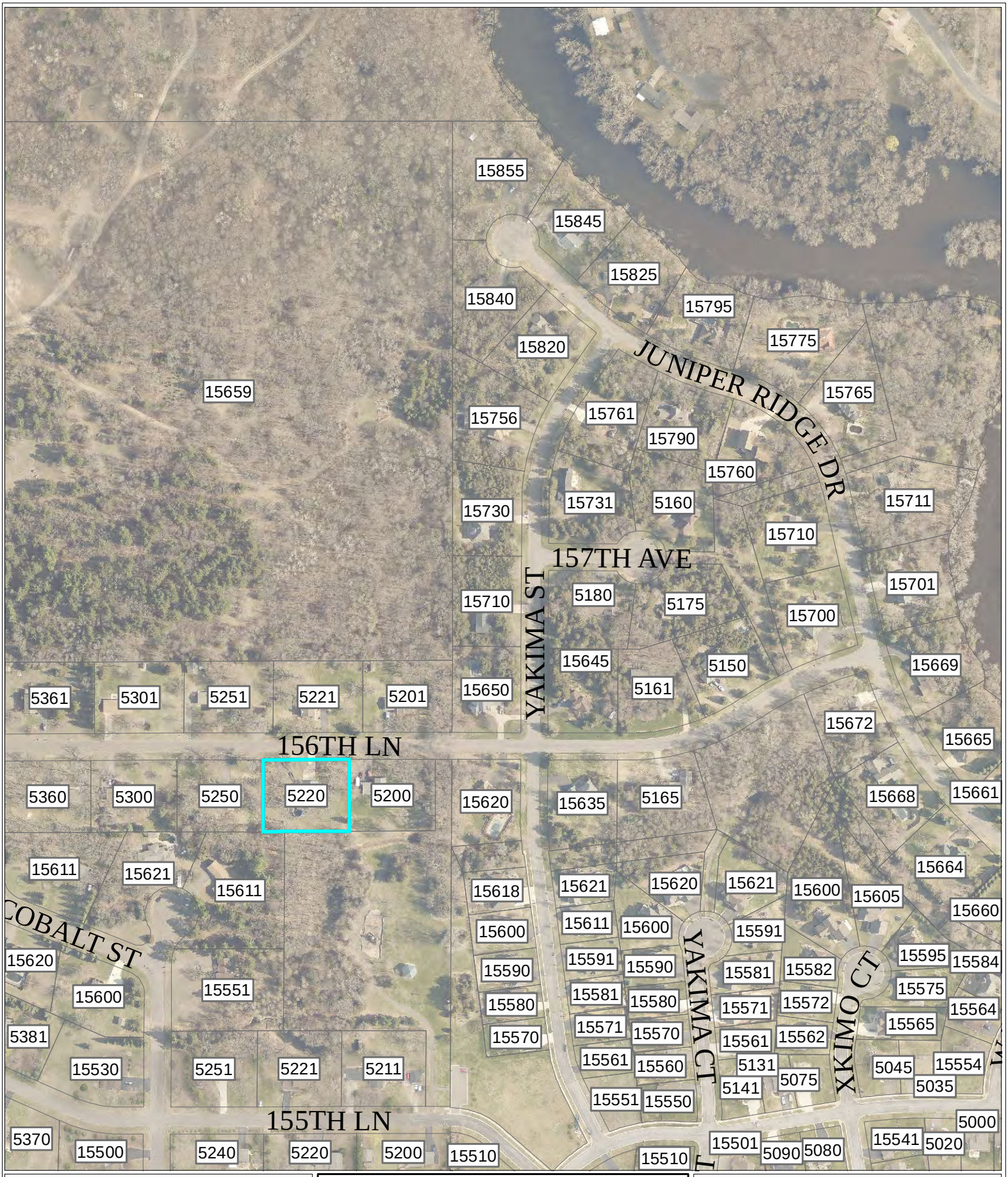


City of RAMSEY

162nd Lane
2014 Flooding Reports

Identified Properties

Parcels



City of RAMSEY

156th Lane
2014 Flooding Reports

Identified Properties

Parcels

GIBBON STREET

EAST ALIGNMENT

CONTINUED FROM LOWER RIGHT

EAST ALIGNMENT

CONTINUES ABOVE LEFT

WEST ALIGNMENT

SUBJECT PROPERTIES

EASEMENTS

COUNTY DITCH NO 27

DEERWOOD PARK

GIBBON ST NW

177TH AVE NW

176TH LANE NW

175 TH AVE NW

173RD AVE NW

MARMOSET LANE NW

OUTLOT C

OUTLOT F

OUTLOT A

WILDWOOD ACRES

IGUANA ST NW

DEERWOOD ST NW

SHAWN ACRES

CHAMELEON ST NW

ELAND ST NW

THORN LAKE COUNTY DITCH NO 27

PARK

DAMCREST AVE

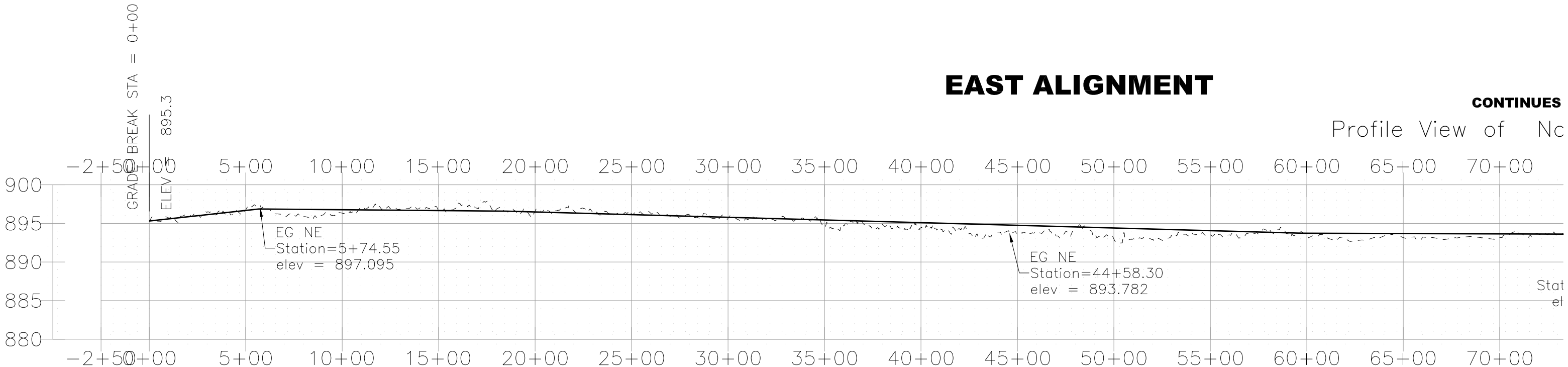
GARNET ST

PINE COVE

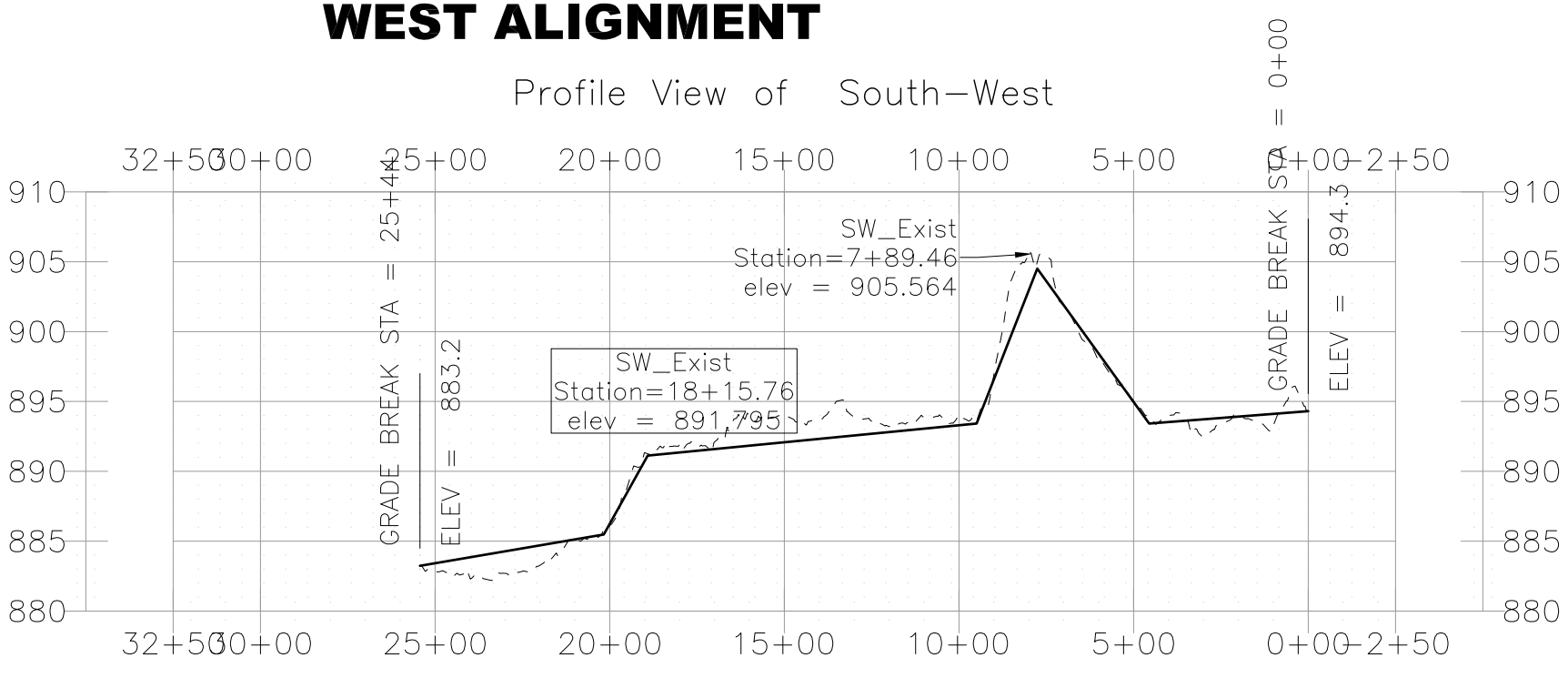
0 250 500 1000 1500

GIBBON STREET

EAST ALIGNMENT

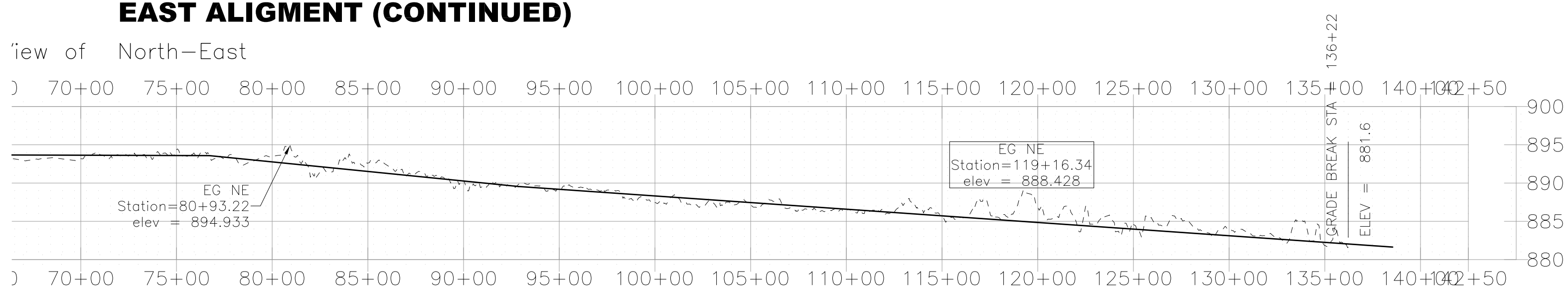


WEST ALIGNMENT



GIBBON STREET

EAST ALIGMENT (CONTINUED)



162nd Lane

SUBJECT PROPERTY

NO EASEMENTS

WEST ALIGNMENT

EAST ALIGNMENT

SOUTH ALIGNMENT

0+00 5+00 10+00 15+00 20+00 25+00 30+00 34+74

39+58 35+00 30+00 25+00 20+00 15+00

0+00 5+00 10+00 15+00 20+00 25+00 30+00 35+00 40+00 45+00 47+44

0 250 500 1000 1500

164TH AVE NW
163RD LANE NW
163 RD AVE NW
162 ND LA NW
160 TH LANE NW
159TH LANE
158 TH LANE NW
157 TH LANE NW
157TH AVE
156 TH AVE
(7400)
QUARTZ
OLIVINE
MARBLE
AMACITE
JASPAR
IRONSTONE
EBONY
DOLOMITE
COQUINA
AZURITE
ZIRCONIUM
YTTRIUM
WOLFRAM
XENON
TITTERUD PARK
PETTERSEN'S ESTATES 1
RAMSEY BLVD
COUNTY ROAD 16
PARK
VOLTIN
OAK HILL ESTAT
CROOKED OAK
OAKWOOD
HILLS
NATURE
VIEW
ADD
FAITH BAPTIST
OF RAMSE
SIBBEL
HIGH POINT

162nd Lane

EAST ALIGNMENT

Profile View of SE

GRADE BREAK STA = 1+00.00
ELEV = 870.7

SE
Station=16+43.73
elev = 898.6

SE
Station=21+81.66
elev = 870.0

GRADE BREAK STA = 34+73.87
ELEV = 868.7

SOUTH ALIGNMENT

Profile View of South

GRADE BREAK STA = 1+00.00
ELEV = 870.7

South
Station=7+62.52
elev = 886.0

South
Station=12+91.42
elev = 875.3

South
Station=33+00.00
elev = 889.7

South
Station=38+17.13
elev = 877.1

GRADE BREAK STA = 47+44.12
ELEV = 870.0

WEST ALIGNMENT

Profile View of SW

GRADE BREAK STA = 39+57.93
ELEV = 871.0

SW
Station=33+67.45
elev = 873.1

SW
Station=29+55.36
elev = 880.8

SW
Station=22+95.86
elev = 881.6

SW
Station=16+90.38
elev = 892.5

SW
Station=5+88.48
elev = 891.7

SW
Station=3+72.48
elev = 880.1

GRADE BREAK STA = 0+00.00
ELEV = 870.7

156th Lane

SUBJECT PROPERTY

STREET ALIGNMENT

PIPE ALIGNMENT

EASEMENTS

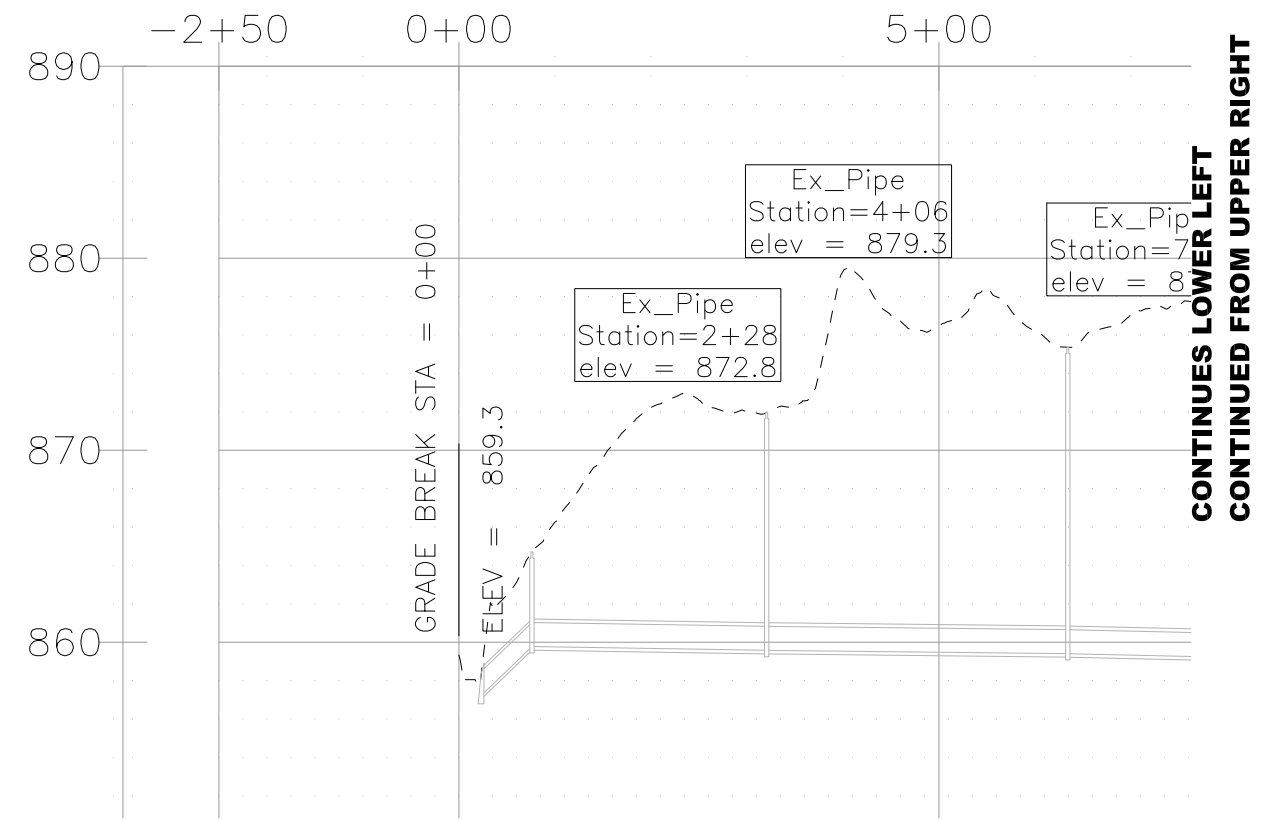
0+00
5+00
10+00
15+00
20+00
25+00

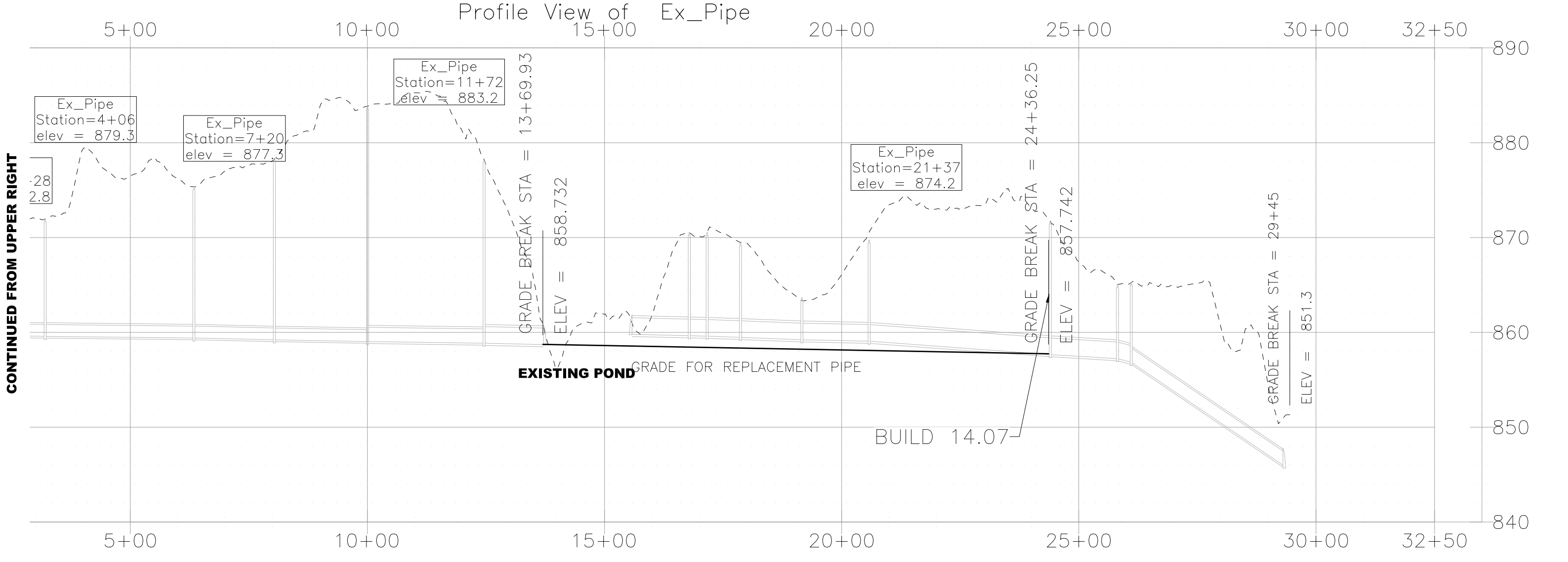
0 100 200 400 600

N

156th Lane

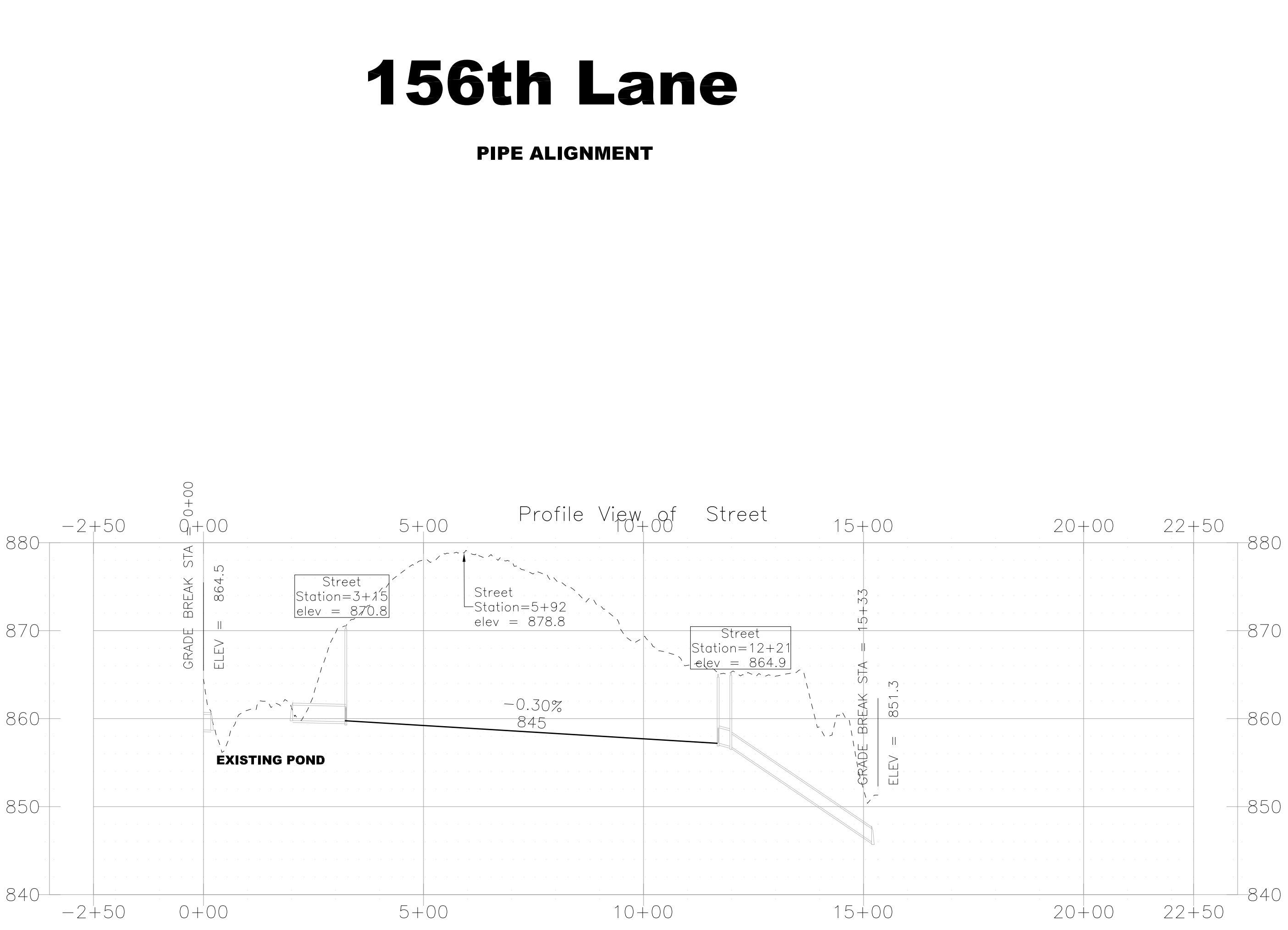
PIPE ALIGNMENT





156th Lane

PIPE ALIGNMENT



October 21, 2014

Members of the Public Works Committee,

In July of 2014, the residential area of Gibbon St experienced a large amount of flooding that continued relentlessly for a three week period. During this flooding, at least three homes were drastically affected, causing tens of thousands of dollars in damage to each home. One such home, residents of which were retired mid to late 70's couple, decided to since allow their home to enter into foreclosure. The other home was that of a couple who moved in just months prior, spending all of their income on their first home, and was simply devastated by their loss. For my personal home, in which I have resided for ten years, the basement in which my husband has been refinishing for years, alone by hand, during what little time he has off from work and his military duties, was destroyed. Approximately three years ago, we had a negligible amount of water enter the basement that did not result in any damage, again during a wetter than usual year. Additionally, as I was removing material from my home this year, it was apparent that this was not the first time our home had been affected by a flood. Insulation was trimmed up several inches off the floor, wood was covered with other pieces of wood to cover the water damage and mold was found behind certain areas of drywall. This was never disclosed to us prior to purchase. My neighbors found similar evidence in their home, which had also not been disclosed to them.

After the 2014 flooding, I asked my husband to contact the city engineers to seek their advice on what could be done regarding the storm water accumulating on our property. A city engineer came out to review the property a few weeks later, in which we were grateful. This engineer informed us, that the neighborhood to the parallel to ours is essentially designed to drain directly into our neighborhood and that the houses that experienced the flooding this year are affected with the runoff storm water from these neighborhoods. The engineer also stated that the city should be responsible for the correction of this drainage. We have paid our city taxes for years despite the fact that Gibbon St. benefits very little from the amenities offered from these taxes.

We, the affected residents are not naïve in thinking that that we are the only area affected by the amount of precipitation that fell this spring and summer and we do understand the financial planning and implementation difficulties associated with this type of project. However, we strongly request that the residential neighborhood of Gibbon St. be prioritized in this undertaking and that we remain informed of all developments. We only wish to never pass along the heartaches and troubles that we have experienced to the future residents of Gibbon St. We would love to stay and have Gibbon St. remain a great neighborhood and city in which to reside.

Thank you,

The Miske's

RECEIVED
MAR 2 4 2015
BY:

Surface Water Survey – Gibbon Street 2015

Name(s): MARK & AMBER PEDERSON

Email Address: Mark.pederson@alumni.augsburg.edu

Phone Number: 763-226-8721

Address: 17441 GIBBON STREET NW

RAMSEY, MN 55303

☒ Check box if the city may contact you regarding the information on this survey.

1. Approximately how many years have you resided on Gibbon Street? 1.5

2. How many times have you experienced excessive surface water/flooding anywhere on your property? 1

3. Has surface water or flooding caused any damage to your property (i.e. to the interior/exterior home, landscaping, sheds, etc.)? If yes, please describe the damage and estimated cost.

INTERIOR: CARPET HAD TO BE TAKEN OUT, SHEET ROCK NEEDS TO BE REPLACED DUE TO WATER ABSORPTION. ALL DOORS & FRAMES HAVE TO BE REPLACED DUE TO WARPING CAUSED BY WATER ABSORPTION. MOLDINGS HAD TO BE TAKEN OUT DUE TO WATER ABSORPTION.

ESTIMATED COST: $ 10,500.00

Please leave any additional observations or comments regarding surface water on Gibbon St. below:

*This survey will be provided to the City of Ramsey Engineering Department and discussed at the March 17th Public Works Committee Meeting.

RECEIVED
MAR 2 4 2015
BY: 2015

Surface Water Survey – Gibbon Street

Name(s): Douglas Prives

Email Address: dgprives@yahoo.com

Phone Number: 763-226-6096

Address: 17511 Gibbon St Ramsey MN

☑ Check box if the city may contact you regarding the information on this survey.

1. Approximately how many years have you resided on Gibbon Street? 30 yrs

2. How many times have you experienced excessive surface water/flooding anywhere on your property? 17 yrs

3. Has surface water or flooding caused any damage to your property (i.e. to the interior/exterior home, landscaping, sheds, etc.)? If yes, please describe the damage and estimated cost.

surrounds house on 3 sides when
bad so I put in drain tile to mitigate damage
I own the water easement for this
development

Please leave any additional observations or comments regarding surface water on Gibbon St. below:

*This survey will be provided to the City of Ramsey Engineering Department and discussed at the March 17th Public Works Committee Meeting.

RECEIVED
MAR 2 4 2015
BY: 2015

Surface Water Survey – Gibbon Street

Name(s): Don Olson

Email Address:

Phone Number: 612-616-4607

Address: 17561 Gibbon St NW
Ramsey MN 55303

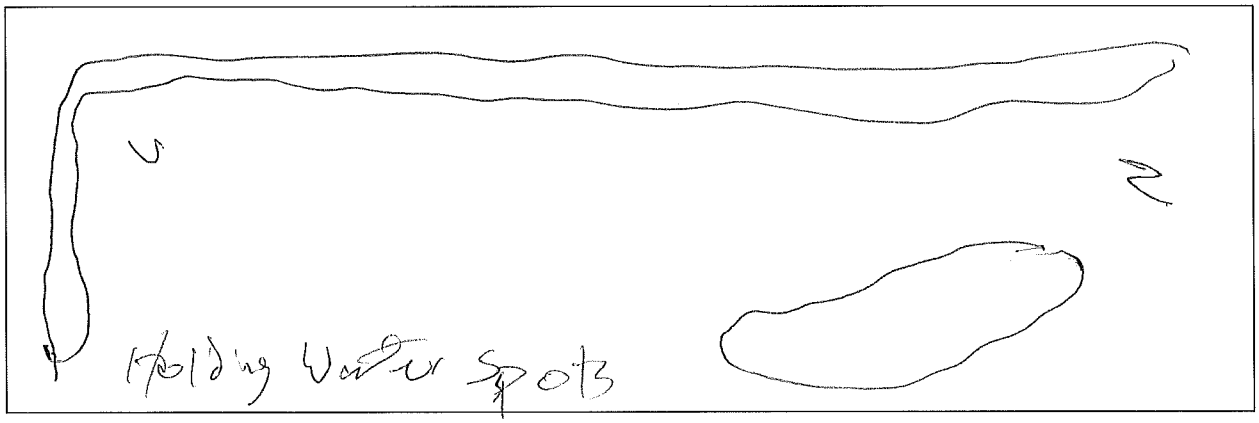
☒ Check box if the city may contact you regarding the information on this survey.

1. Approximately how many years have you resided on Gibbon Street? 6

2. How many times have you experienced excessive surface water/flooding anywhere on your property? 5

3. Has surface water or flooding caused any damage to your property (i.e. to the interior/exterior home, landscaping, sheds, etc.)? If yes, please describe the damage and estimated cost.
Sheds wet floors

Please leave any additional observations or comments regarding surface water on Gibbon St. below:



*This survey will be provided to the City of Ramsey Engineering Department and discussed at the March 17th Public Works Committee Meeting.

Public Works Committee **5. 2.**

Meeting Date: 03/31/2015

Submitted For: Len Linton, Engineering/Public Works

By: Len Linton, Engineering/Public Works

Title:

Consider the Surface Water Management Plan Update

Purpose/Background:

State Statute requires Cities to prepare a Surface Water Management Plan (SWMP). The City of Ramsey has prepared several plans since the law went into effect. The attached document represents the latest update to the Surface Water Management Plan for the City. The current plan was prepared in 2008 and was scheduled for updating in 2015.

The Lower Rum River Watershed Management Organization (LRRWMO) adopted their Third Generation Plan in 2012 which triggered the need to update Ramsey's Surface Water Management Plan. The Minnesota Pollution Control agency issued a revised Municipal Separate Storm Sewer System (MS4) permit in 2013. The City applied to the LRRWMO for received an extension for updating the SWMP so that the revision would include the Third Generation and MS4 permit requirements.
The MS4 permit requires that the City have controls in place for regulating the discharge of stormwater. These controls include the SWMP, City Code and Best Management Practices (BMPs) to guide development. The BMPs are collected in a document called a Surface Water Pollution Prevention Plan (SWPPP). The SWPPP is being updated. The updated SWPPP will be included in the final SWMP before it is adopted by City Council.

The following paragraphs were in the case presented to the EPB.
The Lower Rum River Watershed Management Organization (LRRWMO) adopted their Third Generation Rules in 2012. The state regulations require that all local Storm Water Management Plans be updated within 2 years of adoption of revised Watershed Management Organization Plans. The Minnesota Pollution Control Agency was in the process of revising the Permit for the Municipal Small Separate Stormsewer Systems (MS4) and the Construction Stormwater Permit when the LRRWMO plan was adopted. The Cities of Ramsey, Anoka and Andover all applied for an extension of the deadline from the LRRWMO for revising their SWMPs until after the MS4 Permit was adopted so that required ordinance changes could be made once instead of several times. The extensions were approved.

The changes contained in the MS4 Permit, Construction Stormwater Permit and LRRWMO covered the following areas:
1. Lowering the size of a project requiring a permit from 5 acres to 1 acre.
2. Requiring infiltration on site of the first 1" of runoff from all new impervious surfaces.
3. Limiting discharge from the site for the 2 year, 10 year and 100 year storms to the existing rate for each storm.
4. Reducing the amount of Total Suspended Solids and Total Phosphorus in runoff leaving the site.

These goals can be achieved through the following measures:
1. Construction of infiltration or water reuse practices on site such as infiltration trenches, rain gardens, tree trenches or water re-use practices.
2. Constructing detention facilities that retain the peak flow and discharge it at a slower rate.
3. Construction of wet ponds that provide adequate time for settling of the Total Suspended Solids and Total Phosphorus and prevent resuspension with the next storm event.

Timeframe:

The SWMP was reviewed by the EPB at their March meeting. They were in general agreement with the content of the SWMP. The SWMP will be reviewed by the Public Works Committee tonight. It will be the subject of a Public Hearing before the Planning Commission at their April meeting.with particular emphasis on the changes to City Code related to land use. The Public Hearing is required when considering changes to City Code. The SWMP will be brought to the City Council at the April 21 meeting for review and approval.

The plan will we sent to the LRRWMO and the Metropolitan Council for concurrent review the first week of May. The LRRWMO has 60 days to review and approve the plan, the Metropolitan Council has 45 days for review. The document will be updated as necessary after the comments are received then brought back to City Council for adoption. This is anticipated to be the first meeting in August.

Observations/Alternatives:

The City of Ramsey is bordered on the east by the Rum River and on the south by the Mississippi River. The City has many wetlands, lakes and streams with in it's borders. Managing the discharge of storm water from developed sites is a critical component of preserving the water quality of the wetlands, lakes, streams and rivers in and adjacent to the City. The Surface Water Management Plan provides a frame work for allowing development while maintaining surface water quality.

The changes to the document include:

- Updating City Code references to the current system
- Updating the Stormwater management requirements for new construction
    - Infiltrate first 1” of runoff from new impervious surfaces
    - Provide rate control and water quality treatment for the 2, 10 and 100 year return events.
    - Provide reduction for Total Suspended Solids and Total Phosphorus concentrations in stormwater leaving the site.
    - Update the reference storms to use the Atlas 14 publication. The LRRWMO adopted use of the Atlas 14 and required the member cities to adopt this standard.
- Remove references to wetland buffers for new construction. The City completed a Wetland Management Plan with the 2008 SWMP. The implementation of the Wetland Management Plan was postponed by City Council Action.
- Update the Stormwater Models to include developments constructed after 2008 and use Atlas 14 for rainfall events.
- Update the tables and figures to include the new model results.

Funding Source:

Staff has performed the update to the plan as part of their normal duties. The Stormwater Utility Fund covers part of staff salaries. The plan lists Capital Improvement Projects that will need to be brought back individually for review and approval.

Recommendation:

Staff recommends the Committee approve the Surface Water Management Plan and forward it to City Council for approval.

Action:

Motion to approve the Surface Water Management Plan and forward it to City Council for approval.

Attachments

SWMP

Form Review

Inbox	Reviewed By	Date

Bruce Westby	Bruce Westby	03/26/2015 02:02 PM
Grant Riemer	Grant Riemer	03/26/2015 03:27 PM
Kurt Ulrich	Kurt Ulrich	03/26/2015 04:13 PM

Form Started By: Len Linton Started On: 03/23/2015 02:41 PM

Final Approval Date: 03/26/2015

The City of Ramsey
Surface Water Management Plan

Project 14-31
March 20, 2015

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.

PUBLIC WORKS COMMITTEE REVIEW

By: _____

Leonard L. Linton, P.E.

Date: March 20, 2015 Registration

I hereby certify that this plan, specification or report was reviewed for Quality Control and Quality Assurance purposes and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

PUBLIC WORKS COMMITTEE REVIEW

_____

Bruce Westby, PE

Date: March 20, 2015 License No. 40116

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APPENDICES

Appendix A - Ramsey Stormwater Pollution Prevention Plan
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I. PURPOSE OF PLAN

The purpose of this Surface Water Management Plan (SWMP) is to promote, preserve and enhance the natural resources within the City of Ramsey. The City will protect water quality and unique and fragile environmentally sensitive land from adverse effects that can potentially be caused by poorly sited development or incompatible activities. The City proposes to accomplish this by regulating land disturbances and development activities.

This plan was originally prepared in 2008 by Bolton and Menk, Inc. (the "2008 Plan"). This document is intended to update the 2008 Plan as required (the "2015 Update"). The City has prepared the 2015 Update utilizing the 2008 baseline data prepared by Bolton and Menk.

Minnesota Rules Chapter 8410 (Metropolitan Area Local Water Management) requires specific elements to be addressed in local water management plans. The various chapters of this report are designed to address each element required under these rules. In addition, this plan follows the Metropolitan Council's 2030 Water Resources Management Policy Plan requirements. At the time of drafting of this report, the Metropolitan Council was in the process of completing the 2040 Water Resources Policy Plan, which replaces the plan mentioned in this paragraph. As part of the City's 2040 Comprehensive Plan Update, the City will review the need to update this document. IN 2002, the Minnesota Pollution Control Agency designated the City of Ramsey as a mandatory Municipally Separate Storm Sewer System (MS4) community needing to submit a National Pollutant Discharge Elimination System (NPDES) permit regulating its storm water runoff. As such, the City submitted a Storm Water Pollution Prevention Plan (SWPPP) with its permit application in 2003. The permit was reissued in 2006 and 2013. The City has update the SWPPP to meet the requirements of each reissue. Accordingly, an additional purpose of this SWMP is to control or eliminate storm water pollution. Key contributors to storm water pollution are soil erosion and sedimentation. The city-wide SWPPP incorporates ordinance changes that address erosion control, sedimentation associated with construction activities as well as illicit discharges to surface waters, all primary contributors of storm water pollution.

The City's goal is to minimize conflicts and encourage compatibility between land disturbing activities, water quality and environmentally sensitive lands. This will be accomplished through detailed development ordinances, plan review standards and recommended pollution control procedures in an effort to strike a balance between urban growth and the protection of water quality and natural areas. This SWMP, in conjunction with the policies set forth in the City ordinances, establishes standards and specifications for conservation practices and planning activities to minimize storm water pollution, soil erosion and sedimentation.

This submittal is a culmination of research, mapping, land use analysis/planning and hydraulic design. The end product is a detailed design tool that can be used by the City of Ramsey in planning growth and infrastructure replacement. This summary report represents only a small part of the total work product created through the master planning process. The current City ordinances have also been revisited as part of this process, as they are the best means to implement the recommendations made in this report.

Following the approval of this SWMP by the Lower Rum River Watershed Management Organization (LRRWMO), the City will have administrative authority for the approved SWMP and ordinances. The City will also have the duty to enforce the SWMP and associated ordinances. The City places a high priority in improving impaired waters and intends to work with the LRRWMO and other agencies to achieve water quality goals by reducing the impact created by the City.

DRAFT

II. EXECUTIVE SUMMARY

A. Plan Purpose and Background

Storm water regulations have changed significantly since the original Comprehensive Storm Drainage Plan was approved in 1980 and the southeast growth area was revisited in 1997 and 2002. The plan was updated in 2008 and renamed the Storm Water Management Plan. The following is a listing of those regulatory changes:

1. 1982

   The *Metropolitan Surface Water Management Act* was passed. The Act was originally included in Minnesota Statute Chapter 509. The Act was recreated and modified in 1990 and became Minnesota Statue 103B.205 to 103B.255.

   Originally, the former State of Minnesota Water Resources Board oversaw implementation of the act. When that board was merged with two other boards to form the Minnesota Board of Water and Soil Resources in 1987, the Board of Water and Soil Resources assumed responsibility for the act. Forty-six watershed management organizations (36 joint powers Watershed Management Organizations and 10 Watershed Districts) were originally responsible for preparing plans to:

   - protect, preserve, and use natural surface and groundwater storage and retention systems
   - minimize public capital expenditures needed to correct flooding and water quality problems
   - identify and plan for means to effectively protect and improve surface and groundwater quality
   - establish more uniform local policies and official controls for surface and groundwater management
   - prevent erosion of soil into surface water systems
   - promote groundwater recharge
   - protect and enhance fish and wildlife habitat and water recreational facilities
   - secure the other benefits associated with the proper management of surface and groundwater [1]

2. 1985

   The Lower Rum River Water Management Organization (LRRWMO) was formed to meet the requirements of the Metropolitan Surface Water Management Act.

[1] Excerpt taken from the Minnesota Board of Water & Soil Resources Website: http://www.bwsr.state.mn.us/watermgmt/metroareasurface.html

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3. 1987

The Federal Clean Water Act was amended to address storm water as a pollution source. This resulted in the EPA developing a NPDES Phase I permit that targeted Cities with populations in excess of 100,000. As a result, in 1991, Minneapolis and St. Paul were required to apply for permits. One permit requirement was the development of a city-wide Storm Water Pollution Prevention Plan (SWPPP) that included approximately 30 mandatory Best Management Practices (BMPs) addressing everything from education and good housekeeping for municipal operations to mandatory city ordinances.

4. 1991

The Minnesota Legislature passed the Wetlands Conservation Act (WCA). The WCA is administered according to Minnesota Rules Chapter 8420 to implement the purpose of the Act, which is to:

- Achieve no net loss in the quantity, quality, and biological diversity of Minnesota's existing wetlands
- Increase the quantity, quality and biological diversity of Minnesota wetlands by restoring or enhancing diminished or drained wetlands;
- Avoid direct and indirect impacts from activities that destroy or diminish the quantity, quality, or biological diversity of wetlands
- Replace wetland values where avoidance of activities is not feasible and prudent. [2]

5. 1992

The Board of Soil and Water Resources (BWSR) developed Minnesota Rules Chapter 8410. This set of rules consists of 18 parts that define the scope, general structure and content required for BWSR approval of a Local Surface Water Management Plan. The table of contents of this report and the content within each chapter has been structured to meet MN Rule 8410 as well as the specific requirements of the City of Ramsey.

6. 2003

NPDES Phase II, the second round of the 1987 Federal Clean Water Act amendment, targeted cities with populations over 10,000. The City submitted a permit application and SWPPP in accordance with MPCA deadlines.

The City finalized its most recent SWPPP in 2013. That SWPPP is attached in Appendix B to this report.

[2] Excerpt taken from the University of Minnesota Duluth website: http://www.d.umn.edu/fm/safety_envir/wetlands/pdf_pages/4.0%20Wetland%20Regulations.pdf

7. 2005

The Metropolitan Council has requirements for local governments to include local water management plans as part of their Comprehensive Plans. The Metropolitan Council does not have authority to set policy or administer local storm water regulations. This Surface Water Management Plan Update is designed to address current requirements governing local water management plans. The general boundary of the plan includes all property within the City limits of Ramsey. When accepted by all local, regional, state and federal agencies having jurisdiction, the City of Ramsey will be the sole responsible party for administering this plan.

8. 2012

The Lower Rum River Watershed Management Organization adopted their Third Generation Plan. The new plan requires infiltration for new and redeveloped sites, use of the Atlas-14 rainfall distributions and reductions in Total Suspended Solids (TSS) and Total Phosphorus (TP) for runoff discharged from new permitted projects.

B. General Content of Required Local Plans

This SWMP follows the general report structure listed in Minnesota Rules Chapter 8410.0170, the general requirements in Minnesota Statute sections 103B.205 - 103B.255, and the Metropolitan Council's requirements for local water management plans as adopted May 2005 as part of the Metropolitan Council's *Water Resources Management Plan*. As stated above, the City will update this plan subsequent to the adoption of the Metropolitan Council's 2040 Water Resources Policy Plan.

C. Summary of the Goals, Problems, and Potential Solutions

The general findings of this Surface Water Management Plan report are summarized as follows:

1. Ramsey is located in the Anoka Sand Plain. The area is well known for its highly permeable soil. As such, the runoff from significant rainfalls is generally reduced to the extent that the existing drainage network functions well with no significant flooding outside the Mississippi River, Rum River, Trott Brook, Ford Brook, County Ditch 43 and County Ditch 66 flood plains.

   Because of the pervious nature of the Anoka Sand Plain, the City will need to review its development ordinances to mitigate the adverse effect that a significant increase in impervious surfacing and mass grading can have on runoff conditions. The addition of significant amounts of impervious surfaces and the reduced permeability associated with the soil compaction in mass grading without a reasonable attempt to restore or duplicate the current infiltration pattern could create very significant increases in runoff volumes and downstream flooding. This is especially true in the Trott Brook, D66, EMISS and WMISS watersheds (see Figure 9), where improvements in uppermost watershed limits must flow a significant distance to the ultimate watershed outlet. The longer flow path associated with each of these watersheds allows greater opportunities for peak flows from conventional detention ponds to coincide.

   One solution to the problem of coincident peak flows is the use of low impact development techniques. There are a variety of low impact development

techniques. The current low-density residential developments in northern Ramsey are a close approximation of what a low impact development can be like. This area has a noticeably lesser storm water impact than that of either high-density residential developments or commercial/industrial developments.

However, Ramsey's land use plan creates a variety of land use types in which low-density residential is not planned for all areas of the community. With these development plans in mind to balance low impact development with the City's economic development goals, the City must consider other techniques to encourage maximized infiltration of storm water.

This report recommends modifying the current development ordinances to encourage infiltration and soil ripping of mass grading to compensate for lost infiltration conditions as well as requiring oversized retention ponding to mitigate and compensate for increases in runoff. Innovative solutions to the storm water runoff increases associated with the increase in impervious surface will be investigated and encouraged when deemed appropriate. Potential solutions include pervious pavements, rain gardens, infiltration basins and low impact development among others.

2. An integral part of this SWMP is updating the comprehensive storm water runoff modeling performed in 2008. The 2008 modeling effort captured the existing conditions throughout the entire city. This modeling includes:

   a. Mapping out the small watersheds draining to general collection points such as low points in roadways and intersections, wetlands or ponds.

   b. Estimating the runoff from the 2, 10 and 100-year rainfall events.

   c. Routing the runoff through the existing system.

   The existing system may be a pipe network, a pond, a wetland or a waterway. The modeling predicts the high water levels and flows associated with each rainfall event modeled.

   This modeling provides a baseline for comparison purposes as new developments change the drainage pattern. With this modeling information, City staff can readily review the cumulative impacts of large developments for effects on the baseline conditions across the entire watershed.

   Storm and Sanitary Analysis (SSA) software was used in the comprehensive modeling. This software is based on the industry standard EPASWMM process and the St. Vennant equations. The model can be used to input actual rainfall events from rain gauges and can model the transport of pollutants through the system. This will be very useful in evaluating the BMP measures to address future TMDLs.

3. Where the cumulative effect of regulated development is potential flooding, the recommended practice is the construction of retention ponds or detention basins, including infiltration, as a requirement of further development of the outlying growth areas. It is further recommended that the post construction peak outflows from new developments be limited to no more than the existing peak flow for the 2-, 10-, and 100-year storms. The Third Generation Lower Rum River Watershed Management Plan requires infiltration of the first 1" of runoff from new

impervious surfaces. This will better mitigate the cumulative effects of increased impervious surfacing and increased runoff volume from new developments.

Because the majority of the area is served by large stream/wetland complexes, regional ponding is not possible for a significant part of the city. Where they are possible, the creation of regional ponds is preferred because of the limited maintenance (compared to a multitude of individual development ponds) and the opportunity to control larger drainage areas. By contrast, a multitude of scattered ponds associated with each individual site development may be designed to reduce the peak outflow for its smaller area, by storing the excess runoff and releasing it at a lesser rate for a longer duration. This longer pond outflow duration may coincide with the reduced peak flows from other individual site ponds and create a larger combined peak flow than the original undeveloped condition. Hence, regional ponds are recommended where physically possible, because of the opportunity to control the runoff on a larger scale and ensure that the downstream system is not adversely impacted by uncoordinated development that meets a typical runoff ordinance. The greater control afforded by regional ponds may also reduce the flows to the downstream system and allow for decreased costs in downstream infrastructure improvements.

4. The proposed infiltration requirements and pond network is part of the goal of accommodating continued responsible growth. Revisions will be required as formal developer layouts are presented to the City. Although this plan forms a sound basis for future development, it is important to remain flexible in finding ways to manage runoff while still accommodating the continued development of the city.

5. The maps attached at the end of this report are for general illustration purposes. As part of the plan development, large scale maps and GIS compatible files have been prepared as part of the 2008 SWMP and updated with preparation of this plan. The GIS maps and files show more detailed information including watershed areas, proposed pond areas and storage volumes, estimated flow rates into and out of the proposed ponds for both the existing and developed conditions, proposed interconnecting pipe sizes between ponds, etc.

6. The City will pursue outside funding to help finance the recommended capital improvements described in this plan. Local financing will most likely come from a combination of storm sewer trunk fees and the City's storm water utility fund.

   Any determined storm water management charges or area charges to new developments should be reviewed on an annual basis to ensure that changes in land acquisition, construction cost, bonding cost, legal cost, etc. are included in the computed fee.

7. The 2008 SWMP included a complete wetland functions and values assessment as part of a greater wetlands management plan.

   The wetland buffers recommended in the Wetlands Function assessment were approved by City Council when the 2008 SWMP was approved. Further review of the buffers by the City Council resulted in a policy decision to delay the implementation of the wetland buffers recommendations.

   Wetlands are to be further protected by controlling discharges from developing areas. The proposed controls include pretreatment BMPs and runoff controls

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designed to maintain the current hydrology and maintain or improve the current functions and values of the wetland.

D. **Amendments and Updates**

This report is intended for the coverage period to 2022. It should be considered as a working document that should be updated and amended in accordance with the procedures described in Section IX. Amendment will be needed as development progresses and actual new development data is integrated into the overall model.

The Minnesota Pollution Control Agency (MPCA) has not completed total maximum daily load (TMDL) studies for the impaired waters within the city boundaries of Ramsey (see Table 15 for the list), and is still completing the TMDL study of Lake Pepin (downstream from Ramsey). The Lake Pepin TMDL may have a major impact on all NPDES permittees in the metro area. The City of Ramsey is aware of the potential need to amend the local water management plan prior to 2022 based on the implications and requirements of the Lake Pepin TMDL and the TMDLs for the impaired waters within the city.

The City has updated the SWPPP in accordance with the reissuance of the MS4 permit in 2013.

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III. REGULATORY REQUIREMENTS AFFECTING PLAN

The following is a brief summary of the primary Statutes and Rules governing storm water management in the 7-County metropolitan area. These requirements establish and control the content of this plan and cite objectives regarding surface water management:

A. Minnesota Rules Chapter 8410.0170

These rules outline the structure of a SWMP. Each SWMP must have the following at a minimum:

1. A purpose statement outlining the purposes of the water management programs required by MN Statute sections 103B.205 - 103B.255.
2. A section of water resource related agreements
3. A land and water resource inventory (required by part 8410.0060)
4. A section on the establishment of policies and goals
5. A section on assessment of problems
6. A section on corrective actions
7. A section on financial considerations
8. An implementation program discussing which components of the implementation program the City will prioritize
9. A section on the City's amendment procedures

This document is intended to meet these rules and hence each requirement is included.

B. Minnesota Statute 103B.235

This state law predates Minnesota Rule 8410 and includes additional requirements as follows:

1. Subdivision 1 - *Requirement* states that the City of Ramsey is required to submit a watershed management plan because it is within the 7-County metropolitan area.
2. Subdivision 2 - *Contents* states that the SWMP shall:
   a. Describe existing and proposed physical environment and land use;
   b. Define drainage areas and the volumes, rates, and paths of storm water runoff;
   c. Identify areas and elevations for storm water storage adequate to meet performance standards established in the watershed plan;
   d. Define water quantity and water quality protection methods adequate to meet performance standards established in the watershed plan;
   e. Identify regulated areas; and
   f. Set forth an implementation program, including a description of official controls and, as appropriate, a capital improvement program.
3. Subdivision 3 - *Review* states that, after consideration but before adoption by the governing body, the City shall submit its SWMP to the area water management

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organization (WMO) for review for consistency with the watershed plan adopted pursuant to section 103B.231. The Lower Rum River Water Management Organization (LRRWMO) has WMO jurisdiction in Ramsey. According to the statute, the LRRWMO must approve or disapprove the plan or parts of the plan. The LRRWMO has 60 days to complete its review; provided, however, that the LRRWMO shall, as part of its review, take into account the comments submitted to it by the Metropolitan Council pursuant to subdivision 3a. If the WMO fails to complete its review within the prescribed period, the SWMP shall be deemed approved unless the City agrees to an extension.

3a. Subdivision 3a - *Review by Metropolitan Council* states that the City shall submit its SWMP to the Metropolitan Council for review and comment. The council shall have 45 days to review and comment upon the SWMP or parts of the plan with respect to consistency with the Metropolitan Council's comprehensive development guide for the metropolitan area. The Metropolitan Council's 45-day review period shall run concurrently with the 60-day review period by the LRRWMO. The Metropolitan Council shall submit its comments to the LRRWMO and shall send a copy of its comments to the City. If the Metropolitan Council fails to complete its review and make comments to the LRRWMO within the 45-day period, the LRRWMO shall complete its review as provided in subdivision 3 of State Statute 103B.235.

4. Subdivision 4 - *Adoption and Implementation* requires the City to adopt and implement its plan within 120 days after approval of the SWMP by the LRRWMO and to amend its official controls accordingly within 180 days.

5. Subdivision 5 - *Amendments* states that to the extent and in the manner required by the LRRWMO, all major amendments to the SWMP shall be submitted to the LRRWMO for review and approval in accordance with the provisions of State Statute 103B.235, subdivisions 3 and 3a for the review of plans. All minor amendments will be reviewed and approved by the City Council.

All of these required MS 103B.235 items are covered in this document.

C. **Local Ordinances**

The City of Ramsey will administer and enforce the water resource-related ordinances under the direction and control of, and subject to the powers expressly reserved to, the City Council. Following approval of this SWMP and ordinances, the City shall have administrative authority for the approved SWMP and ordinances. The Applicant, permittee or any other person or political subdivision with an interest in the determination of the City's interpretation or application of these ordinances may file a written appeal to the City Council within fifteen (15) business days of said determination. Said appeal shall state the specific grounds upon which the appeal is based. Within thirty (30) days of the date of receipt of the appeal, the City shall schedule the appeal for a regular or special meeting of the City Council. The City Council shall make its decision to affirm, reverse, or remand the determination by adopting a resolution stating findings of fact.

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D. **Total Maximum Daily Loads and Impaired Waters**

The 1987 amendment to the Federal Clean Water Act required all impaired waters to be corrected. In making rules to meet the 1987 Amendment, the Environmental Protection Agency (EPA) first set criteria to determine a list of impaired waters depending on the potential use of the water. The Minnesota Pollution Control Agency (MPCA) worked to set guidelines to establish intended uses for the waters of the state and then set acceptable water quality criteria. After testing to determine the water quality, waters failing to meet the water quality criteria are placed on the 303d Impaired Waters list that is submitted to the EPA. Table 15 in Section IV, page 16 of this report, lists the current (2006) MPCA 303d Impaired Waters in Ramsey. It should be noted that, as of 2007, only about 25% of the waters of the State of Minnesota had been tested. Hence, the impaired waters list is likely to increase in the Ramsey area.

The process to remedy the impairment includes establishing a Total Maximum Daily Load (TMDL) allocation to each contributor to the problem. A TMDL is a calculation that determines the allowable pollutant load that can be discharged into the impaired water so that the limited load will ensure that the water improves to levels where it is no longer impaired. The typical process is initiated by the MPCA and includes a series of stakeholder meetings to formulate viable solutions and mutually work out a reasonable allocation of acceptable pollutant loading.

E. **Specific Lakes and Streams with Water Quality Problems**

Since a TMDL study has not been completed for the known impaired waters in Ramsey and downstream from Ramsey (such as Lake Pepin), the City should identify the priority it places on addressing impaired waters and how the City intends to participate in the development or implementation of TMDL projects. The Rum River and Mississippi River watersheds are too large for the City of Ramsey to take the lead on the TMDL Stakeholder process for these two waters. It is recommended that the City volunteers to participate in the Stakeholder process for these waters. Through this SWMP, the City of Ramsey has the capability of modeling contaminant transport using the SSA model. The City will work with the LRRWMO and the MPCA to formulate a TMDL for the impaired Rogers Lake.

Once a TMDL study is completed for the impaired water, the City must include, in this SWMP and its City-wide SWPPP, an implementation strategy including funding mechanisms that will allow the implementation of the TMDL requirements. As MPCA completes its TMDL process for each impaired water, the implementation of the measures to meet the TMDL will immediately become a priority item for the City of Ramsey.

F. **Lower Rum River Water Management Organization**

The City of Ramsey entered into a Joint and Cooperative Agreement for the Establishment of the *Lower Rum River Watershed Management Organization to Plan, Control and Provide for the Development of the Lower Rum River Watershed* in June of 1995. The Minnesota Board of Water and Soil Resources officially signed the Findings of Fact, Conclusions and Order accepting the Second Generation Watershed Management Plan on August 26, 1998. The LRRWMO updated its plan in 2012. The LRRWMO's plan update will trigger the mandatory re-evaluation and potential need for an update of the City's SWMP within two years from the date the LRRWMO's plan is approved by

BWSR. Update of the City's SWMP was delayed to incorporate the requirements associated with the reissuance of the MS4 permit in 2013.

G. **NPDES Requirements**

In 1987, the US Congress amended the Clean Water Act to include storm water pollution and directed the Environmental Protection Agency (EPA) to initiate rulemaking. The first round of EPA rules were implemented in 1991 when NPDES Phase I permits were required for all cities exceeding 100,000 in population. Phase II was implemented in 2003 and targeted all cities with populations exceeding 10,000. The Minnesota Pollution Control Agency (MPCA) assumed responsibility for implementing the rules and issuing all Phase II permits. The City of Ramsey was required to submit a permit for its Municipally Separate Storm Sewer System (MS4) in March of 2003. The permit was reissued in 2006 and 2013. The permit required the City of Ramsey to meet six minimum storm water control measures as follows:

1. Public education and outreach
2. Public participation and involvement
3. Detection and elimination of illegal discharges
4. Control of large construction sites runoff
5. Post construction storm water management
6. Pollution prevention or housekeeping for municipal operations

To show that the City of Ramsey is committed to implementing its Phase II permit, it was required to submit a Storm Water Pollution Prevention Program (SWPPP), which is essentially a list of promised steps the City proposes to make to meet these minimum control measures. The promises are in the form of Best Management Practices (BMPs) to be implemented at specified times over the life of the permit.

In general, the NPDES storm water discharge permit program is designed to reduce adverse impacts to water quality. The primary targets of acceptable storm water management plans are urban runoff and construction runoff. This is because urban runoff carries pollutants from cars, lawn fertilizers, pesticide spills and other contaminants into our lakes, wetlands and streams without entering wastewater treatment systems. Construction runoff is often laden with sediment caused by large amounts of un-vegetated soil that is loosened by excavation and grading.

The MPCA mandates are intended to regulate these sources of continued environmental degradation. To comply with the NPDES permit requirements, the City's SWPPP was drafted to establish measurable goals using the Best Management Practice (BMP) approach and to be able to track performance and progress.

Erosion and sediment control measures must be included in the City-wide SWPPP. The minimum standard is the General Permit Authorization to Discharge Storm Water Associated With Construction Activity Under the National Pollutant Discharge Elimination System/State Disposal System Permit Program Permit MN R040000 (NPDES/SDS Permit) issued by the Minnesota Pollution Control Agency on August 1, 2013, as amended. Some components of the NPDES/SDS Permit include:

1. If land disturbing activity is taking place on a site where the soils are currently disturbed (e.g., a tilled agricultural site that is being developed), areas that will

not be disturbed as part of the development and areas that will not be disturbed according to the time frames and slopes specified in the NPDES General Construction permit Part IV.B.2, shall be seeded with temporary or permanent cover before commencing the proposed land disturbing activity.

2. Where one (1) or more acres of disturbed soil drain to a common location, a temporary (or permanent) sediment basin must be provided prior to the runoff leaving the site or entering surface waters. The basins must be designed and constructed according to the standards in the NPDES General Construction Permit Part III.B.

3. The Permittee or applicant must ensure final stabilization of the site in accordance with the NPDES General Construction Permit requirements. The site will be considered as having achieved final stabilization following submission of Certificate of Completion by the permittee or applicant, and inspection and approval by the City.

H. Non-Degradation Rulemaking

The MPCA is currently going through due process to update its non-degradation rulemaking effort and amend the state rules governing the non-degradation of waters (Minn. R. 7050.0180 and 7050.0185). Rules protecting Outstanding Resource Value Waters were adopted in 1984, while rules governing non-degradation of all waters were adopted in 1988. Since then, there have been many changes to the state and federal structure for water protection and to the understanding of water quality. The MPCA intends, with the assistance of a significant stakeholder effort, to thoroughly investigate the issues associated with non-degradation of waters, and to adopt rules that will address those concerns.

The MPCA has already taken the first steps in the rulemaking process by publishing two Requests for Comments regarding our intent to amend the current non-degradation rules. These Requests for Comments were published in the *State Register* on January 29, 2007, May 29, 2007 and February 25, 2013.[3]

This language was copied from the MPCA website in January 2015. The City of Ramsey will incorporate the non-degradation policies into this SWMP when they are formally adopted into the state rules.

[3] Excerpt taken from MPCA website: http://www.pca.state.mn.us/http://www.pca.state.mn.us/index.php/water/water-permits-and-rules/water-rulemaking/nondegradation-rulemaking.html

IV. LAND AND WATER RESOURCES INVENTORY

Each plan must contain an inventory of water resource and physical factors affecting the water resources based on existing records and publications. If data publications and maps are available at a convenient central location, they may be included by reference. The plan must include a brief summary of the data and must identify where the publication can be obtained. The following subsections are required.

A. Precipitation

The state climatology office has records of all official rain gauges throughout Anoka County. The monthly precipitation totals and county-wide monthly averages for Anoka County are available online at:

http://climate.umn.edu/HIDENannual/

The two closest high-density rain gauges are:

1. No. 211785, Coon Creek
2. No. 217308, Saint Francis

Information is readily available from 1971 to the present. Over this time period, the aggregate annual precipitation ranged as follows:

Lowest annual precipitation	16.5 inches in 1976
Highest Annual Precipitation	39.09 inches in 1983
Average Annual Precipitation	29.54 inches per year

The following is the average annual precipitation per decade:

1970s	26.8 inches per year
1980s	29.9 inches per year
1990s	31.2 inches per year
2000s	29.6 inches per year
2010s	29.2 inches per year

On the average, June is the wettest month, followed by July and May.

B. General Geology and Topographic Data

The City of Ramsey is nestled between the Rum and Mississippi Rivers and within 2 miles of the confluence of these rivers. The general terrain is relatively flat and is often called the Anoka Sand Plain. The elevations range from approximate elevation 920 feet above mean seal level in northwestern Ramsey to near 840 feet at the lower Rum River. The straight-line distance between these points is approximately 60,000 feet, making the average slope less than 1 percent. In general, the land slope is in the 2 to 5 percent range.

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There are steep slopes within the shoreland protection zone of the Rum and Mississippi Rivers, as well as scattered locations throughout the City. From the aerial photographic contour map, the slopes near the rivers can be as high as 65 percent. A map showing the areas with slopes between 12 and 18 percent and separately showing the areas with slopes greater than 18 percent is attached as Figure 1.

Virtually all of the Ramsey city limits is within the Anoka Sand Plain, which consists of highly permeable soils. Figure 2 shows the general subsurface geology of aquifers in the vicinity of Ramsey. The Anoka Sand Plain is part of the undifferentiated drift (Layer 1). The Minnesota Department of Natural Resources and the Minnesota Geological Survey generated Figure 3 as part of the Regional Hydrogeologic Assessment for the Anoka Sand Plain.[4] Based on Figure 3, waterborne contaminants in the Ramsey area can reach upper aquifers within hours or months of release, necessitating additional care in regulating surface water contamination. The majority of Ramsey is rated with the highest geologic sensitivity to pollution in the uppermost aquifer.

The Board of Water and Soil Resources website indicates that Anoka County, though not participating in the official metropolitan groundwater planning process, has prepared a "groundwater protection assessment." The county public health department coordinates the county groundwater planning and management activities.[5] However, there is no mention of the assessment on Anoka County Health and Environment Department website.

The City Wellhead Protection Plan was completed in the September of 2007. The final draft of Part 1 was accepted by all review agencies and City staff is currently working on Part 2. Figure 4 shows the 10-year capture zone (Well Head Protection Area, WHPA) as well as the Drinking Water Supply Management Area (DWSMA) for the seven municipal drinking water wells in Ramsey. Storm water infiltration will not be allowed inside these zones.

C. Surface Water Resource Data

1. Public Waters

A map of the public waters, streams, lakes, and public ditch systems established under Minnesota Statutes, chapter 103D or 103E, including the location of existing dams and control structures is shown in Figure 5. A map of the natural drainage routes is also attached as part of the Parks Map in Figure 6.

The Minnesota Department of Natural Resources (DNR) uses the U.S. Fish and Wildlife classification system (Circular 39) for wetlands and currently requires a permit for alteration of wetland types 3-5 which are 2.5 acres or larger. Ramsey City Code Section 117-124, Environmental Protection Overlay Districts includes provisions designed to further protect wetlands. . As stated previously, this section of code does not include required vegetative buffers for new developments around the perimeter of wetlands.

[4] Minnesota Dept. of Administration / Office of Geographic and Demographic Analysis / Land Management Information Center. Website: http://www.lmic.state.mn.us/chouse/metadata/asp.html

[5] http://www.bwsr.state.mn.us/watermgmt/metrogroundwaterplans.html

In addition to the protected waters list, the Mississippi River has a designated Critical Area Corridor and the Rum River is designated as a Wild & Scenic Outstanding Resource Value Water (see Figure 6 – Parks Map).

2. Shoreland

In order to control the development and utilization of shoreland along protected waters thereby preserving the water quality, natural characteristics, economic values and the general health, safety and welfare, the following waters in the city limits have been given a shoreland management classification. These protected waters within the city limits have been classified by the Commissioner of Natural Resources as follows:

	Natural Environment Lakes	**DNR I.D. #**
1.	Lake Eddy	2-109
2.	Itasca	2-110
3.	Rogers	2-104

	Recreational Development Lakes	**DNR I.D. #**
1.	Jeglens Marsh	2-111
2.	Peltzer Pond	2-112
3.	Grass (Sunfish)	2-113

	General Development Lakes	**DNR I.D. #**
1.	Ramsey Terrace Pond	2-114
2.	Magnesium Street Pond	2-116
3.	Industry Avenue Pond South	2-117
4.	Industry Avenue Pond North	2-118

	General Development Streams	**Locations**
1.	Trott Brook	Sections 1, 2, 3, 7, 8, 9, T32N, R25W
2.	Ford Brook	Sections 1 & 2, T32N, R25W

The above shorelands of the city are designated as a Shoreland Overlay District. The purpose of the Shoreland Overlay District is to control the utilization of shoreland areas and to preserve the quality and natural character of these protected waters within the City. The shoreland overlay districts are shown on the City's Mississippi/Rum River Overlay Districts Map. Boundaries of the overlay districts can be determined by scaling distances off the official environmental overlay map.

All wetlands on the National Wetlands Inventory map are shown on Figure 7. The National Wetlands Inventory Map is not all inclusive, wetlands exist in the

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City of Ramsey that are not shown on the map. Each site proposed for development must be evaluated for wetlands as required in City Code.

Pretreatment of all storm water from new developments is required prior to discharge into any wetlands. Wetlands may be, and are currently being used for storm water storage for larger rainfall events. They may continue to be used for this purpose – even after upstream development, provided that:

1. There is acceptable Best Management Practice pretreatment of the runoff in accordance with the MPCA NPDES/SDS Construction Permit, Section III.D., Permanent Stormwater Management System.
2. The bounce from the normal water level to the high water level does not exceed two feet.

The Minnesota Wetland Conservation Act (WCA) requires the designated Local Governmental Unit (LGU) in charge of administering the WCA to generate a Notice of Wetland Conservation Act Decision for any impact to wetlands within the City of Ramsey. In all but minor decisions, the LGU will call for a Technical Evaluation Panel (TEP) review of the application or impact prior to issuing a decision. The LGU must give notice of proposed actions affecting wetlands to all of the following:

a. The Minnesota Board of Water and Soil Resources
b. The Soil and Water Conservation District
c. The Minnesota Department of Natural Resources
d. The Lower Rum River Watershed Management Organization
e. The U.S. Army Corps of Engineers
f. Interested citizens requesting notification of such actions

If a TEP meeting is required, all listed parties are invited to review the proposed action. However, it is not uncommon for a TEP meeting to consist of only a small contingent of this list, as some invitees may have no jurisdiction over the proposed action.

3. Watersheds

A general watershed map breaking the City of Ramsey into seven primary watersheds is attached as Figure 8. The naming convention for the nodes (i.e., pipes, channels, junctions, manholes, and ponds) is based on the county section and quadrant numbers and is described in Figure 9. The subsequent Figure Nos. 10 through 23 show the subwatersheds and drainage pattern within each of the separate primary watersheds. Storm water ponds, 100-year peak pond elevations and outfalls are also shown on these maps.

The City Storm Sewer infrastructure is also shown on the individual primary watershed maps. In the GIS database for these maps, the pipe network is color coded to reflect the various pipe sizes.

4. Flood Levels

Floodplains are covered by City of Ramsey Code Section City Code Chapter 117, Article II, Division 4, Subdivision III. A comprehensive map showing all of

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the FEMA Flood Insurance Rate Map (FIRM) flood plains is attached as Figure 24. Flood studies have been performed for the following waterways:

a. Mississippi River

b. Rum River

c. Trott Brook

d. Ford Brook

Copies of the flood studies are available at the office of the City Engineer or online at the FEMA Map Service Center. These studies have been incorporated into the Official Zoning Map in accordance with Ramsey City Code Section II Chapter 117, Article II, Division 4, Subdivision III... The Official Zoning Map is on file in the Office of the City Administrator and the City Zoning Administrator.

In addition to the flood levels predicted by the FEMA flood studies, Bolton & Menk performed a flood study of County Ditch 66 using the HEC-RAS stream modeling program. This information has been coordinated with the SSA modeling software and submitted to FEMA for agency acceptance as a flood plain elevation. The 100-year flood plain has been recorded on the map along with the FEMA data. The color-coded legend of Figure 24 helps to differentiate between the federally modeled floodplain and the unofficial City flood plain.

In addition to the flood map, Tables 1 through 7, located in the Tables Appendix of this report summarize the modeled 100-year flood levels and peak discharges of existing storm water ponds and natural depressions that correspond to the peak discharges of channel flow passing through the watershed.

After a detailed review of the new and available flood profile information, the results appear consistent and provide a reasonable hydraulic grade from the upper reaches of the various flood channels to the ultimate confluence with the Rum and/or Mississippi Rivers.

5. Water Quality Information

Section 303d of the Clean Water Act requires that each state submit a list of Impaired Waters. The MPCA website lists the impaired waters as officially designated in 2014. Table 15 lists the impaired waters found in Ramsey:

Table 15
303d Impaired Waters List Excerpt from MPCA

Name	Affected Use	Pollutant or Stressor	Year Designated	Target Start	Target Completion
Rogers Lake	Aquatic Recreation	Excess Nutrients	2006	2013	2017
Rum River	Aquatic Consumption	Mercury, FCA	1998	2008	2025
Mississippi River	Aquatic Consumption	Mercury, FCA	1998	2008	2025
	Aquatic Consumption	PCB, FCA	2002	2002	2025

The Minnesota DNR maintains a database on all Minnesota lakes. Some of this data is very limited or not available, while other lakes have been studied in great detail. To find the most current data on the lakes in Ramsey, access the Lake Finder on the DNR Website.

The WMO document has a list of monitoring locations. The Anoka Conservation District (ACD) has water quality information. The ACD has also published a water atlas.

6. Water Appropriations

Upon approval by all of the review authorities, the City's approved Wellhead Protection Plan will be incorporated into this plan by reference. At present, the draft includes all of the current municipal ground water appropriations. The City is considering obtaining surface water appropriations from the Mississippi River for a 20 MGD water treatment plant. The scope of the project will require Regional Participation. The City is working with the Metropolitan Council and other regional partners to explore a regional funding solution to locally operated surface water supply treatment plant. The water treatment plant is intended to supply water for the anticipated population growth of the City. When the new water treatment plant is approved and constructed, the existing City wells and permitted groundwater appropriations are planned to remain unchanged to be readily available as backup for water needs.

7. Soil Data

Ramsey City Code, Section 117-424 covers types of soil that are adequate for septic systems. According to Ramsey City Code, the City adopts the Anoka County Soil Survey, 1977 (Soil Survey) and supplemental operational soil surveys as its official soil survey and makes it a part of the City Code. The Anoka County soil survey map of the Ramsey area is attached as Figure 25. In general, the City of Ramsey has soils in SCS Hydrologic Soil Type A. Table 16 lists the recommended infiltration rates based on SCS hydrologic soil types.

Table 16
Infiltration Rates per Soil Type

Hydrologic Soils Type	Infiltration Rate	Soil Texture
A	0.30 inches/hour	Sand, loamy sand, or sandy loam
B	0.15 inches/hour	Silt loam or loam
C	0.07 inches/hour	Sandy clay loam

Source: Urban Hydrology for Small Watersheds (SCS, 1986), as amended, revised or supplemented.

8. Land Use and Public Utility Services

Necessary land use and public utility services information is limited to information that existed at the time the plan or plan amendment was developed, including:

a. A general map of existing land uses (Figure 26A);

b. A general map showing anticipated land uses (Figure 26B); and

c. A reference to the location of the metropolitan urban service area.

Land use is one of the primary mechanisms that affect flooding and water quality. As prairie and forested areas are converted to agricultural and urban uses, the volume and rate of storm water runoff increases. This increase in storm water runoff can cause a change in the bank full flow of area streams and conveyances. This can cause stream bank erosion and deterioration of the stream. In addition, increased area runoff can cause erosion in steep areas. The conversion of natural land cover also increases the amount of pollutants in storm water runoff such as the levels of pesticides and nutrients from agricultural land use, and trace metal concentrations from urban land use. Pollutant loading analysis has not been included within this report. This plan estimates the future land use throughout the study area in order to evaluate the drainage system needs.

Although pollutant concentrations may not vary greatly between land uses, pollutant loadings are a function of both runoff volume and concentration. The volume of runoff is directly related to the amount of impervious surface from a particular land use. For example, if a fictitious *Area A* has twice the runoff due to higher impervious land cover as *Area B* with the same pollutant concentration, *Area A* will have twice the pollutant loading. This is the basis for the major difference in water quality between residential and commercial land uses and affects surface water planning strategies for the different land uses. The Minnesota Land Cover Classification System (MLCCS) cover types for the Ramsey area are shown in Figure 26C.

9. Water-based Recreation Areas and Land Ownership

Figure 6 – Parks Map shows the location of all Parks and the location of all DNR public water accesses within the City of Ramsey.

10. Fish and Wildlife Habitat

The City of Ramsey has applied to the DNR for an updated list and description of the conclusions and recommendations of biological surveys or reconnaissance studies in December of 2014. Since this list is sensitive it is not included in this report, but is on file in the office of the City Engineer.

11. Unique Features and Scenic Areas

The Mississippi and Rum River Corridors within the City are unique and valuable local, state, regional and national resources. The rivers are an essential element in the local, regional, state and national transportation, sewer and water and recreational systems and serve important biological and ecological functions. The prevention and mitigation of irreversible damage to these resources and the preservation and enhancement of their natural, aesthetic, cultural and historic values is in furtherance of the health, safety and general welfare of the City. The Mississippi River Corridor Critical Area and the Rum River Scenic River are

protected under Ramsey City Code Chapter 117, Article II, Division 4, Subdivisions II and V Respectively. 2.

Ramsey City Code Section 117-252 regulates bluff land and river land development in order to protect and preserve the outstanding scenic, recreational, natural, historical, and scenic values of the Rum River in the city of Ramsey in a manner consistent with Minnesota Statutes, §104.31 - 104.40, Minnesota Regulations NR78-81, and the Management Plan for the Rum River (6 MCAR 1.2700 - 12720).

The City has an Environmental Policy Board that has been actively documenting and mapping the City's existing natural features, through a Natural Resources Inventory and a Wetland Functions and Values Assessment, including:

a. Native prairie communities

b. Woodlands

c. Functions and values of wetlands

d. Rare and endangered species

e. Historic and heritage buildings and features

Their report, which may be found on the City website, is included in this document by reference. NEED TO ADD WEB PAGE

The Scenic River Land Use District is divided into two areas designated as the Urban Area Overlay District, or Rural Area Overlay District and are covered under City of Ramsey Code Section 117-254.

Pollutant Sources

The City of Ramsey has one closed landfill (the Anoka Regional Solid Waste Facility). The MPCA keeps the records. The City is not aware of any other landfills.

There was a high nitrate area east of Armstrong Boulevard between 158th Avenue and 161st Avenue that was attributed to agricultural activity. There was a hog farm west of TH47 at 157th Avenue. The City does not have any permitted wastewater discharges.

The City does not keep a list of storage tanks. These records are currently kept at the Anoka County Environmental Services office.

The MPCA "What's in My Neighborhood?" website lists known and potential sources for soil and groundwater contamination. The majority of the sites listed are Voluntary Investigation and Cleanup (VIC) sites. There are 215 sites listed in Ramsey. A text based search for Anoka County and Zip code 55303 will list over 600 permits; however, some of the addresses were in the Cities of Anoka or Andover which share a zip code with Ramsey. Additionally many sites had multiple permits at the same address.

These are listed in Table 17.**Table 17**

Known or Potential Sources of Soil or Groundwater Contamination

Activity ID	Activity Name	Address	
VP20690	14140 Azurite	14140 Azurite St NW	Ramsey

Activity ID	Activity Name	Address	
VP24480	A1O0143 - Alpine Park	6600 Alpine Dr NW	Ramsey
MND985724061	Aca Management 367	5195 142nd Ave NW	Ramsey
MNR000058230	Accent Precision Wood Products	6250 McKinley St NW	Ramsey
MNR000118802	Accurate Auto Inc.	9716 Highway 10	Ramsey
MND982220089	Accurate Auto Inc.-Ramsey	9617 Highway 10 W	Ramsey
VP18690	Ace Solid Waste - Ramsey	6601 McKinley St NW	Ramsey
MND985702851	Adrien Mechanic Services	6021 Bunker Lake Blvd NW	Ramsey
MNR000079889	Aero Restoration & Repair Co	7101 143rd Ave NW Ste B	Ramsey
MNRNE35D6	All-Brite Graphics LLC - ISW	6320 Highway 10 NW	Ramsey
MNS000177972	Allina Health Ramsey Clinic	7231 Sunwood Dr NW	Ramsey
MNR000060970	Allina Medical Clinic - Ramsey - Alpine Drive	5300 Alpine Dr NW	Ramsey
MND985752047	Alloy Recovery Co Inc.	7060 142nd Ave NW	Ramsey
MNR000027722	Alpha Power & Technology	14000 Unity St	Ramsey
SA7044	Alsil Stephens Dump	See location description	Ramsey
MND089476451	Altron Inc.	6700 Bunker Lake Blvd NW	Ramsey
MNR000081067	Amcor Precast Inc.	6640 Industry Ave	Ramsey
MND982071714	American Trade A Bus Inc.	14000 Sunfish Lake Blvd NW	Ramsey
MNR000078246	Anderson & Dahlen Inc.	6850 Sunwood Dr NW	Ramsey
MNR000015057	Anderson Wade	15031 Hematite St NW	Ramsey
SA7100	Anoka County State Hospital Demo Fill	See location description	Ramsey
SA7111	Anoka Municipal Regional Landfill	14730 Sunfish Lake Blvd NW	Ramsey

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Activity ID	Activity Name	Address	
MND985705292	Anoka Ramsey Automotive - Hwy 10	6262 Highway 10 NW	Ramsey
MND985753730	Anoka Ramsey Dental	5300 153rd Ave NW Ste 3	Ramsey
MNR000032169	Anoka Ramsey Sport Center	6760 Highway 10 NW	Ramsey
MNS000177618	Anoka-Ramsey Dental	5400 140th Ave NW Ste 104	Ramsey
MNR000114918	AR Honing	6250 Bunker Lake Blvd NW Ste 219	Ramsey
MNS000143404	Arrow Components Corp	6230 McKinley St NW Ste A	Ramsey
3789	Auto Ranch	7665 Highway 10 NW	Ramsey
MN0000036038	Auto Truck Hydraulics	7445 Highway 10 NW Ste 3	Ramsey
MNR000115139	Automated EDM Inc.	6231 McKinley St NW	Ramsey
MNR000023234	B & A Cylinder Head - Ramsey	14165 Ramsey Blvd NW	Ramsey
MND985684406	B & D Auto	14966 Nowthen Blvd NW	Ramsey
MND982642936	B & D Repair - Ramsey	9451 Highway 10 NW	Ramsey
MNS000172445	B&K Swiss Inc.	14220 Basalt St NW	Ramsey
MNR000115022	Bailey Woodworking	6250 Bunker Lake Blvd NW Ste 216	Ramsey
MNR000101824	Baker White Inc.	6111 Highway 10 NW	Ramsey
MNS000131292	Barnett Family Dentistry	7962 Sunwood Dr NW Ste 200	Ramsey
VP4771	Barnett Olds #2	6415 Hwy 10 NW	Ramsey
MNS000178897	B-Brothers Auto	7103 Highway 10 NW	Ramsey
VP8482	BK Ramsey Site	7205 Hwy 10 NW	Ramsey
MND985709401	Blass Automotive	6100 Industry Ave	Ramsey
MND982212045	Blatz Automotive	7105 Highway 10 NW	Ramsey
MND985720952	Blue Line Collision Center	6260 Highway 10 NW	Ramsey

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Activity ID	Activity Name	Address	
VP8481	BNSF R-O-W #2	See location description	Ramsey
MN0000380881	Boart Longyear Co - Anoka	6300 Industry Ave	Ramsey
MNR000064659	C & F Race Cars	7101 143rd Ave NW Ste P	Ramsey
VP18650	Cabinetry Concepts	14410 Azurite St	Ramsey
MNRNE35J5	Carbon Products/ Division of Graphel Corp - ISW	6251 McKinley St NW	Ramsey
MN0000043513	Champlin Towing	14300 Sunfish Lake Blvd NW	Ramsey
MNS000133942	Chips Tool Repair Inc.	6250 Bunker Lake Blvd Ste 206	Ramsey
MND985695808	Cjs Auto Repair	17600 Gibbon St NW	Ramsey
MNS000135558	Class C Components Inc.	6825 Sunwood Dr NW	Ramsey
MND985738293	Coated Abrasive Products Co	14059 Sunfish Lake Blvd	Ramsey
MNS000174011	Coborn's Pharmacy 33	7900 Sunwood Dr NW	Ramsey
MNS000118869	Collision 2000 Inc.	3345 Viking Blvd	Ramsey
MNR000042424	Command Tooling Systems	13931 Sunfish Lake Blvd NW	Ramsey
MND985680040	Commercial Asphalt Co - Plant 906	6640 141st Ave NW	Ramsey
MNS000141010	Concrete Masonry Unlimited	9411 Alpine Dr NW	Ramsey
MNR000033787	Connexus Energy	14601 Ramsey Blvd NW	Ramsey
MNRNE373P	Countryside Printing Inc. - ISW	6250 Bunker Lake Blvd NW Ste 113	Ramsey
MNS000186908	Courage Kenny Sports & Physical Therapy Center Ram	7231 Sunwood Dr NW Ste A	Ramsey
VP26500	CSAH 116 Reconstruction - ROW	6100 Industry Ave NW	Ramsey
VP25020	CTT Properties, LLC	6600 Sunwood Dr NW	Ramsey
MNS000140152	Cullinan Rigging & Erecting Inc.	6815 McKinley St NW	Ramsey
MN0000012450	D Cobey Co Inc.	9340 Highway 10 NW	Ramsey

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Activity ID	Activity Name	Address	
MND006220719	Dahlheimer Beverage LLC	13554 Tungsten St NW	Ramsey
MND982640476	Danny's Trannys Inc.	14050 Basalt St NW	Ramsey
MNR000004036	Detail Tool & Engineering Inc.	6511 Industry Ave	Ramsey
MND985669936	Diamond Automotive Inc./ Auto Fitness & Service Ctr	7029 Highway 10 NW	Ramsey
MNS000141085	Diamond Graphics	14350 Azurite St NW	Ramsey
PW6124218640	Dickenson Diesel	NW Highway 10	Ramsey
MNR000119271	Die Concepts Inc.	13915 Radium St NW Ste F	Ramsey
MNR000077495	Digital Tool & Automation	6501 McKinley St NW	Ramsey
MNR000103978	Dynamic Group Inc. - Ramsey	13911 Unity St NW	Ramsey
MND985729847	E & L Machine	5944 168th Ln NW	Ramsey
MNS000168625	Eddy's Auto & Body Repair Inc.	6845 Highway 10 NW	Ramsey
MNR000076554	Egan Oil Co	500 Bunker Lake Blvd NW	Ramsey
MNR000013532	Erin Contracting	8050 147th Ave NW	Ramsey
MNR000119669	E-Z Auto Sales Inc.	7751 Highway 10 Ste 6	Ramsey
MNR000115501	Falcon Machine Inc.	7101 143rd Ave NW Ste N	Ramsey
MNR000060186	Ferrellgas - Anoka	7255 Highway 10 NW	Ramsey
MNR000100057	First Cut Products Inc.	6250 Bunker Lake Blvd NW Ste 104	Ramsey
MNNONGEN1170	Flavor Midwest Inc.	9459 Highway 10 NW	Ramsey
MN0000275925	Food N Fuel C15	13939 Saint Francis Blvd	Ramsey
MN0000196147	Galindo Electric	15645 Traprock St NW	Ramsey
MN0000083741	GEC Auto Service ink - Ramsey	7129 Highway 10 NW Site C	Ramsey
MND985722420	Gerdes Racing	7321 152nd St	Ramsey
MNS000177170	Gibbs Lawn	6300 Bunker Lake Blvd NW	Ramsey

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Activity ID	Activity Name	Address	
MNR000080655	Gibbs Lawn - Radium Street	13915 Radium St NW Ste D	Ramsey
MNRNE39NX	Graphel Carbon Products ISW	6251 McKinley St NW	Ramsey
MNR000015867	H Ten Sports	8110 Highway 10 NW	Ramsey
VP26700	Harber Industries	6690 Sunwood Dr NW	Ramsey
MND985749530	Harold's Our Own Hardware	6000 167 Ave NW	Ramsey
MNRNE39BB	Health Care Marketing Inc. dba Perry Products ISW	6023 167th Ave NW	Ramsey
MNS000147306	Heartland Tire	7151 Riverdale Dr	Ramsey
MND982642894	Heichel Brian	6933 164th Ln NW	Ramsey
MN0000036061	Hi Tech Collision Frame	7445 Highway 10 NW Ste 2	Ramsey
3700	Hills Property	7443 Highway 10	Ramsey
MNR000066407	Hitech Motorsport Inc. - Ramsey	13915 Radium St NW Ste C	Ramsey
3473	Hi-Ten Sports Center	8110 Highway 10 NW	Ramsey
MNS000117358	Home Dame Brothers Painting	15621 Barium St NW	Ramsey
MNR000117317	Import Auto Sales Inc.	7443 Highway 10	Ramsey
MNR000115113	Intech Industries Inc.	7180 Sunwood Dr NW	Ramsey
MNR000051607	Integrity Tool & Engineering	6221 McKinley St NW	Ramsey
MNR000022061	Intercity Oil	6021 Highway 10 NW	Ramsey
MNR000076778	ISD 11 Ramsey Elementary	15000 Nowthen Blvd NW	Ramsey
MND985704634	Jac Auto Repair & Sales	6336 Highway 10 NW	Ramsey
MND985764141	Jacks Auto Repair	14290 Sunfish Lake Blvd NW	Ramsey
MNS000130245	JDI Signs & Graphics	6451 McKinley St NW Ste P	Ramsey
MNR000112235	JR Data Solutions Inc.	6250 Bunker Lake Blvd NW Ste 204	Ramsey

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Activity ID	Activity Name	Address	
MN0000367144	Julian M Johnson Construction Corp	6191 140th Ave NW	Ramsey
MNR000078725	Just Precision Inc.	6250 Bunker Lake Blvd Ste 213	Ramsey
MND071773733	Kens Automotive	15415 St Francis Blvd	Ramsey
MNR000111534	Kit Masters Inc.	6250 Industry Ave NW Ste 211	Ramsey
MNS000214106	Kovar Sales	14047 Azurite St NW	Ramsey
MND985721208	Ksiazek Charles	15710 Juniper Ridge Dr NW	Ramsey
MND981535230	Lamey Dave	15940 Sodium St NW	Ramsey
MND981802390	Lano Equipment Inc.	6140 Highway 10 NW	Ramsey
MNR0534DB	Life Fitness Div of Brunswick Corp - SW	14150 Sunfish Lake Blvd NW	Ramsey
MN0000190736	Links At Northfork	9400 153rd Ave NW	Ramsey
A00002353	Listul Industries Inc. - SW	13900 Sunfish Lake Blvd NW	Ramsey
MNR000007898	Mach 5 Auto Service	7129 Highway 10 NW	Ramsey
MND985714658	Marshall Concrete Products Inc. - Ramsey	14141 Unity St NW	Ramsey
MNR000058859	Mat Inc.	6230 McKinley St NW Ste E	Ramsey
MND057087678	Mate Punch & Die Co	6400 Industry Ave	Ramsey
MND022705834	McKay's Auto Sales	6415 Highway 10 NW	Ramsey
MNS000191544	Metro Dentalcare - Ramsey	7600 Sunwood Dr NW	Ramsey
MNR000078980	Midwest Car Care - Ramsey	6745 Highway 10 NW	Ramsey
MNR000027802	Midwest Overhead Crane Corp	13900 Sunfish Lake Blvd NW	Ramsey
MN0000625962	Minnesota Sawdust & Shavings Co Inc.	14100 Jasper St NW	Ramsey
MNR000069252	Minnesota Tool & Die Works Inc.	6220 McKinley St NW	Ramsey

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Activity ID	Activity Name	Address	
VP22410	Minnesota Waterjet	See location description	Ramsey
MNS000111344	Mississippi West Regional Park	13935 Traprock St NW	Ramsey
VP21480	MNDOT TH 10 & CTY RD 56	Ramsey Blvd & Hwy 10	Ramsey
MND982605495	MPCA Ramsey Municipal Center	15153 Nowthen Blvd NW	Ramsey
MNS000172833	Multisource Manufacturing LLC Ramsey	6690 Sunwood Dr NW	Ramsey
MND982613234	Noard Machine Tool Inc. - Anoka	6760 Highway 10 NW	Ramsey
MND008797938	Noons RV Center	7405 Highway 10 NW	Ramsey
MNR000069179	North Country Concrete	7040 143rd Ave NW	Ramsey
MN0069396	Northern Lights 2009-2010 Zone EF	Address Unknown	Ramsey
MNS000174284	Northwest Metro VA Clinic	7545 Civic Center Dr NW	Ramsey
MNU000661	Oak Terrace Mobile Home Park	6545 Highway 10 NW	Ramsey
MNR000016972	Oil Change Anywhere Inc.	14620 Fluorine St NW	Ramsey
MNS000138859	Oldcastle Precast Inc.	6820 143rd Ave NW	Ramsey
MNS000179796	Optimum Appliance & Recycling Center LLC	9539 Highway 10 W	Ramsey
MN0000998948	Outside Services Inc.	14140 Azurite St	Ramsey
MNS000107490	PACT Charter School - Ramsey	7250 Ramsey Pkwy E	Ramsey
MNR000119677	Park RV	9919 Highway 10 W	Ramsey
MND982212532	Pearsons Trucking Inc.	14050 Azurite Blvd	Ramsey
4542	Peck Construction	13900 Sunfish Lake Blvd NW	Ramsey
MNR000026880	Pine Ridge Pet Care - Ramsey	7245 Highway 10 NW	Ramsey
MNR000080648	Plateworks Inc. - Ramsey	6230 McKinley St NW Ste B	Ramsey
MNS000162735	Pleasureland RV Center	7900 Riverdale Dr	Ramsey

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Activity ID	Activity Name	Address	
MN0068691	Prairie Meadows/Kelly Acres	Armstrong Blvd NW & Tiger St NW	Ramsey
MNR000023374	Pro Power Sports & Marine Inc.	6781 Highway 10 NW	Ramsey
MND985717925	Production Products Inc.	14161 Basalt St NW	Ramsey
VP15161	QDP and JBT Alliance Site (see Waste Management Site)	See location description	Ramsey
MNS000100776	Quail Manufacturing Co Inc.	6250 Bunker Lake Blvd NW Ste 222	Ramsey
MNS000147835	Qwest - Ramsey Garage	6651 141st Ave NW Ste 2	Ramsey
MNS000147546	Rain for Rent	9550 156th Ave NW	Ramsey
MNS000113290	Ramsey Brake & Exhaust Inc.	5143 179th Ln NW	Ramsey
MNR000013086	Ramsey city of Public Works	14100 Jasper St NW	Ramsey
MND985703941	Ramsey Dental Center	15243 Nowthen Blvd NW	Ramsey
MNS000177782	Ramsey Police Department	7550 Sunwood Dr NW	Ramsey
MND985677723	Ramsey Public Works Shop	St Francis Blvd & 142nd Ave	Ramsey
VP26860	Ramsey School Site	See location description	Ramsey
VP22580	Ramsey Vacant Land Parcel	See location description	Ramsey
MND985764968	Renolette Trucking	6100 Industry Ave Ste 201	Ramsey
MNS000210823	Residence - 9131 178th Ave	9131 178th Ave NW	Ramsey
4573	Rivenwick Village North	6897 139th Ln NW	Ramsey
3591	Rivenwick Village Outlot B	Riverdale Dr & Highway 10	Ramsey
MNS000123760	RJM General Paper Products Inc.	6650 143rd Ave NW	Ramsey
MND982219297	Rockford Autobody	14000 Basalt St NW	Ramsey
VP19380	Rotary Systems	Azurite St NW	Ramsey
MND985700012	Royal Concrete Pipe Ramsey	6640 Industry Ave	Ramsey
MND138781364	Rum River Hills Golf Club Inc.	16600 Saint Francis Blvd	Ramsey

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Activity ID	Activity Name	Address	
MNR000109751	Sauter & Sons Inc.	6651 141st Ave NW Ste 2	Ramsey
MND099055691	Sauter & Sons Inc. - Azurite St	14050 Azurite St NW	Ramsey
VP19550	Senior Housing Parcel	County Road 116	Ramsey
MNR000059618	Shorewood RV Center	8390 Highway 10 NW	Ramsey
MNR000103952	Signature USA Inc.	8781 162nd Ln	Ramsey
MNR000078733	Simhof Manufacturing Tech	6250 Industry Ave Ste 112	Ramsey
A00022596	Solo Manufacturing Inc. - ISW	6230 McKinley St NW Ste C	Ramsey
MN0000341545	Sorby Jan	16301 Azurite St NW	Ramsey
MNR000080069	Specialized Coatings Inc.	6250 Bunker Lake Blvd NW Ste 214	Ramsey
MN0001025162	Spider Staging Corp	6250 Industry Ave Ste 108	Ramsey
VP19590	St. Anthony Gun Club	16128 Variolite St NW	Ramsey
VP18800	St. Paul Terminals - Ramsey	14050 Basalt St NW	Ramsey
MNR000055376	Star Auto Sales Inc.	7009 Highway 10 NW	Ramsey
MNR000023036	State Of Minnesota Weigh Scale	9225 Highway 10 NW	Ramsey
VP16770	Sunfish Business	See location description	Ramsey
MNR000017889	SuperAmerica 4508	14000 Saint Francis Blvd	Ramsey
MNR000004333	Superior Striping Inc.	14021 Basalt St NW	Ramsey
MNR000056010	Tech One Motorsports Inc.	6250 Industry Ave Ste 106	Ramsey
4270	The Lighthouse Bar And Grill	6937 Highway 10	Ramsey
MND985749522	Tim's RV Service	14050 Azurite St NW	Ramsey
MND922222135	Trade A Bus	Sunfish Blvd	Ramsey
MNR000056887	Utili Trax Contracting Partnership	6300 Industry Ave	Ramsey
MND982619983	Vance Brothers Inc.	14021 Azurite St NW	Ramsey

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Activity ID	Activity Name	Address	
SA7043	Ve-Ve, Inc. Caustic Soaps	See location description	Ramsey
MN0065501	Vision-Ease LP dba Vision-Ease Lens	7000 Sunwood Dr NW	Ramsey
MNR000109900	V-Tech Motorsports Inc.	14000 Sunfish Lake Blvd Ste I	Ramsey
MNR000100792	Walser Outlet Center	7955 Riverdale Dr NW	Ramsey
VP5021	Waltek Inc. II	14310 Sunfish Lake Blvd	Ramsey
VP15160	Waste Management Site	Sunfish Lake Boulevard	Ramsey
MN0000234179	Welsh Engine Sales	6150 Highway 10 NW	Ramsey
MND985677970	Welsh Engine Sales	15443 Ramsey Blvd NW	Ramsey
VP31280	Wendell's Inc.., Ramsey	6601 Bunker Lake Blvd NW	Ramsey
MN0000010769	Westside Auto Body	6140 1/2 NW Highway 10	Ramsey
VP20930	Wildlife Research Center	Azurite St	Ramsey
PW6124274140	Wuorio Truck Sales	9619 Highway 10 W	Ramsey
MNRNE35LF	Zero Zone Refrigeration - ISW	6151 140th Ave NW	Ramsey

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D. **Design Requirements**

The Ramsey SWMP has a dual purpose: 1) It will serve as a guide for the construction of storm drainage facilities, and 2) It will provide a basis for a consistent approach to the preservation of lakes, wetlands, streams, and the Mississippi and Rum Rivers. The following issues have been incorporated into this plan:

1. Division of the City into major watersheds based on contour maps, grading plans and natural topography
2. Determination of storm water runoff problems under current land use conditions
3. General layout and sizing of trunk storm sewers and open channels
4. Tributary areas, storage volumes, and high water levels of all existing ponding areas
5. Recommendations to accommodate the ultimate land use conditions
6. Recommendations for the revision of the current development ordinances
7. Recommendations for standard Operations and Maintenance procedures
8. Recommendations for specific construction site erosion control practices
9. Estimated construction and implementation costs of the SWMP
10. Recommendations for education of City residents, staff, and development community.

The primary function of an urban storm drainage system is to minimize economic loss and inconvenience due to periodic flooding of streets and other low-lying areas. Adequately designed storm drainage facilities provide flood control, minimize hazards and inconvenience associated with flooding, and protect or enhance water quality. The SWMP takes the entire drainage basin with future saturation development into consideration.

Wet water quality ponds upstream of dry regional infiltration basins (where possible) will help control the rate and the volume of storm water runoff. To provide flood protection for adjacent property, the design storm interval for ponding areas is a 100-year storm as compared to a 10-year storm for design of storm sewer piping. Any new residential, commercial, industrial and other habitable structures shall be constructed with the following low floor elevation: Elevation of the lowest opening of a structure shall be a minimum of 1 foot above the Emergency Overflow, or 2 feet above the HWL of the nearby pond or water body, whichever is higher. The area of a pond's HWL plus 1 foot of freeboard shall be contained entirely within an outlot that is owned and maintained by the City or within a drainage utility easement.

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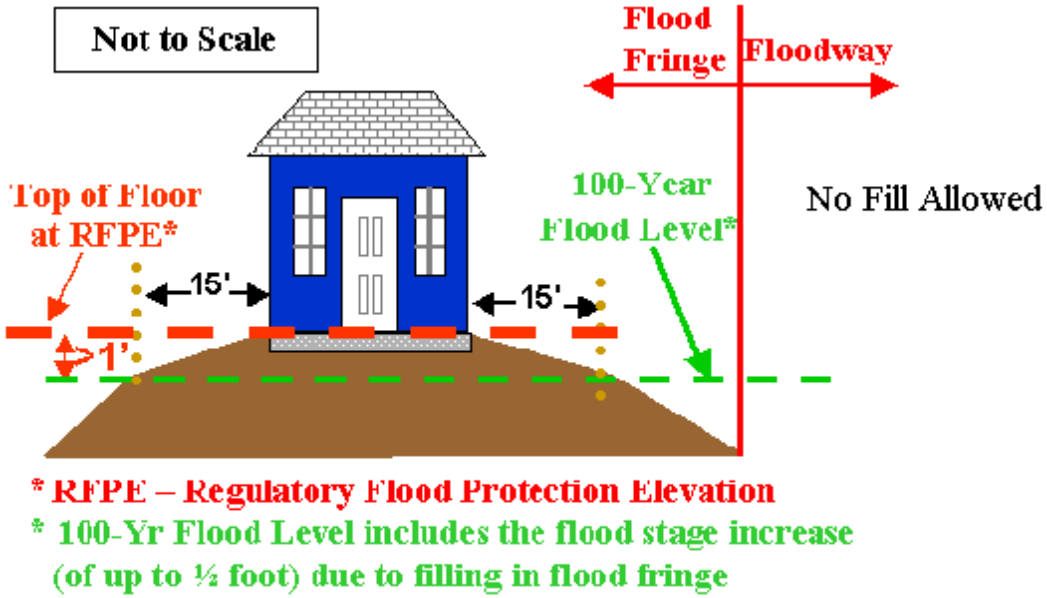
In areas adjacent to designated flood plains as mapped on a Flood Insurance Rate Map, the Regulatory Flood Protection Elevation (RFE) applies. The RFE is defined as the mapped 100-year flood elevation plus 1 foot. However, the LRRWMO requires that the low floor elevation of structures be 2 feet above the calculated flood elevation. Therefore, all structures, including accessory structures, must be elevated on fill so that the lowest floor including basement floor is 1ft above the Regulatory Flood Protection Elevation or 2 foot above the mapped 100-year flood elevation. The finished fill elevation for structures shall be no lower than the Regulatory Flood Protection Elevation and the fill shall extend at such elevation at least fifteen (15) feet beyond the outside limits of the structure erected thereon. The following drawing better defines the Regulatory Flood elevations.[6]

The following exhibit applies only when fill is required to bring a structure at least two (2) feet above the 100-year flood level.



Minimum Standards for Structures in 100-year floodplain

The numerous natural depressions found throughout Ramsey have been incorporated into the SWMP as ponding areas. The effective use of ponding areas enables the installation of outflow sewers with reduced capacities since the design storm duration is effectively increased over the total time required to fill and empty the ponding reservoirs. Storm sewers represent a sizable investment for the community and this investment can be more

[6] Taken from the Minnesota DNR website: http://www.dnr.state.mn.us/waters/watermgmt_section/floodplain/rfpe.html

efficiently utilized by ponding storm water in designated ponding areas and allowing smaller diameter pipes to be used as outfall lines.

Equally as important as flood control and cost considerations, is the use of ponding areas to:

1. Improve water quality;
2. Return storm water to the groundwater table;
3. Increase water amenities in developments for aesthetic, recreational and wildlife purposes.

For water quality ponds, the storage below the outlet is the most important consideration. The area and depth of the ponds may differ from the values presented here, storage below the outlet must be provided so that the prescribed pollutant loading of the system is not exceeded.

From time to time, local developers proposed enhancing required storm water ponds to also serve as an amenity for new development. Most frequently, this entails allowing the storm water pond to consistently maintain a certain level water. Amenity aspects are maximized by careful planning in the initial development of any residential or industrial area and by integrating the ponding system into an overall comprehensive SWMP. However, care should be given to make the developer responsible for the design water level to serve as the amenity above and beyond the base storm water requirements. If development plans show a permanent water level, it is strongly advised that the City include a provision in its development agreements making the developer and ultimately the subdivision or development area responsible for maintaining the water level. The City's review should include wording that specifically addresses water quality and hydraulics and not the permanent water level. The Anoka Sand Plain is known for its high infiltration capacity as well as its fluctuating water levels. The City of Ramsey should not be involved in maintaining or engineering water level maintenance.

The wildlife aspects of the ponding areas shall be maximized in design and the proper location of the trail system will allow good access to these areas for wildlife observation.

It is extremely important that each area be re-evaluated at the time of final design to confirm the criteria used in this study and to make any changes that a proposed development may dictate. Special consideration must be given to areas that develop differently than shown in the Comprehensive SWMP, especially when a higher runoff coefficient (higher impervious surface ratio) is likely to result from development.

All storm sewer facilities, especially those conveying large quantities of water at high velocities, shall be designed with efficient hydraulic characteristics. Special attention shall be given during final design to those lines that have extreme slopes and create high hydraulic heads.

The Best Management Practices (BMPs) recommended by the MPCA shall be followed wherever necessary or plausible. Before the City would enforce any of these BMPs, they first need to be adopted by ordinance on a case by case basis. This paragraph is not intended to be a blanket adoption of BMPs.

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Rain gardens and infiltration basins are a viable alternative to storage ponds. These structures are encouraged by many review agencies as a way to mimic the original runoff conditions from a site. By incorporating infiltration, the basin provides volume and water quality management. A water quality basin does not need to have standing water, just a permanent "dead-pool" volume to meet the MPCA water quality requirements. The rain gardens and infiltration basins will assist in meeting MPCA regulations. However, rain gardens and infiltration basins are not recommended in a wellhead protection zone. Figure Nos. 3 and 4 show areas where rain gardens and infiltration may not be the best runoff management solution. City Policy adopted in conjunction with infiltration requirements of the LRRWMO Third Generation Plan permits infiltration in areas within the Drinking Water Supply Management Area (DWSMA), so long as it is not also within the 10-year capture zone.

E. **Storm Water Modeling**

1. Runoff

Storm water runoff is defined as that portion of precipitation, which flows over the ground surface during, and for a short time after, a storm. The quantity of runoff is dependent on the intensity of the storm, the length of storm, the amount of rainfall, the type of ground cover, and the slope of the ground surface.

The intensity of a storm is described by the amount of rainfall that occurs during a specific time interval. A specific rainfall amount occurring during a given time interval will statistically recur, on the average, at a certain frequency (usually measured in years). This is called a return frequency. A return frequency designates the average time span during which a single storm of a specific magnitude is likely to occur. For example, a 100-year rainfall event in Ramsey is that 24-hour rainfall amount (7.1 inches) that recurs, on the average, once in 100 years.

The degree of protection afforded by storm sewer facilities is determined by selecting a return frequency to be used for design based on good economic sense and current engineering practices. See section E.3 for further discussion.

2. Hydrographs

Storm sewer and associated detention basin design is typically based on hydrograph analysis. A hydrograph is graphical depiction of the time versus rate of runoff for a particular area. For example, if a rainstorm started at midnight, the first few minutes is spent with sprinkles and wetting the various surfaces. As the storm intensifies, the rainfall overwhelms the ability of the pavement and adjacent ground to absorb it, and water begins to runoff. At the peak of the storm, the water runs off at its greatest rate. Finally, as the storm passes, the runoff begins to slowly taper off. Figure 28 is an example of a typical runoff hydrograph.

The U.S. Soil Conservation Service (SCS) has performed extensive research in hydrograph analysis and developed a standard hydrograph. Technical Release No. 20 (SCS TR 20) describes a methodology that is generally accepted by the reviewing authorities and hydrologic engineers across the United States. The SCS procedure is based on a standard rainfall hydrograph that is modified by local parameters (i.e., rainfall, soil type, watershed size, watershed shape, the fall

across the watershed, etc.). Based on local conditions, the SCS hydrograph was used for development of the Ramsey storm water models in this plan.

A SCS 24-hour Type II storm distribution with 100-year intensity was used for the design of ponds and drainage systems. The Soil Conservation Service has determined from National Weather Bureau data that a Type II distribution is the storm event recommended for the upper-Midwestern United States.

The SCS hydrograph method is based on sound hydrologic theory and is commonly used to analyze runoff for the design and analysis of flows and water levels. The detailed modeling computations for this plan have been performed using the SSA Modeling Software as developed by Boss International, Inc.

3. Rainfall Probability

Rainfall amounts for hydrologic analyses should be based on:

NOAA Atlas 14: Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Michael Yekta, Geoffrey Bonnin (2013). NOAA Atlas 14, Volume 8, Version 2, *Precipitation-Frequency Atlas of the United States, Midwestern States*. NOAA, National Weather Service, Silver Spring, MD.

More recent updates of these documents shall be used, if available.

The SCS National Engineering Handbook snowmelt data shows the 100-year, 10-day snowmelt event is 7.3 inches over 10 days.

4. Pond and Pipe Design Criteria

To provide reasonable protection of downstream facilities, analysis of flood levels, storage volumes and flow rates for water bodies and detention basins shall be based on the range of rainfall and snow melt durations producing the critical flood levels and discharges. This report recommends a 10-year frequency design for storm sewer pipe using the Rational Method[7]. It is further recommended that pond design be based on the greater of the 100-year, 24-hour frequency SCS rainfall event, or the 100-year, 10-day snowmelt event for overland drainage and pond storage design. In comparing the peak pond elevations for each of these events, the 100-year SCS rainfall event, with the assumption that the infiltration rate was negligible, created the highest peak pond elevations. Hence, throughout the remainder of this report, the peak 100-year pond rates are discussed for typical pond High Water Levels (HWL). These design criteria were selected for the analysis and design of the drainage system for this SWMP. In addition, a 10-inch, 24-hour rain event has also been modeled over the entire city to analyze all ponds, overflow drainage ways and natural channels to evaluate whether the emergency over flows (EOFs) function as intended.

Storm water detention facilities with peak discharge rates less than 2 cfs/40 acres are typically susceptible to high water levels during snowmelt conditions. Special consideration of the snowmelt condition becomes critical for areas, like the Anoka Sand Plain where infiltration dampens the effect of runoff from rainfall. These areas can accept high amounts of rainfall during the warm,

[7] The Rational Method is markedly different than the SCS methodology in that it does not deal with runoff volumes, only flow rates. An explanation of the Rational Method is made later in this report.

summer months, but often remain frozen later in the season and are relatively impervious in the spring during the snowmelt. Hence, snowmelt runoff can be a greater flood hazard than a large summer rainfall due to the impermeable nature of frozen soil. Accordingly, final basin design must consider snowmelt conditions when sizing storage and outlet structures.

When rainfalls exceed the recommended 10-year storm sewer infrastructure design, the excess runoff will be accommodated by ponding in low spots in streets for short periods of time and outflow through overland drainage routes and/or EOFs. With proper planning, this short-term flooding and overland drainage should minimize damage to property that would occur if those facilities were not provided. Drainage routes and EOF locations should be protected and preserved either by ordinance or through recorded permanent easements. Where possible, storm water pond designs shall include an emergency overflow to provide an outlet one-foot below the lowest floor elevation of any adjacent structure for added safety.

The Rational Method is a flow rate design method that ignores volumes and assumes a peak flow to each pipe based on hydrologic parameters such as watershed area, time of concentration, and standard rainfall intensity curves. This design method requires the selection and/or computation of a time of concentration and a runoff coefficient. The time of concentration is the time required for the runoff from a storm to become established and for the flow from the most remote point (in time, not distance) of the drainage area to reach the design point. The time of concentration will vary with the slope and type of surface that the rain falls on. Rational Method design including design methodology and hydrologic references should be based on the Minnesota Department of Transportation Drainage Manual.

A minimum concentration time of fifteen minutes for residential areas and ten minutes for commercial/industrial areas shall be used for design of the trunk storm sewer systems. These minimum times shall be considered in the design of lateral systems. As the storm water runoff enters the system, the flow time in the storm sewer is then added to the concentration time and compared to the downstream drainage area concentration time. The maximum of these values is used downstream, which results in a longer concentration time and peak runoff rate as the flow moves downstream from the initial design point.

5. Land Use Factors in Modeling (Runoff Coefficients)

The percentage of rainfall falling on an area that must be collected by a hydraulic facility is dependent on watershed variables such as soil permeability, ground slope, vegetation, surface depressions, type of development and antecedent rainfall. These factors are taken into consideration when selecting a runoff coefficient (C) for the Rational Method or a runoff curve number (CN) for use in SCS methodology.

Under ultimate (fully developed) conditions, the values of the coefficient will increase with increases in the amount of impervious surfaces caused by street surfacing, building construction, and grading.

The antecedent moisture condition (AMC) relates to the moisture content of the soil prior to a given storm event. Curve numbers based on land use can be

adjusted based on an assumed moisture condition. For purposes of the model, normal antecedent moisture condition (AMC II) was assumed. Curve number values can be adjusted for dry conditions (AMC I) or wet conditions (AMC III).

Curve numbers are also dependent on the type of soil in a given drainage area. Soil types are classified into four basic hydrologic groups as follows:

Group A - Includes soils consisting of deep sand and aggregated silts.

Group B - Includes sandy loam soils.

Group C - Includes soils that are low in organic content and made up of clay loams and soils high in clay.

Group D - Includes soils consisting of heavy plastic type clay soils.

Curve numbers that were assumed in the development of the model were based on the hydrologic soil group for each watershed based on the information contained in the County Soil Survey. Development plans shall consider post-development site soil conditions when choosing runoff curve numbers for final design.

Curve numbers (CN) are given in SCS TR-55. Average CN values for each land use type are used in the design of the storm drainage facilities in undeveloped areas. For the modeling of existing facilities, CN values were determined for each type of development and current zoned land use in each subwatershed. In general, the unpaved, non-wetland areas were modeled with curve numbers that most closely represent the Anoka Sand Plain. The curve numbers were then adjusted to reflect the percentage of impervious surfacing.

It should be noted that if land use changes to more or less impervious surfacing than the model, it will affect the model and updates may be needed.

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V. GOALS AND POLICIES

Problem Statement

The increase in developed areas within the community, with its associated runoff and sediment-related pollutants will have an impact on wetlands and other water resources including the Rum River and Mississippi River.

Mission Statement

The City of Ramsey, in cooperation with the LRRWMO, Anoka County, state and federal agencies, will prepare a watershed plan which will accommodate anticipated community development and redevelopment while providing clear direction to the developers for controlling the quality and quantity of storm water runoff and properly managing surface and groundwater resources and the physical habitat of existing wetlands, lakes and the Mississippi and Rum Rivers in a consistent fashion. The City is committed to a goal of no adverse impact to, and nondegredation of, its water resources.

Goals

This plan identifies several specific goals to control the City's water resources planning and management functions. The goals of this plan were established in accordance with the purposes of the water management programs required by Sections 103B.201 to 103B.251.

Policies

Each goal has several corresponding policies. A policy is a governing principle that provides the means for achieving established goals.

Standards

Standards are an extension of the policies. They provide specific, detailed guidance regarding water management practices. Plan standards are included in the Implementation Program (Section VIII) of this document.

A. Water Quantity

The following runoff quantity goals and policies are considered part of this plan.

Goal 1: Control flooding and minimize public capital expenditures.

- Policy 1.1: Natural storm water storage areas and manmade detention areas should be utilized to control flooding.
- Policy 1.2: The storage capacity of the natural drainage system will be utilized to control rates of runoff. The City will jointly define and adhere to flow rates at municipal boundaries as established in this plan.
- Policy 1.3: The City will pursue regional detention wherever targeted land acquisition opportunities arise.
- Policy 1.4: All hydrologic studies will be based on standard hydrologic criteria and ultimate or anticipated development of the entire tributary drainage area.

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Policy 1.5: Major storm water facilities (i.e., ponds, pond outlet systems, and major conveyance systems) will be designed using a return period of 100 years.

Policy 1.6: The peak outflow from all new developments shall be limited to the existing peak outflow for the 2-, 10- and 100-year SCS 24-hour rainfall events.

Policy 1.7: All minor drainage system analyses and design (i.e., piped collection systems and minor conveyance systems) will be based on a return period of 10 years unless otherwise specified. The minor drainage system pipe will be sized using the full gravity flow capacity of the pipe. Pressure flow based on surcharging the upstream manhole or structure to near the street will not be allowed.

Policy 1.8: Where plausible, detention facility design will include a paved access route or a "Netlon" or approved equal stabilized access route; and dedicated right-of-way, outlot access and/or drainage and utility easement for maintenance of the outlet structure and to the facility in general. Construction and long-term maintenance of these accesses will need to be negotiated on a case-by-case basis.

Policy 1.9: Where plausible, fences will be restricted from crossing drainage and utility easements. The City will consider encroachment of fences; however, the Owner will be responsible for entering into an Encroachment Agreement to allow the City to remove obstructions for necessary maintenance and waives the City of any liability stemming from improvements within the easement.

Policy 1.10: The design of storm water facilities will consider and identify location(s) of overflow(s) that prevent property damage to adjacent properties from extreme water levels.

Policy 1.11: Minimum building elevations should be above designed designated flood levels. The minimum building floor elevation shall be two (2) feet above the 100-year level or 1-foot above the EOF. The 100-year level shall be on the highest 100-year level resulting from a single event analysis; the 100-year, 10-day snowmelt event; a multiple day runoff event analysis, or the critical event analysis. This will likely require that the City begin to require As-Built Certificates of Grading, a practice that is not currently required by the City.

Policy 1.12: Landlocked runoff basins shall be sized to handle back-to-back 100-year Atlas14 24-hour rainfall events, the 10-inch SCS 24-hour rainfall event or the 100-year, 10-day snowmelt snow melt event, whichever produces the higher peak pond elevation (Landlocked HWL). The minimum building floor elevation around landlocked basins shall be two (2) feet above the Landlocked HWL.

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Policy 1.13: Emergency overflows or outlets to drainage systems will be provided to any landlocked area if the available storm water storage capacity is inadequate to prevent flooding of residences and if the available downstream conveyance system capacity is adequate to accept additional flow.

Policy 1.14: The City will have standard hydrologic design criteria for all storm water systems to assure consistency.

Policy 1.15: The City will perform maintenance measures to assure proper function of the drainage system.

Policy 1.16: The City will adopt ordinances that control peak runoff consistent with standards and recommendations in the Minnesota Stormwater Manual.

B. **Water Quality**

Goal 2: Achieve water quality standards in City lakes, streams, rivers, and wetlands consistent with intended use and classification, which include quantifiable limits on specific pollutants (i.e., phosphorus, turbidity, excess nutrients, etc.). The City's ultimate goal is to meet the standards for the designated use of each water body.

Policy 2.1: The ranking system established by the LRRWMO shall dictate intended use and water quality standards.

Policy 2.2: Future outlets to DNR protected waters must first pass through a sediment pond/trap prior to discharging into the protected water body.

Policy 2.3: Phosphorus loading to a drainage system or water body will be reduced to the greatest practical extent through the use of Best Management Practices (BMPs).

Policy 2.4: All construction plans developed for the maintenance and/or improvement of water quality will include a detailed access and maintenance plan and shall require approval by the City.

Policy 2.5: A community education program relating to preserving and improving water quality will be developed and implemented.

Policy 2.6: All on-site waste water systems will be the responsibility of the owner.

Policy 2.7: A water quality plan outlining education programs, water quality monitoring needs, water quality modeling requirements, phosphorus budgets for subwatersheds, and any other water quality issues should be developed and implemented. The City-wide SWPPP and MS4 permit already addresses the education, monitoring, maintenance, good housekeeping, illicit discharges and construction erosion control.

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Policy 2.8: The LRRWMO and the City should take an active role in implementing the necessary policies to allow development of regional water quality ponds.

Policy 2.9: The City will perform maintenance measures to minimize pollutant loadings to local water bodies.

Policy 2.10: The City will adopt best management practices for development that will result in TSS and TP reductions of 90% and 60%, respectively.

Policy 2.11: The City will adopt best management practices for redevelopment that will result in TSS and TP reductions consistent with the Minnesota Stormwater Manual.

Policy 2.12: The City will integrate their Stormwater Pollution Prevention Plan into their local water management plan, in accordance with MPCA requirements and schedules.

Policy 2.13: The City will revise its Stormwater Pollution Prevention Plan to include the required nondegredation information and summarize or integrate that information into its local water management plan when the nondegradation rules are finalized and become a mandatory part the Municipally Separate Storm Sewer System (MS4) permit.

C. **Recreation, Fish and Wildlife**

Goal 3: Protect and enhance water recreational facilities, fish and wildlife habitat.

Policy 3.1: Natural areas, wildlife habitat and wetlands to be protected during construction should be clearly marked and/or fenced in the field.

Policy 3.2: Buffer zones of natural vegetation are encouraged in privately-owned areas around existing ponds and wetlands located within current wildlife corridors to provide habitat for wildlife in accordance with the Wetland Management Plan.

Policy 3.3: The water level fluctuation of a wetland or pond shall be maintained consistent with the management function of the water body. Wetlands used for stormwater overflow purposes shall be limited to a maximum bounce of 2-feet between the NWL and HWL.

Policy 3: The City has already assessed the functions and values of all wetlands over ¼-acre in size. The City will not be updating this assessment as part of this update. When a logical time in the furtherance of future development warrants, likely coinciding with a future Comprehensive Plan Update, the City will consider updating this assessment. Policy 3.5: The City supports programs to control aquatic invasive species.

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Policy 3.5: Activities related to recreation, fish and wildlife should be consistent with the Anoka County Regional Park objectives and the City's comprehensive plan.

Policy 3.6 The City supports the establishment of native vegetation around sedimentation ponds and wetlands following disturbance, and when new ponds are created whenever possible.

D. **Public Participation, Information and Education**

Goal 4: Increase public participation and knowledge in management of the water resources of the community.

Policy 4.1: The City must call an annual meeting to discuss its SWPPP as part of its MS4 permit. This opportunity will be used to discuss water resource issues affecting the City. The City will explore avenues to increase notification and publicity of this annual meeting. The City will consider holding a special meeting coinciding with major flooding events.

Policy 4.2: The City will utilize available resources and input from the public to address local water resources issues.

Policy 4.3: Citizen lake water quality monitoring is encouraged and supported by the City.

Policy 4.4: The City supports Anoka County's recreation and educational programs related to the water resources of the community.

Policy 4.5: The City will support natural environment programs in the public schools.

E. **Public Ditch System**

Goal 5: Maintain the current ditch system to convey water and maintain the current defined maximum flood levels to protect businesses and residences.

Policy 5.1: The City will continue to maintain public ditches to provide protection of private property and structures from flooding, provided that such maintenance is in accordance with the Minnesota Wetlands Conservation Act, Minnesota Statute 103E governing agricultural drainage, is acceptable to the U.S. Army Corps of Engineers, and does not adversely affect the value of wetlands or water quality.

Policy 5.2: With the exception of County Ditch 66 and County Ditch 43 which have been turned back to the City, Anoka County is recognized as having authority over all public ditches within the watershed in accordance with Minnesota Statute 103E.

F. **Groundwater**

Goal 6: Promote groundwater recharge and prevent contamination of the aquifers.

Policy 6.1: Anoka County is recognized as the lead agency regarding groundwater controls.

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Policy 6.2: Recharge areas identified by Anoka County shall be protected from adverse development and from potential contamination.

Policy 6.3: Infiltration of the first 1.0-inches of runoff from new impervious areas will be required wherever the soils are appropriately permeable (i.e., hydraulic soil types A and B) to promote groundwater recharge and volume controls. This is subject to proximity to wellhead protection zones as noted earlier in this report whereby infiltration shall not be allowed within the 10-year capture zone.

Policy 6.4: Whenever practical, ponds shall be designed as "wet ponds" with storage volume below the outlet to promote infiltration and/or groundwater recharge.

Policy 6.5: The use of grassed waterways shall be encouraged to maximize infiltration. Proper grades shall be maintained or underdrain systems installed as part of an overall site plan to insure positive drainage.

Policy 6.6: Any spring area should be identified in the field, denoted on maps by the City and protected from development within the watershed.

Policy 6.7: The appropriate jurisdiction shall use both regulatory (ordinances, permits, etc.) and non-regulatory (Best Management Practices) tools to protect the land area within designated wellhead protection areas.

G. **Wetlands**

Goal 7: Maintain the amount of wetland acreage and try to increase the wetland values within the watershed.

Policy 7.1: Use and function of all wetlands greater than ¼-acre in size has been determined as part of the 2008 SWMP plan preparation.

Policy 7.2: Restoration of poor quality wetlands shall be prioritized.

Policy 7.3: The City or Anoka County shall identify areas that can be used for wetland mitigation.

Policy 7.4: Wetland mitigation criteria will be established consistent with the Minnesota Wetland Conservation Act of 1991 and subsequent amendments and associated rules thereto (e.g., Minnesota Rule 8420), state and federal regulations, the LRRWMO and the needs of the City.

Policy 7.5: Alteration of wetlands is discouraged unless for restoration. Alteration may be allowed on an individual basis if the alteration can be properly mitigated in accordance with the Wetland Conservation Act (WCA). Allowable alternatives must comply with WCA sequencing requirements including, in order, avoidance, minimization and mitigation. In general, it will

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require a full Technical Evaluation Panel meeting and majority approval before any wetland impact is allowed.

Policy 7.6: Wetland banking opportunities will be pursued by the City and/or the LRRWMO in accordance with the Wetland Conservation Act.

Policy 7.7: The City has prepared, a Wetland Management Plan.

Policy 7.8: The use of native vegetation for buffers in undeveloped and previously developed areas is recommended.

H. **Erosion Control**

Goal 8: Prevent soil erosion.

Policy 8.1: The City will protect natural vegetation to the greatest extent possible.

Policy 8.2: Soil erosion shall be prevented through the installation of erosion control practices in accordance with MPCA's Best Management Practices Handbook.

Policy 8.3: Topsoil stockpiled for reuse shall be protected from erosion.

Policy 8.4: It shall be the responsibility of the developer/contractor to keep streets and property adjacent to construction areas free from sediment carried by construction traffic at site entrances and access points, from sediment laden site runoff and blowing dust.

Policy 8.5: The MPCA Storm Water Permit Program for Construction Activities shall be followed.

Policy 8.6: The City has adopted an erosion and sediment control ordinance including provisions that are consistent with NPDES Construction Stormwater permit and its MS4 permit requirements.

I. **Development Standards**

Goal 9: Residential Grading

Policy 9.1: Residential lots shall have a minimum surface slope of 2-percent in all directions. Lesser slopes, between 1-percent and 2-percent may be allowed with a certificate of grading.

Policy 9.2: In acknowledgement of historical consumption data, the City will require water conservation measures for new development such as, but not limited to four inches of topsoil shall be placed in the turf restoration areas of all new residential lots.

Policy 9.3 Where residential lots are newly graded and there is no immediate plan for new housing within the lot, the entire lot

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shall be covered with 4-inches of topsoil and seeded in accordance with the following schedule:[8]

Type of Slope	Time*
Steeper than 3:1	7 days
10:1 to 3:1	14 days
Flatter than 10:1	21 days

* The maximum time an area can remain open when the area is not actively being worked.

Policy 9.4 Bluff protection ordinances and shoreland protection ordinances shall govern steep sloped areas.

J. **Regulatory Responsibility**

Goal 10: Recognize the regulatory authority of other local, state and federal entities.

Policy 10.1: The City is responsible for establishing and implementing a local permitting program for water resources management. For smaller projects, an administrative Grading Permit shall be sufficient. For larger projects, an Interim Use Permit (IUP) shall be required

Policy 10.2: Other governmental agencies with watershed management responsibility include:

- The Lower Rum River Watershed Management Organization (LRRWMO)
- Minnesota Department of Natural Resources (DNR)
- United States Army Corps of Engineers (USCOE)
- Minnesota Board of Water and Soil Resources (BWSR)
- Minnesota Pollution Control Agency (MPCA)

Policy 10.3: The WMO and the City will require a permit for certain activities, as described in this plan.

K. **Finance**

Goal 11: Equitably finance water resources.

Policy 11.1: All developments should, to an extent determined by the City, provide land, funding, or a combination of both for management of local water resources, which includes development of regional facilities and planning studies.

[8] Minnesota Pollution Control Agency, National Pollutant Discharge Elimination System (NPDES)/State Disposal System (SDS), Application for General Storm-water Permit for Construction Activity (MN R100001)

Policy 11.2: The City may establish a fee structure charged to developers for analyzing the impacts of the proposed development.

Policy 11.3: The City has established a fee structure charged to developers for constructing capital improvements (i.e., trunk conveyance systems).

Policy 11.4: The WMO should establish an equitable cost allocation formula for water resource project implementation that affects more than one unit of government.

Policy 11.5: Grants may be sought by the City to fund watershed related projects.

Policy 11.6: The City should investigate the feasibility of alternative funding sources, such as Ad Valorem Taxes, bond sales, and user charges (storm water utility).

Policy 11.7: The City should encourage donations and in-kind contributions of public and private organizations and the school systems for plan implementation.

Policy 11.8: The City shall investigate and evaluate other funding mechanisms that support implementation and enforcement.

L. **Records Management and Documentation**

Goal 12: The City shall preserve historic data, records, and files pertaining to the water resources of the LRRWMO.

Policy 12.1: The City should develop a classification to be recorded for each new detention area, including the basis for the classification.

Policy 12.2: Engineering calculations will be required in a standard format.

Policy 12.3: Past studies will be documented and filed by the City.

Policy 12.4: Immediately after extreme rainfall events, high water elevations should be noted and surveyed by the City.

Policy 12.5: The City will develop a history of flooding and water quality problems by noting past events and recording current floods.

Policy 12.6: The City will record changes in water quality, such as increased aquatic vegetation, changing thermal conditions, increased sedimentation, reduced fish numbers, and fish kills.

Policy 12.7: The City will perform regular wet storage volume surveys of its stormwater quality ponds on a 10-year rotating basis. If the water quality storage volume is being lost to sedimentation, the City will clean out the pond to reestablish the design storage volume below the outlet and consequently reestablish the design residence time.

Policy 12.8: The City will document all items/BMPs provided in the SWPPP and MS4 permit.

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VI. ASSESSMENT OF PROBLEMS AND CORRECTIVE ACTIONS

This section assesses the water-related problems in the City, prioritizes the problems and includes actions to adequately solve each identified problem.

The City held a public open house on July 11, 2007 to gather input on water resources-related problems in preparation of the original 2008 plan.. A public notice was published in accordance with City policies. Four residents attended the open house. The feedback that was received was primarily associated with the desire to protect the City's natural beauty including wetlands, wildlife habitat and wildlife corridors. The primary concern was that continued and uncontrolled development would adversely impact the current environment. All attendees expressed satisfaction that the SWMP is intended to protect these features.

Throughout the course of completion of the 2008 plan and subsequent flooding events in 2011 and 2014, prior to this 2015 update, City staff compiled a list of nuisance flooding areas either noted by maintenance staff or by resident complaints.

Figure 9 highlights all known nuisance flooding areas.

A. Specific Lakes and Streams with Water Quality Problems

Table 15 in Section IV, page 17 of this report, lists the current (2014) MPCA 303d Impaired Waters in Ramsey. There are also waters downstream of the City of Ramsey, such as Lake Pepin, that are impaired. The process to remedy the impairment includes establishing a Total Maximum Daily Load (TMDL) allocation to each contributor to the problem. A TMDL is a calculation that determines the allowable pollutant load that can be discharged into the impaired water so that the limited load will ensure that the water improves to levels where it is no longer impaired. The typical process is initiated by the MPCA and includes a series of stakeholder meetings to formulate viable solutions and mutually work out a reasonable allocation of acceptable pollutant loading.

Since a TMDL study has not been completed for these waters, the City should identify the priority it places on addressing impaired waters and how the City intends to participate in the development or implementation of TMDL projects. Furthermore, the City should volunteer to participate in the stakeholder process.

Once a TMDL study is completed for the impaired water, the City must include, in this SWMP and its City-wide SWPPP, an implementation strategy including funding mechanisms that will allow the implementation of the TMDL requirements. As MPCA completes its TMDL process for each impaired water, the implementation of the measures to meet the TMDL will immediately become a priority item for the City of Ramsey.

B. Flooding and Storm Water Rate Control Issues

Figure 9 is a map of all flooding areas either noted by staff or associated with a resident complaint compiled between 1985 and 2014.

The lake levels in Lake Itasca are historically variable, and have ranged from elevation 863.24 to elevation 871.9 with an average water level of 867.7. The DNR protects the lake to its Ordinary High Water Level of 871.4. To protect the properties around the lake, an emergency overflow should be established above the DNR protected level of 871.4. The overflow may be in the form of a pipe to the south or southeast, or it may be a new outfall to the Mississippi River.

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The storm water modeling performed for the area shows few opportunities for property damage associated with rainfall. Ponding areas having a potential for property damage are shown in red on Figures 10 through 23. The relatively low percentage of potential property damage is presumed to be attributed to the high permeability of the Anoka Sand Plain and proper storm sewer system design.

Because of the pervious nature of the Anoka Sand Plain, the City should be cognizant of the impact that a significant increase in impervious surfacing and mass grading can have on runoff conditions. The addition of significant amounts of impervious surfaces and the reduced permeability associated with the soil compaction in mass grading without a reasonable attempt to restore and duplicate the current infiltration pattern could create significant increases in runoff volumes and downstream flooding.

The City will review and modify its current development ordinances to encourage infiltration and require soil ripping of mass grading to compensate for lost infiltration conditions as well as requiring extended retention ponding to mitigate and compensate for increases in runoff. Innovative solutions to the storm water runoff volume increases associated with the increase in impervious surface will be investigated. Potential solutions include pervious pavements, rain gardens and infiltration basins among others.

Comprehensive storm water runoff modeling of the existing conditions throughout the entire City was completed as part of the 2008 plan. The modeling was updated in 2015 to reflect new development and incorporate the Atlas 14 runoff rates. This modeling will provide a baseline for comparison purposes as new developments change the drainage pattern. With this modeling information, City staff can readily review the cumulative impacts of large developments for effects on baseline conditions across the entire city.

SSA software was used in the comprehensive modeling. This software is based on the industry accepted EPA SWMM process and St. Vennant equations. The model can be used to input actual rainfall events from rain gauges and can model the transport of pollutants through the system. This will be very useful in evaluating the BMP measures to address future TMDLs.

The 2008 plan addressed several previous flooding complaints the City had received over a number of years, beginning in 1980. It was determined in 2008 that several of these concerns were solved by later construction of storm sewer systems as the City developed. The areas that were not solved are shown on the flooding area map.

The City experienced high water levels in 2011 and 2014 caused by high snowfall over the winter and heavy spring rains. Staff logged the complaints received in each year. The lists were presented to the Public Works Committee for review.

The 2011 complaints sorted into three (3) categories, clean existing drainage ways and structures, water ponding outside of existing easements, and water ponding in existing easements. Where water was ponding in existing easements the action was homeowner education on the purpose of drainage and utility easements. The action where existing drainage was and structures needed cleaning was to add the work to the Public Works action list. The action where water was ponding outside of existing easements was a combination of performing a detailed study of each area using Consultant Pool and Staff resources. Cost estimates were generated from the studies and presented to the City Council. Several projects were selected for construction, the remainder were deemed infeasible at that time.

The 2014 complaints were also studied. Staff determined that the majority of these complaints would require additional study, these areas could not be drained without causing high water problems on downstream properties. The City wide storm water model is being used in the review of possible solutions to these problems. The Public Works Committee of the City Council has discussed stormwater ponding concerns several times in 2014 and 2015. Staff is preparing a feasibility study on potential solutions to be brought back to City Council for review.

C. **Impacts of Water Quality and Quantity Management Practices on Recreation Opportunities**

The current City ordinances together with the LRRWMO, County, regional, state and federal rules and laws are designed to protect the existing land and water resources within the City of Ramsey. The City believes that it can allow continued development while maintaining or improving its resources including water quality and recreation opportunities. With the implementation of this plan and the recommended policy and ordinance changes, the developers will be responsible for protecting water quality, mitigating the runoff quantity and ensuring that there will continue to be recreation opportunities in Ramsey. In addition, the City's Storm Water Pollution Prevention Plan is designed to educate the public to better protect the city's water resources, to implement temporary and permanent erosion and sediment controls for new developments, to ensure good housekeeping of the City's municipal operations, and to detect and eliminate illicit discharges.

D. **Impacts of Stormwater Discharges on Water Quality and Fish and Wildlife Resources**

As stated in C above, the current and proposed ordinances and the City's SWPPP are designed to protect the existing land and water resources within the City of Ramsey. This includes measures that are designed to maintain or improve the habitat of the fish and wildlife throughout the area.

E. **Impacts of Soil Erosion on Water Quality and Quantity**

As part of the City-wide SWPPP and MS4 permit, the City established an erosion and sediment control ordinance governing construction practices. The City will also evaluate existing erosion control problem areas that may not be associated with recent construction and formulate mitigation plans to rectify those issues. Given increased regulation of the typical causes of soil erosion and sediment transport, it is anticipated impacts of soil erosion on water quality in the Ramsey area will be greatly diminished.

The SWPPP and MS4 permit also call for the annual inspection of required structural BMPs (structural BMPs are physical devices designed to trap or filter pollutants from runoff or reduce runoff velocities; an example being silt fence). Maintenance is included in the City's annual budget to ensure that structural BMPs continue to work and provide the design storage needed to ensure continued flood mitigation.

F. **General Impact of Land Use Practices**

As stated in Section VI.B, increases in impervious surfacing will require mitigation to reduce the impacts related to change in permeability from the natural Anoka Sand Plain conditions. The preferred mitigation method is to encourage infiltration to duplicate the existing condition. In addition to infiltration, the City will consider low impact

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alternatives and oversized regional retention basins to mitigate potential downstream flow changes.

The City also prepared a Wetland Management Plan along with this the 2008 SWMP that includes a function and value assessment of all wetlands in excess of ¼ acre in size. Although the wetland buffer requirements were later rescinded by the City Council, the City gathered a great degree of quantitative data to help study the effects of furtherance of developed areas within the community. The City will continue to use this data as a baseline for analysis as well as to consider potential outcomes of development in close proximity to wetlands Adequacy of Existing Regulatory Controls

The City of Ramsey believes it has adequate policies in place to self-regulate the anticipated growth without sacrificing its abundant water resources. In addition to its ordinances, the existing greater area regulatory controls of the LRRWMO, BWSR, the Metropolitan Council, the DNR, the U.S. Army Corps of Engineers, Anoka County, etc. are more than adequate to properly manage or mitigate adverse impacts on public waters and wetlands.

The City must rely on the regulatory authority of Anoka County, the LRRWMO and the regional, state, and federal plans to monitor and control the runoff entering the City from outside its jurisdiction. The City understands that it will also need to address issues brought to its attention by these outside regulating authorities.

The City is also concerned that the ordinance revisions, various permit fees and charges needed to finance the proposed changes will adversely affect development in Ramsey. To ensure that Ramsey has an equal chance of attracting development, the City must rely on outside agencies and WMOs in the area to regionally enforce similar environmental requirements with comparable financing obligations.

G. **Adequacy of Programs**

The City of Ramsey believes that the BMPs promised in its City-wide SWPPP and MS4 permit are designed to adequately:

1. Limit soil erosion and water quality degradation
2. Maintain the tangible and intrinsic values of natural storage and retention systems
3. Maintain water level control structures

H. **Adequacy of Capital Improvement Programs**

The storm water improvements recommended in the City's 5-year Capital Improvement Program are designed to address and correct problems related to:

1. Runoff Quantity
2. Water Quality Management
3. Fish and Wildlife Habitat and Public Waters and Wetland Management
4. Recreational Opportunities

I. **Future Potential Problems**

The greatest potential for future problems with storm water planning is associated with the ever-growing impervious footprint that is inevitable with growth. As stated earlier, highly pervious nature of the Anoka Sand Plain means that the cumulative effect of development could result in drastically increased runoff volume and flow rates.

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The recommended ordinance revisions are designed to:

1. Encourage infiltration and soil ripping of newly graded sites so that developed sites can adequately mimic unimproved site runoff and flow rates.
2. Limit post development runoff rates to the existing condition so that multiple developments do not cause cumulative increases in the downstream condition.

In addition, regional pond modifications are also recommended where plausible because of the economic and runoff management capabilities of larger scale hydrologic systems. By implementing the recommendations in the SWMP, these potential future problems are being anticipated and adequately addressed within the City of Ramsey. As stated earlier, the City must rely on the regulatory authority of Anoka County, the LRRWMO and the regional, state, and federal agencies to monitor and control the runoff entering the city from outside its jurisdiction. The City understands that it will also need to address issues brought to the attention by these outside regulating authorities.

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VII. FINANCIAL CONSIDERATIONS

Typically a Capital Improvement Program (CIP) is an itemized program for at least a five-year prospective period. The items and associated costs are subject to at least biennial review. The benefits include setting forth the schedule, timing, and details of specific contemplated capital improvements by year, together with their estimated cost, the need for each improvement, financial sources, and the financial effect that the improvements will have on the local government unit or watershed management organization.

The City recognizes that the detailed modeling exercise of the storm water system for the city laid out many areas of potential full pipes, inadequate flow structures, and potential flooding issues that will need to be constantly re-evaluated as more detailed information is available for the system and as the city grows. As this re-evaluation occurs, the CIP will need to be updated to reflect new projects.

A. 5-year Capital Improvement Program

The current 5-year Capital Improvement Program includes the following:

1. Annual Sediment Pond Cleaning $125,000
2. County Ditch 43 Cleaning $180,000
3. COR Bunker Lake Boulevard (Armstrong Blvd to Ramsey Blvd) $560,000
4. West Mississippi Outlet $680,000
5.
6. Whispering Pines Estates Plat 2 Storm Sewer $330,000
7. Annual Drainage Enhancements $675,000
8. Stormwater Drainage Improvements –Treatment before discharge to River $410,000
9. Storm Sewer South of Bunker Lake Boulevard -COR $250,000
10. Garnet Street Reconstruction $198,000
11. Reconstruction of Andrie Street/ 164th Avenue $1,020,600
12. Reconstruction of Streets -Ford Brook Estates $237,600
13. Alpine Drive Reconstruction $60,700
14. Reconstruction of Streets – Stanhope Terrace and North Forty $587,000
15.

Total Current 5-year Plan Expenditures $5,389,500

The financial impact of implementation of the proposed regulatory controls and programs identified in Section VI is anticipated to include the following:

16. Adopting and Enforcing the SWMP Local Controls and Standards[9] $25,000/year
17. SWPPP Annual Cost and Implementation[10] $100,000/year
18. Current Five Year Capital Improvements $5,389,500

Total 5-year Financial Impact $6,014,500

[9] Estimated cost is based on one half-time employee at salaries (plus benefits) of $50,000 per year.
[10] Estimated cost is based on two fulltime employees at salaries (plus benefits) of $50,000 per year.

Although the cost associated with these recommendations can be financed locally, the City will pursue all opportunities for outside funding. Without outside financing the City will need to finance the adoption of, and enforcement of, the local controls and standards, implementation of the specified programs, and capital improvements recommended in this SWMP using one or more of the following:

1. Increasing the storm water development charges (storm water trunk fees)
2. Increasing the storm water utility fees
3. Increasing the general levy (within levy limits)
4. Creating a storm sewer assessment district
5. Accessing funds from other City projects and funds

The City increased the storm water trunk fees and storm water utility fees in 2015.

Outside funding is greatly desired as the impact of increasing these taxes, fees and charges will increase tax burden against homes and farmsteads, increase the utility burden for all parcels or postpone other necessary improvements currently scheduled in the City's Capital Improvement Plan.

The following are potential sources of outside funding that may be available to assist in the financing of the various storm water related issues:

1. Minnesota Clean Water Legacy funds
2. Clean Water Partnership Funds
3. Clean Water Act, Section 319 funds, administered by the MPCA
4. Minnesota Public Facilities Authority (PFA) grants and low interest loans

There is significant competition for these limited funding sources. If these sources are pursued by the City, it will likely involve innovative treatment technologies in addition to timely requests for funding.

The application deadlines for Section 319 and PFA funds are published annually by the State. The PFA prepares an annual Intended Use Plan for each program that lists the projects eligible to apply for loans. A written request must be submitted by the City to the PFA to place a project on the IUP for consideration. The City routinely monitors the deadlines for these programs.

B. Local Financing Options

Development Charges or Trunk Fees According to City of Ramsey Code section 117-618, anyone creating a new residential lot or a new nonresidential site plan must pay a storm water trunk fee as established by ordinance. Each year the fee is reviewed and approved as part of the City's overall fee ordinance. For residential property, the fee is a flat fee per residential unit. For nonresidential property (commercial / industrial), the trunk fee is calculated on a per acre basis. The monies collected are deposited in the Storm Water Management Fund and are only used to pay for storm drainage financing and improvements. Maintenance of the storm water system is paid for with utility revenue deposited into the Storm Water Utility Fund.

1. Increased Storm Water Utility Fees

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According to City of Ramsey Code Section 58-194, the City may impose just and reasonable charges for the use and availability of storm sewer facilities. Rates and charges for the use and availability of the system shall be determined through the use of a Residential Equivalent Factor ("REF"). For the purposes of the Ramsey City Code, one REF is defined as the ratio of the average volume of surface water runoff coming from one acre of land and subjected to a particular use, to the average volume of runoff coming from one acre of land subjected to typical single-family residential use within the City during a standard five-year rainfall event. Rates and charges for the use and availability of the system shall be determined through the use of a Residential Equivalent Unit ("REU"). For the purposes of the Ramsey City Code, one REU is defined as the product of the acreage of a particular parcel multiplied by the REF. The REF shall be based on the relative runoff generated by any land use compared to the expected runoff from a typical half-acre single-family dwelling. This relationship shall be interpreted as a function of the percent of the total lot area that is impervious and shall be applied as determined in City of Ramsey Code.

The City Storm Sewer Utility fee is intended to finance infrastructure maintenance, upgrading, reconstruction and new construction serving previously developed areas. It is not typically used to finance retrofitting the existing system to accommodate new developments. Most cities require the developer to finance the entire new storm sewer system associated with the development. Then, once the new system is accepted and turned over to the City, the municipal maintenance funds (typically storm sewer utility funds) are used to maintain the new system.

2. Increasing the General Levy

   If the City has not yet reached its levy limits, financing could come from increases in the general tax levy across Ramsey. This option is generally not favored because it may duplicate costs for property owners who have either directly or indirectly already financed their own developments. Unless tax expenditures for storm water needs can be uniformly spread to all properties, political opposition should be expected from entities that have already invested in storm water facilities.

3. Creating a Storm Sewer Assessment District or Storm Water Tax District

   If a watershed is well defined and the greater majority of the property owners have a share in the benefit of the proposed storm sewer improvement, the City could form a storm water assessment district. When improvements or repairs are needed within the district, an advertisement hearing process is required similar to that used for assessments in Minnesota Statute 429. Many cities are not choosing this financing option because it can be cumbersome. Cities also find it difficult, on occasion, to legally prove the level of benefit associated with the assessment.

C. **Recommended Local Financing**

1. The cost of existing system retrofitting and maintenance projects should be borne by the Storm Sewer Utility fund as this is the primary focus of these funds.

2. The cost of new improvements in undeveloped land should be borne by the developer.

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3. The cost of retrofitting the downstream system to accommodate new developments should be borne by newly established New Development Charges or Trunk Fees.
4. Increasing the general levy for storm sewer related costs is not recommended.
5. Creating a storm sewer assessment district is not recommended.

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VIII. IMPLEMENTATION OF PRIORITIES AND PROGRAM

A. Special Waters

According to the MPCA's Special Waters list (January 2004), special waters in the Ramsey area include:

1. The **Mississippi River** is considered part of the Mississippi River Corridor Critical Area (MRCCA) from the western borders of the cities of Ramsey and Dayton to Hastings. The cities of Ramsey and Dayton had previously also been included in the Wild and Scenic Designation until 2012, when these cities received an exemption from the Minnesota Legislature as these areas were also included in the MRCCA.
2. The **Rum River** is considered Scenic/Recreational from Highway 27 bridge in Onamia to Madison and Rice Streets in Anoka.

The City will meet State requirements for development near these waters as identified in the Minnesota Stormwater Manual by designing storm water basins using the sizing criteria described in *Design Calculations for Wet Detention Ponds*, by William Walker Jr. The City will also encourage storm water practices that promote infiltration/filtration and decrease impervious areas (better site design and integrated stormwater management), where practical.

B. City-wide SWPPP and MS4 Permit

The City-wide SWPPP, associated with its MS4 permit, is available on the City's website. The SWPP was updated to reflect the 2013 re-issuance of the MS4 Permit. A copy of the SWPPP is attached in Appendix B.

C. Implementation Schedule

In accordance with Minnesota Rule 8410.0010, the City of Ramsey must provide for the adoption of necessary regulatory controls, storm water design standards, education programs, data collection programs, and maintenance programs. This SWMP must clearly distinguish the City's responsibilities versus the responsibilities of the LRRWMO and Anoka County with respect to implementing each program element.

According to Minnesota Rule 8410, each organization plan must include a schedule for implementation by the organization, joint powers agreement members, and affected local units of government. All plan controls and programs to be implemented by the organization must be in effect within one year of plan adoption. All local plan controls and programs must be developed and in effect within two years of adoption of the last organization plan in the local unit of government.

Since this SWMP is an update to a previously accepted plan, most of the required programs have already been developed and coordinated with Anoka County and the LRRWMO.

D. Capital Improvement Program

This SWMP must include a capital improvement program that identifies specific capital improvements necessary to implement the water resource management goals and policies of the organization. The 5-year Capital Improvement Program is discussed in Section VII of this report.

A Capital Improvement Program, or CIP, already exists and is updated on annually for a projected 5-year period. The CIP includes projects to implement the recommendations in this SWMP.

E. **Enforcement**

This SWMP must identify the procedure to be followed to enforce violations of the controls of the organization as well as those of the local unit of government.

The City uses a permitting process with a surety requirement for new developments. If the developer fails to follow the conditions of the permit, the City can call on the surety to ensure immediate rectification. The surety must be in the form of a Letter of Credit or Cash Escrow.

The City has adopted the following ordinances:

1. Erosion and Sediment Control Ordinance
2. Illicit Discharge Ordinance
3. Post Construction Storm Water Management Ordinance.

Each of these ordinances will be enforceable locally and will carry fines for failure to adhere to them. In addition, the MPCA can impose significant fines for pollution discharges associated with these ordinance controls as well as any unauthorized pollution discharge.

The City will amend its ordinance to include the enforcement of storm water ordinances as part of City Code Chapter 2, Article VII entitled Administrative Enforcement of Ordinance Violations. The City will have to adopt an ordinance to establish the rates and charges associated with administrative fines for storm water ordinance violations.

F. **Administration Process**

This SWMP must specify the administrative process and timelines for the submittal, review, and approval of local plans and variances by the organization.

Requirement 1: All communities need to include information on the types of best management practices to be used to improve storm water quality and quantity and the maintenance schedule for the best management practices (BMPs).

Solution 1: *The City's SWPPP, available on the City website, includes the mandatory list of BMPs together with an implementation timeline. All of the BMPs in the SWPPP and designed to improve storm water quality. The City's current development ordinances are designed to regulate storm water quantity in accordance with the LRRWMO requirements. Within a year after the acceptance of this plan, the City will review its ordinances controlling development to include the recommendations of this SWMP, chiefly the recommended runoff volume controls.*

Requirement 2: All communities need to include a Wetland Management Plan or a process and timeline to prepare a plan. The Wetland Management Plan should incorporate a function and value assessment for wetlands.

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Pretreatment of storm water prior to discharge is required for discharge into all wetland types.

Solution 2: *The City has completed a MNRAM evaluation of all of wetlands within city limits and greater than ¼ acre in size. The report is available at the Municipal Center. The implementation of the plan was postponed by the*

Requirement 3: The City needs to include funding sources for the various required activities.

Solution 3: *The required funding sources are described in detail in Section VII of this SWMP.*

Requirement 4: The City needs to include activities to be undertaken along with numerical goals, strategies and timelines.

Solution 4: *The City's SWPPP, available on the City website and attached in Appendix B, includes BMPs describing the necessary activities, numerical goals, strategies and timelines.*

Table 18 is an implementation process list of the recommended actions, timing, responsible party, and the cost or funding sources which are presented for the City Council's consideration based upon the data compiled in this report. Actions are listed in order of priority, from highest to lowest.

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Table 18

Implementation Process List

Action	Timing	Responsible Party	Cost/Funding Source
Maintain and implement Capital Improvement Program.	On-going, updated on a 5-year period.	City of Ramsey	Storm water area charge and monthly storm water utility fee
A storm water maintenance program enforced to ensure the successful operation of the drainage system.	On-going.	City of Ramsey	Storm water area charge and monthly storm water utility fee
Corrective actions for storm water problem areas.	On-going, as problems come up.	City of Ramsey	Storm water area charge and monthly storm water utility fee
The erosion and sedimentation control criteria for new developments enforced.	On-going, as developments are submitted to the City for approval.	City of Ramsey	Funding by developer's fees and building permits
Low impact development/better site design for new developments encouraged.	On-going, as developments are submitted to the City for approval.	Developer's Engineers, City of Ramsey	City staff funding by developer's fees and building permits. Developers pay for design and construction of developments.
Conceptual regional Ponding areas established as described herein and made a part of the storm water management system.	On-going, as Developments are submitted to the City for approval. Right of first refusal purchasing at time of sale of property.	City of Ramsey	Cost sharing with Anoka County
Standard review procedures established to ensure all development within the City is in compliance with proper erosion control practices.	Currently in place. Update as necessary.	City of Ramsey	Funding by developer's fees and building permits
Detailed hydrologic analysis required during final design of all ponding areas.	Currently in place. Update as necessary.	Developer's Engineers, City of Ramsey	Developers pay for design and construction of developments. City staff funding by developer's fees and building permits.

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Final high water levels governing building floor elevations adjacent to ponding areas and floodplains established as development occurs or when drainage facilities are constructed.	On-going.	Developer's Engineers, City of Ramsey	Developers pay for design and construction of developments. City staff funding by developer's fees and building permits.
Overflow routes established and maintained to provide relief during extreme storm conditions, which exceed design conditions.	On-going, as developments are submitted to the City for approval.	City of Ramsey	Developers pay for design and construction of overflow routes. City-conducted maintenance funded by developer's fees and building permits.
An education program for City residents, staff, and development community implemented.	On-going.	City of Ramsey	City of Ramsey, with help from LRRWMO, DNR, University of Minnesota Extension Service, SWCD, NRCS
Amendments to the SWMP adopted and implemented and the SWMP updated.	As warranted by future standards or regulations – by 2015 or earlier if needed.	City of Ramsey	Storm water area charge and monthly storm water utility fee
Regulate construction and land uses along the bluff, to prevent erosion.	On-going, as developments are submitted to the City for approval.	City of Ramsey	Funding by developer's fees and building permits
Encourage landowners to retain any areas of native vegetation, and to plant species native to the area, to protect and improve wildlife habitat and maintain the historic ecological role and appearance of the steeper riverbanks. The existing housing developments along steeper riverbanks have addressed retention of native vegetation in one of two ways: platting of the property in an outlot and deeding that to the City or	On-going, as developments are submitted to the City for approval.	Land Owners, Developers, City of Ramsey	Landowner, City of Ramsey, Future grant opportunities if they arise

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through a conservation easement.			
Develop an implementation strategy for TMDLs.	Once TMDLs are formulated.	City of Ramsey, working with LRRWMO	LRRWMO, BWSR, DNR, etc.

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IX. AMENDMENT PROCEDURES

This Updated SWMP extends to 2022. Amendments to the plan may be adopted and implemented as warranted by future standards or regulations. The City is aware that the Lower Rum River Watershed Management Organization will be updating its watershed management plan during the effective period of this plan which will trigger the mandatory re-evaluation and potential need for an update of this SWMP within two years from the date the watershed plan is approved by BWSR. The City will initiate any amendments by resolution of the City Council. The citizens of Ramsey, City Staff, the City Council, or any of the review authorities having jurisdiction may submit amendment requests.

The amendment request will be evaluated by City staff and a recommendation will be made to the City Council. If the Council deems the amendment necessary, it will order City staff and/or the City attorney to draft an amendment.

The draft amendment will be brought to the Council for review. If approved, the Council will pass a resolution calling for a hearing on the amendment. The amendment must be forwarded to each organization affected by the amendment. The proposed amendment will be published in the official city newspaper not less than 10 days before the hearing.

The hearing will be held in a public place, typically in the Council chambers at City hall. At the hearing, all interested citizens will be given the opportunity to submit a written statement or voice their opinion on the acceptability of the proposed amendment.

When all have been heard, the City Council will close the hearing and vote their decision on whether to pass a resolution accepting the amendment as written.

According to State Statute 103B.235, Subd. 5, Amendments, to the extent and in the manner required by the LRRWMO, all major amendments to the SWMP shall be submitted to the LRRWMO for review and approval in accordance with the provisions of State Statute 103B.235, subdivisions 3 and 3a for the review of plans. All major plan updates and amendments will be submitted to the Lower Rum River Watershed Management Organization and the Metropolitan Council simultaneously. All minor amendments will have a Public Hearing before the Planning Commission which will then recommend approval by the City Council. The City Council will review the amendments and approve or deny the changes.

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X. SUMMARY AND RECOMMENDATIONS

A. Summary

The 2008 plan was prepared by Bolton & Menk, Inc. The technical analysis found within this 2015 update was prepared by Bolton & Menk, Inc. in 2008 and refreshed by City Staff in 2015.

The Ramsey SWMP has a dual purpose: it will serve as a guide for the construction of storm drainage facilities and provide a basis for a consistent approach to the preservation of lakes, wetlands, streams, and the Mississippi and Rum Rivers. The following issues have been incorporated into this plan:

1. Division of the City into major watersheds based on contour maps, grading plans and natural topography
2. Determination of storm water runoff under ultimate land use conditions
3. General layout and sizing of trunk storm sewers and open channels
4. Tributary areas, storage volumes, and high water levels of all existing ponding areas
5. Recommendations for the revision of the current development ordinances
6. Recommendations for standard Operations and Maintenance procedures
7. Recommendations for specific construction site erosion control practices
8. Estimated construction and implementation costs of the SWMP
9. Recommendations for education of City residents, staff, and development community.

The primary function of an urban storm drainage system is to minimize economic loss and inconvenience due to periodic flooding of streets and other low-lying areas. Adequately designed storm drainage facilities provide flood control, minimize hazards and inconvenience associated with flooding, and protect or enhance water quality. The SWMP takes the entire drainage basin with future saturation development into consideration.

Wet water quality ponds upstream or dry regional infiltration basins (where possible) will help control the rate and the volume of storm water runoff. To provide flood protection for adjacent property, the design storm interval for ponding areas with a known outfall is a 100-year storm as compared to a 10-year storm for design of storm sewer piping. For land locked ponds or wetlands, the design storm interval is a back-to-back 100-year storm or the 100-year, 10-day snow melt event, whichever is larger. Any new residential, commercial, industrial and other habitable structures shall be constructed with the following low floor elevation: Elevation of the lowest floor of a structure shall be a minimum of 1 foot above the Emergency Overflow, or 2 feet above the HWL of the nearby pond or waterbody, whichever is higher.

In areas adjacent to designated flood plains as mapped on a Flood Insurance Rate Map, the Regulatory Flood Protection Elevation (RFE) applies. The RFE is defined as the mapped 100-year flood elevation plus 1 foot. However, the LRRWMO requires that the lowest floor elevation be 2 feet above the calculated flood elevation. Therefore, all structures, including accessory structures, must be elevated on fill so that the lowest floor

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including basement floor is at or above the Regulatory Flood Protection Elevation or 2 foot above the mapped 100-year flood elevation. The finished fill elevation for structures shall be no lower than the Regulatory Flood Protection Elevation and the fill shall extend at such elevation at least fifteen (15) feet beyond the outside limits of the structure erected thereon.

The area of a pond's HWL plus 1 foot of freeboard shall be contained entirely within an outlot that is owned and maintained by the City.

The numerous natural depressions found throughout Ramsey have been incorporated into the SWMP as ponding areas. Wetlands may be, and are currently being used for stormwater storage for larger rainfall events. They may continue to be used for this purpose – even after upstream development, provided that:

1. There is acceptable Best Management Practice pretreatment of the runoff in accordance with the MPCA NPDES/SDS Construction Permit, Section III.D., Permanent Stormwater Management System.
2. The bounce from the normal water level to the high water level does not exceed two feet.

The effective use of ponding areas enables the installation of outflow sewers with reduced capacities since the design storm duration is effectively increased over the total time required to fill and empty the ponding reservoirs. Storm sewers represent a sizable investment for the community and this investment can be more efficiently utilized by ponding storm water in designated ponding areas and allowing smaller diameter pipes to be used as outfall lines.

Equally as important as flood control and cost considerations, is the use of ponding areas to:

1. Improve water quality;
2. Return storm water to the groundwater table;

For water quality ponds, the storage below the outlet is the most important consideration. The area and depth of the ponds may differ from the values presented here, storage below the outlet must be provided so that the prescribed pollutant loading of the system is not exceeded.

The City will allow Developers to construct storm water ponds to serve a secondary purpose as a development amenity. However, the Developer shall be required to enter into a Development Agreement or Maintenance Agreement that outlines that the City will not take on maintenance obligations beyond basic storm water functions. If constructed as a water feature, the City will not guarantee water levels or water quality above basic storm water requirements.

The wildlife aspects of the ponding areas shall be maximized in design and the proper location of the trail system will allow good access to these areas for wildlife observation.

B. **Model Results**

Odd numbered Figures from Figure 11 through Figure 23 are maps of critical SSA pond data superimposed on the most recent aerial photo of Ramsey. They are color coded to highlight whether the 100-year storm conditions as follows:

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Green – The pond functions properly and the peak elevation is fully contained within the pond

Yellow – The peak pond elevation is above the emergency overflow spillway

Red – The peak pond elevation may threaten structures

All red and yellow areas will be "ground truthed" to verify the condition depicted. These maps can be used to evaluate regional pond opportunities. In reviewing these maps, one can easily see where the current ponds or depressions are overtaxed for the 100-year event.

The following is a brief discussion of the opportunities and recommendations associated with each watershed:

Figures 11 & 12 – D43 Watershed

This is the Ditch 43 watershed. From Figure 11, it can be seen that this area is fully developed around a significant amount of existing wetlands. This leaves little opportunity to construct regional ponds.

The red areas on Figure 11 indicate ponds that are subject to flooding during the 100-year event. The yellow areas indicate that the emergency overflow is reached during a 100-year event. These ponds should be reviewed relative to the following:

- Should the outfall pipe be replaced with a larger one?
- Can the pond be enlarged?
- Can the overflow spillway be lowered?
- Can rain gardens be incorporated into the upstream watershed?
- Is the upstream watershed larger than allowed by the original design?
- Can some of the upstream watershed be diverted?

The two ponds in the southwestern part of the watershed that are highlighted in red, P26308 and P26310, appear to be infiltration ponds with no outlet pipe. Because our model conservatively assumes no infiltration, the threat of flooding from these ponds may be exaggerated. In comparing this area with the historic flooding map of Figure 9, there have been no reports of flooding in this area.

Pond P25454 appears to need a raised emergency overflow to the west in order to relieve potential flooding. Our model suggests that a 12-inch outfall culvert under Sunwood Drive with an inlet elevation of 866 will eliminate this threat from a 100-yr rainfall event.

Since the D43 watershed is comprised of a significant amount of wetland which acts as satisfactory runoff storage, no other significant designs are necessary with the exception of the localized flooding associated with the red highlighted ponds. Otherwise, upstream watershed review for infiltration/rain garden opportunities is recommended.

Figures 13 & 14 – D66 Watershed

This is the Ditch 66 watershed. It is nearly identical in nature to the D43 Watershed in build out and wetland storage. Hence, the recommendation is the same: review the highlighted ponds and determine if they need upgrading through either upstream infiltration practices, pond enlargement or increasing the outfall.

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From Figure 13, only one pond, P22110 is a potential threat to structures. In reviewing Figure 9, no residential complaints have been made for this area and City Staff has not highlighted this area as a nuisance flooding area. It currently exists as a small natural depression that may have infiltration capacity. Our modeling conservatively assumes that no infiltration occurs and that relief is only provided by storage and the capacity of the outfall pipe. Hence, the potential threat to structures may be exaggerated. If this pond proves to be a problem, the pond storage could be increased or the existing 15" outfall could be increased to a 21" pipe with a lower pipe inlet elevation of 883 to adequately relieve the potential flooding.

The yellow coded ponds in Figure 13 highlight ponds that are immediately adjacent to large wetlands. With the exception of pond P09308, in the northwest part of the watershed, these ponds have emergency overflows directly to these wetlands and there is no concern for public welfare or property damage associated with these ponds. Pond P09308 is another infiltration basin with no historic complaints in the vicinity. Because our model conservatively assumes no infiltration, any threat of flooding from this pond may be exaggerated.

Figures 15 & 16 – EMISS Watershed

This is the Eastern Mississippi watershed. The majority of the northern part of this watershed is adequate in storage and functioning properly. Where there is undeveloped land, the SSA model can be used to recommend appropriate pipe sizing and ponding to ensure that it remains free of flooding.

The southern part is more commercialized and also more prone to flooding. However, there are no historic complaints of flooding in the area (see Figure 9).

If additional flood protection is needed in the southern EMISS watershed, there are some opportunities to correct the ponds that are modeled to be surcharged. From the aerial photograph, it appears that there are a few opportunities for expanding troubled ponds and the creation of additional ponding that may be constructed as backflow basins to relieve the flood prone ponds in the area. Those best opportunities are immediately adjacent to the railroad. These would be best incorporated into future development of this area. Otherwise, retrofitting rain gardens, infiltration basins, and as a last resort, increasing outfall pipes may be considered for nuisance ponds.

Figures 17 & 18 – GOLF Watershed

This watershed is currently functioning well. There is only one pond, P11320, in the watershed that is a potential threat to structures. It appears to be a roadside ditch infiltration basin pond. Again, conservatively ignoring infiltration may exaggerate the flooding potential of this pond. There is no history of complaints of flooding in this area. If flooding becomes a problem, it may only need minor grading to correct its emergency overflow spillway. Also, upstream watershed review for infiltration/rain garden opportunities may also suffice in correcting the problem.

The remaining yellow ponds appear to be in undeveloped areas and are probably natural depressions that fill and overflow.

For the few upstream areas that are not developed, careful retention, infiltration and outfall design review using the SSA model is the best way to accommodate continued development.

Figures 19 & 20 – MMISS Watershed

This watershed is only partially developed. The existing development is on the downstream end. The ponding areas within the developed part of the watershed are working well. As recommended earlier, infiltration and rain gardens should be incorporated into the upstream development where possible. The recommended ordinance changes should help ensure that this occurs.

Figures 21 & 22 – TROTT Watershed

This watershed is unique in that the majority of the area is currently designed as low impact development. The general nature of the Trott Brook watershed is that it is a linear wetland. The majority of the ponds are functioning well. City staff has noted that one area, near 179th Avenue and Azurite Street is a problem area (Figure 9). This area is also highlighted as a potential threat to structures in Figure 21. Regrading the roadside ditches or constructing a new outfall to relieve this area is recommended to alleviate the problem flooding in this area.

The remaining red highlighted pond and the only yellow highlighted pond in TROTT Watershed are infiltration areas with no historic complaints of flooding in the vicinity. Because our model conservatively assumes no infiltration, any threat of flooding from this pond may be exaggerated. If infiltration is not resolving the problem, the emergency overflow from this area should be regraded to protect the structures in the area.

Figures 23 & 24 – WMISS Watershed

This watershed includes the COR (former Ramsey Town Center) area. However, some ponds are indicated as being a threat. To ensure that this does not become a problem, we recommend using the SSA model to correct these potential problems as future expansion of the COR area occurs. The residential area to the northwest has several ponds that should be reviewed with the same considerations as the Trott and Ditch 43 watersheds.

Pond number P17306, located immediately west of 156th and Nutria, shows as a potential threat to structures and is in an area of property owner complaints. This appears to be a land locked infiltration pond that has very little infiltration capacity. The best solution to this pond is to provide an outfall to the west.

Pond P21210-E, immediately south of 151st Avenue and east of Rhinestone Street, is also shown as flooded. This is also an isolated infiltration with no outlet. The property owners in the vicinity of this pond have filed complaints of nuisance flooding in this area. Solutions for this pond include:

- Expanding the storage and working the pond invert to encourage infiltration
- Regrading to lower the existing emergency overflow channel
- Constructing a new piped outfall to serve the area.

There are two infiltration basins in the mid-eastern part of the watershed (Section 21 near 162nd Avenue and Zirconium Street that have been modeled to be either using the emergency spillway or a potential threat to structures. Although the peak elevation of these ponds may be exaggerated by neglecting infiltration in our model, nuisance flooding has been reported in the vicinity by area residents as shown in Figure 9. To alleviate this problem in Pond P21208, we recommend constructing an outlet culvert outlet under 161st Avenue may adequately address the problem flooding experienced there. The problem in Pond P21210, which is upstream from the residential nuisance flooding area, may be corrected by either expanding the infiltration basin storage or by

regrading the emergency overflow spillway at a lower elevation to alleviate the potential flooding threat.

We recommend that the undeveloped part of the WMISS watershed, lying immediately west of the COR, treated in a similar fashion as the COR. If a separate outfall can be created for this area, it could work in an almost identical fashion. If a separate outfall cannot be obtained, a large regional pond network is recommended. If the ponding alternative is taken, the regional pond network would need to store 100 percent of the runoff at a safe level prior to outletting into the COR system. This would ensure that the COR is not threatened by continued development upstream.

Finally, the Highway 10 corridor is appears to have some pond overflow problems that are only associated with using the ditches as storage. We believe that the best financial and hydrological solution to alleviate these problem areas is to coordinate with MNDOT on any future TH 10 improvements. Any improvements to TH 10 are likely to involve new corridor stormwater management and funding.

General

Figures 30 through 34 are typical SSA output files for a single pipe/pond corridor. These are intended to illustrate the output potential of the model and software. If similar output files were created for every aspect of the entire system, this report would be too cumbersome. The 2008 Plan provided Geographic Information System (GIS) data that allows the City to model virtually any pipe, pond or ditch within Ramsey.

It is extremely important that each area be re-evaluated at the time of final design to confirm the criteria used in this study and to make any changes that a proposed development may dictate. Special consideration must be given to areas that develop differently than shown in the Comprehensive SWMP, especially when a higher runoff coefficient is likely to result from development.

All storm sewer facilities, especially those conveying large quantities of water at high velocities, should be designed with efficient hydraulic characteristics. Special attention should be given during final design to those lines that have extreme slopes and create high hydraulic heads.

The Best Management Practices (BMPs) recommended by the MPCA should be followed wherever necessary, but shall require adoption of an ordinance for enforcement of individual practice as a required standard...

C. Recommendations

The following recommendations are presented for the City Council's consideration based upon the data compiled in this report:

1. The SWMP as presented herein should be adopted by the City of Ramsey.
2. The recommended corrections for flood prone areas should be made as described herein and made a part of the storm water management system, where feasible.
3. Standard review procedures should be established, where feasible, to ensure all development within the City is in compliance with proper erosion control practices.
4. Detailed hydrologic analysis should be required, where feasible, during final design of all new developments and ponding areas.

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5. Final high water levels governing building elevations adjacent to ponding areas and floodplains should be established as development occurs or when drainage facilities are constructed.
6. Overflow routes should be established and maintained, where feasible, to provide relief during extreme storm conditions, which exceed design conditions.
7. An emergency overflow should be constructed for Lake Itasca to relieve the extreme fluctuation in lake levels of this isolated lake.
8. A storm water maintenance program should be enforced, where feasible, to ensure the successful operation of the drainage system.
9. The erosion and sedimentation control criteria for new developments should be enforced, where feasible.
10. An education program for City residents, staff, and development community should be implemented, where feasible.
11. Amendments to the plan should be adopted and implemented as warranted by future standards or regulations, where feasible.
12. That the plan should be updated in the year 2022 or earlier if needed and feasible.

The existing storm sewer system of the City of Ramsey is not adequate to handle the continued development around the presently developed area. If development continues, the existing system will need major improvement and enlargements to effectively serve the community without excessive flooding. The proposed infiltration and oversized ponding development scenario together with strategically located regional ponds presents one method of accommodating the present growth of Ramsey. However, this report and the proposed scenario is not necessarily the only method of accomplishing the goal of comprehensive storm water management.

Given this, it is imperative that this plan and the SSA model of the City is continually updated on a regular basis and compared to the baseline runoff of the existing conditions model to ensure that any adjustments in area developments continue to be coordinated. In addition, the proposed storm water development charges should be updated annually to ensure that the associated City costs are fully financed. In this manner, the plan can maintain its usefulness as a current document.

Finally, the EPA has initiated the NPDES Phase II requirements whereby cities with populations in excess of 10,000 people are required to apply for a Phase II permit. Some additional cities that are actually under 10,000 in population are also included. The City of Ramsey is a mandatory small MS4 community. One of the requirements of the NPDES permitting process is the existence of a storm water management plan.

As stated earlier, this report is predominantly based on information obtained from available topographic data, field verification of the watershed areas, “ground truthing” of modeled flood prone areas, and discussions with City staff relative to the historical flooding areas. Since the modeled existing system closely matches that described by observation, we feel that this plan has significant benefit as a planning and design tool. However, the quality and accuracy of this report could be further validated with more detailed survey data in the growth areas around the City.

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XI. ACRONYMS AND GLOSSARY

A. Acronyms

BMP - Best Management Practices
BWSR - Minnesota Board of Water and Soil Resources
DNR - Minnesota Department of Natural Resources
EOF - Emergency Overflow
EPA - United States Environmental Protection Agency
EPB - Environmental Policy Board
EQB - Minnesota Environmental Quality Board
FEMA - Federal Emergency Management Agency
FIRM - Flood Insurance Rate Map
GIS - Geographic Information System
GPS - Geographic Positioning System
HWL - High Water Level, typically associated with the 100 year rainfall event
IDF - **I**ntensity-Duration-Frequency (for precipitation)
LID - Low Impact Development
LRRWMO - Lower Rum River Watershed Management Organization
LUST - Leaking Underground Storage Tank
MNDOT - Minnesota Department of Transportation
MNRAM - Minnesota Routine Assessment Method
MPCA - Minnesota Pollution Control Agency
MS4 - Municipal Separate Storm Sewer System
MSWMP - Metropolitan Surface Water Management Program
MUSA - Metropolitan Urban Services Area
NOI - Notice of Intent (for coverage under the NPDES Permit Program)
NPDES - National Pollutant Discharge Elimination System
NPDES/SDS - The General Permit Authorization to Discharge Storm Water Associated with Construction Activity under the National Pollutant Discharge Elimination System/State Disposal System Permit Program. Administered by the MPCA
NURP - Nationwide Urban Runoff Program
NWL - Normal Water Level or Low Outlet Elevation
SWCD - Soil and Water Conservation District
SWMP - Surface Water Management Plan
SWPPP - Storm Water Pollution Prevention Program
TP - Total Phosphorus
TEP - Technical Evaluation Panel, typically needed for WCA approval of wetland impacts
TSS - Total Suspended Solids
USEPA - United States Environmental Protection Agency
UST - Underground Storage Tank
WCA - The Minnesota Wetland Conservation Act and its subsequent Minnesota Rules 6115 and 8420.
WD - Watershed District
WMO - Watershed Management Organization

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B. **Glossary**

100-Year Flood: The flood reaching water levels or flow rates with a one-percent (1%) chance of occurring in any given year. On the average, a 100-year flood is statistically probable to occur only once in a 100-year period. A 100-year flood is synonymous with Base Flood, Regional or 1% Chance Flood.

100-Year Storm Event: The rainfall event having a total precipitation over a 24-hour period with a one-percent (1%) chance of occurring in any given year. On the average, a 100-year storm event is statistically probable to occur only once in a 100-year period. NOAA Atlas 14: Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Michael Yekta, Geoffrey Bonnin (2013). NOAA Atlas 14, Volume 8, Version 2, *Precipitation-Frequency Atlas of the United States, Midwestern States.* NOAA, National Weather Service, Silver Spring, MD.**100-Year, 10-Day Snowmelt Event:** The storm event having a total precipitation over a 10-day period with a one-percent (1%) chance of occurring in any given year. On the average, a 100-year snowmelt event is statistically probable to occur only once in a 100-year period. The value for the Ramsey area is taken from the SCS National Engineering Handbook, which shows the 100-year, 10-day snowmelt event is 7.3 inches over 10 days.

Agricultural Land: Any land designated specifically for agricultural production. This may include row crops, pasture, hay land, orchards, or land used for horticultural purposes.

Anaerobic: Conditions either in water or soil where there is a lack of oxygen.

Army Corps of Engineers (COE or USCOE): The United States Army Corps of Engineers is a regulatory agency involved in design, permitting and construction projects related to or impacting navigable waters of the United States including lakes, waterways and wetlands.

Aquatic Bench: A 10- to 15-foot bench around the inside perimeter of a permanent pool that ranges from zero depth at the shore to 1-foot depth no less than 10-feet from the shore. Normally vegetated with emergent plants, the bench augments pollutant removal, provides habitat, conceals trash and water level drops, and enhances safety.

Best Management Practice (BMP): An action, procedure, or structural improvement designed to improve water quality. BMPs include schedules of activities, prohibitions of practices, maintenance procedures, and other management practices to prevent or reduce the discharge of pollutants to waters of the State. BMPs also include treatment practices such as ponds, rain gardens, vegetated buffers and vegetated swales, treatment requirements, operating procedures, and practices to control runoff, spillage or leaks, or drainage from raw material storage.

Buffer: A vegetated area immediately adjacent to a wetland that is not mowed and/or managed. Buffers are ideally dominated by native vegetation and add to the ecological health of the wetland by adding habitat and assisting and filtering pollutants from surface water runoff.

Buffer Strip: An area of vegetated ground cover abutting a water body that is intended to remove sediment and other pollutants from runoff.

BWSR: Board of Water and Soil Resources. This is the lead regulatory agency that oversees Minnesota Statue 103B.205 to 103B.255, Minnesota Rule 8410 and the Minnesota Wetland Conservation Act.

Circular 39: A wetland classification system developed by United States Fish and Wildlife Service in 1956 that categorizes wetlands into eight types. This is the same classification system generally accepted by the State of Minnesota for wetland classification.

Comprehensive Plan: As defined in Minnesota Statutes 394.21, a Comprehensive Plan defines a City's the policies, statements, goals and interrelated plans for private and public land and water use, transportation and community facilities to assist in guiding future development and growth.

Cowardin Classification: A wetland classification system developed by the United States Fish and Wildlife Service in 1979. This system defines wetlands by a tiered system and is more detailed than the Circular 39 method. The Cowardin System is the classification System used in the National Wetlands Inventory.

Design Storm: A rainfall event of specified size and return frequency that is used to calculate the runoff volume and peak discharge rate to a BMP. In Ramsey, a 10-year design storm is 4.1-inches in 24-hours and a 100-year storm is 5.9-inches in 24-hours. If designing piped storm sewer, a 10-year design storm may also refer to an IDF curve used in the Rational Method of storm sewer design.

Detention: The temporary storage of runoff from rainfall and snowmelt events to control peak discharge rates and provide an opportunity for treatment to occur. Detention storage is typically designed in basins.

Development: The construction, installation or alteration of any structure, the extraction, clearing or other alteration of terrestrial or aquatic vegetation, land or the course, current or cross section of any water body or water course or division of land into two (2) or more parcels. See also re-development, new development and existing development.

Drawdown: The gradual reduction in water level typically due to the combined effect of infiltration and evaporation, but may be the result of human interference.

Draining: The removal of surface water or ground water.

Drop Structure: Placement of logs with a weir notch across a stream channel. Water flowing through the weir creates a plunge pool downstream of the structure and creates fish habitat.

Easement: A grant of one or more property rights by a property owner for use by the public, a corporation, or another person or entity.

Emergency Overflow (EOF): A hydraulic channel, swale, weir, etc. that provides an outlet from a pond or flooded area at an elevation below the point where property damage can occur.

End of Pipe Control: Water quality control technologies suited for the control of existing urban storm water at the point of storm sewer discharge to a receiving water. Due to typical space constraints, these technologies are usually designed to provide water **quality control rather than quantity control.**

Erosion: The wearing away of land surface and soil by the action of natural elements (wind and/or water).

Eutrophication: Process by which overabundance of nutrients in a waterbody lead to accelerated productivity and general decrease in water clarity and quality.

Exfiltration: The downward movement of runoff through the surface and into the subsoil.

Existing Development: A property or parcel of land that has previously been subject to development and no major changes are anticipated to the property in the near future.

Exotic Species or Invasive Species: Non-native plants or wild animals that can naturalize, have high propagation potential, are highly competitive for limiting factors, and cause displacement of, or otherwise threaten, native plants or native animals in their natural communities.

Extended Detention: A storm water design feature that provides for the gradual release of a volume of water (typically 0.25 to 1.0 inches per impervious acre) over a 12 to 48 hour time period. With proper design, the extended detention period allows for an increased settling of pollutants, and can protect channels from frequent flooding or scour.

Extended Detention (ED) Ponds: A conventional ED pond temporarily detains a portion of storm water runoff for a period of 12 to 48 hours after a storm using a fixed orifice. Such extended detention allows urban pollutants to settle out. ED ponds can be designed to be "dry" between storm events and thus do not have any permanent standing water or "wet" with a permanent pool of water. An enhanced ED pond is designed to prevent clogging and resuspension and provides greater flexibility in achieving target detention times. It may be equipped with plunge pools near the inlet, a micropool at the outlet, and utilize an adjustable reverse-sloped pipe at the ED control device. See also "wet pond" definition for diagram.

Extended Detention Wetland: A storm water wetland design alternative in which the total treatment volume is equally split between a shallow marsh and temporary detention of runoff above the marsh. After a storm, the normal pool of the shallow marsh may rise by up to two feet. The extra runoff is stored for up to 24 hours to allow pollutants to settle before being released downstream.

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Finished Floor Elevation: The lowest elevation of the first floor or basement in a residential building or other structure that will or may be inhabited by a person or persons.

Filtration Basin: A treatment area designed to treat storm water by a process that physically removes particles from the water.

Flood: A temporary rise in stream flow or stage that results in inundation of the areas adjacent to the channel or water body.

Flood Frequency: The statistically determined average time period between events where a specific flood stage or discharge may be equaled or exceeded.

Flood Fringe: That portion of the 100-year floodplain outside of the floodway.

Flood Obstruction: Any dam, wharf, embankment, levee, dike, pile, abutment, projection, excavation, channel rectification, culvert, building, wire, fence, stockpile, refuse, fill, structure or matter in, along, across or projecting into any channel, watercourse or regulatory flood hazard area that may impede, retard or change the direction of the flow of water, either in itself or by catching or collecting debris carried by such water that may cause the flood level to rise and damage property or threaten life.

Floodplain: Floodplains are lowland areas adjoining lakes, wetlands, and rivers that are susceptible to inundation of water during a flood. For regulatory purposes, the floodplain is the area covered by the 100-year flood and it is usually divided into districts called the floodway and flood fringe. Areas where floodway and flood fringe have not been determined are called approximate study areas or general floodplain.

Floodplain (General) Area: The general floodplain area is determined using the best available data, in lieu of performing a detailed engineering study. These data may be from soils mapping, experienced high water profiles, aerial photographs of previous floods, or other appropriate sources. There are no associated published 100-year flood elevations with general floodplain delineations, unlike detailed study areas. General floodplain area is synonymous with approximate study area and unnumbered A-Zone.

Flood Proofing: A combination of structural provisions, changes or adjustments to properties and structures subject to flooding primarily for the reduction or elimination of flood damages to properties, water and sanitary facilities, structures and contents of buildings in a flood hazard area in accordance with the Minnesota State Building Code.

Floodway: The floodway is the channel of a river or other watercourse and the adjacent land areas which must remain open in order to discharge the 100-year flood.

Forebay: An extra storage area provided near an inlet of a pond or BMP to trap incoming sediments, reducing the amount that accumulates in a pond or BMP.

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Freeboard: A factor of safety usually expressed in feet above a certain flood level. Freeboard compensates for the many unknown factors (e.g., waves, ice, debris, etc.) that may increase flood levels beyond the calculated level.

Forbs: Vegetation that does not consist of trees, grass or shrubs. Forbs are typically associated with flowering plants

Geographic Information System (GIS): Computer databases of georeferenced information on the cities various resources.

Global Positioning System (GPS): Network of satellites used to map and identify locations on the earth.

Hydric Soil: Soils that are saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions in the upper part. Hydric soil is one of the three criteria that define wetlands

Hydrophytic Vegetation: Macrophytic plant life growing in water, soil, or a substrate that is at least periodically deficient in oxygen as a result of excessive water content.

Hypereutropic: A very nutrient-rich lake characterized by frequent and severe nuisance algae blooms and low transparency.

Intensity-Duration-Frequency (IDF) Curve: A graphical representation of the rainfall intensity versus time of concentration for an area. The IDF curve is typically used in the Rational Method of storm sewer design to determine design rainfall intensity in inches per hour. The following IDF curve is taken from the Minnesota Department of Transportation Drainage Manual and applies is used in the rational method of storm sewer design for the Ramsey Area.

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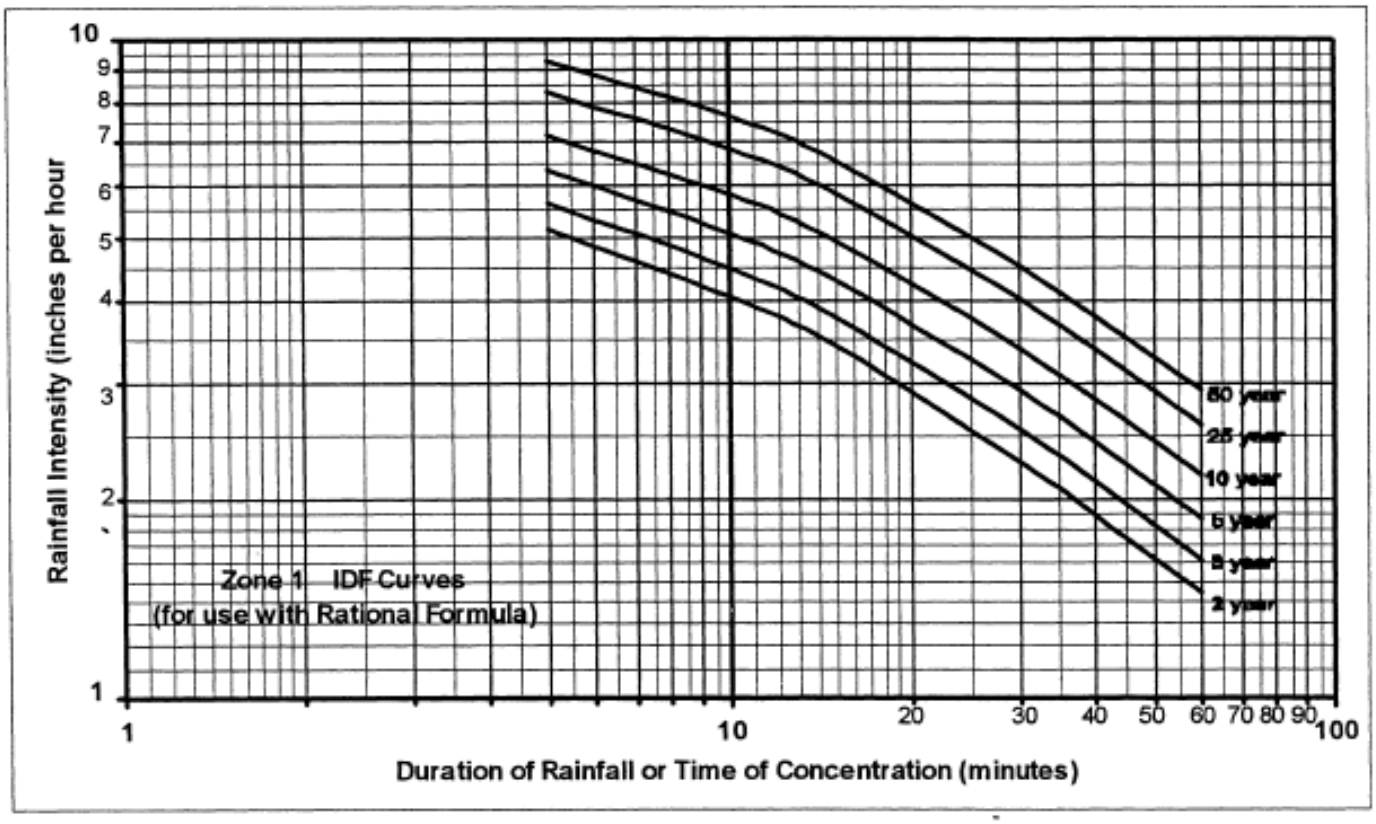

Figure 3.4 Zone 1 Southern Minnesota Rainfall Intensity - Duration - Frequency (IDF) Curves

Impervious Surface: The portion of the buildable parcel which has a covering which does not permit water to percolate into the natural soil. Impervious surface shall include, but not be limited to, buildings, all driveways and parking areas (whether paved or not), sidewalks, patios, swimming pools, tennis and basketball courts, covered decks, porches, and other structures. Open, uncovered decks are not considered impervious for the purposes of this ordinance. The use of patio blocks, paver bricks or class 5 gravel material are considered impervious surfaces as a majority of water runs-off the surface rather than being absorbed into natural soils underneath. Some exceptions to these conditions may include paver blocks or pavement systems engineered to be permeable with the underlying soils suitable for infiltration.

Infiltration Basin: An impoundment where incoming storm water runoff is stored until it gradually infiltrates into and through the soil of the basin floor.

Infiltration Trench: A conventional infiltration trench is a shallow, excavated trench that has been backfilled with stone to create an underground reservoir. Storm water runoff diverted into the trench gradually exfiltrates from the bottom of the trench into the subsoil and eventually into the water table. An enhanced infiltration trench has an extensive pretreatment system to remove sediment and oil. It requires an on-site geotechnical investigation to determine appropriate design and location.

Infrastructure: Public facilities and services, including transportation, storm water pipes, structures and ponds, water and sewer pipes and structures, telecommunications, recycling and solid waste disposal, parks and other public spaces, schools, police and fire protection, and health and welfare services.

Integrated Management Practice (IMP): A range of small-scale storm water controls or practices distributed throughout a site and intended to maintain flow patterns, filter pollutants and/or re-create or maintain existing site hydrology.

Invasive Species or Exotic Species: Non-native plants or wild animals that can naturalize, have high propagation potential, are highly competitive for limiting factors, and cause displacement of, or otherwise threaten, native plants or native animals in their natural communities.

Landlocked High Water Level or Landlocked HWL: The peak water level or high water level in a land locked basin. The HWL is the highest peak ponding elevation generated by the back-to-back 100-year SCS 24-hour rainfall events, the 10-inch SCS 24-hour rainfall event or the 100-year, 10-day snowmelt snow melt event.

Local Government Unit (LGU): Agency that has the primary responsibility of administering the Wetland Conservation Act. The City of Ramsey acts as LGU for all wetlands within the City limits and shares responsibility for basins that border adjacent municipalities.

Lowest Floor: The lowest floor of a structure, including basement.

Low Impact Development (LID): An approach to storm water management intended to protect water resources, reduce storm sewer infrastructure costs and provide a more attractive storm water management system. LID practices include infiltration systems, bioretention areas, rain barrels, green roofs, porous pavements and a long list of additional innovative storm water treatment practices.

Mesotrophic: Describes a lake of moderate photosynthetic productivity.

MNRAM: The Minnesota Routine Assessment Methodology as referenced by Minnesota Rules 8420. MNRAM is the primary tool used to assess wetland functions and values on a qualitative basis. MNRAM evaluates wetlands based on vegetation, wildlife habitat, water quality, flood and storm water attenuation, recreational opportunities, aesthetics, fishery habitat, groundwater interactions, and commercial use. The result of a MNRAM evaluation is a ranking of the wetland quality that can be used to monitor the wetland

changes over time and to set appropriate protection needs and techniques. The version referenced in this plan is Version 3.0.

Monotypic: Used to describe vegetation communities in which only one dominant species is present. Most often used to describe areas that are entirely dominated by reed canary grass or cattails.

Navigable Waters: Waters defined by the United States, 33 Code of Federal Regulations Section 329.4 as those waters that are subject to the ebb and flow of the tide and/or are presently used, or have been used in the past, or may be susceptible for use to transport interstate or foreign commerce. The U.S. Army Corps of Engineers has Federal Jurisdiction over Navigable Waters.

New Development: Development of a property or portion thereof that is currently undeveloped property.

NURP: Nationwide Urban Runoff Program, a study by the U.S. Environmental Protection Agency. A key component of this program was to assess the effectiveness of urban runoff detention/retention basins (e.g., ponds) in removing pollutants from storm water runoff.

Off-Line BMP: A water quality facility designed to treat a portion of storm water (usually 0.5 to 1.0 inches per impervious acre) which has been diverted from a stream or storm drain.

Off-Line Treatment: A BMP system that is located outside of the stream channel or drainage path. A flow diverter is used to divert runoff from the channel and into the BMP for subsequent treatment.

Ordinary High Water Level (OHWL or OHW): The Minnesota DNR jurisdictional boundary of public waters and wetlands that is depicted by an elevation delineating the highest water level which has been maintained for a sufficient period of time to leave evidence upon the landscape, commonly that point where the natural vegetation changes from predominantly aquatic to predominantly terrestrial. For watercourses, the ordinary high water level is the elevation of the top of the bank of the channel. For reservoirs and flowage, the ordinary high water level is the operating elevation of the normal summer pool. In Ramsey all of the lakes have an OHW established. For streams and waterways, the OHW is considered the top of bank. Areas below the OHW are under the jurisdiction of the Minnesota Department of Natural Resources and are not regulated by the Wetland Conservation Act.

Permanent Pool: A 3- to 10-foot deep pool in a storm water pond system that provides removal of urban pollutants through settling and biological uptake (also referred to as a wet pond).

Porous Pavement: An alternative to conventional pavement whereby runoff is diverted through a porous asphalt or concrete layer and into an underground stone reservoir. The stored runoff then gradually infiltrates into the subsoil.

Protected Water: Any water or wetland designated by the Minnesota Department of Natural Resources and identified by statute on the Protected Waters Inventory.

Public Waters: Those waters of the state identified as public waters or wetlands under Minnesota Statutes, Section 103G.005.

Rational Method: A method of estimating the peak runoff from a watershed that is based on the formula Q = CIA. Where:

Q = peak flow rate in cubic feet per second
C = a runoff coefficient based on the percentage of impervious surface, type of vegetative cover, and soil type
I = rainfall intensity in inches per hour as determined from an area IDF curve
A = watershed area in acres

Reach: A hydraulic engineering term to describe a longitudinal segment of a stream or river influenced by the natural or man-made obstruction. In an urban area, the segment of a stream or river between two consecutive bridge crossings or between two reservoirs would most typically constitute a reach.

Redevelopment: Any development including but not limited to rebuilding, renovation, revision, remodeling, reconstruction or redesign of or at an existing development.

Regional Flood: A flood which is representative of large floods known to have occurred generally in Minnesota and reasonably characteristics of what can be expected to occur on an average frequency in the magnitude of the 100-year recurrence interval. A regional flood is synonymous with the term "base flood" used in the Flood Insurance Study.

Regulatory Flood Protection Elevation: A point not less than one-foot above the water surface profile associated with the 100-year flood as determined by the use of the 100-year flood profile and surrounding technical data in the Flood Insurance Study plus any increase in flood heights attributable to encroachments on the floodplain. It is the minimum elevation the DNR requires Cities to regulate by ordinance.

Retention: The permanent storage of runoff from rainfall and snowmelt events with volume reduction coming from infiltration, evaporation or emergency release.

Riprap: A combination of large stone, cobbles and boulders used as an erosion control BMP. Riprap is typically used to line channels, stabilize banks, reduce runoff velocities, or filter out sediment.

Runoff (Storm Water): The overland and near surface flow from rainfall and snowmelt.

Runoff Coefficient: A measure of the rate of runoff that is statistically generated from a parcel of land that is based on the land use, percent of impervious surfacing, soil type and vegetative cover. The higher the coefficient, the higher the amount of runoff anticipated from the parcel. Rational method runoff coefficients range from 0.2 for meadow lands to 0.95 for paved surfaces.

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Runoff Conveyance: Methods for safely conveying runoff to a BMP to minimize disruption of the stream network, and promote infiltration or filtering of the runoff.

Runoff Pretreatment: Techniques to capture or trap coarse sediments before they enter a BMP to preserve storage volumes or prevent clogging within the BMP. Examples include forebays and micropools for pond BMPs, and plunge pools, grass filter strips and filter fabric for infiltration BMPs.

Sand Filter: A technique for treating storm water, whereby the first flush of runoff is diverted into a self-contained bed of sand. The runoff is then strained through the sand, collected in underground pipes and returned back to the stream or channel.

Sediment Forebay: A storm water design feature that employs the use of a small settling basin to settle out incoming sediments before they are delivered to a storm water BMP. Often used full in tandem with infiltration devices, wet ponds or marshes.

Sequencing: The process used by the Local Government Unit to evaluate the necessity of an activity relative to its impact on a wetland. The party proposing the impact must demonstrate that the activity proposed complies with the following principles in descending order of priority.

1. Avoids direct or indirect impacts to the wetlands that may diminish or destroy them;
2. Minimizes the impact to the wetland by limiting the degree or magnitude of the wetland activity and its implementation;
3. Rectifies the impacts by repairing, rehabilitating, or restoring the affected wetland;
4. Reduces or eliminates the impact to the wetland over time by preservation and maintenance operations; and,
5. Replaces unavoidable wetland impacts to the wetland by restoring or, if wetland restoration opportunities are not reasonably available, creating substitute wetland areas having equal or greater public value as provided for under the Wetland Conservation Act.

Shoreland: Land located within the following distances from public waters:

1. One thousand feet from the ordinary high water level of a lake, pond, or flowage
2. Three hundred feet from a river or stream, or the landward extent of a floodplain designated by ordinance on a river or stream, whichever is greater.

The limits of shoreland may be reduced whenever the waters involved are bounded by topographic divides which extend landward from the waters for lesser distances and when approved by the Commissioner of the DNR.

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Short Circuiting: The passage of runoff through a BMP in less than the theoretical or design treatment time. For example, a properly designed treatment pond will have the inlet and outlet pipes located as far apart (along the water flow path) as possible. A short circuiting pond would have the inlet very close to the outlet and the water coming into the pond would leave the pond much sooner than if it were able to travel through the entire pond.

Storm Water Treatment: The use of accepted BMPs to treat runoff including **d**etention, retention, filtering or infiltration of a given volume of storm water to remove pollutants.

Stream Buffer: A variable width strip of vegetated land adjacent to a stream that is preserved from a disturbance and/or mowing to protect water quality and aquatic and terrestrial habitats. See also buffer strip.

Structure: Anything manufactured, built, constructed, erected, or a portion thereof which is normally attached to or positioned on land, whether temporary or permanent in character, including but not limited to buildings, fences, sheds, advertising signs, dog kennels, hard surface parking areas, boardwalks, playground equipment, concrete slabs.

Shoreland Wetland Protection Zone: The land located within 1,000 feet from the Ordinary High Water Elevation of a Protected Water, 500 feet from the Mississippi or Rum Rivers or the landward extent of the designated floodplain, and 300 feet from any stream designated in the shoreline management ordinance.

Storm Water: (See Runoff)

Storm Water Treatment Pond: Any waterbody that has been specifically created to remove sediment and nutrients and "treat" surface water runoff. Storm water ponds that were created from existing wetland are still regulated as jurisdictional wetlands. Storm water ponds created from upland areas are not wetland and are exempt from regulatory jurisdiction.

Subwatershed: A subdivision based on hydrology corresponding to a smaller drainage area within a larger watershed.

Technical Evaluation Panel (TEP): A panel of technical professionals from the Board of Water and Soil resources, the Anoka County SWCD, the LRRWMO and the LGU (City of Ramsey) at a minimum. This panel may also be expanded to include a Minnesota Department of Natural Resources representative, the U.S. Army Corps of Engineers and interested citizens requesting to participate in the wetland decision making process. Invitations to a TEP meeting are typically sent to all parties listed. The DNR, COE and interested citizens (if any) may elect not to attend. The TEP provides decision making support for the LGU for many wetland and regulatory issues.

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Ten-Day Snow Melt Runoff with Type "C" Distribution (100-Year/10-day snow melt runoff): A modeled runoff event that represents snowmelt conditions over a 10-day period for a return period snow depth of 100 years. The runoff event is simulated for a curve number (CN) of 100 which represents frozen soil conditions or where all surfaces are considered impervious. For some Ramsey the ten-day runoff event is critical event for identifying the high water level of the basin or water body because the Anoka Sand Plain typically reduces runoff under unfrozen conditions. The Type C distribution is similar in concept to the Type I and II distributions, and for this event, establishes the time distribution of runoff volume over the ten-day period.

Treatment Volume (Vt): The volume of storm water runoff that is treated within a BMP or IMP storm water treatment facility. Typically the volume is expressed in terms of inches of runoff per impervious acre.

Type I, IA, II and III Storm Distributions - NRCS: These storm types represent the time distribution of a 24-hour rainfall event for areas throughout the United States. The total storm depth is distributed according to the diagram in subpart A. Type II storms are more "flashy" (i.e., convective/thunderstorms) than a Type I or IA storm. Subpart B illustrates that all of Minnesota is within the Type II rainfall distribution area.

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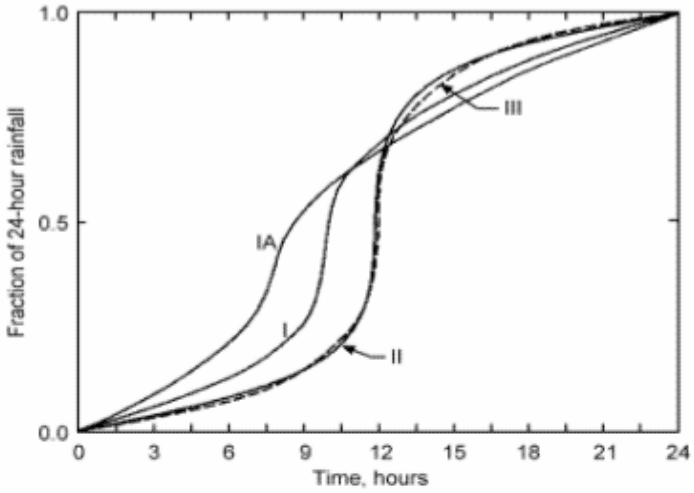
A. SCS 24-hour rainfall distributions (SCS, 1986):



B. Approximate geographic boundaries for SCS rainfall distributions (SCS, 1986):

Underdrain: Typically perforated plastic pipes installed on the bottom of a filtration of infiltration BMP, or sand filter. The under drain is used to collect and remove treated storm water that exceeds the water holding and/or infiltration capacity of the soil.

Upland: General term to describe any area that is not a wetland.

Vegetated Filter Strip: A vegetated section of land designed to accept runoff as overland sheet flow from upstream development. It may adopt any natural vegetated form, from grassy meadow to small forest. The dense vegetative cover facilitates pollutant removal. Vegetated filter strips cannot treat high velocity flows; therefore, they have generally been recommended for use in agriculture and low-density development. A filter strip can also be an enhanced natural buffer, whereby the removal capability of the natural buffer is improved through engineering and maintenance activities such as land grading or the installation of a level spreader. A filter strip differs from a grassed

swale in that a swale is a concave vegetated conveyance system, whereas a filter strip has a fairly level surface.

Watershed: A topographically defined area within which all runoff water drains to a point.

Water Quality Volume: A design volume of water as defined by the MPCA that is required to be treated from a new development site. The MPCA defines the water quality volume as 0.5-inches of runoff from all new impervious surfaces associated with the development in the watershed.

Watershed-to-Lake Ratio: The relative surface area of the contributing watershed to the surface area of the lake or water body. In terms of water quality, generally the smaller the watershed-to-lake ratio, the better the quality of the lake. For example a lake with a ratio of 4 to 1 means that the watershed is four times the size of the lake (i.e., 200 acres contributing to a 50 acre lake).

Wetland: Transitional land between terrestrial and aquatic systems where the water table is at or near the surface or the land is covered by shallow water. The jurisdictionally accepted definition of a wetland includes the following three characteristics:

1. Have a predominance of hydric soil
2. Be inundated or saturated within 1-foot of the surface for at least 5 percent of the growing season. The inundation refers to a single continuous episode.
3. Support a prevalence of hydrophytic vegetation typically adapted for life in saturated soils.

Wetland Conservation Act (WCA): In 1991 Minnesota adopted the initial Wetland Conservation Act (Minnesota Laws Chapter 354) to protect the states wetland resources. This act has been amended and updated periodically, typically under Minnesota Rule 8420, and is used by reference to the current program, as well as any future amendments.

Wetland Delineation: The process and procedure by which an area is determined a wetland or non-wetland including a determination of the wetland boundary based on the point where the non-wetland areas shift to wetlands or aquatic habitats.

Wetland Mitigation: Wetlands created to replace wetland areas destroyed or impacted by land disturbances.

Wet Pond: A conventional wet pond has a permanent pool of water for treating incoming storm water runoff and a live storage component for flood storage and additional water quality treatment detention.

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Tables

Figures

Appendix A

Ramsey City-wide

Storm Water Pollution Prevention Plan

Appendix B

Comment Letters

Public Works Committee **5. 3.**

Meeting Date: 03/31/2015

By: Bruce Westby, Engineering/Public Works

Title:

Consider use of Sunwood Drive as Official Detour Route during Highway 10 & Armstrong Boulevard Interchange Construction

Purpose/Background:

Purpose:

The purpose of this case is to consider whether it would be in the best interest of the City to relocate the officially designated detour route from Bunker Lake Boulevard to Sunwood Drive. This detour route will be signed as such to direct traffic between Armstrong Boulevard (CSAH 83) and Ramsey Boulevard (CSAH 56) during construction of the Highway 10 and Armstrong Boulevard Interchange.

Background:

Currently, Bunker Lake Boulevard is planned to be the official detour route as shown in the attached plan sheet from the plans that are currently out for bids. In recent discussions with Anoka County the City was informed that Anoka County may be open to considering relocating the officially designated detour route from Bunker Lake Boulevard to Sunwood Drive if the City were to present such a request in writing. However, County staff could make no guarantees that such a request would be granted, and they added that the City would likely be required to waive its rights to claim any damages against the County for damage to City streets resulting from any additional traffic due to the change in designation of the official detour route.

At this time, staff is simply requesting input on whether the Committee thinks such a request would be in the best interest of the City. If so, staff will prepare a letter requesting the change in designation and will present it to Anoka County for consideration. In the event the County would allow the change in designation, staff would then present the County's terms to the City Council for consideration of approval, including any required agreements, damage claim waivers, or requests for compensation if the change in detour route designation resulted in increased project costs. At this time staff does not anticipate any cost increase due to such a request.

Timeframe:

Staff estimates this case will take approximately 15 minutes to present and discuss.

Observations/Alternatives:

Observations:

Additional traffic will likely be generated along the route that is designated as the official detour route, particularly now that Armstrong Boulevard will be closed to traffic during most of the project. However, staff does not anticipate that the additional traffic will negatively impact use of the Sunwood Drive corridor, either for vehicular traffic or pedestrians. Relatively few pedestrian crossings exist along Sunwood Drive, with the majority of observed crossings occurring between Sapphire and Rhinestone Streets.

Alternatives:

Alternative #1 – Motion to recommend submittal of a letter to Anoka County requesting a change in designation for the official detour route from Bunker Lake Boulevard to Sunwood Drive between Armstrong Boulevard (CSAH 83) and Ramsey Boulevard (CSAH 56) during construction of the Highway 10 and Armstrong Boulevard Interchange.

Alternative #2 – Motion to recommend leaving the official detour route along Bunker Lake Boulevard as currently shown in the plans.

Funding Source:

No additional funding is required as related to this case, though additional funding may be requested by Anoka County which would be considered by the City Council at a future date.

Recommendation:

Staff does not have a recommendation on this item. It is staff's opinion that the vast majority of drivers will select their own detour routes during construction of the interchange project based on their needs and preferences, not based on detour route signing.

Action:

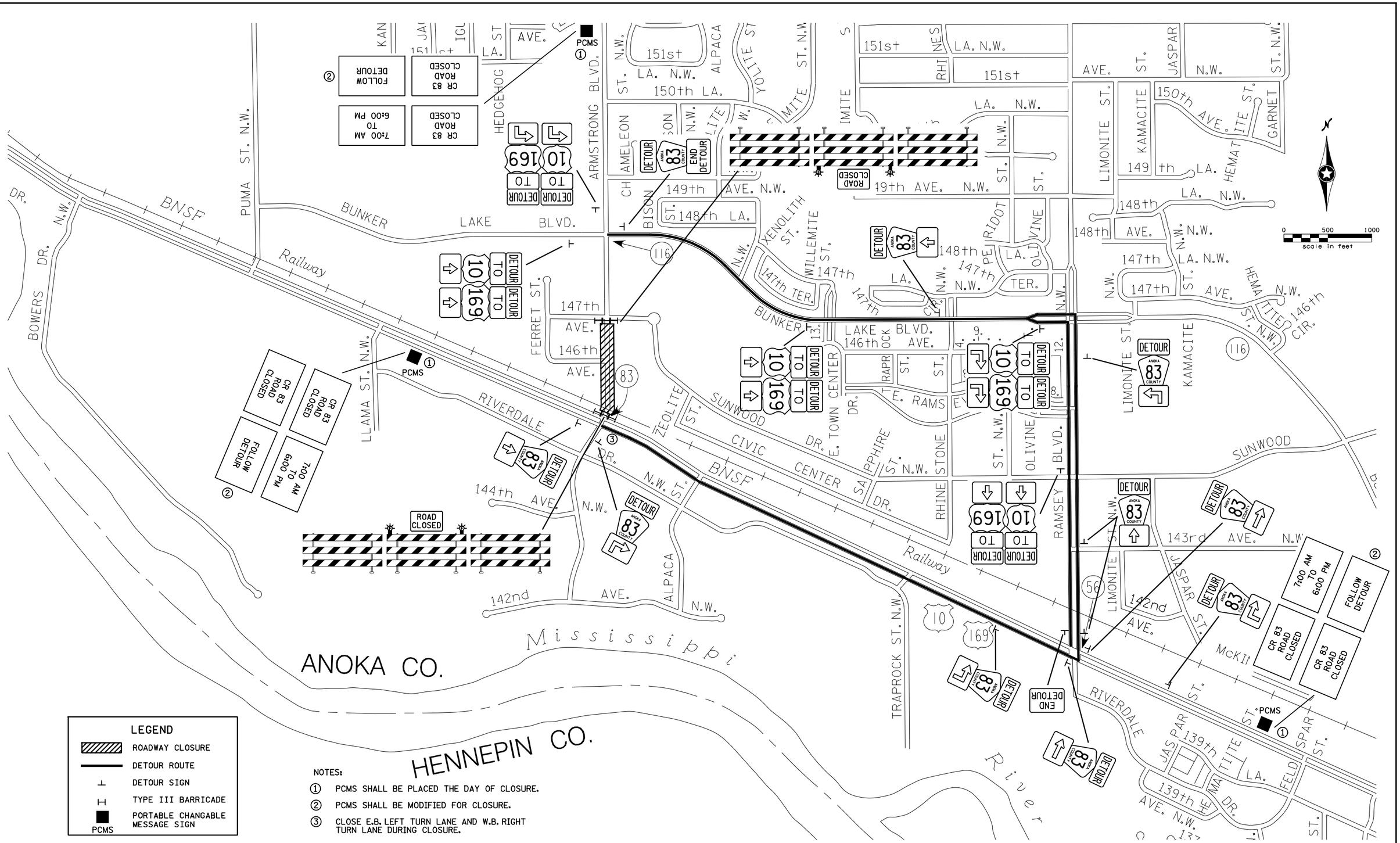
Recommend or deny submittal of a letter to Anoka County requesting a change in designation for the official detour route from Bunker Lake Boulevard to Sunwood Drive between Armstrong Boulevard (CSAH 83) and Ramsey Boulevard (CSAH 56) during construction of the Highway 10 and Armstrong Boulevard Interchange.

Attachments

Interchange Detour Plan

Form Review

Inbox	Reviewed By	Date
Grant Riemer	Grant Riemer	03/26/2015 11:43 AM
Kurt Ulrich	Kurt Ulrich	03/26/2015 03:39 PM
Form Started By: Bruce Westby		Started On: 03/06/2015 07:28 AM
Final Approval Date: 03/26/2015		



LEGEND

- ROADWAY CLOSURE
- DETOUR ROUTE
- DETOUR SIGN
- TYPE III BARRICADE
- PCMS — PORTABLE CHANGABLE MESSAGE SIGN

NOTES:

① PCMS SHALL BE PLACED THE DAY OF CLOSURE.

② PCMS SHALL BE MODIFIED FOR CLOSURE.

③ CLOSE E.B. LEFT TURN LANE AND W.B. RIGHT TURN LANE DURING CLOSURE.

NO	DATE	BY	CKD	APPR	REVISION
					...\CAD_BIM\Plan\8259_d101.dgn

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.

Print Name: CRAIG J. HASS

Date 09-12-14 License # 45039

STATE PROJECT NO. 002-683-004 199-115-002	DRAWN BY S. MARTINS
STATE PROJECT NO. 0202-95 (TH 10)	DESIGNED BY D. SYMANIETZ
COUNTY PROJECT NO. 002-683-004	CHECKED BY C. HASS
CITY PROJECT NO. 14-22	COMM. NO. 0138259

SRF Consulting Group, Inc. — ENGINEERS PLANNERS DESIGNERS

ANOKA COUNTY

STAGING AND TRAFFIC CONTROL PLANS

T.H. 10 / C.S.A.H. 83 INTERCHANGE

NIGHT CLOSURE DETOUR ROUTE

SHEET 107 OF 586

8:55:33 AM
10/10/2014
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Public Works Committee **5. 4.**

Meeting Date: 03/31/2015

By: Grant Riemer, Engineering/Public Works

Title:

Business Signage for Armstrong Interchange Detour

Purpose/Background:

One of the challenges during a large scale road construction project, such as the Armstrong Interchange, is the effect it has on motorists and their daily routines. When detours and road closures change motorist's normal traffic patterns, local businesses are effected. Navigating construction zones can be difficult and finding your way to a local business can be a real challenge. Standard construction signage is normally a large arrow and a sign saying "Local Business Access". This signage is adequate for people familiar with the area, but doesn't provide enough information for most motorists. The City of Rogers dealt with a similar project with the Hwy 101 & County Road 144 Reconstruction. They were kind enough to share a couple of their ideas on how they attempted to minimize impacts to their business community located in the construction area.

Timeframe:

15 Minutes

Observations/Alternatives:

The city of Ramsey has faced a similar situation in the past with the construction of the Sunwood Dr Extension in the summer of 2012. In that case the city fabricated business access signs and placed them at the corners of Bunker Lk Blvd/ Armstrong Blvd and Zeolite St/ Bunker Lk Blvd, directing motorists to the Northstar Market Place and to businesses on the west side of Armstrong Blvd. In the case of the Armstrong Interchange Project, signs would only need to be placed at the Zeolite St/ Bunker Lk Blvd. intersection, because traffic will still have the option to access Sunwood Dr from Armstrong Blvd. PW still has all these signs in our inventory and could easily re-assemble them at little or no additional cost. The City of Rogers did basically the same thing with their signage, except they used one large sign with black text on a white background, instead of individual signs for each business. Again PW could fabricate this type of sign in house. The banner type sign that Rogers used works best were the motorist can view the sign from a stop condition, such as a T-intersection. This type of sign would be hard to read, if a vehicle is traveling at any reasonable speed. This type of banner sign would also fall under Sec. 117-465. of city code that limits the location of temporary signs and the duration that they can remain in place. The city council would need to provide written exceptions for their use, if their use violated city code. T he PW department could not fabricate this type of sign and would need to contract out. The business access signage for the area south of Hwy 10 will be more of a challenge, because the intersection of Riverdale Dr and Armstrong Blvd will be closed. The businesses west of Armstrong Blvd (U.S. Bank and Shorewood RV) will only have access from Hwy 10 east bound at Llama St. Traffic east bound on Hwy 10 can enter at Llama St, but west bound traffic will have to travel 3000 ft to the west and make a u-turn and travel back to Llama St. The businesses east of the intersection of Armstrong Blvd/ Riverdale Dr have a more convenient detour route. Traffic east and west bound on Hwy 10 can enter at Traprock St to reach business destinations on the eastern half of Riverdale Dr.

Alternative #1 Follow Anoka County's recommended signage plan
Alternative #2 City to fabricate or purchase and install local business signs. Design and type based on committee discussion

Funding Source:

General Fund 0260-6489 Traffic Engineering

Recommendation:

Staff recommends alternative #2 City to fabricate or purchase and install local business access signs. Design and type of sign based on committee discussion

Action:

Motion to accept staff recommendation of alternative #2 City to fabricate or purchase and install local business access signs. Design and type of sign based on committee discussion or reject staff recommendation and motion to approve alternative based on committee discussion.

Attachments

Sunwood Dr Detour Signage

Typical Detour Signage

Sign Banner

Rogers Business Sign

Staging and Traffic Control plan

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	03/26/2015 10:49 AM
Form Started By: Grant Riemer		Started On: 03/20/2015 02:27 PM
Final Approval Date: 03/26/2015		

LOCAL BUSINESS

COBORN'S

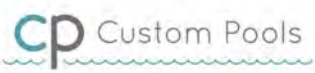
FANTASTIC SAMS

TOTALLY TAN

VERIZON WIRELESS

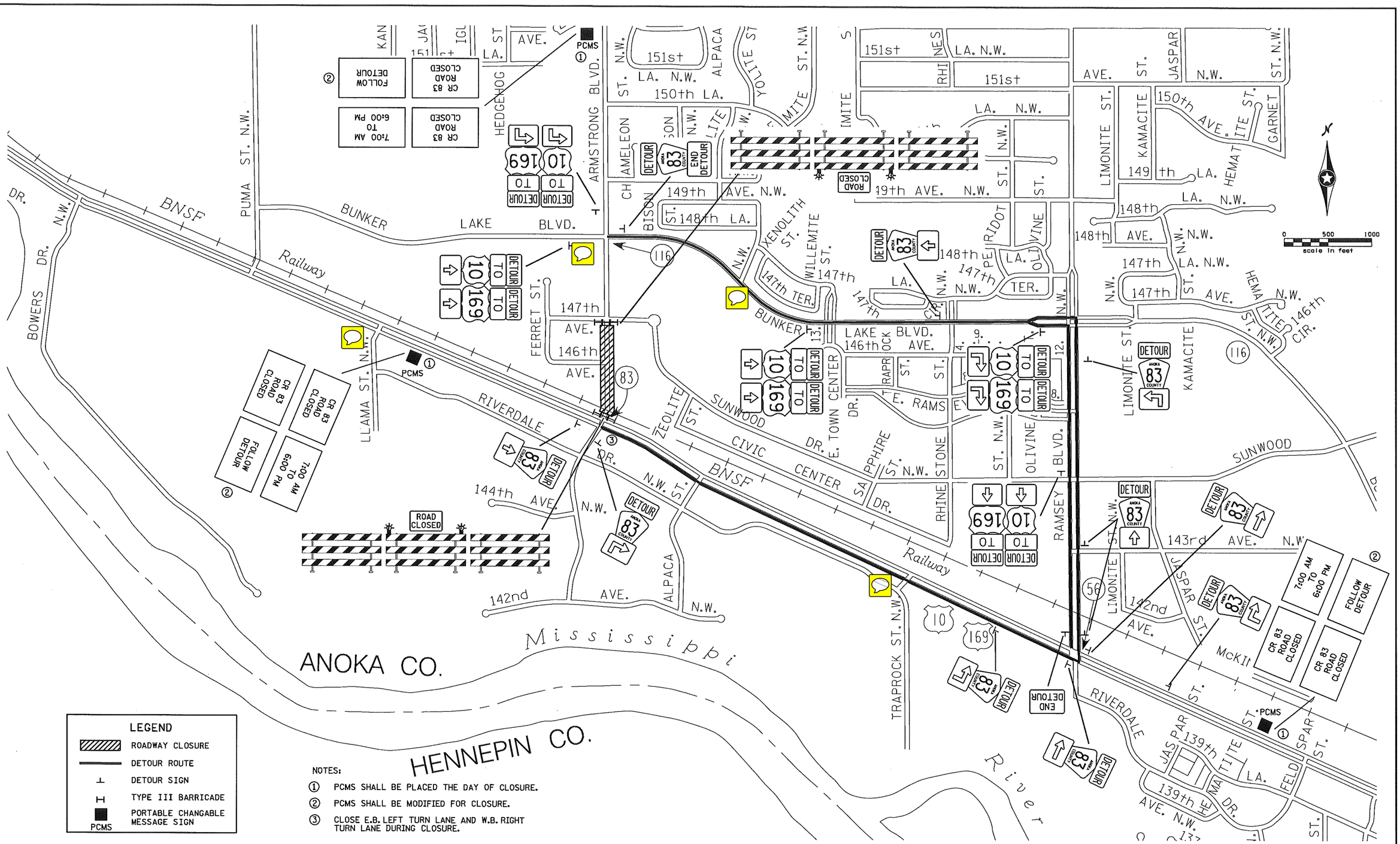
144
LOCAL BUSINESS
ACCESS
FOLLOW DETOUR

Business Access



Pet Food, Etc. Pebble Beach Tan Sporting Goods

BUSINESS ACCESS
ANYTIME FITNESS
CUSTOM POOLS
GREEN PLANET
NORTH BALLET
PEBBLE BEACH TAN
PET FOOD, ETC.
QP PHOTOGRAPHY
QUILTED TREASURES
SCC KITCHEN BATH
SPORTING GOODS INC
TARGET SPORTS



NO	DATE	BY	CKD	APPR	REVISION
					...\CAD_BIM\Plan\8259_d101.dgn

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.

Print Name: CRAIG J. HASS

Date 09-12-16 License # 45039

STATE AID PROJECT NO.	002-683-004
	199-115-002
STATE PROJECT NO.	0202-95 (TH 10)
COUNTY PROJECT NO.	
CITY PROJECT NO.	
DRAWN BY	S. MARTINS
DESIGNED BY	D. SYMANIETZ
CHECKED BY	C. HASS
COMM. NO.	0138259

SRF Consulting Group, Inc. ENGINEERS PLANNERS DESIGNERS

ANOKA COUNTY

STAGING AND TRAFFIC CONTROL PLANS

T.H. 10 / C.S.A.H. 83 INTERCHANGE

NIGHT CLOSURE DETOUR ROUTE

SHEET 107 OF 586

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9/11/2014
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Public Works Committee **5. 5.**

Meeting Date: 03/31/2015

By: Bruce Westby, Engineering/Public Works

Title:

Consider Street and Pedestrian Facility Lighting Plans - Center Street and Riverdale Drive

Purpose/Background:

Purpose:

The purpose of this case is to consider proposed street and pedestrian facility lighting plans for Center Street and Riverdale Drive.

Background:

Staff has been working with Connexus Energy to develop street and pedestrian facility lighting plans for both the Center Street and Riverdale Drive projects. Street and pedestrian facility lighting was not included in the construction plans as bid for either project, but staff believes street and pedestrian facility lighting is appropriate for both projects and is seeking input from the Public Works committee on the currently proposed designs attached to this case.

Riverdale Drive Lighting Plans

Connexus Energy has provided the City with a proposal including costs for 27 street lights with 135 watt LED shoebox style light fixtures mounted on 30-foot tall fiberglass poles, as well as 27 pedestrian facility lights with Traditionaire style 50 watt LED light fixtures on 14-foot tall fiberglass poles with 14 of these lights located along the 10-foot wide Mississippi River Trail that will be constructed along the south side of Riverdale Drive this spring, and the other 13 lights along the 10-foot wide City trail on the north side of Riverdale. This design would provide continuous lighting along the entire corridor that is being reconstructed and extended as part of the Riverdale Drive project that will be completed this spring.

A cost estimate for the street and pedestrian facility lights is attached.

Conduits for lighting were installed under each of the driveways and street intersections with the Riverdale Drive project so none of the existing infrastructure will be damaged.

Center Street Lighting Plans

Connexus Energy has provided the City with 3 proposals to date.

The first lighting proposal was submitted on October 3, 2014 and included 2 street lights at the intersection of Center Street and 145th Avenue NW with 135 watt LED shoebox style light fixtures mounted on 25-foot tall poles that match the pole and fixture styles along Sunwood Drive, and ten (10) 50 watt LED lights on 14-foot tall poles. Attached is a dated drawing showing this design. The estimated cost for this design was $39,206.

The second lighting proposal was submitted on February 24, 2015 and included 2 street lights at the intersection of Center Street and 145th Avenue NW with 135 watt LED shoebox style light fixtures mounted on 25-foot tall poles that match the pole and fixture styles along Sunwood Drive, and eight (8) 50 watt LED lights on 14-foot tall poles. Attached is a dated drawing showing this design. City staff requested the revised design because the lighting levels between Sunwood Drive and 145th Avenue on the first proposal appeared to be excessive so two were removed. The estimated cost for this design was $34,583.

The third lighting proposal was submitted on March 13, 2015 and included 2 street lights at the intersection of

Center Street and 145th Avenue NW with 135 watt LED shoebox style light fixtures mounted on 25-foot tall poles that match the pole and fixture styles along Sunwood Drive, and eight (8) 50 watt LED lights on 14-foot tall poles. Attached is a dated drawing showing this design. City staff requested that one of the lights between Sunwood Drive and 145th Avenue be moved to north of 145th Avenue to enhance the street lighting on the east side of Center Street between 145th Avenue and Ramsey Parkway. The estimated cost for this design is roughly $35,000.

Conduits for lighting were installed under each of the driveways and street intersections with the Center Street project so none of the existing infrastructure will be damaged.

Timeframe:

Staff estimates this case will take approximately 20 minutes to present and discuss.

Observations/Alternatives:

Observations:

Staff requests input from the Public Works Committee on the proposed lighting levels along both of these corridors. Staff wishes to request City Council approval of the preferred designs for both projects on April 14th to allow construction of the lighting systems to be cost-effectively coordinated with the completion of both projects.

Alternatives:

Alternative #1 – Motion to recommend City Council approval of the Public Works Committee's preferred lighting system for each project including; _____.

Alternative #2 – Motion of other.

Funding Source:

Funding for Center Street lighting will be paid from the TOD grant received from the Metropolitan Council. Funding for the lighting along Riverdale Drive will come from the City's Street Lighting Fund. These expenditures will need to be approved by the City Council on April 14th.

Recommendation:

Staff recommends alternative #1 based on the Public Works Committee's preferred design for each project.

Action:

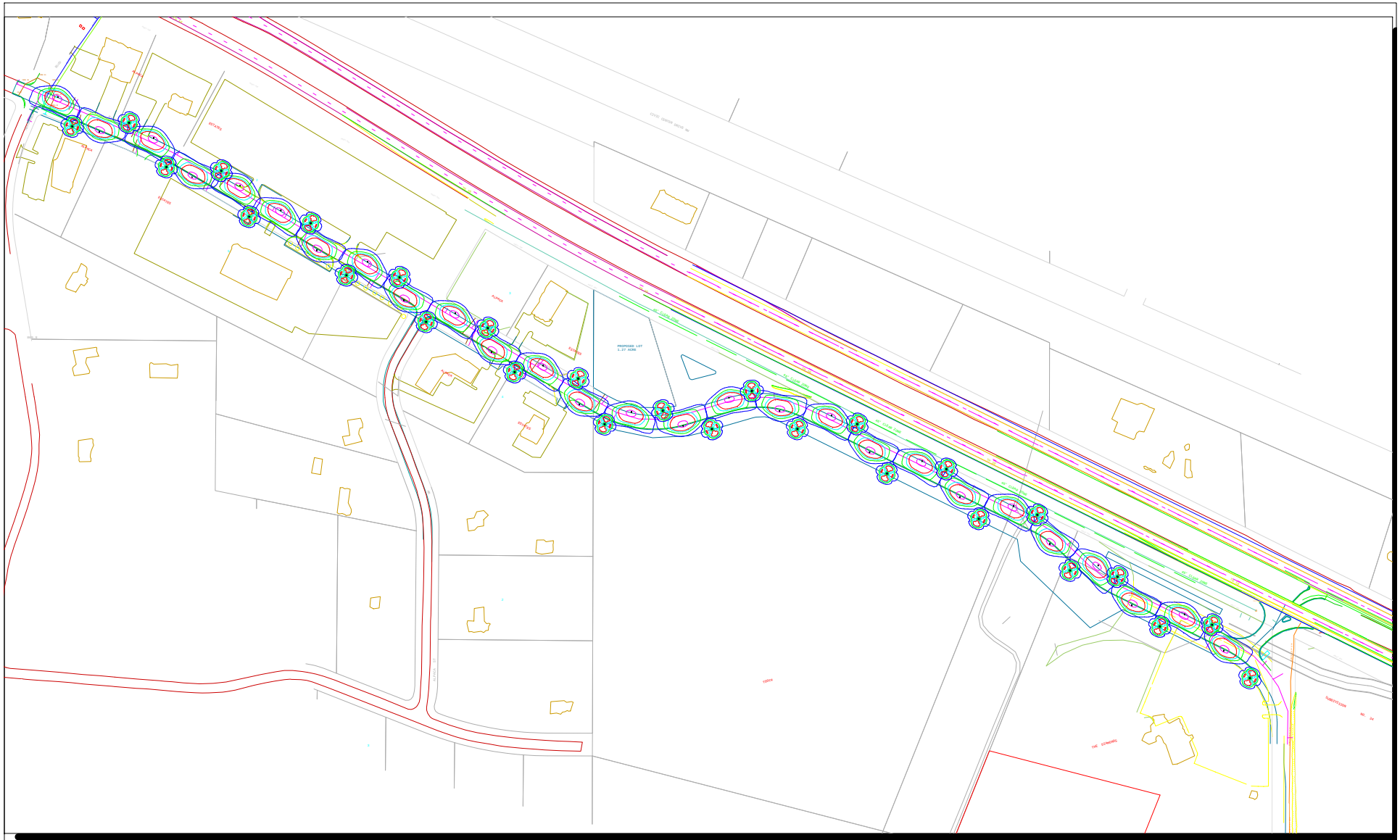
Recommendation for City Council approval or denial of lighting systems for both projects.

Attachments

Riverdale Drive Lighting Proposal
Riverdale Drive Lighting Cost Estimate
Center St Proposal 10 03 14
Center St Proposal 2 24 14
Center St Proposal 3 12 15

Form Review

Inbox	Reviewed By	Date
Grant Riemer	Grant Riemer	03/26/2015 03:23 PM
Kurt Ulrich	Kurt Ulrich	03/26/2015 04:03 PM
Form Started By: Bruce Westby		Started On: 03/06/2015 07:32 AM
Final Approval Date: 03/26/2015		



RIVERDALE PEDESTRIAN LIGHTING
27 TRADITIONAIRE LED
FOR PEDESTRIAN LIGHTING
INSTALLED IN CONJUNCTION
WITH ROADWAY LIGHTING

CONNEXUS ENERGY

DAN JOHNSON

763.323.4265
DAN.JOHNSON@CONNEXUSENERGY.COM

CONNEXUS® ENERGY
Your Community Energy Partner

Date:3/24/2015

CONNEXUS® ENERGY
Your Community Energy Partner

14601 Ramsey Boulevard
Ramsey, Minnesota 55303
763-323-2600
Fax: 763-506-9541
1-800-642-1672
www.connexusenergy.com
info@connexusenergy.com

March 26, 2015

Bruce Westby
City of Ramsey
7550 Sunwood Dr NW
Ramsey, MN 55303

Mr. Westby,

We have prepared the following preliminary layout and costs to install street lighting and pedestrian lighting along Riverdale Dr. from Armstrong to Traprock. Connexus Energy would install, retain ownership, and provide ongoing maintenance of the lights under our monthly energy and maintenance rate.

Roadway Fixtures

(27) 135 Watt LED Shoebox style lights on 30' fiberglass poles	at $2,592 each
(1) Small Lighting Control Cabinet	at $2,280
(8,250 feet) wire footage (estimated)	at $6.65/foot
(230 feet) bore footage (estimated)	at $9.90/foot
Total for roadway fixtures	$129,403.50

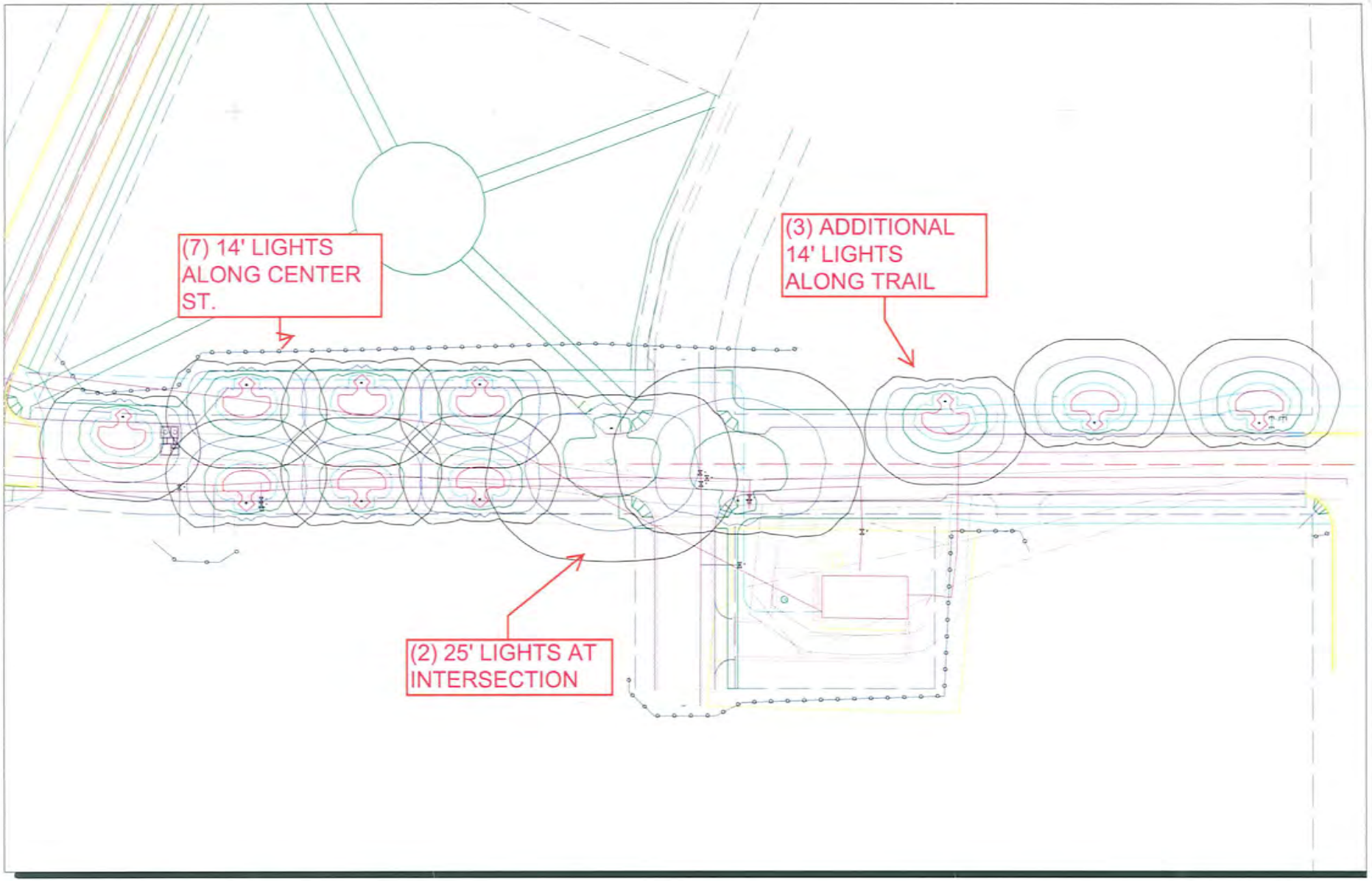
Pedestrian Fixtures

Traditionaire style LED lights on 14' fiberglass poles	at $1,351 each
(272 feet north side, 396 feet south side) Additional footage	at $6.65/foot
South side trail – 14 lights	$21,547.40
North side trail – 13 lights	$19,371.80
Permit administration fee (assumes Ramsey fee waived)	$25

The above estimate assumes installation at the same time. The exact amount of directional boring required unknown. Necessary directional boring will be charged at an additional $9.90 per foot. All footage fees will be updated on installed measurements. The lights will be installed to utility specifications, will be unmetered, and will operate on a dusk-to-dawn schedule. If job site conditions beyond our control prevent normal installation procedures or if winter construction is required, additional charges may be applied. Although care will be taken to allow for minimal restoration, Connexus Energy will not be responsible for final restoration of groomed turf.

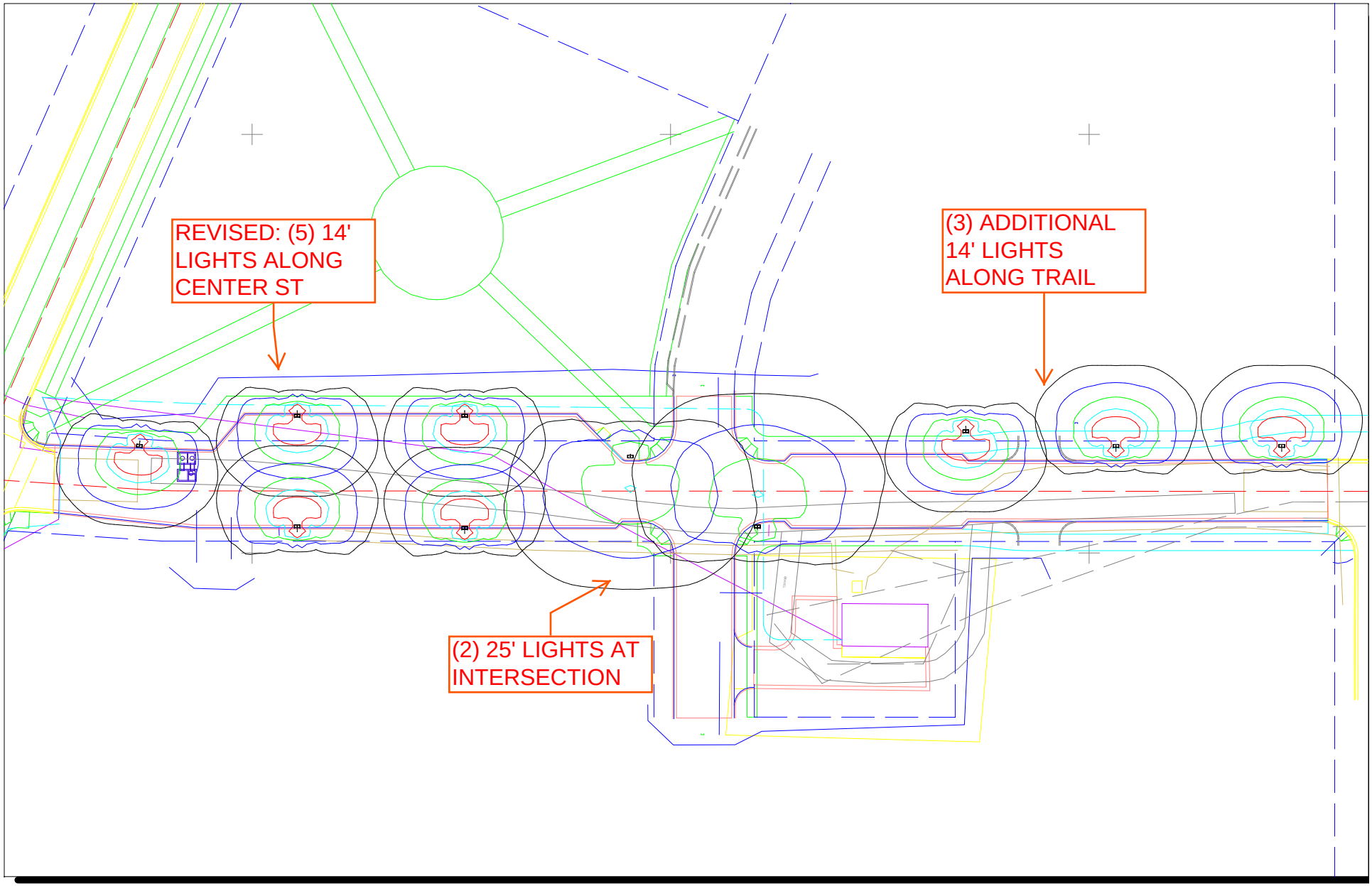
Sincerely,

Dan Johnson
Distribution Designer



CENTER ST, RAMSEY

10/3/2014

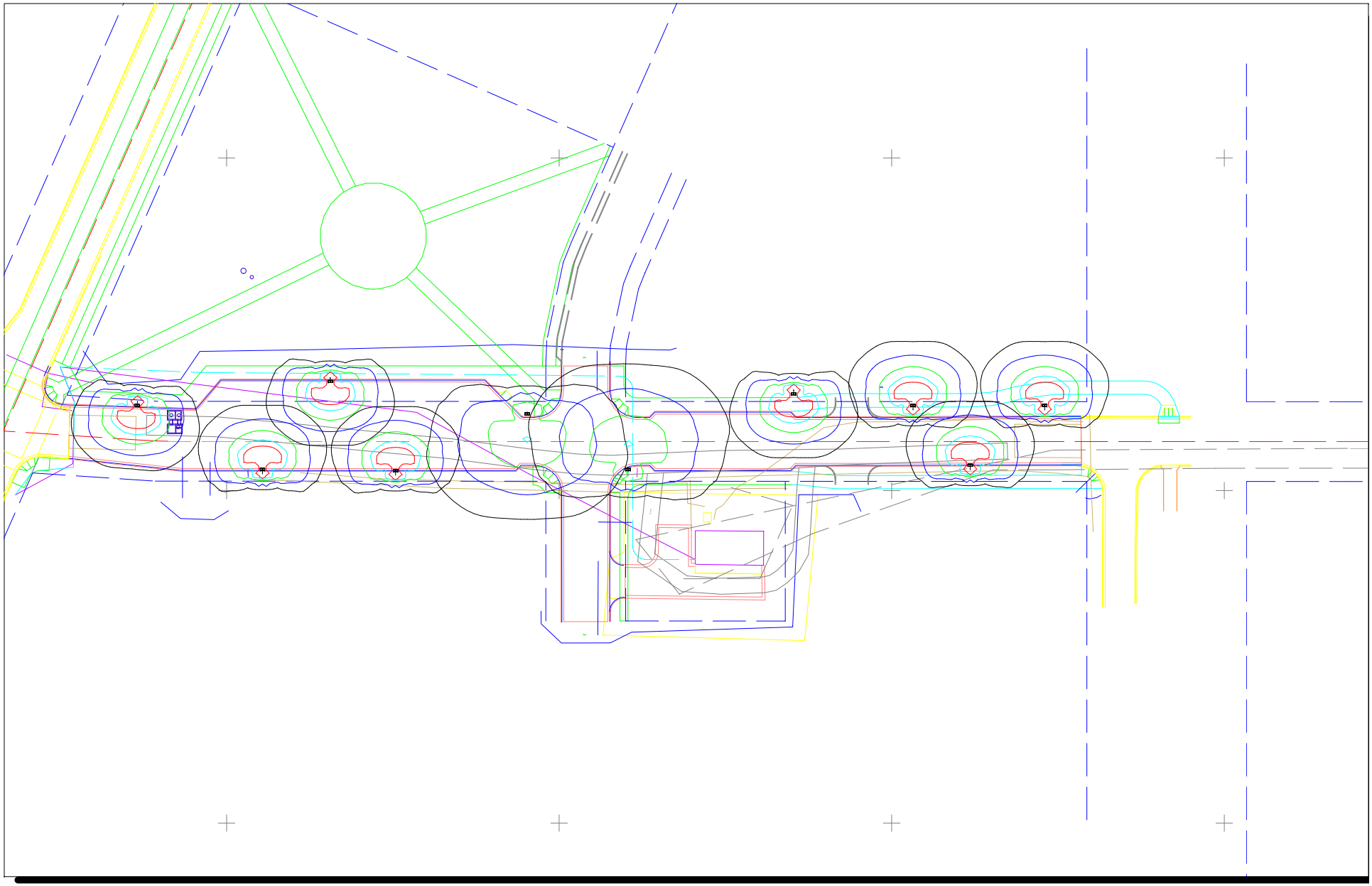


CENTER ST, RAMSEY - LIGHTING

CONNEXUS® ENERGY
Your Community Energy Partner

REVISED TO REMOVE TWO LIGHTS PER CITY REQUEST

2/24/2015

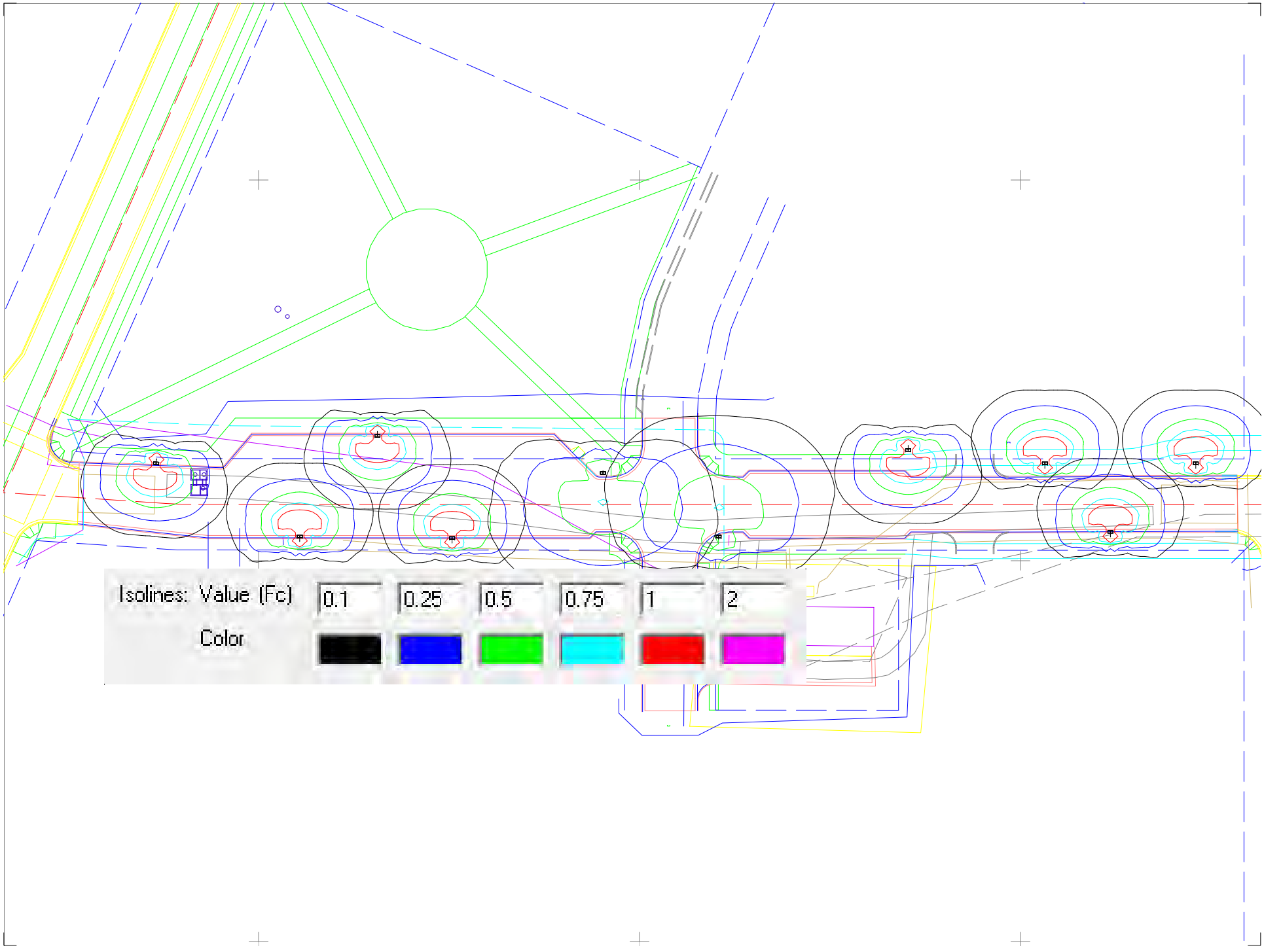


CENTER ST, RAMSEY - LIGHTING

CONNEXUS® ENERGY
Your Community Energy Partner

REVISED TO REARRANGE LIGHTS PER CITY REQUEST

3/12/2015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CONNEXUS® ENERGY

Your Community Energy Partner

Luminaire Schedule	
Qty	Label
8	GE454394

	Description
	EASM 50W Type IV

Public Works Committee **5. 6.**

Meeting Date: 03/31/2015

By: Grant Riemer, Engineering/Public Works

Title:

Request Installation of Priority Street Light at Nowthen Blvd and Iodine Street

Purpose/Background:

Under the City's current street lighting policy, priority street lights are to be located at intersections of all County and State trunk highways as well as the City's higher speed MSA streets. Priority lights are 150 watt high- pressure sodium luminaries which are mounted on either existing wooden poles or fiberglass standards with a cobra head style fixture. The City began the installation of priority lights during the mid-90s and budgeted $25,000 each year for the installation of additional lights until all intersections eligible for priority lights had them in place. This goal was accomplished in 2006. In our CIP under "Priority D" street lighting we have $15,000 budgeted for years 2014-2018. This fund is established to 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.**Note:** Connexus Energy's policy is now to systematically replace all Cobra and Security lights with LED fixtures when they have any maintenance issues, such as a bad ballast or need bulb replacement. A decorative light will only be replaced if they can't repair it.

Timeframe:

10-15 minutes

Observations/Alternatives:

Currently the intersection of Nowthen Blvd and Iodine Street is lit with a residential style street lamp in the south west corner. There are several other intersections throughout the system lit in this manner, but the majority are lighted with the overhead "cobra" style light. With the addition of the shared entrance of Lord of Life and the Stoney River Assisted Living Center, turning movements at this intersection will increase. Staff feels that the improved lighting will increase safety at the intersection. The new light would consist of a Cobra Style LED light on a 14' arm. Total cost of the installation would be $2,011. This cost includes the light, adding a transformer to the existing pole and required permits from Anoka County.

Alternative #1 - Do nothing and leave lighting at intersection as it is currently. (This alternative is not supported by staff)

Alternative #2- Install a LED priority street light on the north side of Nowthen Blvd near Iodine Street to the existing pole. (Staff supports this alternative)

Funding Source:

Cost center 9603-1730

Recommendation:

Staff Recommends alternative #2- Install a LED priority street light on the north side of Nowthen Blvd near Iodine Street to the existing pole.

Action:

Motion to accept staff recommendation of Alternative #2 Install a LED priority street light on the north side of Nowthen Blvd near Iodine Street to the existing pole, or a motion to accept alternative recommendation based on committee discussion.

Attachments

Light Pattern

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	03/26/2015 10:45 AM
Form Started By: Grant Riemer		Started On: 02/19/2015 09:19 AM
Final Approval Date: 03/26/2015		

INSTALL LED COBRA STYLE LIGHT ON 14' ARM
ON EXISTING POLE, ANGLED TOWARD INTERSECTION

CONNEXUS® ENERGY
Your Community Energy Partner

Date:2/25/2015

CC Regular Session **7. 1.**

Meeting Date: 04/14/2015

By: Tim Gladhill, Community Development

Information

Title:

Adopt Ordinance #15-07 Amending City Code Section 117-428 Entitled Towers

Purpose/Background:

Much of the information pertaining to this case is found in the attached documents. Please read all attachments for full context.

The purpose of this case is to introduce Ordinance #15-07 as requested by Connexus Energy. The intent of Ordinance #15-07 is to amend City Code Section 117-428 entitled Towers to increase the maximum height of communications towers to 199 feet for entities providing Stage I and Stage II Improvements. This would apply only to the private communication for entities that provide the service of these required improvements. Said improvements are required by City Code and represent basic utility services provided to Ramsey residents such as gas, electric, land-line telephones, streets, water, sanitary sewer, etc. These providers include Connexus Energy (electric), Centerpoint Energy (natural gas), and Century Link (land line telephones). The City of Anoka also provides electric service to a small portion of the City of Ramsey.

The current height limitation for communications towers is 100 feet in all districts. This height limitation would still apply to towers constructed for the purpose of providing cellular phone coverage to the general public, a common entity with communications towers.

The current language of City Code was amended in 2008 to address an increase in the number of mobile phone provider towers within the community. Ordinance #15-07 is intended to address direction provided by the Planning Commission to address safety needs of core utility providers. Staff has clarified this to be interpreted as a City-Required Stage I or Stage II Improvement.

Ordinance #15-07 has been requested by Connexus Energy, who is proposing a 199 foot communications tower at their headquarters located at 14601 Ramsey Boulevard NW in Ramsey. This request is being handled as a separate case.

Notification:

The Notice of Public Hearing was published in the Anoka County UnionHerald.

Additionally, Staff attempted to notify all Property Owners within 350 feet of 14601 Ramsey Blvd NW of the Public Hearing related to the requested Conditional Use Permit. The request for Conditional Use Permit is processed as a separate case.

Observations/Alternatives:

The City last updated the Tower Ordinance in 2008 in response to a request for a 165 foot communications tower in Alpine Park. The policy direction of the City Council at that time was to limit the height of all communications towers to 100 feet. The policy direction meant that the City was comfortable in potentially seeing additional shorter towers in lieu of allowing fewer, yet relatively taller towers. The report drafted in 2008 is attached for review.

Towers are generally regulated by the Federal Telecommunications Act. In summary, said act prevents local governments from completely eliminating all possible locations for siting of said towers, but does provide for local government units to provide reasonable design, location, and other bulk standards. The act ensures that there is

adequate cellular coverage across the nation. Over the past decade, the utilization of cellular phones has increased dramatically, with a majority of residents utilizing said services. With the number of residents utilizing said technology, it is also important from a public safety perspective to have adequate coverage.

Ordinance #15-07 still maintains the 100 foot limit for most towers as currently prescribed by City Code and acknowledges the Planning Commission direction from January 8, 2015. The Ordinance will essentially create an exemption from those core utility services that are required of all Ramsey development.

The City Council introduced the ordinance on March 24, 2015. There was a question about potential conflicts where commercial and industrial districts are adjacent to residential areas. City Code does prescribe a setback that requires that the 'fall zone' in the unlikely event of failure be contained on site and said fall zone cannot encumber a residential area. From a safety perspective, existing zoning code should address safety concerns to the public. An aspect that is less readily measured is the visual impact of said towers. Towers in the community certainly will be highly visible. Staff has prepared an exhibit that indicates a radius of 199 feet (equal to the height being discussed with this ordinance) and one-quarter mile surrounding commercial and industrial districts. This buffer area is where the City could expect most complaints about the aesthetic quality arise from, based on previous experience. Please note, many of these parcels would not qualify due to soil conditions and required setbacks, so the overall impact indicated on this exhibit is anticipated to be much less.

Alternatives

Alternative #1. Adopt Ordinance #15-07. This will start the process to allowing certain communications towers as defined in the ordinance to be a maximum height of 199 feet.

Alternative #2. Deny Ordinance #15-07. This would retain the current height limitation of 100 feet.

Funding Source:

The Applicant is responsible for all costs with processing the Application.

Recommendation:

The Planning Commission recommends that the City adopt Ordinance #15-07. Minor recommended language amendments to Ordinance #15-07 have been incorporated into the ordinance.

Additionally, by separate ordinance, the Planning Commission requested that the City Council reconsider the limitation of 100 feet in commercial and industrial districts. The Planning Commission supports this height limitation in residential districts and parks; however, stated a desire to allow taller towers in the commercial and industrial districts. This request will be reviewed at a later date as time permits in current work plans.

Action:

Motion to waive the City Charter requirement to read the ordinance aloud and adopt Ordinance #15-07.

Roll Call Vote:

Councilmember Johns
Councilmember Kuzma
Councilmember Shryock
Councilmember Riley
Councilmember LeTourneau
Councilmember Williams
Mayor Strommen

Attachments

Redlined Text
Ordinance #15-07
Planning Commission Minutes dated July 10, 2008
City Council Minutes dated July 22, 2008
City Council Minutes dated August 12, 2008
Tower Overlay District
Code Comparison Table
Presentation Provided in 2008
Planning Commission Agenda Item dated July 10, 2008
DRAFT Planning Commission Minutes dated March 5, 2015
DRAFT City Council Minutes dated March 24, 2015
Visual Impact Exhibit

Form Review

Inbox	Reviewed By	Date
Tim Gladhill (Originator)	Tim Gladhill	04/08/2015 04:23 PM
Chris Anderson	Chris Anderson	04/08/2015 05:40 PM
Kurt Ulrich	Kurt Ulrich	04/09/2015 01:45 PM
Form Started By: Tim Gladhill		Started On: 04/08/2015 03:17 PM
Final Approval Date: 04/09/2015		

Sec. 117-428. - Towers.

(a) *Purpose.* In order to accommodate the communication needs of residents and business while protecting the public health, safety, and general welfare of the community, the council finds that these regulations are necessary in order to:

(1) Facilitate the provision of wireless telecommunication services to the residents and businesses of the city;

(2) Minimize adverse visual effects of towers through careful design and siting standards;

(3) Avoid potential damage to adjacent properties from tower failure through structural standards and setback requirements; and

(4) Maximize the use of existing and approved towers and buildings to accommodate new wireless telecommunication antennas in order to reduce the number of towers needed to serve the community.

(b) *Towers in residential zoning districts.* Construction of towers to support commercial antennas that conform to all applicable provisions of this Code may be allowed only the following locations:

(1) Parcels within the Tower Overlay District as shown on the official zoning map.

(2) All church, government, school, utility, and institutional sites

(3) If the proposed tower is to be located within a residential district, documentation must be included in the application that demonstrates that the tower cannot be reasonably located within a commercial, industrial, or public/quasi-public zoning district.

(c) *Towers in Town Center and Critical River Overlay Zoning Districts.* Construction of towers to support commercial antennas shall not be allowed in Town Center and Critical River Overlay Zoning Districts, except that antennas may be attached to existing structures provided the antenna does not extend more than 20 feet above the highest point of the structure or tower.

(d) *Towers in the H-1 Highway 10 Business District.* Construction of towers to support commercial antennas shall not be allowed in the H-1 Highway 10 Business District. Antennas may not be constructed on existing structures in the H-1 District.

(e) *Use of city-owned land for wireless telecommunication antennas and towers.*

(1) *Priority of users.*

a. The city;

b. Public safety agencies, including law enforcement, fire, and ambulance services, which are not part of the city and private entities with a public safety agreement with the city;

c. Other governmental agencies, for uses which are not related to public safety; and

d. Entities providing licensed commercial wireless telecommunication services including cellular, personal communication services (PCS), specialized mobilized radio (SMR), enhanced specialized mobilized radio (ESMR), paging, and similar services that are marketed to the general public.

(2) *Minimum requirements.*

a. The user must obtain a lease from the city, which shall take the following criteria into consideration:

1. The antennas or tower will not interfere with the purpose for which the city owned property is intended;

2. The antennas or tower will have no adverse impact on surrounding private property;

3. The applicant is willing to obtain adequate liability insurance and commit to a lease agreement which includes equitable compensation for the use of public land and other necessary provisions and safeguards. The fees shall be established by the city council after considering comparable rates in other cities, potential expenses, risks to the city, and other appropriate factors;

4. The antennas or tower will not interfere with other users who have a higher priority as discussed in subsection (e)(1) of this section;

5. Upon reasonable notice, the antennas or tower may be required to be removed at the user's expense;

6. The applicant must reimburse the city for any costs which it incurs because of the presence of the applicant's antennas or towers; and

b. The user must obtain all necessary land use approvals, including a conditional use permit from the city.

(3) *Special requirements.* The use of certain city-owned property, such as water tower sites and parks, for wireless telecommunication antennas or towers brings with it special concerns due to the unique nature of these sites. The placement of wireless telecommunication antennas or towers on these special city-owned sites will be allowed only when the following additional requirements are met:

a. *Water tower sites.* The city's water tower represents a large public investment in water pressure stabilization and peak capacity reserves. Protection of the quality of the city's water supply is of prime importance to the city. As access to the city's water storage system increases, so too increases the potential for contamination of the public water supply. For these reasons, the placement of wireless telecommunication antennas or towers on existing or future water tower sites will be allowed only when the city is fully satisfied that the following requirements are met:

1. The applicant's access to the facility will not increase the risks of contamination to the city's water supply;

2. There is sufficient room on the structure and/or on the grounds to accommodate the applicant's facility;

3. The presence of the facility will not increase the water tower maintenance costs to the city; and

4. The presence of the facility will not unreasonably interfere with maintaining the water tower.

b. *Parks.* Wireless telecommunication antennas will be considered only in parks on existing structures after the recommendation of the park and recreation commission and approval of the city council. Antennas may extend a maximum on 20 feet above existing structures. In addition, antennas are not permitted in those parks that have been titled to the plat in which they were dedicated or have restrictive covenants prohibiting any use except park and recreation use.

(4) *Application process.* All applicants who wish to locate a wireless telecommunication antenna or tower on city-owned property must submit to the city administrator, or his designee, a completed application and detailed plan that complies with the submittal requirements of the zoning ordinance along with other pertinent information requested by the city.

(5) *Termination.* The city council may terminate any lease if it determines that any one of the following conditions exists:

a. A potential user with a higher priority cannot find another adequate location and the potential use would be incompatible with the existing use;

b. A user's frequency broadcast unreasonably interferes with other users of a higher priority, regardless of whether or not this interference was adequately predicted in the technical analysis; or

c. A user violates any of the standards in this policy or the conditions attached to the city's permission.

Before taking action, the city will provide 30 days' notice to the user of the intended termination and the reasons for it, and provide an opportunity for the user to address the city council regarding the proposed action. This procedure need not be followed in emergency situations.

(6) *Reservation of right.* Notwithstanding the above, the city council reserves the right to deny, for any reason, the use of any or all city-owned property by any one or all applicants.

(7) *Use of revenue.* All revenue generated through the lease of city-owned property for wireless telecommunication towers and antennas shall be made payable to the city and transmitted to the city's department of finance. Revenue shall be credited to the specific operating activity using the land upon which the wireless telecommunication towers and antennas are located:

a. To the water utility fund when located on water utility property;

b. To the park improvement fund if located on park or open space land;

c. Any revenues not meeting the above criteria shall be applied as general revenues of the general fund.

(f) *Collocation requirements.* All commercial wireless telecommunication towers erected, constructed, or located within the city shall comply with the following requirements:

(1) A proposal for a new commercial wireless telecommunication service tower shall not be approved unless the city council finds that the telecommunications equipment planned for the proposed tower cannot be accommodated on an existing or approved tower or building within a one-mile search radius of the proposed tower due to one or more of the following reasons:

a. The planned equipment would exceed the structural capacity of the existing or approved tower or building, as documented by a qualified and licensed professional engineer, and the existing or approved tower cannot be reinforced, modified, or replaced to accommodate planned or equivalent equipment at a reasonable cost.

b. The planned equipment would cause interference materially impacting the usability of other existing or planned equipment at the tower or building as documented by a qualified professional and the interference cannot be prevented at a reasonable cost.

c. Existing or approved towers and buildings within the search radius cannot accommodate the planned equipment at a height necessary to function reasonably as documented by a professional engineer.

d. In spite of its best efforts, within 60 days, the applicant was unable to obtain approval to collocate on an existing or approved tower or building.

e. Other reasons that make it impractical to locate the planned telecommunications equipment upon an existing or approved tower or building.

(2) Shared use of existing communications towers shall be preferred to the construction of a new tower. Any proposed commercial wireless telecommunication service tower shall be designed structurally, electrically, and in all respects, to accommodate both the applicant's antennas and comparable antennas for at least two additional users.

(g) *Tower construction requirements.* All towers erected, constructed, or located within the city, and all wiring therefor, shall comply with the requirements set forth in chapter 105

(h) *Tower and antenna design requirements.* Proposed or modified towers and antennas shall meet the following design requirements:

(1) Towers and antennas shall be designed to blend into the surrounding environment through the use of color and design, except in instances where the color is dictated by federal or state authorities such as the Federal Aviation Administration. Tower architectural standards are subject to final city council approval.

(2) Commercial wireless telecommunication service towers shall be of a monopole design unless the city council determines that an alternative design is preferred in cases where structural or design considerations, neighborhood compatibility, location availability, or the number of potential collocations warrants this consideration.

(3) All towers must be designed so that the tower site and setbacks will contain guyed wires, debris, and the tower in the event of a collapse, except towers of monopole design.

(i) *Tower bulk standards.* Towers shall conform with each of the following requirements:

(1) No part of any communication antenna or tower, equipment, guyed wires, or braces shall at any time extend across or over any part of the public right-of-way, public street, highway, sidewalk, or recreation trail.

(2) In business and industrial zoning districts, towers shall meet the setbacks of the underlying zoning district with the exception of industrial zoning districts, where towers may encroach into the side or rear setback area, provided that the side or rear property line abuts another nonresidential zoned property and the tower does not encroach upon any easements. When adjacent to a residential district, the tower must meet the setback equal to the height of the tower plus ten feet or the setbacks of the underlying zoning district, whichever is greater.

(3) Towers constructed within the Tower Overlay and Public/Quasi-Public Zoning Districts shall maintain a minimum setback equal to the height of the tower plus ten feet from any lot line.

(4) Towers shall not be located between a principal structure and a public street, with the following exceptions:

a. In industrial zoning districts, towers may be placed within a side yard abutting an internal industrial street.

b. On sites adjacent to public streets on all sides, towers may be placed within a side yard abutting a local street.

(5) The setback shall be measured between the base of the tower located nearest the property line and the actual property line.

(6) A tower's setback may be reduced or its location in relation to a public street varied, at the sole discretion of the city council, to allow the integration of a tower into an existing or proposed structure such as a church steeple, light standard, power line support device, or similar structure.

(7) The height of a communication tower shall not exceed 100 feet~~.~~ with the following exceptions:

a. *City Required Stage I and Stage II Improvement Providers.* In recognition of the needs of providers of services and infrastructure required by the City as Stage I and Stage II Improvements as defined in City Code Section 117-615 (Construction of Improvements) that provide basic services to the community, utility providers of these improvements may construct a tower not to exceed 199 feet in commercial and industrial districts, with no additional height allowances granted. No part of any tower, including antennas, may exceed 199 feet.

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(8) Multi-user towers may exceed the height requirements as stated in this section by up to an additional 20 feet provided that two additional users, as stated in subsection (f) of this section, have collocated their antennas on the monopole structure. A tower extension requires an amended conditional use permit.

(9) The city council may increase the height of a tower if the applicant is able to demonstrate to the satisfaction of the city council that the surrounding topography, structures, vegetation, and other factors make the height limit for a complying tower impractical.

(j) *Tower lighting.* Towers shall not be illuminated by artificial means and shall not display strobe lights unless such lighting is specifically required by the Federal Aviation Administration or other federal or state authority for a particular tower, or if required by the city council for safety reasons. When incorporated into the approved design of the tower, light fixtures used to illuminate ball fields, parking lots, or similar areas may be attached to the tower.

(k) *Signs and advertising.* The use of any portion of a tower for signs other than warning or equipment information signs is prohibited.

(l) *Accessory utility buildings.* All utility buildings and structures accessory to a tower shall be architecturally designed to blend in with the surrounding environment and shall meet the minimum setback requirements of the underlying zoning district. Ground-mounted equipment shall be screened from view by suitable vegetation, except where a design of non-vegetative screening better reflects and complements the architectural character of the surrounding neighborhood, as determined by the city council.

(m) *Abandoned or unused towers or portions of towers.* Abandoned or unused towers or portions of towers shall be removed as follows:

(1) All abandoned or unused towers and associated facilities shall be removed within 12 months of the cessation of operations at the site unless a time extension is approved by the city council. A copy of the relevant portions of a signed lease which requires the applicant to remove the tower and associated facilities upon cessation of operations at the site shall be submitted at the time of application.

(2) Unused portions of towers above a manufactured connection shall be removed within 12 months of the time of antenna relocation. The replacement of portions of a tower previously removed requires the issuance of a new conditional use permit.

(n) *Antennas on roofs, walls and existing towers.*

(1) The placement of wireless telecommunication antennas on roofs, walls, and existing towers, utility poles and structures is permitted in any district, regardless of parcel size, provided the antenna does not extend more than 20 feet above the highest point of the structure or tower. The placement of wireless telecommunications antennas on roofs, walls, and existing towers or structures may be approved by the city engineer, provided the antennas meet the requirements of this Code, after submittal of a final site and building plan as specified by chapter 105, Buildings and Building Regulations, and a report prepared by a qualified and licensed professional engineer indicating the existing structure or tower's suitability to accept the antenna, and the proposed method of affixing the antenna to the structure. Complete details of all fixtures and couplings, and the precise point of attachment shall be indicated.

(2) The replacement of an existing light pole or lighting standard in order to accommodate the placement of an antenna thereon shall be approved by issuance of a building permit based upon administrative review.

(o) *Interference with public safety telecommunications.* No new or existing telecommunications service shall interfere with public safety telecommunications, in accordance with the rules and regulations of the Federal Communications Commission. Before the introduction of new service or changes in existing service, telecommunication providers shall notify the city at least ten calendar days in advance of such changes and allow the city to monitor interference levels during the testing process.

(p) *Additional submittal requirements.* In addition to the information required elsewhere in this Code, development applications for towers shall include the following supplemental information:

(1) A report from a qualified and licensed professional engineer which:

a. Describes the tower height and design including a cross section and elevation;

b. Documents the height above grade for all potential mounting positions for collocated antennas and the minimum separation distances between antennas;

c. Describes the tower's capacity, including the number and type of antennas that it can accommodate; and

d. Includes other information necessary to evaluate the request.

(2) For all commercial wireless telecommunication service towers, a letter of intent committing the tower owner and his successors to allow the shared use of the tower if an additional user agrees in writing to meet reasonable terms and conditions for shared use.

(3) Before the issuance of a building permit, the following supplemental information shall be submitted:

a. Affirmation that the proposed tower will comply with any applicable regulations administered by the Federal Aviation Administration; and

b. A report from a qualified and licensed professional engineer which demonstrates the tower's compliance with the aforementioned structural and electrical (but not radio frequency) standards.

(q) *Antennas designed for private reception of television and radio signals.* Private antennas designed for reception of television and reception and transmission of radio signals, including antennas (less than 60 feet in height if free standing and 15 feet in height if roof mounted) used for amateur or recreational purposes, provided they are not located in a front yard and do not infringe upon requirements of the Federal Aviation Administration, shall be exempt from the provisions of this section. Antennas that are intended to be 60 feet or more in height if free standing and 15 feet or more in height if roof-mounted shall require a conditional use permit from the city.

(r) *Conditional use permit required.* Except as otherwise provided for in this section, it shall be unlawful for any person, firm, or corporation to erect, construct in place, place or re-erect, or replace any tower without first making application to the city council and securing a conditional use permit therefor as hereinafter provided. Routine maintenance of towers and related structures shall not require the issuance of a conditional use permit.

(s) *Existing antennas and towers.* Antennas and towers in existence as of July 14, 1997, which do not conform to or comply with this section are subject to the following provisions:

(1) Towers may continue in use for the purpose now used and as now existing but may not be replaced or materially altered without complying in all respects with this section.

(2) If such towers are hereafter damaged or destroyed due to any reason or cause whatsoever, the tower may be repaired and restored to its former use, location, and physical dimensions upon obtaining a building permit therefor within 180 days of when the damage or destruction occurred, but without otherwise complying with this section; provided, however, that if the cost of repairing the tower to its former use, physical dimensions, and location would exceed 50 percent of the cost of a new tower of like kind and quality, then the tower may not be repaired or restored except in full compliance with this section.

(Code 1978, § 9.15; Ord. No. 97-08, 7-14-1997; Ord. No. 00-13, 2-26-2001; Ord. No. 01-05, 4-9-2001; Ord. No. 08-24, § 2, 8-12-2008)

ORDINANCE #15-07
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 117-428 (TOWERS) 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 117-428 Subd. (i) is amended to ADD the following language (added language underlined, deleted language ~~strike-through~~):

(7) The height of a communication tower shall not exceed 100 feet~~.~~ with the following exceptions:

a. *City Required Stage I and Stage II Improvement Providers.* In recognition of the needs of providers of services and infrastructure required by the City as Stage I and Stage II Improvements as defined in City Code Section 117-615 (Construction of Improvements) that provide basic services to the community, utility providers of these improvements may construct a tower not to exceed 199 feet in commercial and industrial districts, with no additional height allowances granted. No part of any tower, including antennas, may exceed 199 feet.

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SECTION 3. SUMMARY

The following is the official summary of Ordinance #14-10, 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 #15-07 to amend Ramsey, Minnesota City Code Sections 117-428 to allow providers of Stage I and Stage II Improvements within the community to construct communications towers not to exceed 199 feet.

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 ___ day of _____, 2015.

_____

Mayor

ATTEST:

_____
City Clerk

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

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Thursday, July 10, 2008, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Michael Nixt (arrived at 7:14 p.m.) Commissioner Ralph Brauer Commissioner Teresa Cleveland Commissioner Ralph Hunt Commissioner Gary Levine Commissioner Gary Van Scoy Commissioner Bryan Rogers
Members Absent:	None
Also Present:	Community Development Director Amber Miller Assistant Community Development Director Sylvia Frolik Associate Planner Breanne Dalnes Associate Planner Tim Gladhill

CALL TO ORDER

Acting Chairperson Levine called the regular meeting to order at 7:10 p.m.

CITIZEN INPUT

John Enstrom, 8702 – 181st Avenue, stated he has been dealing with an issue affecting him and hundreds of other residents because of the power line that was constructed last season across the north half of Ramsey. He stated that he was given a letter and told they would be installing new power poles on the existing power easement because the old poles had been there many years. However, Enstrom believed the power poles did not need to be replaced. He explained the 40 foot high power poles were replaced with 60 foot high poles so they now show above the tree line. He stated these power lines are in his back yard and he finds them to be obnoxiously tall. Mr. Enstrom stated another concern is that the 67,000 kilovolt line is now in excess of 100,000 kilovolts, which is why the poles had to be higher.

Mr. Enstrom stated he believes he has been lied to and that this new power line impacts the safety and health of the City of Ramsey. He suggested a zoning or some type of permit should be required and the utility company should be honest about the project they are undertaking. He advised the project also impacted the park land, making it more dangerous with holes, that were not restored.

Mr. Enstrom pointed out that should one these taller power poles fall down during a storm, it will fall outside of the easement area. He again stated the utility companies should be required to obtain a permit, or variance, for their projects and asked the City to seriously look into this matter because it impacts and harms residents.

Acting Chairperson Levine asked if there is a permitting process.

Assistant Community Development Director Frolik stated these comments can be brought to the Public Works Committee to be addressed.

Chairperson Nixt arrived at 7:14 p.m.

Mr. Enstrom stated the existing easement compensated for the old poles but the newly installed higher poles should require a wider easement or underground installation so it is not a health hazard.

Commissioner Brauer questioned whether this may already be in violation of the City's code due to the height.

Assistant Community Development Director Frolik clarified that the City Code contains a section on permitted encroachments and utility poles are exempt.

Community Development Director Miller stated that is correct unless the area is within an airport height limitation overlay zone.

Commissioner Brauer noted another concern is voltage and there has been mention of potential health hazards for higher kilovolt power lines.

Assistant Community Development Director Frolik stated the Public Works Committee will address that issue and their deliberations will be reported to the Planning Commission with the next agenda.

Acting Chairperson Levine turned the meeting over to Chairperson Nixt.

APPROVAL OF AGENDA

Associate Planner Gladhill recommended that Case #1 be removed from the agenda to allow time for staff to address a code enforcement issue on the property. He advised that Staff will repost the public hearing for a future meeting.

Motion by Chairperson Nixt, seconded by Commissioner Levine, to approve the agenda as revised to remove Case #1.

Motion Carried. Voting Yes: Chairperson Nixt, Commissioners Levine, Brauer, Cleveland, Hunt, Van Scoy, and Rogers. Voting No: None. Absent: None.

APPROVE PLANNING COMMISSION MINUTES

Motion by Commissioner Van Scoy, seconded by Commissioner Levine, to approve the following minutes as presented:

1) Planning Commission public hearing and regular meeting minutes dated June 5, 2008.

Motion Carried. Voting Yes: Chairperson Nixt, Commissioners Van Scoy, Levine, Brauer, Cleveland, Hunt, and Rogers. Voting No: None. Absent: None.

NOTE CITY COUNCIL MINUTES

The following Council minutes were noted:

1) City Council regular meeting minutes dated May 27, 2008
2) City Council regular meeting minutes dated June 10, 2008

PUBLIC HEARINGS/COMMISSION BUSINESS

Case #1: Public Hearing – Request for a Conditional Use Permit for a Private Dog Kennel to Maintain Four or More Dogs on a Parcel; Case of Lynette and David Randall

This item was removed from the agenda upon adoption.

Case #2: Public Hearing – Discuss Ordinance to Amend Section 9.12 (Signs) of City Code to Incorporate "Dynamic Display" Sign Regulations; Case of City of Ramsey

Chairperson Nixt closed the regular portion of the Planning Commission meeting at 7:19 p.m. in order to call the public hearing to order.

Public Hearing

Chairperson Nixt called the public hearing to order at 7:19 p.m.

Presentation

Associate Planner Dalnes reviewed that the Planning Commission met on June 5, 2008, to discuss the options for amending the sign ordnance and directed staff to use the City of Minnetonka's sign ordinance as basis for revisions, and to research Ramsey businesses' use of timing on existing electronic signs. The proposed ordinance was included in meeting packet with major change being to the definition for "dynamic display" for present signs and encompasses future technology.

Associate Planner Dalnes presented the specifics of the ordinance as it relates to brightness, size and duration of message. General language has been included for brightness to indicate that no sign may be of such intensity of brilliance that it interferes with the effectiveness of an official traffic sign, device or signal, or that distracts a motor vehicle driver. The size of dynamic display is proposed to be limited to 35% of total signage allowed, or about 35 square feet for most business and industrial districts. In terms of duration, staff is recommending that the sign is limited to changing at no more than once per three seconds, which is what banks in the community are currently following. This speed appears reasonable to allow owners enough use of the messages without being distracting from flashing or scrolling. Also staff is presenting, for discussion, a revision that if a business installs a functioning dynamic display sign, the use of temporary signs would no longer be permitted. However, multi-tenant centers would be permitted to install one temporary sign instead of three if they also have a dynamic display. Associate Planner Dalnes stated that Staff recommends the Planning Commission recommend approval of the proposed ordinance.

Chairperson Nixt stated this language appears to be straight forward.

Commissioner Levine asked if there will be impact to current signs.

Associate Planner Dalnes stated the impact will be minimal and businesses that were contacted indicated the speed of the sign message can easily be set to different intervals.

Commissioner Van Scoy asked about the desire of businesses for a scrolling or flashing signs.

Associate Planner Dalnes stated she talked with two banks and they indicated that flashing is not an effective way to relay their message because it is too quick to be read. The purpose of their signage is to convey a message, not attract attention.

Commissioner Van Scoy referred to Page 15 where the definitions mention flashing signs or lights and says: "other than a changeable copy sign." He asked what that means.

Associate Planner Dalnes explained it is defined in the sign ordinance as a sign where the message has slide-out lettering that is changed manually, not electronically. She stated that technology has changed so the Code definition will be clarified to indicate it is changed "manually" and not a dynamic display.

Chairperson Nixt asked whether it should be included if the entire face of the sign automatically changes by rotation, noting that is not a manual message change. He suggested that level of distinction be incorporated into the definition.

Associate Planner Dalnes stated staff will make that language clarification.

Citizen Input

Dennis Carpenter, BOB FM community radio, stated they will be operating by Monday and hope to invite the Planning Commissioners to see their new location. He asked about staff research that was conducted beyond talking with two banks.

Associate Planner Dalnes explained that SRF Consulting prepared a report addressing 10 to 12 scientific studies on signage. That report was prepared on behalf of the City of Minnetonka due to a lawsuit and their need to determine the level of distraction "dynamic display" signs had to the driver due to brightness and size of letters.

Mr. Carpenter stated he is unfamiliar with the SRF study but knows studies have been conducted, which is what he wanted to address tonight. He read a prepared statement indicating he wants to assure the new sign ordinance is crafted on a scientific basis, not personal opinion. He commented that if each of the Planning Commissioners is to positively impact the community they need to do so under the mastery of the subject under consideration, namely signs in the roadside environment. Mr. Carpenter suggested that this knowledge will allow the Planning Commission to take command of this process and have a truly positive impact on businesses and the community. He urged the Planning Commission to take into careful consideration the desires of the municipality for a visually pleasant and safe landscape but also the free speech rights of the individual and business. He noted that some businesses want to convey a certain unique image, but not all are like banks and have an individual identity.

Mr. Carpenter stated there is some verifiable research available beyond what staff relied upon. On line he found the United States Sign Council (USSC) has done research and clearly shown that signs do not cause traffic accidents and when properly sized and placed, contribute to traffic safety. Research shows that in most municipalities, signs are not too big but need to be bigger to account for the increased need for rapid legibility in high speed traffic environments. He suggested that the facts are clear that signs provide vitally needed info in extremely complex landscapes without which motorists may not find their destination. He advised that the United States Sign Council research is funded by the United States government and all studies done by impartial universities, unbiased researchers, and scientists. He suggested there is an unprecedented level of acceptance for these scientific studies and organizations have come to utilize them including the American Planning Association who just adopted the USSC study for illuminated signs. Other organizations include the International Code Council, Transportation Research Board of the National Academies of Science and Engineering, the American Society of Civil Engineers, and Illuminating Engineering Society of North America.

Mr. Carpenter stated he wanted to share this information to encourage the Planning Commission and staff to look into this research, to step back for a moment, and not vote in favor of the ordinance change tonight but to wait until staff has an opportunity to study the research so a proper sign ordinance can be crafted using the latest scientific data for illuminated signs.

Mr. Carpenter explained that as a radio communication company, they take it seriously to serve the public interest and are charged by the Federal Government to do so. He explained that in the

future they want to erect an illuminated pylon sign at their building with one face towards Highway 10 and hope, when budget allows, that it can be a state-of-the-art, full motion video sign. The sign will be utilized to not only deliver up-to-date radio information but also provide valuable weather information, weather alerts and warnings, and Amber Alerts through new technology. Mr. Carpenter suggested that the banks may not want to utilize scrolling signs but in downtown St. Paul the brand new $64 million Minnesota Public radio facility has a banner around their building, scrolling the latest news headlines. He noted that in New York City you will see the same type of technology being used. He stated that providing information is vital to the community and they want to be able to use their sign to provide that service. Mr. Carpenter stated they will not be selling an item but providing information that people need. He stated in his industry the availability of scrolling is important because the public relies on his company to provide information. He stated they made a huge investment to move to Ramsey, enjoy the community, and want to be able to erect the best sign they can to provide the best quality information.

Mr. Carpenter asserted that scientific study has found that such a sign does not cause accidents. What causes accidents, they have found, is if the sign is too small and drivers cannot read it. He suggested that at 100 yards, a 35 square foot sign is too small and cannot be read. He stated if illuminated signs are the major cause of accidents, there would be gridlock in Los Vegas, Nevada; however, they have one of the lowest number of car traffic accidents in the United States yet have the most illuminated signs. He suggested the City give the public credit that they live in a fast paced society and can process information quickly and move on. But, if you make it difficult they will become frustrated and it could cause problems. He urged the Planning Commission to reevaluate before moving forward. He offered his services, free of charge, to provide information or to help in any way he can to assure the Planning Commission bases its decision on scientific studies not personal opinion. He closed by saying he appreciates the Planning Commission listening to his comments and is proud to be part of Ramsey.

Commissioner Brauer asked Mr. Carpenter, since he had read the scientific study, what is in the scientific studies that are contradictory to the draft ordinance.

Mr. Carpenter stated he has not had time to read all of the studies but spent about an hour and a half on the internet to research available scientific studies. He stated he would be happy to share this information with staff.

Associate Planner Dalnes pointed out that the SRF lit review included a countless number of studies and is easy to download from the Minnetonka website.

Commissioner Brauer stated that information was previously provided to the Planning Commission.

Associate Planner Dalnes explained the SRF study looked at signs where the message was up long enough to read it and where the driver had to consistently look at the sign to read the message over a longer period of time than allowed. The study was not specific to scrolling signs but signs where you needed to look at them beyond a certain criteria. She stated that information

is included in the lit review by SRF and can be reviewed by the Planning Commission to draw their own conclusions.

Chairperson Nixt noted that with scrolling signs, you have to take your eye off the road for a period of time to read the message and that results in causing driver distraction for a prolonged or extended period of time.

Associate Planner Dalnes stated that is correct; the conclusion of the study is that driver distraction occurs if you have to take your eyes off the road consistently for a period of time to get the whole message, such as with a scrolling sign.

Chairperson Nixt pointed out that speed is also a factor, as is the nature of the highway, amount of vehicular traffic, and time of day. He noted Highway 10 is 65 mph and indicated he does not believe you can extrapolate literally and say that the level of distraction caused by signage in Los Vegas is the same as Highway 10 at rush hour.

Associate Planner Dalnes concurred and advised that the SRF study also addressed the size of the letters based on the speed of the traffic, because they are related. She noted that issue was discussed last month and that it was impossible to enforce so it was eliminated from the Code. However, it can be included if desired by the Planning Commission.

Associate Planner Dalnes stated small businesses in Ramsey want to utilize dynamic display billboards too.

Chairperson Nixt asked what research was included in the SRF study.

Associate Planner explained that the SRF study was a literature review of all the studies done, some from the 1970s, others more recent, and drew on studies done by transportation departments and engineers. The study dealt with what causes driver distraction and was not geared to a sign or type of sign.

Chairperson Nixt stated it appears the SRF study was a survey compilation of studies previously conducted.

Motion by Chairperson Nixt, seconded by Commissioner Van Scoy, to close the public hearing.

Motion Carried. Voting Yes: Chairperson Nixt, Commissioners Van Scoy, Brauer, Cleveland, Hunt, Levine, and Rogers. Voting No: None. Absent: None.

The public hearing closed at 7:48 p.m.

Commission Business

Chairperson Nixt called the regular meeting of the Planning Commission back to order at 7:48 p.m.

Chairperson Nixt stated he missed the benefit of last month's discussion and while he feels enough study has been considered, he is not opposed to reconsideration if and when other research is presented. He noted staff has addressed concerns raised by the Planning Commission and when an application and the applicant can show it is appropriate to make an ordinance amendment, it can be considered at that point.

Chairperson Nixt stated that in the interest of public safety, he believes the three second standard provides plausible relationship to safety of residents and allows businesses to present products and businesses. He stated he understands the request for flexibility for full motion sign, beyond scrolling, to a level he may not feel comfortable with. He explained that he has seen drivers watching full motion video in their front seat and that those vehicles often times veer over the line, which he finds to be a safety issue.

Commissioner Levine stated the City needs to follow technology, see how the signs are working nationally, and new scientific data. Then if a change or amendment is needed, it can be considered and a recommendation made to the City Council. He agreed the Planning Commission has discussed this at length and adequate research has been conducted.

Motion by Commissioner Levine, seconded by Commissioner Van Scoy, to recommend that City Council adopt the proposed ordinance to amend sign regulations to establish dynamic display standards and provide further clarification to the language addressing mechanical versus automated changes.

Further discussion: Commissioner Brauer stated he will inform staff of two typographic errors.

Motion Carried. Voting Yes: Chairperson Nixt, Commissioners Levine, Van Scoy, Brauer, Cleveland, Hunt, and Rogers. Voting No: None. Absent: None.

Commissioner Brauer commended staff for its detailed scientific research and drafting of the ordinance.

Chairperson Nixt advised those present that this item will be considered by the City Council on July 22, 2008.

Case #3: Public Hearing – Consider Ordinance to Amend City Code Section 9.15 Towers; Case of City of Ramsey

Chairperson Nixt closed the regular portion of the Planning Commission meeting at 7:55 p.m. in order to call the public hearing to order.

Public Hearing

Chairperson Nixt called the public hearing to order at 7:55 p.m.

Presentation

Associate Planner Gladhill noted the item before the Commission is several revisions to the ordinance that regulates the placement of towers in Ramsey. He explained that a moratorium on the construction of cell towers is currently in effect until September 17, 2008.

Associate Planner Gladhill reviewed staff's research of current tower location, identification of gaps in coverage, and need for additional towers. The southern half of Ramsey will be adequately served based on the current ordinance. However, areas in the northern half of Ramsey show gaps in coverage and there are no significant commercial or industrial parcels within that area so an ordinance amendment to the Tower Overlay District is recommended to cover those gaps. Staff studied lot sizes and site conditions (natural resources) to determine the new overlay district and found opportunity for co-location on existing utility power poles. However, this cannot be required because the City does not own the poles.

Associate Planner Gladhill presented the following proposed ordinance changes and provided an explanation for each:

- Antennas may be co-located on existing structures in parks; however, no new towers may be constructed within parks
- Height limits have been adjusted to 100 feet in all zoning districts; an additional 20' may be granted if a minimum of two services are co-located on the tower
- The 10 acre requirement for lot size has been eliminated; lot size will be regulated by setback, which is the height of the tower plus 10 feet
- Towers must still be designed to accommodate three users
- Towers will not be allowed to be constructed in the Critical River Overlay District or Town Center Zoning Districts; however, antennas will be allowed to be mounted on existing structures in these areas
- Towers and antennas will not be allowed to be constructed in the H-1 Highway Business District; this area is reserved for future Highway 10 alignment and construction of towers would result in added relocation costs
- Towers will be allowed to be constructed in the Public/Quasi-Public Zoning District

Associate Planner Gladhill explained that questions came up from property owners who asked if this ordinance means they will get a tower. However, that will be up to the property owner. The ordinance will allow them to lease or sell property to wireless providers, but it does not require them to do so. Also, there has been discussion of wind turbines but they are typically addressed through a separate section of City Code because the needs for that type of tower are greatly different. Staff has received no written comments and recommends approval of the proposed ordinance amending City Code Section 9.15.

Commissioner Van Scoy asked about the proposed tower overlay districts.

Associate Planner Gladhill explained the map on display also identifies wetland resources. Staff does not want a tower on property that is encumbered by natural resources and based the

language on how Elk River handles their overlay district. He noted that Ramsey will provide more options with this overlay district, which abides by 1996 FCC guidelines.

Commissioner Van Scoy asked whether Staff started with the existing overlay district and eliminated wetlands.

Associate Planner Gladhill stated that is correct and staff also addressed gaps in service areas based on bandwidth. He noted that many people now use cellular telephones instead of landlines so it is also a matter of public safety.

Chairperson Nixt stated the overlay districts identified on the revised map anticipates providing sufficient co-location capabilities to provide wireless coverage at a reasonable level and meets the 1996 FCC Act.

Chairperson Nixt noted there are different levels of coverage based on proximity to the tower. He asked whether Staff, while designing the overlay districts, considered signal quality inside a structure as opposed to inside a vehicle.

Associate Planner Gladhill that Bloomington changed their ordinance because in higher populated areas, towers need to be shorter. In rural areas, the tower can be higher, based on the number of users. He explained that as density increases, towers may be shorter but more towers may be needed. He explained Slimera technology, which is well camouflaged. Staff hopes communication companies will consider this new technology, which doesn't require the need for a high tower, thus reducing the cost.

Citizen Input

John Enstrom, 8702 – 181st Avenue, stated he has more bearing on power poles than anyone in the City of Ramsey because 1.5 miles of power poles and the tallest structure in Ramsey are on his property. He reported that many utility companies want to put antennas on his 280 foot tower. However, he believes this use would be detrimental to his property value because they would need 24-hour access to the tower and he does not want that to happen on this property. He stated Ramsey has power lines all over and tall aluminum towers where the antennas can be placed. He stated he lives in the country to get away from the phone and does not care if Ramsey does not have enough cellular phone coverage in his area of Ramsey. He stated he talked with the Elk River Mayor and learned they are accepting cell towers so he would suggest they go there. Mr. Enstrom stated he attended Nowthen's first City Council meeting and learned they will accept towers and Nowthen is just across the road from his property. He suggested requiring a minimum lot size for the towers, noting it does not add to the value of the property. He stated he believes it tremendously devalues property, which may also impact residents that live one-quarter of a mile away who can see the flashing red lights. He supported the existing ordinance and to require service providers to place antennas on existing towers. Mr. Enstrom stated the financial offers are minimal, about a tank of gas a month, and questioned why you would ruin your land for that low amount. He stated the service provider needs electricity, 24-hour service

to the tower, and an enclosed screen on the base to keep terrorists away so it involves more than just having tower in the air.

Associate Planner Gladhill agreed Ramsey can work closely with adjoining cities but pointed out that by the Federal Communication Act, Ramsey has to provide adequate coverage to all of its residents.

Chairperson Nixt asked what consideration was given to proximity to municipal services such as accessibility and electric power.

Associate Planner Gladhill stated staff did look at those needs when the sites were identified. He noted that larger landlocked lots will not be easy to access so staff identified topography and existing utilities. Since larger residential parcels were identified, it will not impact too many existing neighbors.

Andy Hillebregt, 17061 Bison Street, stated it was indicated that the identified parcels are not landlocked, but his parent's property is landlocked. He asked why towers cannot be in the Ramsey Town Center and if they are too ugly to be located there.

Associate Planner Gladhill explained that the Ramsey Town Center density restricts the setbacks from being applicable. He further explained the setback around the tower would make it difficult to fit in the Ramsey Town Center.

Andries Hillebregt, 16926 Bison Street, stated that is correct and is the same as the property next to it that is owned by the City.

Andy Hillebregt, stated there are other landlocked parcels as well.

Chairperson Nixt stated no wireless provider companies will select a parcel of land if there is no legal public access so those types of parcels will automatically be excluded from their consideration.

Andy Hillebregt, stated he is concerned that staff has done research but are coming up short by saying nothing is landlocked when it is. He suggested that more in-depth research is needed.

Chairperson Nixt clarified that identifying a property as a potential site in the overlay district does not give a service provider the right to place a tower at that location. It is the landowner's right to determine if they want to enter into such a lease or give an outright deed to the property.

Chairperson Nixt stated the topic under consideration tonight is not landlocked properties and how or if access should be provided since that is a legal process completely independent of whether it is a tower location or other public improvement. He emphasized that he will not entertain any discussion of eminent domain or public purpose tonight because it has no bearing on this agenda item.

Andries Hillibregt asked whether a cable company can require the City to give them access if they want to put in a tower and the property owner has not given permission. He requested that his property be removed from the list and instead identify the adjacent City's landlocked property so a tower can be located there.

Associate Planner Gladhill stated the City parcel is encumbered by natural resources.

Andraes Hillibregt stated the City site is buildable and again requested that his parcel be removed from the list.

Associate Planner Gladhill stated the Planning Commission can consider the request to remove the Hillibregt parcel in its recommendation.

Chairperson Nixt asked whether staff has identified an alternate parcel in that vicinity.

Associate Planner Gladhill stated staff can do more research to make that determination. He noted staff chose several parcels for gaps in coverage, not one parcel, just in case one of the owners is not interested in having a tower on their property.

Commissioner Van Scoy asked if it is possible for someone to put up a tower in a location that is not identified in the overlay district.

Associate Planner Gladhill stated they would not be able to build a tower without making application for inclusion in the overlay district.

Chairperson Nixt stated the objective is to provide adequate coverage areas to comply with the Telecommunications Act of 1996. He asked if the moratorium can be extended, if needed.

Associate Planner Gladhill stated that the moratorium can be extended but it is "frowned upon" since it is an Act from 1996. However, some property owners in the northern section of Ramsey have already been approached so if brought to court, the judge may rule against the City.

Chairperson Nixt noted there are two levels of coverage: coverage that is adequate; and, coverage the service provider's desire. The City has an obligation to provide reasonable coverage, but not desirable coverage in all instances.

Associate Planner Gladhill stated service providers have not identified any critical area but it is known that more coverage is needed in the northern area.

Chairperson Nixt inquired about public comment, noting written materials have not been presented by residents. Tonight, the Commission heard comments by Mr. Hillibregt and Mr. Enstrom.

Chairperson Nixt stated the ordinance can be sent back to staff for further research on the overlay district to address issues raised tonight and to see if there is an alternate but that seems

deminimus in terms of what we are trying to accomplish. Or, the Planning Commission can recommend approval with the exclusion of the overlay section and direct staff to identify a replacement parcel. Chairperson Nixt stated since the moratorium is up in September, the preferred course of action would be to make a recommendation to the City Council.

Associate Planner Gladhill stated the other overlay areas may adequately cover even with the exception of this one parcel.

Dennis Carpenter reported that at the recent NAB convention, a manufacturer was showing new monopole designs that look like big white pine trees and you cannot see the antennas. He offered to share that information with staff. He informed Mr. Enstrom that red lights are not required if the tower is under 200 feet in height.

Andy Hillibregt asked about the overlay system and why the City did not leave it up to the individual landowners. He stated that a 2.5 acre lot will accommodate such a tower and it should be left up to the property owner if they want a tower.

Associate Planner Gladhill explained that a 2.5 acre commercial or industrial lot may be appropriate but it would not be appropriate within a residential area. He noted that residential parcels were excluded except for areas where needed to provide coverage. He stated he believes there would be a lot public feedback against doing such with a residential parcel.

Andy Hillibregt noted some of the areas could be developed in the future and when that happens the tower would be in the middle of the residential area anyway.

Andy Hillibregt stated his preference to allow the property owners to make the decision whether they want to be included in the overlay district since they better know their property.

Chairperson Nixt stated leaving it open to that level of discretion would end with a result that residents and the City would not be pleased with, in aggregate.

Andy Hillibregt suggested they work with the residents to decide which parcels should be identified. He noted that as density increases the towers will be lowered and more will be needed.

Associate Planner Gladhill stated staff tried to anticipate that, noting the additional locations along the Mississippi River areas. The gaps in service in the central area of Ramsey were also identified. He noted that technology will be changing and the City will have to adjust the ordinances accordingly.

Commissioner Brauer asked who defines the coverage area and adequacy.

Associate Planner Gladhill explained providers are required to research locations within a one-mile radius and that is the basis for determining the overlay. He stated staff talked with service providers about their service areas, which is the basis for the one-mile radius.

Commissioner Brauer stated the cellular telephone industry is being driven, to a large extent, by movement towards broadband capabilities which require a different type of transmission and reception. He asked whether the gaps may be there for broadband reception but not for regular reception, and questioned how much is driven by change in technology for broadband.

Associate Planner Gladhill stated he does not know but could do additional research on broadband technology.

Commissioner Brauer explained that the bandwidth needed to carry pictures is wider than needed for voice transmission. He noted that cellular companies are selling technologies to watch a television feed on your cellular telephone that requires different signal delivery and bandwidth. He asked who and what defines the "gap." The 1996 FCC Act requires Ramsey to provide service for all residents to access a cellular telephone but wondered whether it requires Ramsey to also provide, in addition, broadband service. He also asked whether getting one bar on their telephone is adequate service.

Associate Planner Gladhill stated the additional uses gets down to additional use of bandwidth. He stated he does not have additional information about the difference in bandwidth needed to answer a call and additional bandwidth needed to watch wireless streaming video on a cellular telephone.

Commissioner Brauer asked where the data comes from and whether, in the long run, the City has to rely on the service provider to say where they want the towers. He also asked if Ramsey can find a means to get the data independently on tower placements.

Associate Planner Gladhill noted that in past tower requests, the applicant provided engineering specs for their service coverage but it may not have indicated how much was needed for the phone, and how much for streaming video. Staff can determine if the request is appropriate for additional bandwidth or adequate coverage.

Community Development Director Miller stated staff can determine if additional information is needed beyond the engineering specs provided by the applicant.

Chairperson Nixt stated his belief that the City is better off to design overlay districts that are established and based on reasonable review. That puts the City in a favorable position should a wireless provider want a tower in an area not designated as an overlay district or otherwise permitted site and properly shift the burden to the wireless provider to demonstrate the City has not provided it with adequate access required under Federal law. At that point, it is fair to say if the City believes this ordinance identifies overlay districts based on current information to accomplish that objective, to provide reasonable coverage, it seems prudent to move the ordinance forward to the City Council for consideration and adoption. He noted that standards, technology, and needs may change but the Planning Commission has to look at standards for today; the current situation not future situation.

John Enstrom stated he has 3.5 of the most desirable sites in Ramsey on his property and if Central Park is not a good spot, Veterans Lake is not a good site either and he wants it eliminated from consideration. He noted one of the towers straddles his property and his neighbor's property to the west. However, he does not want an antenna on the west half of that tower either.

Community Development Director Miller clarified that the antennas allowed in Central Park are co-located on the 100-foot tall lights, adding an additional 20 feet as opposed to adding new towers.

Motion by Commissioner Levine, seconded by Commissioner Van Scoy, to close the public hearing.

Motion Carried. Voting Yes: Chairperson Nixt, Commissioners Levine, Van Scoy, Brauer, Cleveland, Hunt, and Rogers. Voting No: None. Absent: None.

The public hearing closed at 8:48 p.m.

Commission Business

Chairperson Nixt called the regular meeting of the Planning Commission back to order at 8:48 p.m.

Chairperson Nixt stated that given the amount of work his firm does for service providers, he will be abstaining from discussion.

Commissioner Van Scoy questioned the language about minimum setback.

Associate Planner Gladhill explained that the design of the monopole is to fall straight down, not to the side and in looking at the design of the tower, the setbacks should be adequate. He reviewed the zoning districts where towers are allowed and setback standards for the various zoning districts.

Commissioner Van Scoy asked if towers can be 35 feet from a structure.

Associate Planner Gladhill stated it can be within 35 feet from the property line if in an industrial zoning.

Commissioner Van Scoy stated he believes it is not appropriate to locate a tower close to a property line when next to residential because the tower could fall on someone's house. He asked that consideration of the neighboring use be addressed in the setbacks.

Associate Planner Gladhill suggested adding language to indicate that when adjacent to a residential area, they are subject to the height of tower plus ten feet.

Commissioner Brauer stated he will also abstain from this vote.

Motion by Commissioner Hunt, seconded by Commissioner Levine, to recommend that City Council amend the Tower regulations in Section 9.15 of City Code, subject to the following:

1. Excluding the Andries Hillibregt landlocked parcel from the overlay district
2. Excluding the Enstrom parcel from the overlay district
3. Including language to indicate that setbacks for Commercial and Industrial properties, if next to Residential property, shall be the greater of the setback in the residential district or commercial/industrial districts
4. Staff to work with Mr. Enstrom to address his concern regarding the tower being located on his property and his neighbor's property

Commissioner Cleveland stated it is still possible to work with neighboring cities in location of towers to provide coverage.

Associate Planner Gladhill stated that staff will encourage service providers to look beyond Ramsey's boundaries when addressing tower locations.

Motion Carried. Voting Yes: Commissioners Hunt, Levine, Cleveland, Van Scoy, and Rogers. Voting No: None. Absent: None. Abstain: Chairperson Nixt and Commissioner Brauer.

Case #4: Staff Update

1) Associate Planner Dalnes' Last Meeting

Associate Planner Dalnes informed the Planning Commission that this will be her last meeting as she has accepted a position with the City of Minnetrista.

The Planning Commission thanked Ms. Dalnes for her work with Ramsey and wished her well at Minnetrista.

2) Associate Planner Gladhill

Assistant Community Development Director Frolik advised that this is the first official meeting for Mr. Gladhill as Associate Planner.

The Planning Commission congratulated Mr. Gladhill on his promotion from Management Intern to Associate Planner.

3) Joint City Council / Planning Commission Workshop

Assistant Community Development Director Frolik notified the Planning Commission that a joint Planning Commission and City Council meeting has been scheduled for Tuesday, August 12, 2008, from 5:30 – 7:00 p.m. This will provide an opportunity for the Comprehensive Plan consultant to present scenarios and land use information for the Comprehensive Plan update.

Case #5: Zoning Bulletin

The Zoning Bulletin was noted.

OTHER COMMISSION BUSINESS

1) Community Center Focus Group

Associate Planner Gladhill advised of the upcoming community center focus group meetings on Wednesday, July 16, 2008 at 6:00 p.m. and July 17, 2008 at 2:00 pm. Information on this matter, including meeting dates and questions to be asked, will be in the *Ramsey Resident* and the next utility billing.

The Planning Commission asked staff to also include this information on the City's website.

ADJOURNMENT

Motion by Chairperson Nixt, seconded by Commissioner Levine, to adjourn the meeting.

Motion Carried. Voting Yes: Chairperson Nixt, Commissioners Levine, Brauer, Cleveland, Hunt, Van Scoy, and Rogers. Voting No: None. Absent: None.

The regular meeting of the Planning Commission adjourned at 9:03 p.m.

Respectfully submitted,

Sylvia Frolik
Assistant Community Development Director

ATTEST:

JoAnn Shaw
Community Development Secretary

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, July 22, 2008 at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Mayor Thomas Gamec Councilmember John Dehen Councilmember David Elvig Councilmember David Jeffrey Councilmember Matt Look Councilmember Mary Jo Olson Councilmember Sarah Strommen
Members Absent:	None
Also Present:	City Administrator Kurtis Ulrich Fire Chief Dean Kapler Public Works Director Brian Olson Community Development Director Amber Miller Police Chief James Way City Attorney William Goodrich Associate Planner Breanne Dalnes Associate Planner Timothy Gladhill

CALL TO ORDER

Mayor Gamec called the regular meeting of the Ramsey City Council to order at 7:08 p.m., followed by the Pledge of Allegiance led by Councilmember Strommen.

CITIZEN INPUT

None.

APPROVE AGENDA

Councilmember Look asked that item #11 from the Consent Agenda be pulled and added as Case #15 on the regular agenda, for further discussion.

Motion by Councilmember Jeffrey, seconded by Councilmember Olson, to approve the agenda, with the revision that Consent Agenda item #11 be added as Case #15 on the regular agenda.

Motion carried. Voting Yes: Mayor Gamec, Councilmembers Jeffrey, Olson, Dehen, Elvig, Look, and Strommen. Voting No: None.

CONSENT AGENDA

Motion by Councilmember Jeffrey, seconded by Councilmember Strommen, to approve the following items on the Consent Agenda:

1) Receive Building Permits Approved for June 2008 and Year to Date
2) Receive Ramsey Fire Department Monthly Report for May 2008
3) Receive Ramsey Fire Department Monthly Report for June 2008
4) Note the following Commission Meeting Minutes
    a) Board of Adjustment/Regular/April 3, 2008
    b) Planning Commission/Regular/June 5, 2008
5) Approve the following License Applications
    Special Event
    Lord of Life Church – HarvestFest 14501 Nowthen Boulevard NW Ramsey, MN 55303
    Transient Merchant
    Alamo Kennels – Travis Weis 16051 Iguana Street NW Ramsey, MN 55303
6) Approval of the following Rental Licenses
    Owner Jeremy Madrid Address 13887 Hematite Street NW
    Owner Kent Lindgren Address 5731-170th Lane NW
    Owner Donna Hartley Address 7266-147th Lane NW
    Owner Thomas M. Wilman Address 6925-139th Lane NW
7) Adopt Resolution #08-07-124 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received during the Period of July 3, 2008 through July 17, 2008
8) Adopt Resolution #08-07-125 Approving a Permit Application for Twin Cities North Chamber of Commerce to Allow Charitable Gambling at the Links at Northfork
9) Adopt Resolution #08-07-126 Authorizing 2nd Partial Payment to Standard Sidewalk, Inc. for IP 08-24 Sunwood Drive Streetscape
10) Adopt Resolution #08-07-127 Approving Pay No 15 to EH Renner & Sons, Inc. for Improvement Project #05-41 Wells No 7 & 8
11) Adopt Resolution #08-07-128 Reciting a Proposal for an Industrial Development Project and Taking Official Action with Respect thereto Indicating Preliminary Intent to Assist the Financing of the Project Pursuant to the Minnesota Municipal Industrial Development Act and Calling for a Public Hearing on the Project (Knoll Properties, LLC Project) - **Moved to Case #15 on the Regular Agenda**
12) Approve Request for Amended Development Permit Extending the Completion date to November 13, 2009 for Ramsey Commons; Case of Ramsey Arbor Properties
13) Report from Personnel Committee
    1) Consider Authorization to Hire an Accountant I

Motion carried. Voting Yes: Mayor Gamec, Councilmembers Dehen, Elvig, Jeffrey, Look, Olson, and Strommen. Voting No: None.

COUNCIL BUSINESS

Case #1: Public Hearing: Consider Adoption of an Ordinance to Amend City Charter Sections 2.5 and 4.5.5

Mayor Gamec closed the regular portion of the City Council meeting at 7:10 p.m. in order to conduct a public hearing.

Public Hearing

Mayor Gamec called the public hearing to order at 7:10 p.m.

Presentation

City Attorney Goodrich reported that this has been reviewed over the past few years and tonight there is a recommendation from the Charter Commission for revisions to Sections 2.5 and 4.5.5. He stated that the revisions must be adopted unanimously by the Council and would then be effective 90 days after publication, unless a petition is received within 60 days of the adoption. He reviewed the suggested changes for Section 2.5 and introduced Ben Deemer, Vice-Chair of the Charter Commission, if there are any questions.

Councilmember Dehen asked why the Charter Commission felt a liaison should be appointed to the Council. He stated that if a citizen has any issues, they can contact any member of the Council and are not just limited to their ward representative.

City Attorney Goodrich stated that this was discussed and it was felt that if the vacancy was for 90 days or longer, it was too long to have an elected position open.

Mr. Deemer stated that they felt that when there is a ward vacancy, people are entitled to specific representation and this also helps staff by making it clear who to tell people to contact.

Mayor Gamec stated that he doesn't think this is a problem and thinks people could either call the Mayor or one of the At Large Councilmembers.

Councilmember Jeffrey stated that really any person in the City is represented by four people, their Ward Representative, the two At Large Councilmembers and the Mayor. He stated that he also is concerned about appointing a liaison.

Councilmember Olson stated that she agrees that citizens have more than one way of being represented on the Council; however, if there were no importance to representing a Ward, the entire Council would be At Large. She stated that she feels citizens are entitled to have a specific person represent them.

Councilmember Strommen stated that she feels the language is a bit confusing and doesn't specifically refer to a ward position. She asked if a liaison would be appointed if the vacancy were for an At Large position. She reiterated that she feels the language is confusing.

Councilmember Elvig stated that in a voting situation, there should be representation by a majority of the board.

City Attorney Goodrich noted that the liaison would not be a voting position.

Councilmember Elvig stated that he feels citizens still need someone they can rely on to lobby their position.

Councilmember Dehen stated that he doesn't feel a liaison is necessary in this situation.

Mr. Deemer stated that he wanted to emphasize that this liaison situation only represents a short period of time, every two years, and covers the period of time from the first week of July to the end of the election. He stated that there are other provisions in the Charter to handle other vacancies at other times.

Councilmember Look stated that in reading through the minutes it appears that the liaison would have one vote, not two votes.

City Attorney Goodrich stated that was discussion by the Charter Commission but no action was taken.

Councilmember Look stated that there appear to be a lot of questions floating around and he wonders why this issue wasn't brought to a work session for more in depth discussion. He stated that he thinks it would be appropriate to get everyone together and outline the concerns and feels that any proposed change to the City's charter should be brought before the people as a referendum. He stated that he is in favor of tabling this so there can be further discussed at a work session because he doesn't think he has enough information to vote in favor of this recommendation.

City Attorney Goodrich stated that he would like to review the recommendations for Section 4.5.5. He reviewed the details and suggested language changes and noted that the person elected to the vacant office would take his or her seat as soon as the election is certified.

Councilmember Dehen stated that he feels this is reasonable and noted that he had also suggested taking this a step further and after an incumbent Councilmember is defeated, having the newly elected Councilmember take office immediately after the results are certified rather than have a lame duck member serving on the Council from November to January.

City Attorney Goodrich stated that he had run this idea by the Attorney General's office and was told that, in cases of a vacancy, it would be alright, however, in the situation where there was a defeat, it would be considered unconstitutional, because all elected officials take their seats on the first business day in January.

Councilmember Look asked why the Charter Commission was making these recommendations and what deficiencies they have seen.

City Attorney Goodrich stated that the Charter Commission is trying to keep the charter up to date and see that it grows with the community. He stated that the Charter was drafted when there were five Councilmembers and there was no primary election system and now there are seven Councilmembers as well as a primary election system. He stated that they have been reviewing the language and why it may be not valid anymore. He stated that they did not see an urgent need or a problem, but are just slowly reviewing the Charter language for possible updates. He reviewed the language in Sections 4.5.5.1, 4.5.5.2 and 4.4.5.5.

Councilmember Strommen stated that she again feels this language is confusing and doesn't understand why there is the assumption that this couldn't be handled with the regular election.

City Attorney Goodrich stated that there are certain time sequences that need to be met and noted that this section just applies to the eight week period prior to a primary election. He reiterated that there are other provisions for other vacancies and other circumstances.

Mayor Gamec stated that he agrees with Councilmember Look that this needs more discussion at a work session.

Councilmember Look stated that he sees value in meeting jointly with the Charter Commission because he feels some of the information presented tonight is out of context and could benefit from a detailed discussion.

Citizen Input

There was none.

Motion by Councilmember Olson, seconded by Councilmember Elvig, to close the public hearing.

Motion carried. Voting Yes: Mayor Gamec, Councilmembers Olson, Elvig, Dehen, Jeffrey, Look, and Strommen. Voting No: None.

The public hearing was closed at 7:43 p.m.

Council Business

Mayor Gamec called the regular City Council meeting back to order at 7:43 p.m.

Motion by Councilmember Look, seconded by Councilmember Olson, to introduce an ordinance amending Section 2.5 of the City Charter creating a councilmember liaison when a vacancy occurs and Section 4.5.5 of the City Charter amending the procedure for filling a vacancy in an elected office of the City when there is less than eight weeks prior to the primary election.

Further Discussion: Councilmember Jeffrey stated that he would like to make sure there is a joint meeting to discuss these issues.

Motion failed. Voting Yes: None. Voting No: Mayor Gamec, Councilmembers Look, Olson, Dehen, Elvig, Jeffrey, and Strommen.

Case #2: Public Hearing: Application for Off-Sale Intoxicating Liquor License: Case of 10 Spot Liquor

Mayor Gamec closed the regular portion of the City Council meeting at 7:46 p.m. in order to conduct a public hearing.

Public Hearing

Mayor Gamec called the public hearing to order at 7:46 p.m.

Presentation

Police Chief Way stated that Melissa and Dennis Fitzgerald have properly applied for this license and noted that this location is the former Ramsey Wine & Spirits location, which has been closed for quite a while. He stated that the case is for 10 Spot Liquor, but the applicants have requested the name be changed to Fitz Liquors. He stated that everything appears to be in order and staff is recommending approval contingent upon receipt of the assumed name certification from the State of Minnesota.

Citizen Input

There was none.

Motion by Councilmember Jeffrey, seconded by Councilmember Elvig, to close the public hearing.

Motion carried. Voting Yes: Mayor Gamec, Councilmembers Jeffrey, Elvig, Dehen, Look, Olson, and Strommen. Voting No: None.

The public hearing was closed at 7:48 p.m.

Council Business

Mayor Gamec called the regular City Council meeting back to order at 7:48 p.m.

Motion by Councilmember Jeffrey, seconded by Councilmember Look, to approve an off-sale intoxicating liquor license for Melissa B. Fitzgerald and Dennis J. Fitzgerald of DJ Investments, d/b/a as Fitz Liquors, contingent upon receipt of assumed name certification from the State of Minnesota.

Motion carried. Voting Yes: Mayor Gamec, Councilmembers Jeffrey, Look, Dehen, Elvig, Olson, and Strommen. Voting No: None.

Case #3: Public Hearing: Application for On-Sale, Sunday and 2:00 a.m. Intoxicating Liquor License; Case of Broken Spoke Saloon

Mayor Gamec closed the regular portion of the City Council meeting at 7:49 p.m. in order to conduct a public hearing.

Public Hearing

Mayor Gamec called the public hearing to order at 7:49 p.m.

Presentation

Police Chief Way stated that Alan Hamel, William Boyum and James Green have properly applied for this licensing. He stated that the original application was under the name of Broken Spoke Saloon and they are now changing the name to Ol'Skool Bar and Grill, LLC. He stated that staff is recommending approval contingent upon receipt of an assumed name certification from the State of Minnesota.

City Attorney Goodrich clarified that it won't be the three individuals, but the LLC, that will operate the business.

Citizen Input

There was none.

Motion by Councilmember Jeffrey, seconded by Councilmember Dehen, to close the public hearing.

Motion carried. Voting Yes: Mayor Gamec, Councilmembers Jeffrey, Dehen, Elvig, Look, Olson, and Strommen. Voting No: None.

The public hearing was closed at 7:52 p.m.

Council Business

Mayor Gamec called the regular City Council meeting back to order at 7:52 p.m.

Alan Hamel, one of the owners, introduced himself and their general manager, Tim Lynch. He stated that they are looking to change the venue to try to bring in clientele that hasn't been using the Diamonds property.

Councilmember Dehen asked if the liquor liability has been verified.

Police Chief Way stated that the dram shop insurance goes through City Clerk Jo Thieling.

City Attorney Goodrich noted that the City needs to make sure that this is under the corporate name and not the individuals.

Councilmember Jeffrey noted that the Council has approved some events for the property and asked if those events will transfer with the business or become null and void.

City Attorney Goodrich stated that the CUP events go with the land but he isn't sure about the special events.

Police Chief Way noted that this application is for the liquor establishment which was kept separate from the surrounding properties.

Councilmember Elvig asked if the City has a limit on the amount of on-sale licenses it could issue.

City Attorney Goodrich stated that the City does not have a limit.

Motion by Councilmember Jeffrey, seconded by Councilmember Elvig, to approve an on-sale, Sunday and 2:00 a.m. intoxicating liquor license application for Ol'Skool Bar and Grill, LLC.

Further Discussion: Councilmember Jeffrey stated that he wanted to publicly thank Gary Gruber for his service to the community. He stated that Mr. Gruber held numerous events for the children and youth of the community. He stated that he wishes Mr. Gruber well and hopes he stays near the community because he has really done a lot to service the community.

Motion carried. Voting Yes: Mayor Gamec, Councilmembers Jeffrey, Elvig, Dehen, Look, Olson, and Strommen. Voting No: None.

Case #4: Consider Reduction in Development Fees for the Anderson Dahlen Expansion

Associate Planner Gladhill stated that at the June 24, 2008 Council meeting, Anderson Dahlen requested the City consider a reduction in their trunk fees. He stated that this was discussed at the EDA and they recommended a reduction for the sanitary sewer and trunk lines from $50,818 down to $25,883.

Public Works Director Olson clarified that the City didn't want to set a precedent, so they were overly cautious in looking at this situation. He noted that they are not expanding across a lot line.

Councilmember Elvig stated that he appreciates that everyone was willing to take a look at this and discuss options. He stated that the City is trying to be reasonable and assist existing businesses in their expansion.

Motion by Councilmember Elvig, seconded by Councilmember Olson, to adopt Resolution#08-07-129 to reduce the development fees for Lot 1, Block 1, Knoll Properties to a total of $25,883.00.

Motion carried. Voting Yes: Mayor Gamec, Councilmembers Dehen, Elvig, Jeffrey, Look, Olson, and Strommen. Voting No: None.

Case #5: Request for Vacation of Drainage and Utility Easements in Knoll Properties Addition; Case of Anderson Dahlen, Inc.

Associate Planner Gladhill stated that this also relates to the prior case and a portion of the existing drainage and utility easement needs to be vacated to accommodate their proposed expansion.

Councilmember Dehen left the Council Chambers at 8:04 p.m.

Associate Planner Gladhill stated that he would like to suggest additional language in the motion as recommended by City Attorney Goodrich.

Motion by Councilmember Elvig, seconded by Councilmember Jeffrey, to adopt Ordinance #08-18 to vacate the drainage and utility easements within Outlot A, AEC Energy Park 4th Addition.

Motion carried. Voting Yes: Mayor Gamec, Councilmembers Elvig, Jeffrey, Look, Olson, and Strommen. Voting No: None. Absent: Councilmember Dehen.

Councilmember Dehen returned to the Council Chambers.

Motion by Councilmember Look, seconded by Councilmember Jeffrey, to waive the City Charter requirement to read the ordinance aloud.

Motion carried. Voting Yes: Mayor Gamec, Councilmembers Look, Jeffrey, Dehen, Elvig, Olson and Strommen. Voting No: None.

City Attorney Goodrich noted that the first motion adopting the Ordinance, needed to be a roll call vote.

Motion by Councilmember Elvig, seconded by Councilmember Jeffrey, to adopt Ordinance #08-18 to vacate the drainage and utility easements within Outlot A, AEC Energy Park 4th Addition.

A roll call vote was performed by the Recording Secretary:

Councilmember Look: aye
Councilmember Olson: aye
Councilmember Elvig: aye
Councilmember Strommen: aye
Councilmember Jeffrey: aye

Councilmember Dehen: aye
Mayor Gamec: aye

Motion carried.

City Administrator Ulrich noted that Case #15 also relates to the same Anderson Dahlen project and suggested that the Council move that item earlier in the agenda.

Case #15: Adopt Resolution #08-07-XXX Reciting a Proposal for an Industrial Development Project and Taking Official Action with Respect thereto Indicating Preliminary Intent to Assist the Financing of the Project Pursuant to the Minnesota Municipal Industrial Development Act and Calling for a Public Hearing on the Project (Knoll Properties, LLC Project)

Councilmember Look stated that he wanted this taken off the Consent Agenda so staff could explain this to residents so they understood what was being proposed.

City Administrator Ulrich stated that this would schedule a public hearing for August 26, 2008 at 7:00 p.m. to discuss the City issuing revenue bonds to finance all or a portion of the costs of constructing, furnishing and equipping a project on behalf of Knoll Properties. He stated that the aggregate principal amount of the proposed Bonds would be $6,000. He stated that there would be very limited liability on behalf of the City and the City has issued similar bonds for PACT and Panther Precision Tooling and noted that this is not a general obligation bond.

Councilmember Look asked for further explanation about what "limited liability" means.

City Administrator Ulrich stated that the interest will be payable only from the revenues pledged to the payment.

City Attorney Goodrich noted that these details will be discussed that the public hearing.

Councilmember Look asked if this could affect the City's bond rating.

City Attorney Goodrich stated that he did not think it affected bond ratings.

Motion by Councilmember Look, seconded by Councilmember Strommen, to Adopt Resolution #08-07-130 Reciting a Proposal for an Industrial Development Project and Taking Official Action with Respect thereto Indicating Preliminary Intent to Assist the Financing of the Project Pursuant to the Minnesota Municipal Industrial Development Act and Calling for a Public Hearing on the Project (Knoll Properties, LLC Project).

Motion carried. Voting Yes: Mayor Gamec, Councilmembers Look, Strommen, Dehen, Elvig, Jeffrey, and Olson. Voting No: None.

Case #6: Consider Resolution of 160th Lane Issues

Public Works Director Olson stated that in 2005, the City used eminent domain procedures to acquire the right-of-way to utilize what is now known as 160th Lane to provide public access. He stated that in the summer of 2005, the City started receiving calls from nearby homeowners, Bauer's and Kaas', disputing the use of the driveway access that had been constructed within the right-of-way. He stated that the Public Works Committee discussed this in May 2008 and indicated that they would recommend to the Council that the City not move ahead with plans to pave the street, but clear the trees and the 66 feet of right-of-way and post No Parking signs. He stated that the neighbors agreed to enter into mediation with Anoka County which resulted in the case being settled. He noted that a copy of the settlement agreement was included in the Council packet. He stated that the discussion by the Public Works Commission was that it would not be the best use of general tax dollars to create and maintain a roadway that virtually was a private driveway. He stated that staff has discussed a compromise with Mr. Bauer, that instead of cutting down the entire right-of-way, that only 36 feet would be cleared, 18 feet from the center line to allow for 6 feet of paving, a 4 foot shoulder and an 8 foot clear zone. He stated that Mr. Bauer has agreed to improve the roadway and maintain it, but asked that the City do the tree removal, clearing and grubbing and that 'No Parking' signs be posted.

City Attorney Goodrich noted that he has also made the recommendation that this road be posted as a Minimum Maintenance Road and that the City would conduct annual inspections to determine that the construction and maintenance continues as it was at final acceptance. He stated that this makes it clear that the City will not be plowing, grading or maintaining the street.

Public Works Director Olson stated that the City will go out every 12 months and make sure that Mr. Bauer is doing what he agreed to do.

Councilmember Strommen asked what the financial impact would be for the City if it took on maintenance.

Public Works Director Olson stated that the costs would be the time and effort to go in and noted that, generally, the City doesn't maintain roads that it cannot turn around in. He stated that, in staff's opinion, if the City is going to maintain the road, it should be built to City standards. He stated that this is basically a private driveway located on public right-of-way.

Councilmember Dehen asked if there had been an option to sell this area outright to Mr. Bauer and have him take over everything.

City Attorney Goodrich stated that the City used eminent domain procedures to acquire this land in 2005 and if the City now turns around and sells it to a private property, that would misrepresent what the City offered to the courts. He stated that there is also a requirement to provide a cartway access to land locked parcels.

Councilmember Dehen stated that he doesn't want to use public money to make a road for one person. He asked if there would be liability issues with the Minimum Maintenance Road designation.

City Attorney Goodrich stated that this is why it will be posted Minimum Maintenance and the City is also asking Mr. Bauer to sign a hold harmless agreement. He stated the hold harmless agreement basically states that, if Mr. Bauer or one of his guests at his home is injured on the road, would hold the City harmless from any liability related to the maintenance of the roadway.

Councilmember Olson stated that she doesn't like the idea of spending City money to plow a private driveway, but also doesn't like the idea of a citizen maintaining a City street, particularly when there has been so much controversy surrounding this situation.

Councilmember Strommen asked what would happen if Mr. Bauer no longer owned the property. She stated that this doesn't seem to be a long term solution and thinks the City will, at some point, have to "bite the bullet" and accept responsibility for this street.

City Attorney Goodrich stated that the City will conduct annual inspections and if it comes to the City's attention that the road is not being properly maintained, the City could consider taking it back as a street.

Public Works Director Olson stated that the City has been working hard to encourage the paving of dirt streets and if the Council wants to take on maintenance responsibilities, he feels this needs to go back to the drawing board for another solution. He stated that their thinking with this issue is that if someone buying this property is not willing to take on the maintenance duties, they probably won't buy the house. He reiterated that it will be posted as a Minimum Maintenance road.

Councilmember Dehen stated that he just doesn't think it is a good use of public money to construct this to City standards for, basically, a one person road.

Councilmember Elvig noted that when this property was originally put together, there was a ghost plat for a road to continue through to Variolite, so there could be a long term plan for a roadway connection through the property.

Councilmember Jeffrey asked if there was any issue about who actually owns the property.

City Attorney Goodrich stated that the City owns the property, but anyone can drive their vehicle down the road, with the understanding that this is a Minimum Maintenance road. He stated that the neighboring property owners were present, if the Council would like to have them comment.

Francis Kaas, 7155 - 160th Lane, stated that he heard that the City would have Mr. Bauer sign a waiver that if any of his guests were injured on the road that he wouldn't sue the City. He asked what would happen if someone else was hurt because of the lack of maintenance on the road.

City Attorney Goodrich stated that the City would accept no liability. He stated that Mr. Bauer is using this street to access his residence, but if you are driving on the road and get injured, you accept full responsibility and cannot sue the City for damages.

Mr. Kaas stated that the City fought to buy this land and now is not willing to maintain what they own. He stated that he feels the City should be required to maintain their property.

Councilmember Dehen stated that he feels that if the City builds a road, it will be to City standards, which means the entire 66 foot right-of-way will be cleared and there will be much greater costs. He stated that he understands Mr. Kaas" position, but feels spending the money isn't justifiable, so the City is trying to make a compromise to keep some of the trees and have a smaller road. He stated that he feels Mr. Kaas has been sending mixed signals to the City.

Mr. Kaas stated that he just wants this situation to end and the City spent a lot of money to buy this property. He stated that he wants it to be clear that Mr. Bauer is not landlocked.

City Attorney Goodrich stated that the City is simply trying to work through the situation and come up with a compromise.

Mr. Kaas stated that he wants the City to go ahead and put the road in and maintain it.

Mayor Gamec stated that he feels the City has done the best it can and feels that Mr. Kaas has changed his mind every time he has talked about this issue.

Councilmember Elvig stated that he feels it is important to note that this has gone through Anoka County Mediation Services and there has been a settlement.

City Attorney Goodrich explained that three separate motions are required for this case.

Motion by Mayor Gamec, seconded by Councilmember Jeffrey, to accept Greg Bauer's offer to install the following improvements on the Subject Roadway: a) Place a 20 foot wide, four inch lift of class 5 in the path graded by the Public Works Department; b) Place a 12 foot wide lift of bituminous pavement centered within the 20 foot based area; AND direct the City Engineer/Public Works Department to do the following on the Subject Roadway: a) Clear the trees/growth 18 feet on each side of the centerline; 2) Grub stumps and grade roadway to a width of 36 feet; 3) Place Minimum Maintenance Roadway signs as required by State Statute.

Further Discussion: Public Works Director Olson stated that Mr. Bauer has noted that the 12 foot wide pavement could be increased to 20 feet if the funding becomes available. He stated that this language is included in the resolution, but did not get included in the suggested motion language.

Amended motion by Mayor Gamec, seconded by Councilmember Jeffrey, to accept Greg Bauer's offer to install the following improvements on the Subject Roadway: a) Place a 20 foot wide, four inch lift of class 5 in the path graded by the Public Works Department; b) Place a 12 – 20 foot wide lift of bituminous pavement centered within the 20 foot based area, AND direct the

City Engineer/Public Works Department to do the following on the Subject Roadway: a) Clear the trees/growth 18 feet on each side of the centerline; 2) Grub stumps and grade roadway to a width of 36 feet; 3) Place Minimum Maintenance Roadway signs as required by State Statute.

Further Discussion: Councilmember Strommen confirmed that the City will inspect this road annually. Public Works Director Olson stated that the City will inspect this annually. Councilmember Olson stated that she thinks there is too much opposition based on Mr. Kaas' comments and cannot support this motion. Councilmember Look asked why the City wasn't putting through a road. Public Works Director Olson stated that it is not being put through because there isn't a subdivision request that would require a need for the additional roadway. He stated that from a traffic perspective, there hasn't been a need to spend the many thousands of dollars it would take to make a roadway connection across the wetland area. Councilmember Dehen stated that Councilmember Olson had voted in favor of this issue in the Public Works Commission meeting and asked why she would now vote against it. Councilmember Olson stated that she doesn't think the issue is going to go away because there is still too much opposition.

Amended Motion carried. Voting Yes: Mayor Gamec, Councilmembers Jeffrey, Dehen, Look, and Strommen. Voting No: Councilmember Olson. Abstaining: Councilmember Elvig.

Motion by Mayor Gamec, seconded by Councilmember Jeffrey, to adopt Resolution #08-131 declaring the Subject Roadway as a Minimum Maintenance Roadway, subject to Greg Bauer's and spouse's agreement to sign a hold harmless agreement holding the City harmless for any liability from injuries to persons on property concerning the City's designation of the Subject Roadway as a Minimum Maintenance Roadway.

Further Discussion: Councilmember Look asked if the City constructed this to City standards whether the costs can be assessed to the properties. City Attorney Goodrich stated that it cannot, unless the property owners petition for this. Councilmember Look asked if Mr. Bauer can simply neglect the road to force the City to take it over. City Attorney Goodrich stated that this is a possibility.

Motion carried. Voting Yes: Mayor Gamec, Councilmembers Jeffrey, Dehen and Strommen. Voting No: Councilmembers Look and Olson. Abstaining: Councilmember Elvig.

Motion by Mayor Gamec, seconded by Councilmember Jeffrey, to permit Greg Bauer to place an address sign at the entrance to the Subject Roadway.

Motion carried. Voting Yes: Mayor Gamec, Councilmembers Jeffrey, Dehen, Look, and Strommen. Voting No: Councilmember Olson. Abstaining: Councilmember Elvig.

Case #7: Adopt Ordinance Amending Section 5.08 (public nuisances) of Chapter 5 of City Code; Case of City of Ramsey

Community Development Director Miller stated that this ordinance has been rewritten to make the definition of "inoperable vehicle" easier to understand and apply.

Motion by Councilmember Jeffrey, seconded by Councilmember Olson, to waive the reading as required by City Charter and adopt Ordinance #08-20 to amend Section 5.08 (Public Nuisances) of City Code.

A roll call vote was performed by the Recording Secretary:

Councilmember Dehen: aye
Councilmember Strommen: aye
Councilmember Jeffrey: aye
Councilmember Olson: aye
Councilmember Look: aye
Councilmember Elvig: aye
Mayor Gamec: aye

Motion carried.

Case #8: Adopt an Ordinance Amending Chapter 5 of the City Code to Include Social Host Liability

Police Chief Way stated that there have been minor changes to the ordinance since the last meeting.

Councilmember Dehen noted that section 5.22.02 (5) states that "the person fails to take reasonable steps to prevent possession or consumption by the underage person(s)". He stated that, for example, what if there is liquor kept in a pole barn by parents but it isn't locked up. He asked what would prevent law enforcement from saying that they didn't take reasonable steps.

City Attorney Goodrich stated that law enforcement won't charge unless they think they can convict and they will need to use common sense for what is considered reasonable and what isn't. He stated that this will need to be handled on a case by case basis.

Police Chief Way stated that he understands that there is some concern about the word "reasonable", but in his research he found it used over 500 times in Minnesota Statute language. He stated that he was unable to come up with another word.

Motion by Councilmember Look, seconded by Councilmember Strommen, to Adopt Ordinance #08-21 amending Chapter 5 of City Code, which is known as the Municipal Regulations chapter of the city Code of Ramsey, Minnesota.

A roll call vote was performed by the Recording Secretary:

Councilmember Strommen: aye
Councilmember Jeffrey: aye
Councilmember Olson: aye
Councilmember Dehen: aye

Councilmember Look: aye
Councilmember Elvig: aye
Mayor Gamec: aye

Motion carried.

Case #9: Adopt Ordinance Repealing Section 7.82 (Alarm Systems) of the City Code and Adding Section 5.23 (Alarm Systems)

Police Chief Way stated that this was discussed at the July 8, 2008 Council meeting. He noted that the rates will be discussed at the August 26, 2008 work session.

Motion by Councilmember Elvig, seconded by Councilmember Jeffrey, to adopt Ordinance #08-22 repealing Section 7.82 of City Code and amending Chapter 5, adding Section 5.23 – Alarm Systems.

A roll call vote was performed by the Recording Secretary:

Councilmember Look: aye
Councilmember Jeffrey: aye
Councilmember Elvig: aye
Councilmember Olson: aye
Councilmember Dehen: aye
Councilmember Strommen: aye
Mayor Gamec: aye

Motion carried.

Case #10: Adopt Ordinance Amending Chapter 7 of the City Code to Include Age Verification for Liquor Establishments

Police Chief Way reviewed this amendment and noted that staff is recommending a $100 fee reduction for Off Sale establishments that meet the requirements.

Motion by Councilmember Elvig, seconded by Councilmember Jeffrey, to Adopt Ordinance #08-23 amending Chapter 7 of City Code, which is known as the licensing and permits chapter of the City Code of Ramsey, Minnesota.

A roll call vote was performed by the Recording Secretary:

Councilmember Look: aye
Councilmember Jeffrey: aye
Councilmember Elvig: aye
Councilmember Olson: aye
Councilmember Dehen: aye
Councilmember Strommen: aye

Mayor Gamec: aye

Motion carried.

Case #11: Introduce Ordinance to Amend City Code Section 9.15 Towers; Case of City of Ramsey

Associate Planner Gladhill stated that the moratorium on construction of cell towers is set to expire on September 17, 2008. He summarized the proposed changes in the ordinance: Antennas may be co-located on existing structures in parks; however, no new towers may be constructed within parks; Height limits have been adjusted to 100 feet (from 175 feet in industrial) in all zoning districts; an additional 20 feet may be granted if a minimum of two services are co-located on the tower; The 10 acre requirement for lot size has been eliminated; lot size will be regulated by setback, which is the height of the tower plus 10 feet on residential and public/quasi public parcels; Setbacks for the towers in industrial and commercial areas will default to the underlying zoning district except when adjacent to a residential zone; when adjacent to a residential zone, the setback shall be the height of the tower plus 10 feet adjacent to the residential zone. He stated that the Planning Commission has recommended these revisions and noted that the City Attorney has recommended some language changes on page 160 and 163. He showed a map of the proposed overlay district.

Councilmember Elvig stated that the map shows 33 square miles with two towers and that isn't adequate coverage for all areas. He stated that he doesn't understand this because he has traveled to places like Montana which has far fewer towers and he has adequate cell service.

Community Development Director Miller stated that one of the reasons for this is that sometimes when there are fewer towers, such as in Montana, they allow much higher towers. She stated that having a tower that is 300 or 400 feet tall will give a much greater coverage area and lower towers have a smaller coverage distance.

Associate Planner Dalnes stated that this is also affected by the number of users, which is why towers in a rural area can cover a much larger area.

Councilmember Elvig stated that he would like to see the City have authority for aesthetic controls for the towers and their attachments.

Councilmember Jeffrey agreed and noted that he has seen cell towers in Arizona disguised as a palm tree.

Councilmember Strommen stated that Afton is constructing a cell tower that looks like a pine tree.

Councilmember Dehen asked if there was anything in the Telecommunications Act that would prevent the City from regulating for aesthetic purposes.

City Attorney Goodrich stated that the City cannot do anything to hinder their ability to administer their product, so he thinks that the City could regulate aesthetics.

Motion by Councilmember Strommen, seconded by Councilmember Elvig, to introduce an ordinance amending City Code Section 9.15 Towers.

Further Discussion: Councilmember Dehen asked if the language suggested by Councilmember Elvig about aesthetics was included.

Amended Motion by Councilmember Strommen, seconded by Councilmember Elvig, to introduce ordinance amending City Code Section 9.15 Towers, with additional language that the City will retain controls for regulating the aesthetics of the towers.

Amended Motion carried. Voting Yes: Mayor Gamec and Councilmembers Strommen, Elvig, Dehen, Jeffrey, Look and Olson. Voting No: None.

Case #12: Introduce Ordinance to Amend Section 9.12 (Signs) of City Code to Incorporate "Dynamic Display" Sign Regulations: Case of the City of Ramsey

Associate Planner Dalnes stated that staff has been researching electronic signs and has included literature from SRF Consulting in the packet. She reviewed the definition of an electronic sign for "dynamic display" and the proposed language for brightness, size, speed of change in message and that the use of temporary signs would no longer be permitted if there was a functioning dynamic display sign. She stated that the Planning Commission has discussed these amendments and recommends approval.

Mayor Gamec asked if the ordinance covered the color of the reader boards.

Associate Planner Dalnes stated that it does not specifically prohibit any colors, but noted that they cannot interfere with traffic signals.

Councilmember Elvig asked if there was any consideration given to size of the signs and their distance from the roadway. He stated that there has been discussion about a reader sign for City Hall and that it should be readable from Highway 10. He stated that he doesn't want to adopt an ordinance that "shoots the City in the foot" for that goal.

Associate Planner Dalnes stated that the City doesn't adjust size requirements, for any type of signage, based on distance from the road. She stated that any variance in the sign ordinance can be made through a CUP.

Motion by Elvig, seconded by Olson, to recommend that the City Council introduce the proposed ordinance to amend sign regulations to establish dynamic display standards.

Motion carried. Voting Yes: Mayor Gamec and Councilmembers Elvig, Olson, Dehen, Jeffrey, Look and Strommen. Voting No: None.

Case #13: Consideration of Awarding Bid for IP 08-35 East Ramsey Parkway Sunwood Drive Streetscape Improvements

Public Works Director Olson stated that the bids were opened last week and the low bid was by Hardrives, Inc. for $122,274.95. He stated that Hardrives, Inc. has done acceptable work for the City in the past and staff is recommending utilizing the RTC letter of credit in the amount of $122,274.95 and awarding the contract to Hardrives, Inc.

Councilmember Dehen asked if there was anything cities do as far as guarantees of lasting quality. He asked if there was a way for the City to be more proactive in doing something to ensure that the City is getting what it pays for.

Public Works Director Olson stated that there is a 12-month warranty on the improvement. He stated that if this was changed to a 5-year warranty, for example, it would require a lot more up front costs and he doesn't think the likelihood of premature failure is worth the required cost.

Councilmember Dehen stated that he would like to see what the increased costs would actually be.

Mayor Gamec stated that the City looked at this a few years ago and it was an increase of 40%-60%.

Councilmember Dehen stated that his point is "ask not, get not" and perhaps contractors would be willing to extend the 12 month warranty a few more years without additional expenditures. He stated that the market is very competitive right now and he would like to see those costs in the future.

Public Works Director Olson stated that he will put this on a future Public Works agenda to explore this option. He stated that he will also try to find the information that Mayor Gamec mentioned.

Councilmember Elvig stated that he feels it all comes back to the inspection process to make sure it is compacted properly, excavated properly, and the mixture of asphalt is correct.

Public Works Director Olson stated that it is all certified and noted that Mike McDowell is MnDot certified to conduct these inspections.

Motion by Councilmember Jeffrey, seconded by Councilmember Dehen, to adopt Resolution #08-07-131A to award the bid for IP-08-35 East Ramsey Parkway Bituminous Wear Course to Hardrives, Inc., in the amount of $122,274.95.

Motion carried. Voting Yes: Mayor Gamec and Councilmembers Jeffrey, Dehen, Elvig, Look, Olson and Strommen. Voting No: None.

Resignation of Associate Planner Dalnes

Case #13: Consideration of Awarding Bid for IP 08-35 East Ramsey Parkway Sunwood Drive Streetscape Improvements

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Public Works Director Olson stated that it is all certified and noted that Mike McDowell is MnDot certified to conduct these inspections.

Motion by Councilmember Jeffrey, seconded by Councilmember Dehen, to adopt Resolution #08-07-131 to award the bid for IP-08-35 East Ramsey Parkway Bituminous Wear Course to Hardrives, Inc., in the amount of $122,274.95.

Motion carried. Voting Yes: Mayor Gamec and Councilmembers Jeffrey, Dehen, Elvig, Look, Olson and Strommen. Voting No: None.

Resignation of Associate Planner Dalnes

Mayor Gamec noted that Associate Planner Dalnes is leaving the City to become the City Planner in Minnetrista. He stated that he wanted to wish her good luck and make it known that she has done an excellent job for the City. He stated that she is regarded highly by everyone and he personally appreciated her frankness when it has been necessary to tell him he was wrong.

Case #14: Accept Plans and Specifications for City Project #08-36, 144th Avenue NW Extension into the Sunfish Lake Business Park, and Authorize for Bid

Public Works Director Olson stated that the estimated cost for the project is around $275,000 and the plans and specifications are completed, so staff would like to advertise for bids.

Motion by Councilmember Elvig, seconded by Councilmember Jeffrey, to accept the plans and specifications for City project #08-36, 144th Avenue NW extension into the Sunfish Lake Business Park, and authorize for bid.

Motion carried. Voting Yes: Mayor Gamec and Councilmembers Elvig, Jeffrey, Dehen, Look, Olson and Strommen. Voting No: None.

MAYOR, COUNCIL AND STAFF INPUT

Elected Officials Meeting

Mayor Gamec stated that the Elected Officials meeting is scheduled for July 30, 2008 in Columbus Township.

Ramsey Golf Tournament

Mayor Gamec stated that the City's Business Appreciation Golf Tournament is scheduled for August 19, 2008.

Community Center Focus Group Meeting

Associate Planner Gladhill stated that there is a Community Center Focus Group meeting on Thursday, July 24, 2008, from 6:00 to 8:00 p.m. in the Alexander Ramsey room.

County Rail Authority Meeting

City Administrator Ulrich stated that staff is meeting with the County Rail Authority later in the week to begin working on preliminary plans for the Ramsey rail station.

Sexual Offender Meeting

City Administrator Ulrich noted that the Level III Sexual Offender meeting will be held Wednesday, July 23, 2008 at 6:00 p.m. at the PACT charter school. He stated that the meeting will be taped for rebroadcast on cable television.

National Night Out

City Administrator Ulrich stated that National Night Out is scheduled for August 5, 2008 and there will be no Council meeting that night.

County Road 63

Public Works Director Olson stated that there is a pre-construction meeting for County Road 63 coming up and he will keep the Council updated as he hopes this project will begin soon.

Lunch with Governor Pawlenty

Mayor Gamec stated that there is a lunch with Governor Pawlenty event scheduled for August 7, 2008 and asked anyone interested in attending to contact City Clerk Jo Thieling. He noted that the cost is $50.

ADJOURNMENT

Motion by Councilmember Strommen, seconded by Councilmember Jeffrey, to adjourn the meeting.

Motion carried.

The regular meeting of the City Council adjourned at 9:28 p.m.

Respectfully submitted,

Kurtis G. Ulrich
City Administrator

ATTEST:

Jo Ann M. Thieling
City Clerk

Drafted by Kayla Atkins-Rokosz
TimeSaver Off Site Secretarial, Inc.

NOTICE OF PUBLIC HEARING

CITY OF RAMSEY
COUNTY OF ANOKA
STATE OF MINNESOTA

NOTICE IS HEREBY GIVEN that the City of Ramsey City Council will conduct a public hearing on Tuesday, July 22, 2008 at 7:00 p.m. at the Ramsey City Hall, 7550 Sunwood Drive NW, Ramsey, MN 55303.

The purpose of the hearing will be to consider the Charter Commission's recommendation to amend Sections 2.5 and 4.5.5 of the City Charter to provide as follows:

Section 2.5 Vacancies. A vacancy in the council, whether it be in the office of mayor or councilmember, shall be deemed to exist in the case of the failure of any person elected thereto to qualify, or by reason of the death, resignation in writing filed with the city clerk, removal from office, non-residence in the city, conviction of a felony of any such person after his/her election, or by reason of the failure of any councilmember without good cause to attend council meetings for a period of three consecutive months. In each such case, the council shall publicly declare by resolution, the vacancy to exist within fifteen (15) days of its occurrence and such vacancy shall be filled according to the provisions of Section 4.5.

At the same time as the resolution declaring the vacancy is adopted, the council shall appoint a current councilmember to act as a liaison for those residents whose councilmember's seat is vacant. The liaison so appointed shall serve until the vacancy has been filled. The councilmember appointed as liaison shall continue to have only one vote as a councilmember.

4.5.5 Office Vacancy when less than eight weeks prior to primary election.

4.5.5.1 Special Election. When a vacancy in an elected office of the city occurs when there is less than eight weeks prior to a primary election there shall be no primary election, except as provided in Section 4.5.5.3 below. The special election to fill the vacancy shall coincide with the Regular Municipal Election and the notice of such vacancy shall be published as soon as is practicable.

4.5.5.2 Vacancy in offices to be voted on in the Regular Municipal Election. If a vacancy occurs less than eight weeks prior to the primary election, in the office of the mayor or the councilmembers whose seats are to be voted on in the Regular Municipal Election, said vacancy shall be considered not to exist for the purpose of the Regular Municipal Election. The person elected to fill the vacancy in the Regular Municipal Election, if approved by unanimous vote of the sitting Council, may assume the duties of the office to which elected on the first business day following the City Clerk's issuance of a certificate of election to said person.

4.5.5.3 Vacancy in an office not to be voted on the Regular Municipal Election. If a vacancy occurs in the office of the mayor or a councilmember not standing for election in the Regular Municipal Election, a special primary election and a special election shall be held in January of the subsequent year following the vacancy to fill said vacancy. The election procedures for the special primary election and the special election shall be those election procedures for municipal office candidates as prescribed in Minnesota Statutes and this Charter. The term of the office of the person elected pursuant to this subsection 4.5.5.3 shall be for the remainder of the unexpired term of the office vacated.

All persons interested are invited to attend the hearing and will be given the opportunity to make presentations.

Written comments also are welcome and may be addressed to Kurtis G. Ulrich, City Administrator, 7550 Sunwood Drive NW, Ramsey, MN 55303. Written comments must be received prior to 5:00 p.m. on Tuesday, July 22, 2008.

Dated: June 24, 2008
/S/ Jo Thieling
Jo Thieling, Ramsey City Clerk
abcdefghijklmnopqrstuvwxyz.
Published in Anoka County Union
June 27, 2008

AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA)
COUNTY OF ANOKA) SS

Peter G. Bodley, being duly sworn on oath says that he is the managing editor of the newspaper known as the Anoka County Union, and has full knowledge of the facts which are stated below:

(A) The newspaper has complied with all of the requirements constituting qualifications as a qualified newspaper, as provided by Minnesota Statue 331A.02, 331A.07 and other applicable laws, as ammended.

(B) The printed NOTICE OF PUBLIC HEARING (Amend Sections 2.5 and 4.5.5 of the City Charter), which is attached was cut from the columns of said newspaper and was printed and published once a week for one week; it was first published on Friday, the 27th day of June, 2008, and was therefore printed and published on every Friday to and including Friday, the 27th day of June, 2008, and printed below is a copy of the lower case alphabet from A to Z, both inclusive, which is hereby acknowledged as being the size and kind of type used in the composition and publication of the notice

abcdefghijklmnopqrstuvwxyz
abcdefghijklmnopqrstuvwxyz

Managing Editor

Subscribed and sworn to before me on
this 27th day of June, 2008

JILL M. DONAHUE
Notary Public-Minnesota
My Commission Expires Jan 31, 2012

Notary Public

RATE INFORMATION

(1) Lowest classified rate paid by commercial users for comparable space	$ 15.00 (line, word or inch rate)
(2) Maximum rate allowed by law for the above matter	$ 15.00 (line, word or inch rate)
(3) Rate actually charged for the above matter	$ 10.25 (line, word or inch rate)

1,280,021

AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA)
COUNTY OF ANOKA) SS

NOTICE OF PUBLIC HEARING

CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA
TO WHOM IT MAY CONCERN:

Notice is hereby given that the Ramsey City Council will hold a public hearing on Tuesday, July 22, 2008, at 7:00 p.m. in the Council Chambers at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, MN 55303.

The purpose of the hearing is to consider a request by Alan Hamel, William Boyun and James Green Jr., d/b/a Broken Spoke Saloon, for an On-Sale, Sunday Sales and 2:00 a.m. Intoxicating Liquor License at the property generally known as 7550 Highway #10 NW, Ramsey, Minnesota. (Note: This is not a new liquor license; this is a sale/transfer of ownership and a name change. This is the current Diamonds Sports Bar & Grill site.)

All interested persons are invited to attend the hearing and comment on the request for an On-Sale Intoxicating liquor license. The City of Ramsey complies with the Americans with Disabilities Act. Upon advance request, information will be provided in an alternative form, and interpreters will be available. Any person with such a request should contact Jo Thieling at 763-433-9840 prior to 4:30 p.m., Wednesday, July 16, 2008. There is a TDD machine at Ramsey Municipal Center; the number is 763-427-8591.

Written comments are welcome and shall be addressed to the Ramsey City Council, attention Jo Thieling, 7550 Sunwood Drive NW, Ramsey, Minnesota, 55303. Written comments shall be received at the above address prior to 4:00 p.m., on Tuesday, July 22, 2008.

Jo Ann M. Thieling, CMC
City Clerk
abcdefghijklmnopqrstuvwxyz
Published in Anoka County Union
July 11, 2008

Peter G. Bodley, being duly sworn on oath says that he is the managing editor of the newspaper known as the Anoka County Union, and has full knowledge of the facts which are stated below:

(A) The newspaper has complied with all of the requirements constituting qualifications as a qualified newspaper, as provided by Minnesota Statue 331A.02, 331A.07 and other applicable laws, as ammended.

(B) The printed NOTICE OF PUBLIC HEARING (Broken Spoke Saloon), which is attached was cut from the columns of said newspaper and was printed and published once a week for one week; it was first published on Friday, the 11th day of July, 2008, and was therefore printed and published on every Friday to and including Friday, the 11th day of July, 2008, and printed below is a copy of the lower case alphabet from A to Z, both inclusive, which is hereby acknowledged as being the size and kind of type used in the composition and publication of the notice

abcdefghijklmnopqrstuvwxyz
abcdefghijklmnopqrstuvwxyz

Managing Editor

Subscribed and sworn to before me on
this 11th day of July, 2008

JILL M. DONAHUE
Notary Public-Minnesota
My Commission Expires Jan 31, 2012

Notary Public

RATE INFORMATION

(1) Lowest classified rate paid by commercial users for comparable space	$ 15.00 (line, word or inch rate)
(2) Maximum rate allowed by law for the above matter	$ 15.00 (line, word or inch rate)
(3) Rate actually charged for the above matter	$ 10.25 (line, word or inch rate)

1,298,743

AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA)
COUNTY OF ANOKA) SS

NOTICE OF PUBLIC HEARING

CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA
TO WHOM IT MAY CONCERN:

Notice is hereby given that the Ramsey City Council will hold a public hearing on Tuesday, July 22, 2008, at 7:00 p.m. in the Council Chambers at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota, 55303.

The purpose of the hearing is to consider a request by Melissa B. Fitzgerald and Dennis J. Fitzgerald of DJ Investments LLC d/b/a 10 Spot Liquor, at the property generally known as 7129 Highway #10 NW, Ramsey, Minnesota.

All interested persons are invited to attend the hearing and comment on the request for an Off-Sale Intoxicating liquor license. The City of Ramsey complies with the Americans with Disabilities Act. Upon advance request, information will be provided in an alternative form, and interpreters will be available. Any person with such a request should contact Jo Thieling at 763-433-9840 prior to 4:30 p.m., Wednesday, July 16, 2008. There is a TDD machine at Ramsey Municipal Center; the number is 763-427-8591.

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Jo Ann M. Thieling
City Clerk
abcdefghijklmnopqrstuvwxyz
Published in Anoka County Union
July 11, 2008

Peter G. Bodley, being duly sworn on oath says that he is the managing editor of the newspaper known as the Anoka County Union, and has full knowledge of the facts which are stated below:

(A) The newspaper has complied with all of the requirements constituting qualifications as a qualified newspaper, as provided by Minnesota Statue 331A.02, 331A.07 and other applicable laws, as ammended.

(B) The printed NOTICE OF PUBLIC HEARING (SPOT LIQUOR), which is attached was cut from the columns of said newspaper and was printed and published once a week for one week; it was first published on Friday, the 11th day of July, 2008, and was therefore printed and published on every Friday to and including Friday, the 11th day of July, 2008, and printed below is a copy of the lower case alphabet from A to Z, both inclusive, which is hereby acknowledged as being the size and kind of type used in the composition and publication of the notice

abcdefghijklmnopqrstuvwxyz
abcdefghijklmnopqrstuvwxyz

Managing Editor

Subscribed and sworn to before me on
this 11th day of July, 2008

JILL M. DONAHUE
Notary Public-Minnesota
My Commission Expires Jan 31, 2012

Notary Public

RATE INFORMATION

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(3) Rate actually charged for the above matter	$ 10.25 (line, word or inch rate)

1,298,754

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CITY COUNCIL
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey City Council conducted a regular meeting on Tuesday, August 12, 2008, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Mayor Thomas Gamec
Councilmember John Dehen
Councilmember David Elvig
Councilmember David Jeffrey
Councilmember Matt Look
Councilmember Mary Jo Olson
Councilmember Sarah Strommen

Members Absent: None

Also Present: City Administrator Kurtis G. Ulrich
Fire Chief Dean Kapler
Community Development Director Amber Miller
Management Intern Timothy Gladhill
Assistant City Engineer Tim Himmer
Economic Development Coordinator Sean Sullivan
City Attorney William Goodrich

CALL TO ORDER

Mayor Gamec called the regular meeting of the Ramsey City Council to order at 7:08 p.m., followed by the Pledge of Allegiance led by Boy Scouts Brian *(last name not caught)* and Courtland Bolles.

ADOPT RESOLUTION RECOGNIZING NORTHERN STAR COUNCIL, BOY SCOUTS OF AMERICA THREE RIVERS DISTRICT – RUM RIVER SCOUT CAMP

City Administrator City Administrator Ulrich read the inscription on a plaque recognizing the Northern Star Council, Boy Scouts of America Three Rivers District.

Councilmember Elvig read the conclusion of the proclamation and stated his appreciation to Brian and Courtland and John Andrews and the Northern Star Council.

Fire Chief Kapler presented information about Safety Camp, noting 133 attended Camp and 623 attended the graduation. He commented that Ramsey is fortunate to have this wonderful facility, which the Northern Star Council has allowed the City to use it each year for the two-day Safety Camp.

Fire Chief Kapler stated the Safety Camp focuses on things most likely to harm a child, like finding a weapon, usage of fire extinguishers, wild animal safety, drug related issues, and personal protection.

Councilmember Elvig stated his son attended the Camp and learned about the danger of putting your mail in a rural mailbox with the flag up because it can result in stolen identity. He described the large region covered by the Northern Star Council and Three Rivers District. Councilmember Elvig presented the plaque of appreciation from the City of Ramsey, thanked them for their contribution, and for sharing their Camp with Ramsey and its residents.

John Andrews, representing the Northern Star Boy Scout Council, stated their members are from the community and they seek to deliver the curriculum that has proven to change lives. He explained that Scout Camps are sold from time to time. They now have eight camps, owned by non-profit organizations, so the benefactor is the community through volunteers and that is why Scouting has stayed so strong.

Councilmember Dehen asked about the age of Safety Campers.

Fire Chief Kapler stated that children in Grades 4 and 5 can attend the Camp and additional information is available on the City's website. Safety Camp is held the beginning of June and this year five registration fee scholarships were awarded. The counselors are made up of police officers, fire fighters, and ambulance staff who come to Camp wearing T-shirts and short pants and become friends with the campers. These Camp counselors try to keep their occupation a secret until graduation day when they attend in their uniform. Fire Chie Kapler stated the graduation ceremony is a nice climax to the Camp and is a family event.

A 2008 Safety Camp video was played for the Council and audience.

Motion by Councilmember Strommen and seconded by Councilmember Look to adopt Resolution #08-08-132 Recognizing Northern Star Council, Boy Scouts of America, Three Rivers District – Rum River Scout Camp for their contribution to the City of Ramsey Safety Camp each year.

Motion carried. Voting Yes: Mayor Gamec, Councilmembers Strommen, Look, Dehen, Elvig, Jeffrey and Olson.

Mayor Gamec thanked the Boy Scouts and stated he has attended Safety Camp each year. He stated Bob Litke has been wonderful to assure the Camp is ready and agreed Ramsey is fortunate to have this camp facility, which has a beautiful "up north" feel. Mayor Gamec thanked Jerry Streich and Chandra Kreyer who work with the Safety Camp, noting campers are already registering for next year's Safety Camp. Mayor Gamec also thanked the more than 40 sponsors who provide meals and other things for the campers.

CITIZEN INPUT

Wayne Varner, 6461 153rd Way NW, stated he would like to discuss the 160-foot communication tower that is being constructed in Alpine Park. He stated in July 2008 he sent an e-mail to Councilmembers Look, Strommen, Jeffery, and Olson and asked that the e-mail be forwarded to the other Councilmembers. Mr. Varner stated as of today only Councilmember Look has responded and provided him with a detailed list of what has transpired with the Alpine Park tower. Mr. Varner reviewed the dates of past notifications and meetings held regarding the Communications Tower. He stated on April 20 2007, notices were sent out to residents within 350 feet of the proposed location on the west side behind the soccer fields and swamp. A hearing was held on May 3, 2007, and on May 10, 2007, the Parks Commission got involved and moved the location farther west. On June 7, 2007, at a Planning Commission meeting, three residents voiced concerns over that location and again the tower location was moved. On September 14, 2007, a mailing went out and on September 25, 2007, the City Council tabled action. Mr. Varner stated he has a list of 20 of his neighbors who did not receive notice of the meeting. On October 30, 2007, four alternative sites were proposed, another mailing was sent, and again his neighborhood did not receive notice. On January 8, 2008, the request for a tower site was considered by the City Council at a different area and this time no notices go out. On June 24, 2008, a lease agreement is approved and the permit signed.

Mr. Varner stated his issue is that the neighborhood most affected by the current site didn't receive any notices of the location. The neighborhood did receive notice about the location for the western side of the park, but nothing more. When residents brought this up, City officials said legally they only need to give one notice and it is then up to the resident to keep track of it. Mr. Varner stated that may be legal but it is not ethical. He asked how anyone can keep track because over a year of time transpired and who knows how many locations were considered. Now that the tower is built, residents are getting misinformation.

Mr. Varner stated the signed lease is for five years, with three, five-year renewable options. He stated his interpretation of the FCC ruling is that it requires "reasonable opportunities," which do not equal "required by law." Mr. Varner stated residents were told they would plant 30 trees, but even a 40-foot tree will not disguise a 160-foot tower. Residents were also told the City would receive $18,000 from the lease that would go directly into Alpine Park improvements. However, that does nothing for his neighborhood that lost, in aggregate, $500,000 in resale value based on the location of that tower. Mr. Varner noted Alpine Street is 50 mph and the tower is a "kid magnet."

Mr. Varner stated all understand that no one wants a 160-foot tower in their neighborhood and given opportunity, would vote against it. He stated his question is whether the City really needs it and asserted that answer is clear, "no, we don't need service." However, the tower is up. Mr. Varner stated residents could say they want it removed but that won't happen because of the cost. Mr. Varner stated he wants the City to issue T Mobile a letter saying the three, five-year options will not be given. Then, in five years the tower comes down and nothing else is built on that site unless it helps the ballpark.

Mr. Varner stated he also wants the City to make the speed limit on Alpine Street a more reasonable speed because kids will be jumping over snow banks and, in time, there will be a tragedy. He stated he would like the City to adopt a more comprehensive way of letting

neighborhoods know what is going on and a better notification method than the US mail, which has been proven to not work. Mr. Varner suggested the Councilmembers visit neighborhoods to hand out the notices and visit with residents. The Councilmembers can also then realize what a project would do to the neighborhood. Mr. Varner stated that lastly, he would like it remembered that all City employees and the City Council work for the taxpayers of Ramsey, not for T Mobile or the FCC, but for the taxpayers of Ramsey and he wished they would vote that way.

Mayor Gamec clarified that everyone on the Council votes for the best interest of the City and he resents Mr. Varner implying that they do not. He stated the City went through a lot of problems and a lot of difficult decisions had to be made. Mayor Gamec stated that every Councilmember here always works in the best interest of the citizens and the City of Ramsey. He stated he has a lot of respect for Councilmembers and what they go through. Mayor Gamec stated that it is up to families to look after their children and know what they are doing, noting Ramsey holds a Safety Camp to help. Mayor Gamec stated the tower application was handled in the best interest of Ramsey and the Council assured everything was legally handled and also got documentation from the City Attorney and Administrator on the procedures taken. Mayor Gamec stated the tower was centered in that park away from residential and the Council felt that was the best decision at that time. He stated he understands some are not happy but a decision had to be made.

Mr. Varner stated he knows the Council has to make decisions that are not easy. His statement is that residents didn't know because it said the western side.

Mayor Gamec agreed there was a lot of controversy and the tower could not be placed on the west side because of people who came in. Then the Council looked at the other side and established a 6-month moratorium to study the matter. Because of legal pressure, the Council had to make a decision.

City Administrator Ulrich stated the City Attorney was asked to review the tower lease to see what the options are in terms of the additional options.

Attorney Goodrich advised that one of the provisions for termination, in addition to default, is that the owner can terminate the lease after the first option with a one-year prior notice if the Council votes to redevelop the property for a public purpose. So, after the initial four years, with a one-year notice, the City could make a determination that the property is better suited for a different public purpose.

Mr. Varner asked if it has to be redevelopment, and whether the park being used more can be considered "redevelopment."

Mayor Gamec stated Alpine Park is already at the maximum and the Council picked that tower site because it lined up with possible lighting for the fields. Also, other communications can be located on that tower. The Council assured access to the communications building was between fields so it would not interrupt play on the fields. Mayor Gamec stated that the City looked into a lot of things to determine that particular site. The tower height was determined because of the

landfill location and height. Mayor Gamec stated if the tower had to be in that area, that particular site was the farthest away from residents, designed to drop down, there will be a smaller communications building, plus landscaping and fencing was required to protect children in the area.

Mr. Varner stated residents thought field lighting was going to be installed and instead it was a tower. He stated he means no disrespect, but thinks someone told the City Council they had to go with the FCC and he thinks the Council should "fight it" once in a while.

Councilmember Elvig noted that parks typically come with lights or an ice arena dome or another building. He stated that in the future, it sounds like if anything is going on in the Park, the City should notify residents all around the perimeter of the park instead of 350 feet from the area of the project.

Mr. Varner stated that is correct, notice should go out to all around the park.

Councilmember Dehen stated one of the comments from Mr. Varner was about notification and while he has served on the Council for the past two years, that issue seems to reverberate. He stated he always hears that residents are not getting notified. Councilmember Dehen suggested the City establish a list of names when someone comes in, like Mr. Varner, and complains about not getting notified. He stated it is reasonable and prudent for the Council to have a list of the mailing so Councilmembers know who has been notified.

Mayor Gamec stated a list is created and those who sign up at the meeting are also included, even if beyond the required distance.

Community Development Director Miller clarified that with the Alpine Park cellular tower issue, the notification list was the same for all mailings and it was sent to property owners 350 feet from the park itself, not from the tower location, because Alpine Park is one parcel.

Mayor Gamec noted that sometimes residents don't get the notice because it goes to the mortgage company. Others have admitted they got the notice but didn't read it because it came from the City. Mayor Gamec agreed with the suggestion to have the Councilmember visit the neighborhood but noted that in this case, there are about 270 homes.

City Administrator Ulrich stated one constructive process is to review the landscape plan to assure it provides an effective buffer. He suggested that perhaps the closer the landscaping is to the homes, the more effective it will be and perhaps landscaping should be included in the boulevard of Alpine Street.

Mayor Gamec stated he met with one family who was concerned about the height so he explained that the reason for the height was because of the landfill and desire to keep it away from residential homes.

John Enstrom, 8702 - 181st Avenue, requested the Council withdraw Agenda Item 15. 4), Consider Establishing Topsoil Requirements in New Subdivision. He stated he would like to present information for the Council's consideration prior to it being considered for approval.

City Administrator Ulrich pointed out this is a Consent Agenda item.

Community Development Director Miller stated if approved, the item would be referred to the Planning Commission for review of an ordinance so it will come back to the Council for consideration. She stated this process will provide ample opportunity to discuss Mr. Enstrom's concerns.

Assistant City Engineer Himmer explained the recommendation is to develop an ordinance for topsoil and it will be discussed by the Planning Commission.

Frank Yamoutpour, Sunfish Express, stated he received notice from the railroad that they will shut down the road for a month at least. He stated it was his understanding the road would remain open to local traffic but now it will be closed.

Mayor Gamec explained they are working on the railroad tracks so the road had to be shut down for several weeks but that decision is by the railroad, and Anoka County, as the lead agency, sent out the notice.

Mr. Yamoutpour stated he talked with them yesterday and they said the road would be closed for six to seven weeks.

Mayor Gamec stated staff will research the issues and contact Mr. Yamoutpour this week.

Councilmember Strommen pointed out that other businesses may also be affected and asked staff to notify all of them of the information.

Councilmember Dehen stated he does not know what the schedule of construction will be but it seems elemental to have that communication with Ramsey City officials as well as business owners. He asked to receive this information so he can answer such questions, if asked.

Councilmember Look stated if the railroad is changing terms at this point by closing the road for six to seven weeks, that may not have been the intent of the Council when it was approved. If that's the case, he suggested the City may want to send a strong message that the City does not support a closure for that long.

APPROVE AGENDA

Councilmember Look requested to remove Consent Agenda Item #9.

Councilmember Dehen requested to remove Consent Agenda Item #11.

Motion by Councilmember Strommen, seconded by Councilmember Look, to approve the regular Council agenda, with the removal of Cases #9 and #11.

Motion carried. Voting Yes: Mayor Gamec, Councilmembers Strommen, Look, Dehen, Elvig, Jeffrey, and Olson. Voting No: None.

CONSENT AGENDA

Motion by Councilmember Strommen, seconded by Councilmember Look, to approve the following items on the Consent Agenda, as revised:

1) Receive City of Ramsey Report of Pooled Cash Flows Period Ended July 31, 2008
2) Reschedule September 9 Council Meeting due to Primary Election
3) Approve City Council and Council Committee Meeting Minutes
   (a) City Council/Regular/July 8, 2008
   (b) Ramsey Town Center City Council Subcommittee/Work Session/July 22, 2008
   (c) City Council/Regular/July 22, 2008
   (d) City Council/Work Session/July 8, 2009
   (e) City Council/Work Session/July 29, 2008
4) Approve the following License Applications
   Special Event
   City of Ramsey Happy Days 7550 Sunwood Drive NW Ramsey, MN 55303
   Transient Merchant
   Linda Strelow 1476 Mahogany Street Mora, MN 55051
   Eric Johnson 14305 Tungsten Street NW Ramsey, MN 55303
5) Approval of the following Rental Licenses
   Owner: Angelo Juliano Property Address: 5163-146th Circle NW
   Owner: Katie Greil Property Address: 5654-154th Court NW
   Owner: Rainmaker Properties, LLC Property Address: 14058 Dysprosium Street NW
6) Approval for Exemption for a Gambling License for Rum River Chapter of the Minnesota Waterfowl Association
7) Adopt Resolution #08-08-133 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received during the Period of July 18, 2008 through August 7, 2008
8) Adopt Resolution #08-08-134 Appointing Election Judges for the Primary Election on September 9, 2008
9) Adopt Resolution #08-08-136 Authorizing Execution of Agreement with the Minnesota Department of Public Safety for 2008-2009 Participation in the Safe and Sober Communities Program – **moved to Case #11 on regular agenda**
10) Adopt Resolution #08-08-137 Adopting an Addendum to the Development Agreement for Ebony Woods
11) Authorize City Council to Execute a Loan Agreement with Clear Choice Countertops, Inc. – **moved to Case #12 on regular agenda**
12) Adopt Resolution #08-08-138 Authorizing the Payment to RES Specialty Pyrotechnics for Pyrotechnics Services Related to 2008 Happy Days

13) Adopt Resolution #08-08-139 Authorizing the Payment to the Killer Hayseeds for Entertainment Services Related to Happy Days

14) Report from Personnel Committee
   1) Consider Authorization to Hire a Fire Inspector

15) Report from Public Works Committee
   1) Consider Authorization to Expand Municipal Center Conference Room – Council voted to ratify the recommendation of the Public Works Committee and directed staff to acquire competitive bids to compare costs and to research the usage of meeting rooms, including Fire 1.
   2) Consider Request for Stop or Yield Sign at the Intersection of Hedgehog Street and 155th Lane – Council voted to ratify the recommendation of the Public Works Committee which was that the Yield signs be posted on the north and south legs of the intersection of Hedgehog and 155th Lane, that the Public Works Department clear the vegetation located within the right-of-way, and that contact be made with corner property owners to review additional sight line improvements that should be made.
   3) Consider Establishing an Assessment Policy for MSA Street Construction Projects – Council voted to ratify the recommendation of the Public Works Committee and consider establishing an assessment policy for MSA street construction projects be discussed by the full Council, at a work session.
   4) Consider Establishing Topsoil Requirements in New Subdivisions – Council voted to ratify the recommendation of the Public Works Committee and direct staff to prepare an ordinance modifying City Code to require a minimum of four (4) inches of topsoil meeting the MnDOT specifications 3877C, premium topsoil borrow in landscaped areas of all new developments, and work in conjunction with the EPB on other ways of water conservation methods that could be used for the whole community and possible ways to give residents incentive to use them.
   5) Consider 2008 Storm Sewer Improvements – Council voted to ratify the recommendation of the Public Works Committee and direct staff to prepare plans and specifications for the 2008 Storm Water Improvement Project which would include the improvements at 6941 – 152nd Avenue; Llama Street and 163rd Avenue; and 6043 Highway #10; and that staff continue to work with the residents of the Kamacite Street and 148th Lane/Avenue project to determine the desired alternative and to proceed with the implementation of that alternative.
   6) Periodic Inspection of Parking Ramp – Council voted to ratify the recommendation of the Public Works Committee and direct staff to write a policy for the periodic inspection of the City owned parking ramps be prepared; that staff be directed to investigate possible funding sources for the inspections and direct staff to investigate the possibility of engineering staff becoming certified to conduct the inspections.
   7) Cost of Concrete Streets – For informational purposes only – no action necessary.

Motion carried. Voting Yes: Mayor Gamec, Councilmembers Strommen, Look, Dehen, Elvig, Jeffrey, and Olson. Voting No: None.

COUNCIL BUSINESS

Council Business

Case #1: Ramsey^3 Presentation of Final Report and Vision and Values Statement

Joe McDilda, Ramsey^3 Steering Group Member, presented their final report and encouraged the Council to pay attention to the process used to arrive at the findings. He reviewed the background of Ramsey^3 that is a volunteer group that was formed after looking at the land use maps for the 2008 Comp Plan because they thought there were other land uses and elements that Ramsey residents may find important. That is what started Ramsey^3 and their desire to be in partnership with the City, which continues to this day. Mr. McDilda stated they recognized funding would be needed to explore the process and get citizen input. The City was not able to find funding so, at that point, Ramsey^3 decided to look for other funding, prepared a proposal to the McKnight Foundation, and was successful in obtaining a grant for that work.

Mr. McDilda presented the phases they used to educate and use Open Space Technology (OST) to gather public comments. Another phase was to determine how to use the 1,200 or so different public comments and lay them out into a guideline and identify values. Mr. McDilda read the Ramsey^3 vision statement, values statements, checklist to guide review of zoning alternatives and future planning, commenting on each of the six components and recommendations for changes. He emphasized the guidelines can be used when looking at land use maps and Codes to put them in a matrix and determine how many values it does or does not meet. This will give people a way to draw contrast and comparison on different issues and discussions being held. Mr. McDilda stated if these guides can be included, it will go a long way in having the Comp Plan meet the needs and desires of Ramsey's residents. He stated the guides are all of equal importance.

Mr. McDilda acknowledged members of the Ramsey^3 Steering Group that he served with: Will Thompsen, Sarah Strommen, Ralph Brauer. Read members of the Ramsey^3 Visioning Team: Melody Shyrock, Jim Overtoom, Al Pearson, Ryan Hunt, Bob Ramsey, John Enstrom, Colin McGlone, Jim Steffen, Ralph Hunt, Bob Benz, and Dan Markel as a consultant. He also acknowledged City staff, Kurt Ulrich, Amber Miller, Tim Gladhill and Sylvia Frolik and past staff members Pat Trudgeon and Breanne Dalnes. He also extended his appreciation to residents of Ramsey who were involved and provided input.

Motion by Councilmember Jeffrey, seconded by Councilmember Elvig, to adopt Resolution #08-08-140 acknowledging the efforts of the participants in the Ramsey^3 project and receiving the Final Report, Vision, and Values Statement.

Motion carried. Voting Yes: Mayor Gamec, Councilmembers Jeffrey, Elvig, Dehen, Look, Olson, and Strommen. Voting No: None.

Motion by Councilmember Jeffrey, seconded by Councilmember Olson, to adopt Resolution #08-08-141 acknowledging the significance of the Ramsey^3 Steering Committee.

Further discussion: Councilmember Elvig extended his appreciation for the tremendous work expended in this effort, noting many organizations are looking at Ramsey^3's efforts and are looking for something magnificent to come out of it. He stated this process will create a positive and proactive outlook for Ramsey.

Motion carried. Voting Yes: Mayor Gamec, Councilmembers Jeffrey, Olson, Dehen, Elvig, Look, and Strommen. Voting No: None.

Mayor Gamec stated he attended a Land Planning meeting and was asked about Ramsey^3 and the process used.

Mr. McDilda stated one of the great things in Ramsey is its residents and how much they care about their City and where it is going.

Mayor Gamec advised the Ramsey^3 received a trial grant and then the McKnight Foundation dropped all funding for this process. However, they are now looking at it again.

Councilmember Strommen stated Michael Herman came to Ramsey twice during the initial OST and again about a year later to review the draft vision and value statements. Mr. Herman made a comment about the remarkable change that had taken place during that year. He indicated that at the initial meeting, residents made statements at other people and it was not a conversation. Then, a year later, there was dialog and conversation between residents, even though there was not always agreement. Councilmember Strommen stated it was most gratifying to her to learn how to come together as a community, face difficult issues and disagreements, and hold a conversation about them and come together. She stated it is very important for all to acknowledge and thank the residents involved. She stated it is an exciting future if Ramsey can keep moving in that direction.

Mr. McDilda stated he is sure he missed someone during acknowledgements and apologized if that happened. He stated he also wants to acknowledge the Mayor and Councilmembers for their support of Ramsey^3 to move forward with the process.

Public Hearing

Case #2: Public Hearing to Consider Execution of Business Subsidy Agreement with CTT Properties, LLC (Panther Precision Machine)

Mayor Gamec closed the regular portion of the City Council meeting at 8:23 p.m. in order to conduct a public hearing.

Public Hearing

Mayor Gamec called the public hearing to order at 8:23 p.m.

Presentation

Economic Development Coordinator Sullivan stated staff has negotiated a development agreement with CTT Properties, LLC (Panther Precision Machine), for a 25,000 sq. ft. office/warehouse building to be constructed in the Fall of this year. The building will be located east of the lot owned by Panther Precision Machine. They currently employ 30 people, 19 of them added since they moved to Ramsey. The new expansion will have nine new job creations paying at least $14 per hour. The subsidy proposed is within the Council guideline requirement of one job creation for each $25,000 increment of assistance. In April, the EDA made a motion to recommend approval. It will have an assessed taxable market value of approximately $1.776 million, generate $58,200 annually in taxes, and approximately $34,770 annually in tax capacity. Tax increment generated per year will be approximately $18,000, which would be used to assist the City with its payment for public improvements. He noted that Tom Olson and Tracy Anderson of CTT Properties are available to answer questions on the project.

Citizen Input

There was none.

Motion by Councilmember Jeffrey, seconded by Councilmember Strommen, to close the public hearing.

Motion carried. Voting Yes: Mayor Gamec, Councilmembers Jeffrey, Strommen, Dehen, Elvig, Look, and Olson. Voting No: None.

The public hearing was closed at 8:26 p.m.

Council Business

Mayor Gamec called the regular City Council meeting back to order at 8:26 p.m.

Tom Olson, Panther Precision Machine, Tracy Anderson of Dynamic Rigging, Inc. introduced themselves.

Councilmember Elvig asked if it is warehouse or manufacturing space.

Mr. Olson stated it is warehouse, manufacturing, and office.

Councilmember Dehen asked staff to explain the subsidy.

Economic Development Coordinator Sullivan explained that TIF is a tool the City has to allow new projects to be built by providing land at a reduced cost. In this case, it is $200,000 and over time, the project will pay taxes to cover the cost of infrastructure and create new jobs. They will sign an agreement to create new jobs or they will have to pay back the assistance. This TIF will expire in 2011 and then the district will be retired. He advised that the City has put up water towers from TIF funds generated beyond expectations.

Councilmember Elvig stated they have a good track record, exceeded initial expectations, and are a wonderful addition to Ramsey.

Motion by Councilmember Elvig, seconded by Councilmember Olson, to authorize business subsidy agreement with CTT Properties, LLC.

Motion carried. Voting Yes: Mayor Gamec, Councilmembers Elvig, Olson, Dehen, Jeffrey, Look, and Strommen. Voting No: None.

Motion by Councilmember Jeffrey, seconded by Councilmember Elvig, to authorize execution of a development agreement with CTT Properties, LLC, contingent upon review by the City Attorney.

Motion carried. Voting Yes: Mayor Gamec, Councilmembers Jeffrey, Elvig, Dehen, Look, Olson, and Strommen. Voting No: None.

Council Business

Case #3: Adopt Resolution Authorizing the Sale of Lots 1 and 1A, Block 1, TC Trail, Anoka County, Minnesota

Economic Development Coordinator Sullivan explained that this case is to authorize the sale of torrents property. There is a County requirement that specific authorization is required for torrents property. He explained the Ordinance was introduced and adopted in April for the City requirement and this is now a County requirement.

Motion by Councilmember Elvig, seconded by Councilmember Strommen, to adopt Resolution No. 08-08-143 which is a resolution authorizing the sale of Lot 1 and Lot1A, Block 1, TC Trail.

Motion carried. Voting Yes: Mayor Gamec, Councilmembers Elvig, Strommen, Dehen, Jeffrey, Look, and Olson. Voting No: None.

Case #4: Request for Final Plan Review of TC Trail; Case of the City of Ramsey

Associate Planner Gladhill explained this case is related to the platting of Lots 1 and 1A, as well as Outlots A and B of TC Trail, previously portions of Sunfish Lake Business Park and Sunfish Lake Business Park Second Addition. The City engaged the services of Hakanson Anderson to assist. Associate Planner Gladhill stated two accesses are proposed, noting the location of the flag lot. He stated drainage, grading and landscape plans will be considered as part of the Site Plan application. Park Dedication Fees have been satisfied with a previous plat and trail dedication, stormwater fees, sanitary sewer trunk charges, and water trunk charges will be addressed through a TIF Agreement with Panther Precision Machines.

Councilmember Elvig asked about the flag lot.

Associate Planner Gladhill used a map to identify the location and explained the purpose is to provide two points of access, which is important for emergency services.

Motion by Councilmember Jeffrey, seconded by Councilmember Strommen, to adopt Resolution #08-08-144 granting final plat approval to TC Trail.

Motion carried. Voting Yes: Mayor Gamec, Councilmembers Jeffrey, Strommen, Dehen, Elvig, Look, and Olson. Voting No: None.

Case #5: Request for Site Plan Review; Case of Sharp and Associates, LLC

Associate Planner Gladhill stated this case deals with the Panther Precision expansion of approximately 2600 sq. ft. addition on Lots 1 and 1A of TC Trail. He stated drainage, grading, and landscape plans are generally acceptable, subject to the staff review letter. He noted the revised plans identify the flag lot and increased landscape requirements have been shifted onto the Outlot to the east, which is City owned property. Associate Planner Gladhill stated setbacks conform and the building is proposed to be constructed of precast rib panels with smooth architectural elements. The Planning Commission met on August 7, 2008 to discuss the site plan and recommended approval. Staff recommends approval conditioned on the staff letter dated August 1, 2008 and revised on August 8, 2008.

Mayor Gamec asked if the landscaping would be shifted to the Outlot.

Associate Planner Gladhill stated staff is working with the applicant to shift landscaping to the Outlot in order to accommodate the size of facility they want to build.

Economic Development Coordinator Sullivan explained that CT Trail wants to make the pond an amenity. The pond configuration has some contour and the intent is to allow them to utilize some trees off site so it looks better.

Councilmember Elvig asked staff to describe the property to the south.

Economic Development Coordinator Sullivan stated that property is owned by Rotary Systems, another manufacturing company and it fronts on Azurite Street.

Councilmember Elvig commented that he did a fair amount of landscaping on his site and described the resulting problems with storage of snow. He noted that snow on the flag lot and roadway will have to be plowed to the south and dumped onto the area of landscaping. He stated his concern whether there is a friendly neighbor to the south that will allow snow to be plowed onto their lot.

Mayor Gamec noted there is a large area between the building and Rotary Systems.

Associate Planner Gladhill advised that Hakanson Anderson made the flag portion of the lot larger so it could accommodate snow storage. Their engineer felt there would be sufficient width for a blacktop drive plus snow storage.

Dennis Sharp, Sharp and Associates, stated they discussed snow storage and the logical storage location is the ponding area, which will work fine.

Mayor Gamec questioned snow storage in the ponding area and asked whether there are restrictions if the pond has an over flow pipe.

Assistant City Engineer Hinner stated that pond is part of a larger system but he does not know if water leaves that area. He stated staff will work with the applicant to assure it is not a problem.

Councilmember Elvig recommended staff look at that issue and how trash from the snow will be cleaned up before the frost goes out.

Motion by Councilmember Elvig, seconded by Councilmember Jeffrey, to approve the site plan and associated Development Permit (TIF Agreement Exhibit C), contingent upon conformance with the City Staff Review Letter dated August 1, 2008 *revised August 8, 2008.*

Motion carried. Voting Yes: Mayor Gamec, Councilmembers Elvig, Jeffrey, Dehen, Look, Olson, and Strommen. Voting No: None.

Revise Agenda

City Administrator Ulrich explained that the Economic Development Coordinator has a scheduling conflict and requested the agenda be revised to next consider Case #12.

The Council agreed.

Case #12: Authorize City Council to Execute a Loan Agreement with Clear Choice Countertops, Inc.

Councilmember Dehen asked about the loan agreement with Clear Choice Countertops, Inc.

Economic Development Coordinator Sullivan advised the business is currently housed in a multi-tenant facility.

Councilmember Strommen left the meeting at 8:42 p.m.

Councilmember Dehen asked how the City decides which businesses should get loans and why they are not referred to a bank.

Economic Development Coordinator Sullivan stated it is a revolving loan program and its funds were put in through the old State MIF Program. He explained this fund started when Systematic Refrigeration received a $300,000 grant that was paid back to the City. The City then paid back the State of Minnesota, as a pass through, and was allowed to keep $150,000 for this revolving loan program. The amount in that Revolving Loan Fund is now about $190,000. The Council put together Revolving Loan Fund guidelines that deal with how funds can be loaned and the

interest rate. This is one of the programs staff refers businesses to that are looking for help. It is only for manufacturers, not retailers, and an employment aspect for job growth with good paying salaries is required because the loan is considered a subsidy if lower than market rate.

Councilmember Dehen asked why this fund only applies to manufacturers.

Economic Development Coordinator Sullivan stated that is a guideline set forth by the Council.

Mayor Gamec explained the Council looked at the volume of jobs that would be created with a retail business versus manufacturing and found it would be better with manufacturing and bring in larger tax increment. He noted a small retail business may be a one-person operation.

Councilmember Dehen asked what the policy rationale is for the City doing the loan as opposed to telling the business to go to the bank.

Mayor Gamec stated he serves on a bank board and there are other loans available, such as through the Small Business Administration, but then the businesses may move from Ramsey and go to another city.

Councilmember Elvig explained that the Economic Development Authority (EDA) recognizes that new business is some of the most expensive business to attract and sometimes requires full subsidy. Part of the initiative of the EDA is to grow the businesses that are already here. He explained how this program can work to assist a business in buying a needed piece of equipment and stated he used a program from Anoka County for his business. The program under consideration has little or no expense to Ramsey because it is a revolving fund.

Economic Development Coordinator Sullivan explained the fund continues to grow as loans are made and payments come in.

Councilmember Dehen asked what happens if a business defaults.

Economic Development Coordinator Sullivan explained that under this situation the loan will utilize the machinery as collateral. If they default, the City will get the machinery.

Motion by Councilmember Jeffrey, seconded by Councilmember Olson, to approve the loan request between Clear Choice Countertops, Inc. and the City of Ramsey, to obtain a personal guarantee from Mathew Semler and to authorize the Mayor to execute the required loan documents.

Motion carried. Voting Yes: Mayor Gamec, Councilmembers Jeffrey, Olson, Elvig, Dehen, and Look. Voting No: None. Absent: Councilmember Strommen.

Case #6: Adopt Ordinance to Amend City Code Section 9.15 Towers; Case of the City of Ramsey

Associate Planner Gladhill explained the City had a moratorium on cell phone towers during which time staff studied the height, location, and setbacks in the City. At the August 7, 2008, Planning Commission meeting a recommendation was made. However, Commissioners questioned the motion reflected in the meeting minutes so staff reviewed the tape and confirmed that direction was given to staff to work with a property owner who wanted his property excluded from the Overlay District. The Planning Commissioner didn't think they motioned to exclude the property, but that is how the motion was introduced. He stated this Ordinance was introduced on July 22, 2008, and is available for adoption tonight.

Councilmember Dehen noted the new height limit was adjusted to 100 feet and asked what was the rationale to add 20 feet more. He asked if they couldn't use the 100-foot height to co-locate.

Associate Planner Gladhill explained it gives the applicant incentive to construct with co-locations to get the extra 20 feet.

Mayor Gamec noted it will result in fewer towers because of co-locating.

Community Development Director Miller stated locations in parks would also be considered to allow the Council's preference to locate antennas on light poles. He advised City Engineer Olson has indicated light poles for ball diamonds would top out at 100 feet, at the highest, so an additional 20 feet would be needed for tower with co-locates.

Councilmember Elvig left the Council Chambers at 8:52 p.m.

Motion by Councilmember Olson, seconded by Councilmember Look, to adopt Ordinance #08-24 amending City Code Section 9.15 Towers.

A roll call vote was performed by the Recording Secretary:

Councilmember Dehen:	aye
Councilmember Elvig:	absent
Councilmember Strommen:	absent
Councilmember Jeffrey:	aye
Councilmember Olson:	aye
Councilmember Look:	aye
Mayor Gamec:	aye

Motion carried.

Case #7: Adopt Ordinance to Amend Section 9.12 (Signs) of City Code to Incorporate "Dynamic Display" Sign Regulations; Case of the City of Ramsey

Community Development Director Miller stated on July 22, 2008, the City Council introduced an ordinance to amend sign regulations to regulate dynamic display signs. The ordinance will define digital display, size of the sign, and speed of the message. It is staff's recommended action to adopt this ordinance on roll call vote

Councilmember Elvig returned at 8:54 p.m.

Mayor Gamec stated he was contacted by the radio station that wants a dynamic display community billboard sign. He noted this Ordinance regulates how many seconds a message can be displayed and the height of the lettering. He asked if a variance application can be made if the radio station would like large lettering or a different speed of message display.

Community Development Director Miller stated there is a Conditional Use Permit (CUP) process so if they want something other than currently allowed, they could come before the Planning Commission and request something different.

Mayor Gamec questioned the rate allowed.

Community Development Director Miller stated it is three seconds.

Mayor Gamec stated the speed of the message display is related to the speed of traffic on Highway 10.

Community Development Director Miller advised that staff met with the radio station personnel and explained the procedure if, in the future, they want to make application.

Motion by Councilmember Jeffrey, seconded by Councilmember Dehen, to adopt Ordinance #08-25 amending Section 9.12 (Signs) of City Code to establish dynamic display standards.

Councilmember Look:	aye
Councilmember Olson:	aye
Councilmember Jeffrey:	aye
Councilmember Strommen:	absent
Councilmember Elvig:	aye
Councilmember Dehen:	aye
Mayor Gamec:	aye

Motion carried.

Case #8: Update on Improvement Project #08-27, 167th Avenue NW Realignment and Acceptance of Appraisals and Authorization to Negotiate Land Acquisitions

Assistant City Engineer Himmer stated the end of June the Council discussed this project as part of the design preparation authorized in April 2008. Staff tried to balance and minimize environmental and property impacts. In June, three alternatives were prepared for the westerly 500 feet and Council direction was to determine costs with each option. Appraisals were performed and costs provided in detail. Assistant City Engineer Himmer noted the three alternatives range from $420,000 to $27,000. He described each of the alternatives, noting Alternate 1 results in the resident leaving a home valued at $431,666 for total acquisition of the parcel plus a minor easement. Alternate 2 costs $27,766 and skirts the wetland, impacting two

property owners with the most significant impact being to the same property as impacted in Alternative 1. However, that property owner is not in favor of the project or supportive of acquisition. That property owner indicated if there is a taking, he would prefer the City take it all. Alternate 3 shifts the curve to the east and pushes acquisition to the next property over. That property owner was not too thrilled about the project but indicated they understood and would investigate options so they could make an informed decision. However Alternate 3 results in the most significant impacts to the wetland and the Watershed District may not support such a project. Based on acquisition alone, the cost is $49,250 plus additional costs for more fill, storm sewer, and geotechnical investigation that is estimated at $126,000 of additional costs. Assistant Engineer Himmer stated staff also investigated purchasing wetland banking, which would lower the costs significantly. Staff requests authorization to accept appraisals and start negotiations once the final alignment is decided upon.

Mayor Gamec asked about the driveway location for the property and stated it may be best in the long run to go with Alternative 2 but buy the whole property.

Assistant City Engineer Himmer stated that would leave open the option of resale and noted utilities are in the area.

Councilmember Look noted there has been some discussion about a costly culvert under the roadway with Alternate 2.

Assistant City Engineer Himmer stated that was with Alternate 3, not Alternate 2.

Councilmember Olson asked what is the total cost and how would it be funded.

Assistant City Engineer Himmer stated all funds will be paid through MSA dollars. He estimated the costs for the project, not including property acquisition, at about $900,000. It was noted the sanitary sewer and watermain portions are proposed to be funded through their corresponding Utility Funds. It is estimated that $190,000 would be financed through the Water Utility Fund, and $250,000 through the Sewer Utility Fund.

Councilmember Elvig agreed that Alternate 2 is the best approach and he would like to authorize staff to find out if the land can be purchased or if they want to maintain their dwelling and live there for a while.

Assistant City Engineer Himmer stated that property owner is in attendance. He advised that staff has talked about alternate driveway locations, options, and would look to find a compromise if it is more economical.

Councilmember Dehen asked where this road goes.

Assistant City Engineer Himmer described the Section 1 location from Highway 5 on the east to Quartz where there is a T in the road.

Councilmember Dehen asked if the City has done mapping so it is not done piecemeal fashion.

Assistant City Engineer Himmer stated at Quartz there are easements in place and assured the Council that nothing done here would be redundant with future work.

Councilmember Dehen noted this action would make a significant improvement to the road and he wondered if this may not be a good corridor.

Mayor Gamec explained that drivers are going off the road and onto private property. This is one of the most dangerous corners in Ramsey and the City has wanted to change it for several years because it is a safety factor.

Assistant City Engineer Himmer stated no one has questioned the need for this project and understand it needs to be done.

Councilmember Dehen noted just the corner of 7131 is being impacted.

Assistant City Engineer Himmer stated that is correct, and it impacts about 750 square feet.

Councilmember Dehen stated it may be even less impact because the City already has some easement.

Assistant City Engineer Himmer stated the roadway would fall in the right-of-way but the trail would be within two feet of the property line. There is no request for standard drainage and utility easements because they already exist in the street.

Councilmember Dehen asked whether the City would be required to take the full seven acres if the project only impacts a small part.

City Attorney Goodrich advised that Ramsey can take just the amount necessary.

Councilmember Dehen asked whether the owner has been approached about taking just the area of impact.

Assistant City Engineer Himmer stated the property owner has been approached but not with the appraisal or dollar figures because the appraisals are under consideration tonight.

Councilmember Dehen noted the area of small impact in Alternate 2 is appraised at $27,000.

Assistant City Engineer Himmer stated the value of the land to be taken is $15,600. Damages and loss of trees is added as well as encroachment in having the road closer to the home and loss of property, which equates to $27,766.

Councilmember Dehen noted that Alternate 2 also impacts the 7100 property and asked what is that cost.

Assistant City Engineer Himmer stated the cost for 7100 impacts is $10,100. He explained there are also impacts at 7131 and 7046 so staff considered all acquisition costs to assure a comparison based on "apples to apples."

Councilmember Dehen asked about the third property.

Assistant City Engineer Himmer explained there would be a small impact for easement damages to the third property.

Councilmember Cook asked about the trail and stated hopefully this will be an example of using Sate Aid dollars for the road. He noted that in the Northfork area, MSA funds were used for trails/sidewalks and the City Council talked about policy relating to MSA and assessments.

Assistant City Engineer Himmer stated there will be no assessments because this project improves the safety and geometrics of the road. It will also improve walkability by including trails.

Councilmember Look stated the Council discussed possibly assessing some of the Northfork costs since the road would be upgraded. He is concerned about spending about $1 million of MSA dollars for this project. He asked if all the MSA dollars will be spent on one project when there are many projects throughout the City.

Assistant City Engineer Himmer agreed with the concern of using $1.4 million potentially on this project. He explained that MSA dollars accrue annually and carry into the next year. Ramsey can also spend out into the future allocations. He stated he was trying to get down to the exact costs and impacts to the future with MSA dollars.

Councilmember Look stated the Council discussed having a policy for use of MSA dollars. With the Northfork property, Andrie Street, there was going to be an assessment; however there will be no assessment with this project. He stated there needs to be a consistent policy.

Assistant City Engineer Himmer stated they are two drastically different projects because this project was looked at as a major road within Ramsey that was not up to safety standards, there was a need for an east/west connection, and it was initiated by Ramsey as a transportation need.

Councilmember Elvig stated with the Northfork project, the City was petitioned to improve the road to a higher standard and that initiated the discussion that at some point the City should look at a policy. With Northfork, the only tool to upgrade beyond the City's standards involved MSA plus assessments.

Assistant City Engineer Himmer stated that is correct and Northfork was always intended to be an assessed project.

Councilmember Elvig noted that Ramsey was "scolded" for pooling State Aid funds because the City was not putting the money to work. He stated it is good to have a road plan to anticipate

road projects that will be coming up. Now, no more than two years of MSA is pooled and Ramsey does not spend out beyond four years.

Assistant City Engineer Himmer agreed there was some discussion about being penalized for conducting due diligence before projects were done.

City Administrator Ulrich asked staff to put together a proposal with Alternate 2 after talking with that homeowner whether to purchase the entire area or just the small area needed.

Assistant City Engineer Himmer stated there are 7 to 8 acquisitions that need to take place and the other acquisitions need to be resolved.

Councilmember Elvig supported staff being authorized to start negotiations.

Assistant City Engineer Himmer stated it sounds like Alternate 2 is the alignment but the question is whether or not the City needs to purchase all of 7131.

Councilmember Dehen asked why Ramsey would want to purchase easements ahead of time before knowing the price for 7131. He stated he wants to know the price first so Ramsey is not "held hostage" on the easements already purchased.

Assistant City Engineer Himmer stated regardless of what happens, they are independent acquisitions and construction easements. He stated he would like those pieces concluded and then come back with a recommendation on the 7131 property.

Motion by Councilmember Elvig, seconded by Councilmember Look, to adopt Resolution No. 08-08-145 authorizing the required property acquisition for the realignment of 166th / 167th Avenue NW to State Aid standards, based upon the alignment in Alternate 2, and the final decision coming back to Council with findings, conclusions and concerns of the staff.

Motion carried. Voting Yes: Mayor Gamec, Councilmembers Elvig, Look, Dehen, Jeffrey, and Olson. Voting No: None. Absent: Councilmember Strommen.

Case #9: Authorize Installation of Security Cameras in TH 47 Pedestrian Underpass

Assistant City Engineer Himmer stated this project was approved in the Summer of 2005 with some reconstruction on Highway 47. The meeting minutes at that time indicate some concern about security. Since that time, lighting has been installed and most recently, graffiti was discovered as well as broken lights. Staff is trying to determine how to address security cameras and concerns about costs, housing equipment, and temperature issues so staff investigated cameras that work through the Internet and records at City Hall. Staff recommends the use of IP cameras. The cost is $9,050.86 for a three-year contract with Quest at $65.40 per month plus install of cameras, software and hardware needs.

Councilmember Olson asked who maintains the cameras.

Assistant City Engineer Himmer stated the maintenance under either option will be a City responsibility and those costs were not included. The cameras are vandalism resistant and would be purchased as a capital improvement. He noted that ten years of service equals the DVR option of $16,117.65, to recapture those costs.

Councilmember Look stated the reality is that there is a fair amount of vandalism that occurs in this area and the parks that cost the City real dollars. He stated he favors this camera and to research the possibility at other parks that have vandalism.

Motion by Councilmember Look, seconded by Councilmember Olson, to authorize staff to proceed with the installation of IP security cameras in the Highway 47 pedestrian underpass and execute a 3-year contract with Qwest for an Internet service connection.

Further discussion: Councilmember Jeffrey stated he agrees with Councilmember Look but noted these cameras will not be surveiled, but played back should vandalism occur. Assistant City Engineer Himmer stated it will be similar to the camera in the parking ramp that is recorded 24 hours a day but not monitored 24 hours a day. He suggested the same types of signs be placed as used in the ramp. Councilmember Dehen stated his concern about spending $10,000 every place the City experiences vandalism. He asked if this is a problem area with vandalism or assaults. Assistant City Engineer Himmer stated it is an area where a person can hide, there is not an established neighborhood, and it could be open to other types of activities. Councilmember Dehen asked if this is the worst area. Assistant City Engineer Himmer stated he does not know whether it is the worst area but there has already been significant vandalism over a short time period. At the original approval, conduits were approved to be installed in the event surveillance was needed. Councilmember Elvig stated when this overpass went in, the Council had the opportunity with the project on the east side of Highway 47 and wanted a connection point. The developer agreed so over six to ten weeks, it was approved and went in. However, this is a tunnel where activities could occur and some kind of camera or surveillance is needed. He stated that he thinks this purchase is necessary and is sorry vandalism had to happen before it was considered. Assistant City Engineer Himmer agreed a camera was always "on the radar." He stated he tried to work a camera into another location and may bring that forward once the Town Center moves forward. Councilmember Dehen urged parents to talk with their children and explain the high cost to all from vandalism.

Motion carried. Voting Yes: Mayor Gamec, Councilmembers Look, Olson, Dehen, Elvig, and Jeffrey. Voting No: None. Absent: Councilmember Strommen.

Case #10: Accept Plans and Specifications for City Project #08-29, Alpine Park Watermain Loop, and Authorize for Bid

Assistant City Engineer Himmer stated this project was authorized in May and he would like authorization to put plans out for bids. He stated staff will continue to negotiate with the MPCA for easements.

Motion by Councilmember Elvig, seconded by Councilmember Olson, to accept the plans and specifications for City Project #08-29, Alpine Park Watermain Loop, and authorize for bid.

Motion carried. Voting Yes: Mayor Gamec, Councilmembers Elvig, Olson Dehen, Jeffrey, and Look. Voting No: None. Absent: Councilmember Strommen.

Case ##11: Adopt Resolution #08-08-XXX Authorizing Execution of Agreement with the Minnesota Department of Public Safety for 2008-2009 Participation in the Safe and Sober Communities Program

Councilmember Look stated he has experience with this Program and requested that consideration be tabled so Police Chief Way can make comment. He explained that Ramsey receives money from the State for the Safe and Sober Communities Program. The "Safe" portion deals with seat belt use, which is not a primary offense so the driver cannot be pulled over for it. The "Sober" portion has to do with enforcement of alcohol arrests. To qualify for the Program, the officers have to make so many stops per hour or per day. Councilmember Look stated that he does not mind police officers making stops for legitimate reasons, but not to meet quotas. He does not want Ramsey residents put into a situation where they are pulled over for a reason that may be fabricated. Councilmember Look stated he was pulled over and given a card indicating they were conducting this Program at 4 o'clock in the afternoon. This left a "bad taste in his mouth." He stated that he has no problem with, as a secondary offense, ticketing if seat belts are not being worn but he does have a problem with quotas.

Motion by Councilmember Elvig, seconded by Councilmember Jeffrey, to table consideration of Resolution #08-08-XXX Authorizing Execution of Agreement with the Minnesota Department of Public Safety for 2008-2009 Participation in the Safe and Sober Communities Program and to request Police Chief Way attend the next Council meeting to address the Council's concerns.

Further discussion: Mayor Gamec noted that Highway Patrol Officers also make stops in Ramsey, not just local officers.

Motion carried. Voting Yes: Mayor Gamec, Councilmembers Elvig, Jeffrey, Dehen, Look, and Olson. Voting No: None. Absent: Councilmember Strommen.

Case #12: Authorize City Council to Execute a Loan Agreement with Clear Choice Countertops, Inc.

This item was considered earlier in the meeting.

MAYOR, COUNCIL AND STAFF INPUT

National Night Out

Councilmember Jeffrey reported that National Night Out went well and thanked residents, staff, officers, fire and safety personnel for their participation.

Traffic Concerns at 142nd Street and Argon

Councilmember Look agreed National Night Out was very successful and it gives residents an opportunity to talk to Councilmembers. He stated he was asked about traffic levels at 142nd Street and Argon and indicated he would support discussion at a Work Session to discuss the possibility of closing it off. He explained resident's concern due to bypass traffic cutting through their neighborhood, which poses public safety and welfare concern for those residents. Councilmember Look stated if the Council agrees, he would like the topic discussed at a Public Works meeting and a recommendation received from Fire Chief Kapler.

Councilmember Jeffrey stated he also heard that concern.

Councilmember Elvig agreed the whole area needs to be looked at for traffic.

Recycling Fees

Councilmember Elvig stated Ms. Backus asked why they pay a recycling fee when they don't recycle through the City but through another provider. He stated he did not know the details of that program and asked staff to provide that information so he can relay it to Ms. Backus. He suggested the *Ramsey Resident* newsletter include information on the recycling program and fees, or that it be answered on camera.

Concerns with Survey

Councilmember Elvig reported a resident called about the survey being conducted by a citizen-led group about a potential referendum to purchase greenways and waterways. The resident wrote down notes and believed the City was sponsoring the survey and pushing the initiative. Councilmember Elvig stated he explained that it was a citizen-led initiative but the survey staff made comments to her that it was initiated by the City. He stated he is concerned this group may be misrepresenting themselves as an "arm" of the City and asked staff to call the person in charge and make that distinction with them.

Mayor Gamec advised that Decision Resources states at the beginning of the survey that they are an outside agency and asking questions about the City.

Councilmember Dehen noted there is a "City connection" because an Environmental Policy Boardmember wrote to the City requesting comments about the survey.

Mayor Gamec stated the biggest problem is when the survey asks residents if they want to pay higher property taxes. He stated he has also received some calls on the survey.

City Administrator Ulrich stated the City is not paying for the survey and is not in charge of the survey. The survey was provided to the City to inform us it was being sent out. He explained that it is the intention of the group to share the survey results with the Council at a future Work Session meeting.

Councilmember Elvig stated it is a phone survey, not a written survey.

Mayor Gamec stated the survey on parks and open space is going out in conjunction with the Three Rivers Park District.

Public Access to Mississippi River

Councilmember Dehen stated he spoke with Parks Supervisor Riverblood about trying to get access to the Mississippi River for Ramsey residents. He noted there is a beautiful stretch of the Mississippi River in Ramsey but no access because there is no landing. Parks Supervisor Riverblood had said he would talk with County staff about getting a landing by Diamonds, off Traprock. Councilmember Dehen noted other access locations in neighboring communities and stated if a landing is available in Ramsey, it will allow residents to enjoy the River.

ADJOURNMENT

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

Motion carried.

The regular meeting of the City Council adjourned at 9:52 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.

AFFIDAVIT OF PUBLICATION

STATE OF MINNESOTA)
COUNTY OF ANOKA) SS

NOTICE OF PUBLIC HEARING

CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA
TO WHOM IT MAY CONCERN:

Notice is hereby given that the City of Ramsey City Council will hold a public hearing on Tuesday, August 12, 2008, at 7:00 p.m. at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, MN 55303.

The purpose of the hearing is to consider a Business Subsidy Agreement with CTT Properties, LLC and/or its operating entity.

All interested persons are invited to attend the hearing and comment on the proposed Business Subsidy Agreement with CTT Properties, LLC and/or its operating entity. The City of Ramsey complies with the Americans with Disabilities Act and upon advance request, information will be provided in an alternative form and interpreters will be available. Any person with such a request should contact Jo Ann Thieling at 433-9840 by noon on Thursday, August 7th, 2008. There is a TDD machine at Ramsey Municipal Center; the number is 763-427-8591.

Written comments are welcome and shall be addressed to the Ramsey City Council, 7550 Sunwood Drive NW, Ramsey, MN 55303. Written comments shall be received at the above address prior to 4:00 p.m. on Tuesday, August 12, 2008.

Jo Ann Thieling
City Clerk
Date: July 16, 2008
abcdefghijklmnopqrstuvwxyz
Published in Anoka County Union
August 1, 2008

Jill Donahue, being duly sworn on oath says that she is the business manager of the newspaper known as the Anoka County Union, and has full knowledge of the facts which are stated below:

(A) The newspaper has complied with all of the requirements constituting qualifications as a qualified newspaper, as provided by Minnesota Statue 331A.02, 331A.07 and other applicable laws, as ammended.

(B) The printed NOTICE OF PUBLIC HEARING (PANTHER), which is attached was cut from the columns of said newspaper and was printed and published once a week for one week; it was first published on Friday, the 1st day of August, 2008, and was therefore printed and published on every Friday to and including Friday, the 1st day of August, 2008, and printed below is a copy of the lower case alphabet from A to Z, both inclusive, which is hereby acknowledged as being the size and kind of type used in the composition and publication of the notice

abcdefghijklmnopqrstuvwxyz
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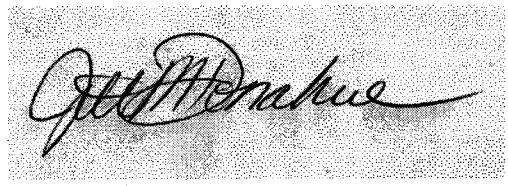
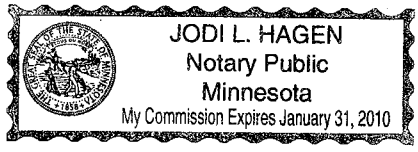


Business Manager

Subscribed and sworn to before me on
this 1st day of August, 2008

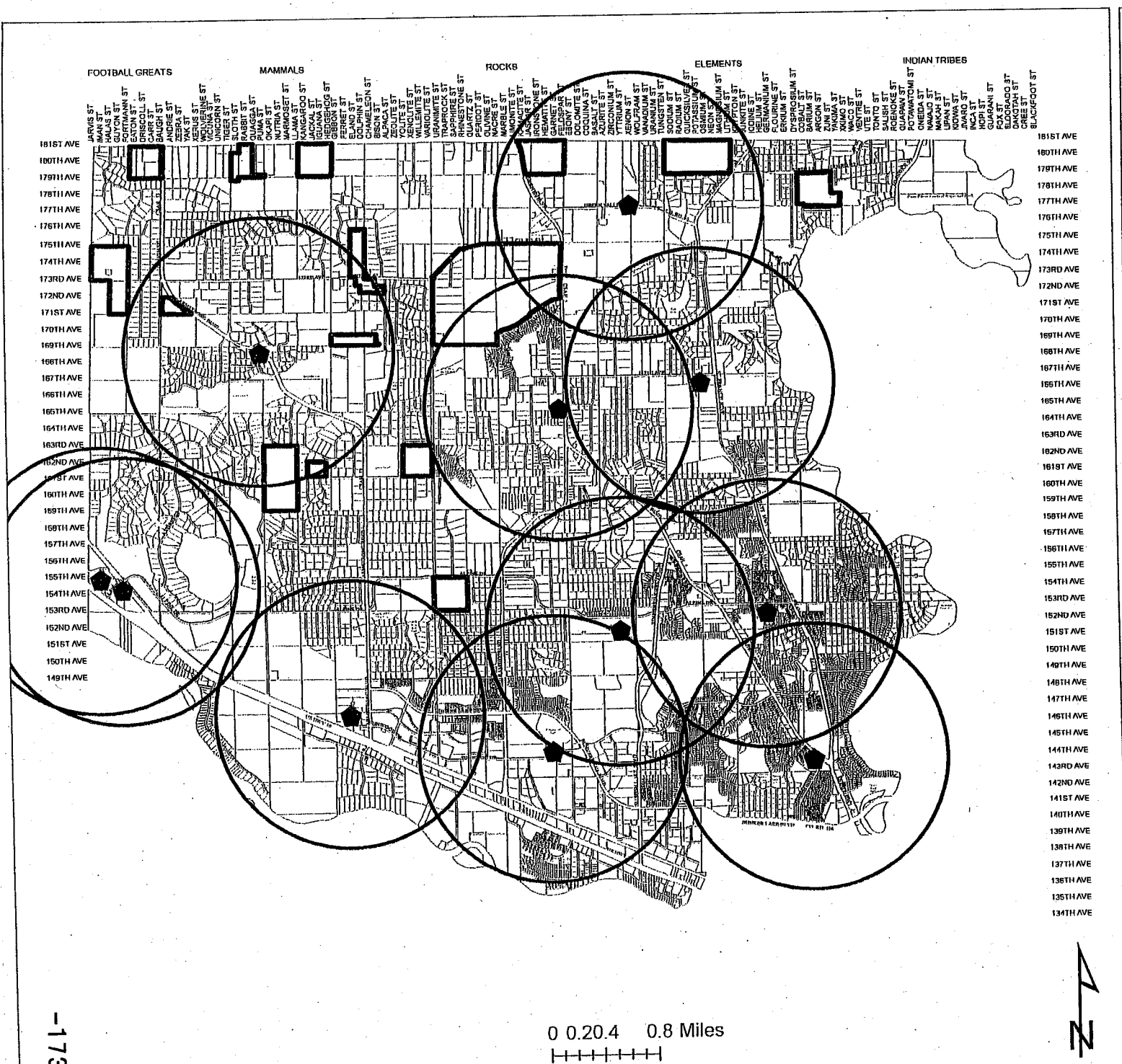
Notary Public



RATE INFORMATION

(1) Lowest classified rate paid by commercial users for comparable space	$ 15.00 (line, word or inch rate)
(2) Maximum rate allowed by law for the above matter	$ 15.00 (line, word or inch rate)
(3) Rate actually charged for the above matter	$ 10.25 (line, word or inch rate)

1,309,282



City of Ramsey

Proposed Tower Overlay Districts

City of RAMSEY

Legend

- Towers
- One Mile Buffer
- Proposed Overlay
- Parcels

Exhibit B

	Residential	Industrial	Commercial	Other Comments
Ramsey	*100*	*100*	*100*	*Additional 20' for multi-use towers (antenna)*
Andover	100	150	120	Additional 20' for multi-user towers
Anoka	90	150	150	Additional 20' for multi-user towers; protected residential limit is 60'
Bloomington	30	100	75	
Edina	30	125	75	Certain residential can be 75'
Elk River	150	150	150	All towers must be within Tower Overlay District. Co location requirements increase as height increases.
Champlin	150	150	150	Additional 20' for multi-user towers
Mounds View		150	100	10' above roof line in residential areas or on "upward thrusting architectural elements" B-1 and B-2 Districts limit=75; Additional 20' for co-location in Business and Industrial Districts. Certain uses require CUP.

NOTE: Based on 2008 Research

Enhancing Wireless Coverage in the Twin Cities

Wireless Usage

- **Wireless Penetration in the U.S.**
  - **June 1995 – 11%**
  - **June 2000 – 38%**
  - **June 2005 – 69%**
  - **June 2007 – 81%** ***www.ctia.org Sept 2007***

- **Currently, over 84% of all Americans subscribe to a mobile device.**

- **It took more than 90 years for landline telephone service to reach 100 million consumers. It took more than 21 years for color televisions to reach 100 million consumers. It took less than 17 years for wireless to reach 100 million consumers.**

  www.ctia.org June 2007

Enhancing Wireless Coverage in the Twin Cities

Landline Replacement

- **60% of all cell phone calls are made at home.** ***USA Today, 4-23-07***
- **Adoption of landline phone services peaked in 2001 with 127 million customers. Since then, the number of landline customers has steadily decreased to 107 million in 2005.** ***FCC Telephone Service Study 2007***
- **In 2006, U.S. Government statistics indicated 13.6% of wireless customers rely exclusively on their cell phone as their only phone – they've "cut the cord" and gone entirely wireless.**
- **During the last 3 months of 2006, half of the U.S. residents who moved households didn't reconnect their landlines.** ***Telephia Communications Survey 2007***

Enhancing Wireless Coverage in the Twin Cities

Safety Enhancement – E911

- As of June 2007, there are over 291,000 E911 calls made every day via wireless device in the U.S. *www.ctia.org Feb 2008*
- Roughly half the 9-1-1 calls made in the U.S. today come from a cell phone. *National Emergency Number Association*

The Future of Wireless

- "3G" High speed data networks and devices are out there. Unless networks expand to keep pace with increasing consumer demand, consumers may experience dropped calls, poor call clarity, and spotty coverage.

Evolution of Tower Design

Original Cellular and PCS Networks built out in the late 90's with Monopole and Self-Support Tower Designs.

Low profile/Stealth Tower Designs

75’ Canister Pole – Stillwater, MN

75’ Canister Pole with Lights for Park – Apple Valley, MN

Stadium Light Pole – Flag Pole

75’ Church Bell Tower – Similar Design in Bloomington, MN

Low Profile Cluster mount on Light Pole – Bloomington, MN

Enhancing Wireless Coverage in the Twin Cities

Development Challenges

- Most wireless facility ordinances were passed in the mid-to-late 90's and significantly restrict sites in residential areas.
- Only viable options were water tower co-locations or building rooftop co-locations.
- Viable options in residential areas could be church and school campuses or park sites with athletic fields.
- Using municipal sites can provide an additional source of revenue.
- Having 'rock solid' wireless coverage in residential areas is a benefit to your citizens while also enhancing E911 safety.

CASE # 3

PUBLIC HEARING

CONSIDER ORDINANCE TO AMEND CITY CODE SECTION 9.15 TOWERS; CASE OF CITY OF RAMSEY

By: Tim Gladhill, Associate Planner

Background:

A moratorium on the construction of cell towers is currently in effect until September 17, 2008. Staff has proposed amendments to City Code Section 9.15 relating to the construction of cell phone towers.

The following items are enclosed for your information:

a) Proposed edited Ordinance with additions and deletions
b) Exhibit Depicting Current Tower Overlay
c) Exhibit Depicting Proposed Tower Overlay District
d) Exhibit Depicting Current Tower Locations
e) Minutes from May 27, 2008 City Council Work Session

Notification:

Notification for the Public Hearing was properly advertised per State Statute. Letters were sent to property owners affected by the change in the Tower Overlay District.

Observations:

As the Planning Commission may recall, there has been significant discussion regarding height of towers, placement of towers, as well as some minor revisions needed since the addition of the Public/Quasi-Public and Town Center zoning designations to City Code. Due to the increased demand of cell phone technology, cell phone providers state that additional towers and antennas are required to provide basic, uninterrupted service to customers, especially from within structures or homes. Many cell phone providers have stated that since more people are using cell phone technology as the primary phone, 911 communication on a cell phone from within a structure is especially important. Currently, towers are allowed on residential parcels that are at least ten (10) acres in size within the Tower Overlay District as shown on the official Zoning Map, all church, park, government, school, utility, and institutional sites that are also at least ten (10) acres in size, and all commercial and industrial parcels.

The Telecommunications Act of 1996 states that:

1. Local government regulations may not unreasonably discriminate among providers of functionally equivalent services.

2. Local regulations may not prohibit or have the effect of prohibiting the provision of personal wireless services.
3. Local units of government must act within a reasonable period of time on any request by a provider to place, construct, or modify a personal wireless service facility.
4. A decision by a local unit of government to deny a request must be in writing and supported by substantial evidence.
5. A local regulation may not regulate the placement, construction, or modification of a facility based on the environmental effects of radio frequency emissions to the extent that such facilities comply with FCC regulations.

It appears that the southern half of the community has the ability to be well served based on the current ordinance due to the proximity to industrial and commercial parcels which allow for cell towers. However, various sections of the City show potential gaps in coverage and will require construction of towers on residential parcels in order to achieve basic service needs. The major change as a result is amendments to the Tower Overlay District to allow for coverage within those gaps. Staff studied lot size and site conditions (natural resources, topography, etc.) to determine the new overlay district. Furthermore, there exists an opportunity to co-locate antennas on to existing utility transmission lines in the northern section of the City to enhance coverage in that area.

Attached is the proposed ordinance to amend City Code requirements for cell phone towers. The following is a summary of the proposed changes to the ordinance:

- Antennas may be co-located on existing structures in parks; however, no new towers may be constructed within parks
- Height limits have been adjusted to 100 feet in all zoning districts; an additional 20' may be granted if a minimum of two services are co-located on the tower
- The 10 acre requirement for lot size has been eliminated; lot size will be regulated by setback, which is the height of the tower plus 10 feet
- Towers must still be designed to accommodate three users
- Towers will not be allowed to be constructed in the Critical River Overlay District or Town Center Zoning Districts; however, antennas will be allowed to be mounted on existing structures in these areas
- Towers and antennas will not be allowed to be constructed in the H-1 Highway Business District; this area is reserved for future Highway 10 alignment and construction of towers would result in added relocation costs
- Towers will be allowed to be constructed the Public/Quasi-Public Zoning District

Funding Source:

The code revision is being processed as part of regular staff duties.

Recommendation:

Staff recommends the proposed ordinance amending City Code Section 9.15.

Commission Action:

Motion to recommend that City Council amend the Tower regulations in Section 9.15 of City Code.

-or-

Motion to recommend that City Council deny the proposed ordinance to amend the Tower regulations in Section 9.15 of City Code.

Review Checklist:

Assistant Community Development Director

PC: 07/10/08

ORDINANCE #08-__

CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

AN AMENDMENT TO CHAPTER 9 WHICH IS KNOWN AS THE ZONING REGULATIONS CHAPTER OF THE CITY CODE OF RAMSEY, MINNESOTA.

AN ORDINANCE AMENDING SECTIONS 9.15 (TOWERS) OF 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 9.15 (Towers) shall be amended to read as follows:

9.15 Towers

9.15.01 Definitions. The following words and terms when used in this Chapter shall have the following meanings unless the context clearly states otherwise:

Antenna – Any structure or device used for the purpose of collecting or transmitting electromagnetic waves, including but not limited to directional antennas, such as panels, microwave dishes, and satellite dishes, and omni-directional antennas, such as whip antennas.

Commercial Wireless Telecommunication Services – Licensed commercial wireless telecommunication services including cellular, personal communication services (PCS), specialized mobilized radio (SMR), enhanced specialized mobilized radio (ESMR), paging, and similar services that are marketed to the general public.

Tower – Any ground or roof mounted pole, spire, structure, or combination thereof, including supporting lines, cables, wires, braces, and masts, intended primarily for the purpose of mounting an antenna, meteorological device, or similar apparatus above grade.

Communication Tower, Guyed – A tower that is supported, in whole or in part by wires and ground anchors.

Communication Tower, Monopole – A tower consisting of a single pole, constructed without guyed wires and anchors.

Communication Tower, Lattice or Self-Support – A tower that has three (3) or four (4) sides of open-framed steel supports.

Height of a Communication Antenna or Tower – The height of a freestanding communication antenna or tower is determined as the distance from ground level to the highest point on the tower, including the antenna.

Height of a Roof or Wall Mounted Antenna or Tower – The height of a communication antenna that is mounted on a roof or wall shall be measured from the point where the base of the antenna and its supporting structure appends to the roof or wall to the highest point of the supporting structure, including the antenna.

9.15.02 Purpose. In order to accommodate the communication needs of residents and business while protecting the public health, safety, and general welfare of the community, the Council finds that these regulations are necessary in order to:

a. facilitate the provision of wireless telecommunication services to the residents and businesses of the City;

b. minimize adverse visual effects of towers through careful design and siting standards;

c. avoid potential damage to adjacent properties from tower failure through structural standards and setback requirements; and

d. maximize the use of existing and approved towers and buildings to accommodate new wireless telecommunication antennas in order to reduce the number of towers needed to serve the community.

9.15.03 Towers in Residential Zoning Districts. Construction of towers to support commercial antennas that conform to all applicable provisions of this Code may be allowed only the following locations:

a. Parcels ~~at least 10 acres in size~~ within the Tower Overlay District as shown on the official Zoning Map.

b. All church, park, government, school, utility, and institutional sites ~~at least 10 acres in size~~

c. If the proposed tower is to be located within a residential district, documentation must be included in the application that demonstrates that the tower cannot be reasonably located within a commercial, industrial, or public/quasi-public zoning district.

9.15.04 Towers in Town Center and Critical River Overlay Zoning Districts. Construction of towers to support commercial antennas shall not be allowed in Town Center and Critical River Overlay Zoning Districts, except that:

a. Antennas may be attached to existing structures in provided the antenna does not extend more than 20 feet above the highest point of the structure or tower.

9.15.05 Towers in the H-1 Zoning District. Construction of towers to support commercial antennas shall not be allowed in the H-1 Highway Business Zoning District. Antennas may not be constructed on existing structures in the H-1 Zoning District.

9.15.064 Use of City Owned Land for Wireless Telecommunication Antennas and Towers

a. **Priority of Users**

1. City of Ramsey;

2. Public safety agencies, including law enforcement, fire, and ambulance services, which are not part of the City of Ramsey and private entities with a public safety agreement with the City of Ramsey;

3. Other governmental agencies, for uses which are not related to public safety; and

4. Entities providing licensed commercial wireless telecommunication services including cellular, personal communication services (PCS), specialized mobilized radio (SMR), enhanced specialized mobilized radio (ESMR), paging, and similar services that are marketed to the general public.

b. **Minimum Requirements**

1. The user must obtain a lease from the City, which shall take the following criteria into consideration:

(a) The antennas or tower will not interfere with the purpose for which the City owned property is intended;

(b) The antennas or tower will have no adverse impact on surrounding private property;

(c) The applicant is willing to obtain adequate liability insurance and commit to a lease agreement which includes equitable compensation for the use of public land and other necessary provisions and safeguards. The fees shall be established by the City Council after considering comparable rates in other cities, potential expenses, risks to the City, and other appropriate factors;

~~(d) The applicant is willing to obtain adequate liability insurance and commit to a lease agreement which includes equitable compensation for the use of public land and other necessary provisions and safeguards. The fees shall be established by the City Council after considering comparable rates in other cities, potential expenses, risks to the City, and other appropriate factors;~~

(de) The antennas or tower will not interfere with other users who have a higher priority as discussed in Section a;

(ef) Upon reasonable notice, the antennas or tower may be required to be removed at the user's expense;

(fg) The applicant must reimburse the City for any costs which it incurs because of the presence of the applicant's antennas or towers; and

2. The user must obtain all necessary land use approvals, including a conditional use permit from the City.

c. **Special Requirements.** The use of certain City owned property, such as water tower sites and parks, for wireless telecommunication antennas or towers brings with it special concerns due to the unique nature of these sites. The placement of wireless telecommunication antennas or towers on these special City owned sites will be allowed only when the following additional requirements are met:

1. **Water Tower Sites.** The City's water tower represents a large public investment in water pressure stabilization and peak capacity reserves. Protection of the quality of the City's water supply is of prime importance to the City. As access to the City's water storage system increases, so too increases the potential for contamination of the public water supply. For these reasons, the placement of wireless telecommunication antennas or towers on existing or future water tower sites will be allowed only when the City is fully satisfied that the following requirements are met:

(a) The applicant's access to the facility will not increase the risks of contamination to the City's water supply;

(b) There is sufficient room on the structure and/or on the grounds to accommodate the applicant's facility;

(c) The presence of the facility will not increase the water tower maintenance costs to the City; and

(d) The presence of the facility will not unreasonably interfere with maintaining the water tower.

2. **Parks.** The presence of certain wireless telecommunication antennas or towers represents a potential conflict with the purpose of some City owned parks. Wireless telecommunication antennas ~~or towers~~ will be considered only in ~~the following~~ parks after the recommendation of the Park and Recreation Commission and approval of the City Council. Antennas may extend a maximum on twenty feet above existing structures~~:~~

~~(a) Parks adjacent to an existing commercial or industrial use;~~

~~(b) Parks in Residential zones that are a minimum of 10 acres in size, except that antennas may be attached to existing structures in parks that are not 10 acres in size provided the antenna does not extend more than 15 feet above the highest point of the structure or tower.~~

~~(c) Park maintenance facilities.~~

d. **Application Process.** All applicants who wish to locate a wireless telecommunication antenna or tower on City owned property must submit to the City Administrator, or his/her designee, a completed application and detailed plan that complies with the submittal requirements of the Zoning Ordinance along with other pertinent information requested by the City.

e. **Termination.** The City Council may terminate any lease if it determines that any one of the following conditions exist:

1. A potential user with a higher priority cannot find another adequate location and the potential use would be incompatible with the existing use;

2. A user's frequency broadcast unreasonably interferes with other users of a higher priority, regardless of whether or not this interference was adequately predicted in the technical analysis; or

3. A user violates any of the standards in this policy or the conditions attached to the City's permission.

Before taking action, the City will provide thirty (30) days notice to the user of the intended termination and the reasons for it, and provide an opportunity for the user to address the City Council regarding the proposed action. This procedure need not be followed in emergency situations.

f. **Reservation of Right.** Notwithstanding the above, the City Council reserves the right to deny, for any reason, the use of any or all City owned property by any one or all applicants.

g. **Use of Revenue.** All revenue generated through the lease of City owned property for wireless telecommunication towers and antennas shall be made payable to the City of Ramsey and transmitted to the City's Department of Finance.

Revenue shall be credited as follows:

1. ~~1.~~ To the specific operating activity using the land upon which the wireless telecommunication towers and antennas are located:

   a. ~~(for example,~~ To the Water Utility Fund when located on water utility property~~)~~;

   b. ~~2.~~ To the Park Improvement Fund if located on park or open space land;

   c. ~~3.~~ Any revenues not meeting the above criteria shall be applied as general revenues of the General Fund.

9.15.07~~5~~ Co-location Requirements. All commercial wireless telecommunication towers erected, constructed, or located within the City shall comply with the following requirements:

a. A proposal for a new commercial wireless telecommunication service tower shall not be approved unless the City Council finds that the telecommunications equipment planned for the proposed tower cannot be accommodated on an existing or approved tower or

building within a one (1) mile search radius of the proposed tower due to one or more of the following reasons:

1. The planned equipment would exceed the structural capacity of the existing or approved tower or building, as documented by a qualified and licensed professional engineer, and the existing or approved tower cannot be reinforced, modified, or replaced to accommodate planned or equivalent equipment at a reasonable cost.

2. The planned equipment would cause interference materially impacting the usability of other existing or planned equipment at the tower or building as documented by a qualified professional and the interference cannot be prevented at a reasonable cost.

3. Existing or approved towers and buildings within the search radius cannot accommodate the planned equipment at a height necessary to function reasonably as documented by a professional engineer.

4. In spite of its best efforts, within sixty (60) days, the applicant was unable to obtain approval to co-locate on an existing or approved tower or building.

5. Other reasons that make it impractical to locate the planned telecommunications equipment upon an existing or approved tower or building.

b. Shared use of existing communications towers shall be preferred to the construction of a new tower. Any proposed commercial wireless telecommunication service tower shall be designed structurally, electrically, and in all respects, to accommodate both the applicant's antennas and comparable antennas for at least two (2) additional users.

9.15.086 Tower Construction Requirements. All towers erected, constructed, or located within the City, and all wiring therefore, shall comply with the requirements set forth of Chapter 8 of this Code.

9.15.097 Tower and Antenna Design Requirements. Proposed or modified towers and antennas shall meet the following design requirements:

a. Towers and antennas shall be designed to blend into the surrounding environment through the use of color and design, except in instances

where the color is dictated by federal or state authorities such as the Federal Aviation Administration.

b. Commercial wireless telecommunication service towers shall be of a monopole design unless the City Council determines that an alternative design is preferred in cases where structural or design considerations, neighborhood compatibility, locational availability, or the number of potential co-locations warrants this consideration.

c. All towers must be designed so that the tower site and setbacks will contain guyed wires, debris, and the tower in the event of a collapse, except towers of monopole design.

9.15.1008 Tower ~~Setbacks~~Bulk Standards. Towers shall conform with each of the following requirements:

~~a.~~ a. No part of any communication antenna or tower, equipment, guyed wires, or braces shall at any time extend across or over any part of the public right-of-way, public street, highway, sidewalk, or recreation trail.

b. In Business and Industrial Zoning Districts, towers shall meet the setbacks of the underlying zoning district with the exception of industrial zoning districts, where towers may encroach into the side or rear setback area, provided that the side or rear property line abuts another non-residential zoned property and the tower does not encroach upon any easements.

c. Towers constructed within the Tower Overlay and Public/Quasi-Public Zoning ~~Residential Zoning~~ Districts shall maintain a minimum setback equal to ~~1.5 times~~ the height of the tower plus 10 feet from any lot line.

d. Towers shall not be located between a principal structure and a public street, with the following exceptions:

1. In industrial zoning districts, towers may be placed within a side yard abutting an internal industrial street.

2. On sites adjacent to public streets on all sides, towers may be placed within a side yard abutting a local street.

e. The setback shall be measured between the base of the tower located nearest the property line and the actual property line.

f. A tower's setback may be reduced or its location in relation to a public street varied, at the sole discretion of the City Council, to allow the integration of a tower into an existing or proposed structure such as a church steeple, light standard, power line support device, or similar structure.

~~**9.15.09 Tower Height**~~

g. ~~a. In residential districts, t~~The height of a communication tower shall not exceed one hundred ~~and twenty~~ (12~~0~~0) feet. ~~In commercial districts, the height of a communication tower shall not exceed one hundred sixty five (165) feet. In industrial districts, the height of a communication tower shall not exceed one hundred seventy five (175) feet.~~

h. Multi-user towers may exceed the height requirements as stated above by up to an additional twenty (20) feet provided that two additional users, as stated in Section 9.15.05, have co-located their antennas on the monopole structure. A tower extension requires an amended Conditional use Permit.

i. The City Council may increase the height of a tower if the applicant is able to demonstrate to the satisfaction of the City Council that the surrounding topography, structures, vegetation, and other factors make the height limit for a complying tower impractical.

9.15.11~~0~~ Tower Lighting. Towers shall not be illuminated by artificial means and shall not display strobe lights unless such lighting is specifically required by the Federal Aviation Administration or other federal or state authority for a particular tower, or if required by the City Council for safety reasons. When incorporated into the approved design of the tower, light fixtures used to illuminate ball fields, parking lots, or similar areas may be attached to the tower.

9.15.12~~1~~ Signs and Advertising. The use of any portion of a tower for signs other than warning or equipment information signs is prohibited.

9.15.13~~2~~ Accessory Utility Buildings. All utility buildings and structures accessory to a tower shall be architecturally designed to blend in with the surrounding environment and shall meet the minimum setback requirements of the underlying zoning district. Ground mounted equipment shall be screened from view by suitable vegetation, except where a design of non-vegetative screening better reflects and complements the architectural character of the surrounding neighborhood, as determined by the City Council.

9.15.14~~3~~ Abandoned or Unused Towers or Portions of Towers. Abandoned or unused towers or portions of towers shall be removed as follows:

a. All abandoned or unused towers and associated facilities shall be removed within twelve (12) months of the cessation of operations at the site unless a time extension is approved by the City Council. A copy of the relevant portions of a signed lease which requires the applicant to remove the tower and associated facilities upon cessation of operations at the site shall be submitted at the time of application.

b. Unused portions of towers above a manufactured connection shall be removed within twelve (12) months of the time of antenna relocation. The replacement of portions of a tower previously removed requires the issuance of a new conditional use permit.

9.15.154 Antennas on Roofs, Walls and Existing Towers

a. The placement of wireless telecommunication antennas on roofs, walls, and existing towers, utility poles and structures is permitted in any district, regardless of parcel size, provided the antenna does not extend more than 2015 feet above the highest point of the structure or tower. The placement of wireless telecommunications antennas on roofs, walls, and existing towers or structures may be approved by the City Engineer, provided the antennas meet the requirements of this Code, after submittal of 1) a final site and building plan as specified by Chapter 8 of this Code, and 2) a report prepared by a qualified and licensed professional engineer indicating the existing structure or tower's suitability to accept the antenna, and the proposed method of affixing the antenna to the structure. Complete details of all fixtures and couplings, and the precise point of attachment shall be indicated.

b. The replacement of an existing light pole or lighting standard in order to accommodate the placement of an antenna thereon shall be approved by issuance of a building permit based upon administrative review.

9.15.165 Interference with Public Safety Telecommunications. No new or existing telecommunications service shall interfere with public safety telecommunications, in accordance with the rules and regulations of the Federal Communications Commission. Before the introduction of new service or changes in existing service, telecommunication providers shall notify the City at least ten (10) calendar days in advance of such changes and allow the City to monitor interference levels during the testing process.

9.15.176 Additional Submittal Requirements. In addition to the information required elsewhere in this Code, development applications for towers shall include the following supplemental information:

a. A report from a qualified and licensed professional engineer which:

1. describes the tower height and design including a cross-section and elevation,

2. documents the height above grade for all potential mounting positions for co-located antennas and the minimum separation distances between antennas,

3. describes the tower's capacity, including the number and type of antennas that it can accommodate, and

4. includes other information necessary to evaluate the request.

b. For all commercial wireless telecommunication service towers, a letter of intent committing the tower owner and his or her successors to allow the shared use of the tower if an additional user agrees in writing to meet reasonable terms and conditions for shared use.

c. Before the issuance of a building permit, the following supplemental information shall be submitted:

1. Affirmation that the proposed tower will comply with any applicable regulations administered by the Federal Aviation Administration, and

2. A report from a qualified and licensed professional engineer which demonstrates the tower's compliance with the aforementioned structural and electrical (but not radio frequency) standards.

9.15.187 Antennas Designed for Private Reception of Television and Radio Signals. Private antennas designed for reception of television and reception and transmission of radio signals, including antennas (less than sixty (60) feet in height if free-standing and fifteen (15) feet in height if roof mounted) used for amateur or recreational purposes, provided they are not located in a front yard and do not infringe upon requirements of the Federal Aviation Administration, shall be exempt from the provisions of Chapter 9.15. Antennas that are intended to be sixty (60) feet or more in height if free-standing and fifteen (15) feet or more in height if roof-mounted shall require a conditional use permit from the City.

9.15.198 Conditional Use Permit Required. Except as otherwise provided for in this Section of the Code, it shall be unlawful for any person, firm, or corporation to erect, construct in place, place or re-erect, or replace any tower without first making application to the City Council and securing a conditional use permit therefore as hereinafter provided. Routine maintenance of towers and related structures shall not require the issuance of a conditional use permit.

9.15.2019 Violations. Any person who shall violate any of the provisions of this Section shall be guilty of a misdemeanor.

9.15.210 Existing Antennas and Towers. Antennas and towers in existence as of July 14, 1997, which do not conform to or comply with this Section of the Code are subject to the following provisions:

a. Towers may continue in use for the purpose now used and as now existing but may not be replaced or materially altered without complying in all respects with this Section.

b. If such towers are hereafter damaged or destroyed due to any reason or cause whatsoever, the tower may be repaired and restored to its former use, location, and physical dimensions upon obtaining a building permit therefor, but without otherwise complying with this Section, provided, however, that if the cost of repairing the tower to its former use, physical dimensions, and location would exceed 50% of the cost of a new tower of like kind and quality, then the tower may not be repaired or restored except in full compliance with this Section.

Historical Note

Established by Ord. #97-08, effective July 14, 1997.

Ord #00-13 amended §9.15.03 modified to restrict commercial towers to residential parcels at least 10 acres in size and the area, §9.15.04.c.2.(a) to require park sites to be at least 10 acres in size in order to qualify as a site for a commercial tower, §9.15.05.a and 9.15.05.b, co-location – amend one-half mile to mile search radius and require all towers to accommodate at least two additional users, regardless of the proposed height, §9.15.08.c. Tower setbacks to include language requiring a tower setback from residential dwellings equal to 1.5 times the tower height, §9.15.09 Tower Height – from 75 feet to 120 feet and eliminate language allowing for additional height to accommodate a second user because a design to accommodate 2 additional users will not be required per the amendments to 9.15.05,

§9.15.14 – to include existing structures, §9.15.17 increase private antenna height exemption from 50 feet to 60 feet. Effective February 26, 2001.

Ord. #01-05 amended §9.15.08 (b) and (c) and 9.15.08 (e) – Tower Setbacks has been modified to clarify required setbacks for commercial towers located in Business and Industrial Zoning Districts, to require that commercial towers be set back 1.5 times the height of the tower from any lot line in residential districts, and to remove language allowing a lesser tower setback if a licensed engineer shows that the collapse of a tower can ocdur within a lesser distance than the required setback. Effective April 9, 2001.

SECTION 3 SUMMARY

The following official summary of Ordinance #08-__ 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.

This Ordinance #08-__ replaces the existing tower section in City Code, amends the tower overlay district, includes provisions for towers in the public/quasi public zoning district and adds restrictions in parks as well as Town Center, Critical Area Overlay, and H-1 Highway Business Districts.

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 12th day of August, 2008.

_____
Mayor

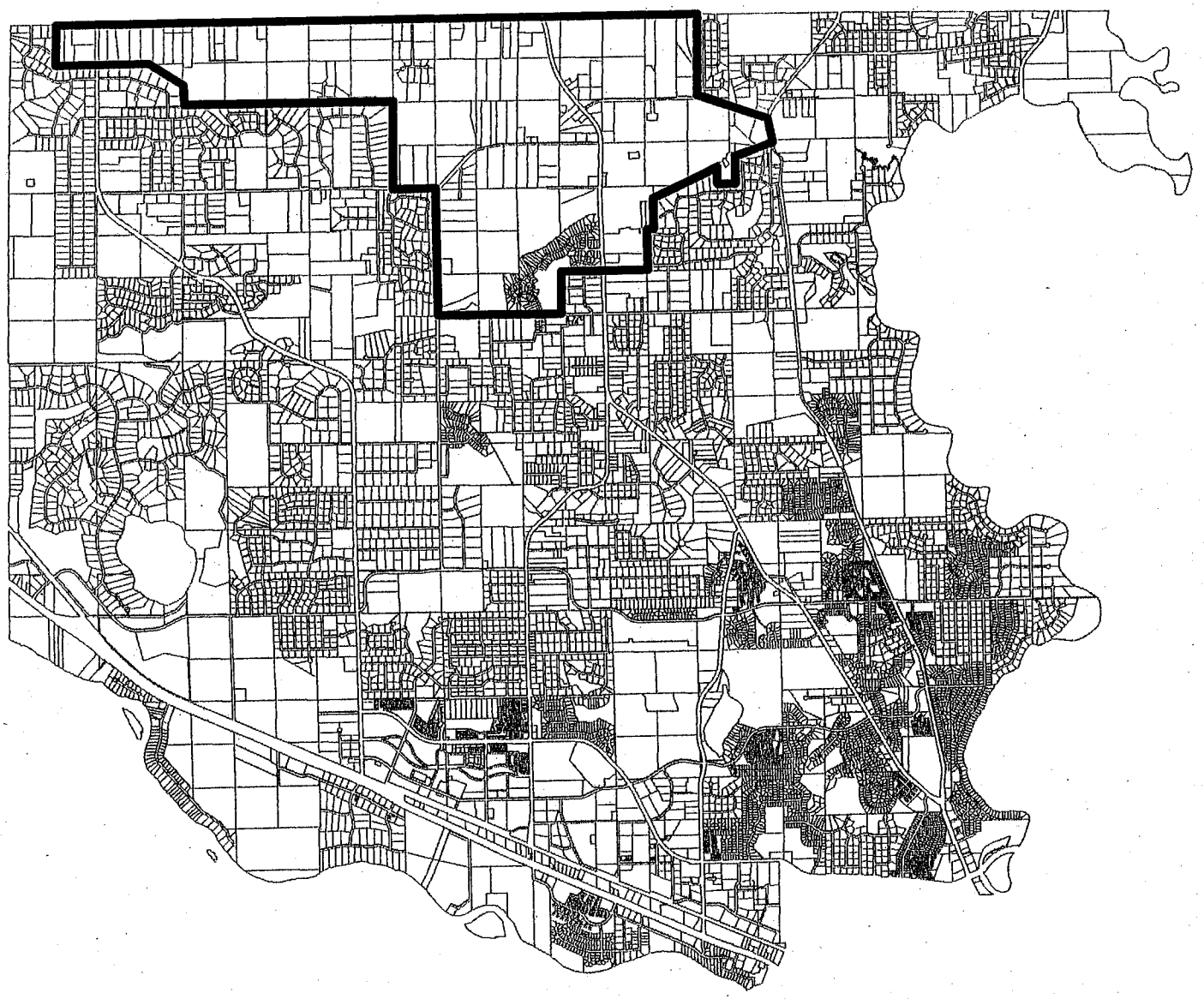
ATTEST:

_____
City Clerk

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

City of Ramsey

Current Tower Overlay Districts



0 0.25 0.5 1 Miles

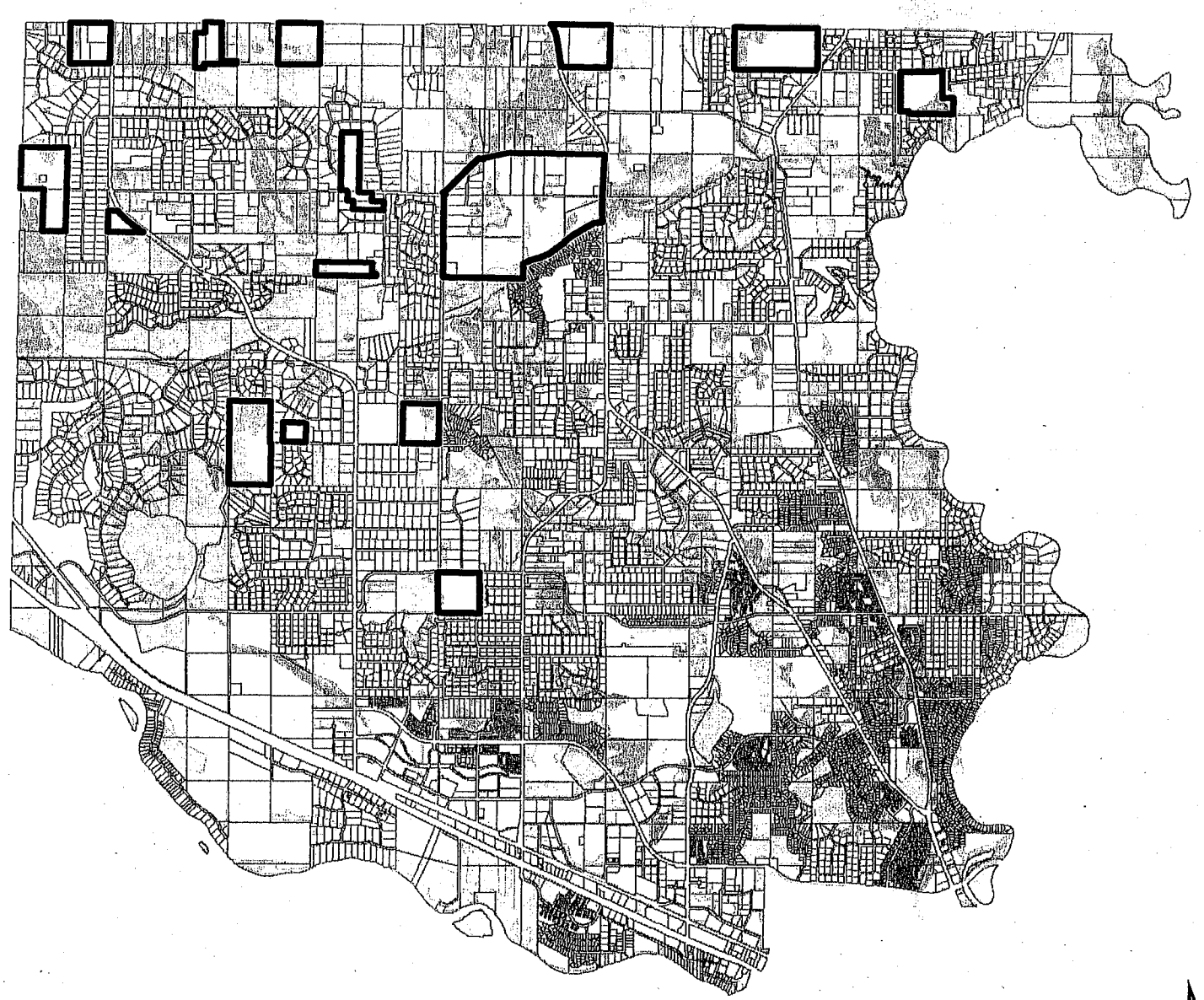
N

Legend

- Current Overlay
- Parcels

City of Ramsey

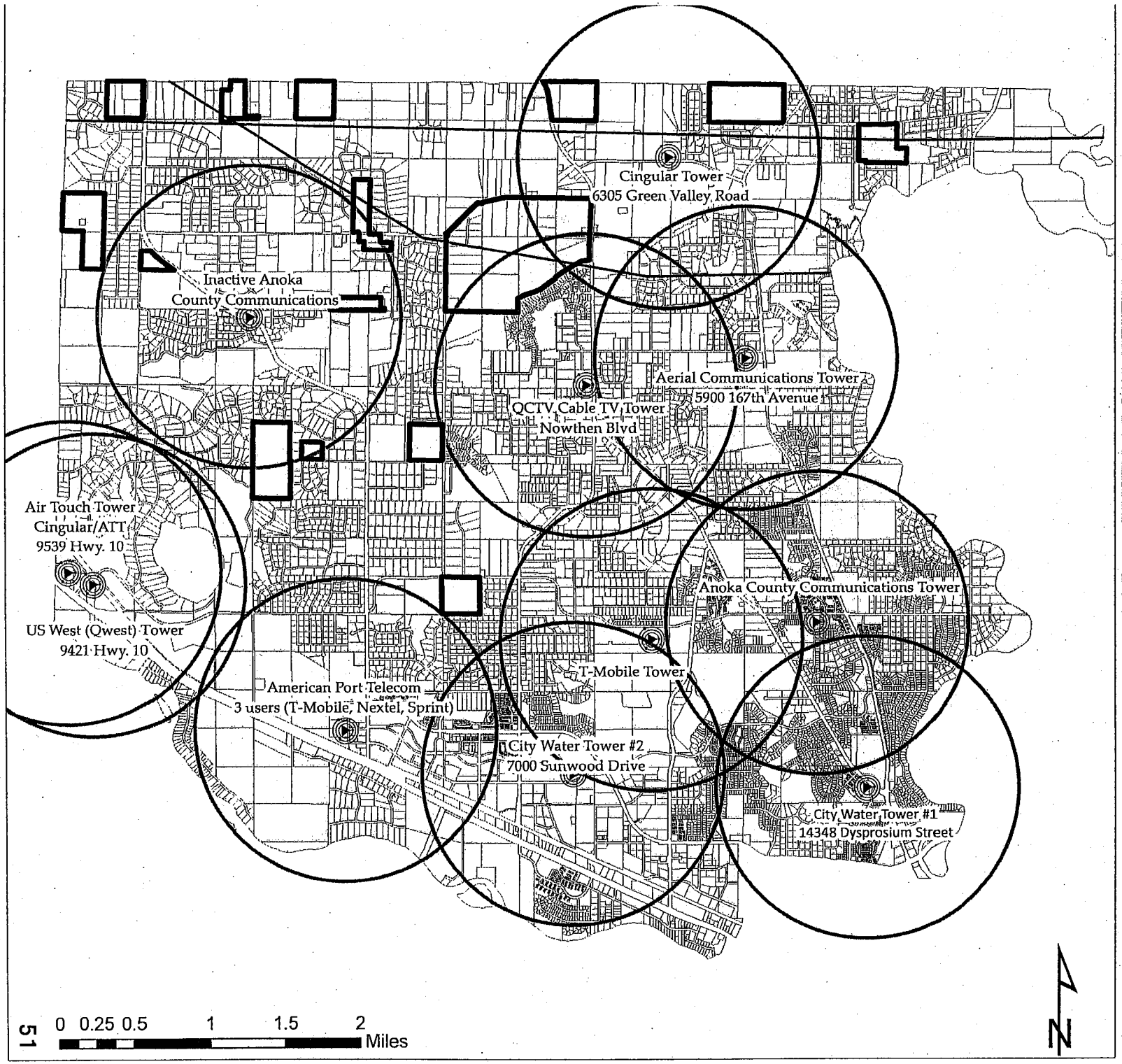
Proposed Tower Overlay Districts



City of RAMSEY

Legend

- Proposed Overlay
- NWI/NRI
- Parcels



Communications Towers

City of Ramsey

City of RAMSEY

Legend

- Tower Locations
- Proposed Overlay
- Tower Service Area
- Power Lines

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

The Ramsey City Council conducted a City Council Work Session on Tuesday, May 27, 2008, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Mayor Thomas Gamec Councilmember John Dehen Councilmember David Jeffrey Councilmember Matt Look Councilmember Mary Jo Olson Councilmember Sarah Strommen (arrived at 5:58 p.m.)
Member Absent:	Councilmember David Elvig
Also Present:	City Administrator Kurt Ulrich Management Intern Timothy Gladhill Public Works Director Brian Olson (arrived at 6:04 p.m.) Fire Chief Dean Kapler Police Chief James Way

CALL TO ORDER

Mayor Gamec called the City Council Work Session to order at 5:46 p.m.

APPROVE AGENDA

The agenda was approved as submitted.

COUNCIL TOPICS FOR DISCUSSION

1) Cell Towers

Management Intern Timothy Gladhill stated that in early 2008, the Council directed staff to begin a moratorium on cell tower construction in the City. He noted that the Council can extend this moratorium for another six months, if necessary. He stated that staff has researched cell tower height and placement in area communities. He stated that both Edina and Bloomington have a shorter tower height requirement because they are a more densely populated community. He stated that they are able to have more numerous towers because they are lower in height. He stated that the shorter towers have a smaller amount of bandwidth on each tower. He stated that for rural communities, the height of the tower really reflects the coverage area. He stated that he had included a summary of our current regulations; information on what surrounding communities are doing; and maps that show the location and coverage areas for cell towers. He

noted that there is not a large inventory of sites available in the City that follow the current criteria. He stated that many cities have regulations based on setbacks because the usual monopoles don't tip over, but collapse onto themselves.

Mayor Gamec stated that requiring a monopole would be an easy change to make.

Management Intern Gladhill stated that that is already in the ordinance, but the Council has the ability to allow other designs if it chooses.

Mayor Gamec stated that he has heard there are problems with coverage in Ramsey because of the height of the landfill.

Councilmember Dehen stated that his concern with the last tower proposed for Alpine Park was that it stuck a big, 165-foot tall tower in the park. He stated that Bloomington has towers that are 60 feet high that they were able to work them into church bell towers and other existing structures. He stated that he recalls the T-Mobile guy saying that their towers could be put onto a light pole, but they weren't high enough. He stated that he would like to see them disguised in something like that rather than having contention with the neighbors every time a tower is put up. He stated he is fine with locating them in a park, but would like to see them incorporated in a light pole or something.

Mayor Gamec stated that he agrees this would be a good plan and has seen where they have built a tower and attached a light to it. He stated that there is a potential for lease income from the towers and feels that if it is located in a park, perhaps that money could go into the parks fund.

Management Intern Gladhill stated that the new water tower could also serve as a site for a cell tower.

Councilmember Look asked if there was still a possibility for a tower at the fire station.

Fire Chief Kapler stated that if the Ramsey Crossings would have gone through, then there would have been a displaced tower that could have moved to the fire station site.

Councilmember Strommen arrived at the meeting.

Councilmember Look asked about locating the cell towers on power lines.

Management Intern Gladhill stated that T-Mobile has stated that there may be a possible opportunity, in the northern end of the City, to do this, but there is no guarantee that Xcel Energy would allow this.

Mayor Gamec stated that Connexus is willing, but then they would take all the lease money.

Councilmember Look stated that he thinks the northern end of the City suffers the most with coverage. He stated that he would encourage the use of the high power lines, if possible, since they are already there.

Councilmember Olson stated that she lives in an area of the City that has limited service and has had many dropped calls. She asked if the tower for Alpine Park would cover that area.

Management Intern Gladhill stated that it will help, but it may not grab the whole area.

Councilmember Olson stated that Minneapolis and St. Paul have smaller receptors that are like repeaters instead of having towers. She asked if that technology could be applied in Ramsey with the use of existing light poles, even though it may be more expensive.

Management Intern Gladhill stated that staff from Bloomington indicated that the cell tower providers probably want taller towers due to cost, because it comes down to density and the number of users per tower.

Public Works Director Olson arrived at the meeting.

Councilmember Dehen asked how high the light poles were in Alpine Park.

Public Works Director Olson stated that they are between 90 and 100 feet.

Councilmember Dehen asked if they could be made higher to incorporate a cell tower.

Management Intern Gladhill stated that some cities have light poles at 100 feet, but allow an additional 15 to 20 feet to locate cell towers on top of those that would be above the lights.

Councilmember Jeffrey stated that he likes the idea of co-location because he is not a big fan of sticking a big pole in the middle of a park. He stated that he would like to find a way to disguise them and make them serviceable.

Public Works Director Olson stated that the space at the base of water towers is valuable for the Public Works Department because they store equipment there. He stated that this is why he would like to build a mezzanine level when the new tower is constructed because he thinks it is just a matter of time before a cell tower will want to locate on the tower and will need a place for their equipment also.

Mayor Gamec stated that he would prefer that the City get the revenue if the towers are located on City property and suggested that perhaps the top of the parking ramp could also be utilized.

City Administrator Ulrich stated that it would be a good policy discussion on whether the revenue would go to the parks department if the tower were located in a park, to the utility fund if it were located on a water tower, for example.

Community Development Director Miller stated that there should also be discussion on whether to allow cell towers on parcels smaller than 10 acres, as is the current requirement.

Mayor Gamec stated that 10 acres seems like a very big area, especially if the tower is a monopole.

Councilmember Strommen stated that this was an issue that came up with the Alpine Park location because the City couldn't look at smaller parcels, even if they would have been more acceptable than the park location. She stated that she is willing to consider location on smaller sites.

Community Development Director Miller asked if the Council felt that location in a commercial area was more appropriate than the tower overlay district, which does include some residential areas, even if it was less than 10 acres.

Mayor Gamec stated that residential areas will give the City problems every time.

Councilmember Olson stated that the coverage maps are what will control the location. She stated that nobody wants a tower in their back yard, but everybody wants good coverage.

Management Intern Gladhill noted that Elk River has as unique tower overlay district that is on a parcel-by-parcel basis distributed throughout the City.

Councilmember Strommen stated that Elk River created theirs based on a coverage map.

Councilmember Dehen asked if the City could do that and find out where there are holes in coverage and then identify spots that are suitable parcels.

Councilmember Olson stated that this is something that should also be done as part of the Comprehensive Plan.

City Administrator Ulrich stated staff can take a look at coverage and spacing requirements, rather than acres so this will be more performance based rather than sticking with strict acreage amounts.

Councilmember Dehen reiterated that he is against having 165 foot tall poles and would like to see a way to limit this.

Mayor Gamec also suggested that staff check into the height of the landfill and how it affects coverage areas.

Councilmember Dehen noted that he took a fishing trip to rural Alaska last summer and had great coverage. He stated that he is amazed that the City has this problem with coverage when he can get perfectly good signals out in the middle of nowhere.

Community Development Director Miller asked if the Council was more comfortable with the pole height of 90 to 100 feet.

Councilmember Dehen stated that allowing poles 100 feet high for lights and then putting the cell tower on top does not seem intrusive to him. He stated that he didn't think an additional 15 or 20 feet would be that big of a deal for people.

There was a Consensus to direct staff to look into co-location, allowing up to an additional 20 feet on top of 100 foot tall light poles for cell tower coverage.

Councilmember Jeffrey stated that he would like to clarify the co-location should be with an amenity and not another provider.

Management Intern Gladhill noted that the moratorium expires on September 17, 2008, so staff will bring more information back to a future meeting this summer.

2) Police Explorers Program

Officer Ben Rossum distributed a flyer on the Police Explorer program.

Police Chief Way stated that several officers had been involved in a Police Explorer programs and have expressed interest in starting one in Ramsey.

Officer Rossum gave a short Power Point presentation and reviewed the program. He stated that the program would be eligible for 14-20 year olds that have grades of "C" or better and have had no adverse contacts with the police. He stated that they plan to meet Sunday evenings from 6:00 p.m. to 9:00 p.m. with lectures as well as hands-on learning. He stated that once a month there will be training for things like how to handle firearms. He stated that the Explorers would be treated similarly to the Reserve Officers and they could help with events such as Happy Days, National Night Out, Safety Camp and the Anoka Halloween Parade.

Councilmember Dehen asked what the interest has been in other communities.

Officer Rossum stated that interest varies, but his goal is to have 10-12 kids in the first year. He stated that they held an informational meeting and 14 kids showed up and he got phone calls from another 3 kids that were unable to attend the meeting. He stated that every other City in the County, except St. Francis, has a post.

Councilmember Dehen asked if there would be a lottery system if there were too many applicants.

Officer Rossum stated that they are still working on those details, but noted that if there are too many, he may send those kids over to Anoka because they have additional room in their program. He stated that he thinks that grades will probably be the cut point and noted that they are not just looking for kids that want to come and shoot guns, but those who are possibly interested in a career in law enforcement. He stated that they will also be involved in fundraising efforts, so the funding is not just coming from the Police Department. He stated that they could also be utilized in missing person searches or a non-dangerous scene where manpower is needed. He stated that they will also take field trips to police related venues, such as the County Morgue.

CASE #: 4

Memo

DATE: June 27, 2008

TO: Ramsey Planning Commission

FROM: Community Development Staff

RE: Staff Update

City Council Update. The following is a brief summary of actions taken in June that may be of interest to the Planning Commission:

Ronald and Sandy Borell Conditional Use Permit Application. City Council approved Ronald and Sandy Borell's request for a Conditional Use Permit to exceed accessory structure space requirements on June 24th. The applicant has agreed to push the accessory structure further back from the front property line.

Anderson Dahlen, Inc. City Council approved Anderson Dahlen's request for Site Plan and Minor Subdivision (and introduced ordinance to vacate associated drainage and utility easements).

Accessory Structure Code Amendment. City Council introduced the ordinance to amend Section 9.11.04 (Accessory Structures) of the Zoning Code.

Ramsey3 Update. The Ramsey3 Working Group hosted their final OST to discuss the vision and values drafted by the working group. The vision and values drafted by Ramsey3 will be used as a guiding document for the remainder of the Comprehensive Plan Update process.

PC: 7.10.08

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CASE # 5

ZONING BULLETIN

By: Interim Community Development Director Sylvia Frolik

Background:

Enclosed for your review are the zoning periodicals.

PC: 07/10/08

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QUINLAN™

June 10, 2008 | Volume 2 | No. 11

Zoning Bulletin

in this issue:

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Fee Assessment—Town conditions approval of subdivision on developer's payment of one-third of cost of road improvements 7

Constitutionality – Vagueness—City denies developer's preliminary plat applications because they contain flag-shaped lots 9

THOMSON WEST

40619942

Special Permit—Town denies then subsequently approves revised site plan for indoor riding arena

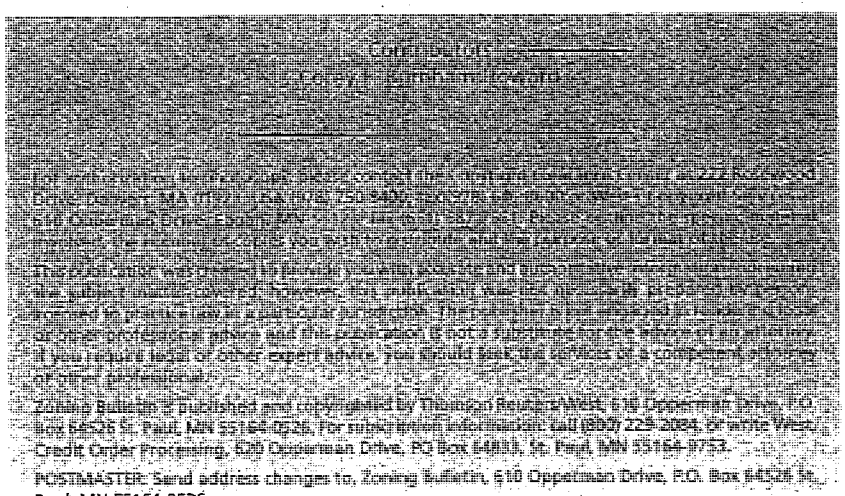
Abutting landowner argues arena is an expansion of a nonconforming use, requiring a special permit

Citation: *Richardson v. Zoning Com'n of Town of Redding, 107 Conn. App. 36, 944 A.2d 360 (2008)*

CONNECTICUT (04/15/08)—Candace and Christian Benyei owned property in the town (the Property). The Property was located in a residential zone. Farming was a permitted use in the zone. Their residence was on the Property. They also owned and operated a horse facility on the Property since 1973.

In July 2005, the Benyeis proposed to build a 12,000 square foot indoor horse riding arena on the Property. The proposed arena was to be 60 feet from the boundary line of the abutting property owners, the Richardsons.

The Richardsons opposed the construction of the arena. They insisted that the Benyeis' proposed arena was an expansion of a nonconforming use. In 1986, an amendment to the town's zoning regula-



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tions had limited the number of horses allowed for any "animal raising operations" to one per 0.8 acres. The amended regulations therefore had limited the number of horses allowed on the Benyeis' 6.4 acre parcel to eight. At that time, the Benyeis had kept from twenty to twenty-five horses on the Property. Therefore, their use of the Property as to the number of horses on the parcel had become a preexisting nonconforming use. The Richardsons argued that the nonconforming use of the Property was being expanded and therefore it required submission and approval of an application for a special permit.

The town's zoning commission (the commission) initially agreed that a special permit was required. The commission denied the Benyeis' application and required it be submitted through a special permit process.

However, in November 2005, the Benyeis submitted a revised plan to the commission. The revised plan moved the proposed arena more than 100 feet from the Richardsons' property. The Benyeis said the primary use of their land was farming, which was a permitted use in the zoning district where the Property was located. They noted that the zoning ordinance required major structures on a farm be set back 100 feet. They argued that since the proposed arena was now set back more than 100 feet from the Richardsons' property, the arena could be constructed as a permitted use. The Benyeis also argued that since the only nonconformity on the Property was the number of horses and the proposed arena did not increase that nonconformity, they did not need a special permit.

The commission agreed and approved the site plan.

The Richardsons appealed.

The lower court said that the commission should not have considered the Benyeis' revised application. The court said this was because the subsequent application rule applied. That rule generally prohibited zoning boards of appeal from reversing a prior decision unless there had been a material change of conditions. The court determined that the change in location was minor because it was the structure, not its location, which was nonconforming. Accordingly, the court concluded that the commission improperly reversed its initial decision on the first of the Benyeis' applications.

The Benyeis appealed.

DECISION: Affirmed.

The Appellate Court of Connecticut found that the successive application rule did not apply. The court so concluded because it found there was a material change of conditions. The lower court had based

its decision on its finding that the commission had first denied the Benyeis' application because the structure was nonconforming. The appellate court disagreed with that finding and instead found that the commission had not given a collective reason for its decision. Commission members had commented that the proposed arena was an illegal expansion of a preexisting, nonconforming use. However, they had also commented as to the failure of the structure to meet the 100 foot setback requirements in the regulations. Relying on the latter of those comments, the Benyeis had argued that the successive application rule did not apply because the plan was changed substantially in that it brought the proposed structure into compliance with the applicable zoning regulations. The court emphasized that a subsequent permit application made in order to bring a prior application into compliance with applicable regulations was—no matter how minor the work involved would be—clearly not minor in regard to its significance and effect. The court therefore concluded that if, as the Benyeis argued, the revised application satisfied all of the requirements for the use of the arena, the commission was entitled to review the subsequent application and approve the site plan.

Nevertheless, the court also concluded that the Benyeis had to apply for a special permit for the proposed arena. The Richardsons had argued that a special permit was needed because the proposed arena involved the expansion of a nonconforming use. The court did not agree with that argument. Rather, the court found that a special permit was needed because the arena would alter the Benyeis' permitted special use of the property. The court found the Benyeis' use of the property was not, as the Benyeis had argued, primarily for farming; it was for the raising of horses. The court found that "livestock farms" was a permitted special use under the town's zoning ordinance. The court noted that the Benyeis' use of the property was established before a special permit for livestock farms was required. Still, the court said, any enlargement of the use had to conform with the town's zoning requirements. The town's zoning ordinance said a use subject to a special permit could not be "altered" without approval of a special permit application. Finding the proposed arena would require its own septic system, the court concluded that the Benyeis' permitted special use of the property as a livestock farm would be altered by the construction of the arena. Accordingly, the court found that the zoning regulations required them to apply for a special permit for the arena.

See also: *Grasso v. Zoning Bd. of Appeals of Groton Long Point Ass'n, Inc., 69 Conn. App. 230, 794 A.2d 1016 (2002).*

Constitutionality - Equal Protection—City denies organization's application to operate federal halfway house

Organization argues city's ordinance banning federal halfway houses violates equal protection under the state constitution

Citation: *Community Resources for Justice, Inc. v. City of Manchester, 2008 WL 1757218 (N.H. 2008)*

NEW HAMPSHIRE (04/18/08)—Community Resources for Justice, Inc. (CRJ) was a non-profit organization. It operated "halfway houses" under contracts with the Federal Bureau of Prisons.

CRJ sought approval to use a building it owned in the city as a halfway house.

The city's zoning board of appeals (the city) denied such approval. Under the city's zoning ordinance, federal correctional facilities were not a permitted use in any of the city's zoning districts. The city determined that, under the zoning ordinance, CRJ's proposed use of a halfway house was a federal correction facility, and was therefore not permitted.

CRJ brought a lawsuit, challenging the zoning ordinance. It argued, among other things, that the city's ban of federal correctional facilities, as applied to CRJ, violated its federal and state constitutional rights to equal protection.

The lower court found that the city's ordinance, as applied to CRJ, violated CRJ's equal protection rights under the State Constitution because it did not promote or provide for the general welfare of the community. The lower court granted CRJ a "builder's remedy." This gave CRJ the right to operate its building in the city as a halfway house.

The city appealed.

DECISION: Affirmed.

The court concluded that the city's zoning ordinance banning the use of CRJ's building as a federal halfway house violated equal protection, as applied to CRJ. The court noted that an equal protection challenge to a zoning ordinance was subject to intermediate scrutiny. This meant that the burden was on the city to demonstrate that the zoning ordinance was substantially related to an important governmental objective. The city had to prove that distinguishing halfway

houses from other similar residential facilities and institutions served an important governmental interest. The court said that to satisfy this burden, the city could not rely upon justifications that were hypothesized. Nor could it rely on overbroad generalizations, said the court.

The city had argued that preventing a concentration of undesirable uses, including correctional facilities such as the proposed halfway house, was an important governmental interest. The lower court had found that the city's actual purpose in banning federal halfway houses was not to prevent a concentration of correctional facilities. Rather, it was to prevent a danger to the community from relapses into criminal behavior by federal prisoners housed at the halfway house. The court found that the city failed to provide any evidence that a federal halfway house presented a danger to the community. Rather, the court found, substantial evidence—including letters from police, community, and religious leaders, as well as law enforcement experts—showed that a halfway house would provide an important social benefit and would not pose any safety risk to the neighborhood. The court found that the city failed to meet its burden of showing that the zoning ordinance's prohibition of federal halfway houses was substantially related to furthering an important governmental interest. Accordingly, the court concluded that the ordinance violated CRJ's equal protection rights as guaranteed by the State Constitution.

The court also concluded that CRJ was entitled to a "builder's remedy," allowing it to use the building it owned in the city as a halfway house. The court noted that a "builder's remedy" was the specific granting to a developer of a right to complete a proposed project. The court said that a party was entitled to a builder's remedy if it: (1) was successful in challenging the validity of a zoning ordinance; and (2) met its burden of demonstrating by a preponderance of the evidence that its proposed use was reasonable. The court found that the lower court had made detailed findings regarding the reasonableness of CRJ's proposed use of a halfway house. Those findings included that: CRJ's building was close to public transportation, support services and job opportunities; and property values would not be adversely affected. Accordingly, the court found that CRJ met its burden of demonstrating that its proposed use of a halfway house was reasonable. The court concluded that it was therefore entitled to a builder's remedy.

See also: *Community Resources for Justice, Inc. v. City of Manchester, 154 N.H. 748, 917 A.2d 707 (2007).*

See also: *Britton v. Town of Chester, 134 N.H. 434, 595 A.2d 492 (1991).*

5.02: Public Hearing: Consider Ordinance #15-07 Amending City Code Section 117-428 Entitled Towers

Public Hearing

Chairperson Levine called the public hearing to order at 7:15 p.m.

Presentation

Community Development Director Gladhill presented the staff report stating the purpose of this case was to hold a public hearing for Ordinance #15-07. The intent of Ordinance #15-07 is to amend City Code Section 117-428 entitled Towers to increase the maximum height of communications towers to 199 feet for entities providing Stage I and Stage II improvements. Said improvements are required by City Code and represent basic utility services provided to Ramsey residents such as gas, electric, land-line telephones, streets, water, sanitary sewer, etc. The current height limitation for communications towers is 100 feet. Staff reviewed the code amendment further and recommended approval.

Citizen Input

Crystal Specht, 7060 147th Avenue NW, expressed concern with how the tower would impact the adjacent park. She believed that the tower would be an eyesore.

Community Development Director Gladhill commented other concerns have been voiced regarding the aesthetics or visual impact the tower would have on the neighborhood.

Motion by Commissioner Bauer, seconded by Commissioner VanScoy, to close the public hearing.

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

Chairperson Levine closed the public hearing closed at 7:23 p.m.

Commission Business

Commissioner Bauer discussed how neighboring communities were addressing monopole heights. He explained that neighboring cities were allowing towers up to 150 feet in industrial and commercial zoning areas. He suggested that aesthetically pleasing towers be referenced within the code for residentially zoned areas.

Community Development Director Gladhill commented staff could review this language and reiterated that the visual impact of these towers could be softened, but noted the tower would still be visible.

Commissioner Bauer supported amending the Code to allow for a 150 foot tower in commercial-industrial zoning districts.

DRAFT

Community Development Director Gladhill recommended that if this were the direction to staff that the Planning Commission hold another public hearing in April to further discuss the Ordinance as this was not staff's recommendation. He recommended that the proposed Ordinance continue per Connexus Energy's request.

Motion by Commissioner Bauer, seconded by Commissioner VanScoy, to recommend that City Council adopt Ordinance #15-07, directing staff to review the Code language per the Planning Commission's discussion.

Further discussion

Commissioners requested staff create greater clarity within the City Code regarding tower height.

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

DRAFT

7.08: Introduce Ordinance #15-07 Amending City Code Section 117-428 Entitled Towers

Community Development Director Gladhill reviewed the staff report and recommendation to amend City Code Section 117-428, Towers, as requested by Connexus Energy, to increase the maximum height of communication towers to 199 feet for entitles providing Stage 1 and Stage 2 Improvements as required by City Code. Currently, the height limitation for communication towers is 100 feet in all districts.

Councilmember Williams asked whether this is talking about cell towers.

Community Development Director Gladhill stated the overall ordinance establishes any communication towers such as for emergency providers, cellular providers, or communication providers. This amendment is for Stage 1 utility companies such as Connexus Energy, not cell phone providers.

Councilmember Williams asked whether the amendment is for a tower that supported a Stage 1 or 2 improvements.

Community Development Director Gladhill stated it would be for the Stage 1 improvement and since Connexus Energy provides electric service, it would be provided that exemption.

Mayor Strommen stated there would be a height limitation and location restrictions to commercial and industrial districts. It would not be allowed in a residential district or park.

Community Development Director Gladhill stated that is correct.

Mayor Strommen asked if there are locations at the edge of a permitted district that would result in conflicts with residential districts.

Community Development Director Gladhill stated there are close locations but there are setback distance requirements. He stated there is also an aesthetic consideration that the ordinance does not address but he thinks this change will not create any more conflict than exists with 100 feet.

Councilmember Riley noted the Planning Commission suggests reconsidering the 100 feet and asked if the City is missing out on opportunities that would be available if changed.

Community Development Director Gladhill stated that came up when the Planning Commission looked at what other cities provide, as it is common to see 150 to 160 feet. He stated the Planning Commission wants to keep it at 100 feet in residential districts. Community Development Director Gladhill stated the City does not get these requests frequently so he does not know that the City is missing out on opportunities.

Councilmember Shryock asked staff to explain the process of ordinance adoption and opportunity for public input.

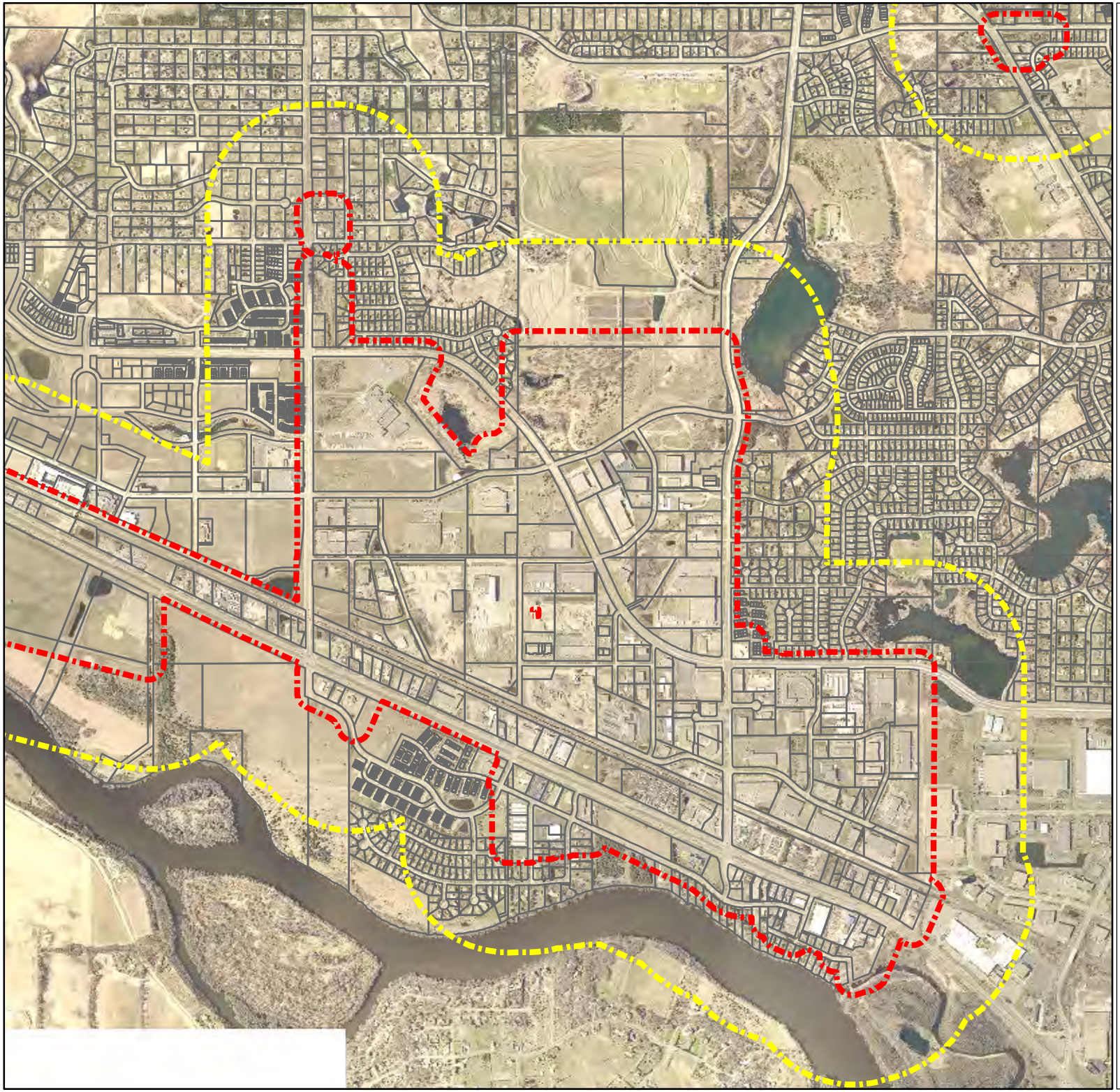
DRAFT

Community Development Director Gladhill described the three opportunities for public input as being the Planning Commission public hearing, at first reading which is tonight, and at second reading and adoption.

Motion by Councilmember Kuzma, seconded by Councilmember LeTourneau, to Introduce Ordinance #15-07 Amending City Code Sections 117-428 (Towers) of the Ramsey City Code.

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

DRAFT



City of RAMSEY

Visual Impact Review

Quarter Mile Buffer

199 Foot Buffer

Parcels

The intent of this exhibit is a visual representation of potential visual impacts of Ordinance #15-07 allowing certain communications towers to be constructed no taller than 199 feet. This exhibit allows no regulatory authority.

All communications towers must maintain appropriate setbacks to maintain appropriate public safety. Many of the parcels within existing commercial and industrial districts are not large enough to maintain appropriate setbacks at full heights allowed.

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Miles

CC Regular Session **7. 2.**

Meeting Date: 04/14/2015

By: Tim Gladhill, Community Development

Information

Title:

Adopt Resolution #15-04-099 and #15-04-100 approving Conditional Use Permit for 199 Foot Private Communications Tower; Case of Connexus Energy

Purpose/Background:

The purpose of this case is to consider a request from Connexus Energy for a Conditional Use Permit to allow a 199 foot communications tower related to their operation.

Connexus Energy is located at 14601 Ramsey Blvd. NW and services several communities within a several mile radius of their headquarters. Connexus Energy desires to locate a monopole communications tower at this location to provide communication to its staff, sub-stations, grid, meters, and other related equipment. Primarily, in order to provide adequate coverage over their entire service area, Connexus Energy has stated that this height of tower is required in order to provide coverage with a single tower. Additionally, the closed landfill does provide some barrier to coverage.

Notification:

A Public Hearing was held by the Planning Commission on March 5, 2015. Staff attempted to notify all Property Owners within 350 feet of the Subject Property of the Public Hearing via Standard US Mail. A Notification of Public Hearing was published in the Anoka County UnionHerald.

Observations/Alternatives:

This review is contingent upon approval of City of Ramsey Ordinance #15-07 amending maximum height requirements for certain types of towers.

Connexus Energy has provided technical analysis as to their findings for the need for this communications tower and the chosen site. Other than the height, the request would meet all other minimum standards for Towers found within City Code Section 117-428 in conjunction with performance standards established in the attached Conditional Use Permit.

The Planning Commission reviewed materials compiled by the City regarding communications towers in 2008 as well as information from the Centers of Disease Control. The Planning Commission feels that the proposed tower is safe and free from harmful secondary effects.

The City has received one comment in support of the request and one comment concerned about the request.

Alternatives

Alternative #1. Approve the Conditional Use Permit as presented. The Planning Commission has recommended this alternative.

Alternative #2. Approve the Conditional Use Permit with modifications. Modifications could include location of improvement on the site, adjustment to the height, or modifications in design.

Alternative #3. Table the request for additional information.

Alternative #4. Deny the request.

Funding Source:

All costs associated with processing this Application are the responsibility of the Applicant. No City funds are involved in the project.

Recommendation:

Staff recommends approval of the request, contingent upon Ordinance #15-07 becoming effective.

Action:

Motion to 1) adopt Resolution #15-04-099 adopting Findings of Fact #0948; and 2) adopt Resolution #15-04-100 approving the Conditional Use Permit.

Attachments

Site Location Map
Application
Site Plan
DRAFT Findings of Fact: Resolution #15-04-099
DRAFT Conditional Use Permit: Resolution #15-04-100
DRAFT Planning Commission Minutes dated March 5, 2015

Form Review

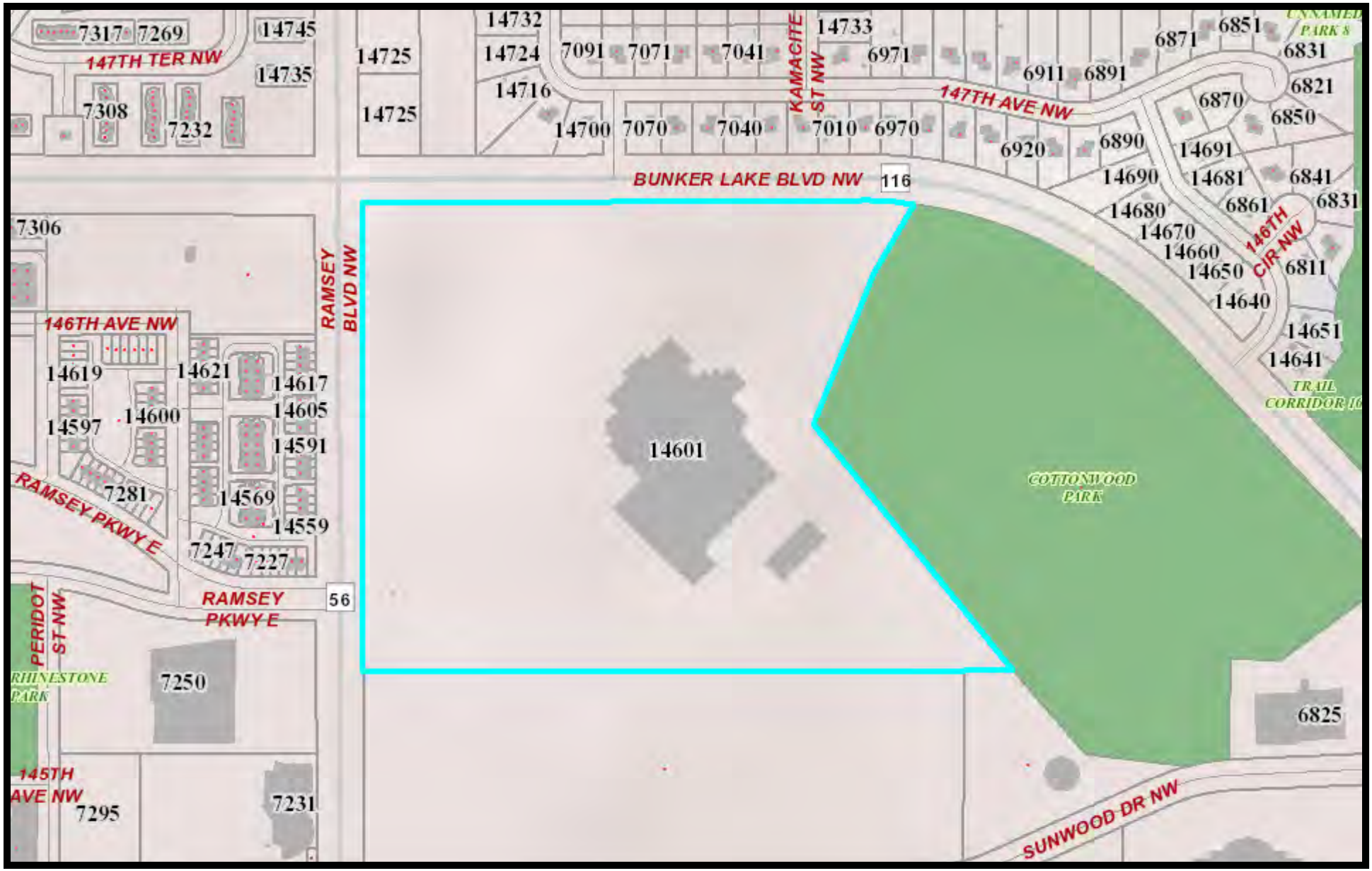
Inbox	Reviewed By	Date
Tim Gladhill (Originator)	Tim Gladhill	04/08/2015 04:24 PM
Chris Anderson	Chris Anderson	04/08/2015 05:40 PM
Kurt Ulrich	Kurt Ulrich	04/09/2015 01:45 PM
Form Started By: Tim Gladhill		Started On: 04/08/2015 03:17 PM
Final Approval Date: 04/09/2015		

27-32-25-23-0004

14601 RAMSEY BLVD NW

Connexus Energy

14601 Ramsey Blvd NW



Print Date: February 27, 2015

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LOGIS
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Connexus Energy Communications Tower – City of Ramsey

Request for Conditional Use Permit

January 30, 2015.

This document is hereby submitted to the City of Ramsey in application for and approval of Conditional Use Permit (CUP) for construction of a telecommunications tower on Connexus Energy Headquarters property in the City of Ramsey.

Property:

Owner:	Connexus Energy
Address:	14601 Ramsey Blvd, Ramsey, MN 55303
PIN:	27-32-25-23-0004
Legal Description:	Section 27 T. 32 R. 25; Lot 1 Block 1 AEC Energy Park
Zoning District:	E2

Applicant Primary Contact:

Tom Guttormson
Connexus Energy Principle Technology Engineer
Phone: 763-323-2692
Cell: 763-242-0633
Email: tomg@connexusenergy.com

Description of Project & Structure

The structure will be used to support communications apparatus needed for company operations. Structure design is planned to be a height of 199' (<200') above ground level and will be of monopole design with no supporting guy wires. The proposed placement of the structure is to the east side and to the back of the building adjacent to the building generator and mechanical and electrical facilities. Also included will be a small equipment hut approximately 10'x12' at the base of the tower, to house communications equipment.

Timeline

The intended timeline for construction of the project is in the 2nd half of 2015, subject to City of Ramsey approvals and permitting.

See Exhibit 1 below for a picture of a monopole structure similar to what is intended for Connexus' application.

Exhibit 1: Similar monopole structure

Basis for need

Connexus Energy completed a communications study in 2014 to identify solutions for areas of need:

1. Resolve issues with current communications systems
2. Develop a forward-looking strategy to enable and support forthcoming applications that require additional communications capability.

The company's existing tower located in Anoka just off Trunk Highway 10 was determined to be structurally deficient per current codes in a recent analysis. As such, no additional attachments can be added. Existing systems include the company's land mobile radio system (voice communication to trucks and hand held radios), and control and monitoring communications to customer owned Distributed Generation (DG).

Looking forward, Connexus Energy plans to add communication infrastructure for "smart grid" applications, including:

- AMI - Automated Metering Infrastructure.
- DA – (Distribution Automation) communications to devices on the electric grid to enhance grid efficiency and reliability.
- SCADA – Communications for monitoring and control of substations.
- Demand Response – enables customers to control electrical load to reduce demand and energy consumption during peak periods of use.

The proposed communications tower is an integral element of the overall plan. The study indicates the tower is ideally located on Connexus Energy property.

Location and Height

A tower height of 199 feet (just under 200') above ground level is the ideal height based on the following:

- The tower does not need to be painted (red and white) or lamped for heights under 200 feet above ground level per FCC requirements.
- Propagation analysis indicates that communications signal performance at 200' at the Ramsey location is comparable to that of the existing 300' height in Anoka. Propagation performance degrades below 200' towards 100'. "Holes" in coverage due to degradation of signal path creates additional safety risk when crews need voice communication working on power lines, and additional reliability risk if signal is lost when performing line switching operations.
- The 200' height allows for signal propagation over the Ramsey landfill (~160') for applications where direct line of site communications is needed.

Proposed placement of the structure is to the "back" of the Connexus building, near the generator enclosure and service transformers. Exhibit 2 illustrates the location of the tower on the property with approximate dimensions from the tower base to surrounding property lines. Exhibit 3 illustrates approximate placement in the general back area of the property, with approximate distances from the tower base to the building, the Eastern property edge bordering Cottonwood Park, and to the closet point of the public trail within the park. These exhibits were extracted from the Anoka County GIS base map with the aerial view included.

Exhibit 2: Location on Connexus Energy property

Exhibit 3: Placement of tower on Eastern side of building

Addition Locational Benefits

Other benefits that will be realized with the proposed location include the following:

- Increased security by having the structure within the fenced area on Connexus property in lieu of an external site.
- Mitigation of "dig-ins" and other exposure of interruptions from locating infrastructure near road right-of-ways or property owned by Others.
- Emergency back-up power from Connexus' onsite generator.

Other Considerations

- It is understood the City of Ramsey currently has a 100' tower height ordinance. Applying multiple 100' towers in lieu of a single 200' structure is not feasible, due to the type of licensing applied by the FCC to the frequency allocated for the land mobile radio system.
- The height of the tower makes provision for co-location by other entities.

Illustrations

Trees and berms currently on the property and adjacent park property in addition to locating the structure on the "back" side to the building will provide some screening. Below are photos taken of the property from the shoulder of surrounding streets with a similar 200' structure embedded in the photos to scale to provide illustration of what this is anticipated to look like from the public view.

The proposed height of just under 200' is 35' taller than the 165' water tower to the southeast of Connexus property.

Photo 1: Street view from Ramsey Blvd northbound, north of Sunwood Drive looking east

Photo 2: Sidewalk view in front of Allina Clinic on Ramsey Bldv looking east

Photo 3: Street view from eastbound Industrial Blvd west of intersection of Sunwood Drive

Photo 4: View approaching Connexus building on Jim Paulson Parkway

Prepared and submitted by:_____

Tom Guttormson, PE; Connexus Energy

Site Plan -
Placement of Proposed Communications Tower
Connexus Energy
Application for CUP

CO, RD. 116 – INDUSTRY AVE.

CO. RD. 56 – RAMSEY BLVD

ROW CORNER

(BUILDING CORNER FROM R.O.W. CORNER)

R.O.W. 1273.07

R.O.W. 1204.99

PARKING SETBACK 20' FROM R.O.W.

BUILDING SETBACK 110' FROM CENTER OF ROAD

EMPLOYEE PARKING 279 STALLS

WETLAND MEADOW

HOLDING POND

L = 893.80

ANCHOR CABLE

560' to road ROW - Industrial Blvd

Property line between Connexus Energy and Cottonwood Park

1010' to road ROW - Ramsey Blvd

120' to property line boarding Cottonwood Park

GUEST PARKING 68 STALLS

AEC BUILDING

BERM

Proposed placement of 199' monopole communications tower

SECURITY FENCE, 8'H.

34' MOTORIZED GATE WITH ACCESS CARD AND LOOP SENSING OPERATION VERIFY GATE WIDTH

TRANS. PADS & REPAIR STORAGE

CONTRACT LOADING

CONC. PAVING

BITUMINOUS

EMPTY REELS, CONDUIT & DUMPSTER/RECYCLING

AB SWITCHES, CABINETS, & X ARMS

COLD STORAGE BUILDING. SEE SHEET A1.7 FOR LAYOUT

625' to southern edge of Lot 1 Block 1
1120' to road ROW - Sunwood Drive

GRAVEL

POLE STORAGE

HOLDING POND

NOTES:
.
Base map site plan from construction plans for AEC Headquarters building plans in AEC Energy Park - 1995.
.
All distances are approximate and are scaled from Anoka County GIS map
.
Cottonwood Park property was subdivided subsequent to creation of this site plan, and is therefore not shown on plan. Property lines are approximate, scaled from Anoka County GIS map

GENERAL SITE NOTES:

1. SURVEY INFORMATION ON THIS SITE PLAN HAS BEEN TAKEN FROM A SURVEY PREPARED BY OTHERS– VERIFY ALL INFORMATION.
2. VERIFY LOCATIONS OF TRANSFORMERS AND PADS WITH ELECTRICAL.
3. THE CONTRACTOR IS RESPONSIBLE FOR TESTING AND IDENTIFYING HAZARDOUS MATERIALS. IF HARZARDOUS MATERIALS ARE ENCOUNTERED DURING THE PROJECT, NOTIFY THE ARCHITECT AND OWNER IMMEDIATELY. REMEDIAL ACTION SHALL COMPLY WITH APPLICABLE REGULATIONS, LAWS, AND CODES.
4. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING SITE CONDITIONS.
5. SURFACE PAINT STRIPING SHALL BE 4" WIDE (WHITE).
6. REMOVE AND REPLACE EXISTING IMPROVEMENTS AS REQUIRED TO PERMIT NEW CONSTRUCTION WHETHER OR NOT SPECIFICALLY INDICATED.
7. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES AND PROVIDE THE NECESSARY PROTECTION FOR SAME BEFORE CONSTRUCTION BEGINS.
8. CONTRACTOR SHALL PROTECT ALL ROADS, CURBS AND GUTTERS DURING CONSTRUCTION. ANY DAMAGE TO SAME SHALL BE REPAIRED AT CONTRACTORS EXPENSE.
9. THE ALIGNMENT AND GRADES OF THE PROPOSED WALKS AND ROADWAYS ARE SUBJECT TO FIELD ADJUSTMENT REQUIRED TO CONFORM TO LOCALIZED TOPOGRAPHIC CONDITIONS. ANY CHANGE IN ALIGNMENT MUST BE APPROVED BY ARCHITECT.
10. WHERE SOD ABUTS PAVED SURFACES, FINISHED GRADE OF SOD SHALL BE HELD 1" BELOW SURFACE ELEVATION OF PAVED SURFACE.

SITE PLAN

Scale: 1"=60'-0"

P:\PROJ\AE2\A\AE2SP1

BOARMAN KROOS PFISTER
ARCHITECTURE INTERIOR DESIGN ENGINEERING
222 North Second Street Minneapolis, Minnesota 55401 Phone 612-339-6212 Fax 612-339-6401
Consultants

Certification
I hereby certify that this drawing was prepared by me or under my direct supervision and that I am a duly registered Professional ARCHITECT under the laws of the state of Minnesota.
Registration No. 11355

Date 10-10-95 Checked by
Drawn By PM Commission No. 120.03

Sheet Title SITE PLAN

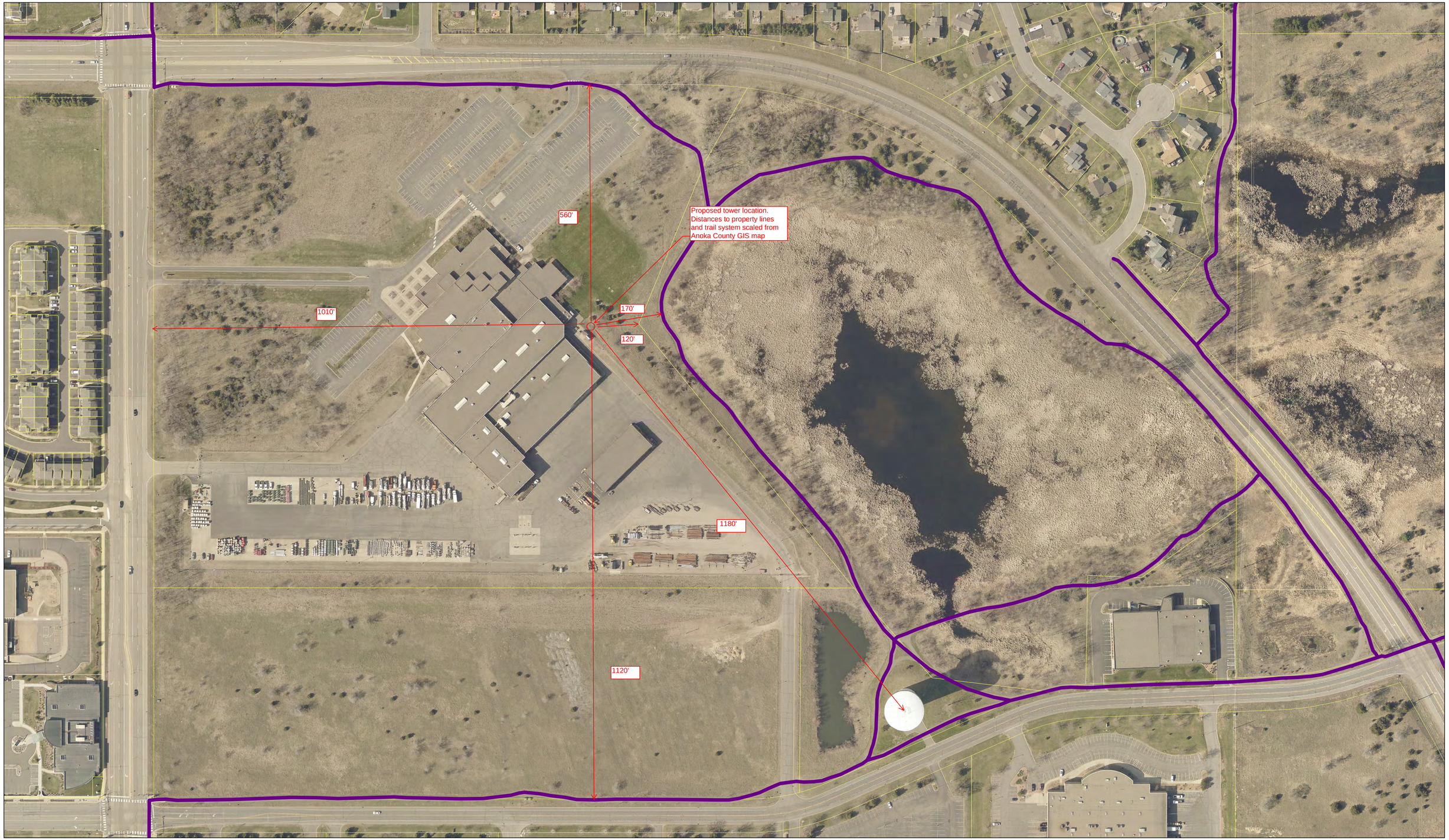
CONSTRUCTION PACKAGE #1

Project Title
ANOKA ELECTRIC COOPERATIVE
OPERATIONS CENTER
RAMSEY, MN

No.	Revisions	Date
1	CONSTRUCTION PACKAGE #3	12/01/95

C2
Sheet Number

Connexus Area - Cottonwood Park



0 100 200 400 600 800 Feet

N W E S

East Central Electric Association

Wright-Hennepin Elec. Coop.

Xcel Energy

Elk River Municipal Utilties

Anoka Municipal Utility

Mayhew Lake Township
Gilmanton Township
City of Foley
Maywood Township
Milo Township
Bogus Brook Township
Dalbo Township
Maple Ridge Township
Stanchfield Township
Nessel Township
Wyanett Township
Saint George Township
Glendorado Township
Greenbush Township
Princeton Township
Spencer Brook Township
Cambridge Township
City of Harris
Fish Lake Township
Minden Township
City of Saint Cloud
City of Princeton
City of Cambridge
City of North Branch
Palmer Township
Blue Hill Township
Baldwin Township
Isanti Township
North Branch Township
Amador Township
Haven Township
Santiago Township
Bradford Township
City of Isanti
Sunrise Township
Chisago Lake Township
City of Clear Lake
Clear Lake Township
Becker Township
City of Zimmerman
Livonia Township
Athens Township
Oxford Township
Lent Township
City of Clearwater
Orrock Township
Stanford Township
City of Saint Francis
City of Bethel
City of Center City
City of Lindstrom
Lynden Township
City of Becker
Linwood Township
City of Stacy
Clearwater Township
City of Wyoming
City of Big Lake
City of Nowthen
City of Oak Grove
City of East Bethel
City of Chisago City
Franconia Township
Silver Creek Township
Corinna Township
Big Lake Township
City of Elk River
City of Monticello
City of Forest Lake
City of Columbus
City of Annandale
Monticello Township
City of Otsego
City of Ramsey
City of Ham Lake
City of Maple Lake
City of Albertville
City of Dayton
City of Andover
City of Scandia
Maple Lake Township
City of Dayton
City of Anoka
City of Coon Rapids
City of Blaine
City of Buffalo
City of Rogers
City of Saint Michael
City of Centerville
City of Hugo
Albion Township
Chatham Township
Buffalo Township
City of Hanover
City of Champlin
City of Circle Pines
City of Lino Lakes
May Township
City of Hanover
Rockford Township
City of Maple Grove
City of Lexington
City of Osseo
City of Spring Lake Park
City of Spring Lake Park
City of Blaine
City of Mounds View
City of Brooklyn Park
White Bear Township
Stillwater Township
City of Corcoran
City of North Oaks
City of Dellwood
Marysville Township
City of Rockford
City of Fridley
City of Rockford
City of Mahtomedi
City of Grant
City of Brooklyn Center
City of New Brighton
City of Vadnais Heights
City of Birchwood Village
City of Stillwater
City of Montrose
City of Waverly
Franklin Township
City of Greenfield
City of Crystal
City of Arden Hills
City of Gem Lake
City of Willernie
City of Loretto
City of Medina
City of Independence
City of Hilltop
City of Columbia Heights
City of Saint Anthony
City of Shoreview
City of White Bear Lake
City of Pine Springs
City of Delano
City of New Hope
City of North Saint Paul
City of Robbinsdale
City of Little Canada
City of Plymouth
City of Saint Anthony
City of Roseville
City of Maplewood
City of Lake Elmo
City of Maple Plain
City of Golden Valley
City of Minneapolis
City of Oakdale
Baytown Township

CONNEXUS ENERGY
14601 Ramsey Blvd.
Ramsey, MN 55303

THIS PRINT REPRESENTS THE LOCATION OF ELECTRICAL FACILITIES AS OF THE DATE SHOWN IN THE TITLE BLOCK. THE ACCURACY OF THIS INFORMATION IS INTENDED FOR GENERAL USE ONLY AND IS NOT TO BE USED FOR EXCAVATION PURPOSES. STATE LAW REQUIRES ANYONE PLANNING EXCAVATION TO CONTACT GOPHER STATE ONE CALL TO LOCATE ALL UTILITIES. CALL GOPHER STATE ONE CALL FOR A FIELD LOCATION AT 1-800-252-1166.

0 0.5 1 2 3 4 5 Miles

N

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Councilmember _____ moved for the adoption of the following findings of fact:

RESOLUTION #15-04-099

A RESOLUTION ADOPTING FINDINGS OF FACT #0943 RELATING TO A REQUEST FOR A CONDITIONAL USE PERMIT FOR A CONDITIONAL USE PERMIT FOR THE CONSTRUCTION AND OPERATION OF A 199-FOOT TELECOMMUNICATIONS TOWER AT 14601 RAMSEY BLVD NW.

WHEREAS, Connexus Energy, hereinafter referred to as "Applicant", has properly applied for a Conditional Use Permit to construct and operate a monopole telecommunications tower ("Tower") on the property located 14601 Ramsey Blvd. NW, or legally described as:

Lot 1, Block 1, AEC Energy Park, Anoka County, Minnesota

(the "Subject Property").

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

1. That the Applicant appeared before the Planning Commission for a public hearing pursuant to Section 117-51 of the Ramsey City Code on March 5, 2015 and that said public hearing was properly advertised and that the minutes of said public hearing are hereby incorporated by reference.

2. That the Subject Property is guided as Business Park in the Comprehensive Plan. The Subject Property is bordered by area of Low Density Residential to the north, Public/Quasi-Public to the east, Business Park to the south, and Mixed Use (The COR) to the west.

3. That the Subject Property is located within the E-2 Employment District. The Subject Property is bordered by the R-1 Residential (MUSA) District to the north, Public/Quasi-Public District to the east, E-2 Employment District to the south, and The COR District to the west.

4. That telecommunications towers are permitted as a conditional use on the Subject Property, subject to certain conditions.

5. That the Applicant is proposing a 199 foot monopole communications tower to implement a 'smart-grid' communications system, enhancing safety and reliability of the electrical grid, related to their operation supplying electricity to the City and broader service area. A site plan depicting the Tower attached as Exhibit A, attached hereto.

6. That the Tower is at least 120 feet from all property lines at its smallest measurement, and located as far away as 1,120 feet from at least one (1) property line, according to materials submitted by the Applicant.

7. That City Code requires a monopole design unless the City Council determines that an alternative design is preferred in cases where structural or design considerations, neighborhood compatibility, locational availability, or the number of potential co-locations warrants this consideration.

8. That City Code requires ground mounted equipment to be screened from view by suitable vegetation, except where a design of non-vegetative screening better reflects and complements the character of the surrounding neighborhood, as determined by City Council. In this instance, equipment will be located within the principal building of Connexus Energy rather than a separate accessory structure.

9. That City Code states that no new tower shall be approved unless the City Council finds that the equipment planned for the proposed tower cannot be accommodated on an existing or approved tower or building within a one (1) mile radius of the Tower for various reasons including insufficient height to reasonably function.

10. That the Applicant has stated that there are no existing buildings or structures in the one (1) mile search area of a sufficient height to accommodate the proposed equipment and provide a strong, seamless signal, due to the height of the landfill mound and the signal area necessary for the Applicant to provide coverage over their entire service area with a single tower.

11. That City Code requires newly constructed towers to accommodate at least two (2) additional users.

12. That the proposed use will/will not negatively affect traffic into and from the premises, or to any adjoining road.

13. That the proposed use 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.

14. That the proposed use will/will not substantially impair the use or market value of surrounding properties.

15. That the proposed use will/will not be harmonious with and in accordance with the specific objectives of the comprehensive plan.

16. That the proposed use will/will not be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and whether such a use will/will not change the essential character of that area.

17. That the proposed use will/will not be hazardous or disturbing to existing or future neighboring uses.

18. That the proposed use will/will not be served adequately by essential public facilities and services.

19. That the proposed use will/will not create excessive additional requirements at public cost for public facilities and services and will/will not be detrimental to the economic welfare of the community.

20. That the proposed use will/will not involve equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.

21. That the proposed use will/will not be consistent with the intent and purposes of Chapter 117.

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 ____ day of _____, 2015.

_____
Mayor

ATTEST:

_____
City Clerk

Exhibit A
Site Plan

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

RESOLUTION #15-04-100

A RESOLUTION APPROVING THE ISSUANCE OF A CONDITIONAL USE PERMIT FOR THE CONSTRUCTION AND OPERATION OF A 199-FOOT TELECOMMUNICATIONS TOWER AT 14601 RAMSEY BLVD NW AND DECLARING TERMS OF SAME

WHEREAS, Connexus Energy has properly applied for a conditional use permit to construct and operate a 199-foot communications tower at their headquarters located at 14601 Ramsey Blvd. NW and legally described as follows:

Lot 1, Block 1, AEC Energy Park, Anoka County, Minnesota

WHEREAS, the Planning Commission met on March 5, 2015 and conducted a public hearing; and

WHEREAS, the CITY Council reviewed the request on _____, 2015.

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

1. Based on Findings of Fact #0943, a conditional use permit for a telecommunications monopole tower and related equipment building (the "Tower") is hereby granted to Connexus Energy ("PERMITTEE"),

2. The development of the Site shall be in accordance with the approved site plan prepared by Connexus Energy, dated _____, (the "Site Plan"), as shown on Exhibit A, attached hereto.

3. The Tower will not exceed 199 feet in height, and will maintain minimum setbacks as shown on the Site Plan. The setback shall be measured between the base of the tower located nearest the property line and the actual property line.

4. The Tower and associated antennas shall be designed to blend into the surrounding environment through the use of color and design, except in instances where the color is dictated by federal or state authorities such as the Federal Aviation Administration. Tower architectural standards are subject to final CITY approval.

5. The Tower shall be of a monopole design.

6. No part of the Tower, equipment, guyed wires, or braces shall at any time extend across or over any part of the public right-of-way, public street, highway, sidewalk, or recreation trail.

7. The Tower shall not be illuminated by artificial means and shall not display strobe lights unless such lighting is specifically required by the Federal Aviation Administration or other federal or state authority for a particular tower, or if required by the CITY for safety reasons.

8. All utility buildings and structures accessory to a tower shall be architecturally designed to blend in with the surrounding environment and shall meet the minimum setback requirements of the underlying zoning district. Ground-mounted equipment shall be screened from view by suitable

vegetation, except where a design of non-vegetative screening better reflects and complements the architectural character of the surrounding neighborhood, as determined by the City Council.

9. The Tower shall be designed to accommodate at least two (2) additional users.

10. If the Tower is abandoned, it and its associated facilities shall be removed within twelve (12) months of the cessation of operations at the site unless a time extension is approved by the CITY.

11. Unused portions of the Tower above a manufactured connection shall be removed within twelve (12) months of the time of antenna relocation. The replacement of portions of the Tower previously removed requires the issuance of a new conditional use permit.

12. The Tower shall not interfere with public safety telecommunications, in accordance with the rules and regulations of the Federal Communications Commission (FCC). The PERMITTEE shall notify the CITY at least ten (10) calendar days in advance of such changes and allow the CITY to monitor interference levels during the testing process.

13. This permit does not constitute issuance of a Building Permit. The PERMITTEE is responsible for obtaining all required permits and licenses.

14. No signs will be posted on the Tower, equipment building or fencing except applicable warning or equipment information signs.

15. The Tower shall be maintained and kept in good condition. The pole shall remain free of wear or paint deterioration and shall be painted upon the CITY's request.

16. In the event the Tower is not removed within twelve (12) months of the cessation of operations at the site, the tower and associated facilities may be removed by the CITY and the costs of removal assessed against the PERMITTEE. In the event the PERMITTEE fails to remove the tower and associated facilities as required herein, the CITY shall provide notice to the PERMITTEE of the default condition and establish a thirty (30) day time frame in which the PERMITTEE may remedy the default condition. If the PERMITTEE fails to do so within the 30 day time frame, the City Administrator or his/her designee may order the removal with CITY day labor and/or by letting contracts for said removal. Only the City Administrator or his/her designee shall have the authority to direct the removal and assess the costs to the PERMITTEE.

17. The PERMITTEE shall be responsible for all CITY costs incurred in administering and enforcing this conditional use permit. Said expenses shall be paid within 15 days of billing by the CITY and failure to pay the CITY's expenses within the 15 day billing period will permit the CITY to draw upon any of the escrows required by this agreement for payment.

18. The City Administrator and/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.

19. The PERMITTEE is responsible for obtaining all required permits or licenses from any other regulatory agencies.

20. This Permit is perpetual in its duration so long as the terms imposed herein are complied with.

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

and the following voted against:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly adopted by the Ramsey CITY Council this the ___ day of _____, 2015.

CONNEXUS ENERGY

Connexus Energy 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.

By:_____

Its:_____

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

On this _____ day of _____, _____, before me a Notary Public, personally appeared _____, the _____ of Connexus Energy, a domestic cooperative under the laws of the State of Minnesota, whose address is 14601 Ramsey Blvd NW, Ramsey, MN 55303, 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 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
Ramsey, MN 55303

This document reviewed by:
Ratwick, Roszak & Maloney P.A.
730 2nd Ave S #300
Minneapolis, MN 55402

5.03: Public Hearing: Consider Request for Conditional Use Permit for 199 Foot Communications Tower; Case of Connexus Energy

Public Hearing

Chairperson Levine called the public hearing to order at 7:34 p.m.

Presentation

Community Development Director Gladhill presented the staff report stating the purpose of this case was to hold a public hearing and recommend an action to the City Council regarding a request from Connexus Energy for a Conditional Use Permit to allow a 199 foot communications tower related to their operation. He reported Connexus Energy was located at 14601 Ramsey Boulevard NW and services several communities within a several mile radius of their headquarters. Connexus Energy desires to locate a monopole communications tower at this location to provide communications to its staff, sub-stations, grid, meters, and other related equipment. Primarily, in order to provide adequate coverage over their entire service area, Connexus Energy has stated that this height of tower is required in order to provide coverage with a single tower. It was noted the closed landfill does provide some barrier to coverage. Staff discussed the request further and recommended approval of the request, contingent upon Ordinance #15-07 becoming effective.

Citizen Input

Tom Guttormson, Connexus Energy, thanked the Commission for considering his request. He provided further comment on the purpose and need for the requested tower.

Commissioner VanScoy asked if any alternative locations for the tower.

Mr. Guttormson explained the proposed location was suggested because it would be as far away from adjacent properties as possible. He noted it would also be easier to service in the proposed location.

Chairperson Levine questioned if the tower could be located on top of the landfill site.

Mr. Thompson did not believe this would be possible as the site was not fully stable.

Crystal Specht, 7060 147th Avenue NW, feared that property values would be adversely impacted if the tower were installed on the Connexus property. She expressed concern with the amount of radiation that would be emitted from the tower.

Community Development Director Gladhill believed these were excellent points. He then referred to a study completed in 2008 noting no health concerns have been identified from existing cell phone towers. In addition, he had no data that showed property values declined in residential areas surrounding a cell tower.

Motion by Commissioner Bauer, seconded by Commissioner VanScoy, to close the public hearing.

DRAFT

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

Chairperson Levine closed the public hearing closed at 7:51 p.m.

Commission Business

Commissioner Brauer discussed the information available on the CDC's webpage and noted there were no concerns listed with regard to cell towers.

Motion by Commissioner Bauer, seconded by Commissioner VanScoy, to recommend that City Council adopt Resolution #15-03-067 adopting Findings of Fact #0948.

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

Motion by Commissioner Bauer, seconded by Commissioner VanScoy, to recommend that City Council adopt Resolution #15-03-068 approving the Conditional Use Permit.

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

DRAFT

Our Mission: To work together to resposibly grow our community, and to provide quality, cost-effective, and efficient government services.

CC Regular Session **7. 3.**

Meeting Date: 04/14/2015

By: Chris Anderson, Community Development

Information

Title:

Adopt Ordinance #15-06 Amending City Code Sections 117-111 (R-1 Residential District) and 117-349 (Accessory Uses and Buildings)

Purpose/Background:

On January 24th of this year, the 2015 Minnesota State Building Code (MSBC) went into effect. There were several code changes that occurred with the 2015 MSBC that are prompting this proposed Ordinance Amendment. Specifically, the thresholds triggering a building permit for detached accessory buildings and fences have increased and thus, the standards within Zoning Code need to be updated to ensure that there is not contradictory language between the two codes. The proposed amendments are to City Code Sections 117-111 (R-1 Residential District) and 117-349 (Accessory Uses and Buildings).

Notification:

The Public Hearing was published in the Anoka County UnionHerald.

Observations/Alternatives:

Presently, City Code states that all detached accessory buildings greater than 120 square feet in floor area require a building permit, which aligned with the standards of the 2007 MSBC (the edition in effect prior to January 24, 2015). Also, City Code states that all fences greater than six (6) feet in height require a building permit. Additionally, City Code states that all detached accessory buildings 120 square feet or less in floor area and all fences six (6) feet or less in height require a zoning permit. The 2015 MSBC, however, now requires a building permit for detached accessory buildings greater than 200 square feet in floor area and fences over seven (7) feet in height.

The proposed Ordinance Amendment focuses primarily on updating Zoning Code language to reflect the new thresholds in the 2015 MSBC. It clarifies that detached accessory buildings and fences not addressed by MSBC require a zoning permit. This language was preferred over specific heights or square footages to avoid the need for future amendments if the thresholds in the MSBC are revised in the future.

It should be noted that currently, City Code allows for prefabricated plastic storage containers that are 120 square feet or less in size. As drafted, prefabricated plastic storage sheds would still be permissible as long as they don't exceed the threshold triggering the requirement of a building permit. Staff has researched these products and has found several offerings that are larger than 120 square feet but generally less than 200 square feet (pictures of various examples are attached to the case). Staff sought specific feedback from the Planning Commission regarding these 'larger' plastic storage sheds and their recommendation was to allow them up to 200 square feet (below the threshold for MSBC compliance).

The proposed Ordinance Amendment also would eliminate the requirement for a driveway to service any detached accessory building with a doorway opening of eight (8) feet wide by seven (7) feet tall or greater (essentially the equivalent of a single stall garage door). Staff has received quite a bit of feedback, mostly negative, regarding this requirement. The intention was to help reinforce off-street parking standards (vehicles being stored/parked on a prepared surface). However, this can add a substantial cost to a project for an improvement (driveway) that typically would not be accessed or utilized on a regular basis. Furthermore, it has the effect of requiring additional impervious surfacing on a lot, which increases stormwater runoff while simultaneously reducing infiltration on a property. It is worth noting that the driveway requirement remains applicable for attached garages (or additions thereto) because they generally serve as the primary garage for a property and are regularly accessed.

Finally, there are a couple of clarifications and/or housekeeping items that are being addressed with this Ordinance Amendment. Currently, attached garages are counted toward the total number of accessory buildings allowed on a property. With this Ordinance Amendment, attached garages would be excluded from the calculation of total number of accessory buildings on a property as appears to have been the intent after reviewing the public hearing minutes from 2011. The other housekeeping item addressed is clarifying that only those detached accessory buildings addressed by MSBC are subject to the architectural standards requirement including soffit, fascia, and eave overhangs to match the home.

The Planning Commission conducted a Public Hearing at their March 5, 2015 meeting and there were no written or verbal comments received regarding the proposed Ordinance Amendment. The Planning Commission requested the Ordinance Amendment be revised slightly to clarify that a driveway would be required if a detached accessory building were to serve as the primary garage. Staff has updated the draft Ordinance Amendment to incorporate this clarification.

The ordinance was introduced by City Council at the March 24, 2015 meeting and is now eligible for adoption.

Funding Source:

This ordinance is being prepared as part of normal Staff duties.

Recommendation:

The Planning Commission recommends that City Council adopt Ordinance #15-06.

Action:

Motion to waive the City Charter requirement to read the Ordinance;

-AND-

Motion to adopt Ordinance #15-06.

Roll Call Vote:

Councilmember Kuzma
Councilmember Shryock
Councilmember Williams
Councilmember Johns
Councilmember Letourneau
Councilmember Riley
Mayor Strommen

Attachments

City Code Section 117-349: Redlined Text
City Code Section 117-111: Redlined Text

Photos of Plastic Sheds Over 120 Square Feet in Size

Draft Planning Commission Meeting Minutes Dated March 5, 2015

Draft City Council Meeting Minutes Dated March 24, 2015

Ordinance #15-06

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	04/09/2015 01:16 PM
Kurt Ulrich	Kurt Ulrich	04/09/2015 01:35 PM
Form Started By: Chris Anderson		Started On: 04/03/2015 08:32 AM
Final Approval Date: 04/09/2015		

Sec. 117-349. - Accessory uses and buildings.

(a) Sport courts and other impervious surfaces must meet the minimum setbacks established for accessory buildings in section 117-111 unless otherwise specified by this Code.

(b) Every commercial fishing pond shall be enclosed by a fence or wall not less than four feet high to prevent uncontrolled access by small children.

(c) Swimming pools and spas (also see chapter 105, article III).

(1) *Setback requirements.*

a. Swimming pools and spas shall be set back a minimum of ten feet from all adjoining lots. For corner lots, swimming pools and spas shall meet the required side yard setback for buildings in the applicable zoning district (section 117-111(d)). Swimming pools and spas may not extend closer to the front lot line of the parcel than the principal structure located on said parcel, except that on residential parcels of one acre or more in size, a swimming pool or spa may be constructed closer to the front lot line than the principal structure, provided that such swimming pool or spa can maintain a 200-foot setback from the property line.

b. A swimming pool or spa may not be located closer than four feet to the principal structure located on the parcel where the swimming pool or spa is to be constructed.

c. No swimming pool or spa may be constructed within 20 feet of any portion of an on-site sewer system or any private water well.

d. No person shall build, construct, locate or install a swimming pool and walkway or spa within any easement.

(2) *Fencing.*

a. *Temporary fencing.* During the construction of any in-ground swimming pool or spa, the construction area must be secured with a portable fence which is not less than four feet in height.

1. Temporary fencing shall be flush with the ground and securely anchored.

2. Supportive posts shall be placed no more than eight feet apart.

b. *Permanent fencing.*

1. All aboveground swimming pools that have a minimum side-wall height of four feet need not be fenced, but shall have removable steps, which steps shall be removed when the swimming pool is unattended. In the event that an accessory deck to the swimming pool is constructed, which is adjacent to any part of the swimming pool, said deck shall include, on its entire outside perimeter, a 36-inch-high guard rail. The guard rail shall be constructed so that no open space within it is wider than six inches.

2. All outdoor spas shall have either a fence as described in subsection (c)(2)b.1 of this section, or a secured cover.

(3) *Noise.*

a. The swimming pool or spa shall be designed, constructed and sited in such a way as to limit noise generated by its mechanical equipment, so as not to create a nuisance and/or affect the reasonable use and enjoyment of adjacent property owners.

b. The swimming pool and/or spa shall be sited on the parcel so that its mechanical equipment, including heating and filtering equipment, is located at least 30 feet from the inhabited portion of neighboring residential structures.

(4) *Pool walkway deck and deck drains.* Unobstructed deck areas not less than 48 inches wide shall be provided to extend entirely around each in-ground swimming pool. Swimming pool decks shall be constructed above, but not more than nine inches above, the normal water line. The required

deck area shall be constructed of impervious material. The deck shall have a pitch of at least one-fourth inch to the foot, designed so as to prevent back drainage into the pool. If deck drains are provided, drain pipe lines shall be at least two inches in diameter; drain openings shall have an open area of at least four times the cross sectional area of the drain pipe. Deck drains shall not be connected to the re-circulation system pipe.

(5) *Swimming pool drainage.* To the extent feasible, back flush water or water from pool drainage shall be on the owner's property or into approved public drainage ways. Water shall not drain onto adjacent or nearby private land.

(6) *Lighting.* Lights used in conjunction with a swimming pool and/or spa shall be located and constructed so as to deflect away from adjacent property and in such a manner that they do not create a nuisance or affect the reasonable use and enjoyment of adjacent property.

(7) *Permits.* Swimming pools or spas that are less than 5,000 gallons shall be allowed without the issuance of a building permit; however, a zoning permit must be obtained prior to the swimming pool or spa being constructed, installed, or moved onto a property.

(d) *Accessory buildings.*

(1) *Future re-subdivision.* Any proposed accessory building should be located on the parcel of land so as to allow for orderly future re-subdivision of a parcel on which the building is to be located.

(2) *Principal building required*. No accessory building shall be constructed on any lot prior to the time of construction of the principal building.

(3) *Permits.* A permit is required prior to constructing or moving an accessory building on to a property.

a. Zoning Permit. Detached accessory buildings not addressed by Minnesota State Building Code shall require the issuance of a zoning permit ~~with 120 square feet or less of floor area shall be allowed without issuance of a building permit. However, a zoning permit must be obtained~~ prior to the building being constructed or moved onto a property and shall comply with all required setbacks and zoning regulations.

b. Building Permit. Detached accessory buildings addressed by Minnesota State Building Code shall require the issuance of a building permit prior to being constructed or moved onto a property and shall comply with all applicable building codes and zoning regulations.

~~Detached accessory buildings not exceeding 120 square feet shall comply with all required setbacks and zoning regulations. Detached accessory buildings not exceeding 120 square feet of floor area may be finished with hardboard lap siding, vinyl lap siding, metal siding, metal panels, wood (painted) and/or masonry. Prefabricated molded plastic storage containers not exceeding 120 square feet in floor area are permitted.~~

(4) *Agricultural buildings*. Agricultural buildings, as defined in Minn. Stats. § 326B.103, subd. 3, shall require a zoning permit prior to the building being constructed or moved onto a property and shall comply with all other zoning regulations.

~~(5) Detached accessory buildings greater than 120 square feet in floor area shall require a building permit and comply with all applicable building codes and zoning regulations.~~

(~~6~~5) Accessory building height.

a. The height of detached accessory buildings shall not exceed 22 feet on parcels two acres (87,120 square feet) or greater in size.

b. The height of detached accessory buildings shall not exceed 16 feet on parcels less than two acres (87,120 square feet) in size. On parcels less than two acres, the height of side walls shall not exceed fourteen feet.

c. The height of attached accessory buildings shall not exceed the height of the principal structure.

d. A variance will be required to exceed the established height restrictions for accessory buildings. The variance shall be processed in accordance with the procedures established in section 117-53. Criteria governing consideration of a variance request to exceed height restrictions on accessory buildings shall include, but not be limited to the following:

1. Whether the variance will impair an adequate supply of light and air to adjacent property.
2. Whether the variance will have the effect of allowing a use that is prohibited in the applicable zoning district.
3. Whether the variance will impair established property values within the neighborhood.
4. Whether the increased height will be compatible with the principal building on the same parcel.
5. Whether the increased height will be compatible with existing development in the immediate neighborhood.
6. Whether the variance requested is the minimum variance necessary to accomplish the intended purpose of the applicant.

(~~7~~6) Architectural and exterior standards for accessory buildings:

a. Exterior building materials for detached accessory buildings not addressed by Minnesota State Building Code shall be generally consistent with the exterior finish of the principal building or finished with hardboard lap siding, vinyl lap siding, aluminum or metal siding, metal panels, textured wood (painted) and/or masonry. Prefabricated molded plastic storage sheds shall be permissible.

~~a.~~b. Gambrel roofs (barn style) are permitted.

~~b~~c. Where provided, accessory buildings with metal panel exterior finish must include the following:

1. If located in the front yard, shall include at least three of the following:
   (i) Minimum of three complimentary colors
   (ii) Minimum of 35 percent brick on front (street facing) façade.
   (iii) 100 percent vegetative screening. Use of vegetative screening shall require an agreement, recorded against the property with the Anoka County Recorder, specifying replacement standards, species, size of plantings, and other items as required by the zoning administrator.
   (iv) 10 percent window coverage on front (street facing) façade and common property lines.

~~c.~~(7) *Driveways*. ~~shall be required for doorway openings meeting or exceeding eight (8) feet wide by seven feet tall. All driveways must meet underlying zoning district standards in which the property is located, except that Class V shall be permitted as an extension of an existing driveway for the sole purpose of accessing a detached accessory structure if the existing driveway is in compliance with current zoning standards.~~

a. *Attached accessory buildings*. A driveway shall be required for all attached accessory buildings with a doorway opening meeting or exceeding eight (8) feet wide by seven (7) feet tall. The driveway must meet underlying zoning district standards in which the property is located.

b. *Detached accessory buildings*. A driveway is not required to service a detached accessory building unless said detached accessory building serves as the primary garage. If the

detached accessory building serves as the primary garage, a driveway shall be installed meeting the underlying zoning district standards in which the property is located.

1. If a detached accessory building does not serve as the primary garage, class V gravel shall be permitted as an extension of an existing driveway for the sole purpose of accessing the detached accessory building if the existing driveway is in compliance with current zoning standards.
2. If a driveway is not installed to service a detached accessory building, there shall be no off-street parking unless in accordance with City Code Section 117-355.

(8) Detached accessory buildings shall be prohibited from containing complete independent living facilities (accessory apartments), which would include permanent provisions for living, sleeping, eating, and sanitation. Independent living facilities shall be considered those which meet three or more of the criteria in subsection (6)d of this section and have provisions for separating the living space.

(9) Two-story accessory buildings shall be permitted on properties under the following conditions:

a. Within MUSA with the issuance of a conditional use permit in accordance with City Code section 117-51

b. Outside the MUSA on parcels less than two acres in size with the issuance of a conditional use permit in accordance with City Code section 117-51

c. Outside the MUSA on parcels two acres in size or greater.

(10) No part of an accessory building shall extend into a drainage and utility easement or any required setback.

(11) Any accessory building proposed to be within five feet, overhang to overhang, of the principal building shall either be made structurally a part of the principal building or the wall and soffit area of the accessory building that is within five feet of the principal building shall be constructed to a one-hour fire rating.

(12) Accessory building location.

a. On lots two acres (87,120 square feet) or greater in size, the detached accessory building may be located nearer the front property line than the principal building provided the following criteria are met:

1. The placement of the detached accessory building maintains compliance with the standard front yard structure setback requirement for the respective zoning district;
2. The exterior materials used on the detached accessory building match those of the principal building on the subject property unless otherwise provided for in this section;
3. The accessory building is designed with soffit, fascia and eave overhang; and
4. The accessory building does not exceed the height of the principal building or 22 feet, whichever is less.

b. On lots less than two acres (87,120 square feet) in size, the accessory building shall be located in the side or rear yard and shall not be located nearer the front property line than the principal building on that lot, unless a variance is obtained. This provision shall not apply to attached garages that maintain compliance with the applicable front yard setback requirement.

c. Front, side and rear yard accessory building setback requirements are outlined in section 117-111(d).

d. Detached accessory buildings may be located in the front (street facing) yard when located riparian lots in the wild and scenic, critical area, or shoreland overlay districts, provided the structure meets the underlying front yard setback and cannot exceed the height of the

principal structure. Detached accessory buildings located nearer the front property line than that of the principal structure must meet the same general design and materials as the principal structure.

(13) All accessory buildings, with the exception of attached garages, shall be included when calculating the maximum square footage of accessory building space allowed on a property. All accessory buildings, ~~including~~ excluding attached garages, shall be included when determining the total number of accessory buildings on a property.

(14) Accessory building size restrictions. Size restrictions and performance standards for accessory buildings in residential districts shall be as follows:

a. *R-1 Residential (MUSA).*

Parcel Size (sq. ft. and acres) (excl. road right-of-way)	Maximum Square Footage Allowed for Accessory Buildings[1]	Maximum # of Acc. Bldgs. Allowed ~~(includes primary garage)~~	Exterior Finish Permitted	Architectural Standards Required (for buildings regulated by MN State Building Code	Maximum Allowable Height in Feet (one story buildings permitted, two with CUP and 2 acres)
0—21,779 (0 to 0.5 acre)	10% of lot, or 1,500 square feet, whichever is smaller	2	Same general design and materials as home	Soffit, fascia, eave overhang to match home	16
21,780—43,559 (0.5 acre to 1 acre)	1,800	3	Same general design and materials as home	Soffit, fascia, eave overhang to match home	16
43,560—65,339 (1 acre to 1.49 acres)	2,200	3	Same general design and materials as home	Soffit, fascia, eave overhang to match home	16
65,340—87,119 (1.5 to 1.99 acres)	2,400	3	Same general design and materials as home	Soffit, fascia, eave overhang to match home	16

87,120—108,899 (2.0 to 2.49 acres)	2,400	3	Same general design and materials as home or color compatible metal panels[2]	Soffit, fascia, eave overhang to match home	22 [3]
108,900—152,459 (2.5-3.49 acres)	2,700	3	Same general design and materials as home or color compatible metal panels[2]	Soffit, fascia, eave overhang to match home	22 [3]
152,460—196,019 (3.5-4.49 acres)	3,000	4	Same general design and materials as home or color compatible metal panels[2]	Soffit, fascia, eave overhang to match home	22 [3]
196,020—239,579 (4.5-5.49 acres)	3,500	4	Same general design and materials as home or color compatible metal panels[2]	Soffit, fascia, eave overhang to match home	22 [3]
239,580—283,139 (5.5-6.49 acres)	3,900	4	Same general design and materials as home or color compatible metal panels[2]	Soffit, fascia, eave overhang to match home	22 [3]
283,140—326,699 (6.5-7.49 acres)	4,300	5	Same general design and materials as home or color	Soffit, fascia, eave overhang to match home	22 [3]

			compatible metal panels[2]		
326,700—370,259 (7.5-8.49 acres)	4,700	5	Same general design and materials as home or color compatible metal panels[2]	Soffit, fascia, eave overhang to match home	22 [3]
370,260—413,819 (8.5-9.49 acres)	5,100	5	Same general design and materials as home or color compatible metal panels[2]	Soffit, fascia, eave overhang to match home	22 [3]
413,820—435,599 (9.5 to 9.99 acres)	5,500	5	Same general design and materials as home or color compatible metal panels[2]	Soffit, fascia, eave overhang to match home	22 [3]
435,600—871,199 (10 to 19.99 acres)	6,000	6	Same general design and materials as home or color compatible metal panels[2]	Soffit, fascia, eave overhang to match home	22 [3]
871,200—1,742,399 (20 to 39.99 acres)	8,000	7	Same general design and materials as home or color compatible metal panels[2]	Soffit, fascia, eave overhang to match home	22 [3]

1,472,400 plus (40 acres or more)	12,000	8	Same general design and materials as home or color compatible metal panels[2]	Soffit, fascia, eave overhang to match home	22 [3]

[1] A portion of the square footage allowed for accessory buildings shall be utilized or reserved for a primary garage. The primary garage shall be at least 400 square feet in size.

[2] If the accessory building is closer to the front property line than the principal building, then the construction must have the same general design and materials as the home.

[3] If the accessory building is closer to the front property line than the principal building, then the height of the accessory building cannot exceed the height of the principal building or 22 feet, whichever is more restrictive.

b. *R-1 Residential (Rural Developing).*

Parcel Size (sq. ft. and acres) (excl. road right-of-way)	Maximum Square Footage Allowed for Accessory Buildings[1]	Maximum # of Acc. Bldgs. Allowed ~~(includes primary garage)~~	Exterior Finish Permitted	Architectural Standards Required (for buildings regulated by MN State Building Code)	Maximum Allowable Height in Feet (one story buildings permitted, two with CUP and 2 acres)
0—21,779 (0 to 0.5 acre)	10% of lot, or 1,500 square feet, whichever is smaller	2	Same general design and materials as home or color compatible metal panels[2]	Soffit, fascia, eave overhang to match home	16
21,780—43,559 (0.5 acre to 1 acre)	1,800	3	Same general design and materials as home or color compatible metal panels[2]	Soffit, fascia, eave overhang to match home	16

43,560—65,339 (1 acre to 1.49 acres)	2,200	3	Same general design and materials as home or color compatible metal panels[2]	Soffit, fascia, eave overhang to match home	16
65,340—87,119 (1.5 to 1.99 acres)	2,400	3	Same general design and materials as home or color compatible metal panels[2]	Soffit, fascia, eave overhang to match home	16
87,120—108,899 (2.0 to 2.49 acres)	2,400	3	Same general design and materials as home or color compatible metal panels[2]	Soffit, fascia, eave overhang to match home	22 [3]
108,900—152,459 (2.5-3.49 acres)	2,700	3	Same general design and materials as home or color compatible metal panels[2]	Soffit, fascia, eave overhang to match home	22 [3]
152,460—196,019 (3.5-4.49 acres)	3,000	4	Same general design and materials as home or color compatible metal panels[2]	Soffit, fascia, eave overhang to match home	22 [3]
196,020—239,579 (4.5-5.49 acres)	3,500	4	Same general design and materials as home or color	Soffit, fascia, eave overhang to match home	22 [3]

			compatible metal panels[2]		
239,580—283,139 (5.5-6.49 acres)	3,900	4	Same general design and materials as home or color compatible metal panels[2]	Soffit, fascia, eave overhang to match home	22 [3]
283,140—326,699 (6.5-7.49 acres)	4,300	5	Same general design and materials as home or color compatible metal panels[2]	Soffit, fascia, eave overhang to match home	22 [3]
326,700—370,259 (7.5-8.49 acres)	4,700	5	Same general design and materials as home or color compatible metal panels[2]	Soffit, fascia, eave overhang to match home	22 [3]
370,260—413,819 (8.5-9.49 acres)	5,100	5	Same general design and materials as home or color compatible metal panels[2]	Soffit, fascia, eave overhang to match home	22 [3]
413,820—435,599 (9.5 to 9.99 acres)	5,500	5	Same general design and materials as home or color compatible metal panels[2]	Soffit, fascia, eave overhang to match home	22 [3]

435,600—871,199 (10 to 19.99 acres)	6,000	6	Same general design and materials as home or color compatible metal panels[2]	Soffit, fascia, eave overhang to match home	22 [3]
871,200—1,742,399 (20 to 39.99 acres)	8,000	7	Same general design and materials as home or color compatible metal panels[2]	Soffit, fascia, eave overhang to match home	22 [3]
1,472,400 plus (40 acres or more)	12,000	8	Same general design and materials as home or color compatible metal panels[2]	Soffit, fascia, eave overhang to match home	22 [3]

[1] A portion of the square footage allowed for accessory buildings shall be utilized or reserved for a primary garage. The primary garage shall be at least 400 square feet in size.

[2] If the accessory building is closer to the front property line than the principal building, then the construction must have the same general design and materials as the home or with metal panels as outlined in this section.

[3] If the accessory building is closer to the front property line than the principal building, then the height of the accessory building cannot exceed the height of the principal building or 22 feet, whichever is more restrictive.

(Code 1978, § 9.11.02; Ord. No. 73-05, 5-21-1973; Ord. No. 74-08, 12-21-1974; Ord. No. 79-04, 4-8-1979; Ord. No. 87-4, 8-10-1987; Ord. No. 91-09, 6-30-1991; Ord. No. 91-17, 12-23-1991; Ord. No. 92-09, 7-13-1992; Ord. No. 97-15, 12-1-1997; Ord. No. 98-04, 4-13-1998; Ord. No. 99-05, 5-31-1999; Ord. No. 01-11; Ord. No. 03-30, 9-15-2003; Ord. No. 03-01, 3-7-2003; Ord. No. 05-12, 7-25-2005; Ord. No. 06-05, 3-28-2006; Ord. No. 08-18, § 2, 7-8-2008; Ord. No. 11-08, § 1, 6-14-2011)

Sec. 117-111. - R-1 Residential District.

(a) *Intent.* The intent of the R-1 Residential District is to accommodate single-family dwelling units on suitable land in the 2020 Metropolitan Urban Service Area (MUSA), rural developing, central rural reserve area, and rural preserve areas of the city. All newly created lots, except the remnant of a lot of record not less than five acres in size and located within the 2020 MUSA, shall be serviced by sanitary sewer and municipal water. All developing lots located within the rural preserve, rural developing and central rural preserve areas shall be served with individual septic systems and wells.

(b) *Permitted uses.*

(1) Single-family detached dwellings.

(2) Agriculture, excluding the raising of livestock, poultry, and fowl within the MUSA boundary unless compliance with chapter 10, Animals, can be maintained.

(3) Public parks, municipal fire station.

(4) Single-family/townhome units as part of a PUD located within the 2020 MUSA. PUDs shall be designed in accordance with R-2 residential performance standards established in section 117-112

(5) State-licensed group homes in accordance with state statutes.

(6) Licensed home daycares in accordance with state statute.

(7) Noncommercial horse boarding.

(8) Home occupations as permitted by section 117-351

(9) Accessory uses as permitted by section 117-349

(c) *Uses permitted by conditional use permit.*

(1) Religious institutions.

(2) Commercial horse boarding.

(3) Private dog kennels.

(4) Commercial dog kennels.

(5) Oversizing of accessory structure size.

(6) Two-story accessory buildings.

(7) Cemeteries.

(8) Essential services.

(9) Cell towers in Tower Overlay District.

(10) Commercial garden nurseries or greenhouses with buildings.

(11) Micro-scale WECS.

(d) *R-1 bulk standards.*

	MUSA	Rural Developing	Central Rural Reserve Area	Rural Preserve
Lot size	10,800 square feet	2.5 acres	10 acres	10 acres
Density	3 units per acre/4 units per acre with PUD (net)	1 unit per 2.5 acres (gross)	4 units per 40 acres (gross)	4 units per 40 acres (gross)
Lot width	80 feet/corner lot 90 feet	200 feet	200 feet	200 feet
Front yard setback	30 feet	40 feet	40 feet	40 feet
Side yard setback uninhabitable	6 feet	10 feet	10 feet	10 feet
Side yard setback habitable	10 feet	10 feet	10 feet	10 feet
Side yard setback for corner lots	30 feet	40 feet	40 feet	40 feet
Rear yard setback	30 feet	40 feet	40 feet	40 feet
Rear yard setback when adjoining a parcel zoned Park[3]	20 feet	NA	NA	NA
Major/minor arterial setback measured from the centerline of the road right-of-way	60 feet from right-of-way centerline plus the local applicable setback	60 feet from right-of-way centerline plus the local applicable setback	60 feet from right-of-way centerline plus the local applicable setback	60 feet from right-of-way centerline plus the local applicable setback

Service road setback	35 feet	35 feet	35 feet	35 feet
Maximum building height (measured from mean ground level to mean ground gable)	35 feet	35 feet	35 feet	35 feet
Minimum floor areas: (main floor)				
Rambler withgarage	912 square feet (main floor)	912 square feet (main floor)	912 square feet (main floor)	912 square feet (main floor)
Split level with garage	720 square feet (total of main living areas)	720 square feet (total of main living areas)	720 square feet (total of main living areas)	720 square feet (total of main living areas)
Two story with garage	720 square feet (main floor)	720 square feet (main floor)	720 square feet (main floor)	720 square feet (main floor)
Townhouse with garage	PUD Required	NA	NA	NA
	1 bedroom—700 square feet			
	2 bedrooms—800 square feet			
	3 bedrooms—960 square feet			
	Each additional bedroom 125 square feet			
Duplex dwelling	NA	NA	NA	NA

Twinhome dwelling	NA	NA	NA	NA
Multifamily dwelling	NA	NA	NA	NA
Maximum building lot coverage	35%	35%	35%	35%
Maximum driveway width at street[2]	30 feet; 24 feet on culs-de sac	30 feet; 24 feet on culs-de sac	30 feet; 24 feet on culs-de sac	30 feet; 24 feet on culs-de sac
Maximum number of driveways[2]	1 per street frontage	2	2	2
Side yard setback for driveways[2]	Bituminous or Concrete	Bituminous, Concrete, or Class V	Bituminous, Concrete, or Class V	Bituminous, Concrete, or Class V
Accessory structure setbacks:				
Front[1]	30 feet or same as principal structure, whichever is greater	40 feet or same as principal structure, whichever is greater	40 feet or same as principal structure, whichever is greater	40 feet or same as principal structure, whichever is greater
Rear	5 feet	5 feet	5 feet	5 feet
Side	6 feet	10 feet	10 feet	10 feet
Side Corner	30 feet	40 feet	40 feet	40 feet

[1] Refer to section 117-349 for additional front yard setback provisions for lots two acres and greater in size.

[2] A zoning permit is required to install any driveway that is not associated with work requiring a building permit.

[3] To be eligible for the reduced rear yard setback, the entire rear property line must adjoin the parcel zoned as park.

For lots located within the MUSA where adjacent structures existing as of July 1, 2002, have a different setback from that required herein, the front yard setback shall conform to the prevailing setback of adjacent structures. If adjacent structures have different setbacks from one another, the minimum front yard shall be the average of the two adjacent structures.

(e) *Development eligibility within the rural developing, central rural preserve and rural preserve areas.* When a parcel's acreage is not evenly divisible by ten allowing for a pro rata density of four units per 40 acres, an additional lot may be developed only if the size of the fractional parcel is at least 75 percent of that required for a single or an additional lot. Eligible units per lot are as follows:

Lot Size	Eligible Units
7.5 to 17.49 acres	1
17.5 to 27.49 acres	2
27.5 to 37.49 acres	3
37.5 to 40.0 acres	4

(f) *Resubdivision plans.* All new development proposals in the rural developing area must prepare a resubdivision plan in accordance with article III of this chapter. This plan shall demonstrate how the subject property might be re-subdivided in the future, when and if urban services are brought to the property. The resubdivision plan should be used to help guide the design of the plat itself. The plan must include the following information:

(1) Potential future lots, including the location of house pads.

(2) Potential future streets, particularly future connections to existing streets on adjacent parcels.

(3) Potential greenway or open space areas.

(4) Other information as required by the city council.

(g) *General R-1 residential performance standards.*

(1) *Fences.*

a. *Height.* Fencing or walls (except retaining walls) located in the required front yard setback shall not exceed four feet in height except for "ornamental fences" as defined in section 117-1. Fencing or walls located in the side or rear yard shall not exceed eight (8) feet in height. ~~A building permit is required for any fence that is greater than six feet in height.~~ A zoning permit is required for all fences that are ~~six feet or less in height.~~not addressed by the Minnesota State Building Code.

b. *Materials and construction.* Fences shall be constructed in a workmanlike manner and of substantial material reasonably suited for its intended purpose. Fencing material shall consist only of wood, chain link, wrought iron, maintenance free vinyl, aluminum, or steel. Any other material must be approved by the zoning administrator prior to installation.

1. No boards, planks, or panels shall be larger than 12 inches in width.
2. Link fences shall be constructed such that no barbed ends shall be at the top.
   (i) Agricultural uses.
      A. Fences may be constructed of barbless wire or have the capability to carry an electric charge to accommodate agricultural activities and the raising of livestock and animals as defined by chapter 10, Animals. Lots of record as of July 1, 2002, within the MUSA that are currently used for agricultural activities or the raising of livestock and animals also qualify under this provision.
      B. Electric fences must be set back a minimum of three feet from property lines and must be posted as being electric.
      C. A sketch drawing shall be submitted to the city showing the proposed location of an electric fence.
3. Fence framing must face inward on the fence owner's lot.

c. *Location.* Fencing must be located 100 percent on the fence owner's lot and it is the responsibility of the fence owner to accurately locate property boundaries.

1. For corner lots, no fence shall be located within the vision clearance triangle as described in section 117-348
2. The zoning administrator may require the owner of the property upon which a fence will be constructed to establish the boundary lines of the property by a survey thereof to be made by any registered land surveyor.

(2) *Garbage receptacle storage.* Outdoor garbage receptacles serving multifamily units must be in either the rear or side yard and must be screened from public view and adjacent lots.

(3) *Lot landscaping.*

a. *Number of plantings.* The minimum number of overstory trees on any given lot shall be as required below:

Required planting types	Required number of plantings
Overstory deciduous/coniferous trees	2 trees per dwelling unit

b. *Minimum size of plantings.* Required trees shall be of the following minimum planting size:

Planting Type	Size
Deciduous trees	1-inch diameter as measured six inches above ground
Coniferous trees	5 feet in height

c. *Planting types.* Acceptable plantings shall be determined by the city planting schedule. The compliment of trees fulfilling the landscaping requirements shall not be less than 25 percent deciduous and not less than 25 percent coniferous.

(4) *Lighting.* Lighting used to illuminate an off-street parking area, sign or structure, shall be arranged to deflect light away from adjacent residential districts or public streets. Bulbs emitting in excess of 3,000 lumens (150 watts) shall be directed so that the bulb is not visible from off the property where the light source is located.

(5) *Exterior building materials.* The type of building materials used on exterior walls on all structures in the R-1 Residential District shall be face brick, natural stone, stucco, aluminum, steel, or vinyl siding, wood, masonite products or other compatible residential materials that may be approved by the city.

(Code 1978, § 9.20.11; Ord. No. 73-9, 6-1-1973; Ord. No. 79-5, 7-1-1979; Ord. No. 79-15, 2-24-1980; Ord. No. 86-2, 8-25-1986; Ord. No. 89-33, 1-29-1990; Ord. No. 96-17, 10-28-1996; Ord. No. 96-23, 1-13-1997; Ord. No. 99-19, 1-17-2000; Ord. No. 02-17, 7-15-2002; Ord. No. 03-21, 8-25-2003; Ord. No. 04-10, 5-17-2004; Ord. No. 04-43, 12-27-2004; Ord. No. 05-03, 4-4-2005; Ord. No. 05-12, 7-25-2005; Ord. No. 05-24, 11-7-2005; Ord. No. 07-05, § 2, 2-13-2007; Ord. No. 09-06, § 2, 4-28-2009; Ord. No. 09-12, § 2, 9-8-2009; Ord. No. 11-01, § 1, 2-8-2011)

State law reference— Permitted single-family uses, Minn. Stats. § 462.357, subd. 7.

5.04: Public Hearing: Consider Ordinance #15-06 to Amend City Code Sections 117-111 (R-1 Residential District) and 117-349 (Accessory Uses and Buildings)

Public Hearing

Chairperson Levine called the public hearing to order at 7:53 p.m.

Presentation

City Planner Anderson presented the staff report stating on January 24th of this year, the 2015 Minnesota State Building Code (MSBC) went into effect. There were several code changes that occurred within the 2015 MSBC that are prompting this proposed Ordinance Amendment. Specifically, the thresholds triggering a building permit for detached accessory buildings and fences have increased and thus, the standards within Zoning Code need to be updated to ensure that there is not contradictory language between the two codes. The proposed amendments are to City Code Sections 117-111 (R-1 Residential District) and 117-349 (Accessory Uses and Buildings). Staff reviewed the matter further and recommended adoption of Ordinance #15-06.

Citizen Input

Chairperson Levine inquired if a detached accessory structure would require a driveway.

City Planner Anderson stated this would not be required as proposed within the Ordinance.

Motion by Commissioner VanScoy, seconded by Commissioner Bauer, to close the public hearing.

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

Chairperson Levine closed the public hearing closed at 8:02 p.m.

Commission Business

Commissioner Bauer supported staff's recommendation regarding the reduced need for impervious surface. He believed the code was forward thinking.

Commissioner VanScoy asked if a primary detached garage was addressed in the proposed code.

City Planner Anderson stated it was uncommon for new construction homes to have a detached primary garage on the property. He explained he could add language to address this concern noting a driveway would be required.

Motion by Commissioner Bauer, seconded by Commissioner VanScoy, to recommend that City Council adopt Ordinance #15-06 as amended.

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

DRAFT

City Administrator Ulrich clarified that the MOU indicates the landowner wants the land back that the City is getting from Anoka County, which is high-value commercial land along Highway 10. So, if the City does not get the payment, it would not transfer the land.

Mayor Strommen stated there is a cost not anticipated at the time the MOU was signed and asked if an addendum could be drafted that they agree to the additional amount if the City conveys the property.

City Attorney Langel stated staff will talk with them about preparing such a document and nothing needs to be added to the motion.

Motion by Councilmember Riley, seconded by Councilmember LeTourneau, to Adopt Resolution #15-03-075 Approving Change Order #2 and Partial Payment to Kuechle Underground, Inc. for Riverdale Drive Reconstruction and Extension – Armstrong Boulevard to Traprock Street, Improvement Project #12-22.

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

7.07: Introduce Ordinance #15-06 to Amend City Code Section 117-111 (R-1 Residential District) and 117-349 (Accessory Uses and Buildings)

Community Development Director Gladhill reviewed the proposed housekeeping revisions and recommendation to introduce the ordinance.

Motion by Councilmember LeTourneau, seconded by Councilmember Kuzma, to Introduce Ordinance #15-06 to Amend City Code Sections 117-111 (R-1 Residential District) and 117-349 (Accessory Uses and Buildings).

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

7.08: Introduce Ordinance #15-07 Amending City Code Section 117-428 Entitled Towers

Community Development Director Gladhill reviewed the staff report and recommendation to amend City Code Section 117-428, Towers, as requested by Connexus Energy, to increase the maximum height of communication towers to 199 feet for entitles providing Stage 1 and Stage 2 Improvements as required by City Code. Currently, the height limitation for communication towers is 100 feet in all districts.

Councilmember Williams asked whether this is talking about cell towers.

Community Development Director Gladhill stated the overall ordinance establishes any communication towers such as for emergency providers, cellular providers, or communication providers. This amendment is for Stage 1 utility companies such as Connexus Energy, not cell phone providers.

ORDINANCE #15-06
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 117-111 (R-1 RESIDENTIAL DISTRICT) AND 117-349 (ACCESSORY USES AND BUILDINGS) 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 117-111 Subsection (g) (1) a. is amended to read as follows:

a. *Height.* Fencing or walls (except retaining walls) located in the required front yard setback shall not exceed four feet in height except for "ornamental fences" as defined in section 117-1. Fencing or walls located in the side or rear yard shall not exceed eight (8) feet in height. A zoning permit is required for all fences that are not addressed by the Minnesota State Building Code.

Section 117-349 Subsection (d) a. is amended to read as follows:

(d) *Accessory buildings.*

(1) *Future re-subdivision.* Any proposed accessory building should be located on the parcel of land so as to allow for orderly future re-subdivision of a parcel on which the building is to be located.

(2) *Principal building required*. No accessory building shall be constructed on any lot prior to the time of construction of the principal building.

(3) *Permits.* A permit is required prior to constructing or moving an accessory building on to a property.

a. Zoning Permit. Detached accessory buildings not addressed by Minnesota State Building Code shall require the issuance of a zoning permit prior to the building being constructed or moved onto a property and shall comply with all required setbacks and zoning regulations.

b. Building Permit. Detached accessory buildings addressed by Minnesota State Building Code shall require the issuance of a building permit prior to being constructed or

moved onto a property and shall comply with all applicable building codes and zoning regulations.

(4) *Agricultural buildings.* Agricultural buildings, as defined in Minn. Stats. § 326B.103, subd. 3, shall require a zoning permit prior to the building being constructed or moved onto a property and shall comply with all other zoning regulations.

(5) Accessory building height.

a. The height of detached accessory buildings shall not exceed 22 feet on parcels two acres (87,120 square feet) or greater in size.

b. The height of detached accessory buildings shall not exceed 16 feet on parcels less than two acres (87,120 square feet) in size. On parcels less than two acres, the height of side walls shall not exceed fourteen feet.

c. The height of attached accessory buildings shall not exceed the height of the principal structure.

d. A variance will be required to exceed the established height restrictions for accessory buildings. The variance shall be processed in accordance with the procedures established in section 117-53. Criteria governing consideration of a variance request to exceed height restrictions on accessory buildings shall include, but not be limited to the following:

1. Whether the variance will impair an adequate supply of light and air to adjacent property.

2. Whether the variance will have the effect of allowing a use that is prohibited in the applicable zoning district.

3. Whether the variance will impair established property values within the neighborhood.

4. Whether the increased height will be compatible with the principal building on the same parcel.

5. Whether the increased height will be compatible with existing development in the immediate neighborhood.

6. Whether the variance requested is the minimum variance necessary to accomplish the intended purpose of the applicant.

(6) Architectural and exterior standards for accessory buildings:

a. Exterior building materials for detached accessory buildings not addressed by Minnesota State Building Code shall be generally consistent with the exterior finish of the principal building or finished with hardboard lap siding, vinyl lap siding, aluminum or metal siding, metal panels, textured wood (painted) and/or masonry. Prefabricated molded plastic storage sheds shall be permissible.

b. Gambrel roofs (barn style) are permitted.

c. Where provided, accessory buildings with metal panel exterior finish must include the following:

1. If located in the front yard, shall include at least three of the following:

   (i) Minimum of three complimentary colors

   (ii) Minimum of 35 percent brick on front (street facing) façade.

   (iii) 100 percent vegetative screening. Use of vegetative screening shall require an agreement, recorded against the property with the Anoka County Recorder, specifying replacement standards, species, size of plantings, and other items as required by the zoning administrator.

   (iv) 10 percent window coverage on front (street facing) façade and common property lines.

(7) *Driveways.*

a. *Attached accessory buildings*. A driveway shall be required for all attached accessory buildings with a doorway opening meeting or exceeding eight (8) feet wide by seven (7) feet tall. The driveway must meet underlying zoning district standards in which the property is located.

b. *Detached accessory buildings*. A driveway is not required to service a detached accessory building unless said detached accessory building serves as the primary garage. If the detached accessory building serves as the primary garage, a driveway shall be installed meeting the underlying zoning district standards in which the property is located.

   1. If a detached accessory building does not serve as the primary garage, class V gravel shall be permitted as an extension of an existing driveway for the sole purpose of accessing the detached accessory building if the existing driveway is in compliance with current zoning standards.

   2. If a driveway is not installed to service a detached accessory building, there shall be no off-street parking unless in accordance with City Code Section 117-355.

(8) Detached accessory buildings shall be prohibited from containing complete independent living facilities (accessory apartments), which would include permanent provisions for living, sleeping, eating, and sanitation. Independent living facilities shall be considered those which meet three or more of the criteria in subsection (6)d of this section and have provisions for separating the living space.

(9) Two-story accessory buildings shall be permitted on properties under the following conditions:

a. Within MUSA with the issuance of a conditional use permit in accordance with City Code section 117-51.

b. Outside the MUSA on parcels less than two acres in size with the issuance of a conditional use permit in accordance with City Code section 117-51.

c. Outside the MUSA on parcels two acres in size or greater.

(10) No part of an accessory building shall extend into a drainage and utility easement or any required setback.

(11) Any accessory building proposed to be within five feet, overhang to overhang, of the principal building shall either be made structurally a part of the principal building or the wall and soffit area of the accessory building that is within five feet of the principal building shall be constructed to a one-hour fire rating.

(12) Accessory building location.

a. On lots two acres (87,120 square feet) or greater in size, the detached accessory building may be located nearer the front property line than the principal building provided the following criteria are met:

1. The placement of the detached accessory building maintains compliance with the standard front yard structure setback requirement for the respective zoning district;

2. The exterior materials used on the detached accessory building match those of the principal building on the subject property unless otherwise provided for in this section;

3. The accessory building is designed with soffit, fascia and eave overhang; and

4. The accessory building does not exceed the height of the principal building or 22 feet, whichever is less.

b. On lots less than two acres (87,120 square feet) in size, the accessory building shall be located in the side or rear yard and shall not be located nearer the front property line than the principal building on that lot, unless a variance is obtained. This provision shall not apply to attached garages that maintain compliance with the applicable front yard setback requirement.

c. Front, side and rear yard accessory building setback requirements are outlined in section 117-111(d).

d. Detached accessory buildings may be located in the front (street facing) yard when located riparian lots in the wild and scenic, critical area, or shoreland overlay districts, provided the structure meets the underlying front yard setback and cannot exceed the height of the principal structure. Detached accessory buildings located nearer the front property line than that of the principal structure must meet the same general design and materials as the principal structure.

(13) All accessory buildings, with the exception of attached garages, shall be included when calculating the maximum square footage of accessory building space allowed on a property. All accessory buildings, excluding attached garages, shall be included when determining the total number of accessory buildings on a property.

(14) Accessory building size restrictions. Size restrictions and performance standards for accessory buildings in residential districts shall be as follows:

a. *R-1 Residential (MUSA).*

Parcel Size (sq. ft. and acres) (excl. road right-of-way)	Maximum Square Footage Allowed for Accessory Buildings[1]	Maximum # of Acc. Bldgs. Allowed	Exterior Finish Permitted	Architectural Standards Required (for buildings regulated by MN State Building Code	Maximum Allowable Height in Feet (one story buildings permitted, two with CUP and 2 acres)
0—21,779 (0 to 0.5 acre)	10% of lot, or 1,500 square feet, whichever is smaller	2	Same general design and materials as home	Soffit, fascia, eave overhang to match home	16
21,780—43,559 (0.5 acre to 1 acre)	1,800	3	Same general design and materials as home	Soffit, fascia, eave overhang to match home	16
43,560—65,339 (1 acre to 1.49 acres)	2,200	3	Same general design and materials as home	Soffit, fascia, eave overhang to match home	16
65,340—87,119 (1.5 to 1.99 acres)	2,400	3	Same general design and materials as home	Soffit, fascia, eave overhang to match home	16
87,120—108,899 (2.0 to 2.49 acres)	2,400	3	Same general design and materials as home or color compatible metal panels[2]	Soffit, fascia, eave overhang to match home	22 [3]

108,900—152,459 (2.5-3.49 acres)	2,700	3	Same general design and materials as home or color compatible metal panels[2]	Soffit, fascia, eave overhang to match home	22 [3]
152,460—196,019 (3.5-4.49 acres)	3,000	4	Same general design and materials as home or color compatible metal panels[2]	Soffit, fascia, eave overhang to match home	22 [3]
196,020—239,579 (4.5-5.49 acres)	3,500	4	Same general design and materials as home or color compatible metal panels[2]	Soffit, fascia, eave overhang to match home	22 [3]
239,580—283,139 (5.5-6.49 acres)	3,900	4	Same general design and materials as home or color compatible metal panels[2]	Soffit, fascia, eave overhang to match home	22 [3]
283,140—326,699 (6.5-7.49 acres)	4,300	5	Same general design and materials as home or color compatible metal panels[2]	Soffit, fascia, eave overhang to match home	22 [3]
326,700—370,259 (7.5-8.49 acres)	4,700	5	Same general design and materials as home or color	Soffit, fascia, eave overhang to match home	22 [3]

			compatible metal panels[2]		
370,260—413,819 (8.5-9.49 acres)	5,100	5	Same general design and materials as home or color compatible metal panels[2]	Soffit, fascia, eave overhang to match home	22 [3]
413,820—435,599 (9.5 to 9.99 acres)	5,500	5	Same general design and materials as home or color compatible metal panels[2]	Soffit, fascia, eave overhang to match home	22 [3]
435,600—871,199 (10 to 19.99 acres)	6,000	6	Same general design and materials as home or color compatible metal panels[2]	Soffit, fascia, eave overhang to match home	22 [3]
871,200—1,742,399 (20 to 39.99 acres)	8,000	7	Same general design and materials as home or color compatible metal panels[2]	Soffit, fascia, eave overhang to match home	22 [3]
1,472,400 plus (40 acres or more)	12,000	8	Same general design and materials as home or color compatible metal panels[2]	Soffit, fascia, eave overhang to match home	22 [3]

[1] A portion of the square footage allowed for accessory buildings shall be utilized or reserved for a primary garage. The primary garage shall be at least 400 square feet in size.

[2] If the accessory building is closer to the front property line than the principal building, then the construction must have the same general design and materials as the home.

[3] If the accessory building is closer to the front property line than the principal building, then the height of the accessory building cannot exceed the height of the principal building or 22 feet, whichever is more restrictive.

b. *R-1 Residential (Rural Developing).*

Parcel Size (sq. ft. and acres) (excl. road right-of-way)	Maximum Square Footage Allowed for Accessory Buildings[1]	Maximum # of Acc. Bldgs. Allowed	Exterior Finish Permitted	Architectural Standards Required (for buildings regulated by MN State Building Code)	Maximum Allowable Height in Feet (one story buildings permitted, two with CUP and 2 acres)
0—21,779 (0 to 0.5 acre)	10% of lot, or 1,500 square feet, whichever is smaller	2	Same general design and materials as home or color compatible metal panels[2]	Soffit, fascia, eave overhang to match home	16
21,780—43,559 (0.5 acre to 1 acre)	1,800	3	Same general design and materials as home or color compatible metal panels[2]	Soffit, fascia, eave overhang to match home	16
43,560—65,339 (1 acre to 1.49 acres)	2,200	3	Same general design and materials as home or color compatible metal panels[2]	Soffit, fascia, eave overhang to match home	16

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108,900—152,459 (2.5-3.49 acres)	2,700	3	Same general design and materials as home or color compatible metal panels[2]	Soffit, fascia, eave overhang to match home	22 [3]
152,460—196,019 (3.5-4.49 acres)	3,000	4	Same general design and materials as home or color compatible metal panels[2]	Soffit, fascia, eave overhang to match home	22 [3]
196,020—239,579 (4.5-5.49 acres)	3,500	4	Same general design and materials as home or color compatible metal panels[2]	Soffit, fascia, eave overhang to match home	22 [3]
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1,472,400 plus (40 acres or more)	12,000	8	Same general design and materials as home or color compatible metal panels[2]	Soffit, fascia, eave overhang to match home	22 [3]

[1] A portion of the square footage allowed for accessory buildings shall be utilized or reserved for a primary garage. The primary garage shall be at least 400 square feet in size.

[2] If the accessory building is closer to the front property line than the principal building, then the construction must have the same general design and materials as the home or with metal panels as outlined in this section.

[3] If the accessory building is closer to the front property line than the principal building, then the height of the accessory building cannot exceed the height of the principal building or 22 feet, whichever is more restrictive.

SECTION 3. SUMMARY

The following is the official summary of Ordinance #15-06, 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 #15-06 to amend Ramsey, Minnesota City Code Sections 117-111 and 117-349 to:

- Clarify fences not addressed by Minnesota State Building Code require a zoning permit.
- Clarify accessory buildings not addressed by Minnesota State Building Code require a zoning permit.
- Eliminate the requirement for a driveway for detached accessory buildings, unless it serves as the primary garage, but clarify that off-street parking must still be in compliance with Section 117-355.
- Clarify that the primary garage is not included when determining the maximum number of allowable accessory buildings on a property.

- Clarify that the required architectural standards (soffit, fascia, and eave overhangs) are only required on accessory buildings addressed by Minnesota State Building Code.

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 14th day of April, 2015.

_____
Mayor

ATTEST:

_____
City Clerk

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

CC Regular Session **7. 4.**

Meeting Date: 04/14/2015

By: Tim Gladhill, Community Development

Information

Title:

Review and Respond to the Metropolitan Council Regional Housing Policy Plan 2015 Amendment

Purpose/Background:

The purpose of this case is to review a draft response to the Metropolitan Council Housing Policy Plan.

Notification:

Notification is not required.

Observations/Alternatives:

As the City Council is aware, the Metropolitan Council is in the process of updating Regional System Plans (Water Resources, Transportation, Parks, Housing). The Metropolitan Council has released the Housing Policy Plan for public comment. Attached to this case is a draft response to the Metropolitan Council for the Planning Commission's consideration.

The Housing Policy Plan is an important policy document as it relates to Ramsey's goals and initiatives. This policy document will serve as the policy document for many of the housing resources available to our residents and our community. Most notably, this is an important document that frames the Livable Communities Program, a voluntary program that Ramsey participates in that provides valuable financial resources to assist Ramsey in achieving its land use goals. This program has been used to partially fund projects such as The Draw, Sunwood Drive, and the Municipal Parking Ramp.

In September, 2014, the City responded to the original update to the Housing Policy Plan. It was noted that there would be a subsequent amendment to this plan to complete the incomplete sections of the document. Said amendment is now available for public comment. Many of Ramsey's comments have been incorporated into the amendment document. Generally speaking, Staff is not opposed to the amendment; However, the City Council should take note of Exhibit 6 of the document which defines Ramsey's affordable housing allocation by defined threshold. Staff will provide additional background on what Area Median Income (AMI) means in terms of the types of housing provided. Additionally, Staff is responding to the amendment on the assumption that this plan will not require amendments to the City's current Future Land Use Map or will not require the establishment of any City financial programs to support the goals and allocation. If this is desired in the future, it should come at the desire of the local community, not a mandate of a regional plan.

The draft response is attached for review. Additionally, the September 2014 is included in our current response by reference. Minutes from the Planning Commission and City Council leading up to that response are included for reference.

Funding Source:

This case is being handled as part of normal Staff duties.

Recommendation:

Staff recommends authorization to send the attached response to the 2015 Amended Housing Policy Plan of the Metropolitan Council.

Action:

Motion to approve the draft response to the Housing Policy Plan.

Attachments

2015 Housing Policy Plan Amendment

DRAFT Response

PREVIOUS September 2014 Response

Planning Commission Minutes dated September 4, 2014

City Council Minutes dated September 23, 2014

Form Review

Inbox	Reviewed By	Date
Tim Gladhill (Originator)	Tim Gladhill	04/09/2015 01:16 PM
Kurt Ulrich	Kurt Ulrich	04/09/2015 01:50 PM
Tim Gladhill (Originator)	Tim Gladhill	04/09/2015 02:08 PM
Kurt Ulrich	Kurt Ulrich	04/09/2015 04:04 PM
Form Started By: Tim Gladhill		Started On: 04/09/2015 01:03 PM
Final Approval Date: 04/09/2015		

PROPOSED AMENDMENT TO THE 2040 HOUSING POLICY PLAN (as amended 3/16/15)
(pagination reflects the *2040 Housing Policy Plan* available on the Council's website)

Executive Summary, page 1:

Like a diversified ~~stock~~ investment portfolio, a diversity of housing types can increase local government resiliency through changing economic climates.

Executive Summary, page 2:

- **More people will need affordable housing options:** The Council forecasts that between 2020 and 2030, our region will add ~~49,500~~ 37,400 low- and moderate-income households who will need new additional affordable housing. For comparison, in the first three years of this decade, the region added just under 3,000 new affordable units, far under the need.

Executive Summary, page 3:

~~To fully implement this plan, the Council has more work to do to finalize the changes to the Allocation of Affordable Housing Need, the Housing Performance Scores, and the Council's strategy for reviewing the housing element of local comprehensive plan updates. In 2015, the Council will formally amend this plan, including a formal public comment process, to incorporate the final updated methodologies for the Allocation of Affordable Housing Need and the Housing Performance Scores and reflect any other updates.~~

Introduction, page 5:

Like a diversified ~~stock~~ investment portfolio, a diversity of housing types can increase local government resiliency through changing economic climates.

Introduction, page 14:

(Note that this ignores the need for affordable housing that existed in 2010, that is, the ~~60,000~~ nearly 140,000 households paying more than half of their income on housing—much less the additional ~~190,000~~ 125,000 who are paying between 30% and 50% of their income on housing. These are the households that currently experience housing cost burden.)

Introduction, page 14:

Looking ahead, the Council forecasts that between 2020 and 2030, our region will add ~~49,500~~ 37,400 low- and moderate-income households who will need new affordable housing ~~options~~.[i] Even if we are successful at addressing today's housing cost burden, the challenges will continue to increase with the region's ongoing population growth.

Part II: Outcomes (Prosperity), page 39:

- Expand viable housing options by investing in and encouraging ~~new~~ additional affordable housing in higher-income areas of the region, particularly in areas that are well connected to jobs and opportunity.

Part II: Outcomes (Equity), page 45:

- Expand viable housing options by investing in and encouraging ~~new~~ additional affordable housing in higher-income areas of the region, particularly in areas that are well connected to jobs and opportunity.

Part II: Outcomes (Equity), page 47:

- Allocating each growing city its share of the region's need for ~~new~~ additional affordable housing.

Part II: Outcomes (Equity), page 48:

While access to transit can expand household transportation choices particularly for low-income households, access to transit should not constrain where ~~new~~ additional affordable housing is constructed. Even among the lowest income households—those earning less than $30,000 a year—64% of all trips are by automobile.[30]

Part II: Outcomes (Equity), pages 50-51:

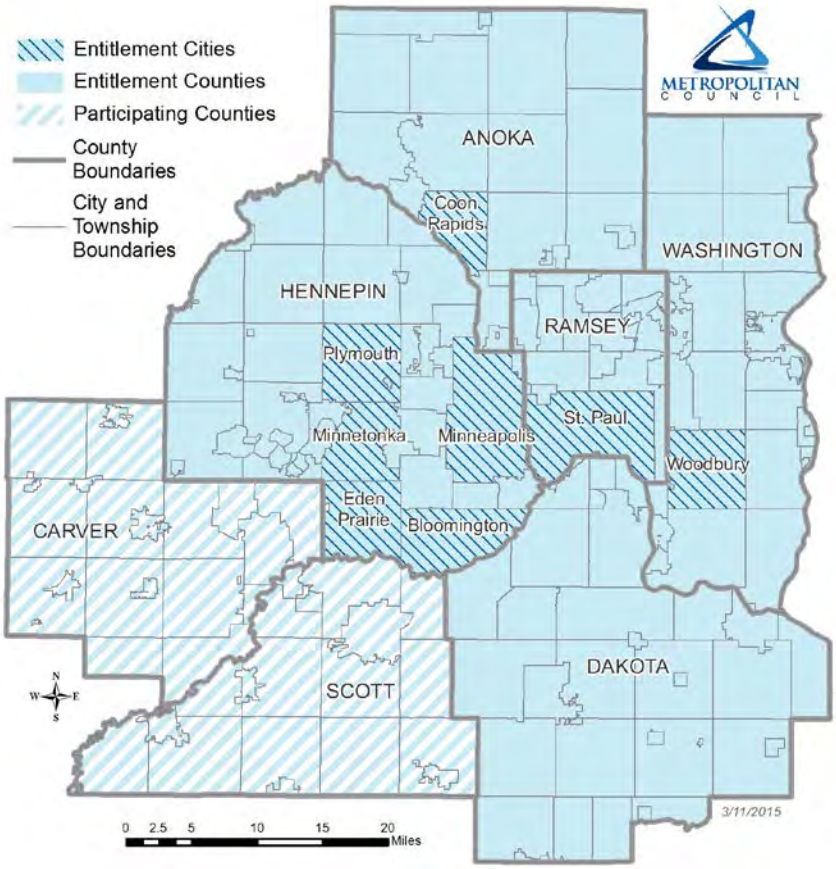
In July 2013, HUD issued a proposed rule on Affirmatively Furthering Fair Housing. As of ~~November 2014~~March 2015, HUD has not released a final version of the rule. Moreover, in January 2015, the Supreme Court heard oral arguments on Texas Department of Housing and Community Affairs v. The Inclusive Communities Project, Inc., ~~has agreed to hear~~ a case that will refine the legal extent of the Fair Housing Act. At this time, federal guidance is in flux.

Established in 2002, the region's Fair Housing Implementation Council (FHIC) provides a venue for local entitlement communities[ii] to voluntarily cooperate to develop a regional response to the HUD-required Analysis of Impediments (AI) to fair housing choice and to leverage their use of federal CDBG and HOME funds to affirmatively further fair housing. The current signatories to the 2012-2015 FHIC Cooperative Funding Agreement are the Anoka County Housing and Redevelopment Authority, Dakota County, Hennepin County, Ramsey County, Washington County, and the cities of Coon Rapids, Woodbury, Minneapolis and Saint Paul~~, and the Metropolitan Council~~.

In developing an AI, jurisdictions examine the impediments or barriers to fair housing, housing choices, and the availability of housing choice that affects protected classes[1] within a geographic region. The essential components of an AI include:

- Reviewing the state's or the entitlement jurisdiction's laws, regulations and administrative policies, procedures, and practices.
- Assessing of how those laws affect the location, availability, and accessibility of housing.
- Evaluating of conditions, public and private, affecting fair housing choice for all protected classes.
- Assessing of the availability of affordable, accessible housing in a range of unit sizes.

Figure 1: Jurisdictions participating in ~~or considering participation~~ in the 2014 Regional Analysis of Impediments to Fair Housing Choice



The FHIC has produced ~~an~~ AIs in 2001, ~~and~~ 2009, and ~~is preparing the 2014 AI~~2015 (for 2014). The 2014 AI ~~is expected to~~ covers the jurisdictions receiving direct funding from HUD—that is, the cities of Bloomington, Coon Rapids, Eden Prairie, Minneapolis, Minnetonka, Plymouth, Saint Paul and Woodbury, as well as Anoka, Dakota, Hennepin, Ramsey and Washington counties. In addition to the thirteen entitlement jurisdictions, the Carver County Community Development Agency, the Scott County Community Development Agency, and the Metropolitan Council participated in and helped fund the AI to ensure that the process encompassed all seven counties of the metropolitan area. (The Council itself does not receive either CDBG or HOME dollars and is therefore not required to complete an AI. However, the Council contributes funding, participation, and technical support to the work of the FHIC to identify and develop strategies that address impediments to fair housing in the region.) ~~To date, the Carver and Scott Community Development Agencies have also expressed interest in their counties signing onto the 2014 AI to create a complete seven-county area regional perspective.~~

Part III: Council Policies and Roles, page 79:

The Need attempts to provide the most objective, accurate prediction possible of the number of new low- and moderate-income households that will need affordable housing without considering the cost of, resources available~~,~~ for, or barriers to building that housing. Looking ahead, the Council forecasts that between 2020 and 2030, our region will add 37,400 low- and moderate-income households that will

[1] As detailed above, protected classes under Minnesota law are race, color, religion, sex, disability or handicap, familial status, national origin, creed, sexual or affectional orientation, marital status, and receipt of public assistance.

need new affordable housing. [iii] (For more information on the calculations, see Appendix B.) The Need measures future affordability demand and does not incorporate existing unmet demand for affordable housing. It is determined every 10 years as a precursor to the decennial comprehensive plan updates.

Over the last three years, resources distributed through the Consolidated Request for Proposals have supported the seven-county development of:

- 2012: 763 new multifamily rental affordable housing units
- 2013: 422 new multifamily rental affordable housing units
- 2014: 1,182 new multifamily rental affordable housing units (including units funded with the Housing Infrastructure Bonds that Minnesota Housing received in 2014)

Multifamily rental units funded through the Consolidated Request for Proposals are generally affordable to households earning 50% of AMI with some units reserved for households earning 30% of AMI. While not all new affordable rental units in the region receive funding through the Consolidated Request for Proposals, these numbers provide some sense of scale—fewer than 2,500 new affordable rental units over three years.

Looking at projects selected to receive funding in 2014, overall per-unit total development costs varied from $110,000 for single-room occupancy facilities such as the proposed Catholic Charities Higher Ground St. Paul to $259,000 for family townhomes such as the proposed Morgan Square Townhomes in Lakeville. Excluding single-room occupancy facilities and recognizing the range of pro formas, the average subsidy—including tax credit equity and public grants—is $185,000 per affordable unit. This suggests that meeting the 2021-2030 need for housing units affordable to households earning 50% of AMI and below would require over $5 billion in subsidy over the decade or over $500 million a year.

Part III: Council Policies and Roles, page 80:

Overview of allocation methodology

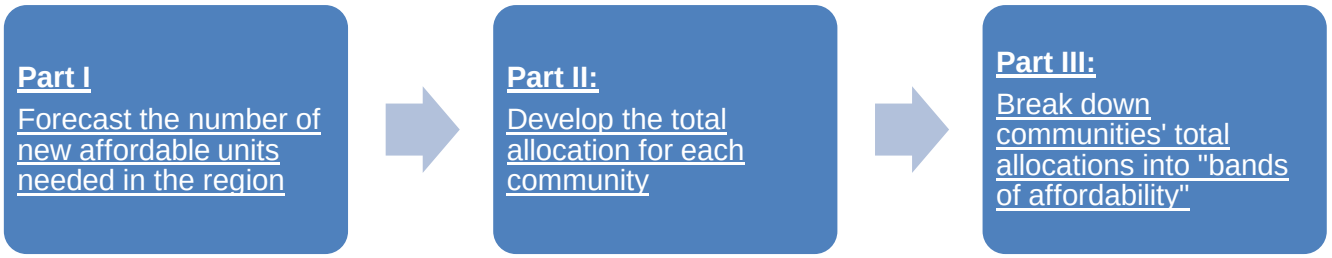
Appendix B provides a detailed methodology to the Allocation of Affordable Housing Need for 2021-2030. This updated methodology has three main steps:

- Part I forecasts the proportion of 2021-2030 net growth in households that will need affordable housing, resulting in a regional Need of 37,900 new affordable housing units:
  - 18,900 housing units for households earning at or below 30% of AMI
  - 9,450 housing units for households earning from 31% to 50% of AMI
  - 9,550 housing units for households earning from 51% to 80% of AMI (assuming a 5% vacancy rate).
- Part II allocates that regional Need to each community in the region with sewer service in alignment with the Council's policy of limiting growth in areas without sewer service. Additional adjustment factors allocate relatively more new affordable housing where the housing will help expand housing choices the most.
- Part III distributes each community's adjusted allocation into the three bands of affordability. Each community's share of existing affordable housing within each band of affordability affects how much of its Need is distributed into each band.

- ~~*Adjustment factors*~~

~~In addition to allocating a Need that is distinguished by levels of affordability, the Council will make certain adjustments that will place relatively more new affordable housing where the housing will help low-income families the most.~~

Figure 19: Allocation methodology overview



Rather than allocate a Need number to communities that is simply the same share of their total forecasted growth as the overall Need for the region, two specific key adjustment factors ~~will be~~ are used to better reflect unique characteristics of each city that impact the Need:

- **Ratio of low-wage jobs to low-wage workers:** The ratio of low-wage jobs in the community to low-wage workers who live in a community indicates whether a community imports low-wage workers to fill its low-wage jobs and could therefore use ~~more new~~ additional affordable housing for those workers.
- **Existing affordable housing:** Placing ~~new~~ additional affordable housing in communities where existing affordable housing is scarce expands choice for low-income households.

The existing affordable housing stock has twice the impact on a community's allocation than its ratio of low-wage jobs to low-wage workers because the existing housing stock is a more stable and place-based indicator; workers are more likely to move than is housing stock.

Table 6: Adjustment factors to the Allocation of Affordable Housing Need

Adjustment factors	Need is increased for communities that have:	Need is reduced for communities that have:
Ratio of low-wage jobs to low-wage workers	Relatively more low-wage jobs than low-wage workers living in the community	Relatively more low-wage workers living in the community than low-wage jobs
Existing affordable housing	Lesser share of existing affordable housing than the ~~region overall~~ average sewered community	Greater share of existing affordable housing than the ~~region overall~~ average sewered community

~~The threshold for housing affordability and the adjustment factors for determining the Need provide a framework for determining a community's share of the Need. This framework will be the basis for a detailed methodology for determining the Need that the Council will develop in partnership with affordable housing stakeholders as a part of the implementation of this plan.~~

Council actions:

- ~~Use the above-defined framework to define a detailed methodology for determining the Allocation of Affordable Housing Need for 2021-2030.~~
- ~~Amend the *Housing Policy Plan*, including a full public comment process, to incorporate the final methodology prior to the distribution of Systems Statements to local governments in late 2015.~~
- Distribute the local Allocation of Affordable Housing Need to each jurisdiction with System Statements in fall 2015.

- Review 2040 local comprehensive plan updates and subsequent amendments to verify that each community is guiding an adequate supply of land to accommodate their share of the region's need for low- and moderate-income housing, i.e., the Allocation of Affordable Housing Need.

Part III: Council Policies and Roles, page 81:

As mentioned previously, the Need and the Goal are frequently confused. Where the Need is a proxy for demand for ~~new~~ additional affordable housing that should be addressed in local comprehensive plans, the Goal is a mechanism for participants of the Livable Communities Act to show their commitment and effort to produce affordable and life-cycle housing. With their Goal expressing a desire to expand housing choices, the LCA-participating communities are aided and rewarded by access to the LCA funding discussed on page 84. The two measures are products of different legislation with different purposes and requirements. One of the desired outcomes of this *Housing Policy Plan* is to improve the understanding of the roles of these measures in the regional housing conversation.

Part III: Council Policies and Roles, pages 82-3:

Emerging from this *Housing Policy Plan* ~~will be~~ is a new set of scoring criteria the Council will ~~create~~ use to develop local Scores annually. This methodology replaces the Guidelines for Housing Performance developed in 2002 and updated in 2012. ~~Jurisdictions vary widely in their fiscal, technical, and human resource capacity, existing built environments, cost and availability of land, and existing level of developer interest. The Housing Performance Scores should recognize these differences. For the legitimacy of the Scores, all cities and townships should believe they have a real possibility of achieving a high Housing Performance Score. Additionally, the Housing Performance Scores can serve as a platform for the Council and cities to inventory programs and activities, and contemplate new means of addressing local housing needs given available resources. Framework for developing new Housing Performance Scores~~ The goals of the revisions to the Housing Performance Scores are to:

- Better recognize local variations in their fiscal, technical, and human resource capacity, existing built environments, cost and availability of land, and existing level of developer interest.
- Provide all cities and townships a real possibility of achieving high Housing Performance Scores if they are active in providing affordable housing or related services.
- Make the scoring process more transparent.
- Minimize the administrative burden on cities by leveraging information from sources such as applications to the Consolidated Request for Proposals and county housing investments.

The table on the following page compares the 2002 (revised in 2012) and 2015 methodologies for the Housing Performance Scores. The Council expects that these refinements to the Scores will lead to both a better ability to evaluate local performance on expanding affordable housing and also a greater opportunity to help cities connect tools, ideas, and resources with development opportunities, potential partners, and a larger pool of funding and technical options.

- ~~Use the following broad categories for the Scores:~~
  - ~~Tools available at the local level~~
  - ~~Tools or resources used in the last five ten years~~
  - ~~Number of affordable housing units or affordable housing opportunities created in the last five ten years~~
  - ~~Existing stock of affordable housing~~
  - ~~Local participation in state, regional, or county housing programs, whether as an administrator, lender, funding allocator, pass-through entity, or funding applicant~~

- Applications (whether funded or unfunded) submitted to the Consolidated Request for Proposals (the "Super RFP"), county-issued RFPs, or other major competitive funding processes

- Align counts of existing affordable housing (including unsubsidized affordable housing) with the 30%, 31-50% and 51-80% of area median income levels defined in the Need.
- Expand the list of scoring opportunities to reflect the full and evolving range of housing activities, programs, and tools used by local jurisdictions, including new elements such as:
  - Strategies to preserve unsubsidized affordable housing
  - Fair Housing and Equal Opportunity efforts
  - Efforts to recruit landlords to accept Section 8 Housing Choice Vouchers
  - Foreclosure prevention, counseling, mitigation, and remediation
  - Energy, water, and other resource conservation
- Use the mechanisms of the Affordable Housing Production Survey and Housing Performance Score process to refer jurisdictions to best practice resources, technical toolkits, and funding opportunities.
- Evaluate the potential utility of using the housing element and implementation program components of local comprehensive plans as an assessment component under the Scores.
- Plan for the transition from the existing scoring system to the new Housing Performance Scores developed under this plan.
- Institutionalize local government review and comment on their preliminary Housing Performance Scores and create a formal structure for local governments to provide the Council additional information.

Table 7: Comparison of 2002 Housing Performance Scores methodology with 2015 Housing Performance Scores methodology

	2002 Methodology	2015 Methodology
Overall points structure	Up to 37 points for characteristics of the existing housing stock Up to 63 points for local initiatives to facilitate affordable workforce housing development or preservation	Up to 25 points for existing affordable housing stock Up to 25 points for local housing programs and policies Up to 50 points for new affordable housing construction or rehabilitation/preservation of affordable housing
Adjustments to recognize local variation	None	Points available for new construction vs. rehabilitation/preservation adjusted by Community Designation
Approach to income thresholds	Used a single threshold to define affordable housing (60% of AMI since 2011)	Uses multiple thresholds to define affordable housing: 30% or less of AMI Between 31% and 50% AMI Between 51% and 80% AMI Between 81% and 115% AMI for homeownership
Income targeting	None	Provides more points for housing affordable to lower income households, starting at households earning 30% or less of AMI

Approach to fiscal tools	Gave points for fiscal tools in local policy but not necessarily connected to actual use	Gives points to fiscal tools used in connection with affordable housing development projects
Approach to official local controls	Gave points for the use of up to two local controls for any development project	Gives points for all official local controls used in connection with affordable housing development projects and asks for estimated financial value of adjusted controls and local contributions to projects
Approach to programs	Gave points for up to five local programs	Gives points for county, city, or nonprofit-administered programs (including participation in select Minnesota Housing programs)

The Council expects that these refinements to the Scores will lead to both a better ability to evaluate local performance on expanding affordable housing and also a greater opportunity to help cities connect tools, ideas, and resources with development opportunities, potential partners, and a larger pool of funding and technical options.

Council actions

- Use the approach ~~defined~~ outlined above and further defined in Appendix C to ~~update~~ calculate ~~the Council's calculation of~~ Housing Performance Scores annually beginning in 2015.
- Discontinue the calculation of county Housing Performance Scores and embed county activities into city and township Housing Performance Scores.
- Implement the transition from the 2002 Housing Performance Scores methodology to the 2015 Housing Performance Scores methodology with a hold harmless that no city will receive a 2015 score lower than 80% of the average of their 2010-2014 Housing Performance Scores.
- Offer cities a narrative field to describe policies, programs, or services that aren't part of the standard scoring categories with an opportunity to earn points for them.
- Use the mechanism of collecting data for the Housing Performance Scores to refer jurisdictions to best practices, technical tools, and funding opportunities.
- Institutionalize local government review and comment on their preliminary Housing Performance Scores and create a formal structure for local governments to provide the Council additional information.
- ~~Amend the *Housing Policy Plan,* including a full public comment process, to incorporate the final methodology for Housing Performance Scores.~~

Part III: Council Policies and Roles, pages 86-87:

The SAC system is a complex structure governed by state statutes and administrative procedures. As a result, it is both politically and ~~structurally~~ financially challenging to leverage SAC to promote affordable housing. Through ~~its~~ outreach~~-~~ and engagement~~, and policy development~~ ~~on the *2040 Water Resources Policy Plan*, to be adopted~~ in 2015, the Council will determine if there is a viable opportunity to promote affordable housing production through its handling of SAC. ~~The *2040 Water Resources Policy Plan* will conclude this conversation that began in the development of this *Housing Policy Plan*; any proposal that is subsequently adopted in the *2040 Water Resources Policy Plan* will be included in a future amendment to this *Housing Policy Plan*.~~

Council actions to leverage the Sewer Availability Charge structure to expand affordable housing

- Collaboratively explore opportunities to promote affordable housing production through its handling of SAC, and, if any are identified, include those in the Sewer Availability Charge Procedure Manual. ~~Consider including an "Affordable Housing SAC Credit" in the *2040 Water Resources Policy Plan* to be adopted in 2015.~~

Part III: Council Policies and Roles, page 89:

~~*Review of*~~ *Housing Requirements for Local Comprehensive Plans*

Cities, townships, and counties in the seven-county area prepare local comprehensive plans as required by the Metropolitan Land Planning Act. These plans must include a housing element and a housing implementation program. Local governments will begin this decade's round of local comprehensive plan updates following Council adoption of *Thrive MSP 2040* and the system~~s~~ and policy plans (including this *Housing Policy Plan*) and the ~~anticipated~~ September 2015 distribution of System~~s~~ Statements. Comprehensive plan updates must be submitted to the Council in 2018. The Council assists local governments to create consistent, compatible, and coordinated local comprehensive plans that achieve local visions within the regional policy framework.

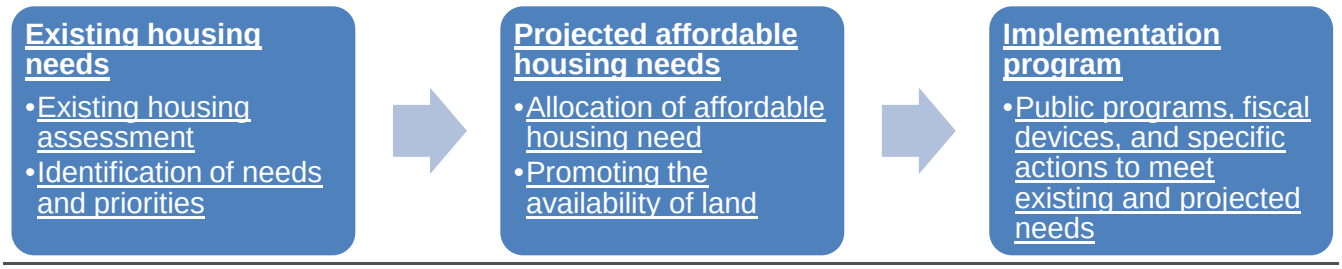
The Council reviews updated local comprehensive plans based on the requirements of the Metropolitan Land Planning Act and the comprehensive development guide (*Thrive MSP 2040* and the system and policy plans). The Council considers each local comprehensive plan's compatibility with the plans of other communities, consistency with adopted Council policies, and conformance with metropolitan system plans. If the Council finds that a community's local comprehensive plan is more likely than not to have a substantial impact on or contain a substantial departure from metropolitan system plans, the Council can require the community to modify its local plan to assure conformance with the metropolitan system~~s~~ plans (Minn. Stat. 473.175).

Under the Metropolitan Land Planning Act, local comprehensive plans must include a housing element that:

- Contains standards, plans, and programs for providing adequate housing opportunities to meet *existing* local and regional housing needs;
- Contains standards, plans, and programs for providing adequate housing opportunities to meet *projected* local and regional housing needs; ~~A~~acknowledges the community's share of the region's need for low- and moderate-income housing (the Need); and promotes the availability of land for the development of low- and moderate-income housing; and
- Includes an implementation section identifying the public programs, fiscal devices, ~~and~~ official controls, and specific actions the community will use to address their existing and projected needs ~~Need~~ (Minn. Stat. 473.859, subd. 2 and 4).

With the development of this *Housing Policy Plan*, the Council has identified an opportunity to improve the consistency and quality of the housing elements and implementation programs of local comprehensive plans. While communities are now guiding enough residential land at densities to support affordable housing development to address their Need, the Council had not previously provided specific guidance to local communities on other housing element requirements in the Metropolitan Land Planning Act. ~~comprehensive plans could do more to strengthen the connection. For example, comprehensive plans could identify sites (or the characteristics of sites) that offer the best opportunities for affordable or mixed-income housing. In addition, local governments can improve the likelihood of new affordable housing by expressing what types and locations of new affordable or mixed-income housing they would support or finance.~~

Figure 20: Components of the housing element of local comprehensive plans



Existing housing needs

Under the Metropolitan Land Planning Act, local comprehensive plans must include a housing element that addresses existing housing needs in the community. The existing housing assessment serves as the starting point to determine a community's existing housing needs. Complete housing elements analyze the existing housing assessment through the lens of local knowledge and priorities, identifying clear, specific housing needs to be addressed in the housing implementation program. Complete housing elements must contain an assessment of existing housing, including at minimum:

- Number of existing housing units within the three bands of affordability:
  - 30% or less of Area Median Income (AMI)
  - Between 31% and 50% AMI
  - Between 51% and 80% AMI
- Split of rental and ownership housing
- Split of single-family and multifamily housing
- Units of publicly subsidized housing
- Number of existing households at incomes at or below 80% AMI that are experiencing housing cost burden
- A map of owner-occupied housing units identifying their assessed values, differentiating the values above and below what is affordable to a family of four at 80% AMI (see Table 8)

This minimum information is both easily available and informative about existing housing needs. While the Council will provide communities with basic data for their existing housing assessments, the Council encourages communities to include any additional reliable data that enhance their existing housing assessments.

Table 8: Affordable home prices by household income (2013)

Household Income Threshold	Household Income for a family of four (2013)	Affordable Home Price[iv]
115% of area median income	$94,650	$325,000
80% of area median income	$64,400	$217,000
50% of area median income	$41,150	$133,000
30% of area median income	$24,700	$74,000

Projected affordable housing needs

The Council provides the projected affordable housing needs for each community through the Allocation of Affordable Housing Need, described earlier in Part III. Allocating future need within the three bands of affordability allows communities to focus on the kinds of affordable housing that are most needed in their community. These future needs must be considered as communities guide future land uses in their comprehensive plan updates. The Metropolitan Land Planning Act specifically states that housing elements contain "land use planning to promote the availability of land for the development of low and moderate income housing." (Minn. Stat. 473.859, subd. 2(c))

Land availability is measured in comprehensive plans by having enough land guided at high enough densities to support the creation of affordable housing sufficient to meet a community's Need. Higher density promotes the availability of land for affordable housing in several ways:

- Increased density correlates with reduced costs of developing new housing by reducing the per-unit cost of land and fixed infrastructure. With limited resources for developing affordable housing, mechanisms that reduce development costs promote new affordable housing.
- Increased density creates more housing units overall. New market-rate or luxury units can still promote the availability of affordable housing by increasing the supply of all housing units.
- Sites with higher density signal to affordable housing developers where communities are more likely to support affordable housing proposals.

For context, of the multifamily affordable units built between 2003 and 2013 in developments with at least four units affordable at 60% AMI or less, the average project density was more than 49 units per acre.

Communities should guide an adequate supply of land at appropriate densities to meet their Allocation of Affordable Housing Need. Communities have two ways to address the need for the 2021-2030 decade:

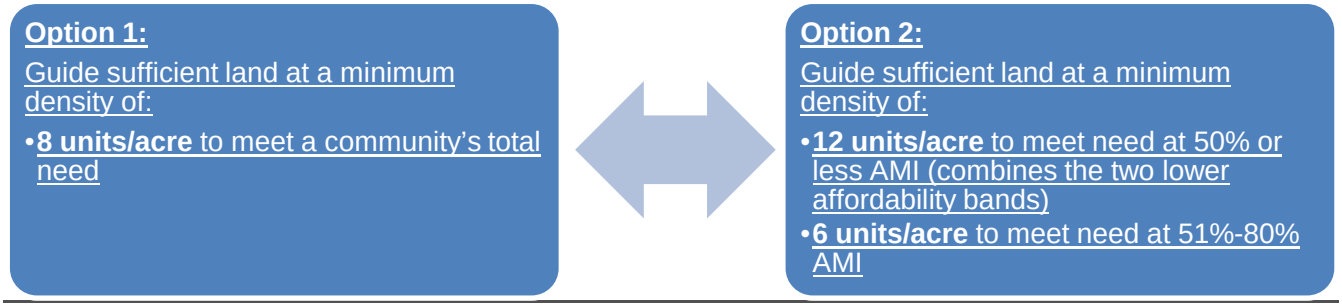
- Option 1: Guide sufficient land at a minimum density of 8 units/acre to meet the community's total Need.

  OR
- Option 2: Guide sufficient land at a minimum density of 12 units/acre to meet Need at 50% or less of AMI (that is, the two lower affordability bands) and a minimum density of 6 units/acre to meet need at 51%-80% AMI.

Communities that do not guide an adequate supply of land at appropriate densities to meet their Allocation of Affordable Housing Need will be inconsistent with Council policy and will not be eligible to participate in, and receive funding from, the Livable Communities Act programs. These options allow communities flexibility in how they guide land use to meet statutory requirements within the range of community characteristics. Additionally, communities that choose Option 2 and have a *demonstrated* history of creating affordable units at densities lower than 6 units/acre may guide land at lower minimum densities (as low as 3-6 units/acre) when promoting land availability at the 51%-80% band of affordability.

In addition to meeting the requirements of the Metropolitan Land Planning Act, these minimum densities help create opportunities across the region for new affordable housing rather than only in the older parts of the region that have higher densities.

Figure 21: Options for guiding land to meet projected need for affordable housing



Implementation program

Communities have a variety of additional tools at their discretion to encourage, incent, and even directly create affordable housing opportunities; guiding land at higher densities alone is insufficient to meet the existing or projected needs for affordable housing. Complete housing elements must not only identify a community's "programs, fiscal devices and other specific actions" (Minn. Stat. 473.859, subd. 4) available to meet housing needs as stated in statute, but also clearly and directly link which tools will be used, and in what circumstances, to explicitly address the needs previously identified.

The Council recognizes that this is a more robust application of the statutory language than in the last round of comprehensive plan updates. The Council will ensure that technical assistance is available to help communities identify and direct their resources. Complete housing elements do not have to commit every available tool to meet housing needs, but must identify and consider all reasonable resources.

Council actions to review comprehensive plan updates to expand housing choices

- ~~Work with local governments and other appropriate stakeholders in the first quarter of 2015 to determine how to strengthen and more effectively review the housing element and implementation program in local comprehensive plans in preparation for the 2018 round of local comprehensive plan updates.~~
- ~~Include local responsibilities connected to housing in the 2015 update of the Local Planning Handbook.~~
- ~~Incorporate new~~ Include updated housing requirements and review criteria in ~~into~~ the 2015 update of the Local Planning Handbook.
- Provide technical assistance to communities desiring more detailed discussion about ~~new~~ requirements and review criteria.
- Provide communities basic data to inform their existing housing assessments.
- Provide technical assistance to communities desiring support identifying and understanding available tools to meet existing and projected affordable housing needs.
- Review the housing element of 2040 Comprehensive Plan updates for completeness with ~~new~~ updated requirements ~~review criteria~~.
- Provide technical assistance to communities desiring ways to get the most out of their housing element beyond minimum requirements, both in the Local Planning Handbook and in direct assistance if requested.

Renumbering:

Page 65: Table ~~7~~ 9

Page 91: Table ~~8~~ 10

Page 101: Figure ~~19~~ 22

Page 103: Figure ~~20~~ 23

Page 105: Figure ~~21~~ 24

Page 107: Figure ~~22~~ 25

Part V: Next Steps, page 113:

~~This document has repeatedly referenced additional work needed to implement this plan and to clarify concepts that need more conversation and definition. Changes to the established Council roles in housing—including the Allocation of Affordable Housing Need, the Goals for Affordable and Life-cycle Housing, the Housing Performance Scores, and expanded roles in technical assistance—are examples of the Council's next steps to refine and implement this plan. Note that in 2015, the Council will formally amend this plan, including a formal public comment process. The amendment will incorporate the final updated methodologies for the Allocation of Affordable Housing Need and the Housing Performance Scores, and reflect any other updates.~~

With the amendment to this plan in 2015, the Council is now moving its focus from developing housing policy to implementing housing policy in collaboration with local units of government.

Priorities through 2015 and the issuance of Systems Statements

- ~~Finalize the methodology for the 2021-30 Allocation of Affordable Housing Need and the Housing Performance Scores.~~
- ~~Determine how to more effectively review the housing element and implementation program in preparation for the 2018 round of local comprehensive plan updates, and incorporate new comprehensive plan review criteria into the Local Planning Handbook.~~
- Identify indicators to measure how Council-supported projects advance equity.
- Adopt a fair housing policy.
- Analyze the impact of using the Housing Performance Scores as a prioritization factor and evaluation measure in transportation investments.
- ~~Refine and, if appropriate, implement the proposal to create a Sewer Availability Charge Affordable Housing Credit.~~ Collaboratively explore opportunities to promote affordable housing production through its handling of Sewer Availability Charge, and, if any are identified, include those in the Sewer Availability Charge Procedure Manual.
- Plan and facilitate, in coordination with the Equity in Place coalition, a series of public engagement sessions in specific communities where more prominent disparities exist in our region.

Addition to Appendix A after p. 118:

Three working groups were convened to advise the Council on the development of the Housing Performance Score methodology, the Allocation of Affordable Housing Need methodology, and the requirements for housing elements of local comprehensive plans. The first two groups continued work begun in subgroups of the original Housing Policy Plan Work Group (HPPWG), supplemented with

additional participants. The Council invited additional participants to add perspectives that were lost when some original HPPWG members did not reengage beyond their initial commitment, which ended when the original Housing Policy Plan was adopted in December 2014. The third group was new and consisted of some original HPPWG members (all members were invited to participate) and a significant addition of technical staff from our partners in the local government community, particularly those with expertise and experience in the comprehensive planning process.

Each of the three groups met a total of three times during January and February of 2015, contributing a wealth of information, questions, and perspectives to consider in the drafting of this amendment. Participants in the three workgroups are identified below:

Members of the Housing Performance Scores Workgroup	Organization
Cathy Bennett	Urban Land Institute Minnesota / Regional Council of Mayors
Emily Carr	City of Brooklyn Park
Theresa Cunningham	City of Minneapolis
Barbara Dacy	Washington County HRA
Darielle Dannen	Metropolitan Consortium of Community Developers
Kevin Dockry	Hennepin County
Owen Duckworth	Alliance for Metropolitan Sustainability
Mayor Debbie Goettel	City of Richfield
Chip Halbach	Minnesota Housing Partnership
Jill Hutmacher	City of Arden Hills
Margaret Kaplan	Minnesota Housing
Jake Reilly	City of Saint Paul
Elizabeth Ryan	Family Housing Fund
Nelima Sitati Munene	Organizing Apprenticeship Project
Jamie Thelen	Sand Companies
Tim Thompson	Housing Preservation Project
Charlie Vander Aarde	Metro Cities

Members of the Allocation of Affordable Housing Need Workgroup	Organization
Karl Batalden	City of Woodbury
Kim Berggren	City of Brooklyn Park
Jack Cann / Tim Thompson	Housing Preservation Project
Jessica Deegan	Minnesota Housing
Owen Duckworth	Alliance for Metropolitan Stability

Steve Juetten	City of Plymouth
Haila Maze	City of Minneapolis
Patricia Nauman / Charlie Vander Aarde	Metro Cities
Michele Schnitker	City of St. Louis Park
Angie Skildum	Family Housing Fund
Mark Ulfers	Dakota County CDA

Members of the Comprehensive Plan Requirements Workgroup	**Organization**
Chelsea Alger / Holly Kreft	City of Belle Plaine
Cathy Bennett	Urban Land Institute Minnesota / Regional Council of Mayors
Doug Borglund	Consultant
Kathleen Castle	City of Shoreview
Brenda Lano	Carver County CDA
Patricia Nauman / Charlie Vander Aarde	Metro Cities
Lars Negstad	ISAIAH
Rick Packer	Mattamy Homes
Melissa Poehlman	City of Richfield
Jamie Radel	City of Saint Paul
Mark Ulfers	Dakota County CDA
John Rask	Hans Hagen Homes/ Builders Association of the Twin Cities
Joyce Repya	City of Edina
Bryan Schafer	City of Blaine
Brian Schaffer	City of Minneapolis
Cindy Sherman	City of Brooklyn Park
Nelima Sitati Munene	Organizing Apprenticeship Project
Barb Sporlein	Minnesota Housing
Tim Thompson / Jack Cann	Housing Preservation Project
Bryan Tucker	City of Savage
James Wilkinson	Mid Minnesota Legal Aid
Eric Zweber	City of Rosemount

Appendix B: Methodology of the Allocation of Affordable Housing Need

Definitions and Concepts

The following definitions and concepts are important for understanding the methodology behind the allocation of affordable housing need in the Twin Cities region between 2021 and 2030.

- *Low-Income Household*: In this process, a household is considered "low income" if its annual income is at or below 80% of the Area Median Income (AMI) for the 13-county Minneapolis-Saint Paul-Bloomington metropolitan statistical area, as determined by the U.S. Department of Housing and Urban Development. Approximately 37% of the region's households are "low income" under this definition.[1]
- *Household Growth*: The methodology relies on Metropolitan Council forecasts of growth in sewer-serviced households between 2020 and 2030. A given community's growth in sewer-serviced households could be different from its growth in all households if some households in the community are not connected to regional or municipal sewers. Exhibit 1 provides a map of forecasted net household growth for sewered communities.
- *Existing Affordable Housing Stock*: The methodology increases the Need allocation for communities with a lower share of existing affordable housing than the average sewered community and decreases the Need allocation for communities with a higher share than that average. We then estimate the share of a community's housing units that are affordable to households with income at or below 30% of AMI, between 31% and 50% of AMI, and between 51% and 80% of AMI—including ownership housing,[2] rental housing,[3] and manufactured homes.[4] These estimates cover all housing units, whether they are publicly subsidized or unsubsidized. Exhibit 2 provides a map of existing affordable housing shares for sewered communities.
- *Balance of Low-Wage Jobs and Workers*: The methodology increases the Need allocation for communities that are relatively large importers of workers in low-wage jobs and decreases the Need allocation for communities that are relatively large exporters of workers in low-wage jobs. We estimate this for each community by examining the ratio of low-wage jobs to residents who

[1] Source: U.S. Department of Housing and Urban Development, 2007-2011 Comprehensive Housing Affordability Strategy (CHAS) data.

[2] Source: 2013 and 2014 MetroGIS Regional Parcel Datasets. We examined the 2013 assessed market value for homesteaded units and classified them as affordable at or below 30% of AMI if the value was $74,000 or less; affordable between 31% and 50% of AMI if the value was between $74,000 and $133,000; and affordable at 51% to 80% of AMI if the value was between $133,000 and $217,000. These are the values at which estimated monthly mortgage payments—including principal, interest, property taxes, and insurance—are no more than 29% of the monthly income for a family of four at these income levels. We then adjusted the resulting counts to better match the Council's 2013 estimates of housing units.

[3] Source: U.S. Census Bureau, 2007-2011 Comprehensive Housing Affordability Strategy (CHAS) data. This data provides counts of units that are affordable to households with income at or below 30% of AMI, between 31% and 50% of AMI, and between 51% and 80% of AMI. ("Affordable" in this context means that the combined cost of rent and utilities is no more than 30% of the monthly income of a household that could live in the unit without overcrowding. The specific threshold for affordability thus varies by unit size and AMI threshold.) We adjusted the resulting counts to better match the Council's 2013 estimates of housing units.

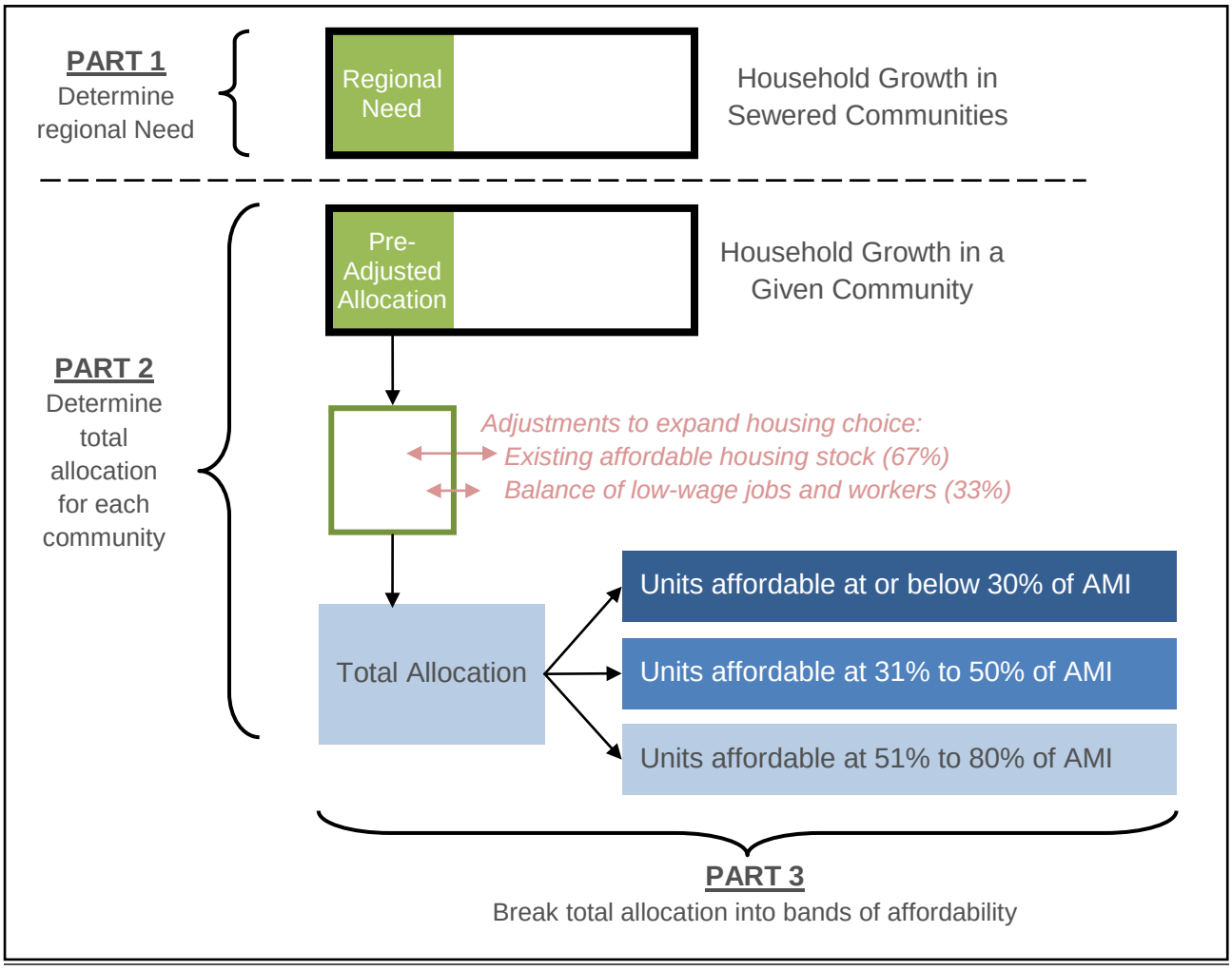
[4] Source: Metropolitan Council, 2013 Manufactured Housing Park Survey. We assume that all manufactured homes are affordable to households with income at or below 30% of AMI.

work in low-wage jobs for all areas within five miles of the community's geographic center.[5] Using this five-mile radius rather than jurisdictional boundaries balances the need to have a reasonably "local" measure with the fact that labor markets cross jurisdictional boundaries. Exhibit 3 provides a map of low-wage job/worker balance for sewered communities.

Specific Steps in the Methodology

The allocation process has three main steps, shown below in Figure B-1. In Part 1, we forecast the proportion of 2021-2030 net household growth that will require additional affordable housing, resulting in a regional Need of 37,900 new affordable housing units. In Part 2, we allocate that regional Need to each community in the region with sewer service, making adjustments that allocate relatively more additional affordable housing where the housing will expand housing choices the most. In Part 3, we distribute each community's adjusted allocation into three "bands of affordability."

Figure B-1. Overview of Allocation Process

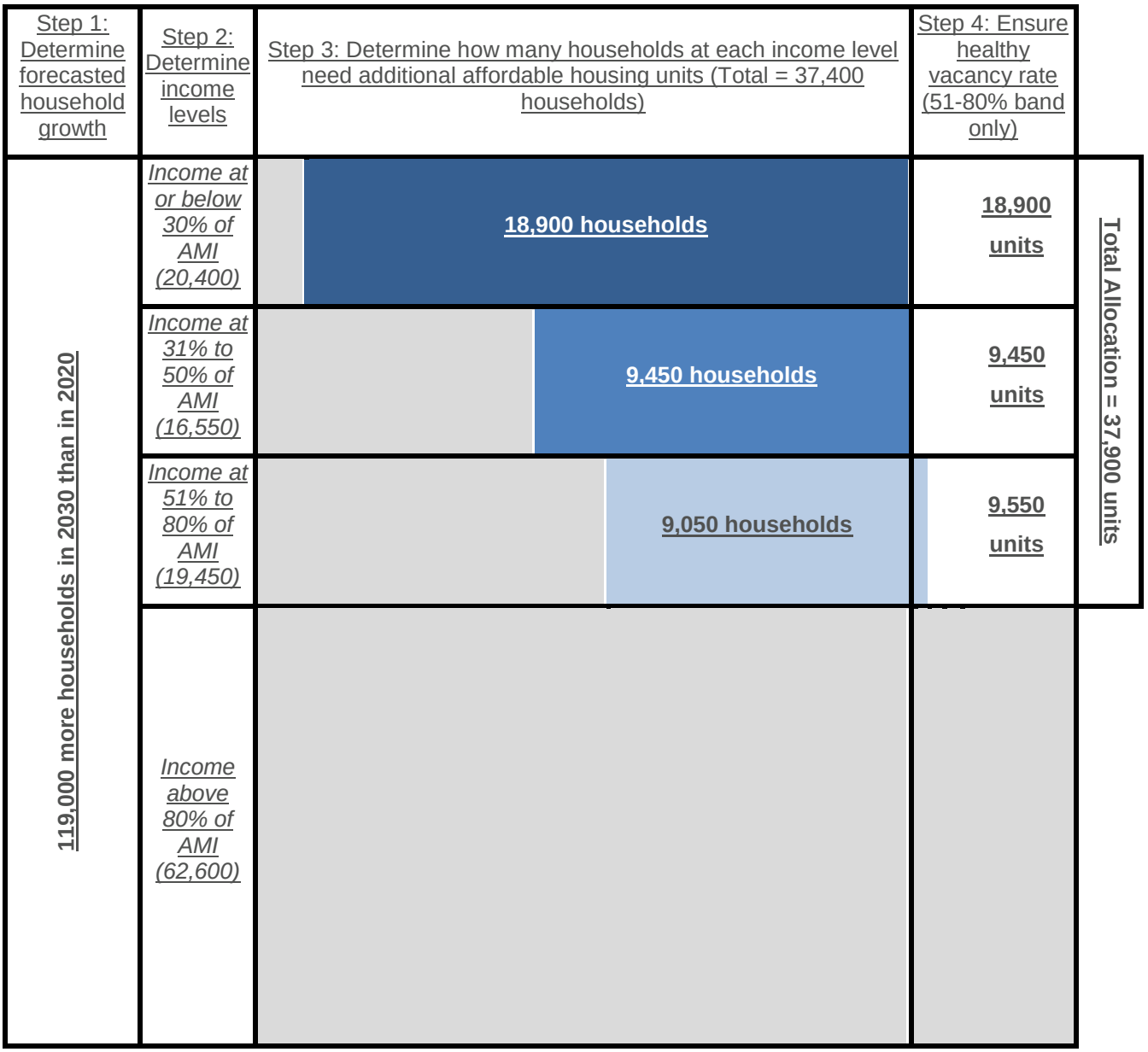


[5] Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics (LEHD) Origin-Destination Employment Statistics (LODES), 2011. "Low-wage jobs" are those paying $3,333 or less per month (equivalent to $40,000 or less per year). "Residents who work in low-wage jobs" are people whose primary job is a low-wage job. We also examined ratios based on areas within five miles of the community's *population* center; results were very similar.

The following explains the detailed calculations behind the Need allocation. Exhibit 4 provides a map of the allocated Need for sewered communities; tables showing calculations are available in Exhibits 5 and 6.

Part 1: Forecast the Number of New Affordable Units Needed in the Region

Figure B-2. Overview of Regional Need Calculations



- *Step 1: Determine forecasted household growth.*
  The Metropolitan Council's regional forecast on which system statement forecasts will be based shows that the region will have 1,258,000 households in 2020 and 1,377,000 households in 2030—a net growth of 119,000 households.

- *Step 2: Determine the proportion of growth constituted by low-income households.*
  Of the 119,000 additional households the region is expected to add between 2020 and 2030, 17.2% (20,400) will have incomes at or below 30% of AMI, 13.9% (16,550) will have incomes between 31% and 50% of AMI, and 16.3% (19,450) will have incomes between 51% and 80% of AMI. This is a total of 56,400 households. These projections come from historical income distribution patterns, applied to the 2020 and 2030 household forecasts.[6]

- *Step 3: Determine how many low-income households will need additional affordable housing units.*
  Not all low-income households will need additional affordable housing units. Some will be low-income seniors who already own their home free and clear without experiencing housing cost burden. Filtering out those households, there will be a total of 37,400 low-income households needing additional affordable units—18,900 households with income at or below 30% of AMI, 9,450 households with income between 31% and 50% of AMI, and 9,050 households with income between 51% and 80% of AMI.[7]

- *Step 4: Calculate how many housing units will be needed to accommodate these low-income households.*
  Housing units in the 51-80% band are likely to be supplied by the private market rather than governmental subsidies. If the region added only 9,050 housing units to accommodate the net growth in new low-income households needing additional units in that band, the market for affordable housing in that band would become increasingly tight. To ensure the 5% vacancy rate that fosters a healthy housing market, the region needs 9,550 total housing units to house the net growth in low-income households with income between 51% and 80% of AMI. We do not apply this vacancy rate adjustment to the 0-30% band or the 31-50% band because those units are likely to be publicly subsidized and less subject to the upward pressure on housing prices resulting from low vacancy rates. Adding those 9,550 units in the 51-80% band to the 18,900 units in the 0-30% band and the 9,450 units in the 31-50% band yields a total regional Need of 37,900 units.

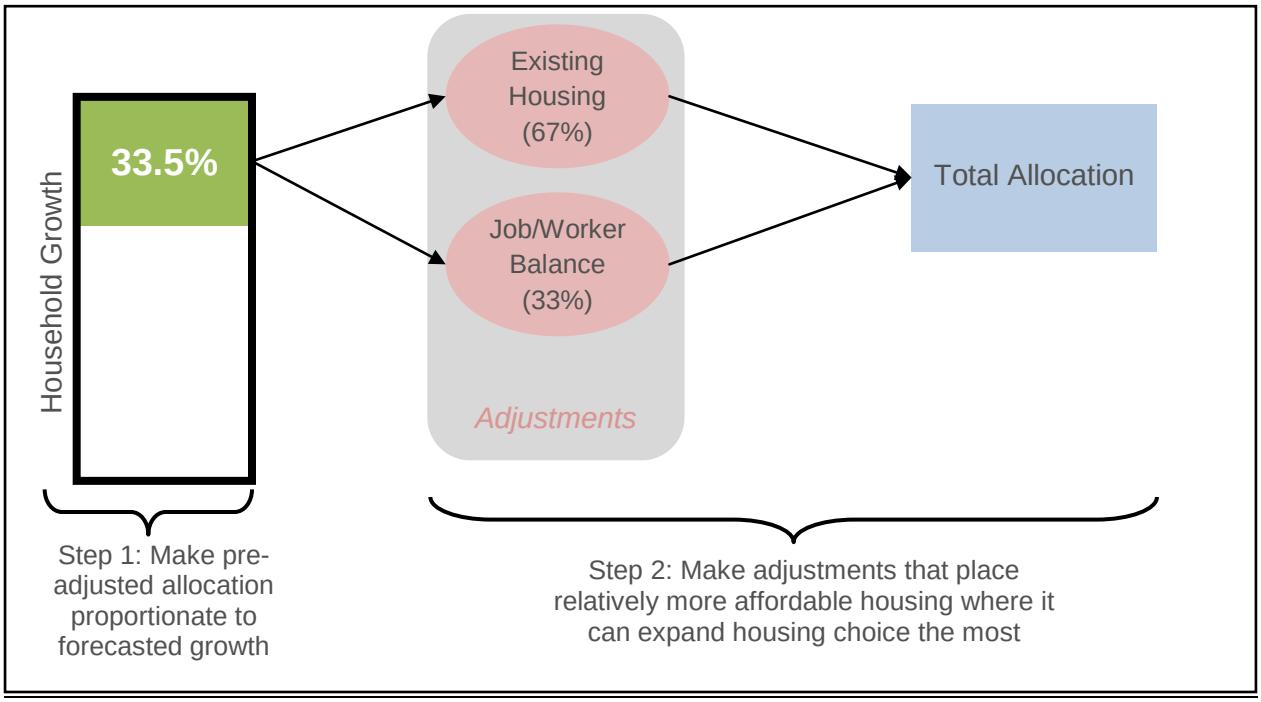
Part 2: Develop the Total Allocation for Each Community

The 37,900 total affordable units should be allocated across the region's communities in a way that places relatively more affordable housing units where they will expand housing choices the most. Recognizing that Council policies do not encourage development beyond sewer-serviced areas, we allocate Need only for the 124 communities with sewer service.

The following steps, visualized below in Figure B-3, provide more detail on the method for allocating Need across these 124 communities. Exhibits 5 and 6 following this report indicate the results of these calculations for each community's share of the regional Need.

[6] Source: U.S. Census Bureau, 2009-2013 American Community Survey Public Use Microdata Sample and Metropolitan Council's March 2015 update to the regional forecast.
[7] Source: Metropolitan Council staff estimates based on U.S. Census Bureau, 2009-2013 American Community Survey Public Use Microdata Sample.

Figure B-3. Overview of the Total Allocation



- *Step 1: Calculate pre-adjusted allocation proportionate to forecasted household net growth.*
  A community's initial, "pre-adjusted" allocation is proportionate to its forecasted household growth: the more households it is expected to add, the higher its allocation will be. Specifically, the pre-adjusted allocation is 33.5% of each community's forecasted household net growth.[8] This percentage comes from dividing the regional Need (37,900) by the forecasted household growth across all sewer-serviced areas (113,300).
  For example, Golden Valley and West St. Paul both have forecasted net growth of 400 households and thus a preliminary allocation of 134 housing units (33.5% of 500), as Table B-1 shows.

[8] Source: Draft forecasts developed by Metropolitan Council Environmental Services with input from Council Research staff, and supplemented by Council Research estimates of growth in municipal-serviced areas. In some communities where the sewer network expands to cover existing households, these numbers produce higher net household growth than the *Thrive MSP 2040* forecasts. In these cases, we used the *Thrive MSP 2040* forecasts to avoid conflating changes in household growth with changes in the sewer network. The regional forecast has been updated since these local forecasts were made, resulting in lower projections of household growth between 2020 and 2030. As a temporary measure, we adjusted communities' local forecasts downward to reconcile them with the March 2015 update to the regional forecast, so the forecasts that appear here may not match forecasts that appear in other Council publications. The final version of this amendment, to be adopted in summer 2015, will reflect final local forecasts for system statements.

Table B-1. Calculation of Pre-Adjusted Allocation

	(A) Forecasted Sewer-Serviced Households, 2020	(B) Forecasted Sewer-Serviced Households, 2030	(C) Forecasted Net Growth in Sewer-Serviced Households (B – A)	(D) "Equal Share" Factor	(E) Pre-Adjusted Allocation (C × D)
Golden Valley	9,400	9,800	+400	33.5%	134
West St. Paul	9,600	10,000	+400	33.5%	134

- *Step 2: Adjust the pre-adjusted allocation upwards or downwards according to the balance of low-wage jobs and workers and the existing affordable housing stock.*
  The pre-adjusted allocation is adjusted as follows:
  - *Existing affordable housing stock:* A community's allocation is increased if its existing affordable housing share is less than that of the average community with sewer service. A community's allocation is decreased if its existing affordable housing share is greater than that of the average community with sewer service. This is measured by the proportion of existing housing units that are affordable, as described above.
  - *Balance of low-wage jobs and workers:* A community's allocation is increased if it imports workers in low-wage jobs to a greater extent than the average community. A community's allocation is decreased if it imports workers in low-wage jobs to a lesser extent than the average community. This is measured by the ratio of low-wage jobs to residents working in low-wage jobs, as described above.

  Because the jobs/workers ratios (which range from 0.21 to 2.88) and the existing affordable housing shares (which range from 4% to 100%) have such different scales, any adjustments based on the raw measures could unintentionally let one adjustment have more influence over the final allocation than the others. We address this by standardizing these raw measures, also known as converting them into Z-scores, with the formula: $= (X - \bar{X}) \div SD$.

  That is, we subtract the average for all sewered communities from each community's measure and divide by the standard deviation.[9] The specific formulas for determining the Z-scores for each community are:

  - $Z_{Housing} = (Community's\ Affordable\ Housing\ Share - 0.66) \div 0.25$
  - $Z_{Job/Worker\ Balance} = (Community's\ Job/Worker\ Balance\ Ratio - 1.08) \div 0.52$

  These Z-scores can be positive (if the community has a higher-than-average ratio or proportion) or negative (if the community has a lower-than-average ratio or proportion). Values of Z-scores represent how many standard deviations each community is from the average ratio or proportion, which is represented by a Z-score of 0. For example, a community with a Z-score of

[9] Like the mean, the standard deviation is a statistic that summarizes a set ("distribution") of numbers. Where the mean represents the *average score*, the standard deviation represents the *average distance of communities from the mean*. Higher standard deviations indicate that a distribution has more "spread," rather than being tightly clustered around the average score.

+2.0 has a substantially higher ratio or proportion than average, and a community with a Z-score of -2.0 has a substantially lower ratio or proportion than average.

Next, we rescaled both sets of Z-scores to percentages so that the pre-adjusted allocation would not be increased by more than 100% or decreased by more than 100%.[10] This simply changes the scale of the standardized scores; it does not change their distributions.

The result is a set of adjustment factors that can be weighted as desired to achieve the intent of the policy. For example, weighting each adjustment factor at 50% would allow existing affordable housing and job/worker balance to affect the adjustment step equally.

We weight the affordable housing adjustment at 67% and the job/worker balance adjustment at 33%, allowing affordable housing to have twice as much influence on the allocation as job/worker balance. We do this because the existing housing stock is a more stable and place-based indicator; workers are more likely to move than housing units are.

Table B-2 shows these calculations for Golden Valley and West St. Paul. For example, 58% of Golden Valley's existing housing units are affordable to low-income households—lower than 66%, the average share for all sewered communities. This is reflected in the Z-score of +0.34 for Golden Valley's housing measure. (The actual Z-score is -0.34, but we reverse the sign because the original measure does not go in the desired direction: communities with *lower-than-average* existing affordable housing shares have their allocations adjusted *upwards*.) West St. Paul's affordable housing share of 92%, though, is considerably higher than the average of 66%; it receives a Z-score of -1.03.

If we multiplied the pre-adjusted allocation by the standardized scores in Column C to calculate the adjustments, some communities' allocations could be negative or more than their forecasted growth. The rescaled standardized scores described above avoid this problem: Golden Valley's rescaled housing score is +0.10, while West St. Paul's is -0.30.

Applying weights (Column E) to the rescaled Z-scores (Column D) yields the final adjustment factors (Column F): +7% for Golden Valley and -20% for West St. Paul.

The jobs adjustment factors work identically, although the sign of the Z-score is not flipped because the original measures goes in the desired direction (communities with *higher-than-average* job/worker balance ratios have their allocations adjusted *upwards*).

Note that both communities are farther from the average community with respect to job/worker balance than existing affordable housing (the Z-scores are farther from 0). Because of the weighting, however, the adjustment factors are equal in Golden Valley and larger for housing in West St. Paul.

[10] To do this, we divide the Z-scores for affordable housing and job/worker balance by 3.44, the standardized score with the highest absolute value.

Table B-2. Calculation of Adjustment Factors

		(A) Original Measure	(B) Average Community	(C) Measure Converted to Z-score	(D) Z-score rescaled (C ÷ 3.44)	(E) Weight	(F) Adjustment Factor (D × E converted to %)
Housing	Golden Valley	58%	66%	+0.34	+0.10	67%	+7%
	West St. Paul	92%	66%	-1.03	-0.30	67%	-20%
Jobs	Golden Valley	1.46	1.08	+0.73	+0.21	33%	+7%
	West St. Paul	1.76	1.08	+1.30	+0.38	33%	+12%

While this method of creating adjustment factors is more complicated than simply relying on the raw measures, it produces adjustment factors that more accurately reflect the policy intent of the *2040 Housing Policy Plan*.

Finally, we multiply the pre-adjusted allocation by the adjustment factors to calculate the numerical adjustments for job/worker balance and existing housing stock. Summing the pre-adjusted allocation and the numerical adjustments yields the adjusted allocation.[11] Table B-3 carries out this math for Golden Valley and West St. Paul.

Table B-3. Implementing Adjustments for Overall Allocation

	(A) Pre-Adjusted Allocation	(B) Adjustment Factor for Housing	(C) Adjustment Factor for Jobs	(D) Change in Allocation for Housing (A × B)	(E) Change in Allocation for Jobs (A × C)	(F) Adjusted Allocation (A + D + E)	(G) Final Allocation[11] (F × 99%)
Golden Valley	134	+7%	+7%	+9	+9	152	150
West St. Paul	134	-20%	+12%	-27	+17	124	123

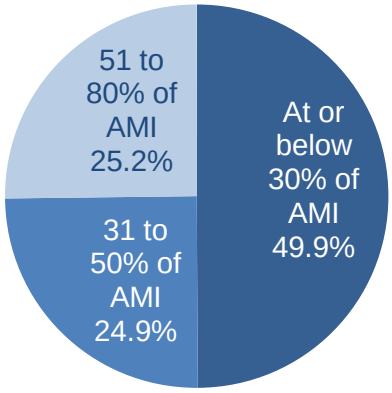
Part 3: Break Down Communities' Total Allocations into "Bands of Affordability"

Low-income households have a wide variety of needs and preferences for the types and locations of their housing. To provide nuance and flexibility for local planning for homeownership and rental housing across a range of incomes and housing types, the Council is allocating Need within three bands of affordability:

- Need for housing units affordable to households with incomes at or below 30% of AMI (49.9% of the regional Need);
- Need for housing units affordable to households with incomes between 31% and 50% of AMI (24.9% of the regional Need); and
- Need for housing units affordable to households with incomes between 51% and 80% of AMI (25.2% of the regional Need).

[11] Under our methodology, the adjusted allocations for all communities add up to 38,281. This is higher than the regional Need of 37,900, so we adjust all allocations proportionately downward to achieve the regional Need.

Figure B-4. Share of Regional Need in Each Band

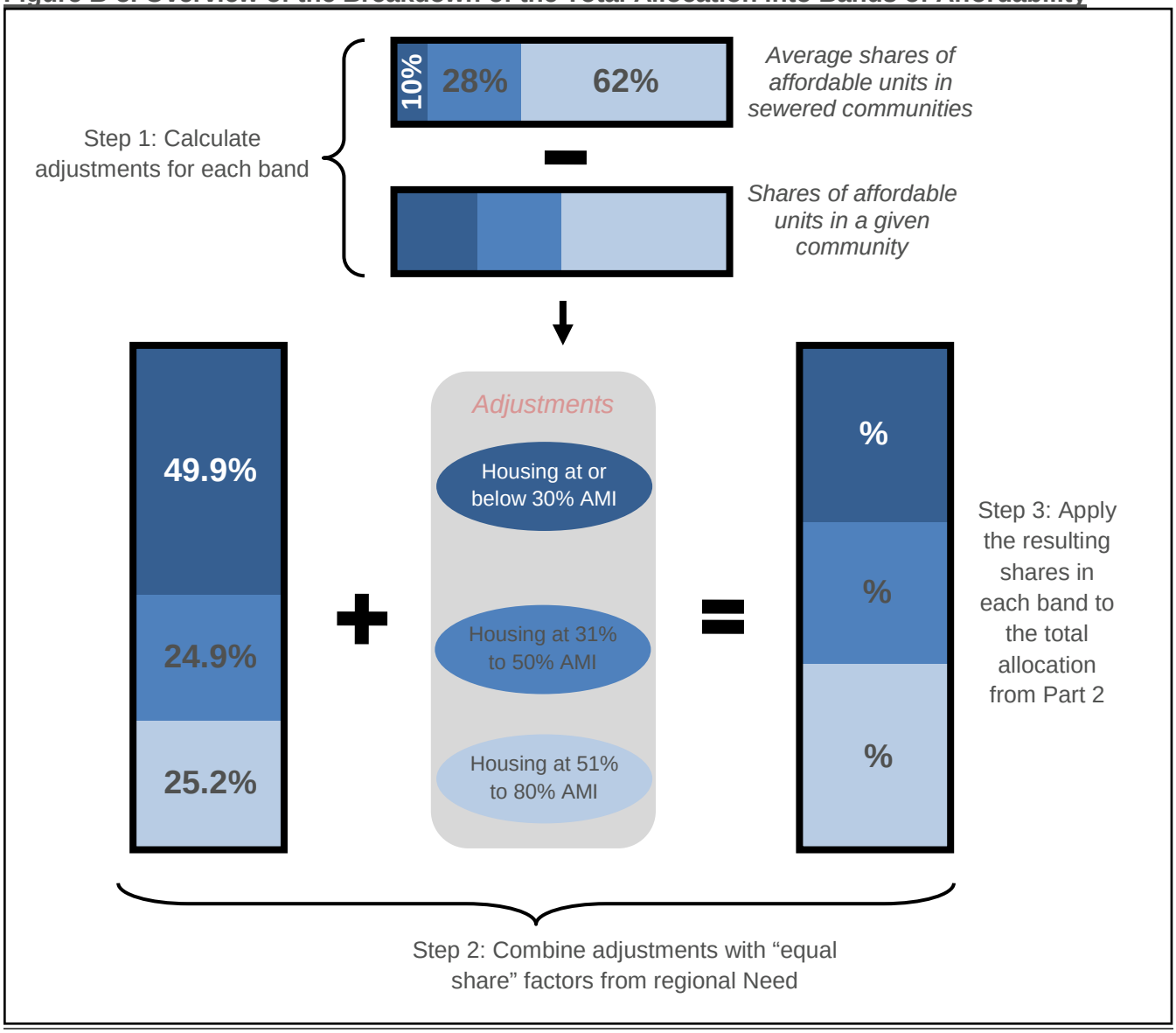


Applying these regional shares to each community's adjusted allocation does not reflect the diversity within communities' existing housing stock. For example, one community might have a higher-than-average share of housing in the 51-80% band and lower-than-average shares of housing in the other two bands. To expand housing options and choice, we reduce this community's allocation in the 51-80% band and increase its allocation in the other two bands.

The method for Part 3 is diagrammed below in Figure B-5. We start with the regional shares of the Need, adjusting them as outlined in the previous paragraph. Those adjustments are developed in Step 1, where we compare each community's shares of affordable units in each band to the average shares for all sewered communities. In Step 2, we combine those adjustments with the "equal share" factors, resulting in each community's share of its allocation that goes to each band. Finally, in Step 3, we apply those shares to the total allocation to calculate the number of units in each band.

Note that Part 3 does not change the overall allocation for communities developed in Part 2. Rather, we are simply assigning different shares of each community's allocation to different bands. Accordingly, we are no longer examining differences across communities in the *overall* level of affordable housing, but differences in affordability *within* each community's set of affordable units.

Figure B-5. Overview of the Breakdown of the Total Allocation into Bands of Affordability



- *Step 1: Calculate differences in affordability for each band from the average for all communities.* In this step, we examine the shares of each community's *affordable* housing in each band and compare them to the average for all sewered communities. The difference between them provides an adjustment that will help determine the share of each community's total allocation to place in each band.

  Table B-4 provides examples. In Golden Valley, the share of existing affordable units in the 31-50% band is lower than average (so the adjustment factor for that band is positive), while the shares in the 0-30% and 51-80% bands are higher than average (so those adjustment factors are negative). West St. Paul displays the reverse dynamic: a relatively higher share in the 31-50% band and relatively lower shares in the 0-30% and 51-80% bands.

  Note that the shares of existing affordable housing within each band sum to 100%, as do the shares for the average community.

Table B-4. Calculation of Adjustments to Band Shares

	Band	(A) Share of existing *affordable* housing in band	(B) Share of existing *affordable* housing in band for average community	(C) Difference of community from average (B – A)[12]
Golden Valley	At or below 30% AMI	12.4%	10.3%	-2.1%
	31% to 50% of AMI	21.9%	28.1%	+6.2%
	51% to 80% of AMI	65.7%	61.6%	-4.1%
West St. Paul	At or below 30% AMI	8.5%	10.3%	+1.8%
	31% to 50% of AMI	34.4%	28.1%	-6.3%
	51% to 80% of AMI	57.1%	61.6%	+4.4%

- *Step 2: Calculate the share of the total allocation going to each band, adjusting for the differences calculated in Step 1.*

  To determine the share of each community's allocation that should go to each band, we start with the "equal share" factor from the regional Need (Column A in Table B-5), then add the adjustment developed in Step 1. For example, 49.9% of the region's total Need lies in the 0-30% band; this is the starting point for all communities. In Golden Valley, where the share of existing affordable units in this band is higher than average, the adjustment is -2.1%, which yields an adjusted share of 47.8%. In West St. Paul, where the share of existing affordable units in this band is higher than average, the adjustment is +1.8%, which yields an adjusted share of 51.7%. The final shares, in Column D, reflect benchmarking to attain the regional Need in each band.

[12] Entries may not equal the difference between Columns A and B due to rounding.

Table B-5. Calculation of Shares for Band Breakdown

	Band	(A) "Equal share" for each band	(B) Adjustment from Step 1	(C) Adjusted share of allocation to place in band (A + B)	(D) Share of allocation to place in band (benchmarked)[13]
Golden Valley	At or below 30% AMI	49.9%	-2.1%	47.8%	47.7%
	31% to 50% of AMI	24.9%	+6.2%	31.2%	29.8%
	51% to 80% of AMI	25.2%	-4.1%	21.0%	22.5%
West St. Paul	At or below 30% AMI	49.9%	+1.8%	51.7%	51.6%
	31% to 50% of AMI	24.9%	-6.3%	18.7%	17.7%
	51% to 80% of AMI	25.2%	+4.4%	29.6%	30.6%

- *Step 3: Apply the shares from Step 2 to the total allocation from Part 2.*
  In this step, we use these shares (Column D of Table B-5) to break the total allocation developed in Step 2 of Part 2 into the bands of affordability.

  The resulting allocations in each band, shown below in Table B-6, address the differences in affordability *within* the set of affordable units in each community while maintaining the total allocation that address the differences in affordability (as well as job/worker balance) *across* communities.

  For example, Golden Valley's total allocation is higher than West St. Paul, largely because Golden Valley has a lower share of existing affordable housing than West St. Paul does. But because a higher share of Golden Valley's existing *affordable* units lie in the 51-80% band than in West St. Paul, Golden Valley's allocation in the 51-80% band is reduced, and West St. Paul's allocation in the 51-80% band is increased, such that Golden Valley's allocation in this band is actually lower than West St. Paul's.

[13] Entries are calculated by using the shares in Column C to calculate the number of units in each band in each community, then adjusting those numbers so that they add up to the regional Need in each band. We omitted those intermediate calculations from Table B-6 for brevity; the point is that the resulting shares, shown in Column D, are those needed to attain the regional Need in each band.

Table B-6. Calculation of Allocation for Each Band

	Band	(A) Total allocation from Part 2	(B) Share of regional Need in each band	(C) Band breakdown shares from Step 2	(D) Allocation in each band (A × C)
Golden Valley	At or below 30% AMI	150	49.9%	47.7%	71
	31% to 50% of AMI	150	24.9%	29.8%	45
	51% to 80% of AMI	150	25.2%	22.5%	34
West St. Paul	At or below 30% AMI	123	49.9%	51.6%	63
	31% to 50% of AMI	123	24.9%	17.7%	22
	51% to 80% of AMI	123	25.2%	30.6%	38

Exhibit 1: Forecasted net household growth

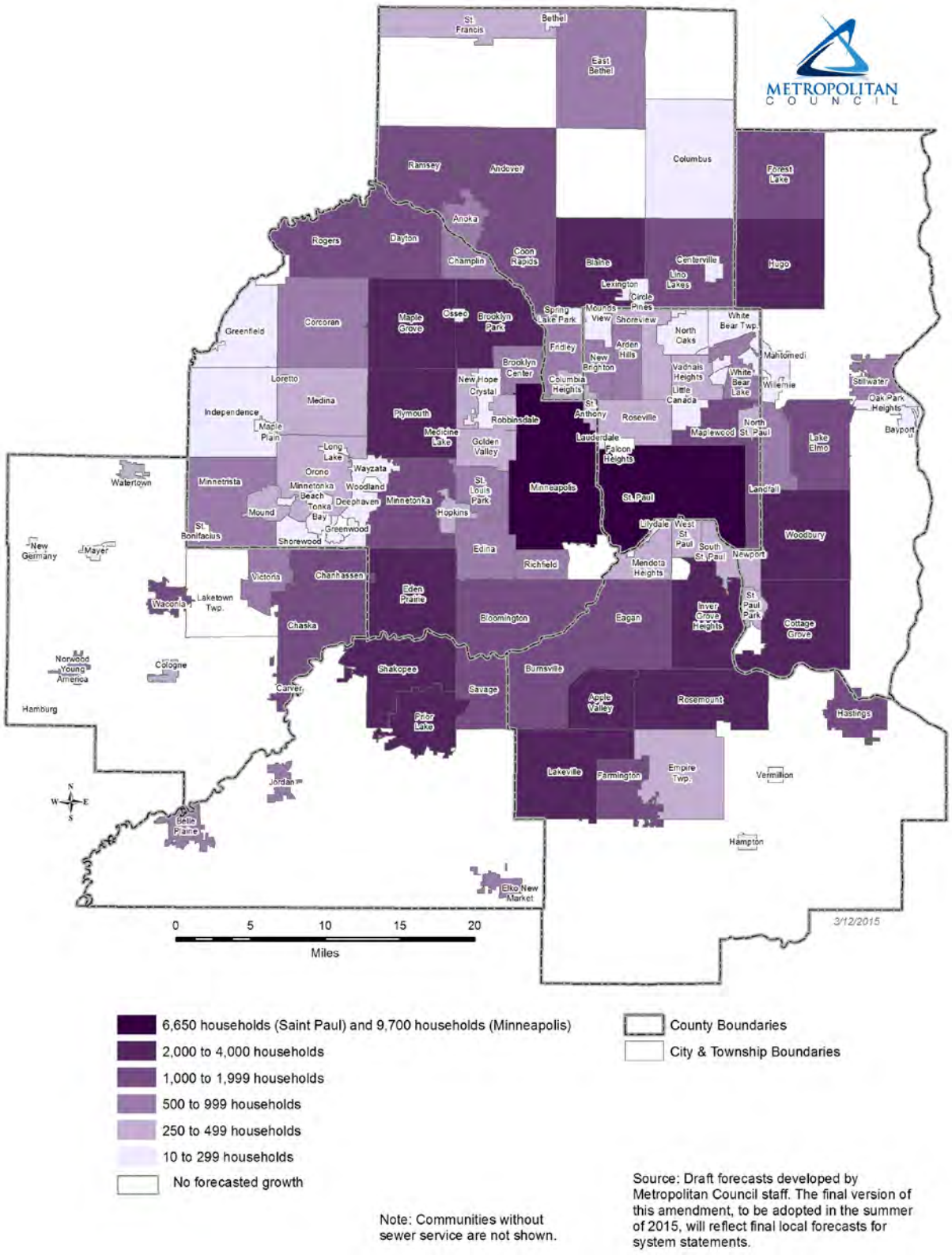


Exhibit 2: Existing Affordable Housing Shares

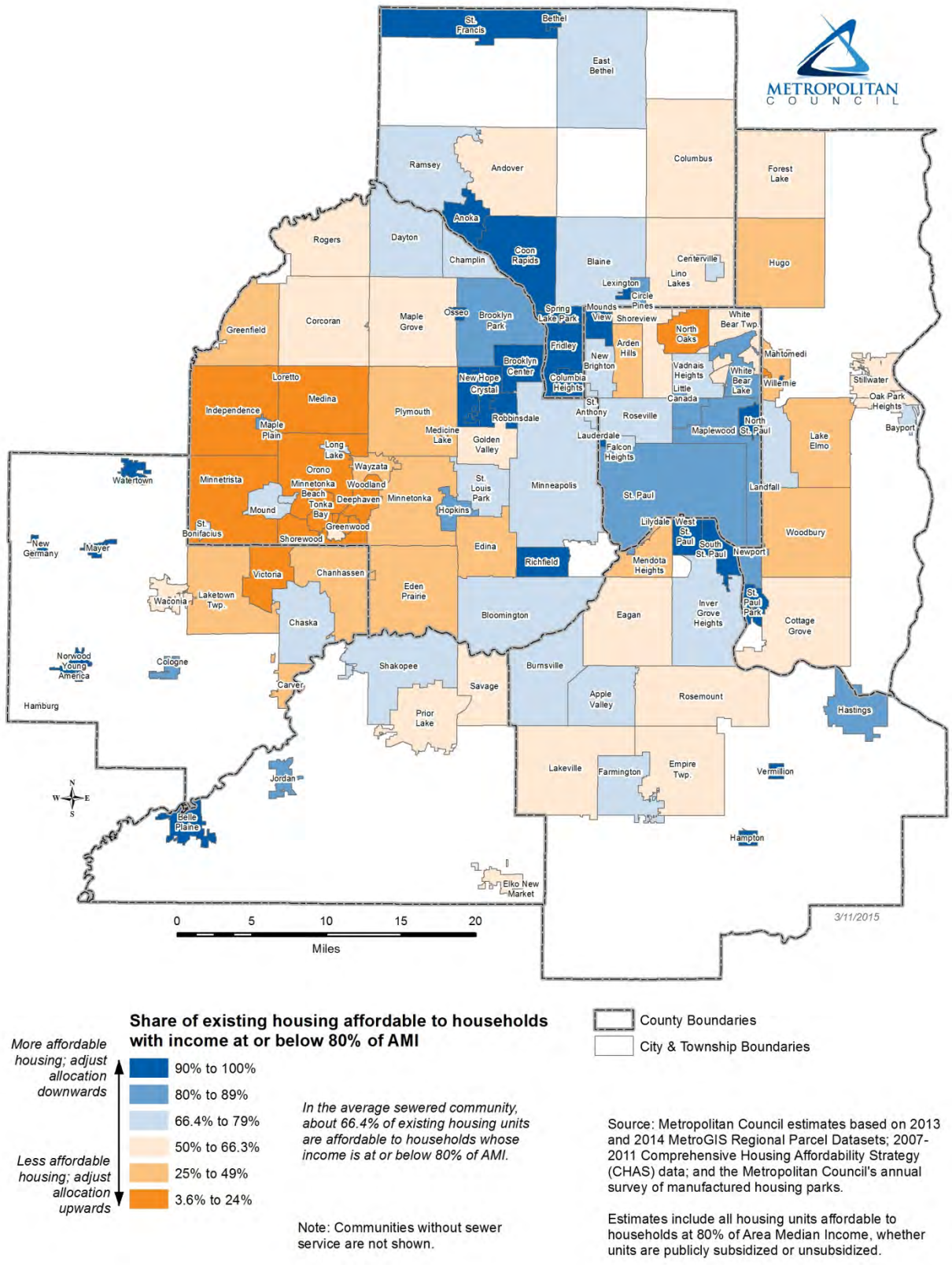


Exhibit 3: Balance of Low-Wage Jobs and Workers

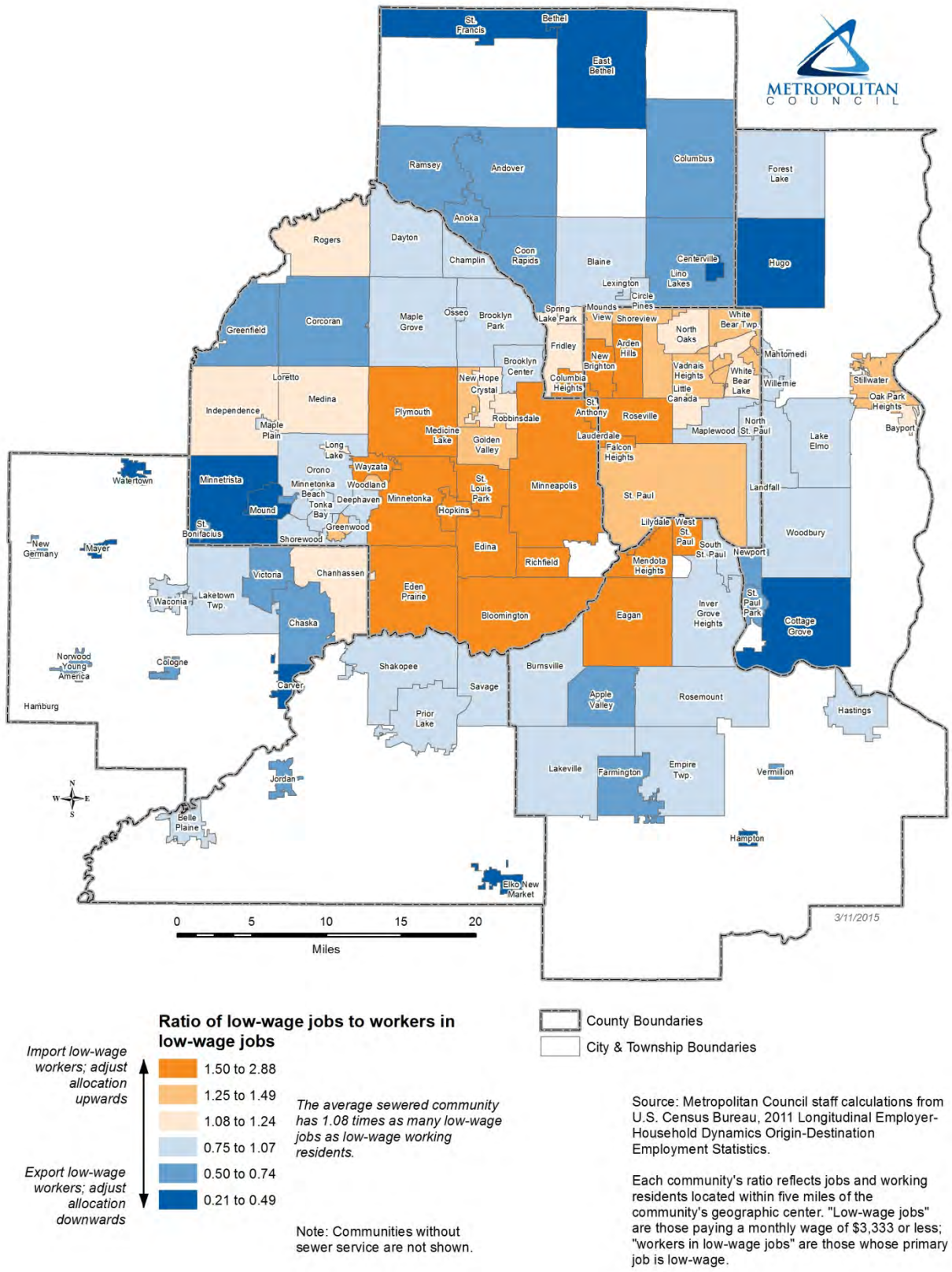


Exhibit 4: Total Allocation (Number of Units Affordable At or Below 80% of Area Median Income)

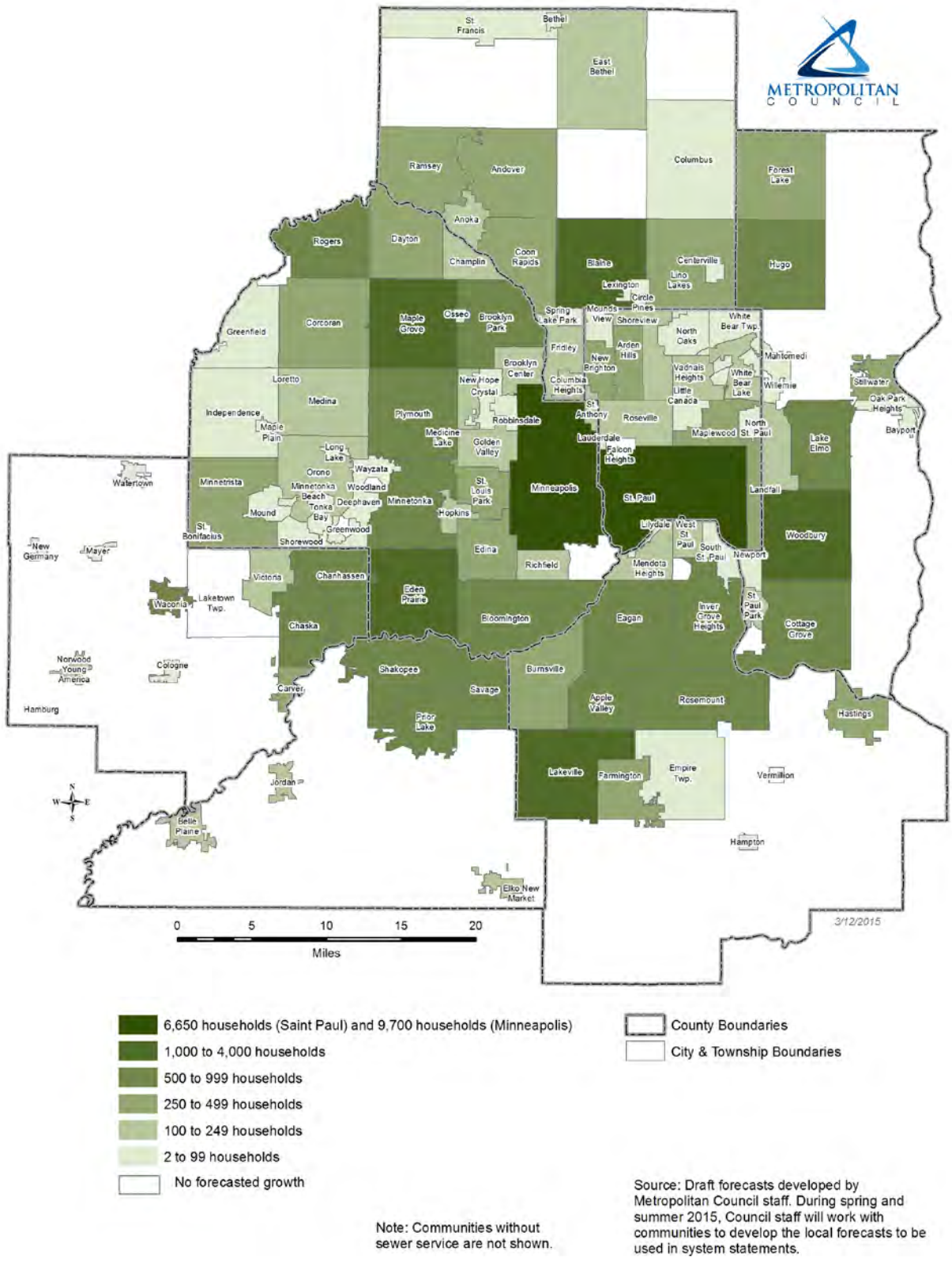

METROPOLITAN COUNCIL
St. Francis
Bethel
East Bethel
Ramsey
Andover
Columbus
Forest Lake
Anoka
Rogers
Dayton
Champlin
Coon Rapids
Blaine
Centerville
Lino Lakes
Hugo
Lexington
Circle Pines
Greenfield
Corcoran
Maple Grove
Osseo
Brooklyn Park
Spring Lake Park
Mounds View
Shoreview
White Bear Twp.
North Oaks
Fridley
Arden Hills
Mahtomedi
New Brighton
Brooklyn Center
Vadnais Heights
White Bear Lake
Willernie
Stillwater
Loretto
Medina
New Hope
Crystal
Columbia Heights
Little Canada
Oak Park Heights
Independence
Maple Plain
Plymouth
Robbinsdale
St. Anthony
Roseville
Maplewood
North St. Paul
Baytown
Medicine Lake
Golden Valley
Lauderdale
Falcon Heights
Lake Elmo
Long Lake
Wayzata
Orono
Minnetrista
Minnetonka Beach
Woodland
Tonka Bay
Deephaven
Minnetonka
St. Louis Park
Minneapolis
St. Paul
Landfall
Watertown
Mound
Hopkins
Greenwood
Lilydale
West St. Paul
Woodbury
St. Bonifacius
Shorewood
Edina
South St. Paul
Newport
New Germany
Mayer
Richfield
Mendota Heights
Victoria
Chanhassen
Eden Prairie
Waconia
Laketown Twp.
Bloomington
Eagan
Inver Grove Heights
St. Paul Park
Cottage Grove
Chaska
Norwood Young America
Cologne
Shakopee
Burnsville
Carver
Savage
Apple Valley
Rosemount
Hamburg
Prior Lake
Hastings
Lakeville
Farmington
Empire Twp.
Vermillion
Jordan
Belle Plaine
Hampton
Elko New Market
0
5
10
15
20
Miles
3/12/2015
6,650 households (Saint Paul) and 9,700 households (Minneapolis)
1,000 to 4,000 households
500 to 999 households
250 to 499 households
100 to 249 households
2 to 99 households
No forecasted growth
County Boundaries
City & Township Boundaries
Note: Communities without sewer service are not shown.
Source: Draft forecasts developed by Metropolitan Council staff. During spring and summer 2015, Council staff will work with communities to develop the local forecasts to be used in system statements.

Exhibit 5: Calculations of Total Allocations for 2021–2030 for All Communities

Sewered Communities	Growth Summary: Sewered Households[1]			(D) Pre-adjusted allocation (C×33.5%)	Measures for Adjustments		Adjustment Factors[2]		Numerical Adjustments		(K) Final Allocation (D + I + J)*
	(A) 2020	(B) 2030	(C) Net growth (B – A)		(E) Housing stock[3] (Avg = 66.4%)	(F) Job/ worker balance[4] (Avg = 1.08)	(G) Housing stock	(H) Job/ worker balance	(I) Housing stock (D × G)	(J) Job/ worker balance (D × H)	
Anoka County											
Andover	7,650	9,000	1,350	452	61.9%	0.50	+4%	-11%	+16	-48	416
Anoka	7,900	8,550	650	217	95.0%	0.72	-22%	-7%	-48	-14	153
Bethel	190	210	20	7	99.0%	0.21	-25%	-16%	-2	-1	4
Blaine**	24,000	27,900	3,900	1,305	79.4%	0.90	-10%	-3%	-132	-43	1,119
Centerville	1,400	1,510	110	37	72.6%	0.49	-5%	-11%	-2	-4	31
Circle Pines	2,150	2,230	80	27	88.3%	0.86	-17%	-4%	-5	-1	21
Columbia Heights	8,400	8,750	350	117	97.9%	1.53	-24%	+8%	-28	+10	98
Columbus	240	360	120	40	54.4%	0.70	+9%	-7%	+4	-3	41
Coon Rapids	26,300	28,100	1,800	602	93.2%	0.65	-21%	-8%	-125	-47	426
East Bethel	4,730	5,650	920	308	78.7%	0.24	-9%	-15%	-29	-47	230
Fridley	11,700	12,300	600	201	95.3%	1.10	-22%	+0%	-45	+1	155
Hilltop	480	520	40	13	98.3%	1.31	-25%	+4%	-3	+1	11
Lexington	890	960	70	23	98.3%	0.98	-25%	-2%	-6	+0	17
Lino Lakes	4,670	6,200	1,530	512	56.5%	0.54	+8%	-10%	+40	-51	496
Ramsey	9,100	10,700	1,600	535	78.6%	0.65	-9%	-8%	-51	-42	438
St. Francis	1,410	1,820	410	137	93.3%	0.41	-21%	-12%	-29	-17	90
Spring Lake Park**	2,930	3,090	160	54	95.9%	1.21	-23%	+2%	-12	+1	43

* Column K includes an adjustment to make all communities' allocations sum to 37,900 units (the regional Need), so it is not the exact sum of Columns D, I, and J.
** Cities that are split between two counties are shown in the county with the largest share of households.

[1] Source: Draft forecasts developed by Metropolitan Council Environmental Services with input from Council Research staff, and supplemented by Council Research estimates of growth in municipal-serviced areas. For more information, see footnote 8 of Appendix B.
[2] These numbers are rescaled Z-scores based on the measures in Column E and Column F. Communities will have their allocations adjusted upward (positive values in Columns G or H) if they have lower-than-average values in Column E (indicating less affordable housing) or higher-than-average values in Column F (indicating that they import workers in low-wage jobs). Communities will have their allocations adjusted downward (negative values in Columns G or H) if they have higher-than-average values in Column E (indicating more affordable housing) or lower-than-average values in Column F (indicating that they export workers in low-wage jobs).
[3] Housing stock affordability: The percentage of a community's total housing units that is affordable to low-income households (those with income at or below 80% of Area Median Income), including unsubsidized and publicly subsidized units. In the average sewered community, 66.4% of housing units are affordable to low-income households.
[4] Job/Worker Balance: The ratio of low-wage jobs located within five miles of the community's geographic center divided by the number of residents within this distance whose primary job is a low-wage job. In the average sewered community, the ratio is 1.08.

Exhibit 5: Calculations of Total Allocations for 2021-2030 for All Communities (continued)

Sewered Communities	Growth Summary: Sewered Households[1]			(D) Pre-adjusted allocation (C×33.5%)	Measures for Adjustments		Adjustment Factors[2]		Numerical Adjustments		(K) Final Allocation (D + I + J)**
	(A) 2020	(B) 2030	(C) Net growth (B – A)		(E) Housing stock[3] (Avg = 66.4%)	(F) Job/ worker balance[4] (Avg = 1.08)	(G) Housing stock	(H) Job/ worker balance	(I) Housing stock (D × G)	(J) Job/ worker balance (D × H)	
Carver County											
Carver	1,890	3,200	1,310	438	48.5%	0.41	+14%	-12%	+61	-54	441
Chanhassen**	9,550	11,400	1,850	619	32.8%	1.22	+26%	+3%	+161	+16	788
Chaska	10,050	11,850	1,800	602	70.1%	0.70	-3%	-7%	-17	-42	538
Cologne	820	1,180	360	120	84.5%	0.74	-14%	-6%	-17	-7	95
Hamburg	210	230	20	7	99.5%	0.55	-26%	-10%	-2	-1	4
Laketown Township	140	70	0	0	33.4%	0.82	+26%	-5%	+0	+0	0
Mayer	710	870	160	54	91.5%	0.21	-19%	-16%	-10	-9	35
New Germany	200	250	50	17	97.1%	0.50	-24%	-11%	-4	-2	11
Norwood Young America	1,900	2,580	680	227	93.8%	0.65	-21%	-8%	-48	-18	159
Victoria	3,240	3,970	730	244	24.4%	0.58	+33%	-9%	+79	-22	298
Waconia	4,970	6,650	1,680	562	63.9%	1.04	+2%	-1%	+11	-4	563
Watertown	1,840	2,180	340	114	93.1%	0.45	-21%	-12%	-24	-13	76

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[2] These numbers are rescaled Z-scores based on the measures in Column E and Column F. Communities will have their allocations adjusted upward (positive values in Columns G or H) if they have lower-than-average values in Column E (indicating less affordable housing) or higher-than-average values in Column F (indicating that they import workers in low-wage jobs). Communities will have their allocations adjusted downward (negative values in Columns G or H) if they have higher-than-average values in Column E (indicating more affordable housing) or lower-than-average values in Column F (indicating that they export workers in low-wage jobs).

[3] Housing stock affordability: The percentage of a community's total housing units that is affordable to low-income households (those with income at or below 80% of Area Median Income), including unsubsidized and publicly subsidized units. In the average sewered community, 66.4% of housing units are affordable to low-income households.

[4] Job/Worker Balance: The ratio of low-wage jobs located within five miles of the community's geographic center divided by the number of residents within this distance whose primary job is a low-wage job. In the average sewered community, the ratio is 1.08.

Exhibit 5: Calculations of Total Allocations for 2021-2030 for All Communities (continued)

Sewered Communities	Growth Summary: Sewered Households[1]			(D) Pre-adjusted allocation (C×33.5%)	Measures for Adjustments		Adjustment Factors[2]		Numerical Adjustments		(K) Final Allocation (D + I + J)*
	(A) 2020	(B) 2030	(C) Net growth (B – A)		(E) Housing stock[3] (Avg = 66.4%)	(F) Job/ worker balance[4] (Avg = 1.08)	(G) Housing stock	(H) Job/ worker balance	(I) Housing stock (D × G)	(J) Job/ worker balance (D × H)	
Dakota County											
Apple Valley	22,500	25,300	2,800	937	68.4%	0.61	-2%	-9%	-15	-81	833
Burnsville	25,900	26,900	1,000	335	77.3%	1.05	-8%	-1%	-28	-2	302
Eagan	28,200	30,150	1,950	652	62.8%	1.53	+3%	+8%	+18	+54	717
Empire Township	240	520	280	94	53.5%	0.99	+10%	-2%	+9	-2	100
Farmington	7,350	8,700	1,350	452	74.3%	0.53	-6%	-10%	-28	-46	374
Hampton	260	270	10	3	95.5%	0.35	-23%	-13%	-1	+0	2
Hastings**	9,600	10,900	1,300	435	85.5%	1.03	-15%	-1%	-64	-4	363
Inver Grove Heights	14,150	16,250	2,100	702	71.8%	0.80	-4%	-5%	-29	-36	631
Lakeville	22,100	26,100	4,000	1,338	51.4%	0.80	+12%	-5%	+155	-69	1,410
Lilydale	530	570	40	13	47.7%	1.98	+15%	+17%	+2	+2	17
Mendota	110	120	10	3	81.0%	1.71	-11%	+12%	+0	+0	3
Mendota Heights	4,820	5,150	330	110	29.2%	1.60	+29%	+10%	+32	+10	150
Rosemount	9,000	11,400	2,400	803	59.8%	1.05	+5%	-1%	+41	-4	832
South St. Paul	9,000	9,350	350	117	95.7%	0.81	-23%	-5%	-27	-6	83
Vermillion	160	160	0	0	90.1%	0.57	-18%	-9%	+0	+0	0
West St. Paul	9,600	10,000	400	134	92.4%	1.76	-20%	+12%	-27	+17	123

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[3] Housing stock affordability: The percentage of a community's total housing units that is affordable to low-income households (those with income at or below 80% of Area Median Income), including unsubsidized and publicly subsidized units. In the average sewered community, 66.4% of housing units are affordable to low-income households.

[4] Job/Worker Balance: The ratio of low-wage jobs located within five miles of the community's geographic center divided by the number of residents within this distance whose primary job is a low-wage job. In the average sewered community, the ratio is 1.08.

Exhibit 5: Calculations of Total Allocations for 2021-2030 for All Communities (continued)

Sewered Communities	Growth Summary: Sewered Households[1]			(D) Pre-adjusted allocation (C×33.5%)	Measures for Adjustments		Adjustment Factors[2]		Numerical Adjustments		(K) Final Allocation (D + I + J)*
	(A) 2020	(B) 2030	(C) Net growth (B – A)		(E) Housing stock[3] (Avg = 66.4%)	(F) Job/ worker balance[4] (Avg = 1.08)	(G) Housing stock	(H) Job/ worker balance	(I) Housing stock (D × G)	(J) Job/ worker balance (D × H)	
Hennepin County											
Bloomington	38,450	39,800	1,350	452	75.6%	2.12	-7%	+19%	-32	+86	501
Brooklyn Center	11,800	12,700	900	301	94.3%	0.80	-22%	-5%	-65	-15	219
Brooklyn Park	30,700	33,650	2,950	987	84.5%	0.87	-14%	-4%	-138	-38	803
Champlin	8,800	9,350	550	184	77.5%	0.86	-9%	-4%	-16	-7	159
Corcoran	2,700	3,670	970	324	52.7%	0.63	+11%	-8%	+35	-27	329
Crystal	9,500	9,700	200	67	96.0%	1.13	-23%	+1%	-15	+1	52
Dayton	2,500	3,670	1,170	391	66.5%	1.04	-0%	-1%	+0	-3	384
Deephaven	1,370	1,380	10	3	10.9%	0.98	+43%	-2%	+1	+0	4
Eden Prairie	28,800	32,050	3,250	1,087	42.8%	2.32	+18%	+23%	+199	+247	1,518
Edina	21,500	22,200	700	234	34.6%	2.49	+25%	+26%	+58	+60	348
Excelsior	1,170	1,180	10	3	60.9%	1.49	+4%	+8%	+0	+0	3
Golden Valley	9,400	9,800	400	134	57.9%	1.46	+7%	+7%	+9	+9	150
Greenfield	220	280	60	20	42.9%	0.71	+18%	-7%	+4	-1	23
Greenwood	300	300	0	0	13.7%	1.41	+41%	+6%	+0	+0	0
Hopkins	9,250	9,550	300	100	80.9%	2.88	-11%	+33%	-11	+33	121
Independence	340	440	100	33	24.5%	1.21	+33%	+2%	+11	+1	45
Long Lake	810	900	90	30	69.3%	1.23	-2%	+3%	-1	+1	30
Loretto	290	300	10	3	73.7%	1.22	-6%	+3%	+0	+0	3
Maple Grove	26,100	29,150	3,050	1,020	56.6%	1.06	+8%	-0%	+78	-4	1,083
Maple Plain	850	940	90	30	82.6%	0.87	-13%	-4%	-4	-1	25

[1] Source: Draft forecasts developed by Metropolitan Council Environmental Services with input from Council Research staff, and supplemented by Council Research estimates of growth in municipal-serviced areas. For more information, see footnote 8 of Appendix B.

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Sewered Communities	Growth Summary: Sewered Households[1]			(D) Pre-adjusted allocation (C×33.5%)	Measures for Adjustments		Adjustment Factors[2]		Numerical Adjustments		(K) Final Allocation (D + I + J)*
	(A) 2020	(B) 2030	(C) Net growth (B – A)		(E) Housing stock[3] (Avg = 66.4%)	(F) Job/ worker balance[4] (Avg = 1.08)	(G) Housing stock	(H) Job/ worker balance	(I) Housing stock (D × G)	(J) Job/ worker balance (D × H)	
Medicine Lake	170	170	0	0	35.6%	1.91	+24%	+15%	+0	+0	0
Medina	2,200	2,680	480	161	23.7%	1.23	+33%	+3%	+53	+4	216
Minneapolis	184,350	194,050	9,700	3,245	77.2%	1.80	-8%	+13%	-272	+429	3,368
Minnetonka	24,600	26,400	1,800	602	46.4%	2.12	+15%	+19%	+93	+115	802
Minnetonka Beach	210	220	10	3	9.8%	0.77	+44%	-6%	+1	+0	4
Minnetrista	1,180	2,000	820	274	19.5%	0.44	+36%	-12%	+100	-32	339
Mound	4,220	4,470	250	84	75.4%	0.41	-7%	-12%	-6	-10	67
New Hope	9,000	9,400	400	134	92.0%	1.30	-20%	+4%	-27	+5	111
Orono	3,050	3,400	350	117	22.9%	1.05	+34%	-1%	+39	-1	153
Osseo	1,270	1,390	120	40	95.7%	1.02	-23%	-1%	-9	+0	31
Plymouth	30,600	32,850	2,250	753	47.2%	1.70	+15%	+11%	+112	+86	942
Richfield	16,200	16,850	650	217	92.5%	1.68	-20%	+11%	-44	+24	195
Robbinsdale	6,300	6,550	250	84	95.4%	1.12	-22%	+1%	-19	+1	65
Rogers	4,690	6,150	1,460	488	53.5%	1.21	+10%	+2%	+49	+12	544
St. Anthony**	4,280	4,530	250	84	71.1%	2.50	-4%	+26%	-3	+22	102
St. Bonifacius	880	880	0	0	78.8%	0.64	-10%	-8%	+0	+0	0
St. Louis Park	23,700	24,600	900	301	71.4%	1.91	-4%	+15%	-12	+46	332
Shorewood	2,820	2,920	100	33	21.2%	0.94	+35%	-3%	+12	-1	44
Spring Park	1,000	1,060	60	20	66.9%	0.55	-0%	-10%	+0	-2	18
Tonka Bay	630	660	30	10	22.1%	0.86	+34%	-4%	+3	+0	13
Wayzata	2,070	2,190	120	40	46.1%	1.72	+16%	+12%	+6	+5	50
Woodland	180	180	0	0	4.7%	1.36	+48%	+5%	+0	+0	0

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Exhibit 5: Calculations of Total Allocations for 2021-2030 for All Communities (continued)

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	(A) 2020	(B) 2030	(C) Net growth (B – A)		(E) Housing stock[3] (Avg = 66.4%)	(F) Job/ worker balance[4] (Avg = 1.08)	(G) Housing stock	(H) Job/ worker balance	(I) Housing stock (D × G)	(J) Job/ worker balance (D × H)	
Ramsey County											
Arden Hills	3,530	4,340	810	271	46.1%	1.52	+16%	+8%	+43	+22	333
Falcon Heights	2,170	2,160	0	0	67.7%	1.83	-1%	+14%	+0	+0	0
Gem Lake	210	240	30	10	54.9%	1.26	+9%	+3%	+1	+0	11
Lauderdale	1,160	1,170	10	3	92.6%	2.44	-20%	+25%	-1	+1	3
Little Canada	4,640	4,770	130	43	81.7%	1.19	-12%	+2%	-5	+1	39
Maplewood	16,700	18,250	1,550	518	85.2%	0.87	-15%	-4%	-75	-20	419
Mounds View	5,100	5,150	50	17	94.0%	1.42	-21%	+6%	-4	+1	14
New Brighton	9,800	10,500	700	234	78.4%	1.59	-9%	+9%	-22	+22	232
North Oaks	720	800	80	27	3.6%	1.19	+49%	+2%	+13	+1	41
North St. Paul	5,100	5,350	250	84	95.2%	0.82	-22%	-5%	-19	-4	60
Roseville	15,100	15,500	400	134	74.6%	1.88	-6%	+15%	-8	+20	145
Saint Paul	125,100	131,750	6,650	2,224	84.2%	1.38	-14%	+6%	-306	+123	2,021
Shoreview	10,800	11,100	300	100	63.0%	1.29	+3%	+4%	+3	+4	106
Vadnais Heights	5,700	6,050	350	117	70.8%	1.40	-3%	+6%	-4	+7	119
White Bear Township	4,570	4,750	180	60	58.7%	1.31	+6%	+4%	+4	+3	66
White Bear Lake**	10,550	11,250	700	234	84.0%	1.23	-14%	+3%	-32	+6	206

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	(A) 2020	(B) 2030	(C) Net growth (B – A)		(E) Housing stock[3] (Avg = 66.4%)	(F) Job/ worker balance[4] (Avg = 1.08)	(G) Housing stock	(H) Job/ worker balance	(I) Housing stock (D × G)	(J) Job/ worker balance (D × H)	
Scott County											
Belle Plaine	2,950	3,750	800	268	94.9%	1.05	-22%	-1%	-59	-1	206
Elko New Market	1,910	2,800	890	298	54.7%	0.43	+9%	-12%	+27	-35	287
Jordan	2,360	3,020	660	221	81.3%	0.58	-12%	-9%	-25	-20	174
Prior Lake	10,000	12,400	2,400	803	52.4%	1.01	+11%	-1%	+87	-10	871
Savage	11,600	13,300	1,700	569	54.8%	0.75	+9%	-6%	+51	-34	580
Shakopee	15,300	18,250	2,950	987	70.7%	1.04	-3%	-1%	-33	-7	938
Belle Plaine	2,950	3,750	800	268	94.9%	1.05	-22%	-1%	-59	-1	206

* Column K includes an adjustment to make all communities' allocations sum to 37,900 units (the regional Need), so it is not the exact sum of Columns D, I, and J.

[1] Source: Draft forecasts developed by Metropolitan Council Environmental Services with input from Council Research staff, and supplemented by Council Research estimates of growth in municipal-serviced areas. For more information, see footnote 8 of Appendix B.

[2] These numbers are rescaled Z-scores based on the measures in Column E and Column F. Communities will have their allocations adjusted upward (positive values in Columns G or H) if they have lower-than-average values in Column E (indicating less affordable housing) or higher-than-average values in Column F (indicating that they import workers in low-wage jobs). Communities will have their allocations adjusted downward (negative values in Columns G or H) if they have higher-than-average values in Column E (indicating more affordable housing) or lower-than-average values in Column F (indicating that they export workers in low-wage jobs).

[3] Housing stock affordability: The percentage of a community's total housing units that is affordable to low-income households (those with income at or below 80% of Area Median Income), including unsubsidized and publicly subsidized units. In the average sewered community, 66.4% of housing units are affordable to low-income households.

[4] Job/Worker Balance: The ratio of low-wage jobs located within five miles of the community's geographic center divided by the number of residents within this distance whose primary job is a low-wage job. In the average sewered community, the ratio is 1.08.

Exhibit 5: Calculations of Total Allocations for 2021-2030 for All Communities (continued)

Sewered Communities	Growth Summary: Sewered Households[1]			(D) Pre-adjusted allocation (C×33.5%)	Measures for Adjustments		Adjustment Factors[2]		Numerical Adjustments		(K) Final Allocation (D + I + J)*
	(A) 2020	(B) 2030	(C) Net growth (B – A)		(E) Housing stock[3] (Avg = 66.4%)	(F) Job/ worker balance[4] (Avg = 1.08)	(G) Housing stock	(H) Job/ worker balance	(I) Housing stock (D × G)	(J) Job/ worker balance (D × H)	
Washington County											
Bayport	1,070	1,190	120	40	66.6%	1.22	-0%	+3%	+0	+1	41
Birchwood Village	360	360	0	0	19.9%	1.07	+36%	-0%	+0	+0	0
Cottage Grove	13,700	16,050	2,350	786	63.6%	0.40	+2%	-12%	+17	-98	698
Forest Lake	6,550	7,800	1,250	418	61.0%	1.06	+4%	-0%	+18	-1	431
Hugo	6,800	9,700	2,900	970	48.1%	0.39	+14%	-13%	+138	-123	975
Lake Elmo	3,880	5,650	1,770	592	28.7%	0.85	+29%	-4%	+173	-25	733
Landfall	300	300	0	0	100.0%	0.65	-26%	-8%	+0	+0	0
Mahtomedi	2,950	3,030	80	27	33.1%	0.98	+26%	-2%	+7	+0	34
Newport	1,630	1,890	260	87	87.5%	0.68	-16%	-7%	-14	-6	66
Oakdale	11,900	12,600	700	234	71.9%	0.89	-4%	-3%	-10	-8	214
Oak Park Heights	2,240	2,470	230	77	61.1%	1.27	+4%	+3%	+3	+3	82
St. Paul Park	2,250	2,680	430	144	95.2%	0.72	-22%	-7%	-32	-9	102
Stillwater	8,300	9,050	750	251	56.0%	1.43	+8%	+6%	+20	+16	284
Willernie	230	230	0	0	90.4%	0.89	-19%	-3%	+0	+0	0
Woodbury	25,150	28,850	3,700	1,238	37.2%	0.81	+23%	-5%	+281	-61	1,443

* Column K includes an adjustment to make all communities' allocations sum to 37,900 units (the regional Need), so it is not the exact sum of Columns D, I, and J.

[1] Source: Draft forecasts developed by Metropolitan Council Environmental Services with input from Council Research staff, and supplemented by Council Research estimates of growth in municipal-serviced areas. For more information, see footnote 8 of Appendix B.

[2] These numbers are rescaled Z-scores based on the measures in Column E and Column F. Communities will have their allocations adjusted upward (positive values in Columns G or H) if they have lower-than-average values in Column E (indicating less affordable housing) or higher-than-average values in Column F (indicating that they import workers in low-wage jobs). Communities will have their allocations adjusted downward (negative values in Columns G or H) if they have higher-than-average values in Column E (indicating more affordable housing) or lower-than-average values in Column F (indicating that they export workers in low-wage jobs).

[3] Housing stock affordability: The percentage of a community's total housing units that is affordable to low-income households (those with income at or below 80% of Area Median Income), including unsubsidized and publicly subsidized units. In the average sewered community, 66.4% of housing units are affordable to low-income households.

[4] Job/Worker Balance: The ratio of low-wage jobs located within five miles of the community's geographic center divided by the number of residents within this distance whose primary job is a low-wage job. In the average sewered community, the ratio is 1.08.

Exhibit 6: Allocations by Affordability Band for 2021-2030 for All Communities

Sewered Community	(A) Overall Allocation	Shares of existing affordable housing in each band[1]			Shares of allocation in each band[2]			Allocation by bands		
		(B) At or below 30% of AMI (Avg = 10.3%)	(C) 31% to 50% of AMI (Avg = 28.1%)	(D) 51% to 80% of AMI (Avg = 61.5%)	(E) At or below 30% of AMI (Region = 49.9%)	(F) 31% to 50% of AMI (Region = 24.9%)	(G) 51% to 80% of AMI (Region = 25.2%)	(H) At or below 30% of AMI (A × E)	(I) 31% to 50% of AMI (A × F)	(J) 51% to 80% of AMI (A × G)
Anoka County										
Andover	416	2.6%	11.6%	85.8%	58.5%	40.5%	1.0%	243	169	4
Anoka	153	6.3%	56.1%	37.7%	50.9%	0.0%	49.1%	78	0	75
Bethel	4	10.0%	63.2%	26.8%	50.0%	0.0%	50.0%	2	0	2
Blaine**	1,119	13.0%	25.2%	61.8%	47.0%	26.5%	26.5%	525	297	297
Centerville	31	1.0%	20.0%	79.0%	60.0%	33.3%	6.7%	19	10	2
Circle Pines	21	0.7%	44.3%	55.0%	59.1%	9.1%	31.8%	12	2	7
Columbia Heights	98	8.2%	59.0%	32.8%	47.7%	0.0%	52.3%	47	0	51
Columbus	41	0.0%	3.9%	96.1%	56.8%	43.2%	0.0%	23	18	0
Coon Rapids	426	6.9%	40.1%	53.0%	52.6%	12.1%	35.3%	223	52	151
East Bethel	230	9.3%	19.2%	71.5%	51.1%	32.6%	16.3%	118	75	37
Fridley	155	8.1%	47.5%	44.4%	50.6%	5.6%	43.8%	78	9	68
Hilltop	11	78.6%	21.4%	0.0%	0.0%	21.4%	78.6%	0	2	9
Lexington	17	16.2%	43.8%	40.0%	41.2%	11.8%	47.1%	7	2	8
Lino Lakes	496	4.2%	16.4%	79.5%	56.7%	35.5%	7.8%	281	176	39
Ramsey	438	2.9%	16.2%	80.9%	58.0%	35.7%	6.3%	254	156	28
St. Francis	90	17.0%	34.6%	48.3%	42.4%	17.4%	40.2%	38	16	36
Spring Lake Park**	43	9.4%	30.1%	60.5%	50.0%	22.7%	27.3%	21	10	12

** Cities that are split between two counties are shown in the county with the largest share of households.

[1] Shows the share of all housing units *affordable to households with income at or below 80% of AMI* in each band of affordability. Percentages may not sum to 100% due to rounding. In the average sewered community, 10% of all affordable units are affordable at or below 30% of AMI; 28% are affordable at 31% to 50% of AMI; and 62% are affordable at 51% to 80% of AMI.

[2] Shows the share of the total allocation assigned to each band, as developed by Part 3 of the allocation process. The 0-30% band is 49.9% of the regional Need, the 31-50% band is 24.9% of the regional Need, and the the 51-80% band is 25.2% of the regional Need.

Exhibit 6: Allocations by Affordability Band for 2021-2030 for All Communities (continued)

Sewered Community	(A) Overall Allocation	Shares of existing affordable housing in each band[1]			Shares of allocation in each band[2]			Allocation by bands		
		(B) At or below 30% of AMI (Avg = 10.3%)	(C) 31% to 50% of AMI (Avg = 28.1%)	(D) 51% to 80% of AMI (Avg = 61.5%)	(E) At or below 30% of AMI (Region = 49.9%)	(F) 31% to 50% of AMI (Region = 24.9%)	(G) 51% to 80% of AMI (Region = 25.2%)	(H) At or below 30% of AMI (A × E)	(I) 31% to 50% of AMI (A × F)	(J) 51% to 80% of AMI (A × G)
Carver County										
Carver	441	0.9%	36.3%	62.8%	58.7%	15.9%	25.4%	259	70	112
Chanhassen**	788	4.3%	31.3%	64.4%	55.7%	20.7%	23.6%	439	163	186
Chaska	538	17.8%	27.3%	54.9%	42.1%	24.3%	33.6%	226	131	181
Cologne	95	8.7%	25.4%	65.9%	51.6%	26.3%	22.1%	49	25	21
Hamburg	4	13.1%	72.9%	14.0%	40.0%	0.0%	60.0%	2	0	2
Laketown Township	0	12.4%	8.9%	78.7%	0.0%	0.0%	0.0%	0	0	0
Mayer	35	4.0%	18.7%	77.3%	58.8%	32.4%	8.8%	21	11	3
New Germany	11	10.3%	66.1%	23.6%	41.7%	0.0%	58.3%	5	0	6
Norwood Young America	159	9.7%	59.0%	31.3%	46.2%	0.0%	53.8%	74	0	85
Victoria	298	12.8%	20.7%	66.4%	47.5%	30.8%	21.7%	141	92	65
Waconia	563	7.8%	31.1%	61.0%	52.0%	20.8%	27.2%	293	117	153
Watertown	76	12.5%	38.0%	49.5%	47.4%	13.2%	39.5%	36	10	30

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[2] Shows the share of the total allocation assigned to each band, as developed by Part 3 of the allocation process. The 0-30% band is 49.9% of the regional Need, the 31-50% band is 24.9% of the regional Need, and the the 51-80% band is 25.2% of the regional Need.

Exhibit 6: Allocations by Affordability Band for 2021-2030 for All Communities (continued)

Sewered Community	(A) Overall Allocation	Shares of existing affordable housing in each band[1]			Shares of allocation in each band[2]			Allocation by bands		
		(B) At or below 30% of AMI (Avg = 10.3%)	(C) 31% to 50% of AMI (Avg = 28.1%)	(D) 51% to 80% of AMI (Avg = 61.5%)	(E) At or below 30% of AMI (Region = 49.9%)	(F) 31% to 50% of AMI (Region = 24.9%)	(G) 51% to 80% of AMI (Region = 25.2%)	(H) At or below 30% of AMI (A × E)	(I) 31% to 50% of AMI (A × F)	(J) 51% to 80% of AMI (A × G)
Dakota County										
Apple Valley	833	11.0%	26.7%	62.3%	49.0%	25.2%	25.9%	407	210	216
Burnsville	302	12.3%	24.9%	62.8%	47.8%	26.9%	25.2%	145	81	76
Eagan	717	8.9%	30.3%	60.8%	51.0%	21.6%	27.3%	366	155	196
Empire Township	100	0.9%	15.7%	83.4%	60.8%	36.1%	3.1%	61	36	3
Farmington	374	2.8%	31.6%	65.6%	57.4%	20.4%	22.3%	215	76	83
Hampton	2	0.0%	28.0%	72.0%	50.0%	50.0%	0.0%	1	1	0
Hastings**	363	10.6%	37.3%	52.1%	48.9%	14.8%	36.3%	177	54	132
Inver Grove Heights	631	12.2%	28.5%	59.2%	47.6%	23.4%	29.1%	300	148	183
Lakeville	1,410	11.4%	17.8%	70.8%	49.1%	33.9%	17.0%	692	478	240
Lilydale	17	0.7%	40.4%	58.9%	58.8%	11.8%	29.4%	10	2	5
Mendota	3	8.8%	44.1%	47.1%	66.7%	0.0%	33.3%	2	0	1
Mendota Heights	150	7.4%	16.7%	75.9%	53.4%	35.1%	11.5%	80	53	17
Rosemount	832	8.4%	23.9%	67.7%	51.8%	27.8%	20.3%	431	232	169
South St. Paul	83	6.4%	46.7%	46.9%	52.9%	5.9%	41.2%	44	5	34
Vermillion	0	0.0%	16.4%	83.6%	0.0%	0.0%	0.0%	0	0	0
West St. Paul	123	8.5%	34.4%	57.1%	51.6%	17.7%	30.6%	63	22	38

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Exhibit 6: Allocations by Affordability Band for 2021-2030 for All Communities (continued)

Sewered Community	(A) Overall Allocation	Shares of existing affordable housing in each band[1]			Shares of allocation in each band[2]			Allocation by bands		
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Hennepin County										
Bloomington	501	7.3%	22.8%	70.0%	52.9%	29.2%	17.9%	265	146	90
Brooklyn Center	219	5.9%	73.2%	20.9%	43.7%	0.0%	56.3%	96	0	123
Brooklyn Park	803	7.8%	37.9%	54.3%	51.6%	14.3%	34.1%	414	115	274
Champlin	159	2.2%	18.6%	79.2%	58.3%	33.3%	8.3%	93	53	13
Corcoran	329	19.6%	7.9%	72.5%	40.9%	43.7%	15.4%	135	143	51
Crystal	52	3.7%	49.8%	46.5%	54.7%	3.8%	41.5%	28	2	22
Dayton	384	24.9%	20.5%	54.6%	34.9%	31.0%	34.1%	134	119	131
Deephaven	4	0.6%	2.6%	96.8%	50.0%	50.0%	0.0%	2	2	0
Eden Prairie	1,518	3.1%	26.2%	70.7%	57.1%	25.8%	17.1%	866	392	260
Edina	348	20.9%	28.3%	50.8%	38.9%	23.4%	37.7%	135	82	131
Excelsior	3	15.7%	42.0%	42.3%	50.0%	0.0%	50.0%	1	0	2
Golden Valley	150	12.4%	21.9%	65.7%	47.7%	29.8%	22.5%	71	45	34
Greenfield	23	4.1%	38.2%	57.8%	56.5%	13.0%	30.4%	13	3	7
Greenwood	0	8.9%	2.2%	88.9%	0.0%	0.0%	0.0%	0	0	0
Hopkins	121	15.0%	24.6%	60.4%	45.5%	26.4%	28.1%	55	32	34
Independence	45	7.1%	22.5%	70.5%	54.5%	29.5%	15.9%	25	13	7
Long Lake	30	8.3%	23.4%	68.3%	51.6%	29.0%	19.4%	15	9	6
Loretto	3	6.8%	38.5%	54.6%	66.7%	0.0%	33.3%	2	0	1
Maple Grove	1,083	1.7%	25.4%	72.9%	58.7%	26.6%	14.7%	636	288	159
Maple Plain	25	4.8%	34.4%	60.7%	56.0%	20.0%	24.0%	14	5	6
Medicine Lake	0	4.8%	37.1%	58.1%	0.0%	0.0%	0.0%	0	0	0
Medina	216	14.1%	8.4%	77.5%	46.9%	43.1%	10.0%	102	93	21
Minneapolis	3,368	14.1%	36.6%	49.3%	45.3%	15.5%	39.1%	1,527	523	1,318
Minnetonka	802	13.6%	14.1%	72.3%	46.9%	37.6%	15.5%	377	301	124

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[2] Shows the share of the total allocation assigned to each band, as developed by Part 3 of the allocation process. The 0-30% band is 49.9% of the regional Need, the 31-50% band is 24.9% of the regional Need, and the the 51-80% band is 25.2% of the regional Need.

Sewered Community	(A) Overall Allocation	Shares of existing affordable housing in each band[1]			Shares of allocation in each band[2]			Allocation by bands		
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Minnetonka Beach	4	30.4%	4.3%	65.2%	25.0%	50.0%	25.0%	1	2	1
Minnetrista	339	4.3%	30.3%	65.5%	55.9%	21.6%	22.5%	190	73	76
Mound	67	8.2%	43.1%	48.6%	50.7%	10.1%	39.1%	34	7	26
New Hope	111	7.7%	25.4%	66.8%	52.3%	27.0%	20.7%	58	30	23
Orono	153	17.9%	18.3%	63.8%	42.8%	32.9%	24.3%	66	50	37
Osseo	31	5.6%	57.2%	37.2%	51.5%	0.0%	48.5%	16	0	15
Plymouth	942	6.1%	21.1%	72.8%	54.3%	30.9%	14.8%	512	291	139
Richfield	195	6.2%	28.1%	65.7%	53.6%	24.2%	22.2%	105	47	43
Robbinsdale	65	7.3%	54.2%	38.5%	50.7%	0.0%	49.3%	33	0	32
Rogers	544	2.6%	20.7%	76.7%	57.9%	31.3%	10.8%	315	170	59
St. Anthony**	102	14.8%	18.5%	66.7%	46.0%	33.0%	21.0%	47	34	21
St. Bonifacius	0	5.1%	34.9%	59.9%	0.0%	0.0%	0.0%	0	0	0
St. Louis Park	332	8.4%	22.5%	69.0%	52.0%	29.2%	18.8%	172	97	63
Shorewood	44	14.5%	15.0%	70.5%	46.5%	37.2%	16.3%	21	16	7
Spring Park	18	1.5%	38.4%	60.1%	57.9%	15.8%	26.3%	10	3	5
Tonka Bay	13	10.9%	10.2%	78.9%	46.2%	46.2%	7.7%	6	6	1
Wayzata	50	14.5%	17.8%	67.7%	45.1%	33.3%	21.6%	22	17	11
Woodland	0	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0	0	0

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Exhibit 6: Allocations by Affordability Band for 2021-2030 for All Communities (continued)

Sewered Community	(A) Overall Allocation	Shares of existing affordable housing in each band[1]			Shares of allocation in each band[2]			Allocation by bands		
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Ramsey County										
Arden Hills	333	26.0%	26.7%	47.4%	33.7%	25.1%	41.2%	112	83	138
Falcon Heights	0	2.0%	40.6%	57.4%	0.0%	0.0%	0.0%	0	0	0
Gem Lake	11	0.0%	26.7%	73.3%	63.6%	27.3%	9.1%	7	3	1
Lauderdale	3	1.5%	54.5%	44.0%	66.7%	0.0%	33.3%	2	0	1
Little Canada	39	24.8%	22.8%	52.4%	35.9%	28.2%	35.9%	14	11	14
Maplewood	419	10.0%	36.8%	53.1%	49.4%	15.4%	35.2%	207	64	148
Mounds View	14	14.4%	36.0%	49.6%	46.2%	15.4%	38.5%	7	2	5
New Brighton	232	8.4%	40.3%	51.3%	50.6%	12.3%	37.0%	117	29	86
North Oaks	41	19.1%	0.0%	80.9%	42.5%	52.5%	5.0%	17	22	2
North St. Paul	60	6.8%	50.1%	43.1%	52.5%	3.3%	44.3%	31	2	27
Roseville	145	11.0%	22.4%	66.6%	49.3%	29.2%	21.5%	72	42	31
Saint Paul	2,021	15.5%	47.7%	36.8%	43.4%	5.0%	51.6%	877	102	1,042
Shoreview	106	11.0%	23.9%	65.1%	49.1%	28.3%	22.6%	52	30	24
Vadnais Heights	119	16.3%	23.4%	60.3%	44.1%	28.0%	28.0%	53	33	33
White Bear Township	66	4.5%	15.8%	79.7%	56.1%	36.4%	7.6%	37	24	5
White Bear Lake**	206	4.4%	19.7%	76.0%	56.2%	32.5%	11.3%	116	67	23

****** Cities that are split between two counties are shown in the county with the largest share of households.

[1] Shows the share of all housing units *affordable to households with income at or below 80% of AMI* in each band of affordability. Percentages may not sum to 100% due to rounding. In the average sewered community, 10% of all affordable units are affordable at or below 30% of AMI; 28% are affordable at 31% to 50% of AMI; and 62% are affordable at 51% to 80% of AMI.

[2] Shows the share of the total allocation assigned to each band, as developed by Part 3 of the allocation process. The 0-30% band is 49.9% of the regional Need, the 31-50% band is 24.9% of the regional Need, and the the 51-80% band is 25.2% of the regional Need.

Exhibit 6: Allocations by Affordability Band for 2021-2030 for All Communities (continued)

Sewered Community	(A) Overall Allocation	Shares of existing affordable housing in each band[1]			Shares of allocation in each band[2]			Allocation by bands		
		(B) At or below 30% of AMI (Avg = 10.3%)	(C) 31% to 50% of AMI (Avg = 28.1%)	(D) 51% to 80% of AMI (Avg = 61.5%)	(E) At or below 30% of AMI (Region = 49.9%)	(F) 31% to 50% of AMI (Region = 24.9%)	(G) 51% to 80% of AMI (Region = 25.2%)	(H) At or below 30% of AMI (A × E)	(I) 31% to 50% of AMI (A × F)	(J) 51% to 80% of AMI (A × G)
Scott County										
Belle Plaine	206	7.5%	32.5%	60.1%	52.4%	19.4%	28.2%	108	40	58
Elko New Market	287	0.9%	12.3%	86.8%	60.4%	39.6%	0.0%	173	114	0
Jordan	174	22.0%	31.2%	46.9%	38.1%	20.5%	41.5%	66	36	72
Prior Lake	871	8.5%	23.0%	68.5%	51.7%	28.8%	19.4%	451	251	169
Savage	580	2.3%	12.8%	84.9%	58.8%	39.3%	1.9%	341	228	11
Shakopee	938	4.1%	38.5%	57.4%	55.5%	13.8%	30.8%	521	129	288

[1] Shows the share of all housing units *affordable to households with income at or below 80% of AMI* in each band of affordability. Percentages may not sum to 100% due to rounding. In the average sewered community, 10% of all affordable units are affordable at or below 30% of AMI; 28% are affordable at 31% to 50% of AMI; and 62% are affordable at 51% to 80% of AMI.

[2] Shows the share of the total allocation assigned to each band, as developed by Part 3 of the allocation process. The 0-30% band is 49.9% of the regional Need, the 31-50% band is 24.9% of the regional Need, and the the 51-80% band is 25.2% of the regional Need.

Exhibit 6: Allocations by Affordability Band for 2021-2030 for All Communities (continued)

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		(B) At or below 30% of AMI (Avg = 10.3%)	(C) 31% to 50% of AMI (Avg = 28.1%)	(D) 51% to 80% of AMI (Avg = 61.5%)	(E) At or below 30% of AMI (Region = 49.9%)	(F) 31% to 50% of AMI (Region = 24.9%)	(G) 51% to 80% of AMI (Region = 25.2%)	(H) At or below 30% of AMI (A × E)	(I) 31% to 50% of AMI (A × F)	(J) 51% to 80% of AMI (A × G)
Washington County										
Bayport	41	3.1%	20.9%	76.0%	59.0%	30.8%	10.3%	24	13	4
Birchwood Village	0	0.0%	2.7%	97.3%	0.0%	0.0%	0.0%	0	0	0
Cottage Grove	698	2.3%	11.7%	86.1%	58.9%	40.3%	0.7%	412	281	5
Forest Lake	431	12.2%	24.9%	62.8%	47.9%	26.7%	25.3%	207	115	109
Hugo	975	8.1%	10.8%	81.1%	52.9%	41.0%	6.1%	516	400	59
Lake Elmo	733	54.6%	14.3%	31.1%	5.5%	36.4%	58.1%	41	267	425
Landfall	0	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0	0	0
Mahtomedi	34	7.6%	11.2%	81.2%	54.5%	39.4%	6.1%	19	13	2
Newport	66	9.6%	49.7%	40.7%	49.3%	3.0%	47.8%	32	2	32
Oakdale	214	8.8%	26.1%	65.1%	51.2%	25.8%	23.0%	110	55	49
Oak Park Heights	82	13.5%	35.1%	51.5%	45.8%	16.9%	37.3%	37	14	31
St. Paul Park	102	6.7%	18.8%	74.6%	54.5%	32.7%	12.9%	56	33	13
Stillwater	284	11.5%	12.6%	75.9%	48.9%	39.3%	11.8%	139	112	33
Willernie	0	6.9%	26.7%	66.4%	0.0%	0.0%	0.0%	0	0	0
Woodbury	1,443	2.7%	15.8%	81.5%	58.3%	36.2%	5.6%	840	522	81

[1] Shows the share of all housing units *affordable to households with income at or below 80% of AMI* in each band of affordability. Percentages may not sum to 100% due to rounding. In the average sewered community, 10% of all affordable units are affordable at or below 30% of AMI; 28% are affordable at 31% to 50% of AMI; and 62% are affordable at 51% to 80% of AMI.

[2] Shows the share of the total allocation assigned to each band, as developed by Part 3 of the allocation process. The 0-30% band is 49.9% of the regional Need, the 31-50% band is 24.9% of the regional Need, and the the 51-80% band is 25.2% of the regional Need.

Appendix C: Methodology for calculating Housing Performance Scores

This *Housing Policy Plan* describes multiple strategies that advance the Metropolitan Council's overall housing policy priority:

> ***Create housing options that give people in all life stages and of all economic means viable choices for safe, stable and affordable homes.***

A range of housing options across the region benefits individuals, families, and local governments. Viable housing choices allow households to find housing affordable to them in the communities where they want to live. Like a diversified investment portfolio, a diversity of housing types can increase local government resiliency through changing economic climates.

The Council currently uses Housing Performance Scores to give priority for funding to communities that are maintaining or expanding their supply of affordable housing and using fiscal, planning, and regulatory tools to promote affordable housing. The Council uses the Score in the Livable Communities Demonstration Account and the Tax Base Revitalization Account to reward communities that have a clear and demonstrable commitment to provide affordable housing options. Local housing performance scores also constituted 7% of the total points available in the 2014 round of the Regional Solicitation for transportation funding.

At the same time, the Council assists affordable housing development in cities struggling with housing performance. The Council gives preference to cities having lower Housing Performance Scores in funding decisions for the Local Housing Incentives Account, which has funded more than one-third of the affordable units funded through the Livable Communities Act programs.

The following criteria and their relative weight will be used to determine a score of 0 to 100 points and will be used for ranking, among comparable proposals, in the evaluation and prioritization of applications for funding. Joint applications for discretionary funding will be weighted pursuant to the applicable combination of city scores.

Recent New Construction and Substantial Rehabilitation/Preservation Projects (0-50 points)

Overall, 50 points are available for new affordable housing construction or investments in the substantial rehabilitation or preservation of affordable or mixed income housing. The specific point split between these two activities will depend on a community's Community Designation or forecasted household growth.

Community Designation / Household Growth	Maximum Points for New Construction	Maximum Points for Substantial Rehabilitation / Preservation
Communities with no Allocation of Affordable Housing Need	0	50
Communities in the Diversified Rural / Rural Residential / Agricultural community designations with an Allocation of Affordable Housing Need greater than 0	10	40
If households forecast to be added in the decade (2010-2020) are 10% or less of 2020 households	15	35
If households forecast to be added in the decade (2010-2020) are 10-15% of 2020 households	25	25
If households forecast to be added in the decade (2010-2020) are 15-20% of 2020 households	30	20
If households forecast to be added in the decade (2010-2020) are 20% or more of 2020 households	35	15

Faster-growing communities will have a larger relative share of the possible 50 points attributable to their efforts in new construction while older communities with more aging housing would have a greater relative share of the possible 50 points attributable to efforts in substantial rehabilitation and preservation.

New Construction of Affordable or Mixed-Income Housing

The following points will be awarded based on activities over the previous 10 years and for up to 10 affordable and/or mixed-income new construction housing projects:

New units affordable to households at or below 30% of Area Median Income (AMI)	1.5 points each
New units affordable to households earning between 31% and 50% of AMI	0.5 point each
New units affordable to households earning between 51% and 80% of AMI	0.25 point each
New owner-occupied units affordable to households earning between 81% and 115% of AMI	0.15 point each
New units produced in the previous year that represent at least 10% of the negotiated Livable Communities Act goal for new affordable housing	10 points
New units produced in the decade that are on track for meeting the decade's negotiated Livable Communities Act goal for new affordable housing (e.g., 40% of the goal produced after Year 4 of the decade)	10 points
Each project with at least 2% local contribution to Total Development Cost (TDC)	3 points each

Each local official control that is adjusted, waived, or utilized to help make an affordable development possible	0.15 point each
At least 5% of new housing units permitted in the previous calendar year are affordable to households earning 80% of AMI) (must permit at least 10 new units to be eligible for points)	5 points

Note: Cities and townships that accrue more than the maximum points in this category will receive only the maximum points.

Substantial Rehabilitation or Preservation of Affordable or Mixed-Income Housing

Preservation of existing affordable housing is often the most cost-effective approach to addressing affordable housing challenges. As the region's affordable housing stock ages, addressing the physical needs of the existing stock becomes more and more critical to avoid the unnecessary loss of affordability. For these purposes, the threshold for substantial rehabilitation is defined as:

1. The cost of repairs, replacements and improvements exceeds the greater of 10% of the estimated property replacement cost after completion of all repairs, replacements and improvements, or $5000 per unit in repairs, replacements and improvements, OR
2. Two or more major building components are being substantially repaired or replaced.

Preservation efforts are rehabilitation efforts that physically improve the asset and:

1. prevent the owner from opting out of a federal or state project-based rental assistance program (i.e., owner conversion to market rate) OR
2. have as a condition of low-cost public financing that the owner consents to continue participation in a federal or state project-based rental assistance program for the term of the mortgage or applicable legal instrument.

The following points will be awarded based on activities over the past 10 years and for up to 10 affordable or mixed-income substantial rehabilitation or preservation projects:

Each rehabilitated/preserved unit serving a household at or below 30% of AMI	1 point each
Each rehabilitated/preserved unit serving a household between 31% and 50% of AMI	0.25 point each
Each rehabilitated/preserved unit in a recent project serving a household between 51% and 80% of AMI	0.1 point each
Each rehabilitated/preserved owner-occupied unit serving a household earning between 81% and 115% of AMI	0.05 point each
Each substantial rehabilitation/preservation project with at least 2% local contribution to the TDC	2 points each
Each local official control that is adjusted, waived, or utilized to enable the rehabilitation or otherwise benefit the property	0.15 point each
Preservation efforts (defined above)	5 points

Note: Cities and townships that accrue more than the maximum points in this category will receive only the maximum points.

This category is intended to capture larger scale rehabilitation and preservation projects (and is typically a single project under common ownership, management, and financing). Single-family rehabilitation loan programs—where each household served represents a unique real estate transaction—should be covered in the Housing Programs and Policies category.

Housing Programs and Policies (0-25 Points)

This category captures information on housing efforts that may be less direct or less costly than direct support for new development or major rehabilitation projects. Local programs and activities, or participation in other government programs, are important to the degree that the programs are used to benefit low- and moderate-income households.

Under this category, the following points will be awarded to activities over the last five years:

Each locally funded and administered housing program Each housing program operated by a nonprofit organization receiving a local financial contribution to administer the program (examples include single family rehabilitation loan programs, rental assistance programs, housing counseling program/services, etc.)	2 points each
Adopting/administering a rental licensing program Demonstrable efforts to improve/preserve unsubsidized affordable housing Conducting a land inventory or maintaining a land bank for affordable housing Adopting/administering an Accessory Dwelling Unit (ADU) ordinance Adopting and enforcing local Fair Housing policies	3 points each
Covering all or a portion of administrative expenses incurred in connection with administering/participating in a federal, state, or county program (i.e., the difference between costs incurred and the reimbursement from the federal, state, or county government for administering the program) Providing financial resources to support a Community Land Trust (CLT) active in the city Participation (as a lender or administrator) in the Minnesota Housing Rehabilitation Loan, Emergency Loan, and/or the Community Fix-Up program(s) A successful application to the Minnesota Housing Single Family Impact Fund for activities other than new construction or rehabilitation (those activities should be counted in the New Construction and Substantial Rehab/Preservation categories)	1.5 points each
Each household served under a city, county, or Minnesota Housing program defined above	0.05 point each

Note: Cities and townships that accrue more than the maximum points in this category will receive only the maximum points.

Trying to capture all efforts, tools, and activities to promote housing affordability would be not only challenging but also administratively burdensome. In an attempt to minimize that burden yet recognize local innovations and initiative, the Council will offer communities the option to showcase additional efforts not otherwise captured above that could merit points. When generating the Scores, Council staff will evaluate how narratives fit into the overarching point structure and provide additional points where appropriate.

Characteristics of the Existing Housing Stock (0-25 Points)

This category recognizes the important role the existing local stock plays in providing affordable opportunities. It also recognizes the essential role played by communities that are home to housing for special and vulnerable populations. Points for the existing housing stock category will be awarded as follows:

Share of existing housing stock affordable to households earning 30% of AMI or less:	
At least 2%	2 points
At least 5%	6 points
At least 8%	9 points
Share of existing housing stock affordable to households earning 50% of AMI or less:	
At least 10%	2 points
At least 20%	5 points
At least 30%	8 points
Share of existing housing stock affordable to households earning 80% of AMI or less:	
At least 20%	2 points
At least 40%	4 points
At least 60%	6 points
Each facility serving a vulnerable or special population including: • Transitional placement of adult offenders or adjudicated delinquents • Licensed group homes for people with physical disabilities, mental illness, developmental disabilities or chemical dependency • Shelters for people experiencing homelessness, battered women or those otherwise not able to secure private housing • Transitional housing for people experiencing homelessness • Age- and income-restricted senior housing	1 point each (up to 5 points)

Note: Cities and townships that accrue more than the maximum points in this category will receive only the maximum points.

Changes to the lettering of the Appendices:
Appendix ~~B~~D: Chronology of Regional Housing Policy and Implementation (p. 119)

Appendix ~~C~~E: Senior Housing Types and Arrangements (p. 121)

Appendix ~~D~~F: Glossary of Affordable Housing Terms, Programs, and Funding Sources (p. 123)

Appendix ~~E~~G: About the Housing Policy Plan Indicators (p. 136)

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[i] This forecast looks at new households earning less than 80% of AMI and excludes seniors who own their home free and clear and are not cost-burdened. Including those, the number is ~~73,600~~ 56,400.
[ii] For a full definition of entitlement communities, see the Glossary in the Appendices.~~)~~ Entitlement communities in our region are Anoka, Dakota, Hennepin, Ramsey, and Washington counties and the cities of Bloomington, Coon Rapids, Eden Prairie, Minneapolis, Minnetonka, Plymouth, Saint Paul, and Woodbury.
[iii] This forecast looks at new households earning less than 80% of AMI and excludes seniors who own their home free and clear and are not cost-burdened. Including those, the number is ~~73,600~~ 56,400.
[iv] Affordable home prices are Metropolitan Council staff calculations of the purchase prices at which estimated monthly mortgage payments—including principal, interest, property taxes, and insurance—are no more than 29% of the monthly income for a household of four with the given income. The Council assumed a 3.97% interest rate (the Midwestern average for 2013) and other standard mortgage assumptions: a 3.5% downpayment, a property tax rate of 1.25% of property sales price, mortgage insurance at 1.35% of unpaid principal, and $100/month for hazard insurance. Household income values are the income limits for 2013 calculated by the U.S. Department of Housing and Urban Development based on the median family income for the 13-county Minneapolis-Saint Paul-Bloomington metropolitan statistical area.

April 15, 2015

Metropolitan Council
Attn: Housing Policy Plan
390 Robert Street N
St. Paul, MN 55101-1805

RE: Draft Housing Policy Plan (2015 Amendment)

To Whom It May Concern:

Thank you for the opportunity to review the regional Housing Policy Plan 2015 Amendment. Please include our comments from our September, 2014 submitted comments as well. Some of our broader policy comments are repeated in this response, with our revised comments in the bullet list below.

General Assumption

- The following comments are based on the assumption that no changes to our Future Land Use Map will be necessary in order to achieve the standards contained within the proposed amendment to the Housing Policy Plan.

Comments on Amended Plan

- Ramsey Appreciates the flexibility granted in the Housing Performance Scores that recognizes variation in new construction levels and acknowledges policies that encourage affordable housing even if actual construction not experienced in a given year. Ramsey supports the multiple thresholds, including the threshold of up to 80% AMI, where this was previously 60% AMI. Finally, Ramsey supports points awarded for all local tools provided and acknowledgment of other county, city, non-profit, and state programs that provide tools to the City.
- Ramsey supports the clarification on existing statutory requirements and submittal requirements versus recommended strategies as it relates to the requirement to create a Housing Plan at the local level.
- Ramsey supports the goals of affordable housing identified in the amendment plan so long as it is consistent with the City's current Future Land Use Map. The City has not planned to amend its current Future Land Use Map to increase areas of higher density that what is already currently identified.
- Ramsey requests clarification on the definition of Affordable Housing as it relates to land use planning. It is our understanding that the current definition is six (6) units per acre, but the amended plan notes ranges from eight (8) units per acre to twelve (12) units per acre. Ramsey simply desires to better understand how our allocation of affordable housing will be impacted by these thresholds based on our current Future Land Use Map. Our current definition of Medium Density Residential is 3-7 units per acre. Our current definition of High Density Residential is 7-15 units per acre. Our concern is that Ramsey will not receive credit for areas currently shown as High Density Residential which we feel will provide the necessary housing variety and is already currently in our land use plan. Perhaps our areas of High Density Residential will quality in part two (2) of Option 2 (see page 11 of amended plan). This is important as it relates to how we accomplish our allocations published in the exhibits to the amended plan.

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- Please define what you mean by 'updated housing requirements' under your implementation plan. Previously, this simply stated review criteria.
- Ramsey appreciates many of the peer and comparable communities included in the two (2) working groups that helped shape the amendment. Are there documented summaries of these working group meetings?
- Ramsey acknowledges that our comment desiring to see the methodology of allocating affordable housing need has been incorporated. Ramsey desires a process to help refine these numbers upon output to ensure that these allocations are in line with local experiences. In other words, will there be some process to help refine or amend these numbers at the request of local communities? We believe a process currently does exist, but want to better understand if that process will change with the new methodology.
- Please note that Exhibit Titles are not matching the correct page. Perhaps this is a result of 'Tracked Changes'
- Based on Exhibit 2 on page 30, Ramsey's allocation of affordable housing will be adjusted downwards. Ramsey does not object. It appears that according to Metropolitan Council data, 66.4% to 79% of homes constructed in Ramsey are affordable to households at or below 80% AMI.
- Subject to how the Metropolitan Council will calculate areas guided for Medium Density (3-7 units per acre) and High Density (7-15 units per acre) Residential, Ramsey does not object to the overall allocation of 438 affordable units. Ramsey assumes that our current Future Land Use Map will be able to accommodate this allocation. If the Metropolitan Council feels adjustments to our Future Land Use Map are necessary to accomplish this allocation, please inform us. Otherwise, we will move forward on the assumption that no changes to our land use plan are necessary in order to achieve this allocation.
- Ramsey notes that it will take strong partnerships between the Metropolitan Council and local governments to achieve the allocations by bands in Exhibit 6. Specifically, Ramsey desires a conversation regarding our ability to achieve the allocation of affordable housing at the 30% AMI level. Based on our experience, the surrounding market, and some of the goals of Property Owners with areas guided for the appropriate densities for affordable housing, Ramsey finds it will be difficult to achieve these goals without assistance of programs such as the Livable Communities Program of the Metropolitan Council, the Minnesota Housing Finance Agency, and the Anoka County Housing and Redevelopment Authority.
- It appears that our comment regarding 'normalizing' our Housing Performance Score has been incorporated to a degree. Acknowledgement of future forecasted growth and history of activities of the past ten (10) years has been added. Ramsey is curious of what our Housing Performance Score will be based on the new methodology. Under Housing Programs and Policies, we desire to understand if the programs provided by Anoka County will qualify for our Housing Performance Score. We do not desire to duplicate these already existing services and programs. We will reserve our final comments on this factor until we can see how the broad matrix applies to our local example.

Sincerely,

CITY OF RAMSEY

Tim Gladhill
Community Development Director

DRAFT

City of RAMSEY

7550 Sunwood Drive NW • Ramsey, Minnesota 55303
City Hall: 763-427-1410 • Fax: 763-427-5543
www.cityoframsey.com

September 24, 2014

Metropolitan Council
Attn: Housing Policy Plan
390 Robert Street N
St. Paul, MN 55101-1805

RE: Draft Housing Policy Plan

To Whom It May Concern:

Thank you for the opportunity to review the regional Housing Policy Plan.

As the City of Ramsey reviews this policy document, the City would like to confirm that the policies found within this document are voluntary policies and not mandates passed down to local governments. Rather than going line by line for each of the local role categories, Ramsey would rather clarify that these are voluntary policies. There may be some of the implementation strategies that would work well in Ramsey, while others may not apply or be supported on a local policy level. It appears that much of this document will relate to the Metropolitan Council's role in developing housing policy and distributing financial resources for housing projects.

It is also noted that Ramsey works closely with the Anoka County Housing and Redevelopment Authority (ACHRA) to achieve many of the local goals identified in the policy document. We choose to partner with this organization to capitalize on their expertise in housing programs and avoid duplication of services and levies.

Ramsey understands the Metropolitan Council's goal to be more strategic and direct with their funding allocations and policies. The draft policy plan defers much of the detail to future discussion on how the Metropolitan Council, specifically Livable Communities, will derive its scoring and distribution. Ramsey would like to ensure that our ability to access these important dollars to achieve local and regional priorities are not diminished by changes in policies and scoring. Ramsey has demonstrated on multiple occasions its ability to deliver quality affordable housing and demonstrate return on investment for previous funding allocations.

As it relates to the affordability threshold, Ramsey does not object to the changes in the threshold (50-80%, 30-50%, 30%), provided that adequate resources are provided for each threshold. Ramsey desires to participate in future discussions on how these policies will be reflected in revised scoring systems in the future. Also, Ramsey desires demographic data for our community that organizes into these new categories. Is it possible for the Metropolitan Council to illustrate how previous project awards would score under the new system on policy?

A key policy as it relates to Ramsey's priorities is the request of the Housing Policy Plan to incorporate Housing Performance Scores as a scoring element in the Regional Solicitation for Transportation Funding. Ramsey requests that the Metropolitan Council explore the Housing Performance Score holistically if this policy is to be implemented. It has been our experience that our Housing Performance Score can fluctuate greatly year to year based on market conditions and new construction. **Ramsey would ask that the method for the Housing Performance Score include a provision to normalize across multiple years** to account for annual fluctuations in the housing market, especially as it relates to the delivery of affordable housing. While we have

a history of providing quality workforce housing, it has been our experience that projects with enough scale to influence our Housing Performance Score do not occur on an annual basis.

Ramsey appreciates that the Metropolitan Council addresses Transit Oriented Development in the Housing Policy Plan and a focus on policy and investment in station areas. Ramsey believes it is still important to invest in all forms of transportation in Ramsey, not just transit.

On page 75 that outlines measurements intended to measure progress towards achievement of the policy plan. However, there are several measurements that are currently incomplete and without an actual baseline measurement. Ramsey cannot comment on these measurements until they are complete.

Sincerely,

CITY OF RAMSEY

Tim Gladhill
Community Development Director

5.06: Review and Respond to the Metropolitan Council Regional Housing Policy Plan

Presentation

Community Development Director Gladhill presented the Staff Report stating the Metropolitan Council was in the process of updating Regional System Plans (Water Resources, Transportation, Parks, Housing). The Metropolitan Council has released the Regional Housing Policy Plan for public comment. The Housing Policy was an important policy document as it relates to Ramsey's goals and initiatives. This policy document will serve as the policy document for many of the housing resources available to our residents and our community. Most notably, this is an important document that frames the Livable Communities Program, a voluntary program that Ramsey participates in that provides valuable financial resources to assist Ramsey in achieving its land use goals. Staff reviewed the City's draft response to the Regional Housing Policy Plan and recommended the Planning Commission adopt the draft response.

Commission Business

Motion by Commissioner Brauer, seconded by Commissioner Maul, to recommend that City Council adopt the draft response to the Housing Policy Plan.

Further discussion

Commissioner Brauer wanted to see equity between communities in the northern and southern suburbs.

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

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7.08: Review and Respond to the Metropolitan Council Regional Housing Policy Plan

Community Development Director Gladhill reviewed the staff report and draft response to the Metropolitan Council Housing Policy Plan that contained six categories. He presented the recommendation of the Planning Commission to adopt the draft response to the Housing Policy Plan.

Councilmember Riley stated this is a voluntary program, not a mandate. He noted that Item 6 addresses transit but does not diminish transportation investment, which shows that transportation improvements remain the number one priority.

Mayor Strommen agreed the letter does a good job of pointing out specific issues as well as preserving the opportunity for future comment.

Motion by Councilmember Johns, seconded by Councilmember LeTourneau, to approve the draft response to the Housing Policy Plan and authorize its submission to the Metropolitan Council.

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

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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: 04/14/2015

Submitted For: Patrick Brama, Administrative Services

By: Patrick Brama, Administrative Services

Information

Title:

Adopt Resolution #15-04-079 Accepting Bids and Authorizing Award of Contract for Improvement Project #14-30; Fire Station #2

Purpose/Background:

Purpose:

The purpose of this case is to accept bids and award a contract for Improvement Project #14-30, construction of a new Fire Station #2.

Background (case):

This case was last discussed by the City Council in January 2015; at which time, the project manager (BKV Group), was directed to finalize design/bid documents, and let bid.

Background

For details, see attached. In summary, the proposed project calls for the construction of a 12,000 square foot, one-story, new Fire Station #2 located on a 2.34 acres site off Helium Street and Alpine Drive. The proposed new Fire Station #2 would primarily provide a long-term base of operation for the City's Fire Department in the eastern half of Ramsey. Aside from the primary use, this project will include space for both a small satellite police department location and satellite Allina Ambulance location.

Notification:

NA

Observations/Alternatives:

Observations:

Attached to this case is a memo from the project coordinator (BKV Group). This memo outlines an overview of the bid process, bid tabulation, comments, and a recommendation from BKV Group. In summary, the lowest responsible bidder was $3,135,000; Brennan Construction of Mankato, Minnesota (http://bcofmn.com/construction/projects). BKV Group's estimated construction costs were $3,390,000. The lowest bidder came in $255,000 below the BKV Group's estimation; and is believed to be competitive and fair for current market conditions.

Alternatives:

#1 - Award contract (staff recommendation)

(+) long-term needs of Fire Department addressed; enhanced police and ambulance coverage.
(+) five bids were received, and BKV Group believes the lowest responsible bid is fair/ competitive/ market.
(-) this is a significant investment for the City of Ramsey; and will require debt services payments in the

amount of $293,000 annually for 20 years (roughly).

#2 - Re-bid project.

(+) minor chance bids would come back significantly lower.
(-) more than likely, bids would not come back significantly lower.
(-) additional professional service dollars incurred for a third bidding process (about $4,000-$8,000 depending on variables).
(-) project completion would be pushed back resulting in negative operation effects to the Fire Department (temporally) and *potentially* result in termination of an existing purchase agreement for the former municipal center site. If the current PA was terminated, staff would re-list.

#3 - Cancel/ table project

(+) City would save dollars on remaining costs associated with completing this project.
(-) Not capitalizing on previous work completed for this project--now sunk costs (BKV Group professional services and staff time). NOTE: generally, plans are good for five years.
(-) Not solving the long-term needs of the City's Fire Department; and, police and ambulance coverage not enhanced.

Funding Source:

Funding Source:
Capital Improvement Plan (CIP) Bond. Attached to this case is a detailed 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 interim bond payments. Permanent project financing will come from a $3.97M CIP bond (estimated). Annual payments for this bond are roughly $293K. The City will utilize the general levy to pay for bond payments, beginning in 2016.

NOTE 1: 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.

NOTE 2: The current CIP bond as noted, is $3.97M. This amount may be reduced prior to the bond sale adoption on May 26, 2015 due to the lower than estimated bid.

NOTE 3: CIP bonding is regulated by the State of Minnesota. Per Statute, a public hearing process is required to allow the public an opportunity to counter petition the proposed bonding/ project. The public hearing was held on March 10, 2015 with any counter petition to the project needing to be filed by April 9, 2015. No counter petition or comments were received.

Recommendation:

See alternatives.

Action:

Motion to:

Adoption Resolution #15-04-079 Accepting Bids and a Awarding Contract for Improvement Project #14-30; Fire Station #2.

-and-

Approve the attached AIA A101 Standard Form of Agreement Between Owner and Contractor; subject to amendments by the City Attorney

-and-

Approve the attached Purchasing Agent Agreement; subject to amendments by the City Attorney

---

Attachments

BKV Group MEMO
RESOLUTION 15 04 079 ACCEPTING BIDS AND AUTHORIZING AWARD OF CONTRACT FOR IMPROVEMENT PROJECT 14 30 FIRE STATION 2
Purchasing Agent Agreement
Agrmt betw Owner and Contractor
Background Information
Council Questions
Comparison (Fire 1 and 2)
Final Design
Project Budget
Bond Run January 21 2015
Images

Form Review

Inbox	Reviewed By	Date
Diana Lund	Diana Lund	04/08/2015 10:16 AM
Tim Gladhill	Tim Gladhill	04/08/2015 04:23 PM
Dean Kapler	Dean Kapler	04/08/2015 04:32 PM
Patrick Brama	Patrick Brama	04/09/2015 10:52 AM
Kurt Ulrich	Kurt Ulrich	04/09/2015 11:40 AM
Form Started By: Patrick Brama		Started On: 03/16/2015 08:07 AM
Final Approval Date: 04/09/2015		

BKV
GROUP

Architecture
Interior Design
Landscape Architecture
Engineering

Boarman
Kroos
Vogel
Group
Inc.

222 North Second Street
Minneapolis, MN 55401
Telephone: 612.339.3752
Facsimile: 612.339.6212
www.bkvgroup.com
EOE

April 7, 2015

Ramsey Fire Department
7550 Sunwood Drive, NW
Ramsey, MN 55303

Attention: Chief Dean Kapler and Patrick Brama

Ref: Fire Station No. 2 – Bid Review & Recommendation

Dear Chief Kapler and Pat,

Per the City Councils' approval on January 27, 2015 BKV finalized and issued the fire station construction documents for bids on February 12, 2015. During the bidding process 4 addendum were issued to interested bidders to respond to questions and required clarifications. The deadline to receive bids was Tuesday, March 24, 2015 at 10:00 AM. At that time 7 bids were received and a few minutes after 10:00 AM and 8th bid was submitted. The bids received on time were opened and read out loud shortly after 10:00 AM in the Alexander Ramsey room. The 7 bidders were as follows:

1. Brennan Construction
2. Ebert Construction
3. Rochon Corp
4. Tarraff Construction
5. CM Construction
6. Gopher State
7. Terra General Contractors

The 8th bid received after the deadline was from Mark Haug Construction Inc.

The bids were broken down into labor and material bids to support the City in utilizing the material tax exemption approved by the state in 2014. The total bid amounts ranged from $3,135,000 to $3,800,000. Without the high bid, which was received after the deadline, the spread from high to low was $272,000, or an 8.7% spread.

In addition to the overall project bids the contractors provided unit cost for potential unknown items to help control cost. Those items were:

- Removal of bedrock
- Removal of unsuitable soil materials
- Select granular fill materials
- Access doors and frames
- Excavation and re-compaction of undocumented fill

The apparent 3 low total bids were:

1. Brennan Construction at $3,135,000.00
2. Ebert Construction at $3,163,332.00
3. Rochon Corp at $3,188,000.00

The budget estimate prepared by BKV and approved by the City Council was $3,180,000, the 2 apparent low bidders were below that amount.

In addition to the bid amounts the bidders were requested to provide additional information to assist in evaluating contractor qualifications. The 3 questions asked were:

1. Claims asserted against the bidder by owners, subcontractors, supplier, or sureties in the last 15 years
2. Projects not completed within the required project schedule in the last 15 years
3. Names and contact information for clients of projects over $2,000,000 in the last 5 years, minimum two references

According to the information provided all 3 contractors indicated that there had been no claims and only minor schedule issues. BKV then contacted the references provided for the 3 low bid contractors. From the information obtained all references contacted indicated that the contractors had done good quality work and would hire them again.
The contractors started business in Minnesota as follows:

- Brennan Construction - 1994
- Ebert Construction - 1968
- Rochon Corp - 1940

Based on the information obtained we would recommend that the City award a contract to Brennan Construction and issue a notice to proceed with a formal contract to follow. The schedule for the project is 330 calendar days from the issuance of the notice to proceed. If the NTP is issued on April 15, 2015 the substantial completion date would be March 9, 2016.

We would suggest that the total project budget remain as previously presented to the City Council at $3,970,000.00.

We are available and ready to continuing working with the City on this project and are looking forward to this being a success and asset to the Fire Department and the community.

Please feel free to contact me if I can be of assistance or you have any questions.

Sincerely,

Bruce Schwartzman, AIA
Partner - Managing Architect

Attachment: Bid Tabulation Form

Cc: Craig Carter, Senior Project Architect – BKV Group
Chase Hennessey, Construction Administration – BKV Group

Q\City of Ramsey Fire Station- Bid Review & Recommendation _2015-4-07.doc

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

RESOLUTION #15-03-079

RESOLUTION ACCEPTING BIDS AND AUTHORIZING AWARD OF CONTRACT FOR IMPROVEMENT PROJECT 14-30; FIRE STATION #2.

WHEREAS, pursuant to a motion of the Ramsey City Council, adopted January 27, 2015, authorizing advertisements for bids to construct a new Fire Station #2; and

WHEREAS, bids were received, opened, and tabulated on March 24, 2015, and the following bids were found to comply with the advertisement for bids; and

			Addenda					Base Bid
	Bidder	**Bid Bond**	**1**	**2**	**3**	**4**		
1	Brennan Construction	x	x	x	x	x		$3,135,000.00
2	Ebert Construction	x	x	x	x	x		$3,163,332.00
3	Rochon Corp	x	x	x	x	x		$3,188,000.00
4	Tarraff Construction	x	x	x	x	x		$3,190,000.00
5	CM Construction	x	x	x	x	x		$3,341,786.00
6	Gopher State	x	x	x	x	x		$3,382,483.00
7	Terra General Contractors	x	x	x	x	x		$3,407,000.00
8	Mark haug Construction Inc.	x	x	x	x	x		$3,800,000.00
9	Black/Dew							**No Bid**
10	Continuity Electrical Contractor							**No Bid**
11	HTH Building & Masonry							**No Bid**
12	Municipal Builders							**No Bid**
13	Shaw Lundquist							**No Bid**

WHEREAS, the bid of $3,135,000 by Brennan Construction, of Mankato, Minnesota, for the construction of said improvements in accordance with the approved plans and specifications and advertisement for bids, is the lowest responsible bidder; and,

WHEREAS, the Engineer's estimation for construction was $3,390,000; and,

WHEREAS, the Engineer believes the lowest reponsible bid reflects market prices and recommends the lowest responsible bid be awarded.

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

1) The Mayor and City Administrator hereby accept to enter into a contract with said lowest responsible bidder for the construction of said improvements for and on behalf of the City of Ramsey.

2) The City Administrator is hereby authorized and directed to return forthwith to all other bidders the deposits made with their bids at such time that a contract has been executed.

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:

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 14th day of April, 2015.

_____
Mayor

ATTEST:

_____
City Clerk

PURCHASING AGENT AGREEMENT

THIS AGREEMENT is made by and between Brennan Construction of Minnesota, Inc. ("Agent") and the City of Ramsey ("Owner"), a Minnesota city generally exempt from paying state sales and use tax under Minn. Stat. § 297A.70; and

WHEREAS, Owner is undertaking the construction on its property of certain improvements generally described as Ramsey Fire Station No. 2 ("the Project"); and

WHEREAS, Owner wishes to purchase on its own account materials, supplies and equipment for the Project (collectively "Tax-Exempt Materials") as described in the attached Exhibits 1 and 2 ; and

WHEREAS, Owner has solicited separate bids for the Tax-Exempt Materials, the award of which was not contingent upon the successful award of any other part of the Project; and

WHEREAS, Agent is the successful bidder for the Tax-Exempt Materials; and

WHEREAS, Agent desires to act as Owner's purchasing agent for purposes of acquiring the Tax-Exempt Materials for use exclusively in the Project

IT IS THEREFORE AGREED between the parties hereto that:

1. This Agreement is made with reference to, and where applicable shall be governed by, the specifications and provisions set forth in the Contract Documents as such are defined in the Owner/Contractor Agreement for the Project.

2. Owner appoints Agent to act as its purchasing agent for purchasing the Tax-Exempt Materials, and further authorizes Agent to appoint such subagents as Agent deems appropriate for carrying out the purposes of this Agreement, which subagents shall have similar powers of appointment.

3. It is understood and agreed that: (a) Owner takes title to the Tax-Exempt Materials at the point of delivery; (b) Owner assumes the risk of loss for all Tax-Exempt Materials; and (c) Owner bears all risk for defects in the Tax-Exempt Materials, including Tax-Exempt Materials incorporated into the real estate.

4. Agent (and any subagents) shall include the following Notice to Vendors/Suppliers in all purchase orders and other documents furnished to a vendor or supplier in connection with the purchase of any Tax-Exempt Materials:

NOTICE TO VENDORS/SUPPLIERS

> The materials to which this document relates are being purchased by Brennan Construction of Minnesota, Inc. *(name of Agent)* as the purchasing agent of the City of Ramsey ("the Owner"). It is the Owner's obligation, not the purchasing agent's, to pay for the materials. Because the Owner is a city of Minnesota, this purchase is exempt from sales tax under Minn. Stat. § 297A.70.

5. Agent shall exercise reasonable care in performance of its duties as purchasing agent, including the inspection of the Tax-Exempt Materials for obvious or apparent defects or the failure of such materials to conform to the plans, specifications and all Contract Documents relating to the Project.

6. Owner shall pay the sum of $1,685,000.00 for all of the Tax-Exempt Materials purchased by Agent under this Agreement. Agent shall direct vendors and suppliers to deliver invoices for the Tax-Exempt Materials to Owner in care of Agent at Brennan Construction of Minnesota, Inc., 124 East Walnut Street, Suite 20, Mankato, MN 56001 *(Agent's address)*. Agent shall submit invoices for payment to Owner, less retainage of five percent (5%), which invoices shall be due and payable upon Owner's receipt of the invoices.

7. Agent shall promptly notify Owner of any sales and use tax audit by the Minnesota commissioner of Revenue or of the threatened imposition or assessment of any sales or use taxes. Owner may, at its sole option and cost, dispute, contest or otherwise resist the imposition or assessment of any such taxes. Upon reasonable notice to Owner, Agent may (but is not obligated to) take such actions as it deems reasonable in response to the threatened imposition or assessment of taxes, which actions shall be deemed to have been taken on Owner's behalf. If any Minnesota sales or use taxes are imposed or assessed with respect to any Tax-Exempt Materials purchased pursuant to this Agreement, Owner shall be solely responsible for the payment of such taxes, including any related penalties and interest, and shall hold Agent harmless and indemnify Agent from any such cost or expense related thereto, including any legal fees and costs incurred by Agent in connection therewith or in connection with the enforcement of this paragraph.

8. The agency relationship created by this Agreement is intended to be in compliance with Minnesota Rule 8130.1200 and its current interpretation by the Minnesota Department of Revenue.

9. The alternative dispute resolution provisions (if any) in the Owner/Contractor Agreement are incorporated herein by reference and are applicable to any dispute between the parties hereto arising out of this Agreement.

10. Owner may terminate this Agreement at any time and for any reason. Upon receiving notice of termination, Agent shall cease making any purchases and shall promptly notify any subagents it has appointed that such appointment has likewise been terminated, that they are to cease initiating any new purchases, and that they are to likewise notify any subagents they have appointed that they are to cease initiating any new purchases. Any purchases that were initiated by Agent or subagent prior to its receiving notice of termination and that cannot be reasonably reversed after it received notice of termination shall be deemed to have been made with authority.

11. The provisions of this Agreement shall be binding upon and inure to the benefit of the parties and their respective heirs, legal representatives, assigns, and any subagents appointed pursuant to this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement this 15th day of April, 2015.

OWNER: By: _____

Its: _____

AGENT: By: _____

Its: _____

Attachments:

Exhibit 1: Project Manual Table of Contents

Exhibit 2: Index of Project Drawings

DRAFT

AIA® Document A101™ – 2007

Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum

AGREEMENT made as of the «Fifteenth » day of « April » in the year « Two Thousand Fifteen »
(In words, indicate day, month and year.)

BETWEEN the Owner:
(Name, legal status, address and other information)

«City of Ramsey »« »
«7550 Sunwood Drive NW »
«Ramsey, MN 55303 »
« »

and the Contractor:
(Name, legal status, address and other information)

«Brennan Construction of Minnesota, Inc. »« »
«124 East Walnut Street, Suite 20 »
«Mankato, MN 56001 »
« »

for the following Project:
(Name, location and detailed description)

«Ramsey Fire Station #2»
« »
« »

The Architect:
(Name, legal status, address and other information)

«BKV Group, Inc. »« »
«222 N. 2nd St. »
«Minneapolis, MN 55401 »
« »

The Owner and Contractor agree as follows.

ADDITIONS AND DELETIONS: The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201™–2007, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

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TABLE OF ARTICLES

1 THE CONTRACT DOCUMENTS

2 THE WORK OF THIS CONTRACT

3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

4 CONTRACT SUM

5 PAYMENTS

6 DISPUTE RESOLUTION

7 TERMINATION OR SUSPENSION

8 MISCELLANEOUS PROVISIONS

9 ENUMERATION OF CONTRACT DOCUMENTS

10 INSURANCE AND BONDS

ARTICLE 1 THE CONTRACT DOCUMENTS

The Contract Documents consist of this Agreement, Conditions of the Contract (General, Supplementary and other Conditions), Drawings, Specifications, Addenda issued prior to execution of this Agreement, other documents listed in this Agreement and Modifications issued after execution of this Agreement, all of which form the Contract, and are as fully a part of the Contract as if attached to this Agreement or repeated herein. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations or agreements, either written or oral. An enumeration of the Contract Documents, other than a Modification, appears in Article 9.

ARTICLE 2 THE WORK OF THIS CONTRACT

The Contractor shall fully execute the Work described in the Contract Documents, except as specifically indicated in the Contract Documents to be the responsibility of others.

The Work under this Agreement specifically excludes the furnishing of the materials, supplies and equipment as indicated on the attached Purchasing Agent Agreement (collectively, "Tax-Exempt Materials"), which Tax-Exempt Materials shall be furnished by the Owner for incorporation into the Project. However, the Work does include receiving, unloading, safely storing, maintaining, protecting, insuring, and incorporating the Tax-Exempt Materials into the Project.

ARTICLE 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ 3.1 The date of commencement of the Work shall be the date of this Agreement unless a different date is stated below or provision is made for the date to be fixed in a notice to proceed issued by the Owner.
(Insert the date of commencement if it differs from the date of this Agreement or, if applicable, state that the date will be fixed in a notice to proceed.)

«The date will be fixed in a Notice to Proceed. »

If, prior to the commencement of the Work, the Owner requires time to file mortgages and other security interests, the Owner's time requirement shall be as follows:

« »

§ 3.2 The Contract Time shall be measured from the date of commencement.

§ 3.3 The Contractor shall achieve Substantial Completion of the entire Work not later than «Three Hundred Thirty » («330 ») days from the date of commencement, or as follows:

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(Insert number of calendar days. Alternatively, a calendar date may be used when coordinated with the date of commencement. If appropriate, insert requirements for earlier Substantial Completion of certain portions of the Work.)

« »

Portion of Work	Substantial Completion Date

, subject to adjustments of this Contract Time as provided in the Contract Documents.
(Insert provisions, if any, for liquidated damages relating to failure to achieve Substantial Completion on time or for bonus payments for early completion of the Work.)

« »

ARTICLE 4 LABOR CONTRACT SUM

§ 4.1 The Owner shall pay the Contractor the Contract Sum in current funds for the Contractor's performance of the Contract. The Contract Sum shall be «One Million Four Hundred Fifty Thousand » ($ «1,450,000 »), subject to additions and deductions as provided in the Contract Documents.

§ 4.2 The Contract Sum is based upon the following alternates, if any, which are described in the Contract Documents and are hereby accepted by the Owner:
(State the numbers or other identification of accepted alternates. If the bidding or proposal documents permit the Owner to accept other alternates subsequent to the execution of this Agreement, attach a schedule of such other alternates showing the amount for each and the date when that amount expires.)

« »

§ 4.3 Unit prices, if any:
(Identify and state the unit price; state quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price Per Unit ($0.00)
#1 - Remove Bedrock	Cubic Yard	$100.00
#2 - Remove Unsuitable Material	Cubic Yard	$ 17.50
#3 – Select Granular Material	Cubic Yard	$ 22.50
#4 – Access Doors and Frames	Door	$200.00
#5 – Excavation and Re-compaction of Undocumented Fill	Cubic Yard	$ 12.00

§ 4.4 Allowances included in the Contract Sum, if any:
(Identify allowance and state exclusions, if any, from the allowance price.)

Item	Price

ARTICLE 5 PAYMENTS

§ 5.1 PROGRESS PAYMENTS

§ 5.1.1 Based upon Applications for Payment submitted to the Architect by the Contractor and Certificates for Payment issued by the Architect, the Owner shall make progress payments on account of the Contract Sum to the Contractor as provided below and elsewhere in the Contract Documents.

§ 5.1.2 The period covered by each Application for Payment shall be one calendar month ending on the last day of the month, or as follows:

« »

§ 5.1.3 Provided that an Application for Payment is received by the Architect not later than the «1st » day of a month, the Owner shall make payment of the certified amount to the Contractor not later than the «30th » day of the

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«same » month. If an Application for Payment is received by the Architect after the application date fixed above, payment shall be made by the Owner not later than «thirty » («30 ») days after the Architect receives the Application for Payment.
(Federal, state or local laws may require payment within a certain period of time.)

§ 5.1.4 Each Application for Payment shall be based on the most recent schedule of values submitted by the Contractor in accordance with the Contract Documents. The schedule of values shall allocate the entire Contract Sum among the various portions of the Work. The schedule of values shall be prepared in such form and supported by such data to substantiate its accuracy as the Architect may require. This schedule, unless objected to by the Architect, shall be used as a basis for reviewing the Contractor's Applications for Payment.

§ 5.1.5 Applications for Payment shall show the percentage of completion of each portion of the Work as of the end of the period covered by the Application for Payment.

§ 5.1.6 Subject to other provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

.1 Take that portion of the Contract Sum properly allocable to completed Work as determined by multiplying the percentage completion of each portion of the Work by the share of the Contract Sum allocated to that portion of the Work in the schedule of values, less retainage of «Five » percent («5 » %). Pending final determination of cost to the Owner of changes in the Work, amounts not in dispute shall be included as provided in Section 7.3.9 of AIA Document A201™–2007, General Conditions of the Contract for Construction;

.2 Add that portion of the Contract Sum properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the completed construction (or, if approved in advance by the Owner, suitably stored off the site at a location agreed upon in writing), less retainage of «Five » percent («5 » %);

.3 Subtract the aggregate of previous payments made by the Owner; and

.4 Subtract amounts, if any, for which the Architect has withheld or nullified a Certificate for Payment as provided in Section 9.5 of AIA Document A201–2007.

§ 5.1.7 The progress payment amount determined in accordance with Section 5.1.6 shall be further modified under the following circumstances:

.1 Add, upon Substantial Completion of the Work, a sum sufficient to increase the total payments to the full amount of the Contract Sum, less such amounts as the Architect shall determine for incomplete Work, retainage applicable to such work and unsettled claims; and
(Section 9.8.5 of AIA Document A201–2007 requires release of applicable retainage upon Substantial Completion of Work with consent of surety, if any.)

.2 Add, if final completion of the Work is thereafter materially delayed through no fault of the Contractor, any additional amounts payable in accordance with Section 9.10.3 of AIA Document A201–2007.

§ 5.1.8 Reduction or limitation of retainage, if any, shall be as follows:
(If it is intended, prior to Substantial Completion of the entire Work, to reduce or limit the retainage resulting from the percentages inserted in Sections 5.1.6.1 and 5.1.6.2 above, and this is not explained elsewhere in the Contract Documents, insert here provisions for such reduction or limitation.)

«Per the Contract Documents »

§ 5.1.9 Except with the Owner's prior approval, the Contractor shall not make advance payments to suppliers for materials or equipment which have not been delivered and stored at the site.

§ 5.2 FINAL PAYMENT

§ 5.2.1 Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Contractor when

.1 the Contractor has fully performed the Contract except for the Contractor's responsibility to correct Work as provided in Section 12.2.2 of AIA Document A201–2007, and to satisfy other requirements, if any, which extend beyond final payment; and

.2 a final Certificate for Payment has been issued by the Architect.

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User Notes: (1717720420)

§ 5.2.2 The Owner's final payment to the Contractor shall be made no later than 30 days after the issuance of the Architect's final Certificate for Payment, or as follows:

« »

ARTICLE 6 DISPUTE RESOLUTION

§ 6.1 INITIAL DECISION MAKER

The Architect will serve as Initial Decision Maker pursuant to Section 15.2 of AIA Document A201–2007, unless the parties appoint below another individual, not a party to this Agreement, to serve as Initial Decision Maker.
(If the parties mutually agree, insert the name, address and other contact information of the Initial Decision Maker, if other than the Architect.)

« »
« »
« »
« »

§ 6.2 BINDING DISPUTE RESOLUTION

For any Claim subject to, but not resolved by, mediation pursuant to Section 15.3 of AIA Document A201–2007, the method of binding dispute resolution shall be as follows:
(Check the appropriate box. If the Owner and Contractor do not select a method of binding dispute resolution below, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, Claims will be resolved by litigation in a court of competent jurisdiction.)

[« »] Arbitration pursuant to Section 15.4 of AIA Document A201–2007

[«X »] Litigation in a court of competent jurisdiction

[« »] Other *(Specify)*

« »

ARTICLE 7 TERMINATION OR SUSPENSION

§ 7.1 The Contract may be terminated by the Owner or the Contractor as provided in Article 14 of AIA Document A201–2007.

§ 7.2 The Work may be suspended by the Owner as provided in Article 14 of AIA Document A201–2007.

ARTICLE 8 MISCELLANEOUS PROVISIONS

§ 8.1 Where reference is made in this Agreement to a provision of AIA Document A201–2007 or another Contract Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents.

§ 8.2 Payments due and unpaid under the Contract shall bear interest from the date payment is due at the rate stated below, or in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located.
(Insert rate of interest agreed upon, if any.)

As calculated under Minnesota Statutes Section 549.09.

§ 8.3 The Owner's representative:
(Name, address and other information)

«Patrick Brama »
«City of Ramsey »
«7550 Sunwood Drive NW »
«Ramsey, MN 55303 »

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User Notes: (1717720420)

« »
« »

§ 8.4 The Contractor's representative:
(Name, address and other information)

«Joe Brennan »
«Brennan Construction of Minnesota, Inc. »
«124 East Walnut Street, Suite 20 »
«Mankato, MN 56001 »
« »
« »

§ 8.5 Neither the Owner's nor the Contractor's representative shall be changed without ten days written notice to the other party.

§ 8.6 Other provisions:

« All notices and other communications pursuant to this Agreement shall be in writing and shall be deemed to have been duly given to the other party (a) on the day it is personally delivered or transmitted by facsimile or e-mail; (b) on the day after being sent by Federal Express (or comparable overnight delivery service), all fees prepaid; or (c) on the second day after being mailed by United States certified or registered mail, postage prepaid. Notices shall be sent to the other party at the address, fax number, or email address set forth in this Agreement, or at such other address, fax number of e-mail address for receiving notices and other communications as shall be given in writing by the receiving party to the other party.

This Agreement, including any Change Order thereto, may be executed in several counterparts, each of which shall be deemed to be an original and all of which together shall constitute one Agreement binding on both parties, notwithstanding that the parties shall not have signed the same counterpart, A facsimile, xerographic, electronically transmitted, or similar copy of a handwritten signature to this Agreement or an electronic signature to this Agreement, including any Change Order thereto, shall be deemed an original signature for purposes of enforcing this Agreement. »

ARTICLE 9 ENUMERATION OF CONTRACT DOCUMENTS

§ 9.1 The Contract Documents, except for Modifications issued after execution of this Agreement, are enumerated in the sections below.

§ 9.1.1 The Agreement is this executed AIA Document A101–2007, Standard Form of Agreement Between Owner and Contractor.

§ 9.1.2 The General Conditions are AIA Document A201–2007, General Conditions of the Contract for Construction.

§ 9.1.3 The Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
Specification Section 007300	Supplementary Conditions		

§ 9.1.4 The Specifications:
(Either list the Specifications here or refer to an exhibit attached to this Agreement.)
«See Exhibit 1 »

Section	Title	Date	Pages

§ 9.1.5 The Drawings:
(Either list the Drawings here or refer to an exhibit attached to this Agreement.)

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User Notes: (1717720420)

«See Exhibit 2 »

Number	Title	Date

§ 9.1.6 The Addenda, if any:

Number	Date	Pages
1	March 6, 2015	146
2	March 12, 2015	187
3	March 17, 2015	13
4	March 19, 2015	12

Portions of Addenda relating to bidding requirements are not part of the Contract Documents unless the bidding requirements are also enumerated in this Article 9.

§ 9.1.7 Additional documents, if any, forming part of the Contract Documents:

.1 AIA Document E201™–2007, Digital Data Protocol Exhibit, if completed by the parties, or the following:

« »

.2 Other documents, if any, listed below:
(List here any additional documents that are intended to form part of the Contract Documents. AIA Document A201–2007 provides that bidding requirements such as advertisement or invitation to bid, Instructions to Bidders, sample forms and the Contractor's bid are not part of the Contract Documents unless enumerated in this Agreement. They should be listed here only if intended to be part of the Contract Documents.)

« »

ARTICLE 10 INSURANCE AND BONDS

The Contractor shall purchase and maintain insurance and provide bonds as set forth in Article 11 of AIA Document A201–2007.
(State bonding requirements, if any, and limits of liability for insurance required in Article 11 of AIA Document A201–2007.)

Type of insurance or bond	Limit of liability or bond amount ($0.00)
Contractor's Liability Insurance	See Specifications
Property Insurance, All Risk	See Specifications
Performance Bond	Full amount of Contract sum
Payment Bond	Full amount of Contract sum

This Agreement entered into as of the day and year first written above.

OWNER *(Signature)*	**CONTRACTOR** *(Signature)*
« »« »	« »« »
(Printed name and title)	*(Printed name and title)*

AIA Document A101™ – 2007. Copyright © 1915, 1918, 1925, 1937, 1951, 1958, 1961, 1963, 1967, 1974, 1977, 1987, 1991, 1997 and 2007 by The American Institute of Architects. **All rights reserved.** **WARNING: This AIA® Document is protected by U.S. Copyright Law and International Treaties. Unauthorized reproduction or distribution of this AIA® Document, or any portion of it, may result in severe civil and criminal penalties, and will be prosecuted to the maximum extent possible under the law.** This draft was produced by AIA software at 16:00:34 on 03/17/2015 under Order No.7301285732_1 which expires on 06/14/2015, and is not for resale.
User Notes: (1717720420)

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.

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

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

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--

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. Estimated Construction period set at 11 months

6. Construction Administration

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.

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

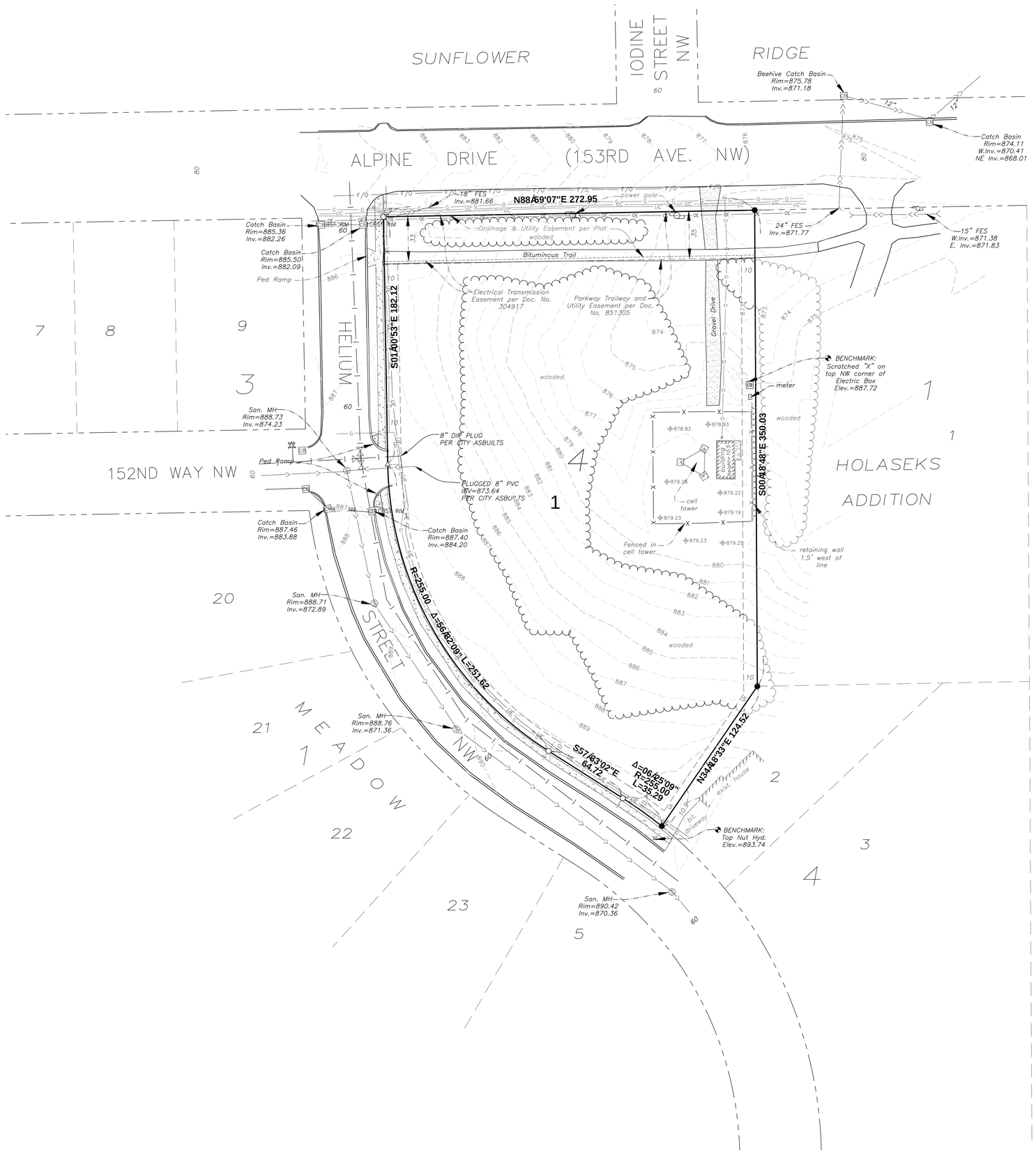
prepared by BKV Group

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	



PROPERTY DESCRIPTION

Lot 1, Block 4, MEADOW, according to the record plat thereof.

TOTAL AREA = 2.35 ACRES

GENERAL NOTES

1. EXISTING CONDITIONS HAVE BEEN PROVIDED BY WENCK ASSOCIATES RECEIVED SEPTEMBER 8, 2014. ALL EXISTING FEATURES SHOWN SHALL BE FIELD VERIFIED BY CONTRACTOR.

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

CALL BEFORE YOU DIG
GOPHER STATE ONE CALL
TWIN CITY AREA: 651-454-0002
TOLL FREE 1-800-252-1166

LEGEND

- SET IRON MONUMENT
- FOUND IRON MONUMENT
- SET "PK" NAIL
- SANITARY SEWER MANHOLE
- STORM SEWER INLET
- HYDRANT
- WATER GATE VALVE
- ELECTRICAL PEDESTAL
- BENCHMARK
- 879.25 EXISTING SPOT ELEVATION
- FENCE LINE
- RETAINING WALL
- STORM SEWER
- SANITARY SEWER
- UNDERGROUND GAS
- UNDERGROUND CABLE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- UNDERGROUND FIBER OPTIC
- RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE
- SURVEYED PROP. LINE/PLAT BOUNDARY
- CONCRETE SURFACE
- ASPHALT SURFACE
- GRAVEL SURFACE
- BUILDING

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GRAPHIC SCALE IN FEET

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BKV GROUP
Architecture
Interior Design
Landscape Architecture
Engineering

Boarman Kroos Vogel Group Inc.

222 North Second Street
Minneapolis MN 55401
Telephone: 612-339-3752
Facsimile: 612-339-6212
www.bkvgroup.com

Wenck Engineers • Scientists Business Professionals

ISSUANCE

PROJECT TITLE

RAMSEY
FIRE STATION

PRELIMINARY
NOT
FOR
CONSTRUCTION

CERTIFICATION

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

11/03/2014
Jared T Ward — Date

48677
License Number

REVISION	DATE

WENCK JOB NO	1634-07
DATE	11-04-2014
DRAWN BY	KDK
CHECKED BY	JTW
COMMISSION NO.	1953.01

SHEET TITLE

EXISTING
CONDITIONS

SHEET NUMBER

C101

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GENERAL NOTES

1. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO ANY REMOVAL WORK.
2. THE RELOCATION AND OR PROTECTION OF ALL EXISTING UTILITIES MUST BE COORDINATED BY THE CONTRACTOR AND ANY COSTS FOR SUCH WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR EXTRA TIME AND EFFORT OF PROVISIONS NECESSARY TO WORK AROUND OR UNDER ANY UTILITIES.
3. SAWCUT CONCRETE SIDEWALK AND CURB AND GUTTER AT NEAREST JOINT.
4. SAWCUT BITUMINOUS FULL DEPTH AT REMOVAL LIMITS. PROVIDE STABLE AND VERTICAL SURFACE FOR THE PROPOSED PAVEMENT INTERFACE.
5. CAREFULLY REMOVE AND STOCK PILE EXISTING AGGREGATE BASE MATERIAL, FOR RE-USE BY PAVING CONTRACTOR.
6. MAINTAIN ACCESS TO EXISTING BUILDING & PARKING LOT DURING CONSTRUCTION. PROVIDE TEMPORARY SIGNAGE AND BARRICADES AS NECESSARY

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.

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CALL BEFORE YOU DIG
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LEGEND

- SET IRON MONUMENT
- FOUND IRON MONUMENT
- SET "PK" NAIL
- SANITARY SEWER MANHOLE
- STORM SEWER INLET
- HYDRANT
- WATER GATE VALVE
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- ASPHALT SURFACE
- GRAVEL SURFACE
- BUILDING

- SAW CUT LINE
- REMOVE CONCRETE CURB AND GUTTER
- REMOVE BITUMINOUS PAVEMENT
- REMOVE GRAVEL DRIVE
- CLEAR AND GRUB

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BKV GROUP
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ISSUANCE

PROJECT TITLE

RAMSEY
FIRE STATION

PRELIMINARY
NOT
FOR
CONSTRUCTION

CERTIFICATION

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

11/03/2014
Jared T Ward — Date

49677
License Number

REVISION	DATE

WENCK JOB NO	1634-07
DATE	11-04-2014
DRAWN BY	KDK
CHECKED BY	JTW
COMMISSION NO.	1953.01

SHEET TITLE

REMOVAL
AND
DEMOLITION
PLAN

SHEET NUMBER

C102

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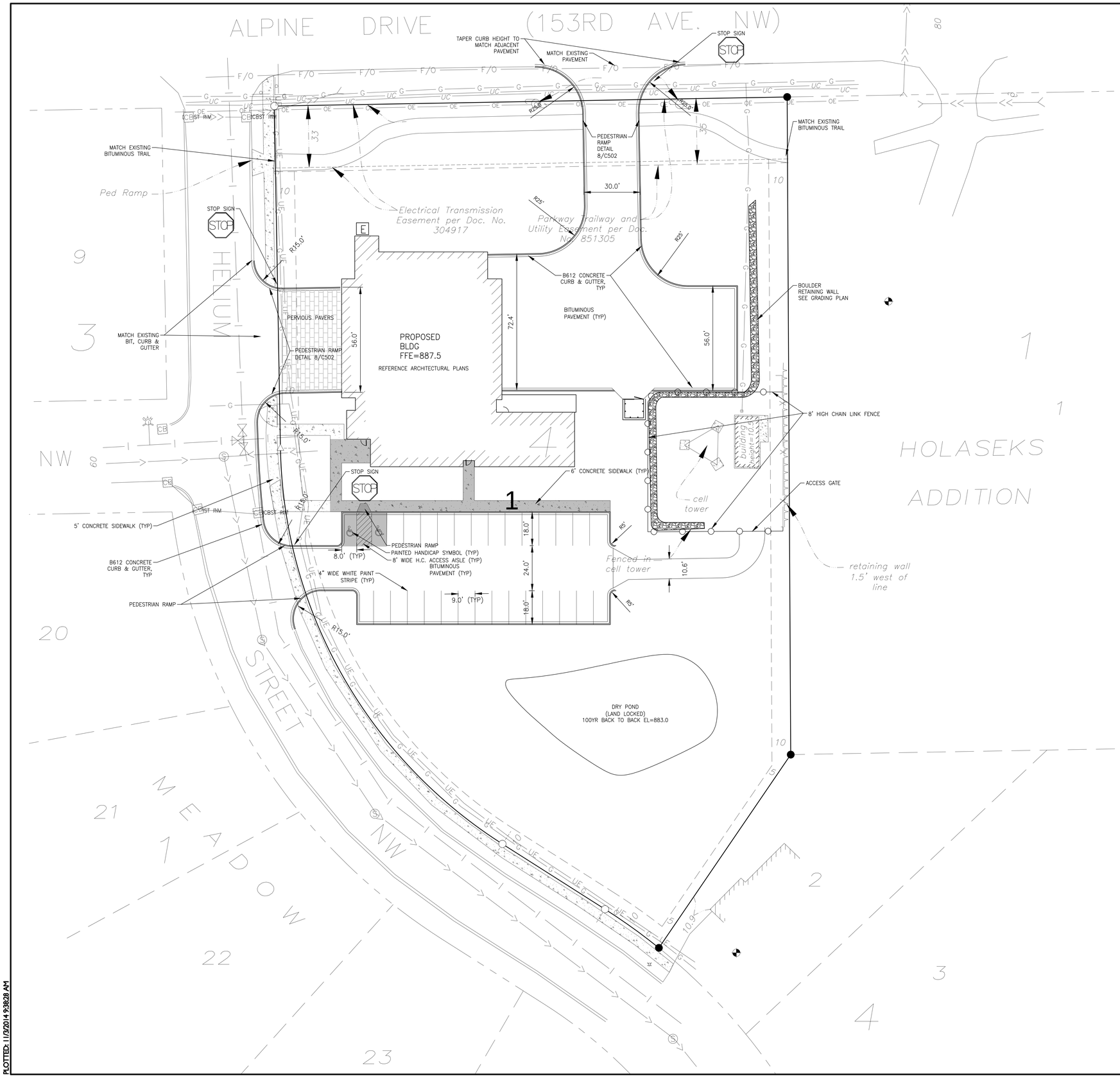

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TOTAL AREA = 2.35 ACRES

GENERAL NOTES

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2. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
3. BUILDING DIMENSIONS ARE APPROXIMATE. REFER TO BUILDING & FLOOR PLANS FOR EXACT DIMENSIONS.
4. EXISTING SIDEWALK SECTIONS IS APPROXIMATELY 4" CONCRETE AND 4" AGGREGATE BASE CLASS 5.
5. ADA ACCESS: PARKING, ACCESS AISLES & STOOPS SHALL HAVE A 2% MAX SLOPE EACH WAY.
   ALL OTHER AREAS SHALL HAVE A MAXIMUM 5% RUNNING SLOPE AND MAX 2% CROSS SLOPE

ADA ACCESS:
PARKING, ACCESS AISLES, LANDINGS & STOOPS SHALL HAVE A 2% MAX SLOPE EACH WAY.
ALL OTHER AREAS SHALL HAVE A MAXIMUM 5% RUNNING SLOPE AND MAX 2% CROSS SLOPE.

6. ALL SIGNS SHALL BE ALUMINUM. ALL STOP SIGNS SHALL BE 24" UNLESS NOTED OTHERWISE.

PROPOSED PARKING STALLS:
H.C.= 2
STANDARD = 28
TOTAL = 30

WARNING:

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- GRAVEL SURFACE
- BUILDING
- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- CONCRETE SIDEWALK
- CONCRETE CURB AND GUTTER
- BACK OF CURB
- STOP SIGN

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GRAPHIC SCALE IN FEET

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Interior Design
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COMMISSION NO.	1953.01

SHEET TITLE

CIVIL
SITE
PLAN

SHEET NUMBER

C103

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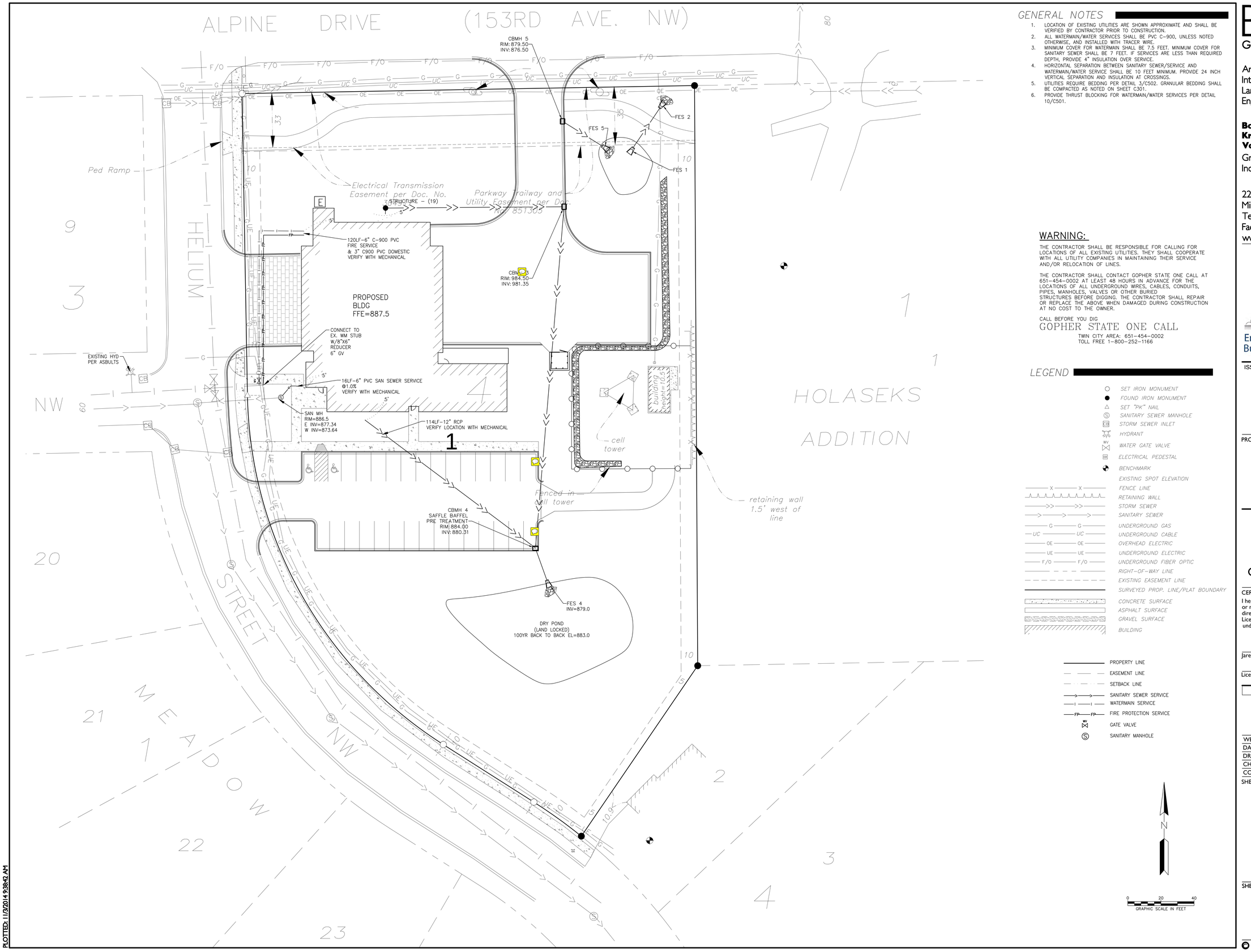

GENERAL NOTES

1. LOCATION OF EXISTING UTILITIES ARE SHOWN APPROXIMATE AND SHALL BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
2. ALL WATERMAIN/WATER SERVICES SHALL BE PVC C-900, UNLESS NOTED OTHERWISE, AND INSTALLED WITH TRACER WIRE.
3. MINIMUM COVER FOR WATERMAIN SHALL BE 7.5 FEET. MINIMUM COVER FOR SANITARY SEWER SHALL BE 7 FEET. IF SERVICES ARE LESS THAN REQUIRED DEPTH, PROVIDE 4" INSULATION OVER SERVICE.
4. HORIZONTAL SEPARATION BETWEEN SANITARY SEWER/SERVICE AND WATERMAIN/WATER SERVICE SHALL BE 10 FEET MINIMUM. PROVIDE 24 INCH VERTICAL SEPARATION AND INSULATION AT CROSSINGS.
5. UTILITIES REQUIRE BEDDING PER DETAIL 3/C502. GRANULAR BEDDING SHALL BE COMPACTED AS NOTED ON SHEET C301.
6. PROVIDE THRUST BLOCKING FOR WATERMAIN/WATER SERVICES PER DETAIL 10/C501.

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

CALL BEFORE YOU DIG
GOPHER STATE ONE CALL
TWIN CITY AREA: 651-454-0002
TOLL FREE 1-800-252-1166

LEGEND

- SET IRON MONUMENT
- FOUND IRON MONUMENT
- SET "PK" NAIL
- SANITARY SEWER MANHOLE
- STORM SEWER INLET
- HYDRANT
- WATER GATE VALVE
- ELECTRICAL PEDESTAL
- BENCHMARK
- EXISTING SPOT ELEVATION
- FENCE LINE
- RETAINING WALL
- STORM SEWER
- SANITARY SEWER
- UNDERGROUND GAS
- UNDERGROUND CABLE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- UNDERGROUND FIBER OPTIC
- RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE
- SURVEYED PROP. LINE/PLAT BOUNDARY
- CONCRETE SURFACE
- ASPHALT SURFACE
- GRAVEL SURFACE
- BUILDING
- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- SANITARY SEWER SERVICE
- WATERMAIN SERVICE
- FIRE PROTECTION SERVICE
- GATE VALVE
- SANITARY MANHOLE

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ISSUANCE

PROJECT TITLE

RAMSEY
FIRE STATION

PRELIMINARY
NOT
FOR
CONSTRUCTION

CERTIFICATION

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

11/03/2014
Jared T Ward — Date

48677
License Number

REVISION	DATE

WENCK JOB NO	1634-07
DATE	11-04-2014
DRAWN BY	KDK
CHECKED BY	JTW
COMMISSION NO.	1953.01

SHEET TITLE

UTILITY PLAN

SHEET NUMBER

C201

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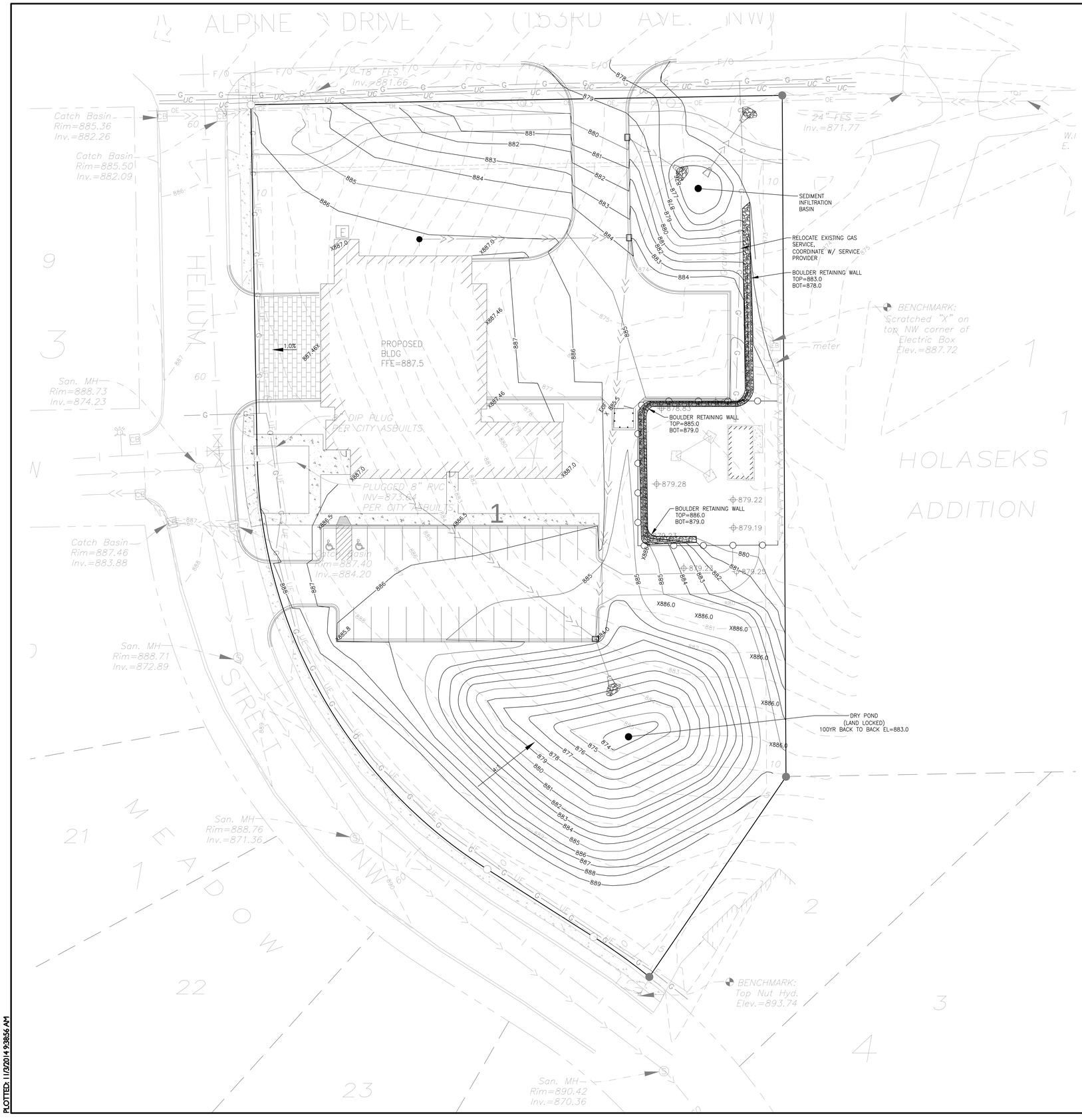

GRADING NOTES

1. TOPSOIL SHALL BE PLACED TO A MINIMUM OF 4" DEPTH OVER ALL DISTURBED AREAS, SHOWN TO BE TURF OR LANDSCAPED.
2. THE SITE HAS NOT NECESSARILY BEEN DESIGNED TO BALANCE THE ON-SITE MATERIALS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMPORT/EXPORT OF SOIL AS NECESSARY TO ACHIEVE THE FINAL GRADE SHOWN ON THE DRAWINGS.
3. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOR ALL NATURAL AND PAVED AREAS.
4. THE EXISTING TOPSOIL ON SITE VARIES IN DEPTH. IT IS THE CONTRACTOR'S RESPONSIBILITY THAT ALL SURFACE VEGETATION AND ANY TOPSOIL OR OTHER LOOSE, SOFT OR OTHERWISE UNSUITABLE MATERIAL BE REMOVED FROM THE IMPERVIOUS AREAS PRIOR TO PLACEMENT OF ANY FILL.
5. ALL SOILS TESTING SHALL BE COMPLETED BY THE OWNER'S GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE GEOTECHNICAL ENGINEER.
6. CONTRACTOR IS RESPONSIBLE FOR GRADING/COMPACTION RECOMMENDATIONS PER GEOTECHNICAL EVALUATION REPORT DATED SEPT 7, 2011 INCLUDING:
   A. COMPACT BACKFILL, FILL AND SUBGRADE TO RELATIVE COMPACTION (ASTM D 698) AS FOLLOWS:
      1) BELOW FOUNDATIONS – 98% STANDARD PROCTOR
      2) BELOW SLABS – 95% STANDARD PROCTOR
      3) BELOW PAVEMENTS, WITHIN 3 FEET OF SUBGRADE ELEVATIONS – 100% STANDARD PROCTOR
      4) BELOW PAVEMENTS, MORE THAN 3 FEET BELOW SUBGRADE ELEVATIONS – 95% STANDARD PROCTOR
      5) BELOW LANDSCAPE SURFACES – 90% STANDARD PROCTOR
   B. COMPACT BACKFILL, FILL AND SUBGRADE TO WITHIN ±3% OF OPTIMUM MOISTURE FOR SANDS AND WITHIN −1% TO +3% OF OPTIMUM MOISTURE FOR SILTY/CLAYEY SOILS.
   C. BACKFILL AND FILL SHALL BE SPREAD IN LOOSE LIFTS OF 8 INCHES. (MAX)
7. EXCAVATION FOR THE PURPOSE OF REMOVING UNSTABLE OR UNSUITABLE SHALL BE COMPLETED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER. EMBANKMENT MATERIAL PLACED IN THE BUILDING PAD AREA AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
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LEGEND

- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- DELINEATED WETLAND BOUNDARY
- APPROXIMATE EDGE OF TREES
- EXISTING STORM SEWER
- UNDERGROUND GAS
- UNDERGROUND FIBER OPTIC
- UNDERGROUND TELEPHONE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- EXISTING SANITARY SEWER
- EXISTING FORCEMAIN
- EXISTING WATERMAIN
- CATCH BASIN
- GATE VALVE
- HYDRANT
- MANHOLE
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR

GRADING SUMMARY

CUT = 3,554 CY
FILL = 9,462 CY
HOLD DOWN = 1,000 CY
NET FILL = 4,908 CY (BORROW)

N

0 20 40
GRAPHIC SCALE IN FEET

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11/03/2014
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48677
License Number

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DATE	11-04-2014
DRAWN BY	KDK
CHECKED BY	JTW
COMMISSION NO.	1953.01

SHEET TITLE

PRELIMINARY
SITE GRADING
PLAN

SHEET NUMBER

C301

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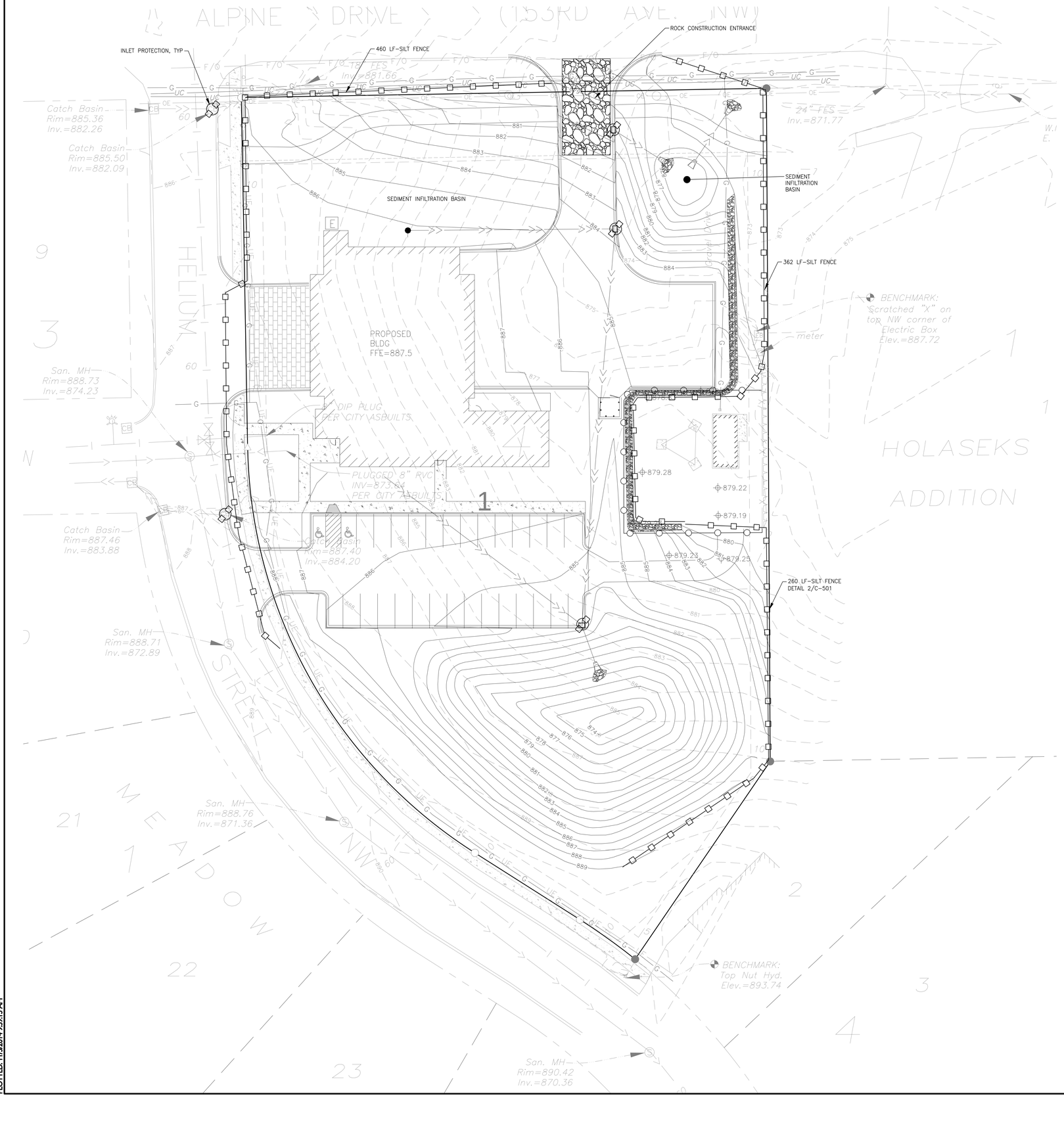

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- HYDRANT
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- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- SILT FENCE
- ROCK CONSTRUCTION ENTRANCE
- INLET PROTECTION
- BIO LOG EROSION CONTROL
- EROSION CONTROL BLANKET
- RIPRAP

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ISSUANCE

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11/03/2014
Jared T Ward — Date

49677
License Number

REVISION	DATE

WENCK JOB NO	1634-07
DATE	11-04-2014
DRAWN BY	KDK
CHECKED BY	JTW
COMMISSION NO.	1953.01

SHEET TITLE

EROSION &
SEDIMENT
CONTROL PLAN

SHEET NUMBER

C401

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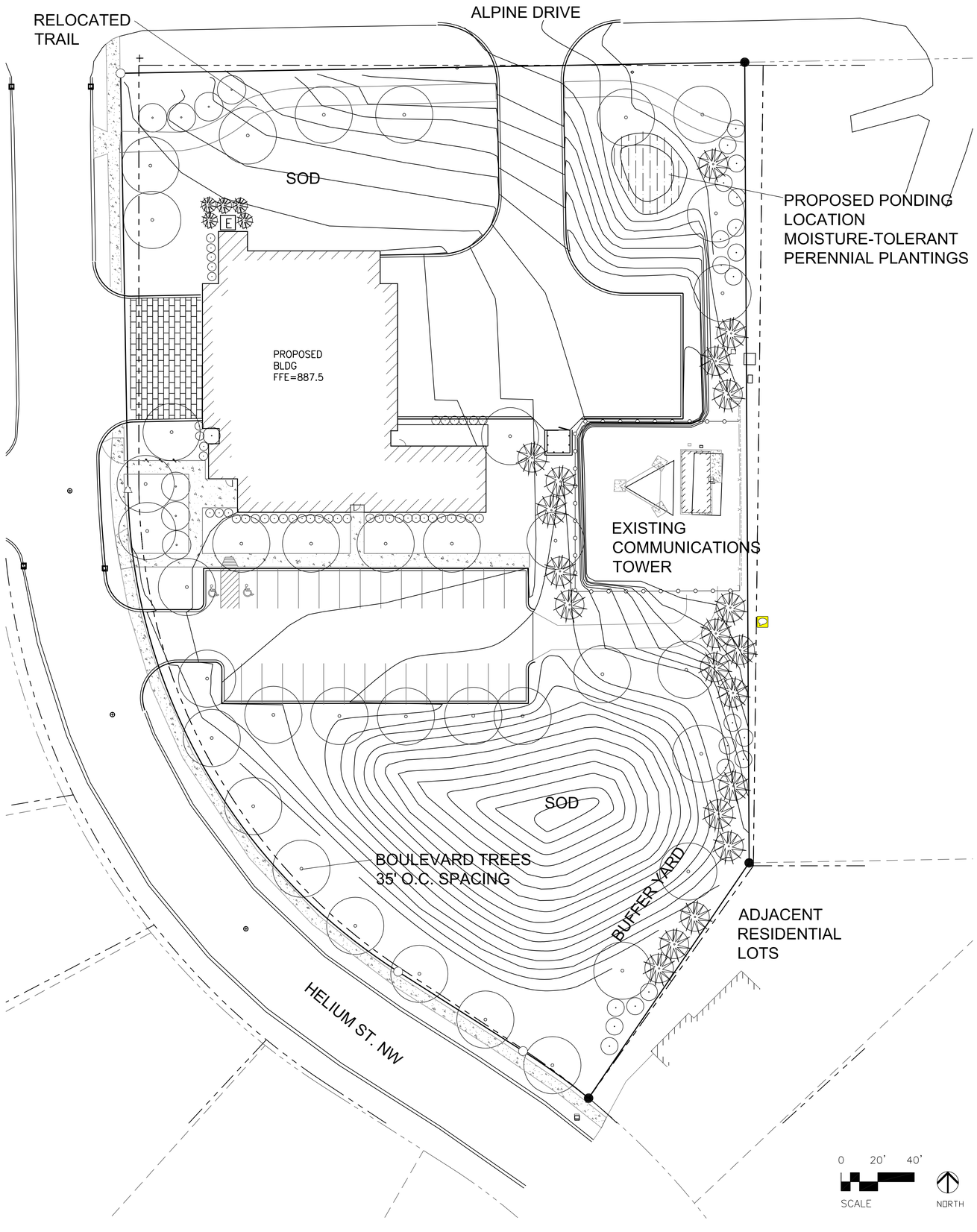

1 L100 LANDSCAPE PLAN

LANDSCAPE REQUIREMENTS

LOT SIZE AREA = 102,213 SF
LOT STREET FRONTAGE = 807 LF
BUFFER YARD LENGTH = 470 LF
TOTAL LOT PERIMETER LENGTH = 1,277 LF
BUILDING AREA = 10,230 SF

DECIDUOUS/CONIFEROUS TREES REQUIRED: (1 PER 50 LF OF PERIMETER)
DECIDUOUS/CONIFEROUS SHRUBS REQUIRED: (1 PER 30 LF OF PERIMETER)

PERIMETER TYPE	LENGTH	BASE REQ.	BUFFER YARD 25% INCREASE	TOTAL
STREET FRONTAGE	807 LF	17 TREES	NA	17 TREES
BUFFER YARD FRONTAGE	470 LF	10 TREES	3 TREES	13 TREES
STREET FRONTAGE	807 LF	27 SHRUBS	NA	27 SHRUBS
BUFFER YARD FRONTAGE	470 LF	16 SHRUBS	4 SHRUBS	20 SHRUBS

BOULEVARD TREES SPACED AT 35' ON CENTER, OUT OF R.O.W.

PARKING LOT TREES REQUIRED: 1 PER 10 SPACES WITH 162 SF OF SOIL MIN. PER TREE.

ALL PLANTINGS WILL BE IRRIGATED WITH AN UNDERGROUND AUTOMATED IRRIGATION SYSTEM INSTALLED AS PART OF THIS SCOPE OF WORK.

PROPOSED PLANT SCHEDULE - DD

QTY.	SYM	COMMON NAME	SCIENTIFIC NAME	SIZE	TYPE	SPACING
DECIDUOUS CANOPY TREES						
X	A	PRINCETON ELM	Ulmus americana 'Princeton'	2.5" CAL.	B&B	PLANT PER PLAN
X	B	SWAMP WHITE OAK	Quercus bicolor	2.5" CAL.	B&B	PLANT PER PLAN
X	C	BOULEVARD LINDEN	Tilia Americana "Boulevard'	2.5" CAL.	B&B	PLANT PER PLAN
X	D	RIVER BIRCH	Bedula nigra	2.5" CAL.	B&B	PLANT PER PLAN
X	E	FALL FIESTA SUGAR MAPLE	Acer saccharum 'Bailsta'	2.5" CAL.	B&B	PLANT PER PLAN
CONIFEROUS TREES						
X	F	NORWAY SPRUCE	Picea abies	6' TALL	B&B	PLANT PER PLAN
X	G	WHITE PINE	Pinus strobus	6' TALL	B&B	PLANT PER PLAN
ORNAMENTAL TREES						
X	F	HARVEST GOLD CRAB	Malus 'Hargozam'	1.5" CAL.	B&B	PLANT PER PLAN
X	G	DAKOTA PINNACLE BIRCH	Betula platyphylla 'Fargo'	1.5" CAL.	B&B	PLANT PER PLAN
X	H	THORNLESS HAWTHORN	Crataegus crus-galli var. inermis	1.5" CAL.	B&B	PLANT PER PLAN
SHRUBS - DECIDUOUS						
X	I	SMOOTH SUMAC	Rhus glabra	#5	CONT.	PLANT PER PLAN
X	J	FRAGRANT SUMAC	Rhus aromatica	#5	CONT.	PLANT PER PLAN
X	K	BUTTERFLY BUSH HONEYSUCKLE	Diervilla sessifolia 'Butterfly'	#5	CONT.	PLANT PER PLAN
X	L	LACE SHRUB	Stephanandra incisa 'Crispa'	#5	CONT.	PLANT PER PLAN
X	M	SEM FALSESPIREA	Sorbaria sorbifolia 'Sem'	#5	CONT.	PLANT PER PLAN
SHRUBS - CONIFEROUS						
X	N	MANEY JUNIPER	Juniperus chinensis 'Maneyi'	#5	CONT.	PLANT PER PLAN
X	O	KING'S GOLD CHAMEACYPARIS	Chameacyparis pisifera 'KING'S GOLD'	#5	CONT.	PLANT PER PLAN
PERENNIALS / GRASSES / GROUNDCOVERS						
X	P	PRAIRIE DROPSEED	Sporobolus heterolepis	#1	CONT.	18" O.C.
X	Q	LITTLE BLUESTEM	Schichyrium scoparium	#1	CONT.	18" O.C.
X	R	SWITCHGRASS	Panicum virgatum	#1	CONT.	24" O.C.
X	S	LIATRIS	Liatris spicata	#1	CONT.	18" O.C.
X	T	PURPLE CONEFLOWER	Echinacea purpurea	#1	CONT.	18" O.C.
X	U	BLACKEYED SUSAN	Rudbeckia 'Goldsturm'	#1	CONT.	18" O.C.
X	V	DAYLILY BODACIOUS RETURNS	Hemerocallis 'Bodacious Returns'	#1	CONT.	12" O.C.

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www.bkvgroup.com

CONSULTANTS

ISSUANCE
Design Development Meeting 3
11/05/2014

PROJECT TITLE
Ramsey Fire Station #2

KEY PLAN NORTH ARROW

CERTIFICATION
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional under the laws of the State of Minnesota.

License Number Date

REVISION	DATE

DATE	11/05/14
DRAWN BY	BH
CHECKED BY	BH
COMMISSION NO.	1937.01

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L100

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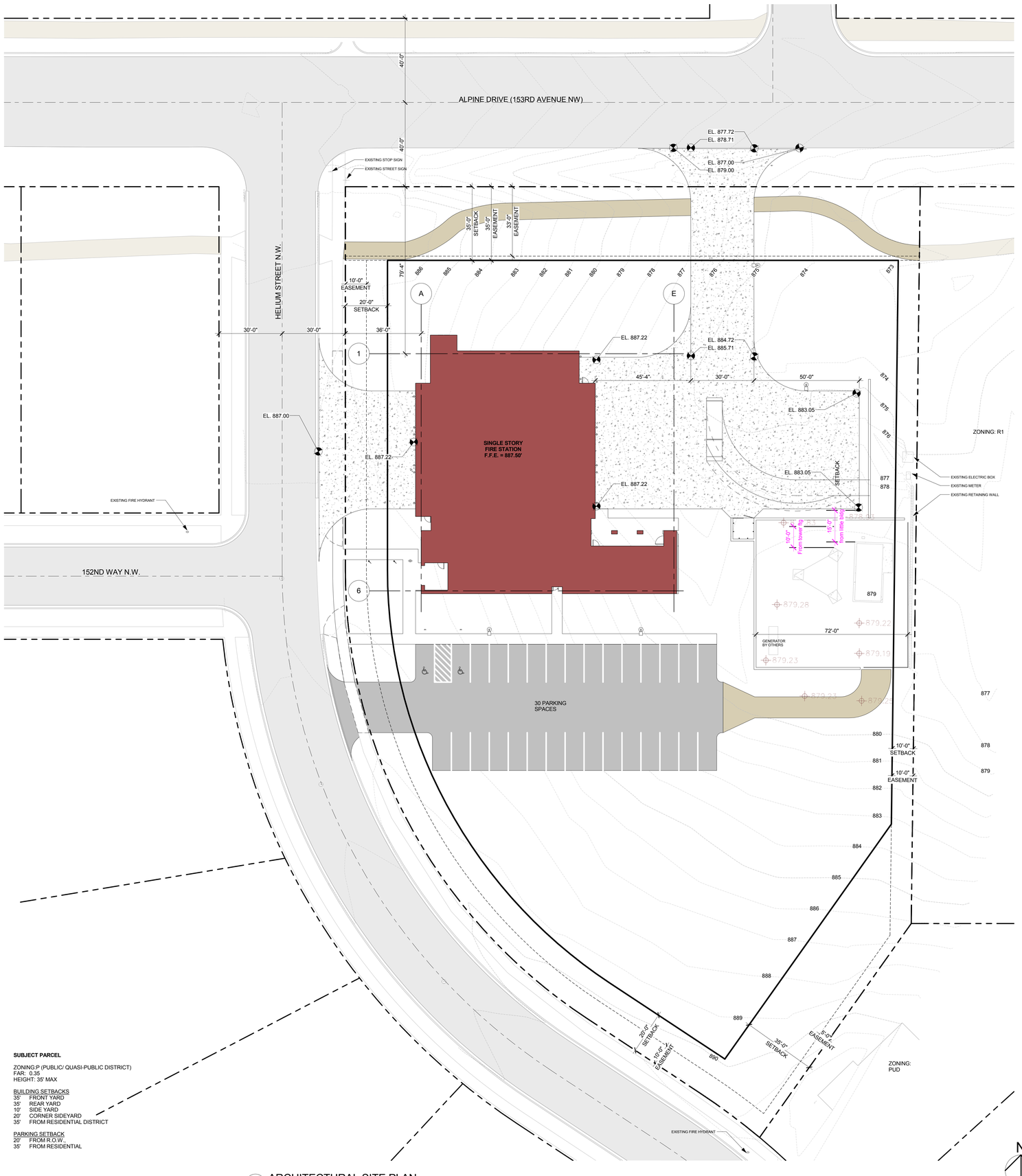

SUBJECT PARCEL

ZONING:P (PUBLIC/ QUASI-PUBLIC DISTRICT)
FAR: 0.35
HEIGHT: 35' MAX

BUILDING SETBACKS
35' FRONT YARD
35' REAR YARD
10' SIDE YARD
20' CORNER SIDEYARD
35' FROM RESIDENTIAL DISTRICT

PARKING SETBACK
20' FROM R.O.W.,
35' FROM RESIDENTIAL

1 / A010 ARCHITECTURAL SITE PLAN
1" = 20'-0"

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PROJECT TITTLE

Ramsey Fire Station #2

KEY PLAN

ISSUE #	DATE	DESCRIPTION

NOT FOR CONSTRUCTION

CERTIFICATION

DATE	09-30-2014
DRAWN BY	MMR
CHECKED BY	CLC
COMMISSION NUMBER	1937.01

SHEET TITLE

SITE PLAN

SHEET NUMBER

A010

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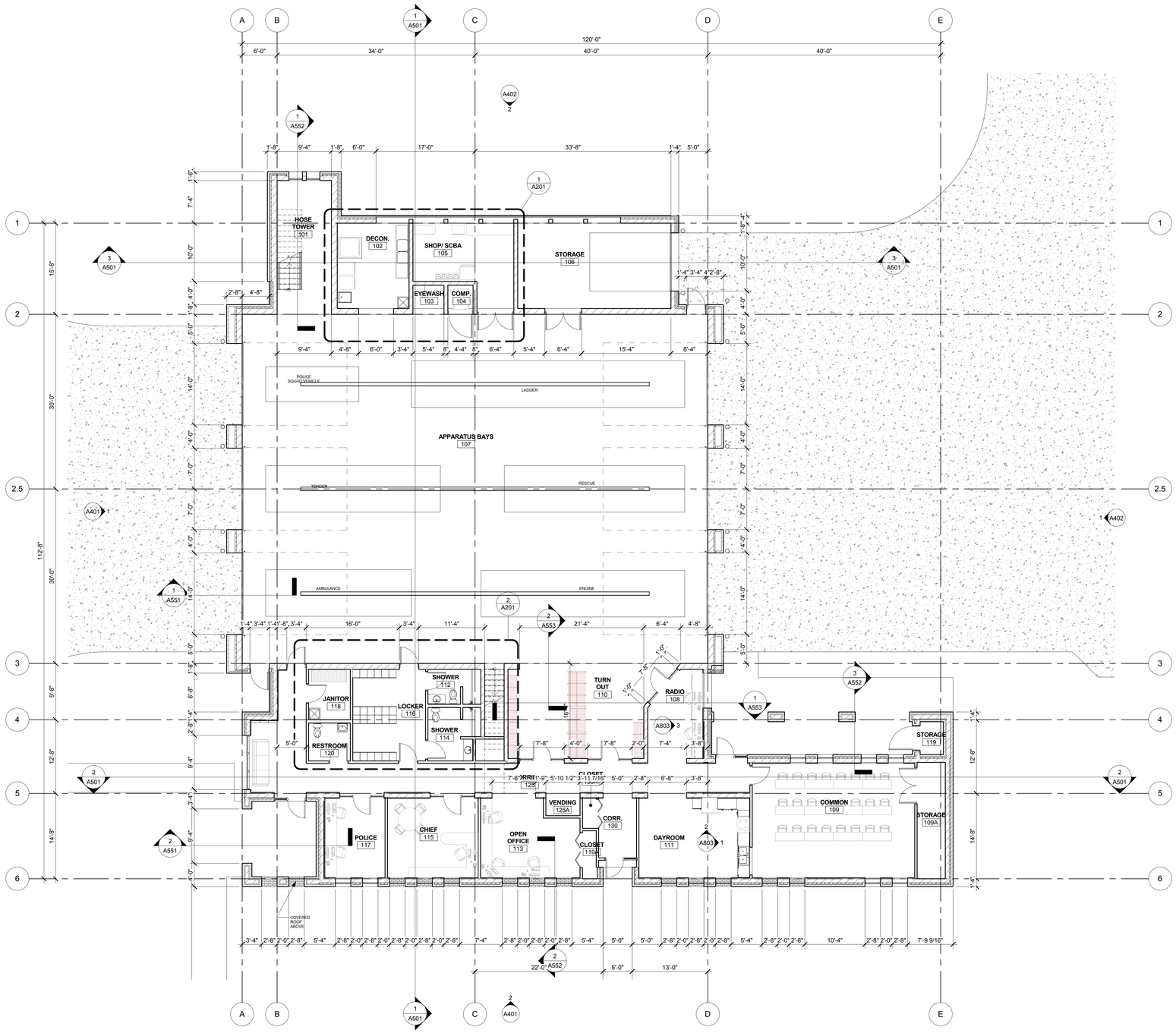

1 A101 FIRST FLOOR PLAN
1/8" = 1'-0"

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PROJECT TITLE

Ramsey Fire Station #2

KEY PLAN

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FIRST FLOOR PLAN

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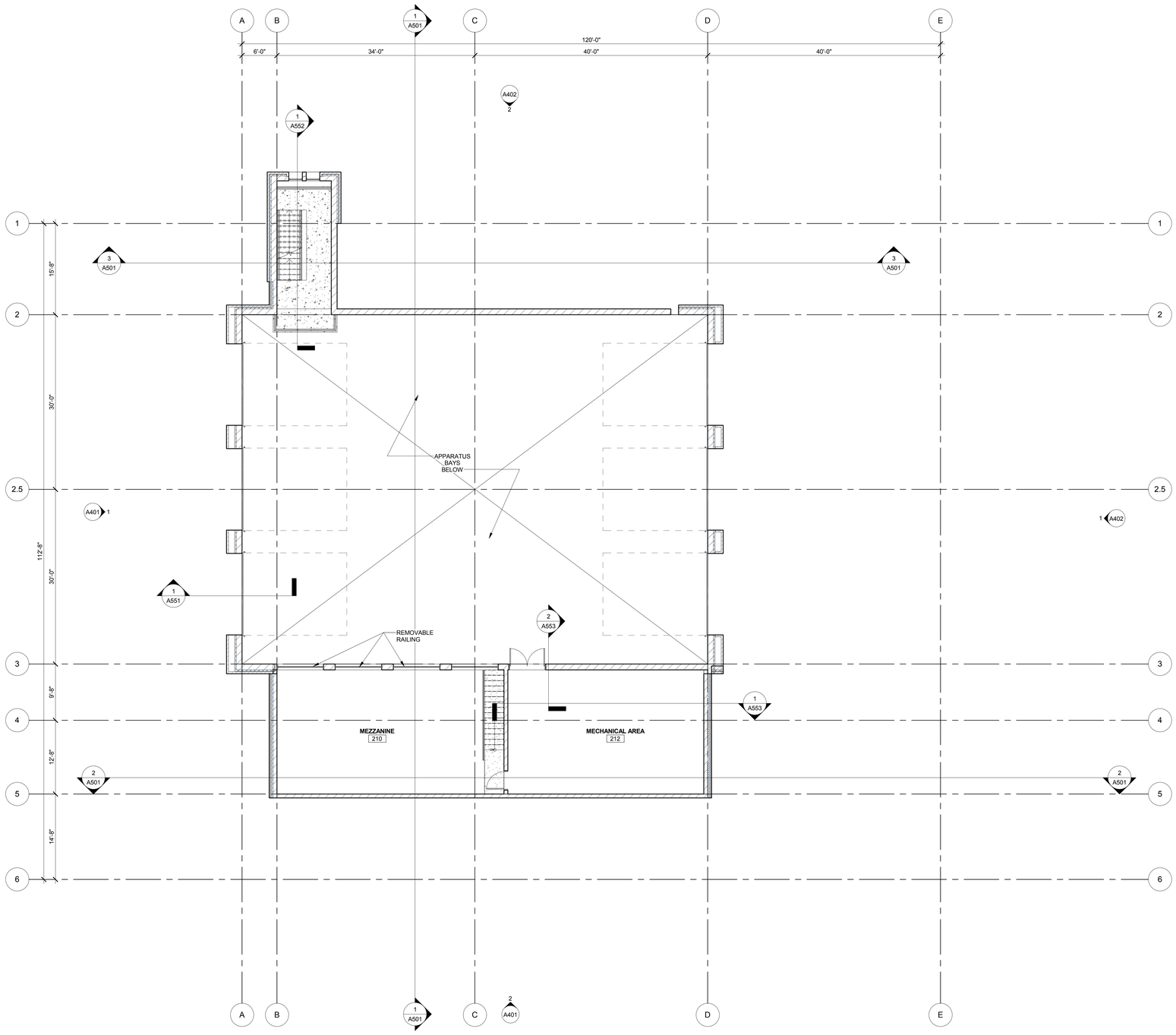

1 A102 MEZZANINE PLAN
1/8" = 1'-0"

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MEZZANINE PLAN

SHEET NUMBER

A102

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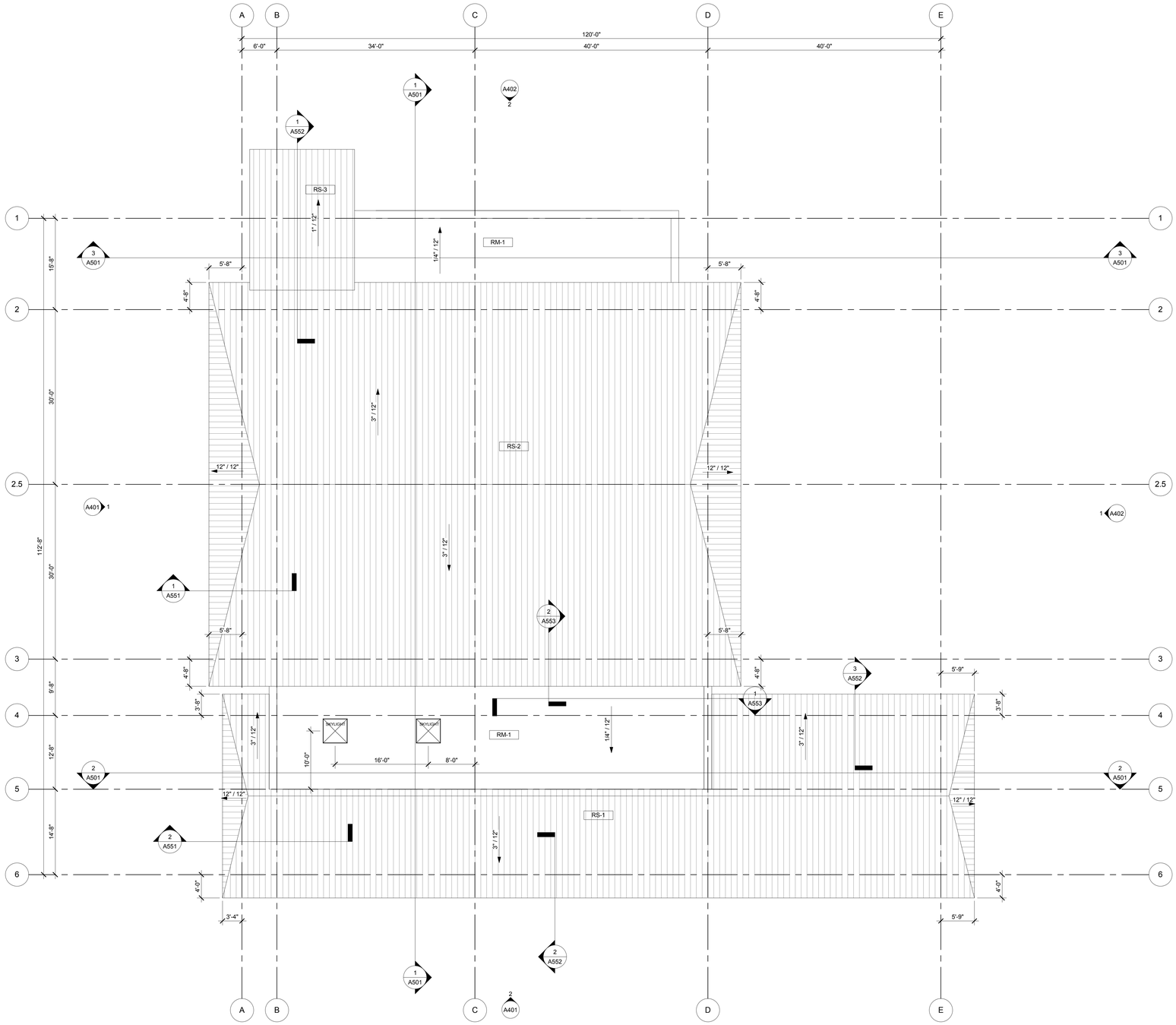

1 A103 ROOF PLAN
1/8" = 1'-0"

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ROOF PLAN

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A103

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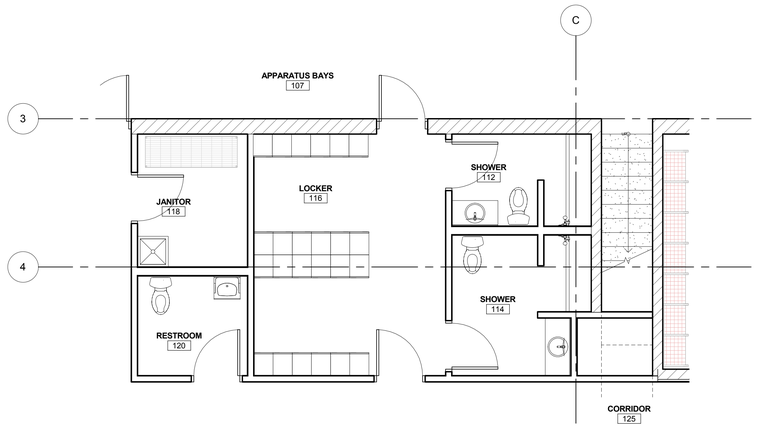
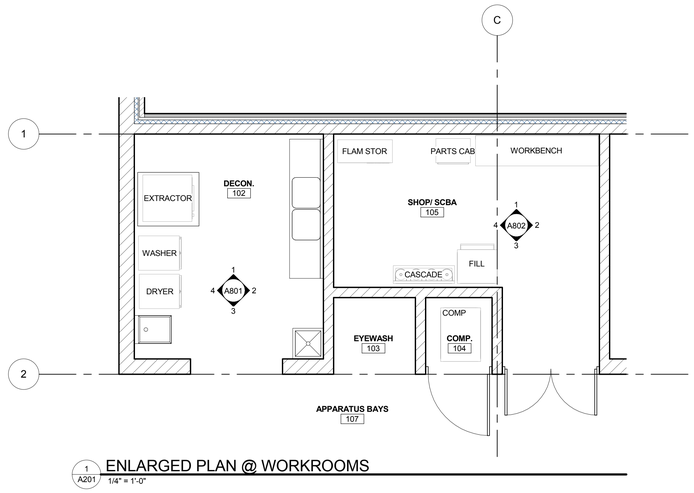


2 A201 ENLARGED PLAN @ LOCKERS
1/4" = 1'-0"



1 A201 ENLARGED PLAN @ WORKROOMS
1/4" = 1'-0"

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Architecture
Interior Design
Landscape Architecture
Engineering

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CONSULTANTS

PROJECT TITLE

Ramsey Fire Station #2

KEY PLAN

ISSUE #	DATE	DESCRIPTION

NOT FOR CONSTRUCTION

CERTIFICATION

DATE	09-30-2014
DRAWN BY	MMR
CHECKED BY	CLC
COMMISSION NUMBER	1937.01

SHEET TITLE

ENLARGED PLANS

SHEET NUMBER

A201

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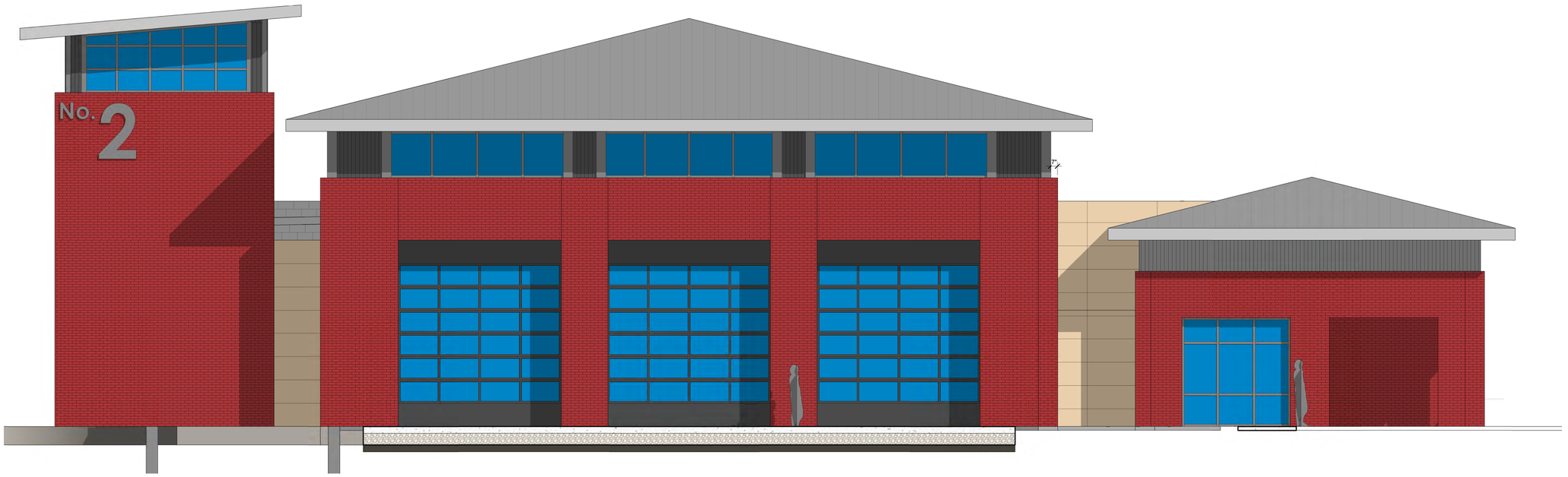
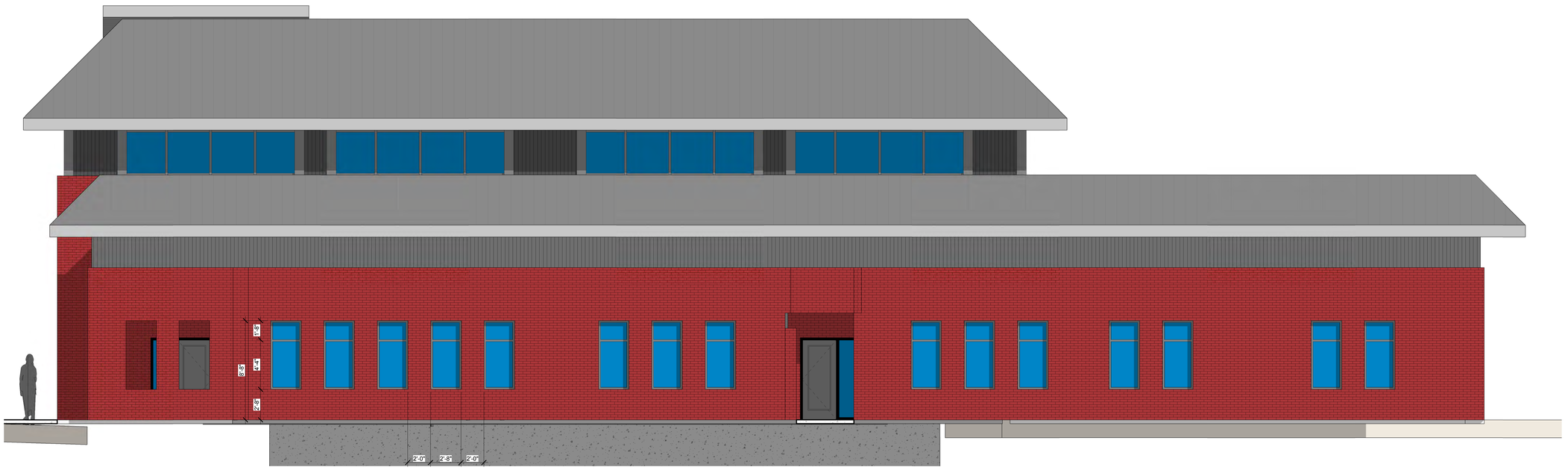


1 A401 WEST ELEVATION
1/4" = 1'-0"



2 A401 SOUTH ELEVATION
1/4" = 1'-0"

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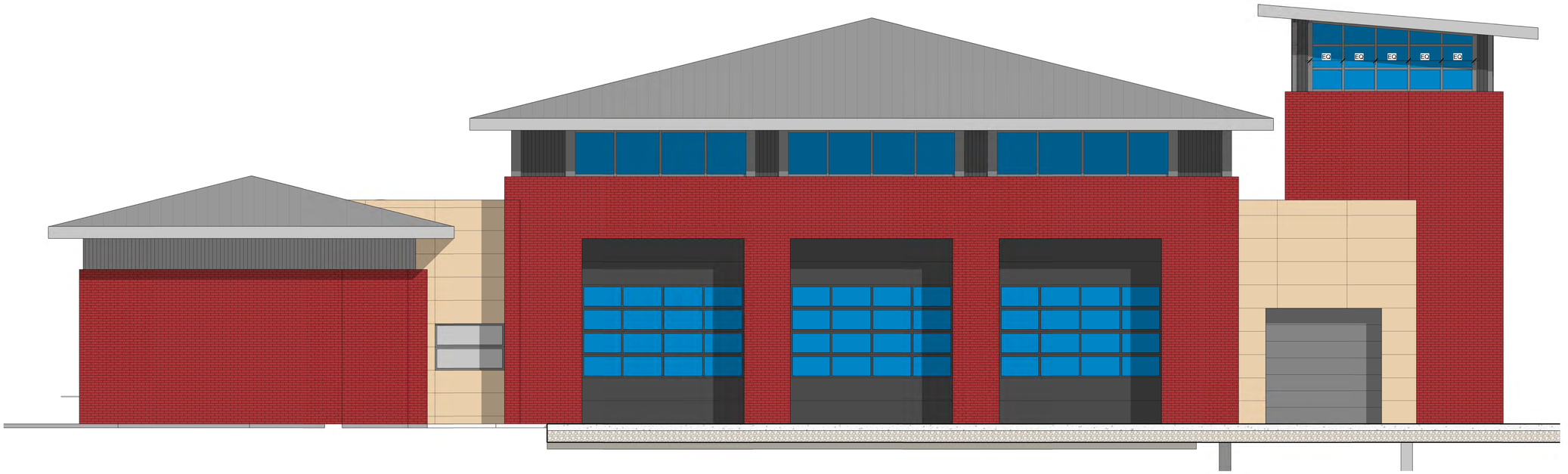
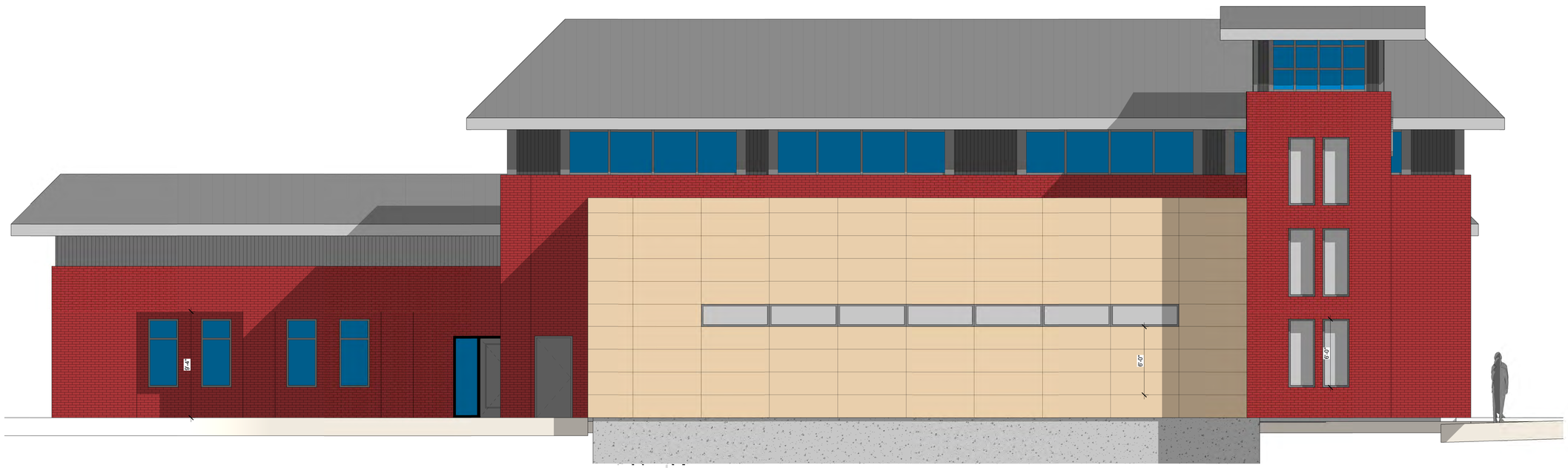


1 A402 EAST ELEVATION
1/4" = 1'-0"



2 A402 NORTH ELEVATION
1/4" = 1'-0"

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SHEET TITLE

ELEVATIONS

SHEET NUMBER

A402

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ELECTRICAL GENERAL NOTES

GENERAL

1. IN MECHANICAL EQUIPMENT ROOMS, CONDUIT FOR LIGHTING FIXTURES MAY BE RUN EXPOSED.
2. REFER TO ARCHITECTURAL ELEVATIONS AND REFLECTED CEILING PLAN FOR EXACT LOCATION OF LIGHTING FIXTURES AND DEVICES.
3. INTERRUPTING RATINGS NOTED IN SCHEDULES SHALL APPLY TO ENTIRE PANELBOARD AND/OR SWITCHBOARD. ALL EQUIPMENT COMPRISING PANELS AND/OR SWITCHBOARDS SHALL BE FULLY RATED FOR SHORT CIRCUIT CURRENT NOTED.
4. LETTER THUS: "A" , INDICATES TYPE OF LIGHTING FIXTURES. REFER TO LIGHTING FIXTURE TYPES AS NOTED ON THE LIGHTING FIXTURE SCHEDULE.
5. INSTALL 4-3/4" EMPTY CONDUITS FROM EVERY FLUSH MOUNTED PANELBOARD CABINET AND TERMINATE ABOVE SUSPENDED CEILING AREA FOR FUTURE USE.
6. PROVIDE ENGRAVED NAMEPLATES ON SWITCHBOARDS, PANELBOARDS,DISCONNECT SWITCHES, MOTOR CONTROL CENTERS, TRANSFORMERS, ETC., INDICATING EQUIPMENT DESIGNATION (OR DESIGNATION OF EQUIPMENT SERVED) AND VOLTAGE.
7. ANY ELECTRICAL BOX THAT BECOMES ABANDONED DURING THE COURSE OF THE PROJECT SHALL HAVE A BLANK COVERPLATE.
8. ADJUST MOUNTING HEIGHTS OF ALL OUTLETS IF REQUIRED SO AS NOT TO INTERFERE WITH RADIATION. VERIFY CHANGES WITH ENGINEER.
9. VERIFY LOCATION OF ALL FLOOR OUTLETS WITH ARCHITECT PRIOR TO ROUGH-IN.
10. DATA TELEPHONE AND TELEVISION CONDUIT SHALL BE MINIMUM ¾ INCH UNLESS OTHERWISE NOTED ON DRAWINGS.
11. MOUNT MANUAL FIRE ALARM STATIONS AT 42"ON THE HORIZONTAL CENTER LINE OF THE ADJACENT SWITCH.
12. WHERE OTHER ELECTRICAL DEVICES ARE LOCATED ADJACENT TO LIGHT SWITCHES, MOUNT ALL DEVICES AT THE SAME CENTER LINE ELEVATION.
13. DO NOT SCALE DRAWINGS. VERIFY DIMENSIONS IN FIELD PRIOR TO COMMENCEMENT OF WORK.
14. FINAL CONNECTIONS TO EQUIPMENT SHALL BE PER MANUFACTURER'S APPROVED WIRING DIAGRAMS, DETAILS , AND INSTRUCTIONS .IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE MATERIALS AND EQUIPMENT COMPATIBLE WITH EQUIPMENT ACTUALLY SUPPLIED.
15. PROVIDE WITH SHOP DRAWINGS SUBMITTAL 1/4" SCALE LAYOUT DRAWINGS OF ROOMS WITH ELECTRICAL SWITCHGEAR AND TRANSFORMERS. LAYOUTS SHALL SHOW LOCATIONS OF AND SHALL BE COORDINATED WITH MECHANICAL EQUIPMENT AND EQUIPMENT SHALL BE DRAWN TO SCALE.
16. ALL EMPTY RACEWAY SYSTEMS SHALL HAVE A PULLWIRE OR EQUAL AND SHALL BE INDENTIFIED AT ALL JUNCTION, PULL, AND TERMINATION POINTS, USING PERMANENT METALLIC TAGS. TAG SHALL INDICATE INTENDED USE OF CONDUIT, ORIGINATION AND TERMINATION POINTS OF EACH INDIVIDUAL CONDUIT.
17. IT IS THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS TO ESTABLISH A STANDARD OF QUALITY. THE ENGINEER RESERVES THE RIGHT TO APPROVE METHODS AND MATERIALS NOT REFLECTED HEREIN.
18. EXAMINATION OF BIDDING DOCUMENTS.

18.1. EACH BIDDER SHALL EXAMINE THE BIDDING DOCUMENTS CAREFULLY AND, NOT LATER THAN SEVEN DAYS PRIOR TO THE DATE OF RECEIPT OF BIDS, SHALL MAKE WRITTEN REQUEST TO THE ARCHITECT FOR INTERPRETATION OR CORRECTION OF ANY DISCREPANCIES, AMBIGUITY, INCONSISTENCY, OR ERROR THEREIN WHICH HE MAY DISCOVER. ANY INTERPRETATION OR CORRECTION WILL BE ISSUED AS AN ADDENDUM BY THE ARCHITECT. ONLY A WRITTEN INTERPRETATION OR CORRECTION BY ADDENDUM SHALL BE BINDING. NO BIDDER SHALL RELY UPON INTERPRETATIONS OR CORRECTIONS GIVEN BY ANY OTHER METHOD. IF DISCREPANCIES, AMBIGUITY, INCONSISTENCY, OR ERROR ARE NOT COVERED BY ADDENDUM OR WRITTEN DIRECTIVE CONTRACTOR SHALL I INCLUDE IN HIS BID, LABOR, MATERIALS, AND METHODS OF CONSTRUCTION RESULTING IN HIGHER COST .AFTER AWARD OF CONTRACT, NO ALLOWANCE OR EXTRA COMPENSATION WILL BE MADE IN BEHALF OF THE CONTRACTOR DUE TO HIS FAILURE TO MAKE THE WRITTEN REQUESTS AS DESCRIBED ABOVE.

18.2. THE PERSON SUBMITTING THE REQUEST WILL BE RESPONSIBLE FOR ITS PROMPT DELIVERY. FAILURE TO SO REQUEST CLARIFICATION OF ANY INADEQUACY, OMISSION, OR CONFLICT WILL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY. THE SIGNING OF THE CONTRACT WILL BE CONSIDERED AS IMPLICITLY DENOTING THAT THE CONTRACTOR HAS A THOROUGH COMPREHENSION OF THE FULL INTENT AND SCOPE OF THE WORKING DRAWINGS AND SPECIFICATIONS.

19. CONTRACTOR SHALL REVIEW ARCHITECTURAL, STRUCTURAL, AND MECHANICAL DRAWINGS AND SHALL PROVIDE LIGHTS, SWITCHES, RECEPTACLES, TELEPHONE OUTLETS, EQUIPMENT CONNECTIONS, ETC., AND ASSOCIATED CIRCUITING IN AREAS, EVEN IF SUCH AREAS ARE NOT SHOWN ON ELECTRICAL DRAWINGS. LAYOUTS, FIXTURE TYPES, QUANTITIES, AND SPACINGS SHALL BE IN ACCORDANCE WITH SIMILAR AREAS ON THIS PROJECT. CONTRACTOR SHALL INCLUDE COSTS FOR THE ABOVE IN HIS BID, IN ADDITION, CONTRACTOR SHALL PROVIDE LAYOUT DRAWINGS FOR WORK IN SUCH AREAS AND SUBMIT FOR APPROVAL PRIOR TO ROUGH-IN.
20. CONTRACTOR SHALL VISIT SITE PRIOR TO BID AND VERIFY THAT CONDITIONS ARE AS INDICATED. SHALL INCLUDE IN HIS BID, COSTS REQUIRED TO MAKE HIS WORK MEET EXISTING CONDITIONS.
21. WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER TO THE SATISFACTION OF THE ARCHITECT.
22. WORK, MATERIALS AND EQUIPMENT SHALL CONFORM TO THE LATEST EDITIONS OF LOCAL, STATE, AND NATIONAL CODES AND ORDINANCES.
23. PROVIDE PERMITS AND INSPECTIONS REQUIRED.
24. GUARANTEE THE INSTALLATION AGAINST DEFECTS IN MATERIALS AND WORKMANSHIP WHICH MAY OCCUR UNDER NORMAL USAGE FOR A PERIOD OF ONE YEAR AFTER OWNER'S ACCEPTANCE. DEFECTS SHALL BE PROMPTLY REMEDIED WITHOUT COST TO THE OWNER.
25. VERIFY THAT EXACT LOCATION OF EQUIPMENT TO BE FURNISHED BY O OTHERS PRIOR TO ROUGH-IN.
26. SYSTEMS SHALL BE TESTED FOR PROPER OPERATION. IF TESTS SHOW THAT WORK IS DEFECTIVE, CONTRACTOR SHALL MAKE CORRECTIONS NECESSARY AT NO COST TO OWNER.
27. PROVIDE EXTERIOR PULL BOXES AND HANDHOLES AS REQUIRED TO COMPLETE WORK INDICATED. SPLICES IN EXTERIOR PULL BOXES AND HANDHOLES SHALL BE MADE WATERPROOF USING "SCOTCHCAST" SPLICE KIT OR APPROVED EQUAL. SEAL ENDS OF CONDUITS AND DUCTS WITH " DUCTSEAL OR APPROVED EQUAL.
28. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING EQUIPMENT WHICH IS DAMAGED DUE TO INCORRECT FIELD WIRING OR FACTORY WIRING IN EQUIPMENT PROVIDED BY THIS CONTRACTOR.
29. CONTRACTOR'S FAILURE TO ORDER OR RELEASE ORDER FOR MATERIALS AND/OR EQUIPMENT WILL NOT BE ACCEPTED AS A REASON TO SUBSTITUTE ALTERNATE MATERIALS, EQUIPMENT, OR INSTALLATION METHODS.
30. SYSTEMS SHALL BE COMPLETE, OPERABLE, AND READY FOR CONTINUOUS OPERATION. LIGHTS, SWITCHES, RECEPTACLES, MOTORS, ETC. SHALL BE CONNECTED AND OPERABLE.
31. RECEPTACLES WHICH ARE SHOWN WALL MOUNTED ON THE ELECTRICAL DRAWINGS ON WALLS WHICH, ON THE ARCHITECTURAL DRAWINGS AND ELEVATIONS ARE SHOWN AS GLASS OR PARTITIONS, SHALL BE FLUSH FLOOR DUPLEX RECEPTACLES MOUNTED ADJACENT TO BASE OR WALLS.
32. VERIFY EXACT LOCATIONS OF EXISTING AND NEW UNDERGROUND UTILITIES, PIPING, AND RACEWAY SYSTEMS PRIOR TO TRENCHING. PROVIDE NECESSARY TRENCHING, BACKFILL, EXCAVATION, SUPPORTS, SERVICE FEEDERS (CONDUIT AND/OR WIRE), PULLBOXES, TRANSFORMER PADS, SAWCUTTING AND PATCHING, CONCRETE/PAVING, ETC. REQUIRED. BACKFILL TRENCHES T TO AND PATCH TO MATCH EXISTING. CONTRACTOR SHALL OBTAIN AND VERIFY EXACT UTILITY COMPANY DRAWINGS AND REQUIREMENTS.
33. ELECTRICAL FLOOR MOUNTED DISTRIBUTION EQUIPMENT SHALL BE BOLTED TO 4" HIGH CONCRETE HOUSEKEEPING PADS. CONCRETE PADS BY THIS CONTRACTOR.
34. PANEL DIRECTORIES SHALL BE REMOVABLE. SUBMIT PROPOSED SCHEDULE OF DIRECTORIES TO OWNER FOR APPROVAL. ROOM NAMES AND NUMBERS SHALL BE AS DIRECTED BY OWNER. DIRECTORIES SHALL BE TYPED AND INSTALLED UNDER CLEAR PLASTIC COVERS.
35. PROVIDE SELF ADHESIVE IDENTIFICATION INSIDE COVER OF EACH FUSABLE SWITCH, INDICATING SIZE AND TYPE OF FUSES PROVIDED.
36. PROVIDE ONE (1) SET OF THREE (3) SPARE FUSES FOR EACH SIZE AND TYPE PROVIDED ON THIS PROJECT. INSTALL FUSES IN A HINGED DOOR, SHEET METAL STORAGE CABINET EQUIPPED WITH CLIPS OR SIMILAR, EACH MARKED WITH THE SIZE AND TYPE FUSE STORED THEREIN. PROVIDE NAMEPLATE "SPARE FUSES". INSTALL IN LOCATION(S) AS DIRECTED BY OWNER.
37. ALL WIRING SHALL BE INSTALLED IN LISTED METALLIC RACEWAYS. RACEWAYS IN SLAB-ON-GRADE OR BELOW GRADE SHALL BE SCHEDULE 40 PVC. TRANSITIONS FROM BELOW TO ABOVE GRADE SHALL BE WITH RIGID STEEL ELBOWS WITH PVC JACKET OR PROVIDED EQUAL PROTECTION. EMT FITTINGS SHALL BE MALEABLE IRON OR STEEL. CONNECTORS SHALL BE INSULATED THROAT TYPE.
38. ALL BRANCH CIRCUIT AND FEEDER CONDUITS SHALL HAVE A CODE SIZED COPPER GROUNDING CONDUCTOR. INCREASE CONDUIT SIZE AS REQUIRED.
39. FIRE ALARM, SOUND, TELEPHONE, COMPUTER, AND SIMILAR SYSTEMS CONDUITS LARGER THAT SHALL HAVE LONG RADIUS SWEEPS (12 TIMES THE DIAMETER).
40. CONDUITS PENETRATING THRU ROOF SHALL BE CONSTRUCTED IN CONFORMANCE WITH "BUILT-UP BITUMINOUS ROOFING" SECTION 07510 A AND SHEET METAL FLASHING AND TRIM" SECTION 07620.
41. FINAL CONNECTIONS TO MOTORS, TRANSFORMERS, AND OTHER VIBRATING EQUIPMENT SHALL BE WITH LIQUIDTIGHT FLEXIBLE CONDUIT AND FITTINGS. DO NOT SECURE CONDUITS, DISCONNECTS, OR DEVICES TO DUCTWORK OR MECHANICAL EQUIPMENT.
42. ALL ELECTRICAL SYSTEMS COMPONENTS SHALL BE LISTED OR LABELED BY UL OR OTHER RECOGNIZED TESTING FACILITY.
43. PULLBOXES, CABINETS, ETC. MOUNTED ON THE EXTERIOR AT GRADE LEVEL, SHALL BE WEATHERPROOF TYPE WITH HINGED LOCKABLE COVERS SECURED WITH TAMPERPROOF SCREWS.
44. ALL WEATHERPROOF DEVICES AND COVERPLATES SHALL BE U.L. LISTED "WEATHERPROOF WHILE IN USE". "WEATHERPROOF" COVERS ARE ACCEPTABLE, PER NEC, ONLY WHERE DEVICES ARE ATTENDED WHILE IN USE OR WHEN INSTALLED IN DAMP LOCATIONS. ALL WHILE IN USE COVERS SHALL BE CAST ALUMINUM AND LOCKABLE. THE J-BOX FOR THE RECEPTACLE SHALL BE RECESSED WHERE POSSIBLE. ALL GARAGE GENERAL PURPOSE RECEPTACLES SHALL HAVE A LOCKABLE, WHILE IN USE COVER.
45. PROVIDE CONNECTION FROM FIRE/SMOKE DAMPERS TO FIRE ALARM CONTROL PANEL. PROVIDE 120V POWER TO EACH F/S DAMPER. CLOSE F/S DAMPERS AND SHUT DOWN RELATED SUPPLY AND RETURN FANS ON SMOKE DETECTION. CAUSE GENERAL FIRE ALARM.
46. PROVIDE A JUNCTION BOX(ES) FOR POWER TO MOTOR DAMPERS AND VAV BOXES AS REQUIRED. TRANSFORMERS AND LOW VOLTAGE WIRING BY MECHANICAL CONTRACTOR. PROVIDE DEDICATED 120V CIRCUIT(S). COORDINATE LOCATIONS WITH MECHANICAL AND TEMPERATURE CONTROLS CONTRACTOR. GYP BOARD CEILING AREA JUNCTION BOXES TO BE LOCATED AT ARCHITECTURAL ACCESS PANELS, ABOVE CEILING.
47. PROVIDE ACOUSTICAL MATERIALS FOR SOUND SEPARATION AT ALL UNIT SEPARATION WALLS, CORRIDOR WALLS AND SHAFT WALLS (ELEVATOR, STAIRS, ETC). SEE DETAIL 25/A053 FOR MORE DETAILS.
48. HEAT TRACE TO BE PROVIDED BY MECHANICAL CONTRACTOR AT ALL EXPOSED PIPING ON BASEMENT LEVEL THROUGH SECOND FLOOR. COORDINATE WITH MECHANICAL CONTRACTOR ON EXACT LOCATIONS AND LENGTHS. PROVIDE 120V CONNECTION FROM NEAREST NORMAL POWER PANEL.
49. PROVIDE A RECESSED RECEPTACLE AND TV OUTLET FOR ALL WALL MOUNTED TV'S.
50. PROVIDE A CONNECTION TO THE FIRE ALARM SYSTEM FOR ALL MAGNETIC DOOR HOLD OPENS. DOOR HOLDS SHALL RELEASE UPON FIRE ALARM.

LIGHTING

1. FIXTURES INDICATED AS BEING ON EMERGENCY OR NIGHT LIGHT CIRCUITS SHALL BE PROVIDED WITH SELF-CONTAINED BATTERY POWERED INVERTER UNIT FOR DIRECT MOUNTING IN FIXTURE. PROVIDE UNIT WITH FULLY AUTOMATIC TWO RATE CHARGER, NICKEL CADMIUM BATTERY, AC "ON" PILOT LIGHT, AND TEST SWITCH. DESIGN AND WIRE UNIT TO AUTOMATICALLY TRANSFER TO BATTERY SUPPLY UPON LOSS OF NORMAL AC POWER AND TO OPERATE LINEAR FLUORESCENT LAMP WITH MINIMUM OUTPUT OF 1600 LUMENS FOR MINIMUM 1-1/2 HOURS.
2. RECESSED LIGHT FIXTURES INSTALLED IN GYP BOARD OR PLASTER CEILINGS SHALL HAVE PLASTER FRAMES INSTALLED PRIOR TO CEILING MATERIAL.
3. RECESSED FIXTURES INSTALLED INDOORS SHALL BE THERMALLY PROTECTED.
4. VERIFY TYPE OF CEILING CONSTRUCTION FOR PROPER MOUNTING OF ALL RECESSED LIGHT FIXTURES. INSTALLATION OF LIGHT FIXTURES SHALL COMPLY WITH ALL INTERNATIONAL BUILDING CODE REQUIREMENTS.
5. ALL LIGHTING FIXTURES LOCATED SO AS TO DISRUPT A FIRE RATED CEILING ARE TO BE ENCLOSED OR SURROUNDED IN A FIRE PROTECTION MATERIAL AND FIBER BOARD. PROTECTION MATERIAL IS TO BE INSTALLED AS PER THE FIRE RESISTANCE INDEX. VERIFY WITH ARCHITECTURAL DRAWINGS THE HOUR RATINGS AND TYPE OF CEILINGS TO BE USED.
6. RECESSED LIGHTING FIXTURES INSTALLED INTO METAL SUSPENDED CEILING SYSTEMS FOR LAY-IN TILES AND PANELS SHALL BE INSTALLED AND SUPPORTED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE ASTM C835 AND C636
7. FIXTURES INSTALLED IN "LIGHT DUTY CEILING SYSTEMS" SHALL HAVE SEPARATE SUPPORTING MEMBERS. FIXTURES INSTALLED IN "INTERMEDIATE-DUTY AND HEAVY-DUTY CEILING SYSTEMS" SHALL HAVE SEPARATE SUPPORTING MEMBERS WHEN THE WEIGHT OF THE FIXTURES EXCEEDS THE DEFLECTION AND ROTATION REQUIREMENTS OF ASTM C636 2.7.2,3 & 4.

MOTORS

1. VERIFY LOCATION OF ALL MOTORS AND EQUIPMENT BEFORE ROUGH-IN. SEE MECHANICAL DRAWINGS FOR LOCATION OF MECHANICAL EQUIPMENT. PROVIDE SERVICE TO AND CONNECT EQUIPMENT AS REQUIRED.
2. ELECTRICAL CONTRACTOR SHALL PROVIDE CONTROLS, INTERLOCKS, ACCESSORIES, ETC., IN MOTOR CONTROL STARTERS AS REQUIRED BY THE TEMPERATURE CONTROL CONTRACTOR. STARTERS SHALL CONTAIN 120V CONTROL TRANSFORMER, PILOT LIGHT, AND PUSHBUTTONS OR SELECTOR SWITCH AS REQUIRED. IN ADDITION TO OTHER ITEMS (AUXILIARY CONTACTS, DOOR SWITCHES, RELAYS, ETC.) REQUIRED. SUBMIT ELEMENTARY CONTROL DIAGRAMS FOR APPROVAL. SUBMITTALS SHALL INCLUDE INDICATION OF PRIOR REVIEW AND ACCEPTANCE BY TEMPERATURE CONTROL CONTRACTOR. REFER TO DIVISION 15 DRAWINGS AND TEMPERATURE CONTROL DIAGRAMS FOR ADDITIONAL CONDUIT, WIRE, RELAYS, TRANSFORMERS, CONNECTIONS, ETC. REQUIRED FOR A COMPLETE AND OPERABLE SYSTEM.

FIRE ALARM SYSTEM

1. CONTRACTOR SHALL PROVIDE DEVICES, CONDUIT, WIRES, AND CABLE AS DIRECTED BY EQUIPMENT MANUFACTURER. MATERIALS, EQUIPMENT, AND WORKMANSHIP SHALL MEET CODES. THE SYSTEM SHALL BE COMPLETE AND OPERABLE IN EVERY RESPECT.

COMMUNICATIONS/LOW VOLTAGE

1. BOXES FOR TELEPHONE, TV, DATA, WIRING DEVICES, ETC. SHALL BE MINIMUM TWO GANG WITH SINGLE GANG MUD RING.
2. SOUND SYSTEM CONTRACTOR SHALL PROVIDE ALL CONDUIT, J-BOXES FOR SOUND SYSTEM COMPLETE RACEWAY SYSTEM. CONDUIT SHALL BE A MINIMUM OF ¾" UNLESS NOTED. TELEVISION SYSTEM CONTRACTOR SHALL FURNISH AND INSTALL SPEAKER WIRE, VOLUME CONTROLS, MICROPHONES, AMPLIFIERS, SPLITTERS, ETC. REQUIRED FOR A COMPLETE AND OPERABLE SYSTEM.
3. TELEVISION SYSTEM. CONTRACTOR SHALL PROVIDE ALL CONDUIT, AND J-BOXES (MINIMUM TWO-GANG) FOR A COMPLETE RACEWAY SYSTEM. CONDUIT SHALL BE A MINIMUM OF ¾" UNLESS NOTED. TELEVISION SYSTEM CONTRACTOR SHALL FURNISH AND INSTALL TV OUTLETS, CABLE, AMPLIFIERS, SPLITTERS, ETC. REQUIRED FOR A COMPLETE AND OPERABLE SYSTEM.
4. SECURITY SYSTEM. CONTRACTOR SHALL PROVIDE ALL CONDUIT, AND J-BOXES (MINIMUM TWO-GANG) FOR A COMPLETE RACEWAY SYSTEM. CONDUIT SHALL BE A MINIMUM OF ¾" UNLESS NOTED. SECURITY SYSTEM CONTRACTOR SHALL FURNISH AND INSTALL SECURITY PANELS, RECORDING EQUIPMENT, CAMERAS, WIRE, SECURITY DEVICES, ETC. REQUIRED FOR A COMPLETE AND OPERABLE SYSTEM.
5. ELECTRONIC ACCESS SYSTEM. CONTRACTOR SHALL PROVIDE ALL CONDUIT, AND J-BOXES (MINIMUM TWO-GANG) FOR A COMPLETE RACEWAY SYSTEM. CONDUIT SHALL BE A MINIMUM OF ¾" UNLESS NOTED. ELECTRONIC ACCESS CONTRACTOR SHALL FURNISH AND INSTALL PHONE ENTRY SYSTEM, CARD READERS, ELECTRIC STRIKE CONNECTIONS AND FOBS, ETC. REQUIRED FOR A COMPLETE AND OPERABLE SYSTEM.
6. ALL 3/4" PLYWOOD BACKBOARDS SHALL BE FIRE RATED.
7. PROVIDE CABLE TRAY AT ALL BACKBOARDS AND ASSOCIATED ELEC/COMM ROOMS TO MANAGE THE CABLE COMING INTO EACH ROOM. PROVIDE CABLE TRAY AND/OR CONDUIT THROUGHOUT THE CORRIDORS TO MANAGE THE CABLE FEEDING THE TENANT UNITS. SIZE CABLE TRAY PER MANUFACTURER'S RECOMMENDATIONS FOR THE QUANTITY OF CABLE AT EACH LOCATION. COORDINATE LOCATION OF CABLE TRAY WITH MECHANICAL DUCTWORK AND PIPING.

ELECTRICAL ABBREVIATIONS

ABBREVIATION	DESCRIPTION
A	AMPERE
AB	ABOVE COUNTER
AF	AMPERE FRAME
AFD	ADJUSTABLE FREQUENCY DRIVE
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
ANUN	ANNUNCIATION
ARCH	ARCHITECT/ARCHITECTURAL
AT	AMPERE TRIP
ATS	AUTOMATIC TRANSFER SWITCH
AUTO	AUTOMATIC
AUX. CON.	AUXILIARY CONTACTS
ASD	ADJUSTABLE SPEED DRIVES
BFC	BELOW FINISHED CEILING
BFG	BELOW FINISHED GRADE
C	CONDUIT
CAB	CABINET
CB	CIRCUIT BREAKER
CCT,CKT	CIRCUIT
CLG	CEILING
CMT	CONDUIT EMPTY
COMB	COMBINATION
CONN	CONNECTION, CONNECTOR OR CONNECT
CONTR	CONTRACTOR
COORD	COORDINATE
CORR	CORRIDOR
CT	CURRENT TRANSFORMER
DBLS	DOUBLE LUGS
DC	DIRECT CURRENT
DET	DETAIL
DGP	DATA GATHERING PANEL
DIST	DISTRIBUTION
DIV	DIVISION
DM	DOOR MONITOR
DN	DOWN
DW	DISHWASHER
DWG	DRAWING
EA	EACH
ELEC	ELECTRICAL
EM	EMERGENCY
EO	ELECTRICAL OUTLET
EPO	EMERGENCY POWER OFF
EQ	EQUAL
EQUIP	EQUIPMENT
EXIST	EXISTING
EP	EXPLOSION PROOF
EWC	ELECTRIC WATER COOLER

ABBREVIATION	DESCRIPTION
F	FUSED
FA	FIRE ALARM
FDR	FEEDER
FLA	FULL LOAD AMPS
FIN	FINISHED
FLR	FLOOR
FUT	FUTURE
FIXT	FIXTURE-LTG
FRZ	FREEZER
FVNR	FULL VOLTAGE NON REVERSING
G, GND	GROUND
GFI	GROUND FAULT INTERRUPTER
HP	HORSEPOWER
HTG	HEATING
HTR	HEATER
HZ	HERTZ
IC	INTERRUPTING CAPACITY
I/C	INTERCOM
IG	ISOLATED GROUND
J, JB	JUNCTION BOX
KW	KILOWATTS
KA, KVA	KILOVOLT AMPERE
KAIC	KILOAMPERE INTERRUPTING CAPACITY
KO	KNOCK OUT(S)
LA	LIGHTING ARRESTOR
LOC	LOCATION
LTG	LIGHTING, LIGHT OR LIGHTS
LTFC	LIQUID TIGHT FLEXIBLE CONDUIT
MAN	MANUAL
MAX	MAXIMUM
MCA	MINIMUM CIRCUIT AMPACITY
MCCB	MAIN CIRCUIT BREAKER
MOCP	MAXIMUM OVERCURRENT PROTECTION
MECH	MECHANICAL
MIN	MINIMUM
MFR	MANUFACTURER
MH	MAN HOLE
MLO	MAIN LUGS ONLY
MSB	MAIN SWITCHBOARD
MSS	MOTOR CONTROLLER
MT	EMPTY
MTD	MOUNTED
MTS	MANUAL TRANSFER SWITCH
MW	MICROWAVE
N.C.	NORMALLY CLOSED
NEC	NATIONAL ELECTRICAL CODE
NF	NON FUSED
NL	NIGHT LIGHT
N.O.	NORMALLY OPEN
OC	ON CENTER
OPER	OPERATE(D)

ABBREVIATION	DESCRIPTION
PH	PHASE
P	POLE
PB	PUSH BUTTON
PF	POWER FACTOR
PH	PHASE
PL	PILOT LIGHT
PNL	PANEL
PT	POTENTIAL TRANSFORMER
PTR	PRINTER
PUB	PULL BOX
PVC	POLYVINYL CHLORIDE
PWR	POWER
REC	RECEPTACLE
REF	REFRIGERATOR
RM	ROOM
REQD	REQUIRED
R	REMOVE
RL	REMOVE and RELOCATE
RNG	RANGE
SHT	SHEET
SPC	SPACE
SPEC	SPECIFICATION
SPR	SPARE
SQ	SQUARE
SSW	SAFETY SWITCH
STR	STARTER
SURF	SURFACE
SW	SWITCH
SWBD	SWITCHBOARD
TC	TIME CLOCK
TEL	TELEPHONE
TERM	TERMINAL
TR	TAMPER RESISTANT
TV	TELEVISION
TYP	TYPICAL
UC	UNDERCABINET
UFD	UNDER FLOOR DUCT
UG	UNDERGROUND
UH	UNIT HEATER
V	VOLTS
VA	VOLT AMPERE
VEND	VENDING MACHINE
VFD	VARIABLE FREQUENCY DRIVE
VM	VOLT METER
VSD	VARIABLE SPEED DRIVE
W	WATTS
W/	WITH
W/O	WITHOUT
WM	WATT METER
WP	WEATHERPROOF
XFMR	TRANSFORMER
Z	IMPEDANCE

ELECTRICAL SHEET INDEX

SHEET NUMBER	DESCRIPTION
E000	ELECTRICAL TITLE SHEET
E010	ELECTRICAL SITE PLAN
E101A	ELECTRICAL FIRST FLOOR PLAN AREA A
E101B	ELECTRICAL FIRST FLOOR PLAN AREA B
E102	ELECTRICAL SECOND FLOOR PLAN
E109	ELECTRICAL ROOF PLAN
E400	ELECTRICAL RISER DIAGRAM
E500	ELECTRICAL LUMINAIRE SCHEDULES
E601	ELECTRICAL DETAILS

ELECTRICAL SYMBOLS

LIGHTING

SYMBOL	DESCRIPTION	MTG HGT
	RECESSED LUMINAIRE / INDIRECT	RECESSED
	RECESSED DOWNLIGHT	-
	RECESSED WALL WASH (ARROW INDICATES DIRECTION)	-
	SURFACE LUMINAIRE / INDIRECT	SURFACE/ COVE
	SURFACE DOWNLIGHT	-
	SURFACE WALL WASH (ARROW INDICATES DIRECTION)	-
	WALL LUMINAIRE	WALL
	RECESSED WALL LUMINAIRE	-
	SURFACE WALL LUMINAIRE	SURFACE/ SUSPEND
	INDUSTRIAL STRIP LUMINAIRE	-
	TRACK LIGHTING *INDICATES NUMBER OF HEADS,	SURFACE/ SUSPEND/ WALL
	REFER TO LUMINAIRE SCHEDULE. *OUTLET BOXES SHALL BE WITH, OR ADJACENT TO, ALL FIXTURES WHERE REQUIRED BY CODE OR NEC. FOR APPROVED WIRING METHODS.	
	UNDER CABINET LUMINAIRE	UNDER CABINET
	EXTERIOR POLE LUMINAIRES	POLE
	HID WALL	WALL
	BOLLARD	GRADE
	POST TOP	POLE
	3 BLADE FAN	CEILING
	4 BLADE FAN	CEILING
	5 BLADE FAN	CEILING

EGRESS LIGHTING

	TWO-LAMP BATTERY PACK	WALL
	TWO-LAMP REMOTE HEAD	WALL
	SINGLE-FACE, WALL EXIT SIGN WITH ARROW	WALL
	SINGLE-FACE, CEILING EXIT SIGN WITH ARROW	CLG
	DOUBLE-FACE, WALL EXIT SIGN WITH ARROW	WALL
	DOUBLE-FACE, CEILING EXIT SIGN WITH ARROW	CLG

LUMINAIRE TAGGING

MASTER OR SATELLITE — M — A3 22LL1B aba

- FIXTURE TYPE: SINGLE LETTER- INTERIOR; DOUBLE LETTER- EXTERIOR
- CIRCUIT NUMBER/PANEL
- SWITCHING: u - UNSWITCHED; NL- NIGHT LIGHT

NORMAL POWER

NIGHT LIGHT ON NORMAL POWER

EMERGENCY POWER

OCCUPANCY SENSOR TAGGING

0 — X-R a

- TECHNOLOGY TYPE: U = ULTRASONIC; P = PASSOVE INFRARED
- R = W/ LOW VOLTAGE RELAY
- SWITCHING

NOTE: CEILING MOUNTED OCCUPANCY SENSORS ARE NOT LOCATED ON PLANS. REFER TO CEILING OCCUPANCY SENSOR SCHEDULE ON EACH SHEET FOR REQUIREMENTS. MANUFACTURER TO PROVIDE QUANTITY AND LOCATION OF SENSORS AS REQUIRED TO COVER SPACE.

ELECTRICAL SYMBOL NOTES

1. THESE SYMBOLS ARE A STANDARD LIST. NOT ALL SYMBOLS MAY APPEAR ON THESE DRAWINGS.
2. INSTALL EQUIPMENT AT THE MOUNTING HEIGHT INDICATED BELOW, UNLESS NOTED OTHERWISE ON DRAWINGS. MOUNTING HEIGHTS INDICATED ON ARCHITECTURAL WALL ELEVATIONS TAKE PRECEDENCE OVER MOUNTING HEIGHTS LISTED BELOW. MOUNTING HEIGHTS ARE TO CENTER OF DEVICE FROM FINISHED FLOOR.

MOTOR SYMBOLOGY

XXX / XX — MOTOR IDENTIFICATION

GENERAL SYMBOLOGY

(1) KEYED NOTE

PANELBOARD SYMBOLOGY

*TYPE= Legally Required; Life Safety; Power; ELevator

*BUILDING= A B C

LRA1 — *TYPE — *BUILDING — LEVEL*

HOMESRUN CIRCUITING SYMBOLOGY

NEUTRAL WIRE; CONDUCTOR WIRE(S) (SHOWN ON HOMERUN ONLY) — LL2A 2,4,6 — PANELBOARD IDENTIFICATION; CIRCUIT NUMBER(S)

GROUND WIRE — HOME RUN

POWER

SYMBOL	DESCRIPTION	MTG HGT
	RECEPTACLE NOTATIONS: IG = ISOLATED GROUND; GFI = GROUND FAULT INTERRUPTER; TR = TAMPER RESISTANT; WP = WEATHERPROOF	
(BLANK)=	STANDARD RECEPTACLE	18"
	SINGLE-PUBLE RECEPTACLE - WALL MOUNT	18"
	DUPLEX RECEPTACLE - WALL MOUNT	18"
AC	ABOVE COUNTER DUPLEX RECEPTACLE - WALL MOUNT	ABOVE COUNTER
	SWITCHED DUPLEX RECEPTACLE - WALL MOUNT	18"
	QUAD RECEPTACLE - WALL MOUNT	18"
	SPECIAL PURPOSE RECEPTACLE - WALL MOUNT	18"
	GROUND RECEPTACLE - WALL MOUNT	CLG
	SINGLE-POLE RECEPTACLE - CEILING MOUNT	CLG
	DUPLEX RECEPTACLE - CEILING MOUNT	CLG
	QUAD RECEPTACLE - CEILING MOUNT	CLG
	SPECIAL PURPOSE RECEPTACLE - CEILING MOUNT	FLR
	FLOOR BOX/POKE-THROUGH - REFER TO FLOOR BOX AND POKE-THROUGH SCHEDULE	FLR
	DUPLEX RECEPTACLE - FLOOR MOUNT	FLR
	QUAD RECETACLE - FLOOR MOUNT	FLR
	SPECIAL PURPOSE RECEPTACLE - FLOOR MOUNT	CLG
	EMERGENCY DUPLEX RECEPTACLE - CEILING MOUNT	18"
	EMERGENCY DUPLEX RECEPTACLE - WALL MOUNT	18"
	EMERGENCY 4-PLEX RECEPTACLE - WALL MOUNT	**
	DUPLEX RECEPTACLE - UNDERCABINET	**
	QUAD RECEPTACLE - UNDERCABINET	**
	SPECIAL PURPOSE RECEPTACLE - UNDERCABINET	**
	SWITCHED RECEPTACLE - UNDERCABINET	**

GENERAL NOTES

A. PROVIDE ALL COORDINATION AND SCHEDULING FOR NEW ELECTRICAL PAD MOUNT SERVICE INSTALLATION. VERIFY EXACT LOCATION AND ROUTING OF SERVICE ENTRANCE CONDUIT WITH ENGINEER AND GENERAL CONTRACTOR PRIOR TO INSTALLATION

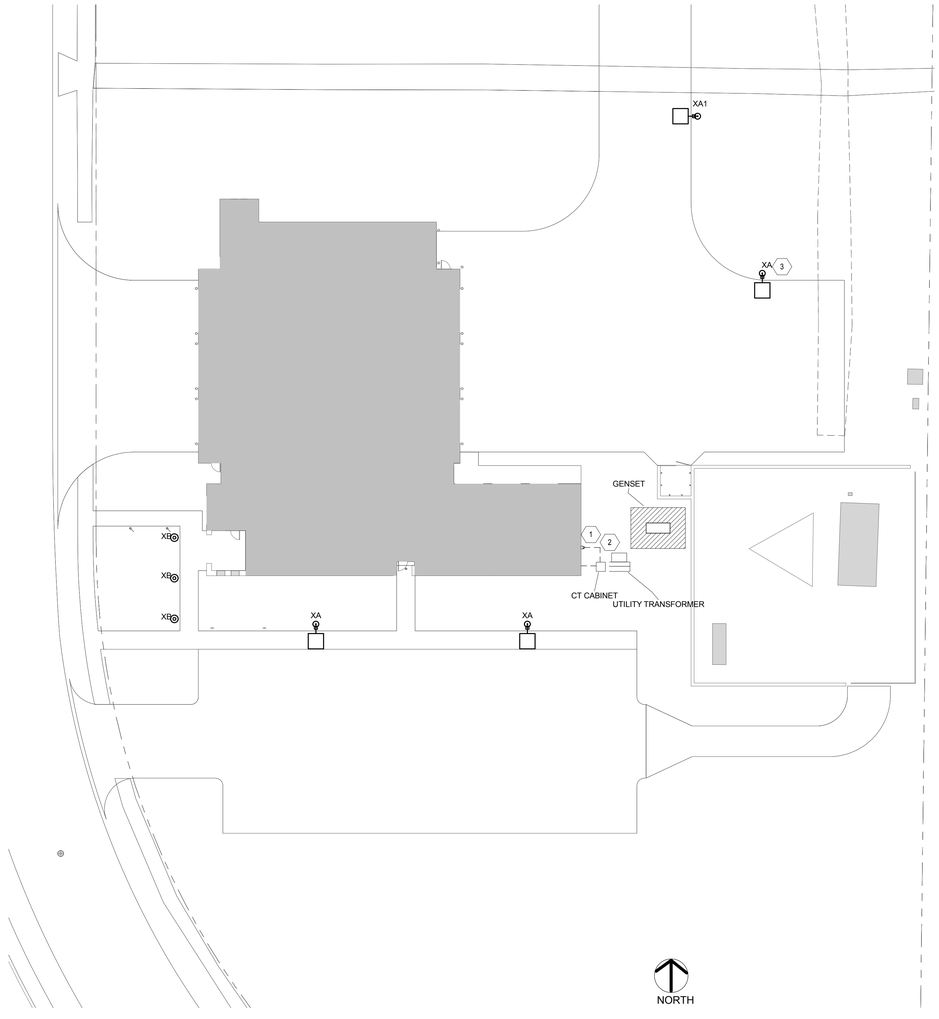
B. PROVIDE ALL COORDINATION AND SCHEDULING WITH TELEPHONE/DATA/TELEVISION SERVICE PROVIDERS FOR SERVICE INSTALLATION. VERIFY EXACT LOCATION AND ROUTING OF ENTRANCE CONDUITS WITH ENGINEER AND GENERAL CONTRACTOR PRIOR TO INSTALLATION

C. PROVIDE LOCKABLE ENCLOSURE FOR ALL EQUIPMENT CONTAINING DISCONNECTING DEVICES WITHIN REACH OF TENANTS

D. PROVIDE WEATHERPROOF GFCI RECEPTACLES ON EXTERIOR WALLS ADJACENT TO EXTERIOR DOORS AT 18" AFG. PROVIDE HEAVY DUTY "IN-USE" COVERS PER NEC

ELECTRICAL KEYNOTES

NO.	DESCRIPTION
1	PROVIDE A METER SOCKET LOCATED ON THE EXTERIOR BUILDING WALL OUTSIDE STORAGE ROOM.
2	PROVIDE 1-1/4" PVC SCHEDULE 80 CONDUIT BETWEEN CT CABINET AND METER SOCKET LOCATED ON EXTERIOR BUILDING WALL OUTSIDE STORAGE ROOM.
3	PROVIDE A 120V WEATHERPROOF RECEPTACLE AT THIS POLE BASE.



1 / E010 Site - Electrical
1" = 20'-0"

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CONSULTANTS

PROJECT TITLE

RAMSEY FIRESTATION NO. 2

KEY PLAN

ISSUE #	DATE	DESCRIPTION

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CERTIFICATION

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Chad S. Kurdi

42678 -
License Number Date

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COMMISSION NUMBER	1937.01

SHEET TITLE

ELECTRICAL SITE PLAN

SHEET NUMBER

E010

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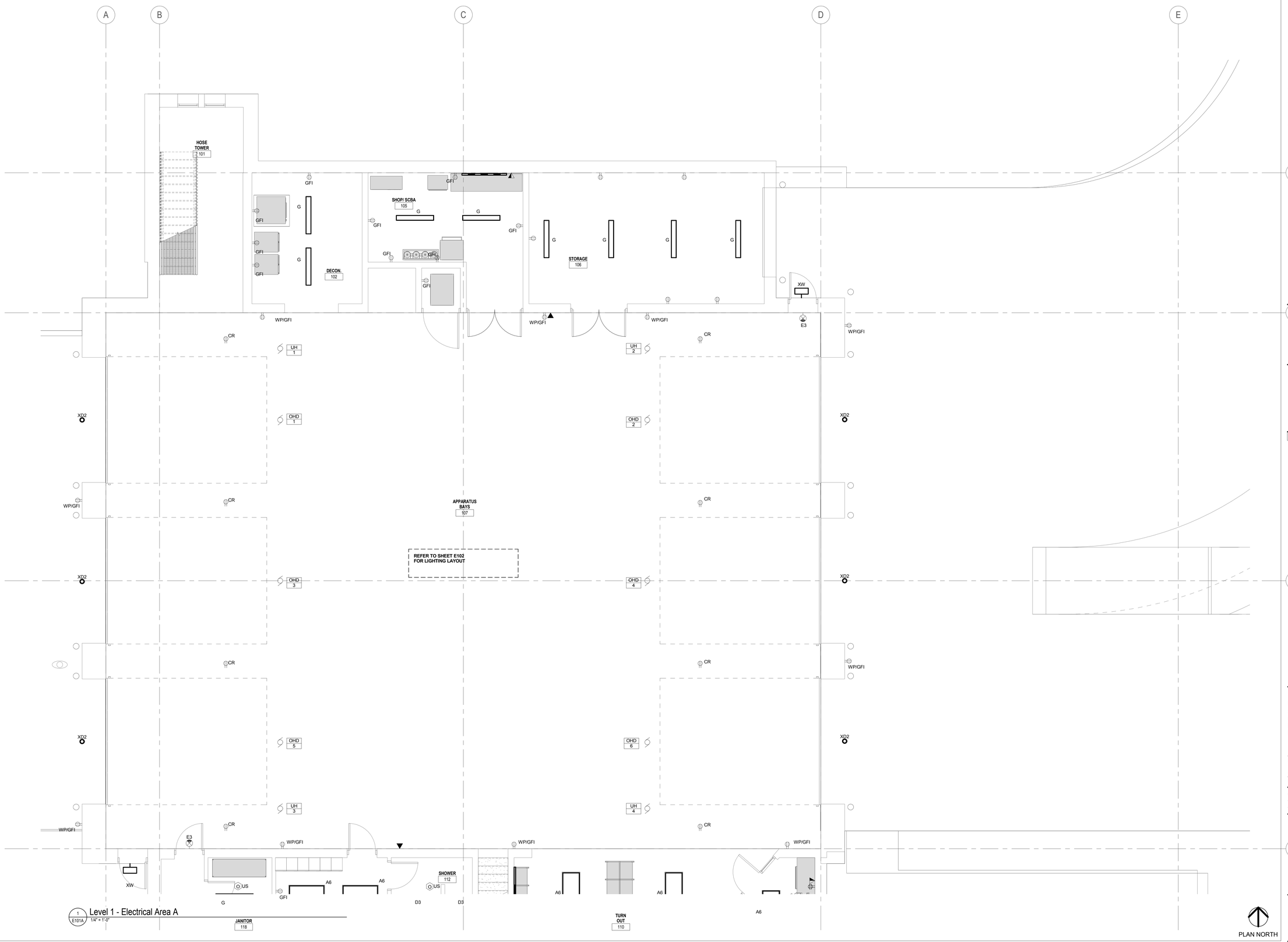

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SHEET TITLE

3 ELECTRICAL FIRST FLOOR PLAN AREA A

SHEET NUMBER

E101A

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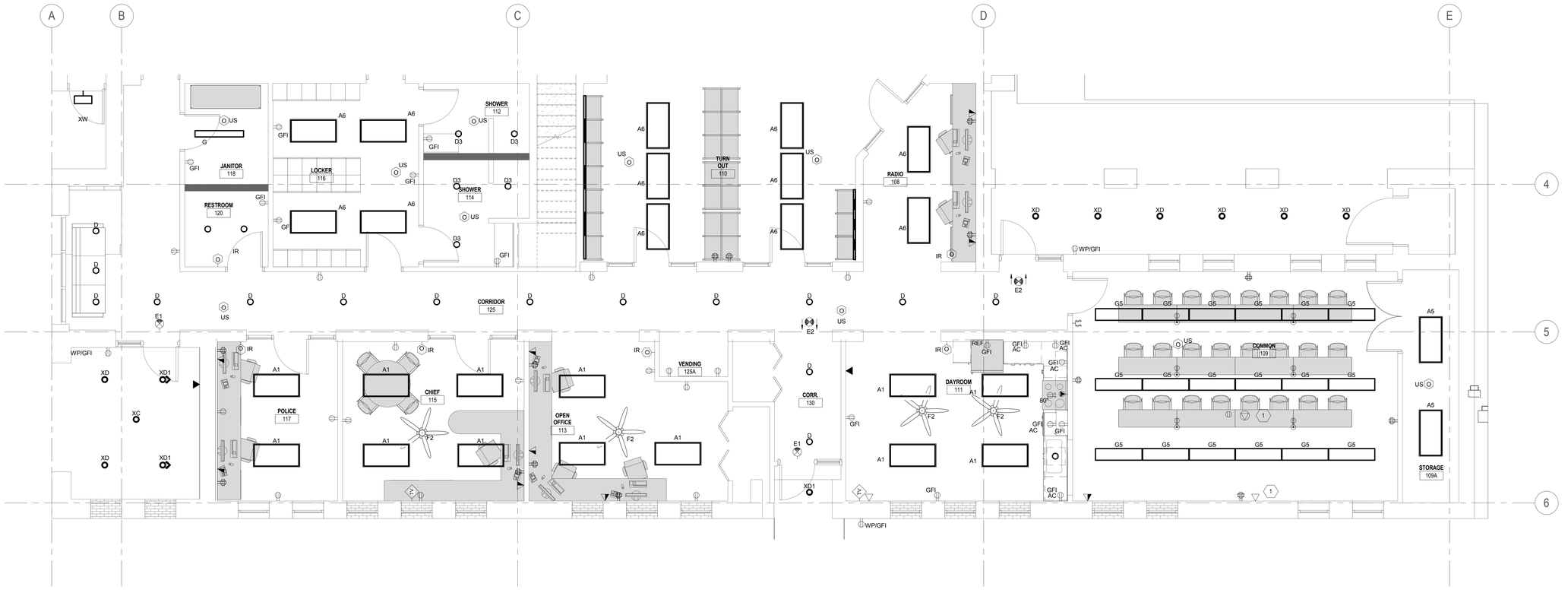
ELECTRICAL KEYNOTES

NO.	DESCRIPTION
1	PROVIDE ONE OF THE FOLLOWING: A) DUPLEX RECEPTACLE AND DATA OUTLET MOUNTED IN CEILING OR B) WALL MOUNTED DATA OUTLET.



1 E101B Level 1 - Electrical Area B
1/4" = 1'-0"

PLAN NORTH

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ELECTRICAL FIRST FLOOR PLAN AREA B

SHEET NUMBER

E101B

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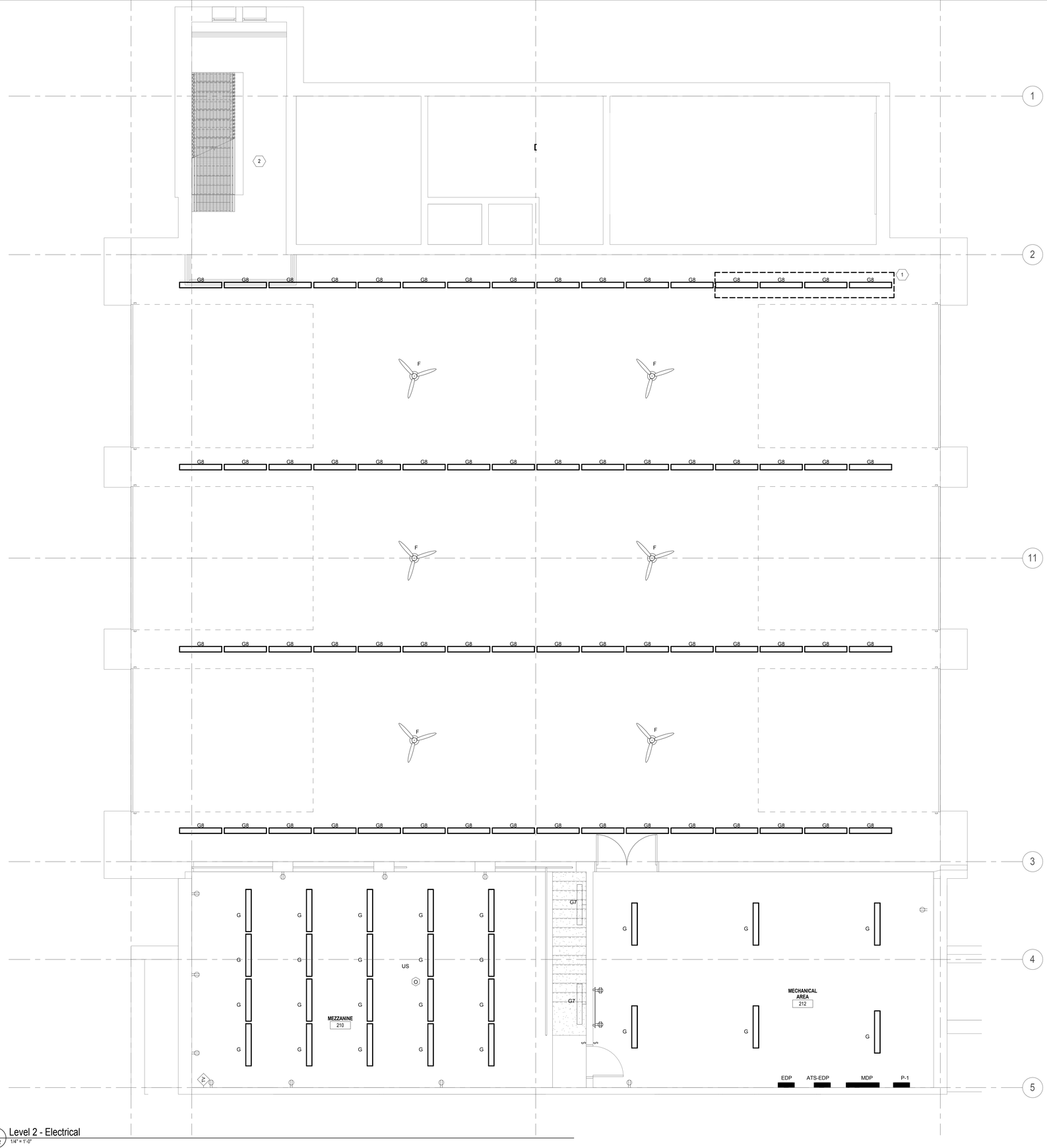

Level 2 - Electrical

1 / E102 1/4" = 1'-0"

PLAN NORTH

ELECTRICAL KEYNOTES

NO.	DESCRIPTION
1	ALTERNATE APPARATUS BAY LIGHTING: PROVIDE (1) ALTERNATE TYPE G8 HIGH BAY LED FIXTURE IN PLACE OF (4) TYPE G8 4' STRIP LIGHTS.
2	HOSE TOWER LIGHTING: PROVIDE (6) TYPE G7 WALL MOUNTED FIXTURES WITHIN HOSE TOWER.

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SHEET TITLE

ELECTRICAL SECOND FLOOR PLAN

SHEET NUMBER

E102

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3 FEEDER SCHEDULE				
	COPPER		ALUMINUM	
MARK (AMPACITY)	FEEDER 3W (NO NEUTRAL) PH-GND-C	FEEDER 4W (W/NEUTRAL) PH-GND-C	FEEDER 3W (NO NEUTRAL) PH-GND-C	FEEDER 4W (W/NEUTRAL) PH-GND-C
20	12-12-1/2"	12-12-1/2"	NOT ALLOWED	NOT ALLOWED
30	10-10-3/4"	10-10-3/4"	NOT ALLOWED	NOT ALLOWED
40	8-10-3/4"	8-8-3/4"	NOT ALLOWED	NOT ALLOWED
50	6-10-1"	6-8-1"	NOT ALLOWED	NOT ALLOWED
60	4-8-1 1/4"	4-8-1 1/4"	NOT ALLOWED	NOT ALLOWED
80	3-8-1 1/4"	3-8-1 1/4"	NOT ALLOWED	NOT ALLOWED
100	3-8-1 1/4"	3-8-1 1/4"	1-6-1 1/2"	1-6-1 1/2"
125	1-6-1 1/2"	1-6-1 1/2"	2/0-4-1 1/2"	2/0-4-2"
150	1/0-6-1 1/2"	1/0-6-2"	3/0-4-2"	3/0-4-2"
175	2/0-6-1 1/2"	2/0-6-2"	4/0-4-2"	4/0-4-2 1/2"
200	3/0-6-2"	3/0-6-2"	250KCMIL-4-2 1/2"	250KCMIL-4-2 1/2"
225	4/0-4-2"	4/0-4-2 1/2"	300KCMIL-2-2 1/2"	300KCMIL-2-3"
250	250KCMIL-4-2 1/2"	250KCMIL-4-2 1/2"	400KCMIL-2-3"	400KCMIL-2-3"
300	350KCMIL-4-2 1/2"	350KCMIL-4-3"	500KCMIL-2-3"	500KCMIL-2-3 1/2"
400	500KCMIL-3-3"	500KCMIL-3-3 1-2"	(2) 250KCMIL-1-2 1/2"	(2) 250KCMIL-1-3"
500	(2) 250KCMIL-2-2 1/2"	(2) 250KCMIL-2-3"	(2) 400KCMIL-1/0-3"	(2) 400KCMIL-1/0-3 1/2"
600	(2) 350KCMIL-1-3"	(2) 350KCMIL-1-3"	(2) 500KCMIL-2/0-3"	(2) 500KCMIL-2/0-3 1/2"
800	(2) 500KCMIL-1/0-3"	(2) 500KCMIL-1/0-3 1/2"	(3) 500KCMIL-3/0-3"	(3) 500KCMIL-3/0-3 1/2"
1000	(3) 400KCMIL-2/0-3"	(3) 400KCMIL-2/0-3 1/2"	(3) 600KCMIL-4/0-3 1/2"	(3) 600KCMIL-4/0-3 1/2"
1200	(4) 350KCMIL-3/0-3"	(4) 350KCMIL-3/0-3"	(4)500KCMIL-250KCMIL-3 1/2"	(4)500KCMIL-250KCMIL-3 1/2"
1600	(5) 400KCMIL-4/0-3"	(5) 400KCMIL-4/0-3 1/2"	(5) 600KCMIL-350KCMIL-3 1/2"	(5) 600KCMIL-350KCMIL-3 1/2"
2000	(5) 600KCMIL-250KCMIL-4"	(5) 600KCMIL-250KCMIL-3 1/2"	(6)600KCMIL-450KCMIL-4"	(6)600KCMIL-400KCMIL-3 1/2"
2500	(6) 600KCMIL-350KCMIL-4"	(6) 600KCMIL-350KCMIL-3 1/2"	(8) 500KCMIL-500KCMIL-4"	(8) 500KCMIL-500KCMIL-3 1/2"
3000	(8) 500KCMIL-400KCMIL-3 1/2"	(8) 500KCMIL-400KCMIL-3 1/2"	(10) 500KCMIL-500KCMIL-4"	(10) 500KCMIL-500KCMIL-3 1/2"

2 E400 ELECTRICAL FEEDER SCHEDULE
1/8" = 1'-0"

KEYNOTES

1. PROVIDE CONCRETE TRANSFORMER PAD PER UTILITY COMPANY REQUIREMENTS. COORDINATE WITH UTILITY COMPANY PRIOR TO ANY WORK.
2. PROVIDE REINFORCED 4" CONCRETE PAD FOR GENERATOR. COORDINATE WITH GENERATOR SUPPLIER AND STRUCTURAL ENGINEER.
3. PROVIDE 4" THICK CONCRETE EQUIPMENT PAD.
4. 1" C. WITH CABLING AS REQUIRED BY MANUFACTURER TO GENERATOR FOR CONTROL.
5. AUTOMATIC TRANSFER SWITCH. NEMA 1 ENCLOSED 120/208V, 3P, 4W.
6. PROVIDE 4"x12" GROUND BUS BAR WITH (12) TERMINATION POINTS: STORM COPPER COMPONENTS, INC. SCGB-6 OR EQUAL. CONNECTIONS TO GROUND BUS BAR SHALL BE IRREVERSIBLE COMPRESSION-TYPE CONNECTORS LISTED AS GROUND AND BONDING EQUIPMENT OR BY THE EXOTHERMIC WELDING PROCESS. NEC 250.64(C). BUS IS FOR DATA RACK GROUNDING IN IDF AND MDF ROOMS.
7. SEE MOTOR SCHEDULE ON SHEET E500.
8. VERIFY REQUIREMENTS FOR UTILITY PRIMARY DISCONNECT CABINET WITH THE UTILITY. WHEN PRESENT PROVIDE A CONCRETE BASE PER UTILITY REQUIREMENTS. THIS CABINET REQUIRES A MINIMUM OF 9'-0" FRONT AND REAR ACCESS CLEARANCE.
9. FIRE PUMP CONTROLLER BY OTHERS.
10. THE FIRE PUMP FEEDER SHALL BE ENCASED, MI CABLE OR LOCATED OUTSIDE OF BUILDING.
11. ENCASE FEEDER IN CMU BLOCK ENCLOSURE FROM LEVEL 1 TO MEZZANINE

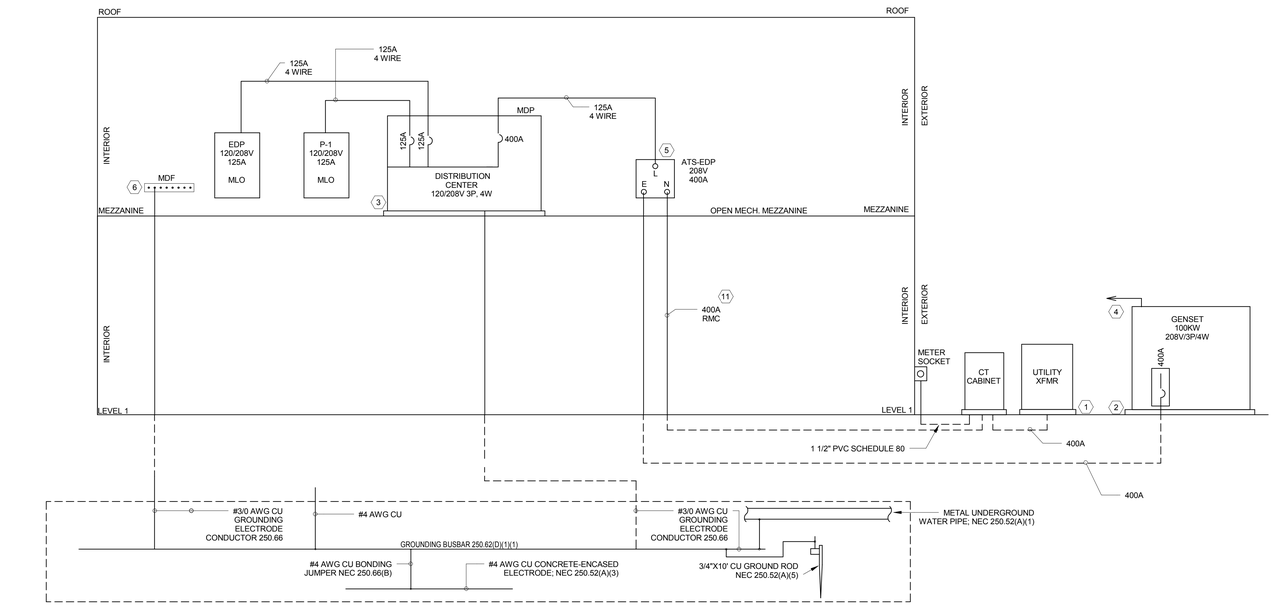
3 E400 E400-ELECTRICAL KEYNOTES
1/8" = 1'-0"

GENERAL NOTES

A. EMT USED FOR PURPOSES OF SIZING CONDUIT. CONTRACTOR TO VERIFY PROPER SIZE OF CONDUIT IF DIFFERENT THAN EMT. CONDUIT NEEDED ONLY WHEN REQUIRED BY NEC.

B. RISER IS SCHEMATIC ONLY AND IS NOT INTENDED TO BE USED FOR DETERMINING PANEL ENTRANCE POSITIONS, CONDUIT ROUTINGS, ETC.

4 E400 E400-ELECTRICAL GENERAL NOTES
1/8" = 1'-0"



1 E400 ELECTRICAL RISER DIAGRAM
1/8" = 1'-0"

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PROJECT TITLE

RAMSEY FIRESTATION NO. 2

KEY PLAN

ISSUE #	DATE	DESCRIPTION

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Kurt L. Wintheiser / Chad S. Kurdi
24747 / - /
42678 -
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SHEET TITLE

ELECTRICAL RISER DIAGRAM

SHEET NUMBER

E400

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ELECTRICAL - LUMINAIRE FIXTURE SCHEDULE

ID	FIXTURE TYPE	MOUNTING	VOLTS	LAMP			CONTROL MEDIA (LENS, LOUVERS, ETC)	FIXTURE DESCRIPTION	MANUFACTURER & SERIAL NUMBER	NOTES
				QTY	WATTS	TYPE				
A1	2'X4' DIRECT-INDIRECT TROFFER	RECESSED/LAY-IN	120 V	3	32 W	3500K F32T8 OR LED	OPAL LENS OVERLAY, PERFORATED METAL CENTER BASKET	WHITE PAINTED UPPER REFLECTORS	FOCAL POINT LUNA SERIES, LITHOINIA AVANTE SERIES, OR LITHONIIA 2RTLED MULTI-LEVEL SWITCHING, INBOARD-OUTBOARD SWITCHING	
A5	2' X4' LENSED TROFFER	RECESSED/LAY-IN	120 V	3	32 W	3500K F32T8 OR LED	PATTERN 12 LENS 0.125" MIN THICK PRISMATIC ACRYLIC	2' X 4' LENSED TROFFER EMERGENCY	LITHONIA SP SERIES OR 2TLED SERIES	
A6	2'X4' DIRECT-INDIRECT SURFACE TROFFER	SURFACE	120 V	3	32 W	3500K F32T8 OR LED	DIFFUSER	WHITE PAINTED UPPER REFLECTORS	LITHONIA 2RT8SX OR 2RTLX SERIES	
D	6" LED DOWNLIGHT	RECESSED	120 V	1	32 W	32-35W LED, 3000K, 2200 LUMENS	OPEN APERTURE	6" APERTURE DOWNLIGHT	LITHONIA EVO SERIES OR LIGHTING SCIENCE GLIMPSE SERIES	
D3	6" LED DOWNLIGHT - SHOWER LIGHT	RECESSED	120 V	1	25 W	REPLACEABLE LED KIT	REGRESSED DIFFUSING LENS-FROST OR SOLITE	WET LOCATION DOWNLIGHT	HALO H7 SERIES HSG, 1200 SERIES MODULE, 493HS06 TRIM OR LITHONIA VERSI LITE SERIES	
E1	SINGLE SIDED EDGE LIT LED EXIT SIGN	UNIVERSAL	120 V	1	1 W	LED	RED OPTICAL DIFFUSER	MATTE WHITE ALUMINUM HOUSING, MYLAR AND ACRYLIC FACE	LITHONIA LRP-EL-N SERIES	
E2	DOUBLE SIDED EDGE LIT LED EXIT SIGN	UNIVERSAL	120 V	1	1 W	LED	RED OPTICAL DIFFUSER	MATTE WHITE ALUMINUM HOUSING, MYLAR AND ACRYLIC FACE	LITHONIA LRP-EL-N SERIES	
E3	EXIT SIGN	UNIVERSAL	120 V	1	1 W	LED	RED OPTICAL DIFFUSER	MATTE WHITE CAST ALUMINUM HOUSING STENCIL FACE LETTERS INVISIBLE CHEVRON ARROW KNOCKOUTS VANDAL-RESISTANT SHIELD CONNECT TO EMERGENCY GENERATOR	LITHONIA LE SERIES DUAL-LITE SEMPRA SERIES	
F	APPARATUS BAY CEILING FAN	CEILING - STEM LENGTH TBD	120 V	0	0 W	N/A	N/A		NICOR 56INDWH INDUSTRIAL OR WESTINGHOUSE 7861400 SERIES WITH WALL SPEED CONTROL	
F2	CEILING FAN	FLUSH MOUNT	120 V	0	0 W	N/A	N/A		MODERN FAN 6550 SERIES, CONTROLLER - PROVIDE WALL CONTROL FOR FAN SPEED CONTROL	
G	4' UTILITY STRIP, WIRE GUARD	SURFACE	120 V	2	32 W	T8 3500K	N/A		LITHONIA C SERIES WITH WIRE GUARD, SIMKAR CH-232-B11-UNV/WG240, DAYBRITE T, METALUX SS, WILLIAMS 76, COLUMBIA CS	
G5	DIRECT-INDIRECT PENDANT - DAYROOM	PENDANT MTD	120 V	2	32 W	T8 3500K	FULLY PERFORATED BOTTOM SHIELD	EXTRUDED ALUMINUM, WHITE FINISH	PEERLESS CERRA 10 SERIES	
G7	4' WALL MOUNTED LED STRIP LIGHT	WALL MTD	120 V	0	0 W	LED	DIFFUSE LENS		LITHONIA Z LED SERIES	
G8	4' UTILITY STRIP LIGHT	SURFACE	120 V	2	32 W	T8 3500K OR LED	N/A		LITHONIA C SERIES WITH WIRE GUARD OR Z-LED SERIES; ALTERNATE LITHONIA PROTEON LED HIGH BAY (ONE PER FOUR 4' STRIPLIGHTS)	
XA	30' POLE MTD LED AREA LIGHT	30' ALUMINUM POLE	120 V	1	250 W	LED	TYPE IV, FORWARD THROW		LITHONIA DSX1 LED SERIES	
XA1	30' POLE MTD LED AREA LIGHT	30' ALUMINUM POLE	120 V	1	250 W	LED	TYPE II, ROADWAY DISTRIBUTION		LITHONIA DSX1 LED SERIES	
XB	BOLLARD AREA LIGHT	GRADE MTD	120 V	1	0 W	LED		BOLLARD AREA LIGHT	RAB BLED20Y SERIES	
XC	DECORATIVE CEILING FIXTURE - ENTRY	SURFACE - CLG	120 V	1	0 W	LED			TO BE SELECTED: LITHONIA VGR4C SERIES	
XD	EXTERIOR DOWNLIGHT	RECESSED	120 V	1	0 W	LED			LITHONIA EVO SERIES	
XD1	EXTERIOR WALLWASHER	RECESSED	120 V	1	0 W	LED			LITHONIA EVO LW SERIES	
XD2	EXTERIOR SOFFIT MOUNTED AREA LIGHT	RECESSED	120 V	1	0 W	LED			LITHONIA INCITO SERIES ACCENT LIGHT	
XW	EXTERIOR WALL MTD AREA LIGHT	WALL MTD ABOVE GARAGE DOORS	120 V	1	47 W	LED, 3500K	TYPE 4 / FORWARD THROW DISTRIBUTION	20 LED TWO ENGINE WALL SCONCE	LITHONIA WSR SERIES	

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 FIRESTATION NO. 2

KEY PLAN

ISSUE #	DATE	DESCRIPTION

NOT FOR CONSTRUCTION

CERTIFICATION

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Chad S. Kurdi

42678 -
License Number Date

DATE	-
DRAWN BY	PT
CHECKED BY	JDG
COMMISSION NUMBER	1937.01

SHEET TITLE

ELECTRICAL LUMINAIRE SCHEDULES

SHEET NUMBER

E500

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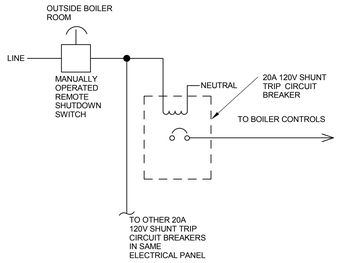


GENERAL NOTES

A. PROVIDE MANUALLY OPERATED REMOTE SHUTDOWN SWITCH. SWITCH SHALL BE NORMALLY OPEN RED MUSHROOM TYPE PUSH BUTTON.

B. LOCATE SWITCH AT BOILER ROOM DOOR AND LABEL "EMERGENCY BOILER SHUTDOWN."

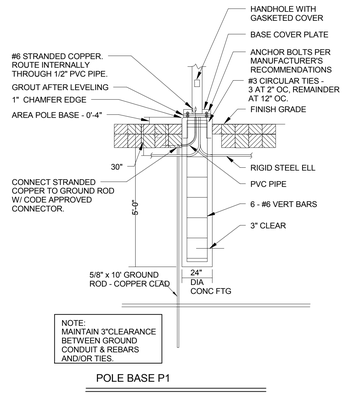
C. PROVIDE POLYCARBONATE PROTECTIVE COVER WITH LOCAL BATTERY OPERATED AUDIBLE ALARM SIMILAR TO STI UNIVERSAL STOPPER STI-13 SERIES.

D. SWITCH SHALL RELEASE SHUNT TRIP BREAKER(S) FEEDING WATER HEATERS/BOILERS AND SHALL DISABLE ALL BOILER CONTROLS.

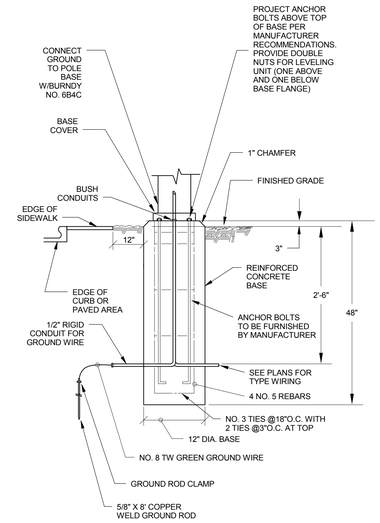
E. EXCEPTION: NOT REQUIRED FOR SINGLE HOT WATER BOILERS W/RATED INPUT OF LESS THAN 400,000 BTH/HR (117 KW).

F. PROVIDE TWO SWITCHES IF ROOM IS GREATER THAN 500 SQUARE FEET.

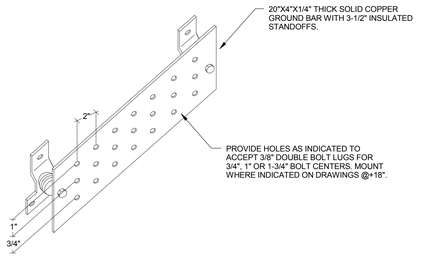
7 E601 BOILER/WATER HEATER REMOTE SHUTOFF DETAIL
Not To Scale



1 E601 LIGHT POLE BASE DETAIL
3/16" = 1'-0"



2 E601 BOLLARD BASE DETAIL
1/8" = 1'-0"



3 E601 GROUND BAR - LARGE
1/8" = 1'-0"

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RAMSEY FIRESTATION NO. 2

KEY PLAN

ISSUE #	DATE	DESCRIPTION

NOT FOR CONSTRUCTION

CERTIFICATION

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Chad S. Kurdi

42678 -
License Number Date

DATE	-
DRAWN BY	PT
CHECKED BY	JDG
COMMISSION NUMBER	1937.01

SHEET TITLE

ELECTRICAL DETAILS

SHEET NUMBER

E601

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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%

EHLERS
LEADERS IN PUBLIC FINANCE

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

CC Regular Session **7. 6.**

Meeting Date: 04/14/2015

Submitted For: Patrick Brama, Administrative Services

By: Patrick Brama, Administrative Services

Information

Title:

New Policy for the Sale of City Owned Land and Template Purchase Agreement

Purpose/Background:

Purpose

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; and a "template" purchase agreement. The purpose of this case is to consider adopting the attached new Policy for the Sale of City Owned Land and template purchase agreement (PA).

Background (HRA Dissolution)

The City Council has officially dissolved the Ramsey Housing and Redevelopment Authority (HRA). In November 2014 the HRA passed a resolution to transfer all HRA assets to the City and to dissolve the HRA (attached to case). HRA assets include a large inventory of City-owned land located within The COR. In December 2014 the City Council held a public hearing to dissolve the HRA. As a result of the HRA dissolution, a number of HRA responsibilities were anticipated to be shifted to the EDA. A major responsibility included reviewing purchase offers for all property previously owned by the HRA (i.e. The COR and the former bookstore site).

Background (Policy)

Attached to this case is the proposed land sale policy. The intent of this policy is to route all land sale transactions through the EDA for a recommendation to the City Council. This policy is intended to be flexible, to account for special/ market circumstances. Included in this policy is updated language from the City's previous policy for selling City-owned land; which was called a disposition policy (concentrated on previous park land).

In summary, this new policy covers three major areas: **(1) governance**, **(2) required terms and conditions** for purchase agreements, and **(3) processes** (surplus city owned land process, marketing process, sale process, net proceeds). This policy has been reviewed by the EDA a number of times, beginning in December 2014 . This policy was reviewed by the Planning Commission in February of 2015. Lastly, this policy has been reviewed by the City Attorney and the City's real estate broker CBRE.

Background (Template PA)

Attached to this case is a "template" PA. This template PA will be utilized by staff as a starting point for land sale negotiations. In most cases, the template PA will be amended as result of negotiations with prospect buyers (on a case-by-cases, site-by-site basis). In some cases, the prospect buyer may strongly desire to utilize their own purchase agreement document. In said cases, staff will utilize the City's policy for the sale of City owned land to guide contract negotiations. This template purchase agreement addresses all items outlined in the policy for the sale of City owned land. This template purchase agreement was drafted by the City Attorney Joseph Langel based on input from the EDA. Tom Bray, whom holds a real estate certification for Attorneys, also reviewed this document. This template PA was reviewed by the EDA in April.

Notification:

NA

Observations/Alternatives:

Staff would recommend approving the attached policy and template purchase agreement. Below are discussion points. **(+)** Reviewed and amended by the City's real estate broker CBRE, the City Attorney, and Tom Bray.
(+) Establish a formal, equitable and efficient process for the sale of city owned land (for the City and prospects).
(+) Establish decision-making criteria to aid policy makers as they consider offers to purchase city owned land.
(+) Establish general policy direction to aid staff as they negotiate with prospect buyers interested in purchasing city owned land.
(+) This policy will increase the effectiveness of City staff (from an economic development prospective); and increase the efficiency of land-sale negotiations.

(-) Additional red-tape and process for developers and prospects. Potentially, delay or de-rail projects. NOTE: policy was built to be very flexible; the EDA spent a lot of time making sure this concern wouldn't come to fruition.
(-) potentially set an unrealistic expectation that all contract negotiations will result in 100% acceptance of this new policy/ template PA by prospect buyers. NOTE: all deals have unique circumstances that may require deviation from this policy and template PA; which is not uncommon in the real estate market.

Funding Source:

NA

Recommendation:

The EDA has reviewed this case a number of times, beginning in December of 2014. The attached policy and template PA have been amended/ improved/ revised by the EDA on multiple occasions as a result of recent experiences with reviewing PAs (24 Restore, All Seasons Garage, PSD LLC, NIK Management).

The EDA passed a motion in April to recommend the City Council adopt the attached policy and template PA. General reasons for EDA support are outlined in the "observation" section of this case.

Action:

Motion to:
Approve the attached policy for the sale of City owned land and draft purchase agreement.

Attachments

POLICY FOR THE SALE OF CITY OWNED LAND 04032015
Template PA 03302015

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	04/09/2015 11:49 AM
Form Started By: Patrick Brama		Started On: 04/03/2015 09:04 AM
Final Approval Date: 04/09/2015		

POLICY FOR THE SALE OF CITY OWNED LAND

City of Ramsey, Anoka County, Minnesota

This policy was adopted by the City Council on April 14, 2015.
This policy replaces the City's former *Policy for the Disposition of City Owned Land adopted* on June 12, 2012.

SECTION 1: PURPOSE

A. Establish a formal, equitable and efficient process for the sale of city owned land.
B. Establish decision-making criteria to aid policy makers as they consider offers to purchase city owned land.
C. Establish general policy direction to aid staff as they negotiate with prospect buyers interested in purchasing city owned land.

SECTION 2: GOVERNANCE

This policy and process shall be facilitated by the Ramsey Economic Development Authority (EDA). The Ramsey EDA shall develop recommendations related to this process and policy for City Council consideration. The Ramsey EDA does not have final decision-making authority related to this policy and process. With reasonable cause, including responding to prospects in a timely manner, the City Council may bypass the EDA from any, or all, portions of this policy or process.

SECTION 3: PUBLIC BENEFIT

The sale of surplus City-owned properties has a number of benefits to the community:

(1) Reduced City property maintenance costs
(2) Reduced City liability
(3) Increased property tax revenues
(4) Reduced City resources needed for management of City owned parcels
(5) Reallocation of parcels to fit in line with long term City needs and goals

SECTION 4: SURPLUS CITY OWNED LAND PROCESS

Upon direction from the City Council, city staff shall develop an inventory of city owned land; and determine properties unneeded for current or future city functions and available for sale. The City may consider parcels surplus City owned land if at least one of the following criteria/needs is not met:

(1) Economic development purposes; including removal of blighted properties and enhancing the City's tax base
(2) Housing development purposes; including removal of blighted properties
(3) Public works, maintenance, engineering, administration, recreation or public safety: facilities, staging or storage areas
(4) Public right of way; including roads, railroads and airports
(5) Drainage, wetland and utility easements
(6) Public parks, trails and open space
(7) Any other reasonable use determined by the City Council

After a property is deemed surplus City owned land, consideration for the sale or disposition of property depend on the criteria outlined below.

(1) Ability to develop (utilities, size, stormwater, soils, roads, legal restrictions, etc.)
(2) Public input and feedback regarding potential future development
(3) Feasibility Report:
All costs incurred by the City in order to sell surplus City owned land should be weighed against a payback to the City in property taxes; and land sale proceeds. This specific calculation, and the City's acceptance threshold may change on a project-to-project basis.
(4) Any other reasonable cost determined by the City Council

SECTION 5: MARKETING PROCESS

Upon direction from the City Council, city staff shall actively market city surplus owned property available for sale. The process of marketing City owned land should include the following items:

Marketing Process

a. Establish whom shall actively market the sale of City owned land: city staff or a third-party professional services firm.
b. Establish an asking price.
c. Establish an acceptable sale price range*
d. Develop and Distribute Basic Marketing Materials and Site Information
e. Complete site preparation due diligence; see below.
   Standard due diligence will be completed for all properties available for sale. Staff will develop a recommendation for EDA and Council consideration for optional due diligence.

STANDARD

(1) ALTA Survey (Table A, items: 1-4, 6, 8, 11a, 21)
(2) Title Commitment

OPTIONAL (elected)

(3) Phase 1 Environmental Site Assessment (ESA), Phase 2 ESA, Limited Site Investigation (LSI), Response Action Plan (RAP)
(4) Analysis of Site Specific Available Economic Development Incentives
(5) Geotechnical Soils Evaluation
(6) Hazardous Materials Survey
(7) Wetland Delineation
(8) Concept Site Design
(9) Building Demolition/Site Clean-Up
(10) Shovel Ready Certification
(11) Other work as determined by the Ramsey City Council

*Acceptable Price Range

An acceptable sale price range will be developed by a third party professional; and subsequently adopted by the City Council in closed session. Staff will utilize this price range to negotiate land sale prices with prospects. Staff will attempt to maximize the sale price in all land transactions; and shall be authorized to make counter offers to prospective buyers. If offers received are below the acceptable price range, staff has the authority to deny an offer. The City may decide to sell a property below the acceptable sale price range for economic development purposes, to achieve strategic goals set by the City Council, or any other reasonable cause determined by the City Council. Economic development projects should be evaluated within the context of the City's adopted business subsidy policy.

SECTION 6: SALE PROCESS

The purpose of this section is to outline the process in which staff shall work with prospect buyers to negotiate the sale of surplus City owned land.

Step 1: Letter of Intent (LOI)

A. Prospect buyer submits written correspondence identifying their interest in purchasing City owned land. Correspondence should include as much detail as reasonably possible. A "term-sheet" or "deal-summary" are acceptable for this step.

B. Staff shall review the written proposal. Based on staff's determination, if the proposal fails to meet the intent of this policy or direction from the City Council and EDA, staff shall provide a recommendation to the prospect buyer to reconsider/amend their LOI; or request additional information (see Section 7, G).

C. EDA and City Council LOI consideration. Staff shall prepare a case write-up, decision alternatives, and recommendation for action. The EDA shall then provide a recommendation for City Council consideration. The City Council shall provide general policy direction. The City Council may provide direction to the prospect buyer to draft a formal purchase agreement for further consideration.

Step 2: Purchase Agreement (PA)

A. Prospect buyer submits a formal PA identifying their proposed terms and conditions for purchasing City owned land.

B. Staff and the City attorney shall evaluate the proposed PA in context of the City's preferred PA terms outlined in Section 7 of this policy. Based on staff's determination, if the proposed PA fails to meet the intent of this policy or direction from the City Council and EDA, staff shall provide a recommendation to the prospect buyer to reconsider/amend terms and conditions within the proposed PA.

C. EDA and City Council PA consideration. Staff shall prepare a case write-up, decision alternatives, and recommendation for action. The EDA shall then provide a recommendation for City Council consideration. The City Council shall then consider the proposed PA and may provide direction to reject, amend or execute.

Step 3: Closing

A. Staff and the City Attorney shall execute the closing of all PAs. Staff will execute closing based on language included in the respective PA and Section 7 and 8 of this policy.

EDA Review Alternatives

The EDA may utilize the following methods for review: (1) regular monthly EDA meeting (2) special EDA meeting; which may not require a quorum (3) one-way, one-time email feedback from individual EDA members directly to staff only (4) EDA participation in City Council meeting (4) no EDA review. Review alternatives shall be utilized based on the order outlined in this provision. Please see Section 2 of this policy for details on governance.

SECTION 7: REQUIRED TERMS & CONDITIONS

The purpose of this section is to outline minimum terms and conditions that shall be included in PAs for the sale of City owned land. These terms and conditions may be waived or negotiated by the City Council.

The City shall develop a "*Template PA*" based on terms and conditions outlined in this policy. Said *Template PA* shall be utilized when practical and possible. Use of said *Template PA* shall be determined on a case-by-case basis.

A. Termination Date/Initial Closing Date/ Due-Diligence Period
The initial closing date shall be set for within 10 days after all buyer and seller contingencies can be reasonably met. The normally acceptable due-diligence period shall be tied to when City entitlements are met; which commonly include: zoning verification, site plan approval, plat approval, and development agreement approval. City staff shall target about six (6) months as a standard due-diligence period. However, depending on the use, size and complexity of a proposed project, a longer due-diligence period may be acceptable.

B. Earnest Money
The City shall require earnest money for all land transactions. City staff shall have the authority to negotiate an acceptable level of earnest money and provide a recommendation for EDA and City Council review. A portion of said earnest money shall become non-refundable after 30-90 days. Earnest money terms shall be determined on a project-by-project basis.

C. Contract Extensions
Unforeseen circumstances may arise while completing due-diligence for the development of real estate. Often times, this results in a request from a prospective buyer for a PA due-diligence period extension. Staff will work with prospective buyer to develop a reasonable and attainable initial closing date; as outlined in Paragraph A above.

If the prospective buyer requests an extension to the initial closing date, the City shall require compensation. PA extensions shall require a portion, or all, earnest money to become non-refundable. If a PA is terminated, all non-refundable dollars shall be received by the City.

D. Construction Deadlines
As part of a standard PA, the City does not require a minimum construction deadline for buildings and improvements. However, on a case-by-case basis, the Council may request for this provision to be included in PAs.

NOTE: this statement does not prohibit construction deadlines within other government permits and agreements (development agreements, building permits, business subsidy agreements, etc.).

E. Tax Exempt Uses
The City owns a large inventory of land located within The COR. This land is situated within a prime location for intense commercial, office and residential development. The development of The COR is anticipated to generate significant local property taxes. The City

of Ramsey has identified several future high priority public improvement projects that rely on future property tax revenues from development within The COR. In order to meet future obligations to residents and businesses, the City is not seeking to sell City owned land located within The COR to tax exempt users.

NOTE: the City does anticipate a community center to be located within The COR. A community center user may be a tax exempt user. The City welcomes discussion of a community center with prospective developers.

F. Professional Services

City staff shall make a good faith effort to utilize local businesses for professional services required for land transactions (i.e. Title Commitment, Escrow Agent, Closing Services, ALTA Survey, etc.); subject to competitive pricing.

G. Pre-Development Meeting with City Staff

Before a PA is executed by the EDA or City Council, the City may require the buyer to meet with the City's development team to discuss project timelines, property specifications, required public infrastructure, land use regulations, and project feasibility (known as a "Pre-Development" meeting by staff). The purpose of this meeting is to confirm that the preliminary project concept is physically, schematically and financially possible. The City may require the buyer sign a non-binding MOU before executing a PA.

Staff is authorized to request the buyer supply a concept site plan for this process. A concept site plan is not intended to be a full, detailed site plan, but a generalized concept with sufficient detail to demonstrate compliance with zoning standards. Additionally, if deemed necessary, staff is authorized to request preliminary concept design to be reviewed by the Planning Commission as part of this process.

Staff should also consider the feasibility of the proposed project. If staff is unsure the proposed project is feasible for the buyer, staff shall be authorized to require supporting information from the buyer (e.g. statement from bank, developer, or architect, sources-and-uses sheet, etc.).

H. Land Sale Ordinance Contingency

The City Charter requires an ordinance be passed to sell City owned land. This process can take two to three months. The City shall include a provision in the contingencies section of all PAs requiring a land sale ordinance to be effective before closing.

I. Reassignment of Agreement

Agreement may not be reassigned without the written consent of the City.

SECTION 8: COST ASSIGNMENTS

The purpose of this section is to outline an assignment of costs associated with negotiating and closing a PA. Staff shall utilize this information to develop a "net-proceeds" analysis for EDA and Council review.

A. City Costs
   1. Seller's portion of the prorated property taxes and fees.
   2. Seller's own attorney's fees.
   3. One-half the cost of any closing fees.
   4. State deed tax.
   5. Real estate broker commission fees.
   6. Title Commitment fees as prescribed in Section 5.
   7. ALTA Survey fees as prescribed in Section 5.
   8. The cost of any additional or elected marketing/site-prepping efforts by City as prescribed in Section 5.

B. Buyer Costs
   1. Buyer's portion of the prorated property taxes and fees.
   2. Buyer's own attorney's fees.
   3. One-half the cost of any closing fees.
   4. Documentary and recording fees for the deed(s).
   5. The cost of the owner's title insurance policy as required by the Buyer.
   6. Environmental, architectural, engineering, financing, and developer fees associated with pre-development research and the entitlement process.
   7. All other fees.

PURCHASE AGREEMENT

This Agreement is entered into by and between the **City of Ramsey**, a Minnesota municipal corporation ("Seller"), and _____, a Minnesota _____ ("Buyer").

In consideration of the Earnest Money, the mutual covenants set forth below, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Buyer agree as follows:

1. **EFFECTIVE DATE.** The effective date of this Agreement is _____ (the "Effective Date").

2. **SALE OF PROPERTY.** Seller agrees to sell to Buyer, and Buyer agrees to buy from Seller, the Property, legally described as follows:

   [insert legal description or attach as an Exhibit]

   and further identified by Anoka County by the following property identification number(s):

   [insert PID]
   [street address could also be added if one exists]

3. **PURCHASE PRICE.** The purchase price for the Property is $_____ (the "Purchase Price"). *[optional:* The Purchase Price shall be adjusted on the gross square footage of the Property as determined by the Survey. Such price adjustment will be determined by multiplying the gross square footage of the Property as determined in the Survey by $_____ per square foot/acre.*]*

4. **EARNEST MONEY.** Within ____ (__) business days after the Effective Date, Buyer must deposit the sum of $_____ (the "Earnest Money") with Title 1, 7535 Sunwood Drive, Ramsey, MN 55303 ("Escrow Agent"), via wire transfer or delivery of a certified check payable to Escrow Agent.

   a. If Buyer does not deposit the Earnest Money with Escrow Agent as required above, then Seller may terminate this Agreement by written notice to Buyer; provided, however, if Buyer deposits the Earnest Money with Escrow Agent before Seller exercises Seller's right to terminate, Seller's right to terminate is extinguished.

   b. Unless Buyer has previously terminated this Agreement pursuant to Section 9, $_____ of the Earnest Money (the "Initial Disbursement") becomes non-refundable to Buyer (except in accordance with Section 23 as a result of a default by Seller) on the date _____ (__) business days after the Effective Date, and on that date Escrow Agent must disburse the Initial Disbursement to Seller.

c. In the event Buyer requests an extension of the Inspection Period, and the extension is agreed to in writing by Seller, all remaining Earnest Money shall become non-refundable and released to the Seller by the Escrow Agent.

d. Upon Seller's receipt of a Notice to Proceed from Buyer in accordance with Section 9(b), all of the Earnest Money becomes non-refundable (except in accordance with Section 23 as a result of a default by Seller).

e. If Buyer does not provide a Notice to Proceed to Seller in accordance with Section 9(b), this Agreement automatically terminates and Escrow Agent must disburse all Earnest Money Escrow Agent holds to Buyer, other than Earnest Money Escrow Agent is obligated to disburse to Seller pursuant to Sections 4(b) and (c).

f. At Closing, Escrow Agent shall disburse to Seller any Earnest Money not previously disbursed to Seller, and Buyer shall receive a credit against the Purchase Price owing at Closing in an amount equal to the amount of the Earnest Money.

5. **SURVEY.** Seller shall, at Seller's expense, obtain an ALTA survey (Table A, items 1-4 and 6, 8, 11a and 21) (the "Survey") from a duly licensed surveyor and deliver it to Buyer within thirty (30) days after the Effective Date. Buyer may arrange with the surveyor to include additional information on the Survey at Buyer's expense.

6. **TITLE COMMITMENT.**

a. Seller makes no representations or warranties with respect to the status of title to the Property. Within ten (10) business days after the Effective Date, Seller shall, at Seller's expense, obtain a commitment from Escrow Agent to issue an owner's policy of title insurance insuring Buyer's title to the Property (the "Title Commitment") and deliver the Title Commitment and copies of or internet access to copies of all recorded documents referenced in the Title Commitment to Buyer.

b. Buyer shall have until the date ten business days after the receipt of the Title Commitment and the Survey (collectively, "**Title/Survey**") to review Title/Survey and to give Seller written notice of (i) any defects in the marketability of Seller title to the Property or any encumbrances on Seller's title to the Property that are objectionable to Buyer, and (ii) the specific actions Buyer requests that Seller take with respect to each such defect or encumbrance (a "**Title Objection Notice**"). Any defects in or encumbrances on Seller's title that Buyer does not identify in a timely Title Objection Notice are each a "**Permitted Exception**." Within three (3) business days after Seller's receipt of a Title Objection Notice from Buyer, Seller will notify Buyer, in writing, of the actions, if any, that Seller is willing to take with respect to each of the matters identified in the Title Objection Notice and the time frame in which Seller will take those actions ("**Seller's Title Notice**"). If Seller's Title Notice indicates that Seller

unconditionally agrees to make Seller's title to the Property marketable on or before the closing date established pursuant to Section 10, the parties shall proceed to closing pursuant to the terms of this Agreement. If Seller's Title Notice indicates that Seller does not unconditionally agree to make Seller's Title to the Property marketable on or before the closing date established in Section 10, Buyer may, at any time with three (3) business days after Buyer's receipt of Seller's Title Notice, terminate this Agreement by written notice to Buyer in which case this Agreement is terminated and Escrow Agent must disburse any Earnest Money (other than Earnest Money that Escrow Agent has disbursed to Seller pursuant to Sections 4(b) and (c)) ("**Buyer's Title Termination Notice**"). If Buyer does not deliver a Buyer's Title Termination Notice to Seller within the three (3) business days after Buyer's receipt of Seller's Title Notice, than Seller must perform in accordance with Seller's Title Notice, Buyer shall be deemed to have waived Buyer's objections to the extent Seller has not agreed to address them in Seller's Title Notice, the matters to which Buyer objected and Seller did not agree to resolve are deemed Permitted Exceptions, and the parties shall proceed to Closing in accordance with the terms of this Agreement and the terms of Seller's Title Notice.

7. **RIGHT OF ENTRY.** At all times after Buyer has deposited the Earnest Money with Seller and before the expiration of the Inspection Period (as defined in Section 9), Buyer (and its employees, agents, and contractors) may enter the Property for the purpose of conducting soil tests, environmental tests and additional survey work, subject to the following conditions:

   a. Upon the earlier of the date one week after Buyer's completion of its activities on the Property or the date one week after the termination of this Agreement, if either Seller or Buyer terminate this Agreement in accordance with the provisions hereof prior to Closing, Buyer must repair and or restore any damage Buyer or its employees, agents or contractors cause to the Property and remove any personal property, refuse or debris Buyer or its employees, agents or contractors brought onto or authorized third parties to bring onto the Property.

   b. Buyer must defend and indemnify Seller from and against and hold Seller harmless Seller from all "Claims," as defined in Section 10, arising out of, resulting from or relating to any loss of or damage to any property or business or out of any injury to or death of any person, if the loss, damage, injury, or death arises or is alleged to arise either directly or indirectly and either wholly or in part from: (a) any action or omission of Buyer or its employees, agents, or contractors, while on the Property pursuant to this Section; or (b) actions or omissions of Buyer or Buyer's employees, agents, or contractors that cause or result in the release of any Hazardous Substance onto the Property or onto other property.

   c. Buyer must comply with and shall cause it employees, agents, and contractors to comply with all applicable laws, while on the Property.

d. Buyer may not commence any environmental testing on the Property until Buyer submits a work plan for such testing to Seller and Seller approves the work plan, in writing. Seller may not unreasonably withhold, condition or delay Seller's approval of a work plan.

e. Buyer must, promptly and without demand from Seller, provide Seller with true and complete copies of all draft and final reports relating to Buyer's geotechnical and environmental investigations and testing of the Property including, without limitation, any reports relating to any Phase I Environmental Site Assessment of the Property.

f. The cost of any test or additional survey work will be borne solely by Buyer.

8. **PROPERTY SOLD AS IS.** Subject to Buyer's right to terminate this Agreement pursuant to Section 9, Buyer agrees to accept the Property in its current condition, including, without limitation, its current environmental and geological condition, and in an "AS-IS" and with "ALL FAULTS" condition. Buyer's payment of the Purchase Price at Closing constitutes Buyer's acknowledgment and agreement that:

a. Seller has not made any written or oral representations or warranties of any kind with respect to the Property (including without limitation express or implied warranties of title, merchantability, or fitness for a particular purpose);

b. Buyer has not relied on any written or oral representation or warranty made by Seller, its agents or employees with respect to the condition or value of the Property;

c. Buyer has had an adequate opportunity to inspect the condition of the Property, including without limitation any environmental testing, and to inspect documents applicable thereto, and Buyer is relying solely on such inspection and testing; and

d. The condition of the Property is fit for Buyer's intended use.

e. Buyer accepts all risk of Claims (including without limitation all Claims under any Environmental Law and all Claims arising at common law, in equity or under a federal, state or local statute, rule or regulation) whether past, present or future, existing or contingent, known or unknown, arising out of, resulting from or relating to the condition of the Property, known or unknown, contemplated or uncontemplated, suspected or unsuspected, including without limitation the presence of any Hazardous Substance on the Property, whether such Hazardous Substance is located on or under the Property, or has migrated from or to the Property.

9. **INSPECTION PERIOD.**

a. Except as otherwise provided in Section 6, Buyer shall have from the date that Buyer deposits the Earnest Money with Escrow Agent to _____, 201__ (the "**Inspection Period**") to investigate the Property and determine, in Buyer's sole judgment, whether (i) the condition of the Property is suitable to Buyer's intended use; and (ii) Buyer will be able to obtain all governmental approvals and utilities necessary for Buyer's intended use of the Property. Buyer acknowledges and agrees that Seller has not made any covenants, representations or warranties regarding Buyer's ability to obtain governmental approvals from the City of Ramsey or any other governmental entity. The City of Ramsey will review, consider and act on any applications Buyer submits to the City for governmental approvals in accordance with City Code.

b. Buyer may, at any time on or before 5:00 p.m. on the last day of the Inspection Period, terminate the Agreement by written notice to Seller based on Buyer's determination, in Buyer's sole and absolute discretion, that the condition of the Property is not suitable for Buyer's intended use or that Buyer may not be able to obtain all governmental approvals and utilities necessary for Buyer's intended use of the Property. In addition, this Agreement automatically terminates at 5:00 p.m. on the last day of the Inspection Period unless, prior to that time Buyer delivers a written notice of Buyer's intention to proceed (a "**Notice to Proceed**") to Seller.

c. If, pursuant to Section 9(b) either Buyer terminates this Agreement or this Agreement is automatically terminated, the Escrow Agent must disburse to Buyer any Earnest Money Escrow Agent holds, other than Earnest Money Escrow Agent is obligated to disburse to Seller pursuant to Sections 4(b) and (c).

10. **DEFINITIONS.** As used in this Agreement:

"**Claim**" or "**Claims**" means any and all liabilities, suits, claims, counterclaims, causes of action, demands, penalties, debts, obligations, promises, acts, fines, judgments, damages, consequential damages, losses, costs, and expenses of every kind (including without limitation any attorney's fees, consultant's fees, costs, remedial action costs, cleanup costs and expenses which may be related to any claims).

"**Environmental Law**" means the Comprehensive Environmental Response, Compensation and Liability Act ("CERCLA"), 42 U.S.C. § 9601 et seq., the Resource Conservation and Recovery Act, 42 U.S.C. § 6901 et seq., the Federal Water Pollution Control Act (the Clean Water Act), 33 U.S.C. § 1251 et seq. the Clean Air Act, 42 U.S.C. § 7401 et seq., and the Toxic Substances Control Act, 15 U.S.C. § 2601 et seq., all as amended from time to time, and any other federal, state, local or other governmental statute, regulation, rule, law or ordinance dealing with the protection of human health, safety, natural resources or the environment now existing or hereafter enacted.

"**Hazardous Substance**" or "**Hazardous Substances**" means any pollutant, contaminant, hazardous substance or waste, solid waste, petroleum product, distillate, or fraction, radioactive material, chemical known to cause cancer or reproductive toxicity, polychlorinated biphenyl or any other chemical, substance or material listed or identified in or regulated by any Environmental Law.

11. **RELEASE.** Buyer, for itself, its directors, officers, stockholders, divisions, agents, affiliates, subsidiaries, predecessors, successors, and assigns and anyone acting on its behalf or their behalf hereby fully releases and forever discharges Seller from any and all Claims (including without limitation all Claims arising under any Environmental Law and all Claims arising at common law, in equity or under a federal, state or local statute, rule or regulation), past, present and future, known and unknown, existing and contingent, arising out of, resulting from, or relating to the condition of the Property, and Buyer hereby waives any and all causes of action (including without limitation any right of contribution) Buyer had, has or may have against Seller and anyone acting on its behalf with respect to the condition of the Property, whether arising at common law, in equity or under a federal, state or local statute, rule or regulation. The foregoing shall apply to any condition of the Property, known or unknown, contemplated or uncontemplated, suspected or unsuspected, including without limitation the presence of any Hazardous Substance on the Property, whether such Hazardous Substance is located on or under the Property, or has migrated from or to the Property.

12. **INDEMNITY.** Buyer agrees to indemnify, hold harmless and defend Seller or anyone acting on its behalf for, from and against any and all Claims (including without limitation all Claims arising under any Environmental Law and all Claims arising at common law, in equity or under a federal, state or local statute, rule or regulation) past, present and future, existing and contingent, known and unknown arising out of, resulting from, or relating to the condition of the Property. The foregoing shall apply to any condition of the Property, known or unknown, contemplated or uncontemplated, suspected or unsuspected, including without limitation the presence of any Hazardous Substance on the Property, whether such Hazardous Substance is located on or under the Property, or has migrated from or to the Property, regardless of whether the foregoing condition of the Property was caused in whole or in part by the Seller's actions or inactions.

13. **NOTICES.** Notices permitted or required by this Agreement must be in writing and shall be deemed given when delivered in legible form to the party to whom addressed. Notices may be sent by certified mail, fax or e-mail. Notices are effective two business days after they are mailed via certified mail, return receipt requested or, if delivered in any other manner, when the party to whom the notice is directed actually receives the notice. If delivered at the Closing, a notice shall be deemed given when hand-delivered to the party's representative at the Closing. The business addresses of the parties are as follows:

    Seller: City Administrator
    City of Ramsey
    7550 Sunwood Drive N.W.

Ramsey, MN 55303

Buyer:

Notices not given in the manner or within the time limits set forth in this Agreement are of no effect and may be disregarded by the party to whom they are directed.

14. **CLOSING.** This transaction shall close on the date 10 business days after Buyer delivers a Notice of Suitability to Seller or on such earlier date as Seller and Buyer may establish by mutual, written agreement. The Closing shall take place at the offices of the Escrow Agent, or at some other place as the parties may mutually agree prior to such date. At the option of either Party, the executed closing documents, Purchase Price and closing costs may be deposited with the Escrow Agent and disbursed by the Escrow Agent pursuant to avoid the necessity for a Closing at which the Parties are present.

    a. **Seller's Obligations at Closing.** At Closing, Seller must deliver to Escrow Agent, for delivery to Buyer:

        i. A quit claim deed, duly executed and acknowledged on behalf of the City and with the City's seal affixed, conveying title to the Property, subject to (A) the lien of real estate taxes, if any, not yet due and payable and any installments of special assessments certified for payment therewith; (B) Building, Subdivision and Zoning Ordinances; (C) Matters that would be disclosed by an accurate survey of the Property; and (D) matters that constitute Permitted Exceptions pursuant to Section 6;

        ii. A certified copy of a duly adopted City Ordinance and Resolution authorizing Seller's sale of the Property to Buyer; and

        iii. Seller's affidavits, well disclosure certificate (if required), settlement statement approved by Seller and Buyer, and any other documents required by the Escrow Agent.

    b. **Buyer's Obligations at Closing.** At Closing, Buyer must:

        i. Wire Transfer (or deliver a certified check in) an amount equal to the amount of the Purchase Price adjusted for to reflect Buyer's prior payment of the Earnest Money and to reflect amounts Buyer must pay or will receive pursuant to Section 14(c), to Escrow Agent for disbursement to Seller and others pursuant to this Agreement and the Settlement Statement; and

        ii. File or cause Escrow Agent to file an Electronic Certificate of Real Estate Value.

c. **Closing Costs.**

i. At Closing, the following Seller closing costs and expenses must be paid from the Purchaser Price or, if the Purchase Price is not sufficient, paid by Seller:

1. Seller's portion of the prorated property taxes.
2. Seller's own attorney's fees.
3. One-half the cost of any closing fees.
4. State deed tax.
5. The cost of providing Title Commitment as prescribed in Section 6
6. The cost of providing ALTA Survey as prescribed in Section 5.
7. The cost of real estate broker commission fees as prescribed in Section 15.

ii. At Closing Buyer must pay the Purchase Price to Seller and the following costs and expenses:

1. Buyer's portion of prorated property taxes.
2. Buyer's own attorney's fees.
3. One-half the cost of any closing fees.
4. Documentary and recording fees for the deed(s).
5. The cost of the owner's title insurance policy if Buyer elects to purchase an Owner's title insurance policy.

d. **Possession.** Seller must deliver possession of the Property to Buyer at Closing.

15. **REAL ESTATE BROKERS.** Seller and Buyer represent and warrant to each other that they have dealt with no brokers, real estate agents, finders or the like in connection with this transaction, other than CBRE, Inc. ("Seller's Broker"), which represents Seller. Seller shall pay Seller's Broker as required by their agreement. Seller and Buyer agree to indemnify each other and to hold each other harmless against all claims, damages, costs or expenses of or for any broker's fees or commissions resulting for their actions or agreements regarding the execution or performance of this Agreement, other than the fees payable to Seller's Broker, and will pay all costs of defending any action or lawsuit brought to recover any such fees or commissions incurred by the other party, including reasonable attorney's fees.

16. **ASSIGNMENT.** This Agreement may not be assigned without the written consent of the non-assigning Party.

17. **THIRD PARTY BENEFICIARY.** There are no third party beneficiaries of this Agreement, intended or otherwise.

18. **JOINT VENTURE.** Seller and Buyer, by entering into this Agreement and completing the transactions described herein, shall not be considered joint venturers or partners.

19. **CAPTIONS.** The paragraph headings or captions appearing in this Agreement are for convenience only, are not a part of this Agreement, and are not to be considered in interpreting this Agreement.

20. **ENTIRE AGREEMENT / MODIFICATION.** This written Agreement, and the related Development Agreement, if any, constitutes the complete agreement between the parties and supersedes any prior oral or written agreements between the parties regarding the Property. There are no verbal agreements that change this Agreement and no waiver or modification of any of its terms will be effective unless in writing executed by the parties. In the event the terms of this Agreement conflict with the terms of the Development Agreement, the latter shall control.

21. **BINDING EFFECT.** This Agreement binds and benefits the Parties and their successors and assigns.

22. **CONTROLLING LAW.** This Agreement is made under the laws of the State of Minnesota and such laws will control its interpretation.

23. **REMEDIES.**

    a. If Buyer fails to perform any of the terms or conditions of this Agreement within the specified time limits, Seller may declare this Agreement terminated pursuant to Minnesota Statutes section 559.21. Seller's sole remedy in the event of Buyer's default is retention of the Earnest Money, unless Buyer defaults under Section 7 or 12 of this Agreement, in which case Seller may retain the Earnest money or suspend the performance of its obligations under this Agreement and commence an action in Anoka County District Court to recover its actual damages arising from the default.

    b. If Seller fails to perform any of the terms or conditions of this Agreement within the specified time limits, Buyer may, as its sole remedy, declare this Agreement terminated in which case Escrow Agent and, if applicable, Seller, shall refund the Earnest Money (both the Initial Disbursement and the Remaining Earnest Money) to Buyer, or, in the alternative, Buyer may have this Agreement specifically enforced. Buyer waives all claims for consequential damages against Seller based on Seller's breach or alleged default hereunder.

24. **WAIVER.** Failure of Seller or Buyer to insist upon the performance of any of the covenants, agreements and/or conditions of this Agreement or to exercise any right or privilege herein shall not be deemed a waiver of any such covenant, condition or right.

25. **SURVIVAL OF TERMS AND CONDITIONS.** The terms and conditions of this Agreement shall survive and be in full force and effect after the delivery of the deed, and shall not be deemed to have merged therein.

26. **SEVERABILITY.** Each provision of this Agreement shall apply to the extent permitted by applicable law and is intended to be severable. If any provision is illegal or invalid for any reason whatsoever, such illegality or invalidity shall not affect the legality or validity of the remainder of the Agreement.

27. **CONSTRUCTION.** The Parties acknowledge that this Agreement was initially prepared by Seller solely as a convenience and that all Parties and their counsel hereto have read and full negotiated all the language used in this Agreement. The Parties acknowledge that because all Parties and their counsel participated in negotiating and drafting this Agreement, no rule of construction shall apply to this Agreement to construe ambiguous or unclear language in favor of or against any Party.

28. COUNTERPARTS; DIGITAL COPIES. This Agreement may be executed in any number of counterparts and the signature pages of the separate counterparts combined into a single copy of this Agreement which will then constitute a fully executed version of this Agreement. A facsimile, .pdf file or digital copy of a signed counterpart or of an assemblage of counterparts of this Agreement shall be deemed to be an original thereof.

SELLER: The City of Ramsey, Minnesota

By: _____ Dated: _____, 2015
Sarah Strommen, Mayor

By: _____
Kurt Ulrich, City Administrator

BUYER: _____

By: _____ Dated: _____, 2015

Its: _____

By: _____

Its: _____

CC Regular Session **7. 7.**

Meeting Date: 04/14/2015

Submitted For: Patrick Brama, Administrative Services

By: Patrick Brama, Administrative Services

Information

Title

Approve 21 Day Extension to Casey's Purchase Agreement

Purpose/Background:

PURPOSE:

Approve 21 day extension to Casey's Purchase Agreement.

BACKGROUND:

The City entered into a Purchase Agreement (PA) with Casey's General Store (Casey's Retail Company) on June 30, 2014 for property located within The COR. The proposed use was a gas station and convenience retail store. Attached to this case is the approved site plan. The PA was originally set to close on January 23, 2015. Per the original PA, Casey's exercised their right to extend the PA to April 23, 2015 (notice is attached to case).

This project is nearly ready to close. Final plat and site plan approval have been completed. Casey's needs to complete a handful of administrative items before closing (record plats--which require City signatures, record easements, receive final comments from City staff regarding their landscaping plan, etc.). Casey's expects to be ready to close by April 23. However, after discussing timelines with City staff, they have opted to be "safe" and ask for a short extension to the PA to ensure closing occurs within the bounds of the PA.

Notification:

NA

Observations/Alternatives:

NA

Funding Source:

NA

Recommendation:

Staff agrees with Casey's--Staff is confident this project will likely close by April 23. As mentioned in the *Background Section* of this case--nearly all required PA due diligence items have been fully completed. Remaining items are administrative requirements. However, if any delays occur between now and then, the original PA would terminate before an extension could be reviewed/ approved by the City Council (the next Council meeting is April 28). As a result, Staff recommends a short PA extension be provided to Casey's to ensure, in the event of a small delay, this PA doesn't terminate (in other words--Staff would like to "to play it safe").

In the event Casey's asks for another PA extension--staff will recommend the City be compensated with extra earnest dollars. Staff has not requested extra earnest dollars for this specific PA extension because this measure is meant to be precautionary--and has been requested by Staff as much as Casey's (Casey's intends for this agreement to close on time).

Generally speaking, Staff is very confident in this project, the prospect, and the current status of this project. Staff

has no reason to believe this PA will not close between April 23 and May 14.

Action:

Motion to:
Approve the attached purchase agreement extension with Casey's Retail Company.

Attachments

New PA Extension (Purpose of Case)

Caseys General (Retail) Store Purchase Agreement 06242014

Site Plan

PA extension notification (original)

12_31_14 Acknowledgement of Transfer of Real Estate Purchase Agreement Caseys Retail Company HRA and the City of Ramsey

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Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	04/09/2015 04:25 PM
Form Started By: Patrick Brama		Started On: 04/09/2015 02:14 PM
Final Approval Date: 04/09/2015		

EXHIBIT "C"

SECOND ADDENDUM TO PURCHASE AGREEMENT

THIS ADDENDUM to Purchase Agreement made and entered into as of this _____ day of April 2015, by and between Casey's Retail Company, an Iowa corporation having its principal place of business at One S.E. Convenience Blvd., Ankeny, Iowa (hereinafter "Purchaser") and the City of Ramsey, a municipal corporation under the laws of Minnesota, of 7550 Sunwood Drive, Ramsey, Minnesota (hereinafter "Seller"),

W I T N E S S E T H:

WHEREAS, the parties hereto have entered into a Purchase Agreement dated June 24, 2014 and a letter extending said Purchase Agreement dated November 20, 2014 (hereinafter collectively referred to as "Purchase Agreement") for the sale of real property situated in Ramsey, Anoka County, Minnesota, legally described as follows:

Lot One (1), Block One (1), Casey's Addition, Ramsey, Anoka County, Minnesota.

WHEREAS, it is the intention of the parties to include an amendment as Exhibit "C", to the original Purchase Agreement, as referred to above.

NOW THEREFORE, in consideration of the mutual covenants herein contained and the mutual benefits to be derived therefrom, the undersigned parties agree and state as follows:

1. Purchaser and Seller agree that the closing date for this property should be extended. The Purchaser and Seller agree to close on or before May 14, 2015.

2. That except as hereinabove specifically amended, all terms, conditions, and provisions of the original Purchase Agreement for sale of real estate between the parties are hereby ratified, confirmed, and approved as to the agreement of the parties, to continue in full force and effect according to the terms thereof.

IN WITNESS WHEREOF, the parties hereto have executed this Addendum to Purchase Agreement as of the date and year first written above.

CITY OF RAMSEY

By: _____
Sarah Strommen, Mayor

By: _____
Jo Thieling, City Clerk

CASEY'S RETAIL COMPANY

By:_____
Richardt T. Schappert, President

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

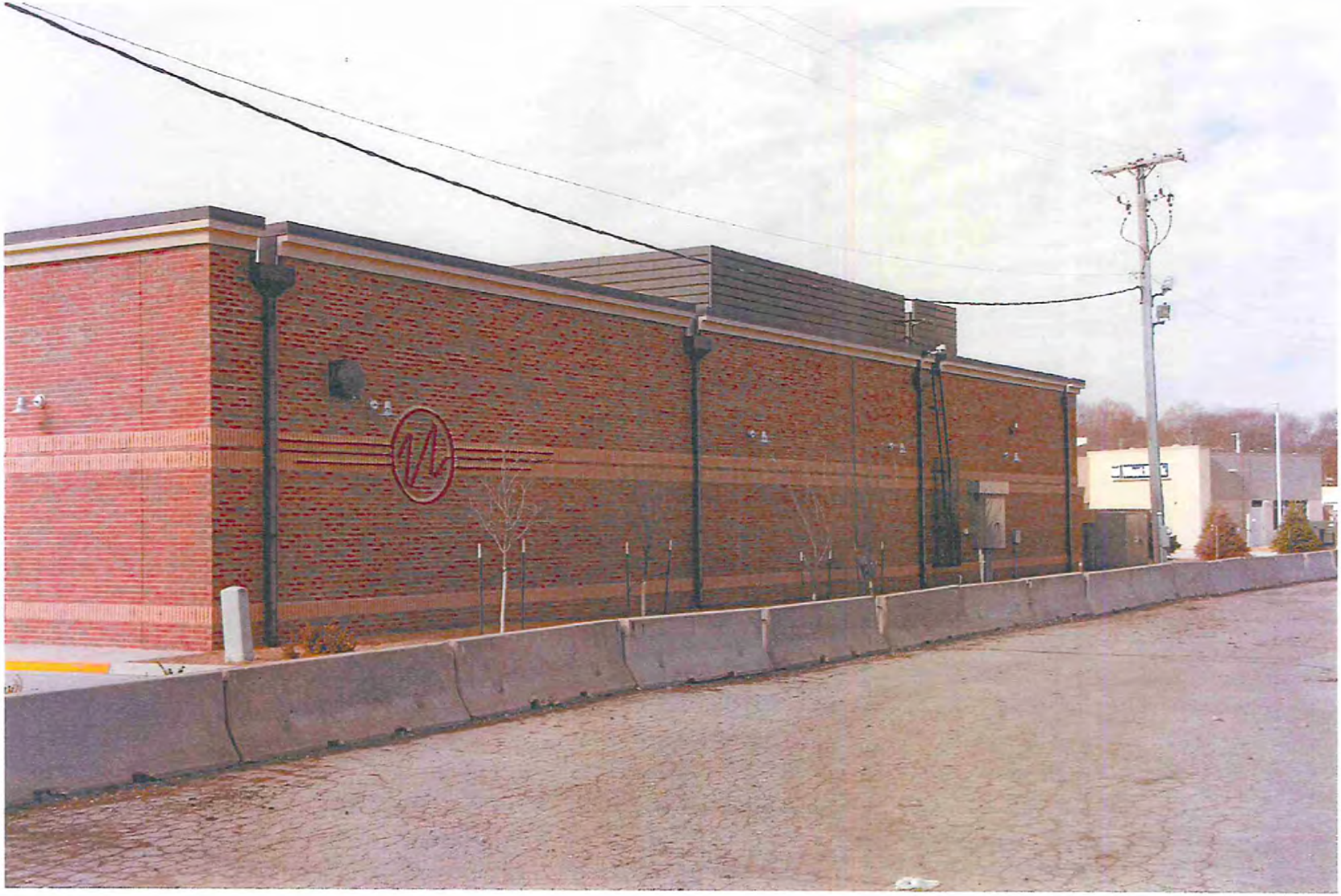
CASEY'S RETAIL COMPANY

Terry W. Handley, President

EXHIBIT "B"

CASEY'S
General
Store

CASEY'S General Store



CASEY'S

CASEY'S
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

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

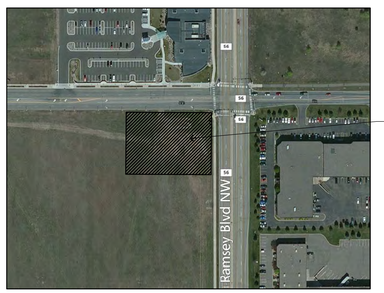
CIVIL / STRUCTURAL ENGINEER
Design Tree Engineering
2510 Broadway St. S.
Alexandria, MN 56308
Contact: ***Jeremy Anderson (Civil), Joe Nicholson (Struct)***
Voice: 320.762.1290, Fax: 320.217.5597

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



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:

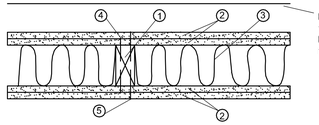
DRAWING INFORMATION:
COVER SHEET, INDEX, & CONTACT INFO

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.

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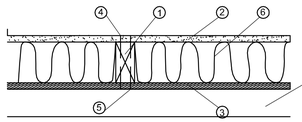
American Wood Council

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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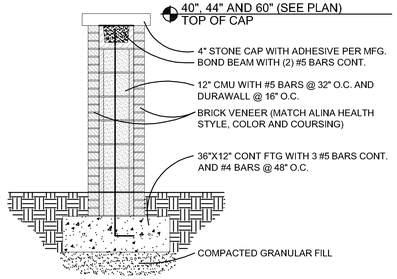
International Building Code 2009

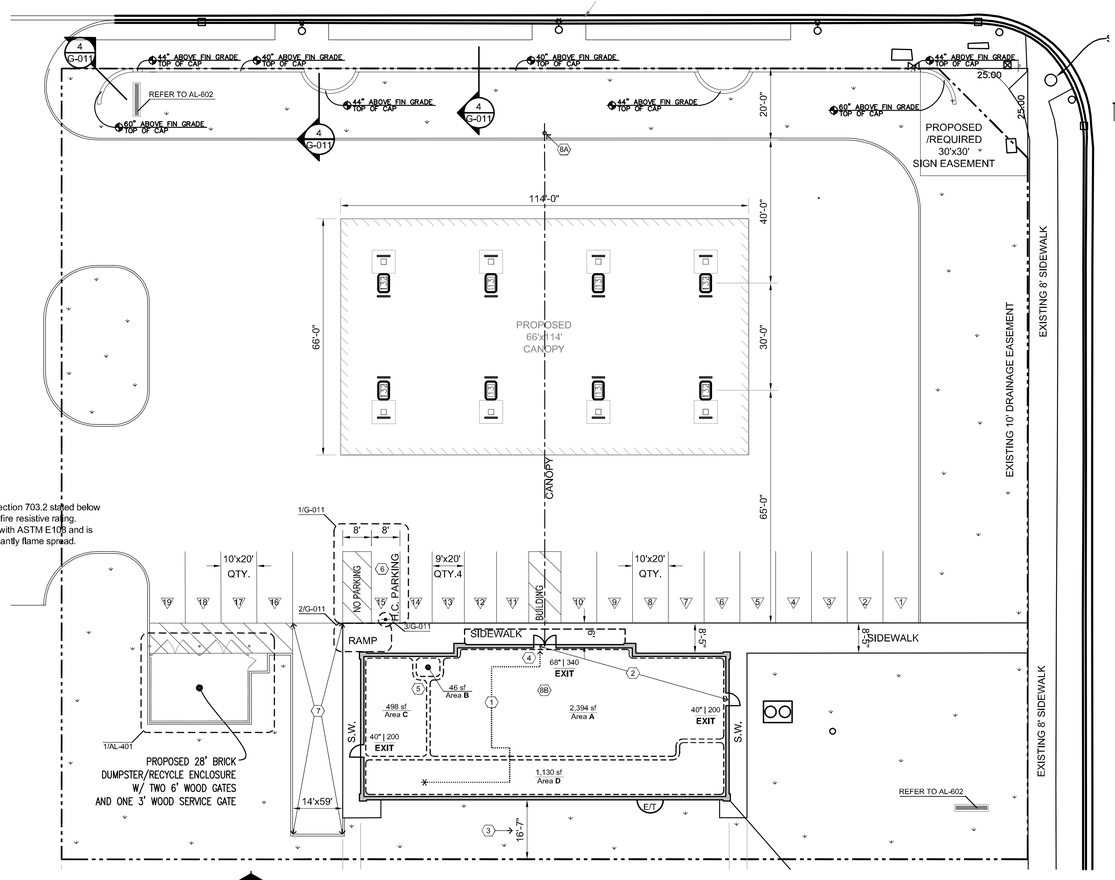
703.2 Fire resistance ratings. The fire resistance rating of building elements, components or assemblies shall be determined in accordance with test procedures set forth in ASTM E119 or UL263 or in accordance with section 703.3 Where materials, systems or devices that have not been tested as part of 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"

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)*

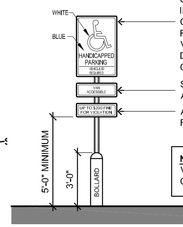
LOADING BERTH
1 Provided (14'x49')

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**



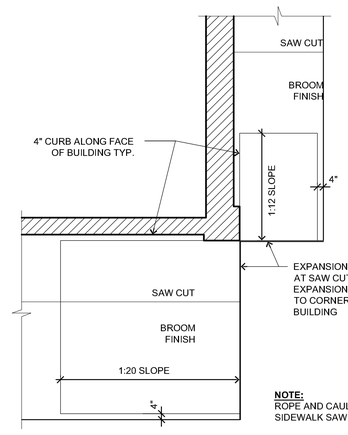
DISABLED SIGN WITH REQUIRED UNIVERSAL SYMBOL OF ACCESSIBILITY, INCLUDE APPROPRIATE WORDING TO CLEARLY INDICATING THAT THE SPACE IS RESERVED FOR THE EXCLUSIVE USE OF VEHICLES WHICH DISPLAY A DISTINGUISHING LICENSE PLATE OR CARD.

SIGN INDICATING THIS SPACE IS A "VAN ACCESSIBLE" SPACE

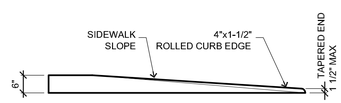
A SIGN STATING "UP TO $200 FINE FOR FIOLATION" MUST BE POSTED

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

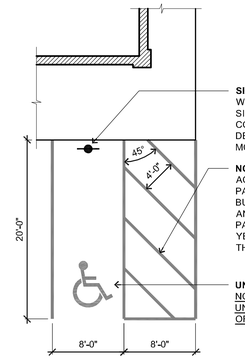
3 Disabled Parking Signage
1/4" = 1'-0"



NOTE:
ROPE AND CAULK ALL SIDEWALK SAW CUTS.



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



SIGNAGE: INSTALL ON POST WITHIN DRIVE, 12" OFF SIDEWALK AS SITE CONDITIONS REQUIRE, SEE DETAIL 3 THIS SHEET FOR MORE DETAILS

NO PARKING STRIPING: PAINT ACCESS ISLE AND AREA BEHIND PARKING SPACE ADJACENT TO BUILDING ENTRY SIDEWALK WITH ANGLED STRIPING AS INDICATED; PARKING STRIPES ARE TO BE YELLOW IN ALL STATES OTHER THAN INDIANA (BLUE).

UNIVERSAL DISABLED SYMBOL: NOT TO BE PAINTED ON DRIVE UNLESS REQUIRED BY CITY/STATE OFFICIAL

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)***.

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

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 BY: DLT
CHECKED BY: PDR

G-011

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

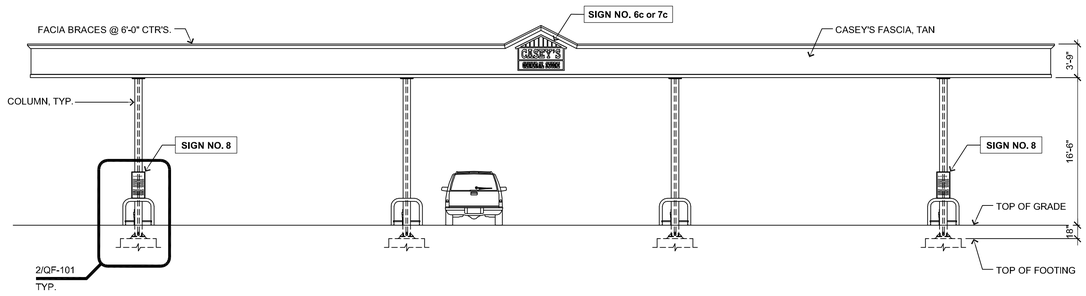
General Notes

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

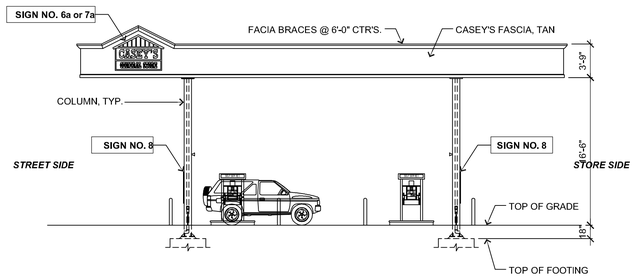
G-001	FOR GENERAL PROJECT NOTES
AL-101	FOR GENERAL SITE PLAN
AL-601	FOR SIGNAGE SCHEDULE AND NOTES
QF-Series	FOR DESIGN AND DETAILS RELATED TO FUELING FACILITY

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

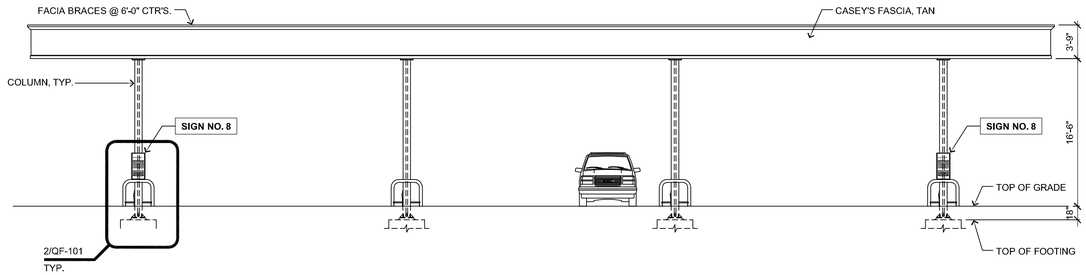
3. **EMERGENCY GAS SHUT OFFS:** REFER TO SHEETS A-201, AQ-101 & E-101 FOR EMERGENCY SHUT OFF LOCATIONS.



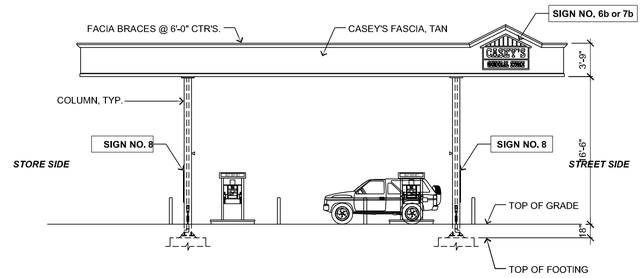
4 Pump Island Canopy - (Street Side)
1/8" = 1'-0"



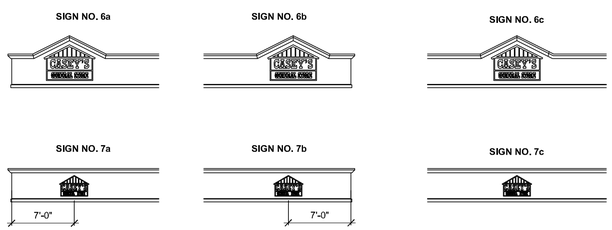
3 Pump Island Canopy - Right Side Elevation
1/8" = 1'-0"



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.
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

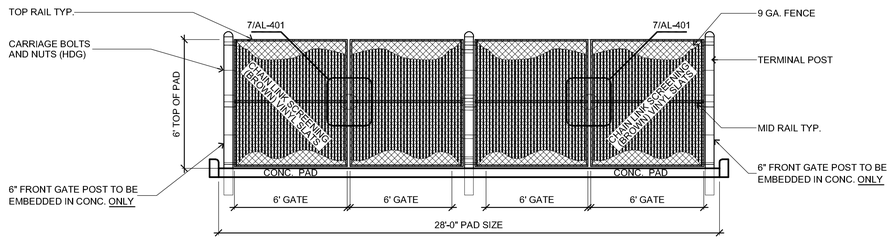
DRAWN BY: DLT
CHECKED BY: PDR

PUBLISHED:
REVISED ON:

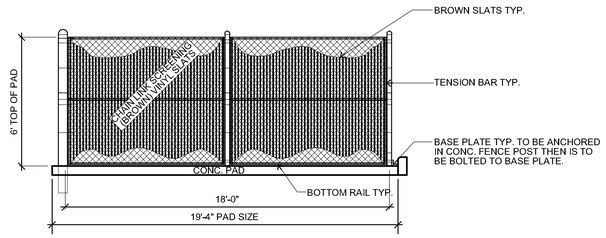
DRAWING INFORMATION:
GASOLINE ISLAND CANOPY ELEVATIONS

AL-201

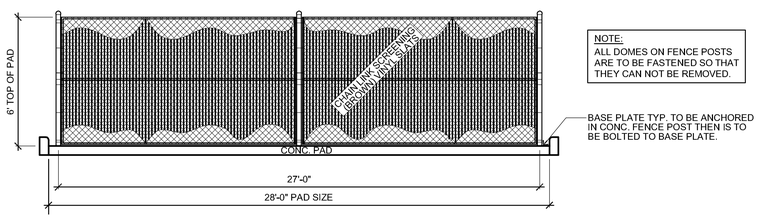
CHAIN LINK SPECIFICATIONS			
FRAMEWORK	O.D.	WALL	LBS/LF
TOP RAIL	1 5/8"	.111	1.84
MID RAIL	1 5/8"	.111	1.84
BOTTOM RAIL	1 5/8"	.111	1.84
LINE POSTS	2 1/2"	.130	3.12
CORNER POST	3"	.160	4.64
END POST	3"	.160	4.64
MAIN GATE POSTS	6 5/8"	.280	
GATE FRAME	1 5/8"	.111	1.84
SERVICE GATE TYPE	3 FT. WIDE		
GAW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



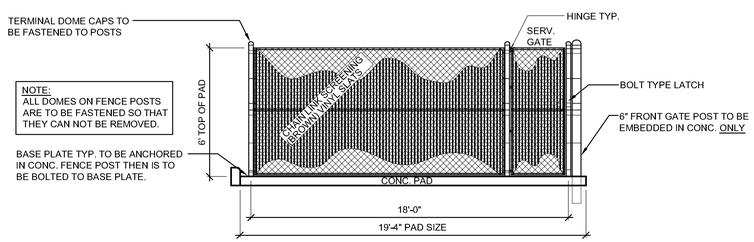
5 Dumpster Enclosure - South Elevation
1/4" = 1'-0"



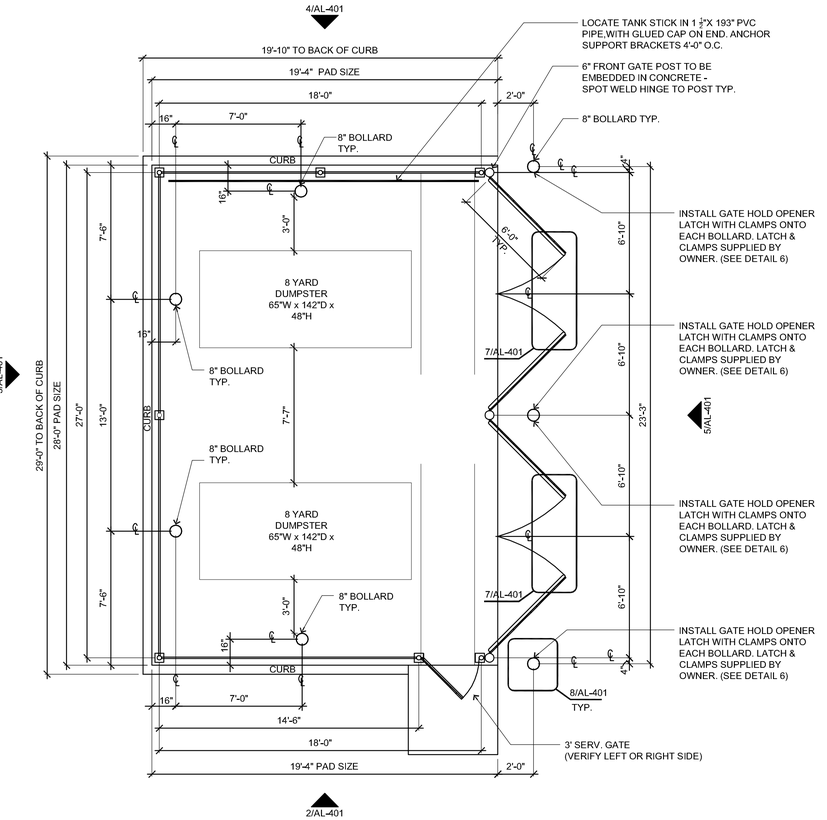
4 Dumpster Enclosure - East Elevation
1/4" = 1'-0"



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



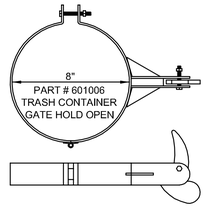
2 Dumpster Enclosure - West Elevation
1/4" = 1'-0"



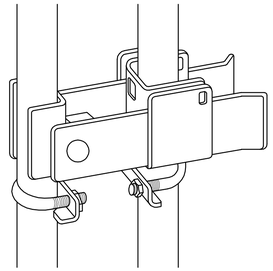
1 Dumpster Plan
1/4" = 1'-0"

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

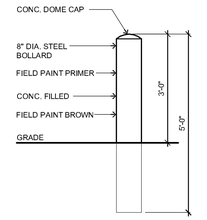
INSTALL GATE LATCH (COMMERCIAL) SUPPLIED BY CASEY'S PART # 601005



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
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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

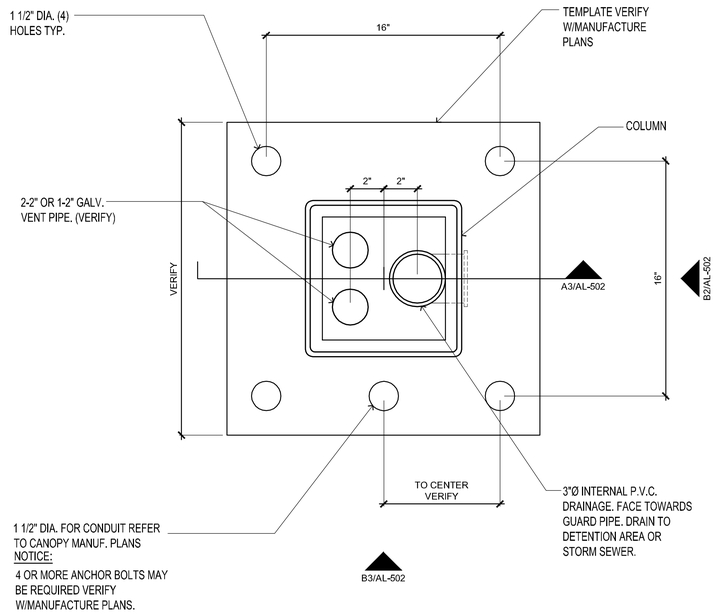
DRAWN BY: DLT | CHECKED BY: PDR

PUBLISHED:

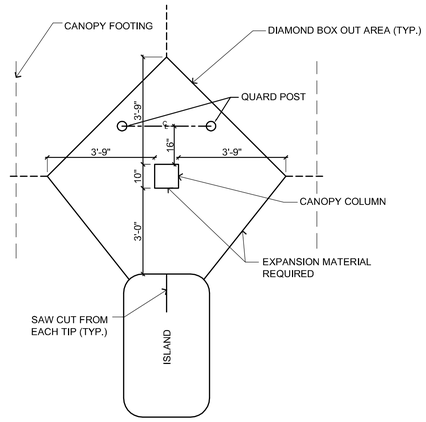
REVISED ON:

DRAWING INFORMATION: 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.

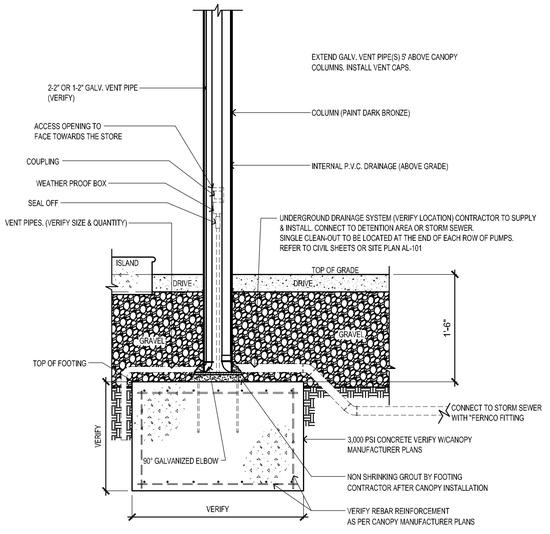
General Notes

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

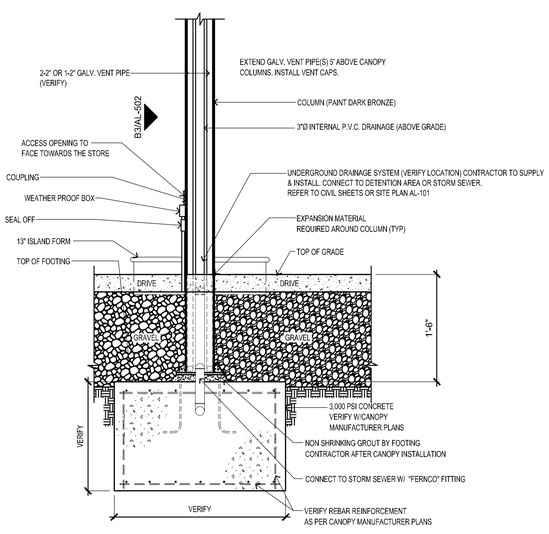
   G-001 FOR GENERAL PROJECT NOTES
   AL101 FOR SITE IMPROVEMENTS
   A-101 FOR BUILDING PLAN

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"

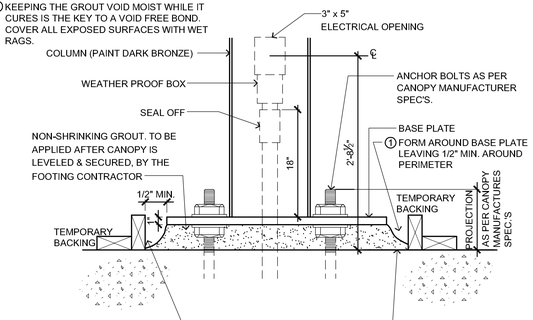
CANOPY FOOTING: SIZE 6'-3" LENGTH X 6'-3" WIDTH X 3'-0" DEPTH.
CONCRETE: MINIMUM COMPRESSIVE STRENGTH OF F'C-3000 p.s.i.
CONCRETE REINFORCING: ASTM A-615 GRADE 60.
REBAR CAGE: (8) #6 HORIZONTAL TIES LENGTH WISE TOP AND BOTTOM 12" MAXIMUM SPACING.

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.



③ SATURATE ALL SURFACE AREA WITH WATER BEFORE POURING GROUT.

② MAKE SURE THE FOOTING SURFACE AND BASE PLATE ARE FREE OF DUST AND DEBRIS BY BLOWING THE AREA WITH COMPRESSED AIR OR WATER.

1 Column Box Out Detail
no scale

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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

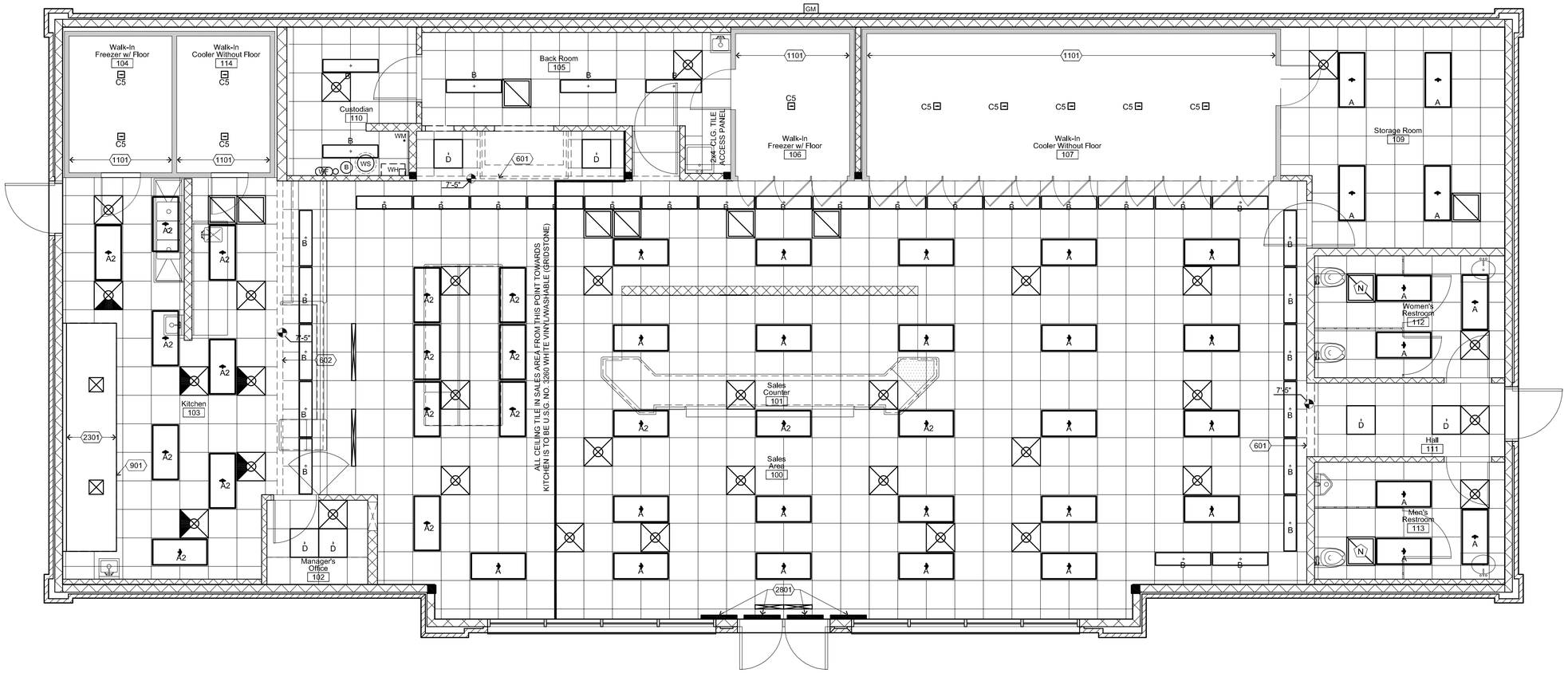
PROJECT: "O2" STYLE STORE FLAT ROOF (RAMSEY MINNESOTA)

PUBLISHED:
REVISED ONE

DRAWING INFORMATION: CANOPY COLUMN BASE DETAILS

DRAWING INFORMATION: CONSTRUCTION DIVISION
DRAWN BY: DLT | CHECKED BY: PDR

AL-501



Wall Backing Plan

N
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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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)

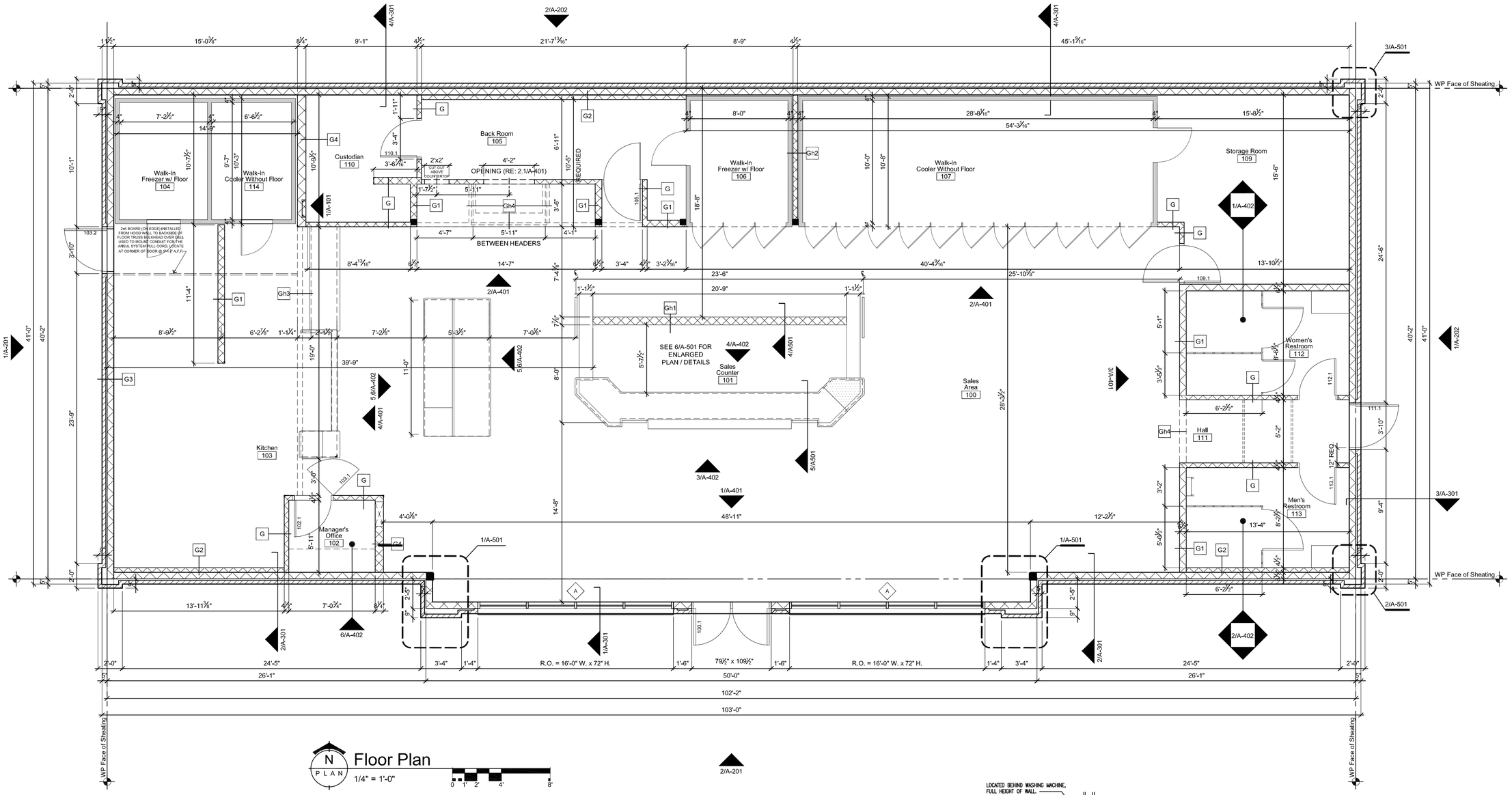
DRAWING INFORMATION:
CONSTRUCTION DIVISION

DRAWN BY: DLT
CHECKED BY: PDR

PUBLISHED:
REVISED ON:

DRAWING INFORMATION:
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*.
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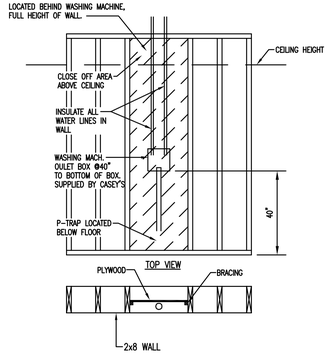
   1.3 ALL INTERIOR FRAMED PARTITION WALLS, 2x4 WD STUDS @ 16" OC. VERIFY HEIGHTS; *EXCEPT AS DIRECTED BY KEYED NOTES*.
   1.4 ALL FRAMING MATERIAL: CONSTRUCTION GRADE OR BETTER.
   1.5 USE TREATED (WOLMANIZED) BOTTOM PLATE, WHEREVER MEETS CONCRETE, SEAL TO CONC FLOOR WITH CONSTRUCTION ADHESIVE.
   1.6 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)

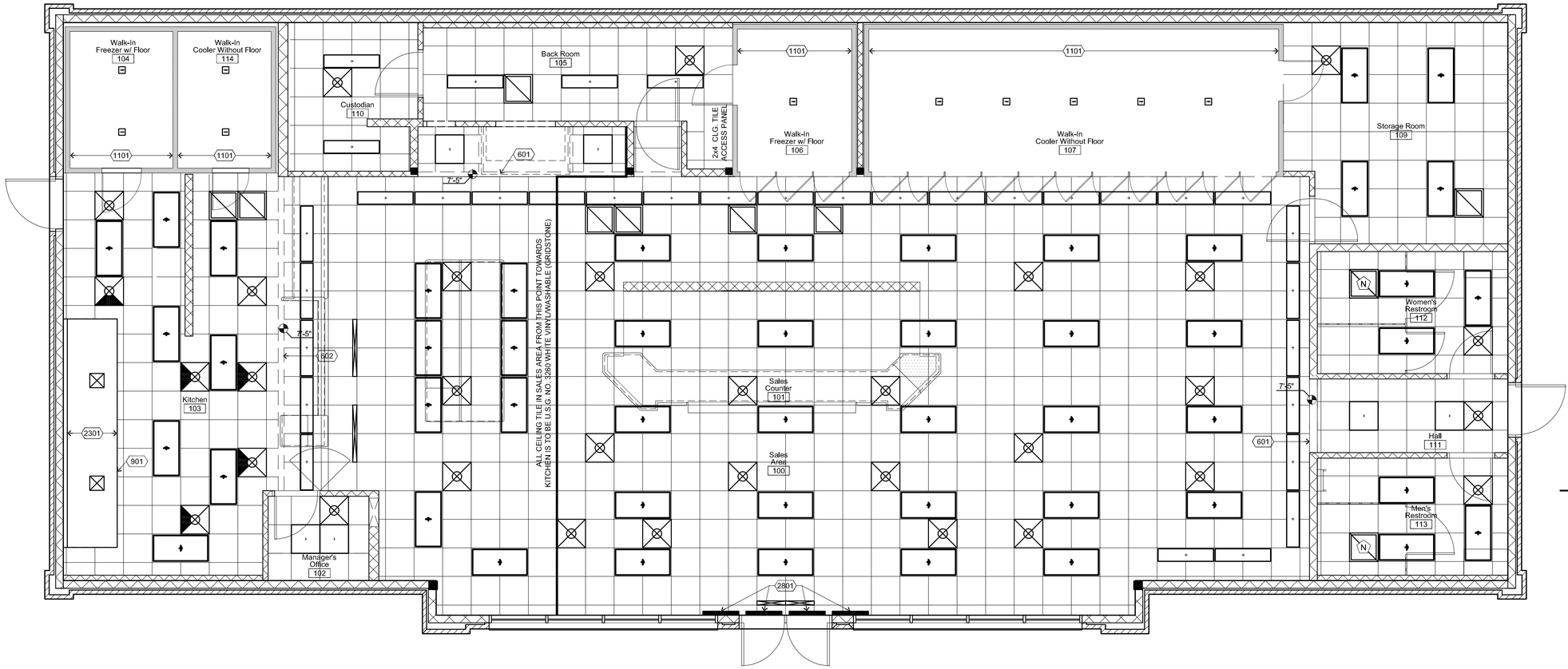
CONSTRUCTION DIVISION

DRAWN BY: DLT | CHECKED BY: PDR

PUBLISHED:
REVISED ON:

DRAWING INFORMATION:
FLOOR PLAN

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.

RINGDAHL Architects, llc
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

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)

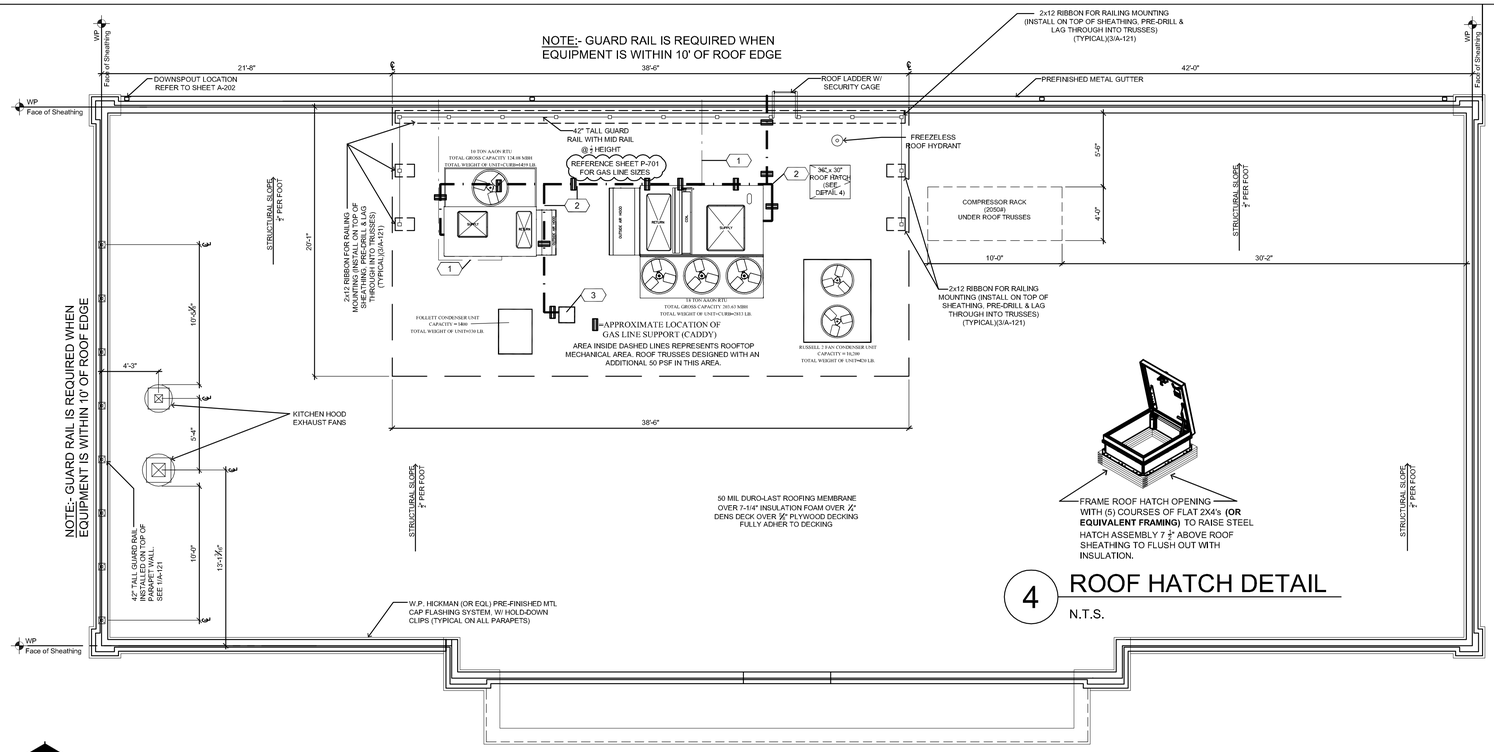
DRAWING INFORMATION:
CONSTRUCTION DIVISION

DRAWN BY: DLT
CHECKED BY: PDR

PUBLISHED:
REVISED ON:

DRAWING INFORMATION:
REFLECTED CEILING PLAN

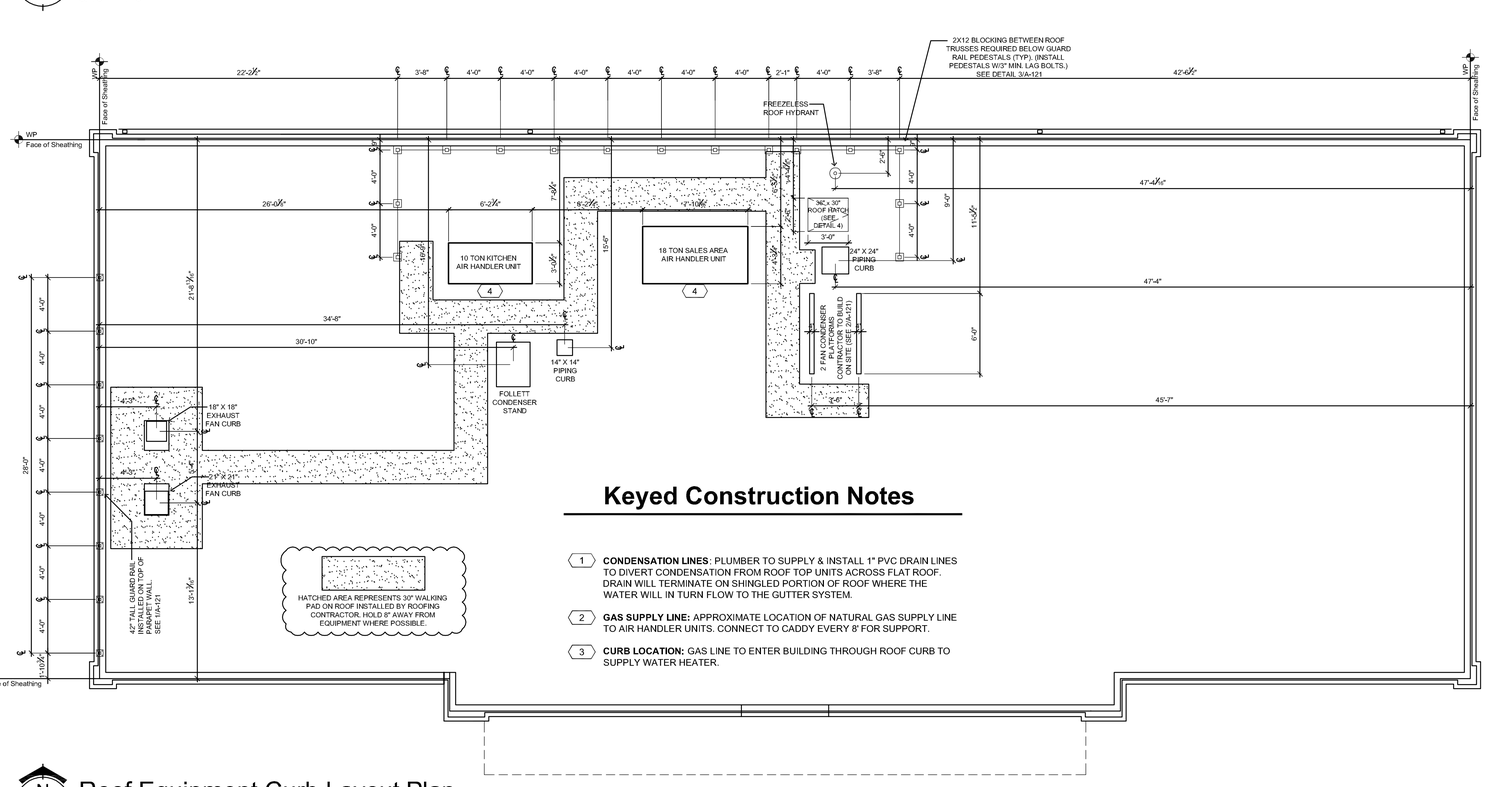
A-111



N PLAN

Roof Equipment Layout Plan

3/16" = 1'-0"



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.

N PLAN

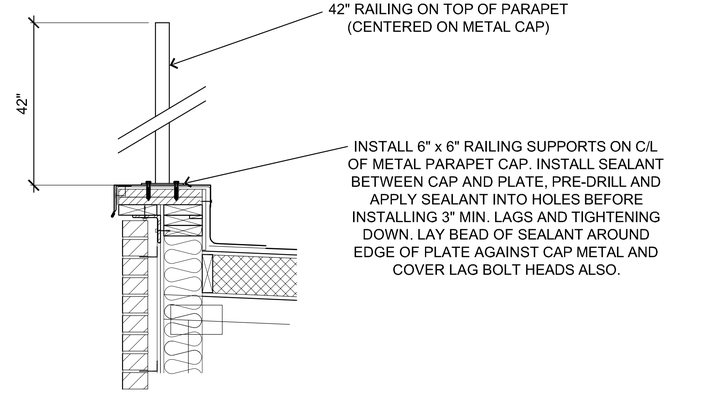
Roof Equipment Curb Layout Plan

3/16" = 1'-0"

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.

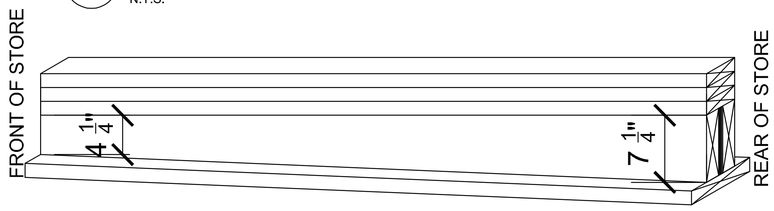
4 ROOF HATCH DETAIL

N.T.S.



1 PARAPET RAILING DETAIL

N.T.S.

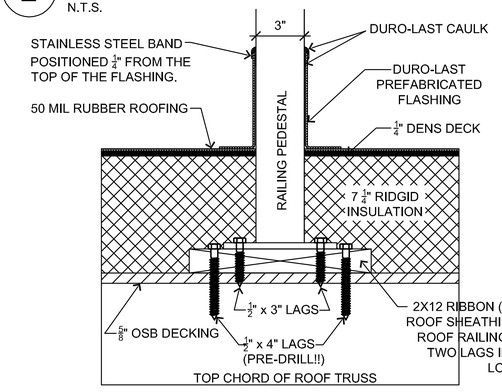


CONDENSER FAN ROOF CURBS:

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.

RINGDAHL Architects, Inc.
510 22nd Ave. East, Suite 102
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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

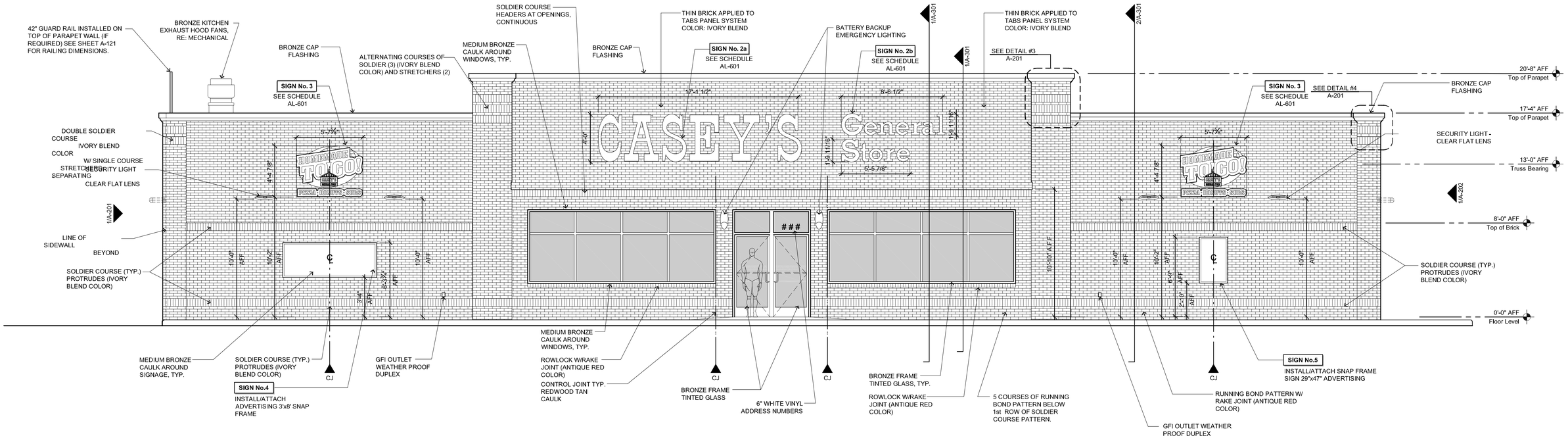
PUBLISHED:

REVISED ONE

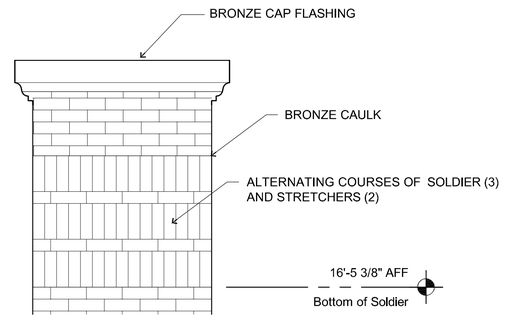
DRAWING INFORMATION: ROOF EQUIPMENT AND CURB PLANS

A-121

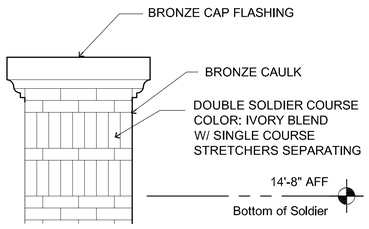
"ALL BRICK"



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



3 Front Wall Column Detail (Typ.)
NTS



4 End Wall Column Detail (Typ.)
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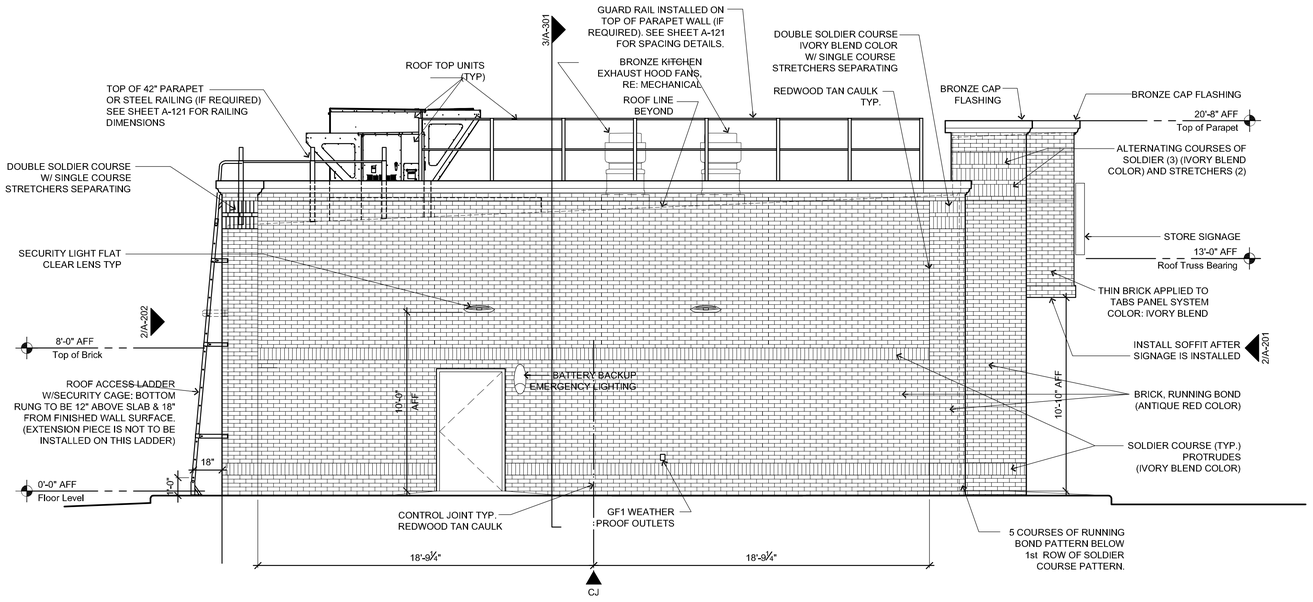

1 Left Side of Building
1/4" = 1' - 0"

General Notes

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

ALL BRICK

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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)

DRAWING INFORMATION: CONSTRUCTION DIVISION

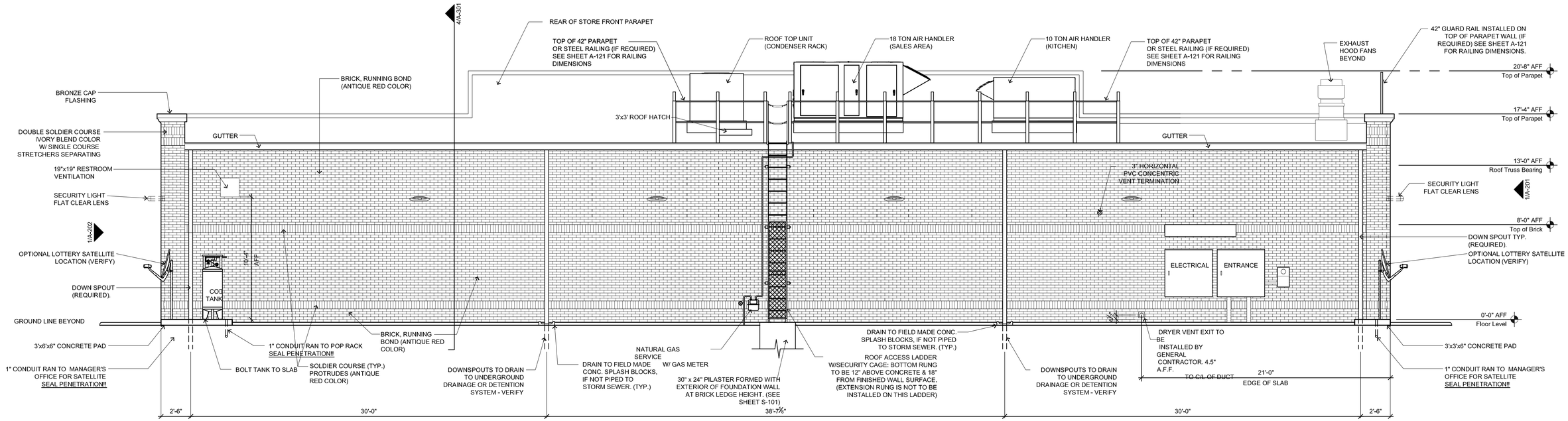
DRAWN BY: DLT | CHECKED BY: PDR

PUBLISHED:

REVISED ON:

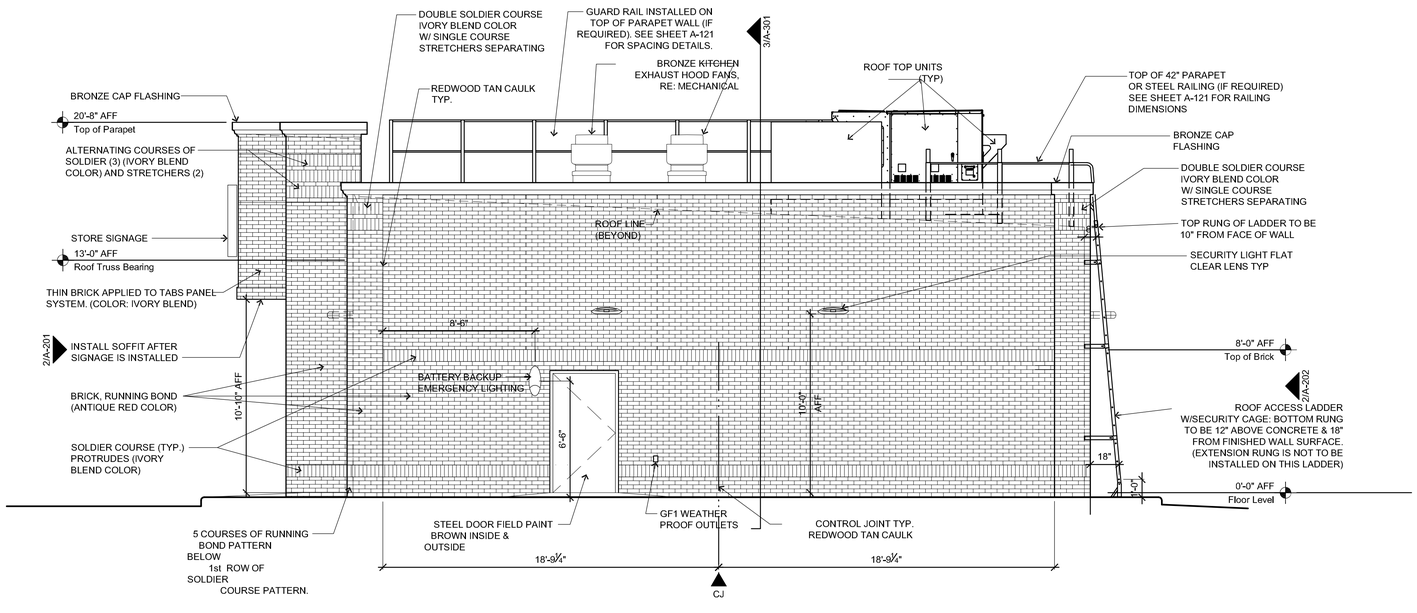
DRAWING INFORMATION: EXTERIOR ELEVATIONS

A-201



2 Rear Elevation

1/4" = 1' - 0"



1 Right Side of Building

1/4" = 1' - 0"

General Notes

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

PUBLISHED:

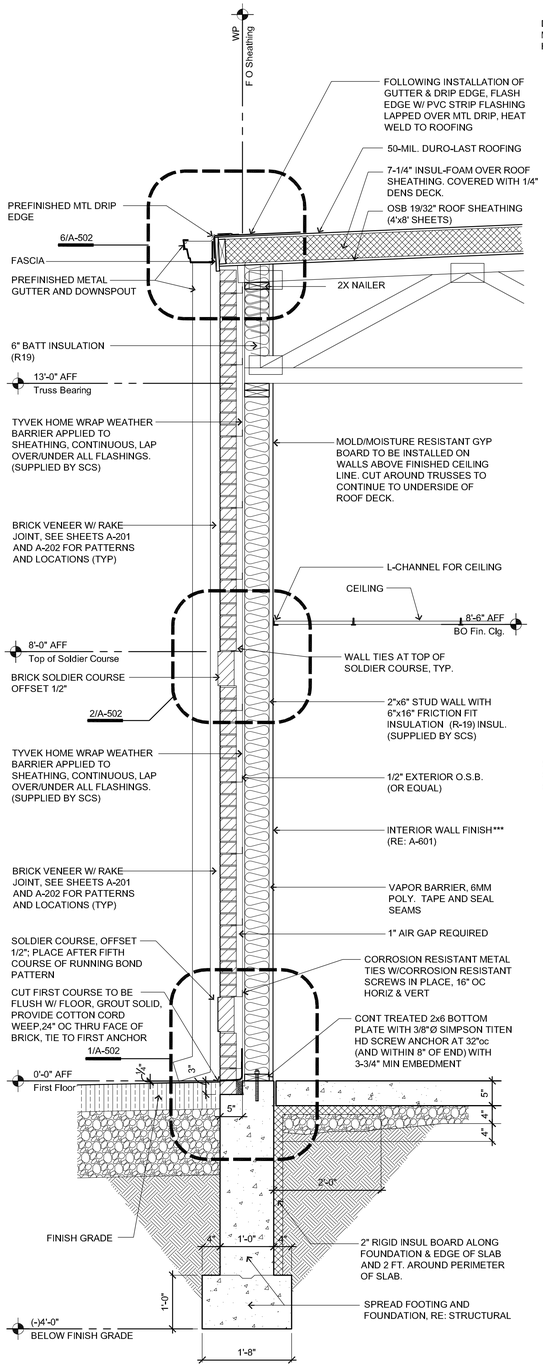
REVISED ON:

DRAWING INFORMATION: CONSTRUCTION DIVISION

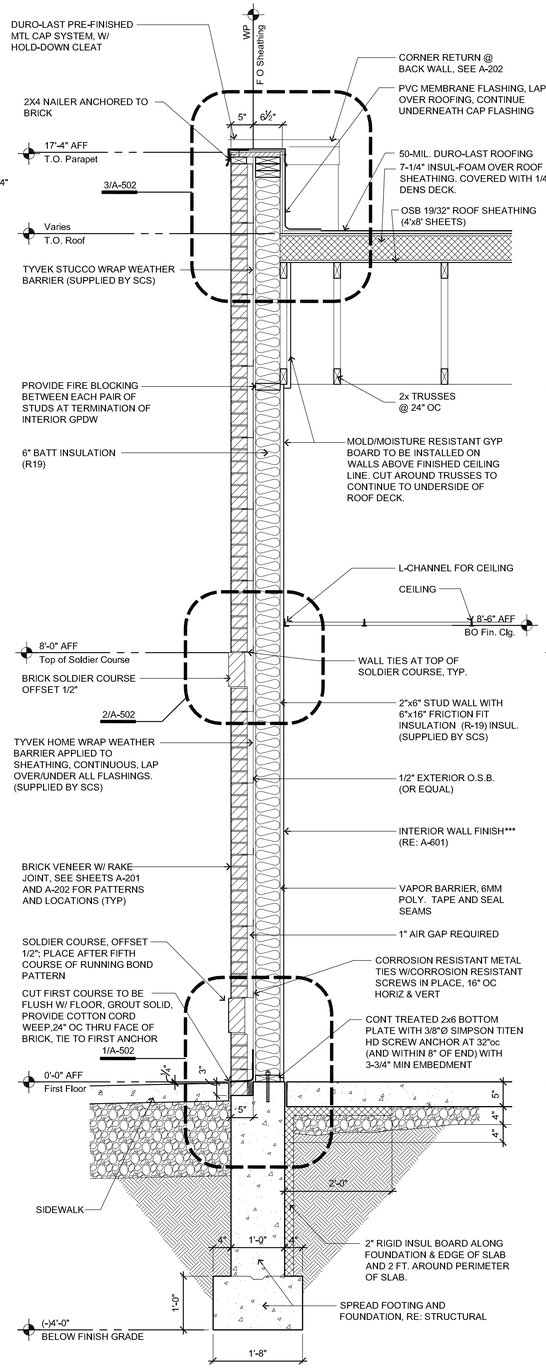
DRAWN BY: DLT | CHECKED BY: PDR

DRAWING INFORMATION: EXTERIOR ELEVATIONS

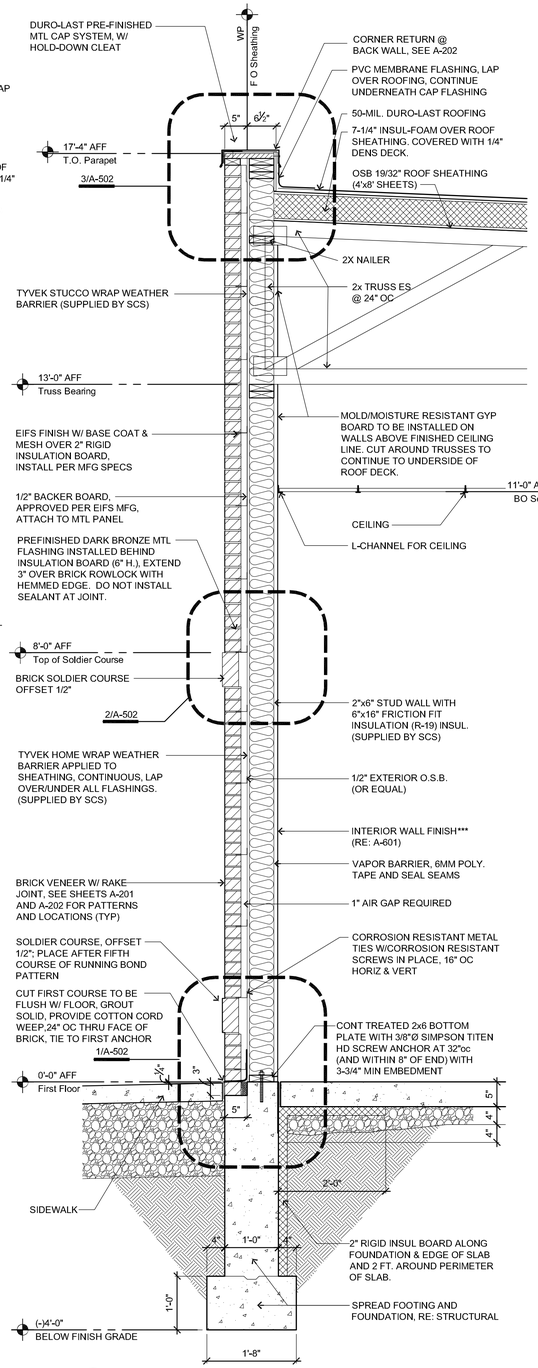
A-202



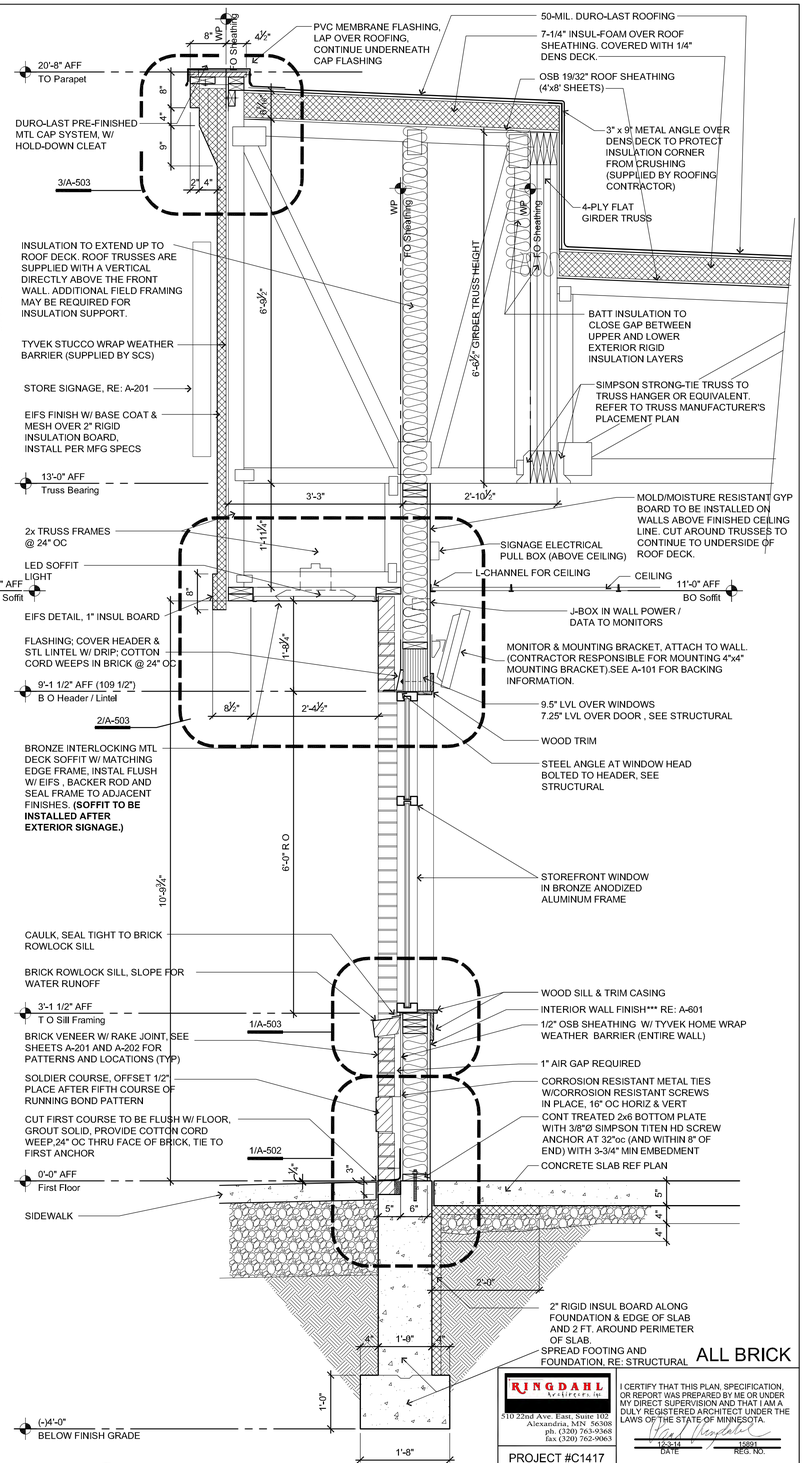
4 Rear Wall Section
3/4" = 1' - 0"



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



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



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

ALL BRICK

***** 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**, ½" 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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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:

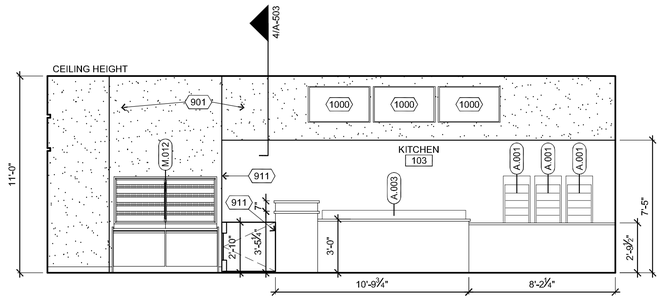
REVISED ON:

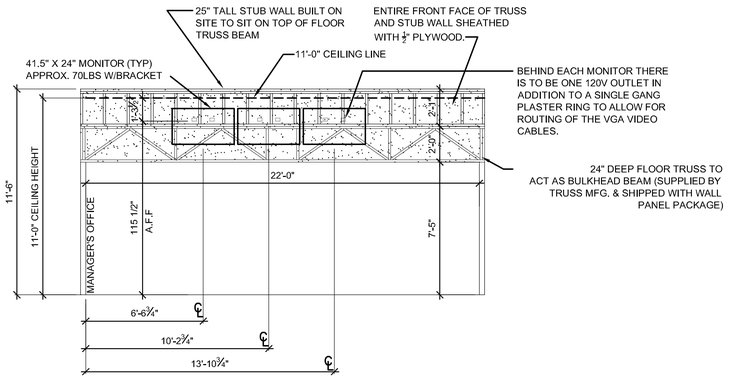
DRAWING INFORMATION:
CONSTRUCTION DIVISION

DRAWN BY: DLT | CHECKED BY: PDR

DRAWING INFORMATION:
WALL SECTIONS

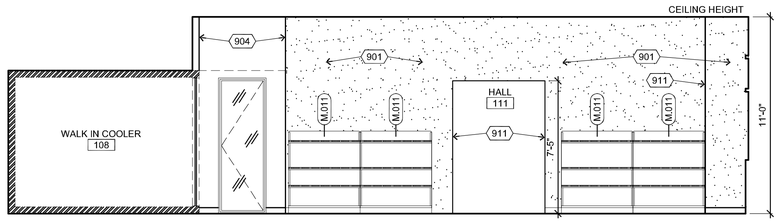
A-301





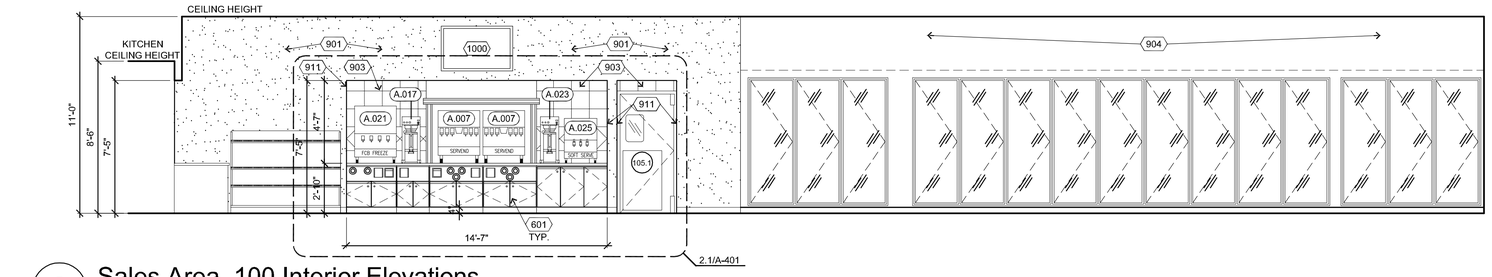
4 Sales Area, 100 Interior Elevations (Bulkhead Floor Truss Detail)

1/4" = 1'-0"



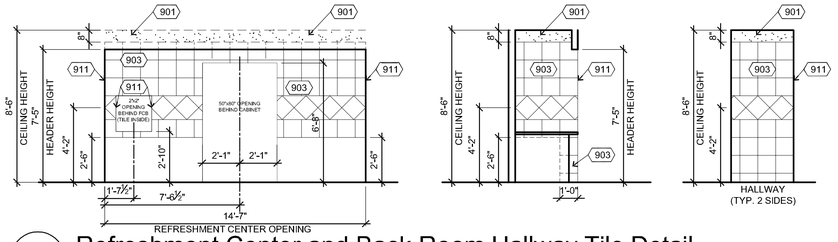
3 Sales Area, 100 Interior Elevations

1/4" = 1'-0"



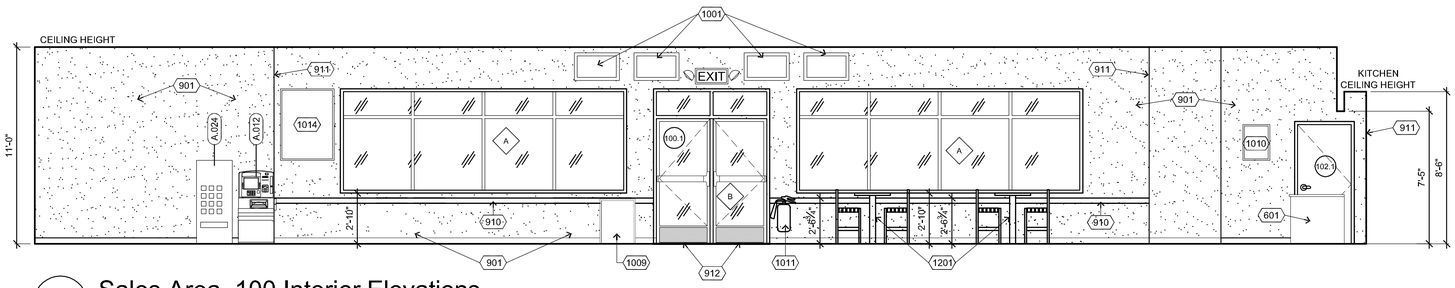
2 Sales Area, 100 Interior Elevations

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.

RINGDAHL Architects, Inc.
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Alexandria, MN 56308
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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)

PUBLISHED:

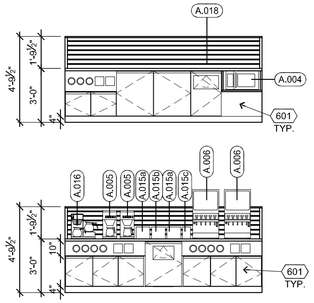
REVISED ON:

DRAWING INFORMATION: CONSTRUCTION DIVISION

DRAWN BY: DLT | CHECKED BY: PDR

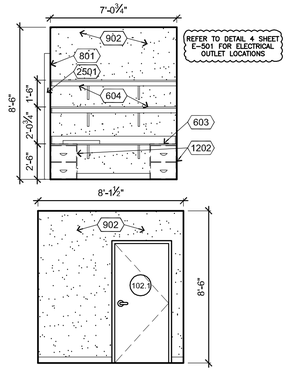
DRAWING INFORMATION: INTERIOR ELEVATIONS

A-401



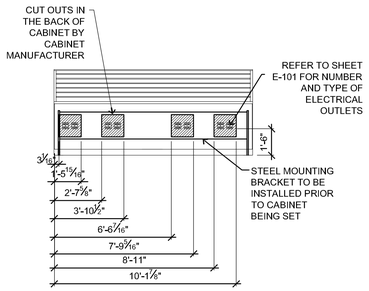
5 Coffee Island

1/4" = 1'-0"



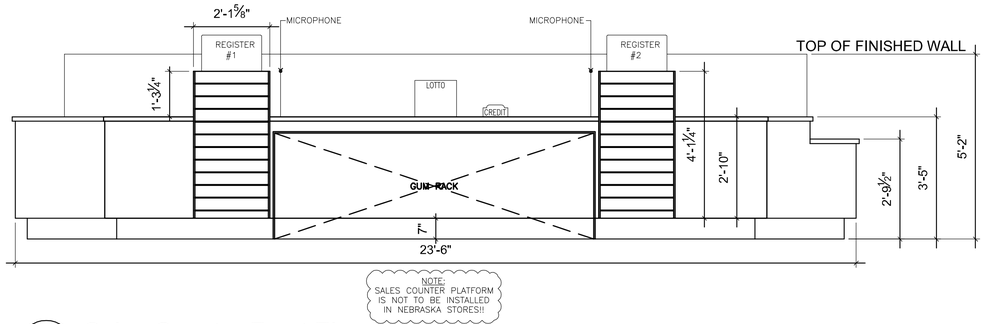
6 Manager's Office, 102

1/4" = 1'-0"



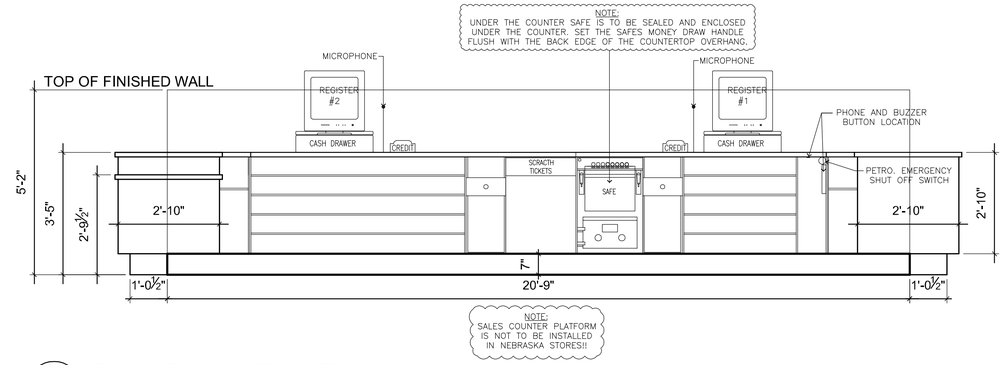
7 Coffee Island Electrical

1/4" = 1'-0"



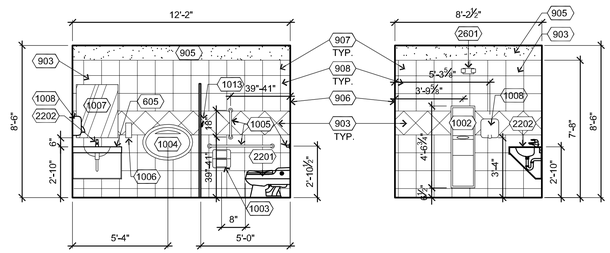
3 Sales Counter Front Elevation

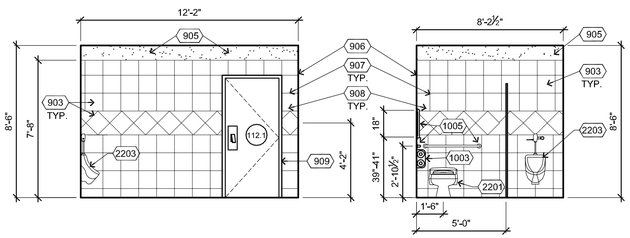
1/2" = 1'-0"



4 Sales Counter Rear Elevation

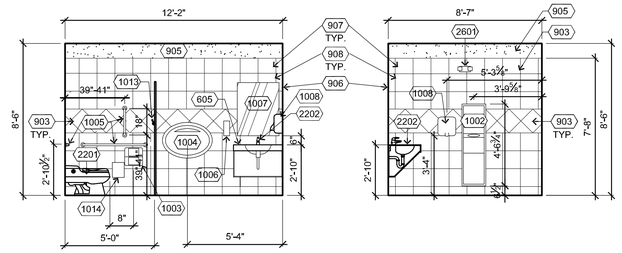
1/2" = 1'-0"

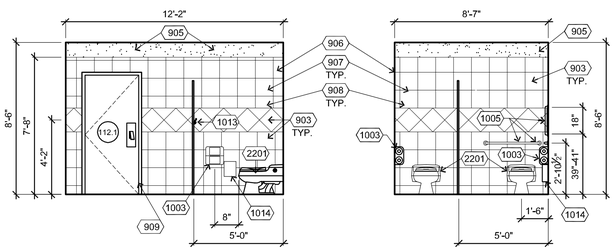




2 Men's Restroom, 113

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.

RJNGDAHL Architects, llc
510 22nd Ave. East, Suite 102
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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 — 15891 REG. NO.

PROJECT #C1417

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

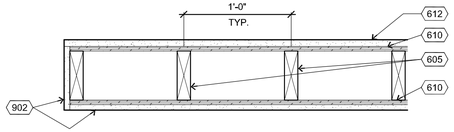
PROJECT: "O2" STYLE STORE
FLAT ROOF
(RAMSEY MINNESOTA)

PUBLISHED:
REVISED ON#

DRAWING INFORMATION: CONSTRUCTION DIVISION
DRAWN BY: DLT
CHECKED BY: PDR

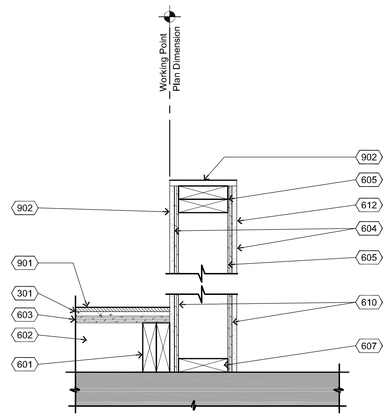
DRAWING INFORMATION: INTERIOR ELEVATIONS

A-402



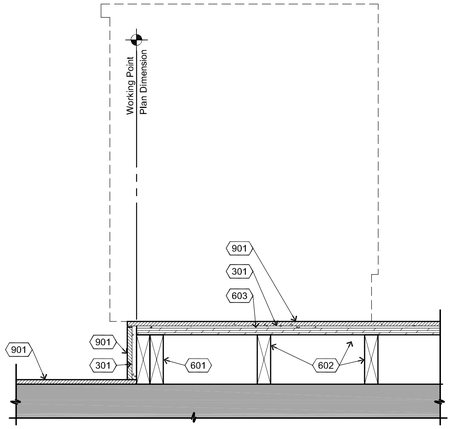
3 Plan Detail @ Half Wall

1 1/2" = 1'-0"



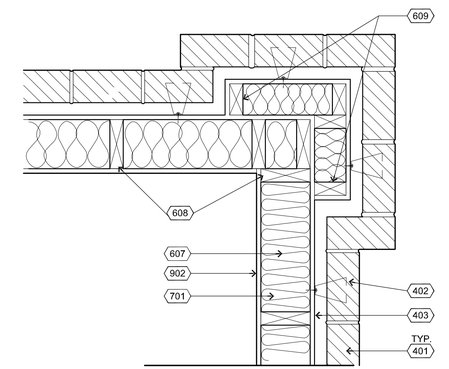
4 Section Detail @ Half Wall

1 1/2" = 1'-0"



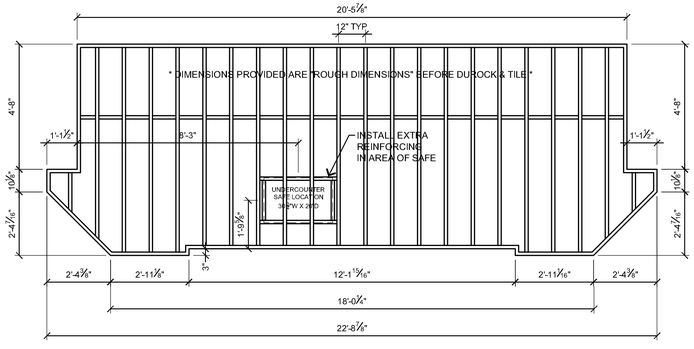
5 Detail @ Platform Edge

1 1/2" = 1'-0"



7 Plan Detail @ Building Back Corner

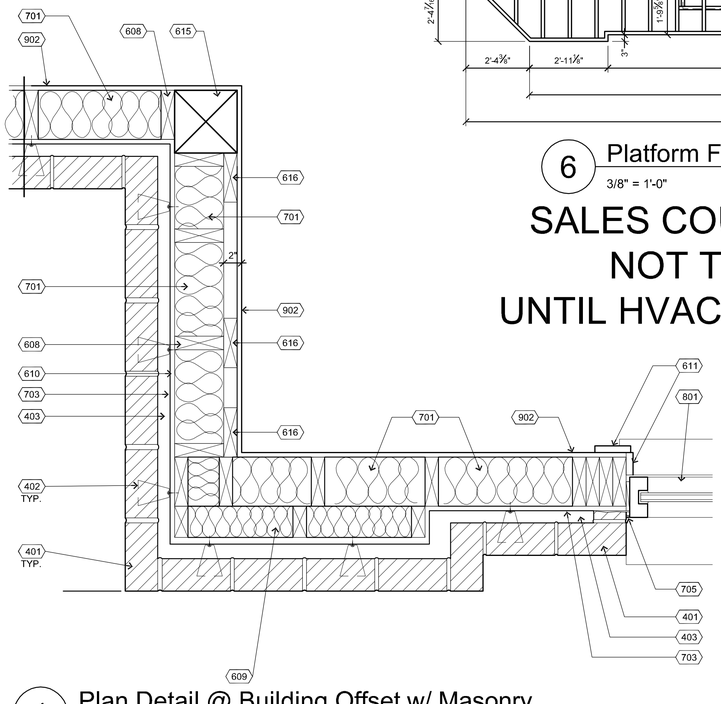
1 1/2" = 1'-0"



6 Platform Framing Detail

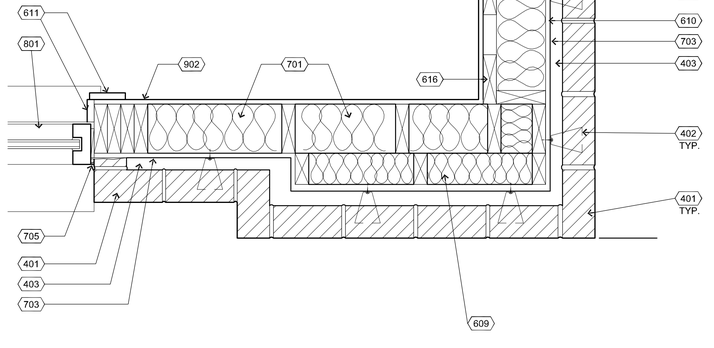
3/8" = 1'-0"

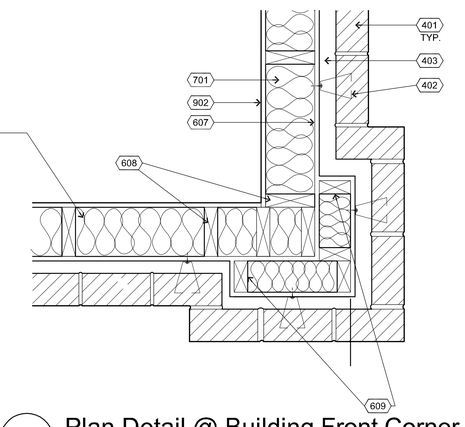
SALES COUNTER PLATFORM IS
NOT TO BE INSTALLED
UNTIL HVAC HAS BEEN INSTALLED



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

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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:

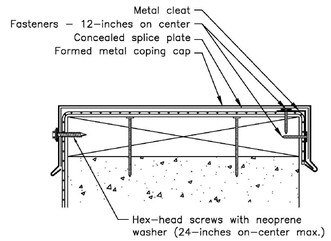
REVISED ON:

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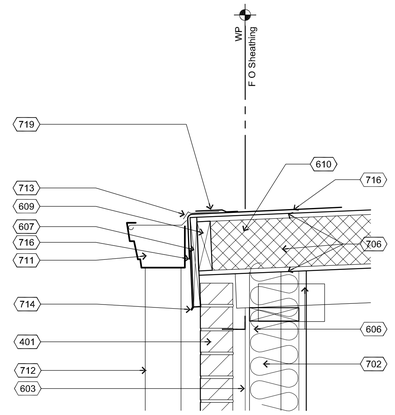
DATE: JANUARY 2009	PARAPET WALL DETAIL
DRAWN BY: ENG. DEPT.	FLAT COPING W/CONT. CLEAT
SCALE: NONE	NEW CONSTRUCTION OR RE-ROOF

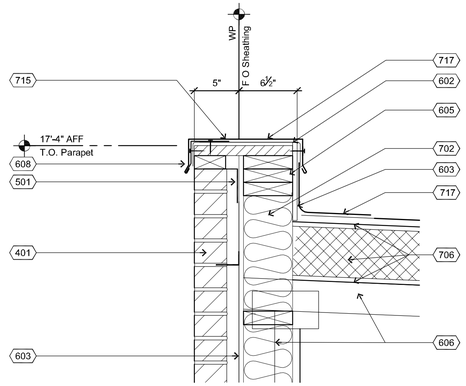
7 PARAPET WALL CAP DETAIL

N.T.S.



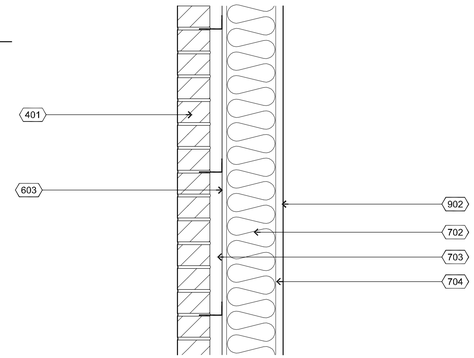
6 Wall / Roof Detail @ Back Wall

1 1/2" = 1'-0"



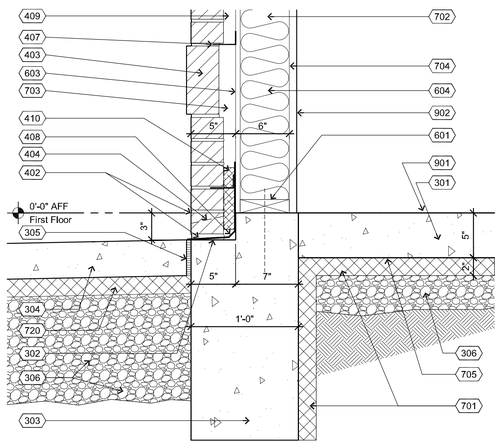
3 Top of Wall Detail

1 1/2" = 1'-0"



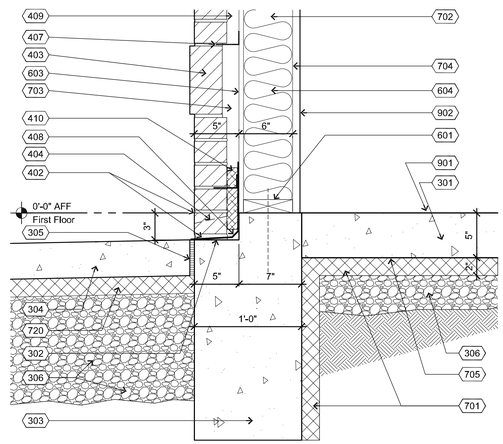
5 Wall Base Condition Detail

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

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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

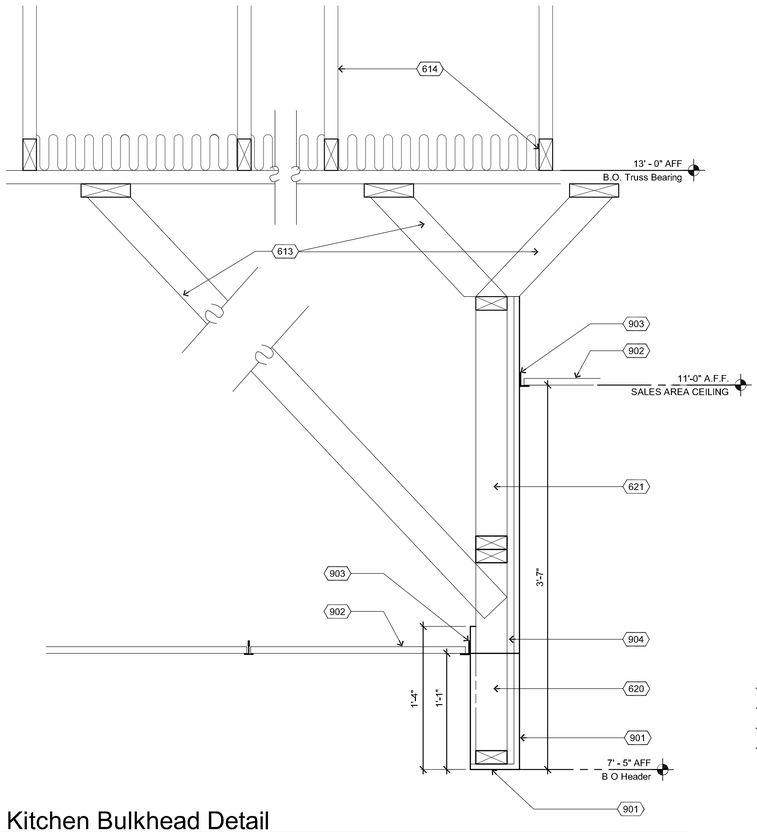
DRAWN BY: DLT — CHECKED BY: PDR

PUBLISHED:

REVISED DW

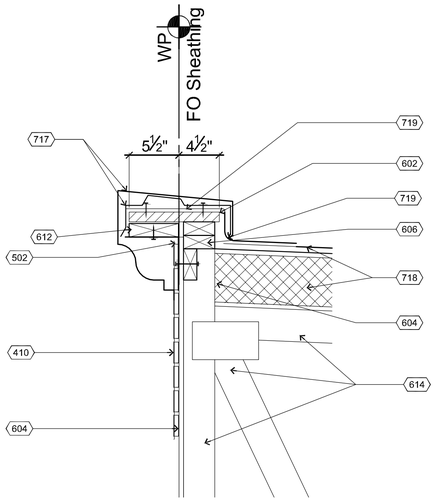
DRAWING INFORMATION:
EXTERIOR SHELL DETAILS

A-502



4 Kitchen Bulkhead Detail

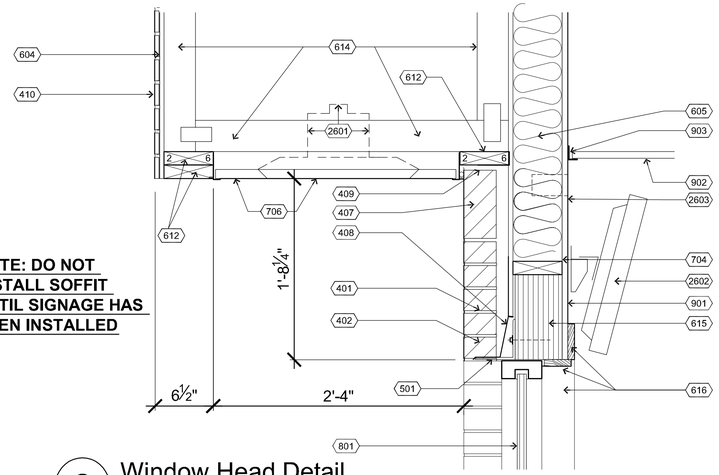
1 1/2" = 1'-0"



3 Front Parapet Detail

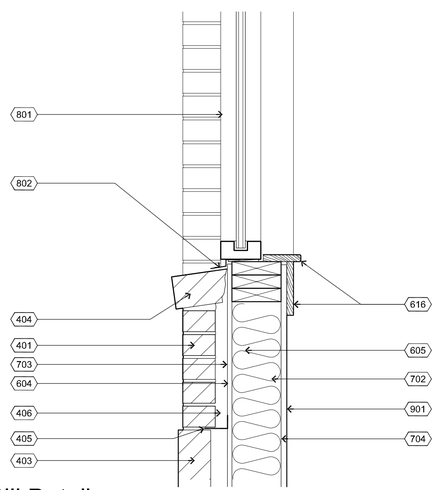
1 1/2" = 1'-0"

NOTE: DO NOT INSTALL SOFFIT UNTIL SIGNAGE HAS BEEN INSTALLED



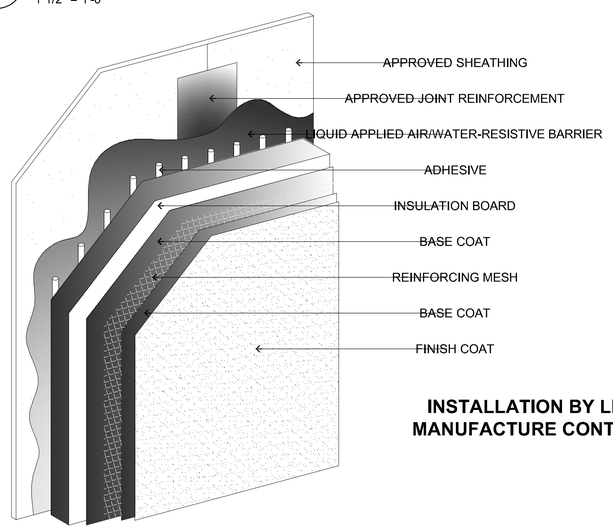
2 Window Head Detail

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

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 — 18891 REG. NO.

PROJECT #C1417

CASEY'S PIZZA CASEY'S General Store DONUTS

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.

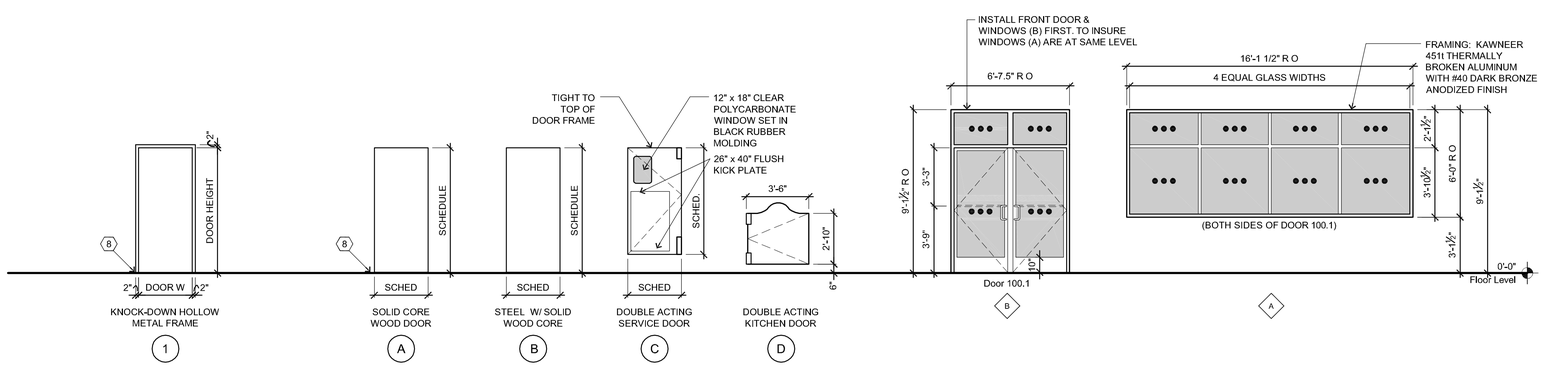
W4 PROVIDE FIBEROCK AQUA-TOUGH PANELS FOR TILE BACKING & PAINT FINISH.

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"

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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

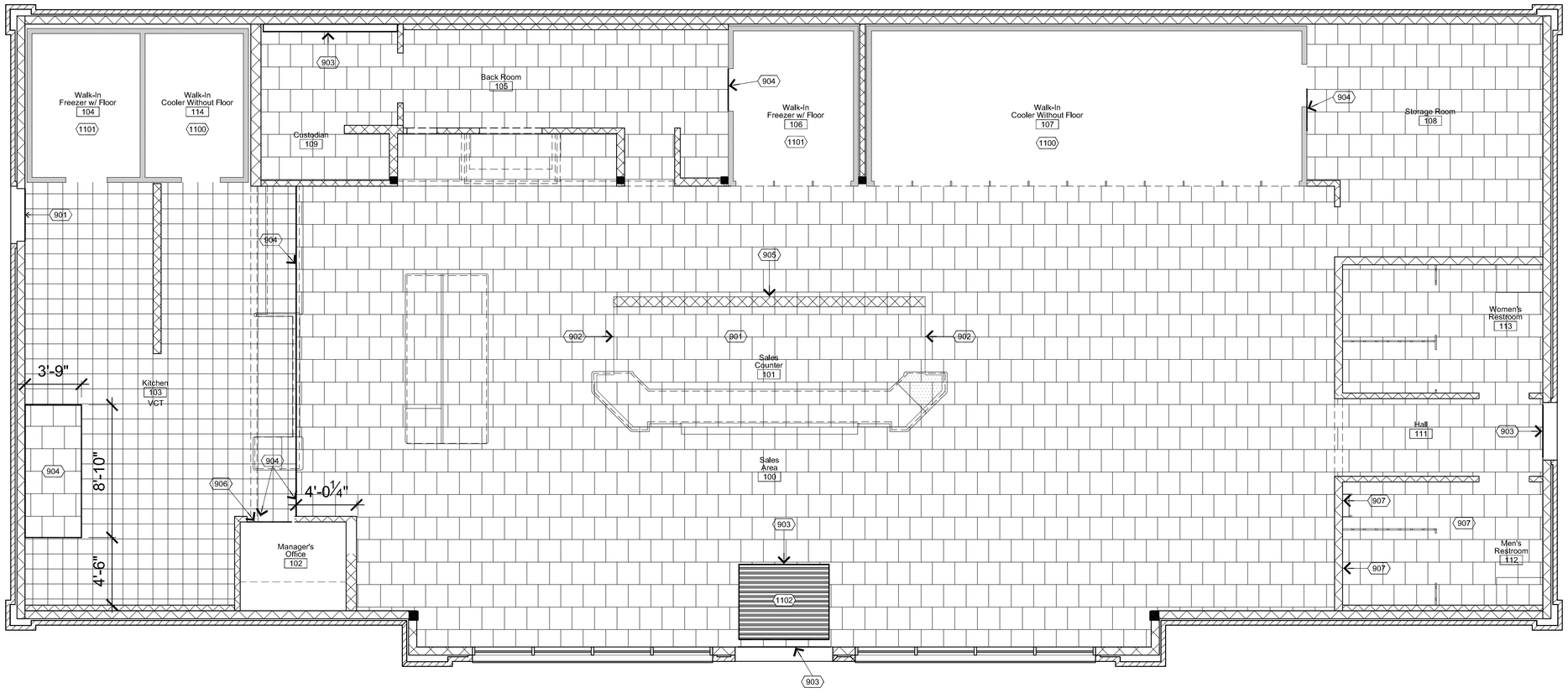
DRAWN BY: DLT — CHECKED BY: PDR

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.

Version: May 12, 2010

MAPEI

Fiberglass Mesh

For *Mapelastic*, *Mapelastic 315*, *Mapelastic HPG* and *Mapelastic Smart* Waterproofing Products

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 *Mapeband*™ 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

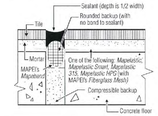
Laboratory Tests	Results
Color	White
Shelf life	2 years (when stored in original, unopened container)
Storage	Store in cool, dry place.
Application temperature range	See individual product Technical Data Sheets.
VOCs	0 g per L
Consistency (wet) – ASTM D3775	6.4/in. (25/10 cm)
Consistency (wet) – ASTM D3775	5/in. (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)

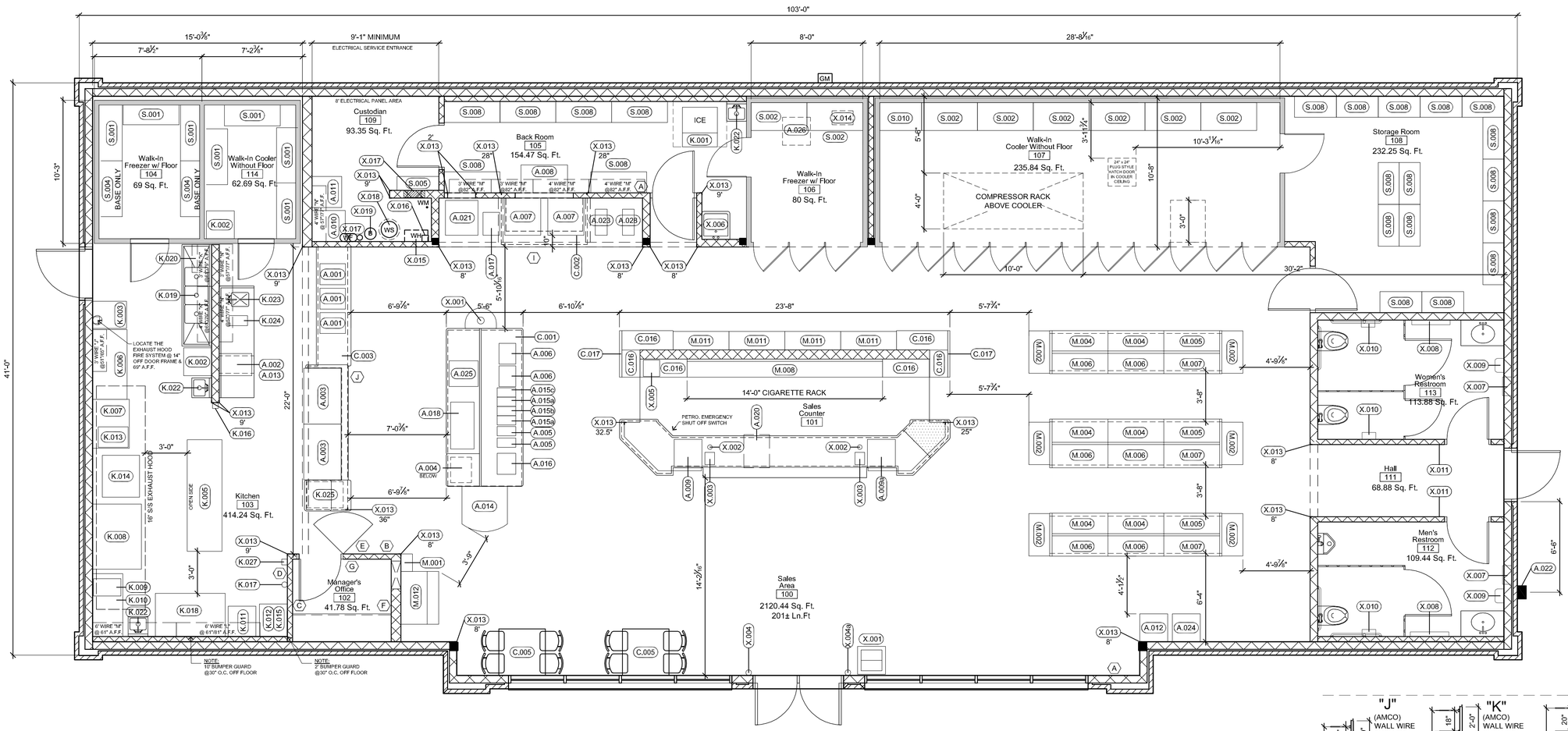
Packaging

Product code	Size*	Coverage
89400003	Roll: 1 x 150 ft. (0.3 x 45.7 m) – 12 rolls per box	150 sq. ft. (13.9 m²)
03261000	Roll: 39.4" x 75 ft. (1 m x 4.57 m) – 20 rolls per box	49.2 sq. ft. (4.57 m²)
07991000	Roll: 39.4" x 75 ft. (1 m x 22.9 m) – 8 rolls per box	246 sq. ft. (22.9 m²)
89400002	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.*

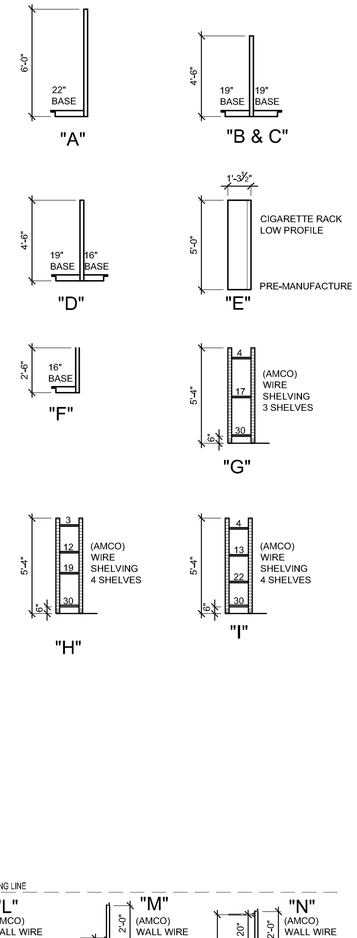
EXPANSION AND CONTROL JOINTS

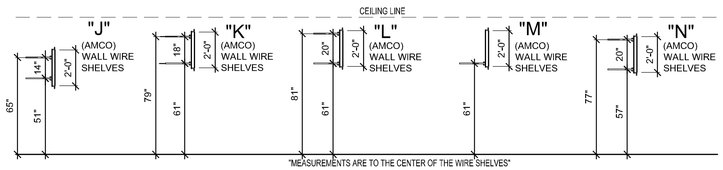

Sealant (depth is 1/2 width)
Rounded backup (with no bond to sealant)
Tile
Mortar
MAPEI's *Mapelastic*
One of the following: *Mapelastic*, *Mapelastic Smart*, *Mapelastic 315*, Mortar/Grout Admix, Mortar/Grout Admix Plus, Mortar/Grout Admix Plus Fine, Mortar/Grout Admix Fine, Mortar/Grout Admix Rapid, Mortar/Grout Admix Rapid Fine, Mortar/Grout Admix Rapid Plus, Mortar/Grout Admix Rapid Plus Fine, Mortar/Grout Admix Rapid Plus Fine Gray, Mortar/Grout Admix Rapid Plus Gray, Mortar/Grout Admix Rapid Fine Gray, Mortar/Grout Admix Rapid Gray, Mortar/Grout Admix Plus Fine Gray, Mortar/Grout Admix Plus Gray, Mortar/Grout Admix Fine Gray, Mortar/Grout Admix Gray, Mortar/Grout Admix Plus Fine White, Mortar/Grout Admix Plus White, Mortar/Grout Admix Fine White, Mortar/Grout Admix White, Mortar/Grout Admix Rapid Plus Fine White, Mortar/Grout Admix Rapid Plus White, Mortar/Grout Admix Rapid Fine White, Mortar/Grout Admix Rapid White



Equipment and Fixture Floor Plan

1/4" = 1'-0"





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

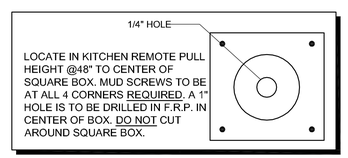
CONTRACTOR TO ASSEMBLE SHELVES G, H, & I; MINIMUM 6" OF CLEARANCE FROM BOTTOM SHELF TO FINISH FLOOR.

ALL STORAGE SHELVING TO MEET NSF STANDARD #2 "BLUE POLYGARD"

2 Shelving Components

1/4" = 1'-0"

Remote Pull Detail (K.027)



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12-3-18 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

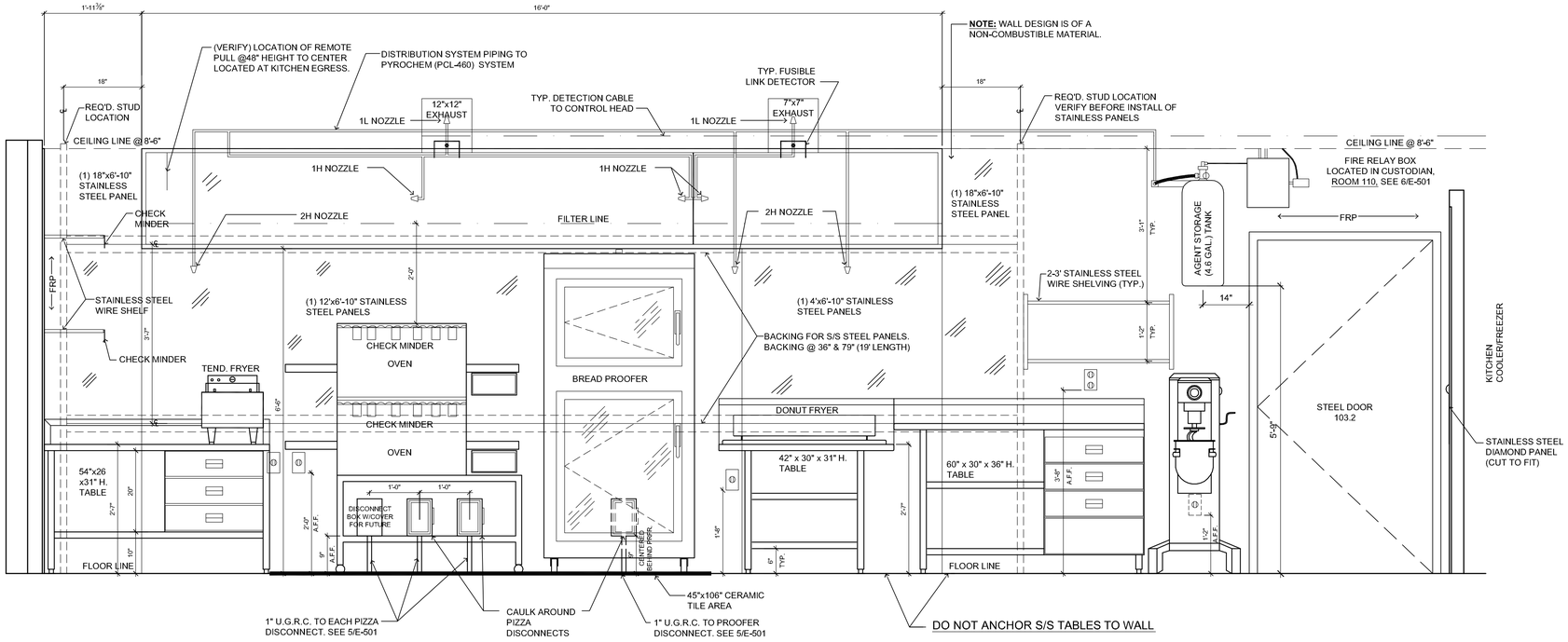
DRAWN BY: DLT — CHECKED BY: PDR

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.]

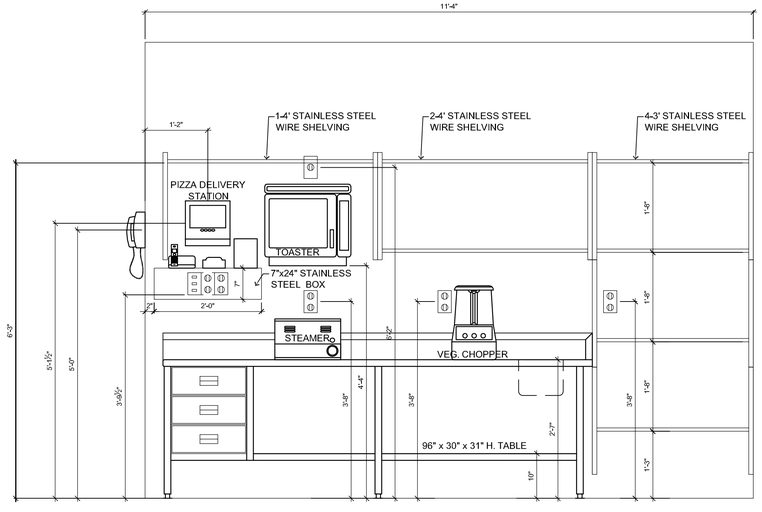
NOTE: ELECTRIC SHUTOFF INSTALLED BY ELECTRICIANS.
4.6 - GALLON EXHAUST FIRE SYSTEM COMPLIANT

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"

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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)

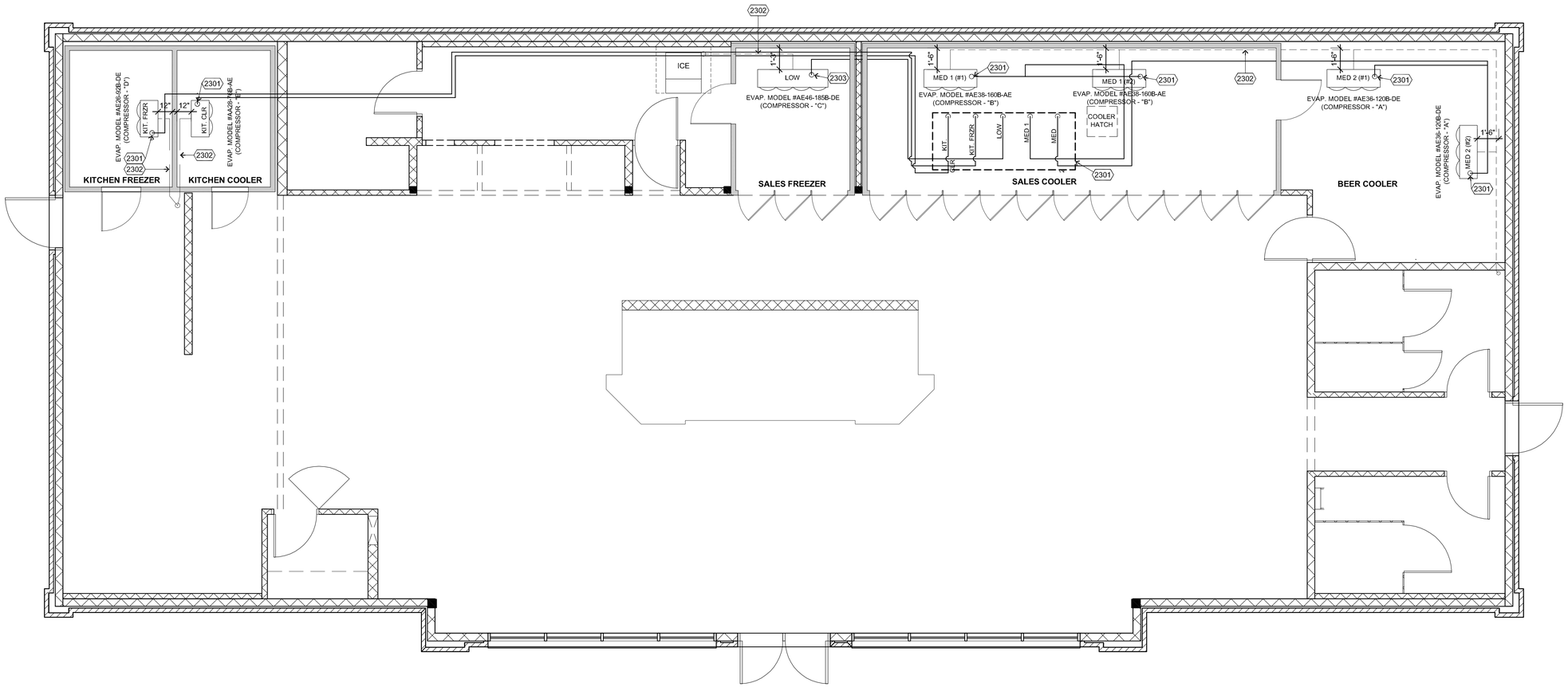
DRAWING INFORMATION:
CONSTRUCTION DIVISION

DRAWN BY: DLT | CHECKED BY: PDR

PUBLISHED:
REVISED ON: 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

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:
REFRIGERATION EQUIPMENT PLAN

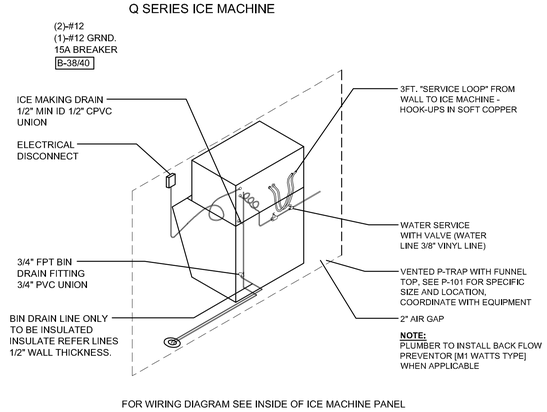
DRAWING INFORMATION:
CONSTRUCTION DIVISION

DRAWN BY: JACOB CLARK

CHECKED BY: TOM GRUBER

QR-101

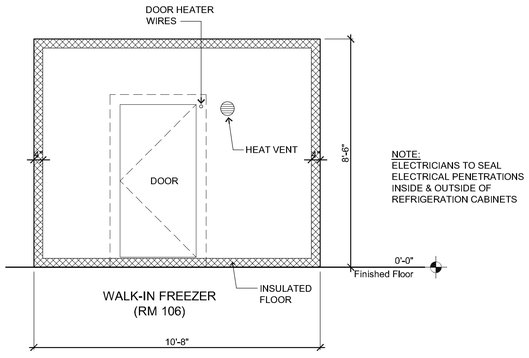
Q SERIES ICE MACHINE



FOR WIRING DIAGRAM SEE INSIDE OF ICE MACHINE PANEL

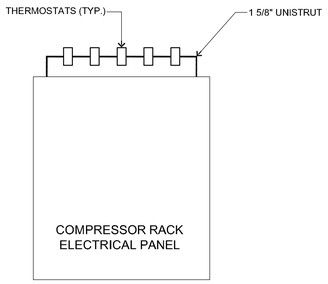
5 Ice Maker Installation Detail

Isometric Diagram - Not To Scale



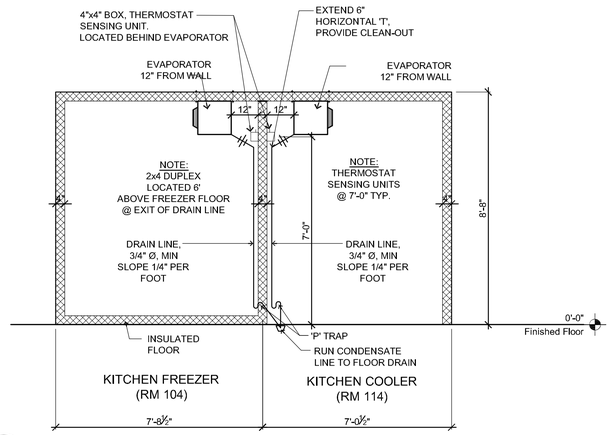
2 END ELEVATION

3/8" = 1'-0"



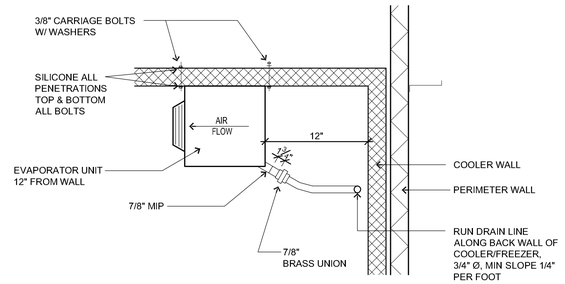
6 REFRIGERATION THERMOSTAT DETAIL

NO SCALE



3 INT ELEV @ KITCHEN FREEZER & COOLER

3/8" = 1'-0"

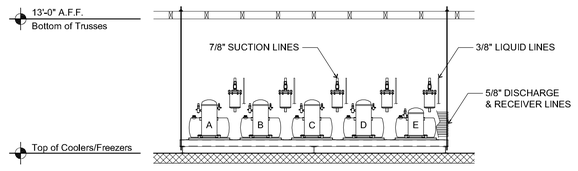


7 EVAPORATOR DETAIL KITCHEN FREEZER

3/4" = 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"

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

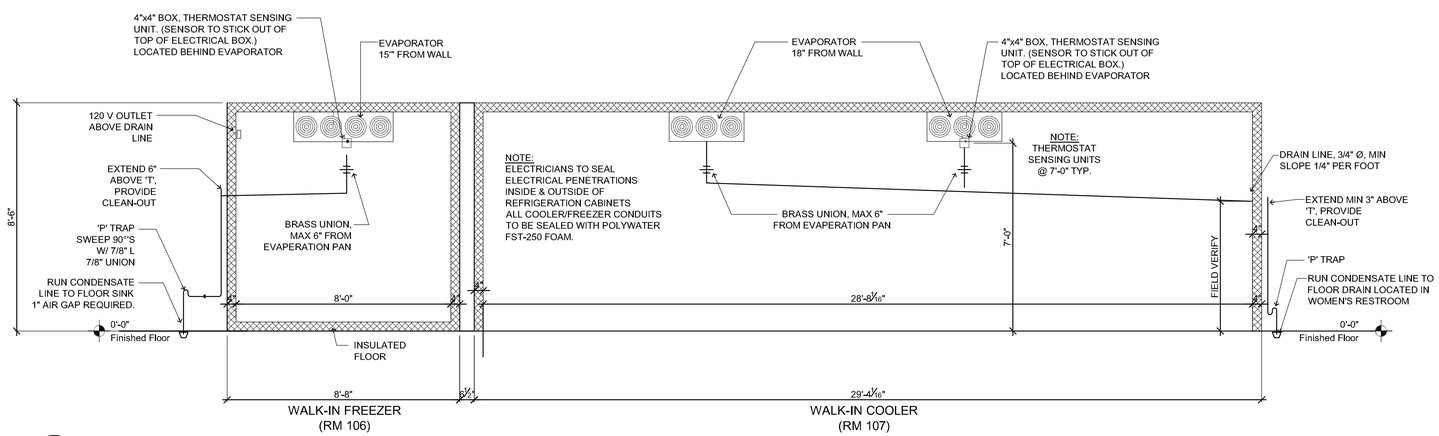
KITCHEN FREEZER SYSTEM: LOW TEMP #2

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

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)

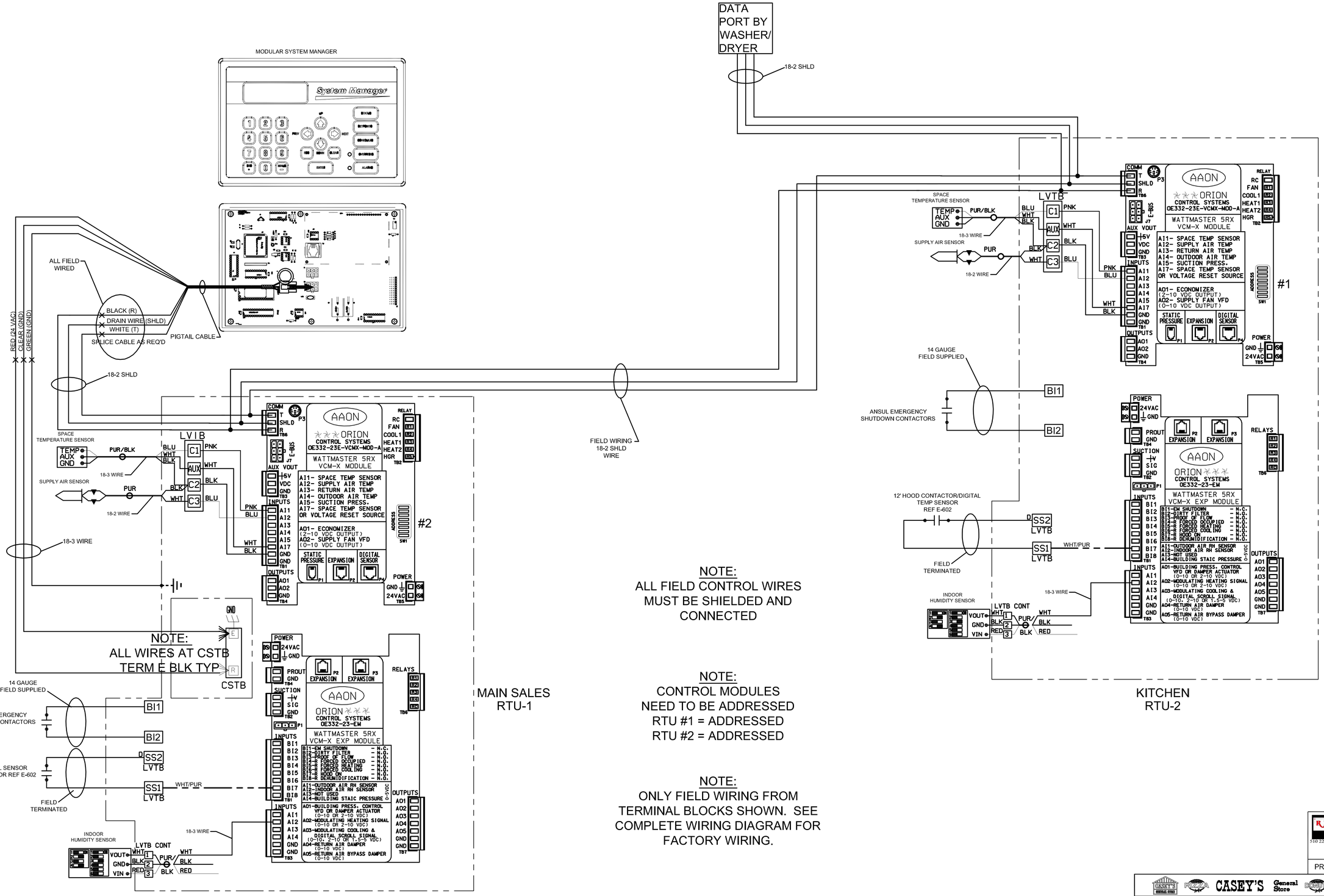
DRAWING INFORMATION:
CONSTRUCTION DIVISION

DRAWN BY: JACOB CLARK
CHECKED BY: TOM GRUBER

PUBLISHED:
REVISED ON:

DRAWING INFORMATION:
COOLER/FREEZER
REFRIGERATION
DETAILS

QR-401



1 AAON RTU Wiring Schematic

Isometric Diagram - Not To Scale

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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)

DRAWING INFORMATION: CONSTRUCTION DIVISION

DRAWN BY: JACOB CLARK | CHECKED BY: TOM GRUBER

PUBLISHED:

REVISED ON:

DRAWING INFORMATION: COMFORT COOLING WIRING

QR-601

NOTES: 1. PROVIDE FIELD WIRING (60°C CU) AND PROTECTION PER LOCAL CODES.
2. THREE PHASE COMPRESSORS PROTECTED AGAINST PRIMARY SINGLE PHASING.

208–230/60/3
BRANCH CIRCUIT PROTECTION AND DISCONNECT SWITCHES PROVIDED BY INSTALLER

L1 L2 L3

SALES FREEZER

ZF15K4E
RLA - 21.4A
LRA - 123A

CCH
HI/LO
DISC.
T-STAT
SWITCH LOW #1
DT3-C
PHASE LOSS MONITOR
BLUE
YELLOW
BLK
RED
DISPLAY FREEZER
HEATER LOAD - 13.0A

KITCHEN FREEZER

ZF08K4E
RLA - 9.7A
LRA - 63A

CCH
HI/LO
DISC.
T-STAT
SWITCH LOW #1
DT4-D
BLUE
YELLOW
BLK
RED
KITCHEN FREEZER
HEATER LOAD - 13.0A

KITCHEN COOLER

RST70C1E
RLA - 5.5A
LRA - 36A

CCH
HI/LO
DT5-E
SWITCH
120V
NEUTRAL
BREAKER B-23
MED #3

BEER COOLER

ZS30K4E
RLA - 15A
LRA - 99A

CCH
HI/LO
DISC.
T-STAT
DT1-A
SWITCH MEDIUM #1
C2-1A AUX#1
BEER COOLER EVAP #1
HEATER LOAD - 13.0A
BEER COOLER EVAP #2
HEATER LOAD - 13.0A

SALES COOLER

ZS30K4E
RLA - 15A
LRA - 99A

CCH
HI/LO
DISC.
T-STAT
DT2-B
SWITCH
SWITCH
120V
NEUTRAL
BREAKER B-25
MED #2
MED #2

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

FACTORY WIRE
FIELD WIRE

ABBREVIATIONS

C	CONTACTOR
CAP	FAN MOTOR CAPACITOR
CB	CIRCUIT BREAKER
C AUX.	AUXILIARY CONTACTOR SWITCH
CCH	CHANKCASE HEATER
CF	CONDENSER FAN
CP	COMPRESSOR
DCM	DEMAND COOLING MODULE
DT	DEFROST TIMER
DTFD	AS NOTED
ED	ELECTRIC DEFROST
EF	EVAPORATOR FAN(S)
F	FUSE
FCP	FAN CONTROL PRESSURE
FCT	FAN CONTROL TEMPERATURE
FDS	FUSED DISCONNECT SWITCH
HF	COMPRESSOR HEAD FAN
HGS	HOT GAS SOLENOID
HI/LO	HIGH/LOW PRESSURE CONTROL
IV	DEMAND COOLING INJECTION VALVE
LLS	LIQUID LINE SOLENOID
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

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

DRAWING INFORMATION: CONSTRUCTION DIVISION

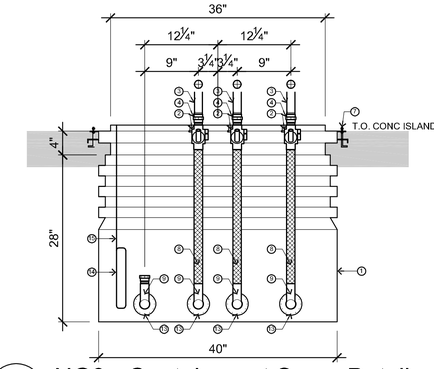
DRAWN BY: JACOB CLARK | CHECKED BY: TOM GRUBER

PUBLISHED:

REVISED ONE

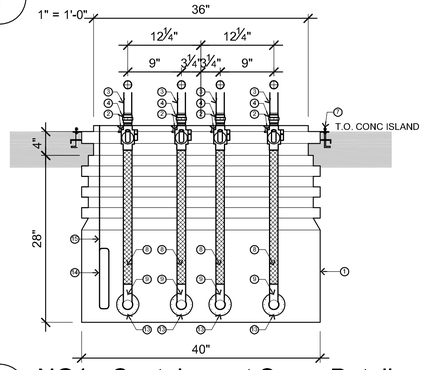
DRAWING INFORMATION: REFRIGERATION WIRING SCHEMATIC MED - TEMP

QR-602



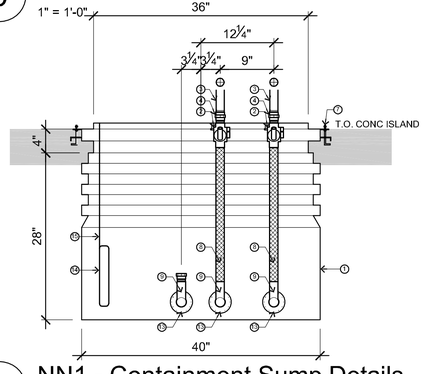
7 NG0 - Containment Sump Details

1" = 1'-0"



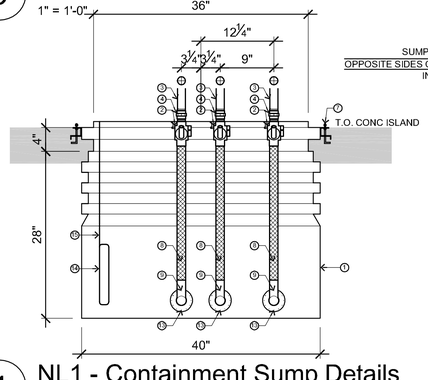
6 NG1 - Containment Sump Details

1" = 1'-0"



5 NN1 - Containment Sump Details

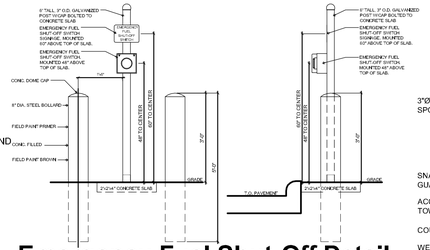
1" = 1'-0"



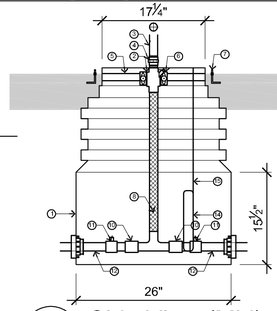
4 NL1 - Containment Sump Details

1" = 1'-0"

NOTE: DOUBLE WALL FLEX PRODUCT PIPING

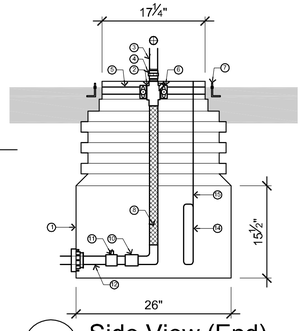


Emergency Fuel Shut-Off Detail



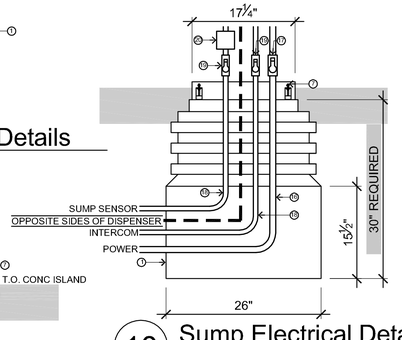
8 Side View (Mid)

1" = 1'-0"



9 Side View (End)

1" = 1'-0"

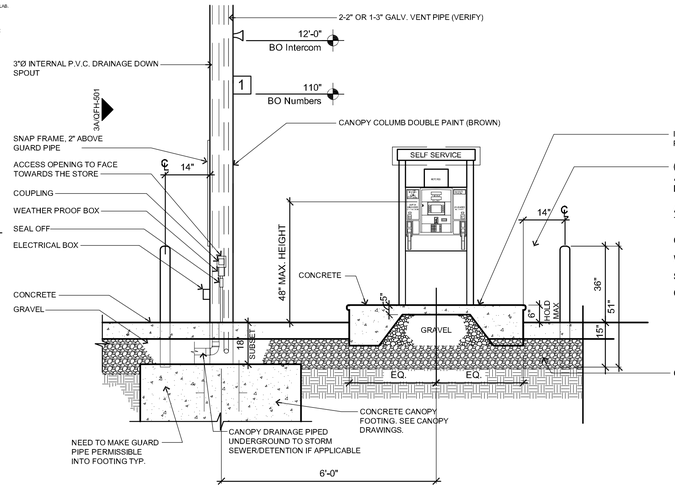


10 Sump Electrical Detail

1" = 1'-0"

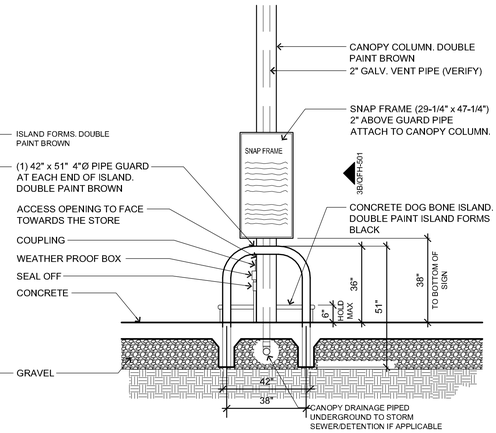
General Sump Notes:

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



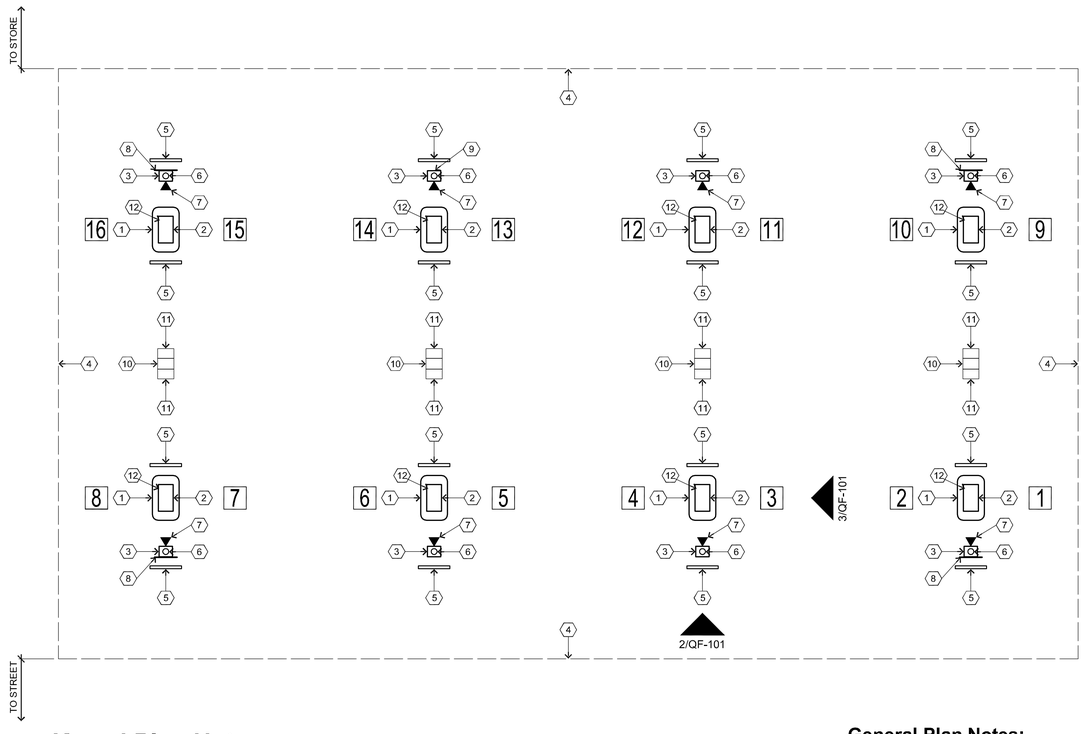
3 Fuel Island Front Elevation/Section

1/2" = 1'-0"



2 Fuel Island End Elevation

1/2" = 1'-0"



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

1 Fuel Island Plan - 8 Island, 8 Dispenser DOUBLE STACKED, HEAD-IN Layout

1/8" = 1'-0"

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
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

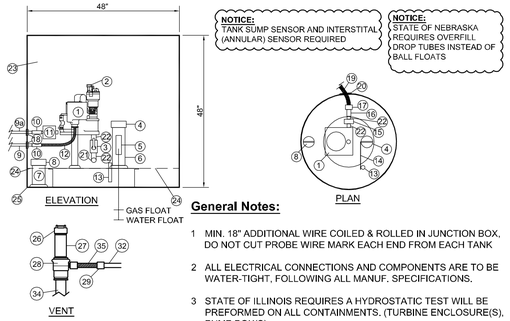
PUBLISHED:
REVISED ON#

DRAWING INFORMATION:
FUEL PUMP
ISLAND PLAN
& DETAILS

QF-101

Fuel System Symbols

- 87 UNLEADED NO ETHANOL (ALL WHITE)
- 87 UNLEADED WITH ETHANOL (WHITE WITH BLUE CROSS)
- 89 UNLEADED WITH ETHANOL (ALL BLUE)
- 91 PREMIUM NO ETHANOL (ALL RED)
- 91 PREMIUM WITH ETHANOL (RED WITH WHITE CROSS)
- #2 DIESEL (ALL GREEN)
- #2 DIESEL WITH BIO (GREEN WITH BLUE CROSS)
- #2 DIESEL RED DYE (GREEN WITH RED CROSS)
- #2 PREMIUM DIESEL (GREEN WITH YELLOW CROSS)
- #1 DIESEL (GREEN WITH WHITE CROSS)
- #1 DIESEL WITH BIO (GREEN W/ WHITE CROSS) (BLUE CENTER)
- #1 DIESEL RED DYE (GREEN W/WHITE CROSS) (RED CENTER)
- KEROSENE (ALL BROWN)
- 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

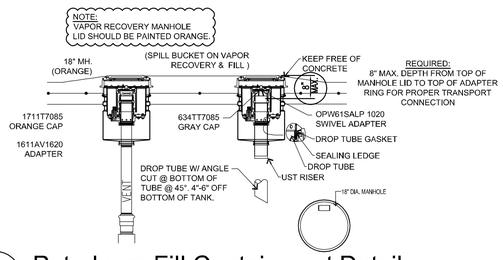
2 ALL ELECTRICAL CONNECTIONS AND COMPONENTS ARE TO BE WATER-TIGHT, FOLLOWING ALL MANUF. SPECIFICATIONS.

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



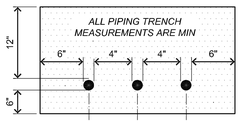
5 Petroleum Fill Containment Detail

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.

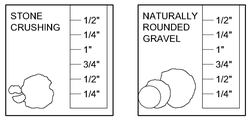
TANK TAGS: ARE TO PROVIDE THE FOLLOWING
TANK SIZE
TANK PRODUCT
TANK OCTANE (IF APPLICABLE)

4 Petroleum Pipe Trench Detail

3/4" = 1'-0"

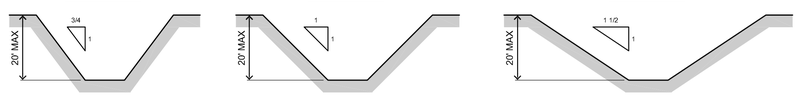
CRUSHINGS: TO BE WASHED STONE OR GRAVEL WANGULAR PARTICLE SIZE NOT LESS THAN 1/8" OR MORE THAN 1/2" IS REQUIRED

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: TYPE B SOIL: TYPE C SOIL:



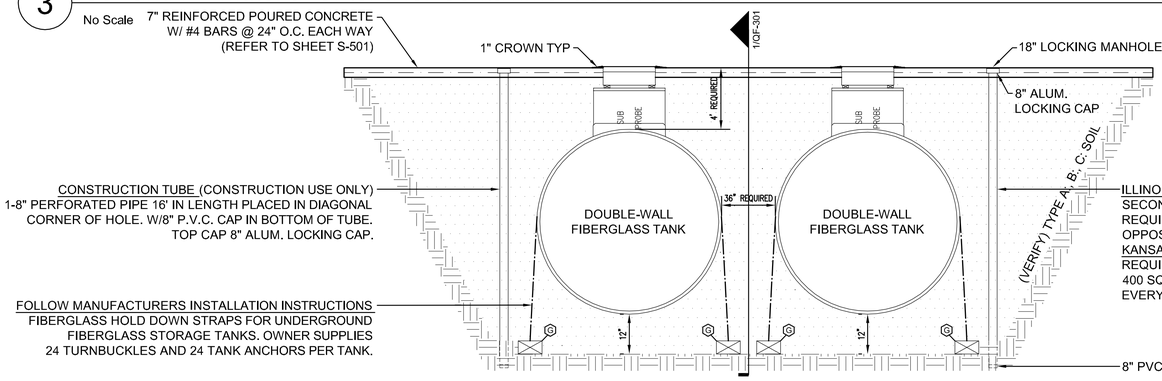
OSHA EXCAVATIONS STANDARD:

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



CONSTRUCTION TUBE (CONSTRUCTION USE ONLY) 1-8" PERFORATED PIPE 16' IN LENGTH PLACED IN DIAGONAL CORNER OF HOLE. W/8" P.V.C. CAP IN BOTTOM OF TUBE. TOP CAP 8" ALUM. LOCKING CAP.

FOLLOW MANUFACTURERS INSTALLATION INSTRUCTIONS FIBERGLASS HOLD DOWN STRAPS FOR UNDERGROUND FIBERGLASS STORAGE TANKS. OWNER SUPPLIES 24 TURNBUCKLES AND 24 TANK ANCHORS PER TANK.

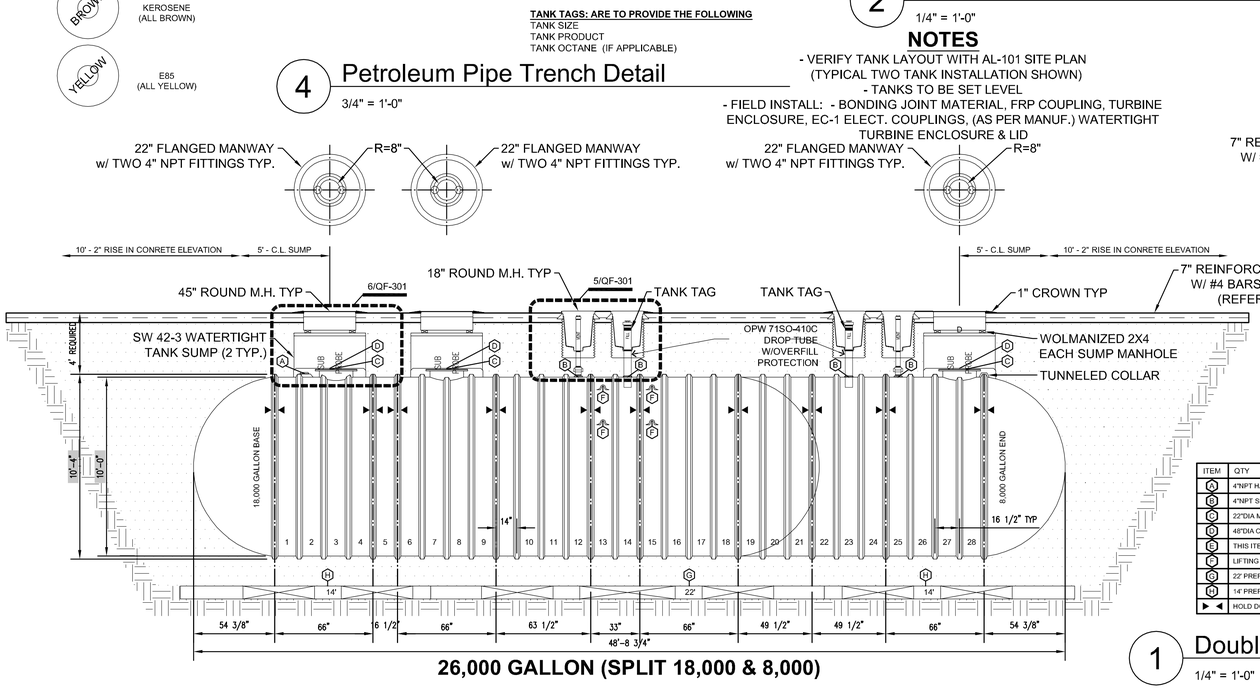
ILLINOIS ONLY
SECOND CONSTRUCTION TUBE REQUIRED FOR ILLINOIS AT OPPOSITE CORNER OF TANKS.
KANSAS ONLY
REQUIRED ONE TUBE EVERY 400 SQ. FT. INSTALL 1 TUBE AT EVERY CORNER OF TANK PIT.

2 Double Wall Xerxes - Cross Section (Typical Two Tank Installation)

1/4" = 1'-0"

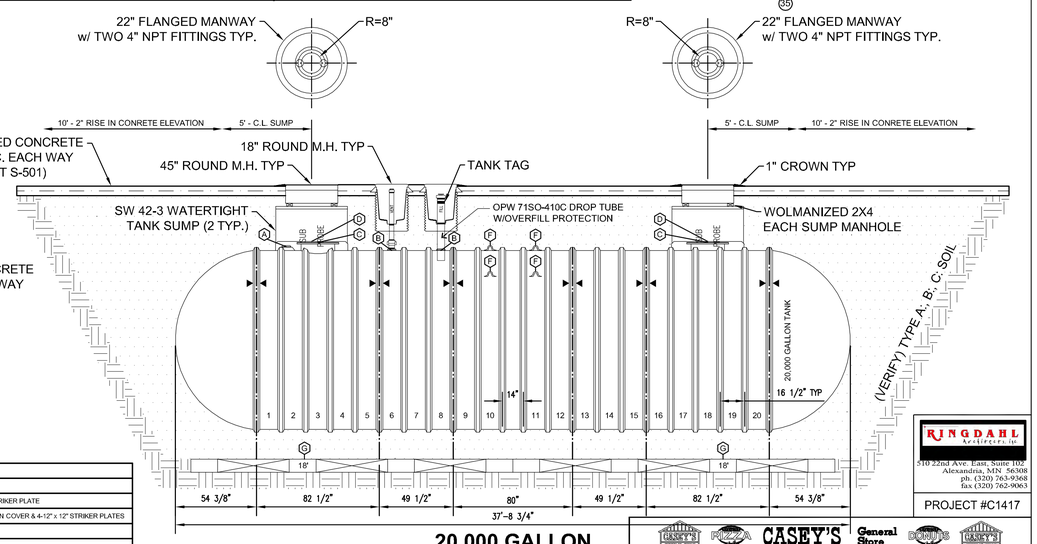
NOTES

- 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)

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



20,000 GALLON

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

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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)

DRAWING INFORMATION: CONSTRUCTION DIVISION

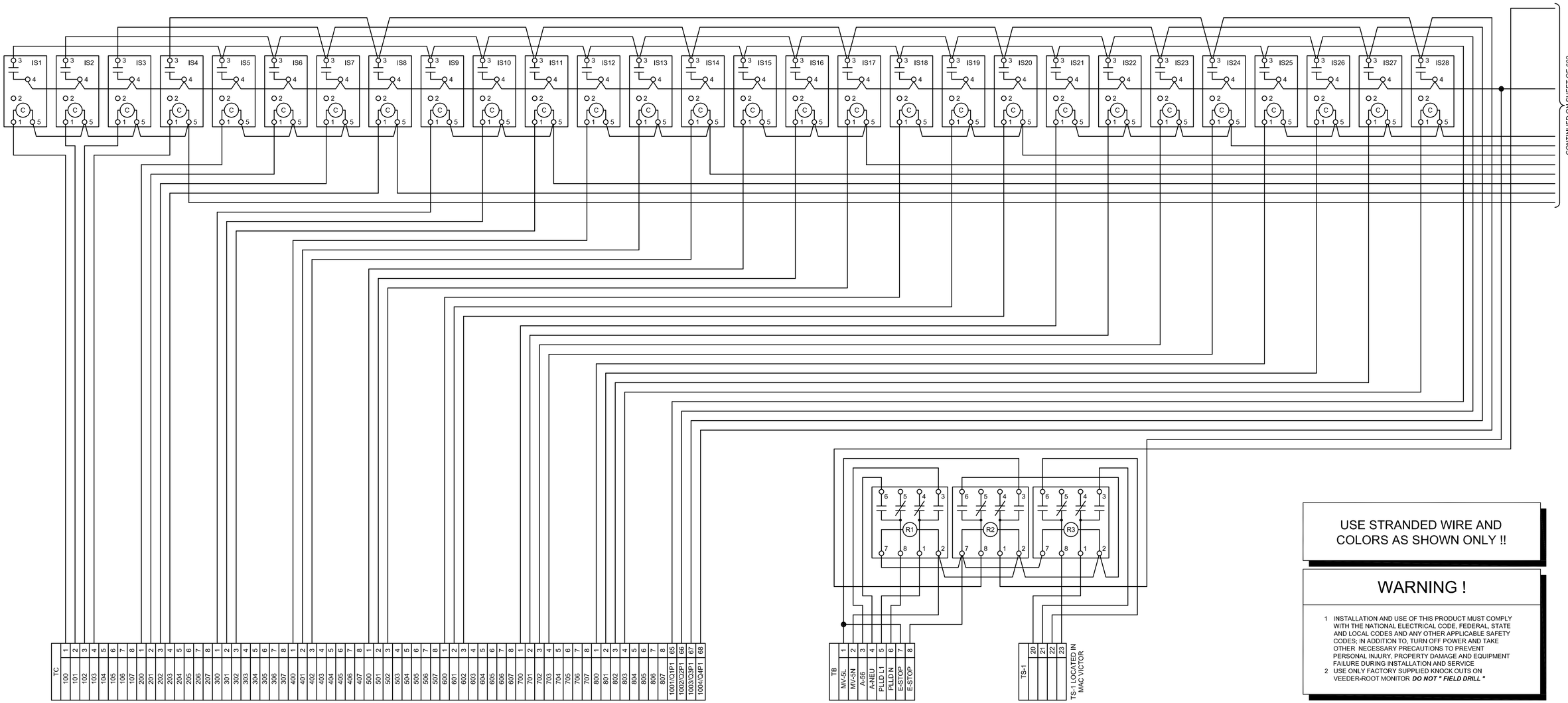
DRAWN BY: JACOB CLARK | CHECKED BY: TOM GRUBER

PUBLISHED:

REVISED ON:

DRAWING INFORMATION: PETROLEUM TANK SECTIONS & DETAILS

QF-301



USE STRANDED WIRE AND COLORS AS SHOWN ONLY !!

WARNING !

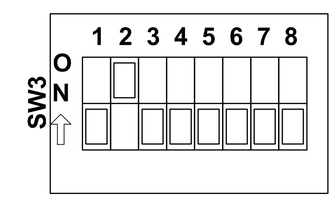
1 INSTALLATION AND USE OF THIS PRODUCT MUST COMPLY WITH THE NATIONAL ELECTRICAL CODE, FEDERAL, STATE AND LOCAL CODES AND ANY OTHER APPLICABLE SAFETY CODES; IN ADDITION TO, TURN OFF POWER AND TAKE OTHER NECESSARY PRECAUTIONS TO PREVENT PERSONAL INJURY, PROPERTY DAMAGE AND EQUIPMENT FAILURE DURING INSTALLATION AND SERVICE

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

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. 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

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

DRAWING INFORMATION:
CONSTRUCTION DIVISION

DRAWN BY: JACOB CLARK
CHECKED BY: TOM GRUBER

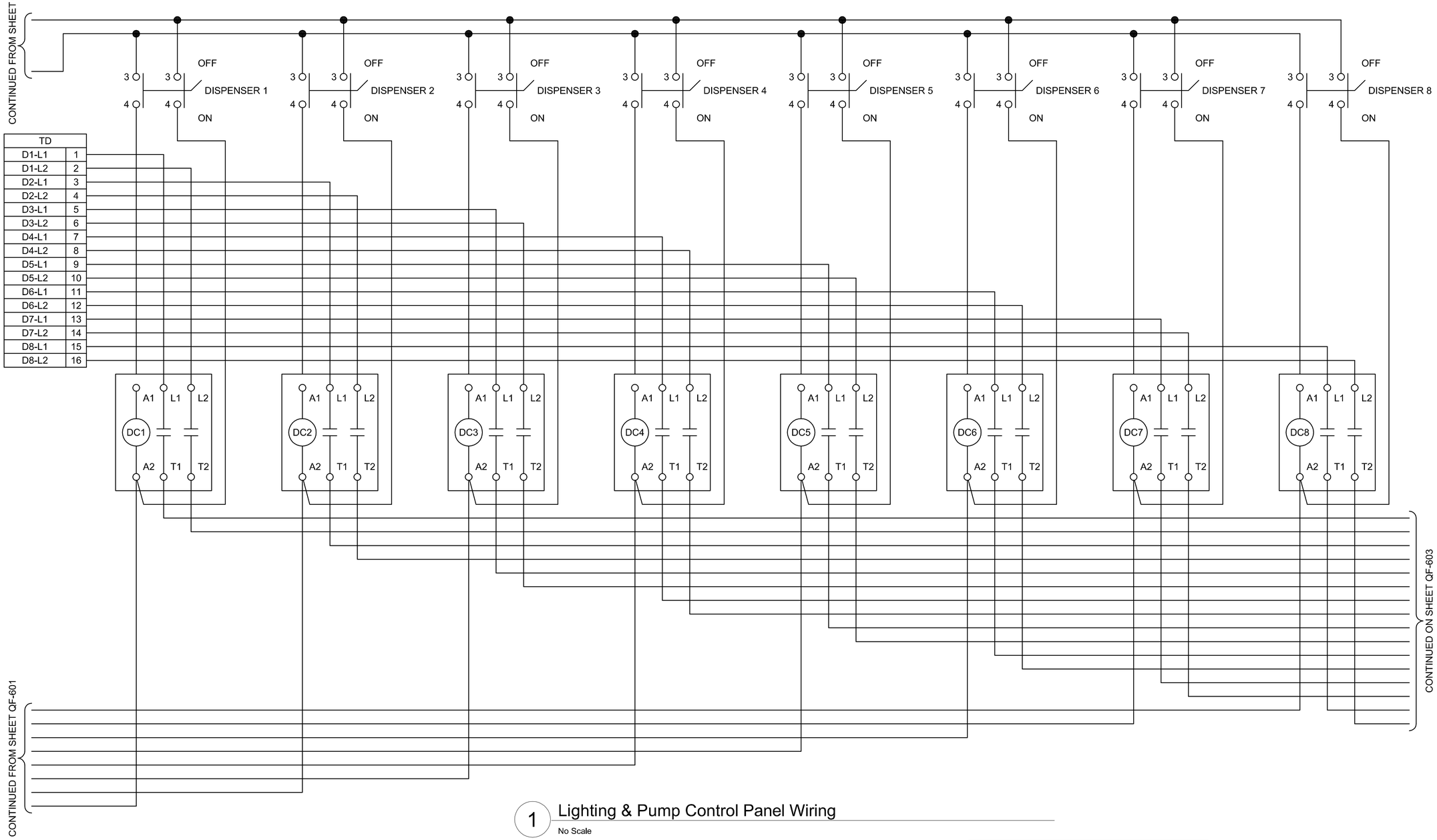
PUBLISHED:
REVISED ON:

DRAWING INFORMATION:
PETROLEUM SYSTEM WIRING DIAGRAM

QF-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.
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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 !

1 INSTALLATION AND USE OF THIS PRODUCT MUST COMPLY WITH THE NATIONAL ELECTRICAL CODE, FEDERAL, STATE AND LOCAL CODES AND ANY OTHER APPLICABLE SAFETY CODES; IN ADDITION TO, TURN OFF POWER AND TAKE OTHER NECESSARY PRECAUTIONS TO PREVENT PERSONAL INJURY, PROPERTY DAMAGE AND EQUIPMENT FAILURE DURING INSTALLATION AND SERVICE
2 USE ONLY FACTORY SUPPLIED KNOCK OUTS ON VEEDER-ROOT MONITOR ***DO NOT " FIELD DRILL "***

RINGDAHL Architects, Inc.
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)

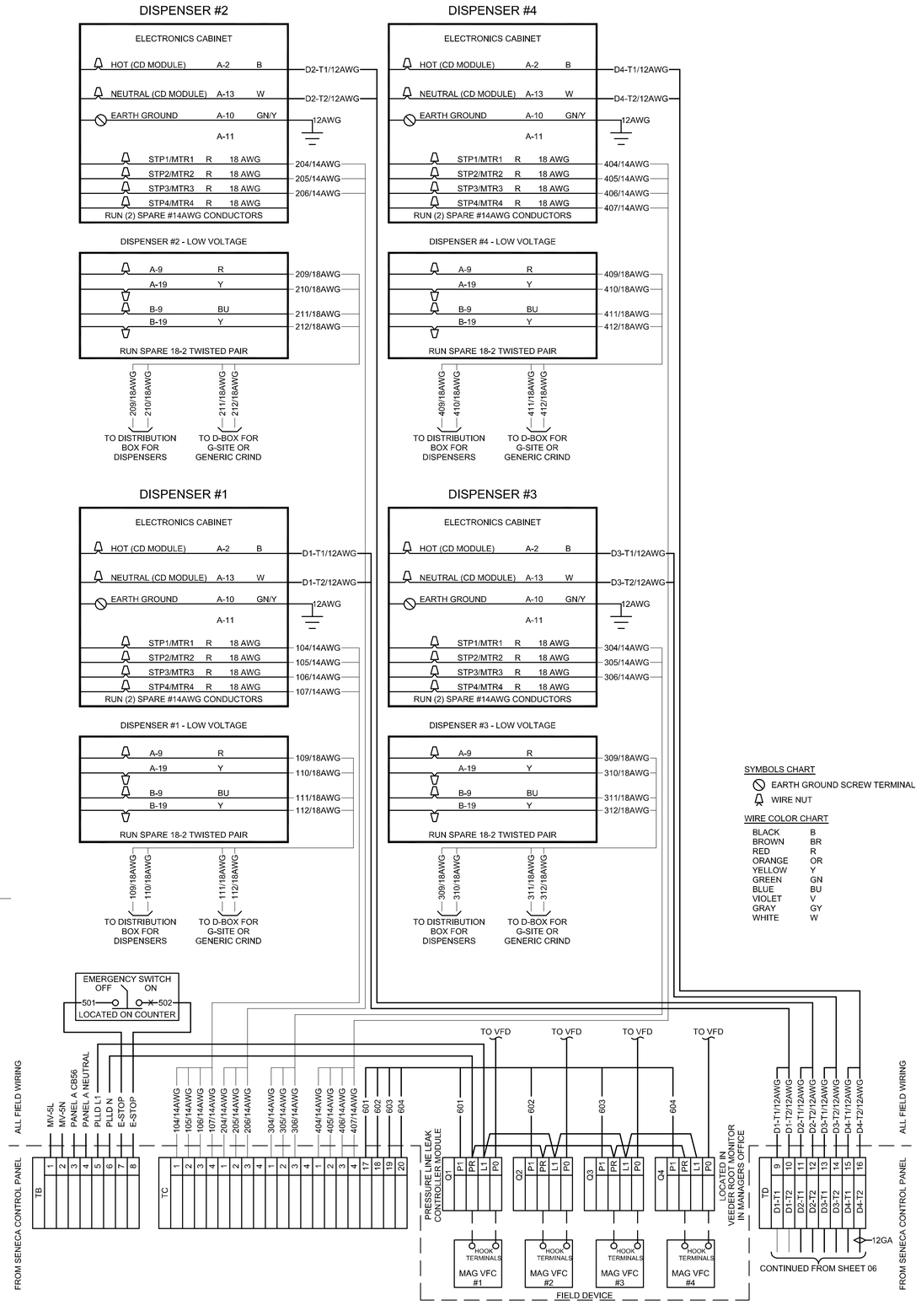
DRAWING INFORMATION
CONSTRUCTION DIVISION

DRAWN BY: JACOB CLARK
CHECKED BY: TOM GRUBER

PUBLISHED:
REVISED ON:

DRAWING INFORMATION
PETROLEUM SYSTEM WIRING DIAGRAM

QF-602



1 Lighting & Pump Control Panel Wiring

No Scale

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.

USE STRANDED WIRE AND COLORS AS SHOWN ONLY !!

WARNING !

1 INSTALLATION AND USE OF THIS PRODUCT MUST COMPLY WITH THE NATIONAL ELECTRICAL CODE, FEDERAL, STATE AND LOCAL CODES AND ANY OTHER APPLICABLE SAFETY CODES; IN ADDITION TO, TURN OFF POWER AND TAKE OTHER NECESSARY PRECAUTIONS TO PREVENT PERSONAL INJURY, PROPERTY DAMAGE AND EQUIPMENT FAILURE DURING INSTALLATION AND SERVICE

2 USE ONLY FACTORY SUPPLIED KNOCK OUTS ON VEEDER-ROOT MONITOR ***DO NOT " FIELD DRILL "***

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

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. E-501

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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:

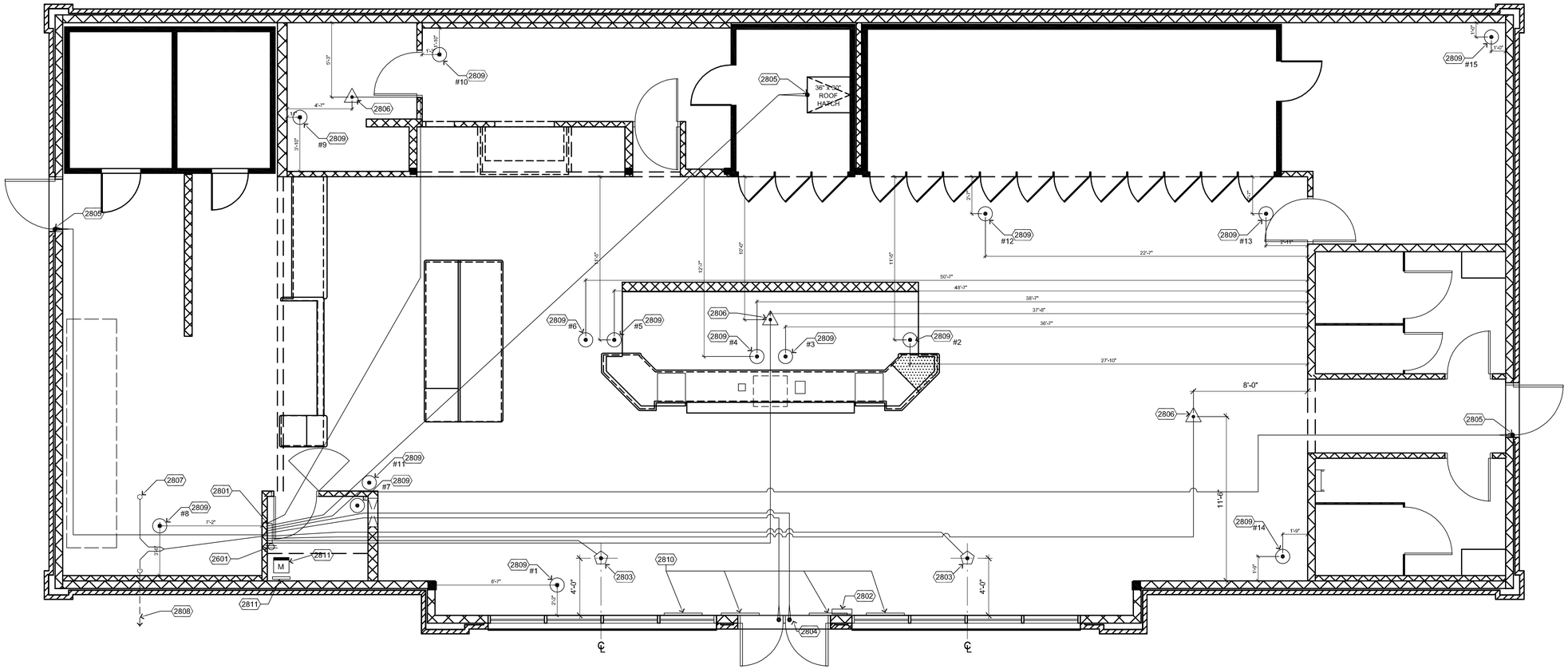
DRAWING INFORMATION: PETROLEUM SYSTEM WIRING DIAGRAM

DRAWING INFORMATION: CONSTRUCTION DIVISION

DRAWN BY: JACOB CLARK

CHECKED BY: TOM GRUBER

QF-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
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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)

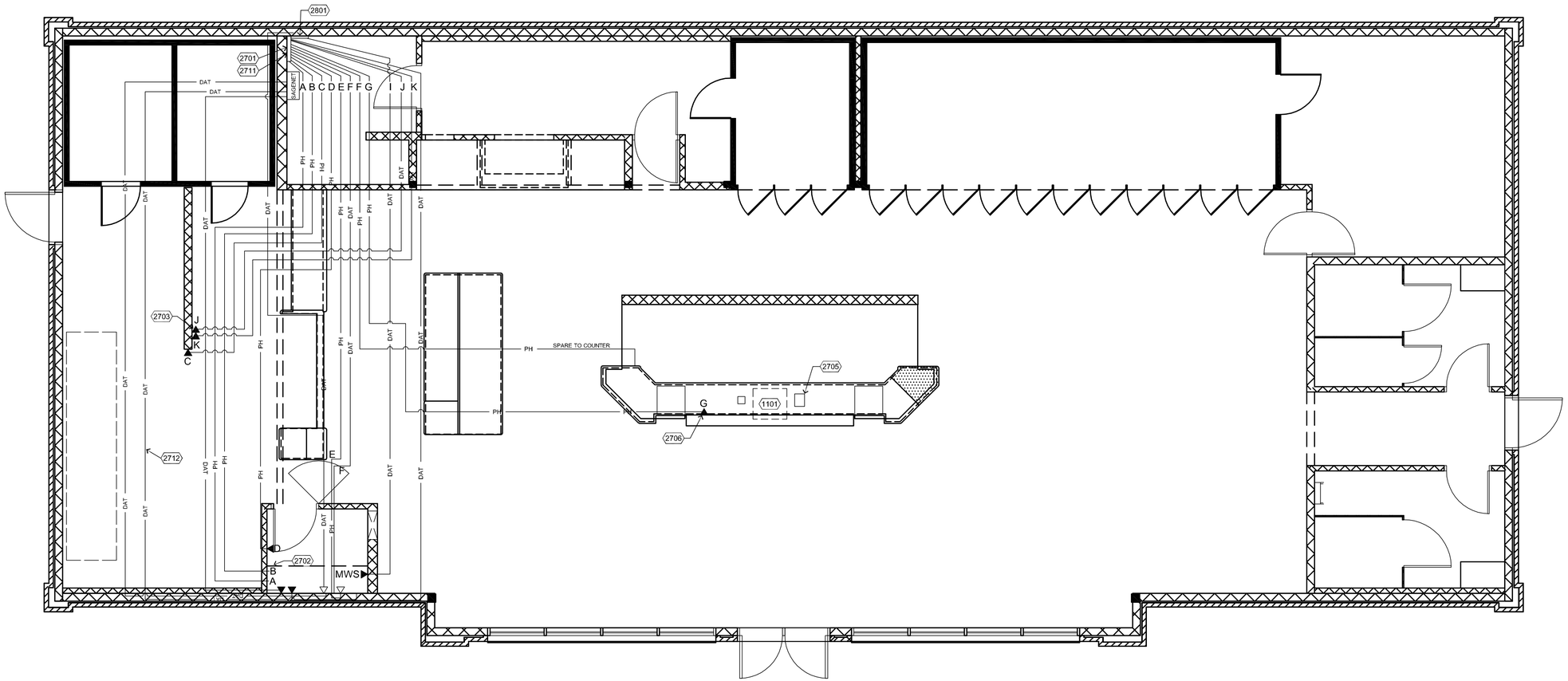
DRAWING INFORMATION:
CONSTRUCTION DIVISION

DRAWN BY: JACOB CLARK
CHECKED BY: TOM GRUBER

PUBLISHED:
REVISED ON:

DRAWING INFORMATION:
SECURITY SYSTEM WIRING SCHEMATIC

T-101



N
PLAN

Wiring Schematic Plan - Phone/Data

1/4" = 1'-0"

0 1' 2' 4' 8'

SAGENET TO PULL WIRES FOR THE FOLLOWING:

*REGISTER #1
*REGISTER #2
*ATM
*TO SECURITY VISTA PANEL(ETHERNET ONLY)
*DIGITAL SIGNAGE (OPTIONAL BY STORE)
*NEXGEN (ETHERNET ONLY)
*DVR

Keyed Construction Notes

Division 11 - Specialties

1101 UNDERCOUNTER SAFE

Division 27- Communications

2701 D-MARK BOX MOUNTED TO WALL IN BACKROOM, DISTRIBUTION WIRING AS SHOWN; SEE TERMINAL DIAGRAM THIS SHEET 1/T-102

2702 VISTA 20 PANEL, WIRE AS SHOWN; SEE TERMINAL DIAGRAM THIS SHEET 1/T-102

2703 PIZZA DELIVERY STATION: MOUNT PHONE JACK @ 60"AFF. SECOND & THIRD JACKS FOR CREDIT CARD & CORDLESS PHONE. CAT 5e WIRE. SEE SHEETS E-101 & AQ-401.

2705 CREDIT CARD MACHINE: PULL WIRE THRU PVC CONDUIT BENEATH SLAB FROM D-MARK

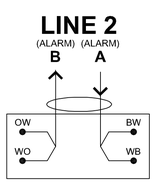
2706 LOTTO MACHINE: SERVICE SET UP BY LOCAL PHONE COMPANY, COORDINATE

2707 CAT-5 CABLE FROM NEXGEN CHANNEL 1 TO MANAGER'S WORKSPACE (MWS)

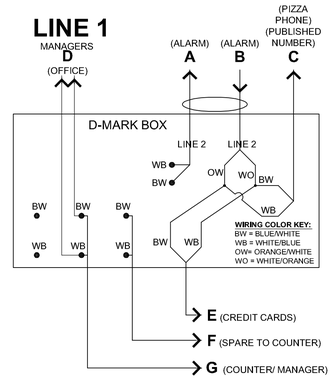
Keyed Construction Notes

Division 28 - Electronic Safety and Security

2801 CORDINATE SERVICE ENTRANCE UNDERGROUND INSTALLATION.



VISTA 20 PANEL
RJ31X JACK
(*LOCATED IN MANAGERS OFFICE*)



Phone Line Notes

 # OF PHONE LINE PER STORE:

STORES NOT OFFERING PIZZA DELIVERY - 2 LINES
STORES OFFERING PIZZA DELIVERY - 4 LINES

LINE 1 - MANAGER'S OFFICE TO D-MARK

LINE 2 - PIZZA CARRYOUT NUMBER. LOCATED ON END OF KITCHEN DIVIDER WALL. LOCATE @ 60"A.F.F.
IN STORES WITH DELIVERY, SECURITY BACK UP ALSO-DMARK TO VISTA PANEL + RETURN TO DMARK FOR HYPERCOM, EBT, TO FRONT OF COUNTER.

LINE 3 - PIZZA WALL JACK (HUNTLINE NUMBER) DELIVERY ONLY FROM DMARK.

LINE 4 - CREDIT @ PIZZA CABINET; HYPERCOM, EBT FRONT COUNTER DELIVERY STORES ONLY (DUAL JACK) FROM DMARK.

1 Terminal Wiring Diagrams

Diagram - Not To Scale

RINGDAHL Architects, Inc.
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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:
COMMUNICATIONS WIRING SCHEMATIC & DETAILS

T-102

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)

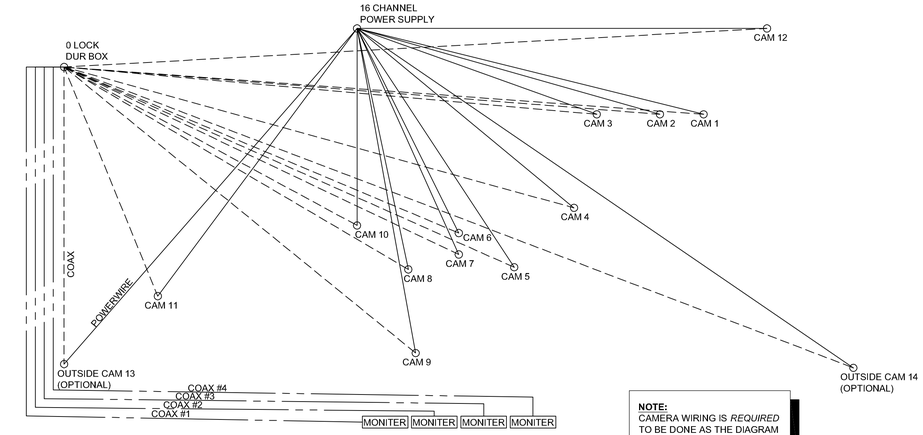
4. THIS DEVICE COMPLIES WITH PART 15 OF FCC RULES. OPERATION IS SUBJECT TO THE FOLLOWING TWO CONDITIONS: (1) THIS DEVICE MAY NOT CAUSE HARMFUL INTERFERENCE, AND (2) THIS DEIVICE MUST ACCEPT ANY INTERFERENCE RECEIVED, INCLUDING INTERFERENCE THAT MAY CAUSE UNDESIRED OPERATION.

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



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

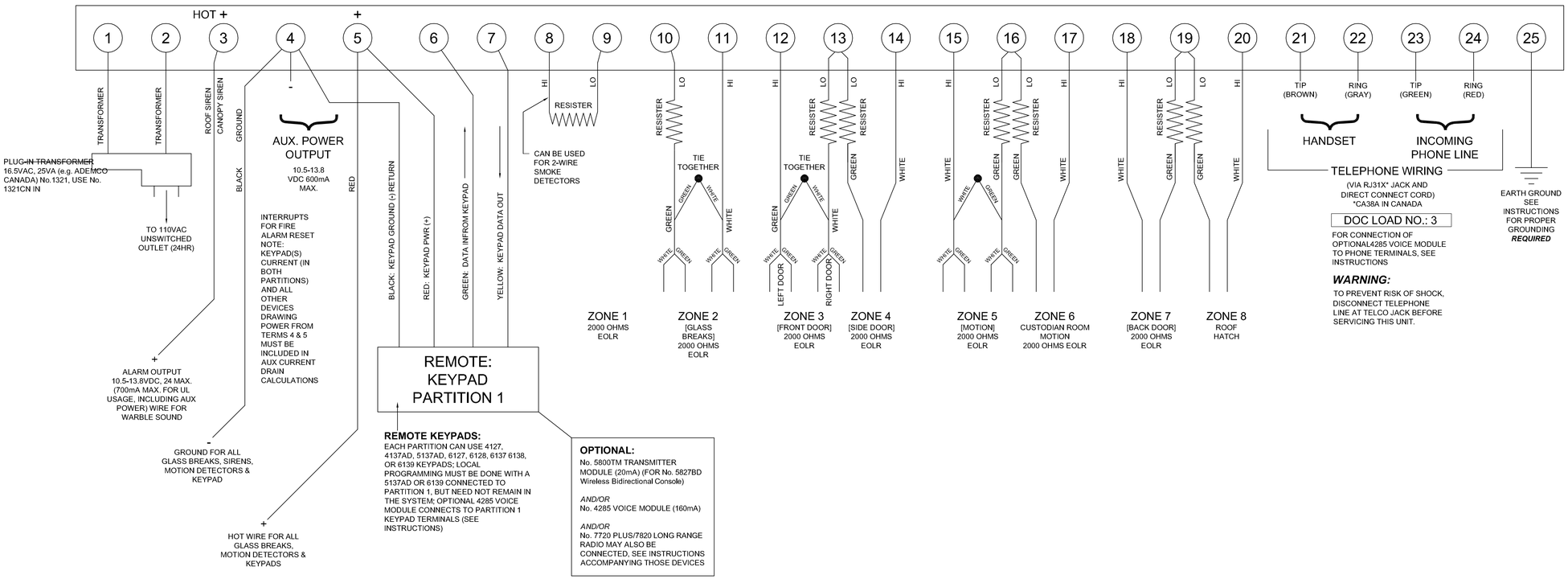
3 WIRE CAMERAS WITH RED AND BLACK ONLY , *DO NOT TIE WIRES TOGETHER!*

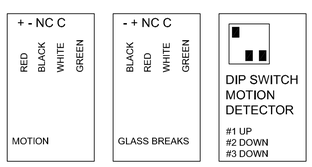
NOTE:
CAMERA WIRING IS *REQUIRED* TO BE DONE AS THE DIAGRAM SHOWS.

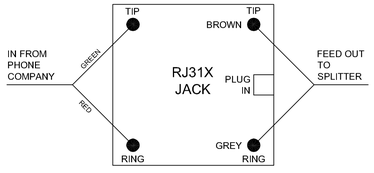
2 Video Wiring Schematic

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)

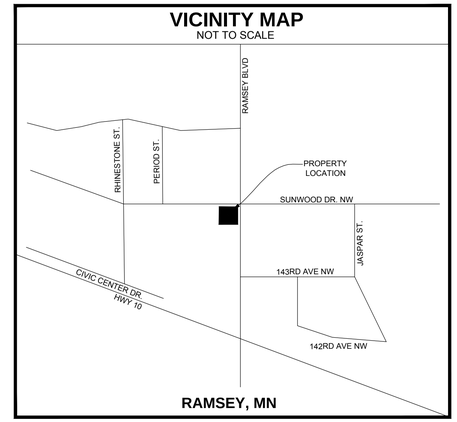
3339 W. St. Germain St., Suite 250
St. Cloud, MN 56301
(320) 217-5557 (Phone)
(320) 217-5597 (Fax)

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

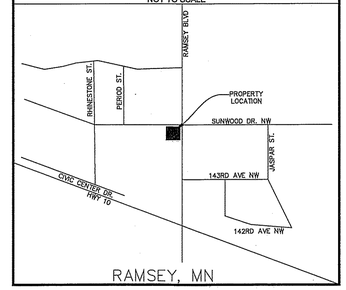
RAMSEY BOULEVARD/COUNTY ROAD 56
BITUMINOUS PAVEMENT
45 MPH SPEED LIMIT
(GOOD CONDITION)

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

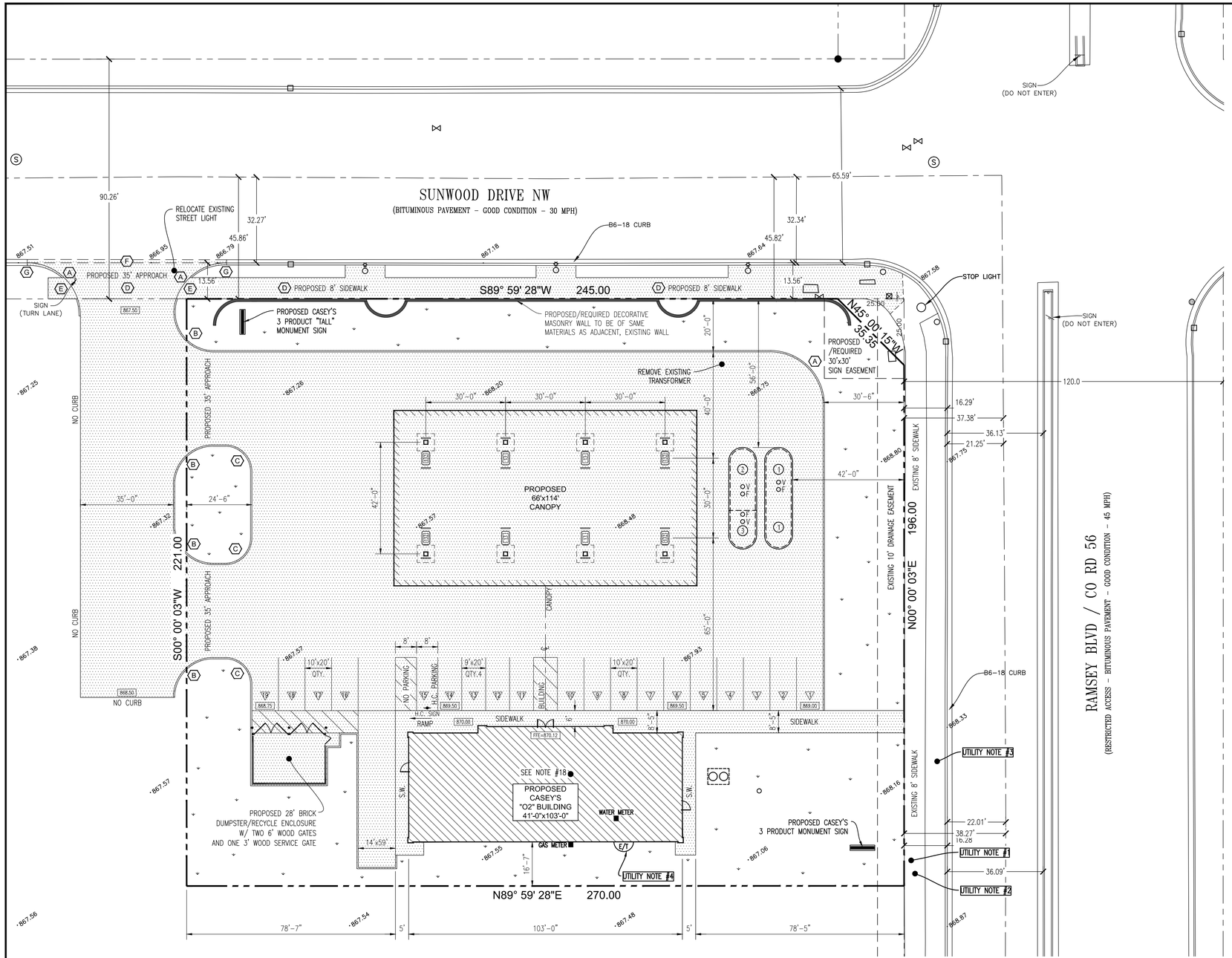
I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

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

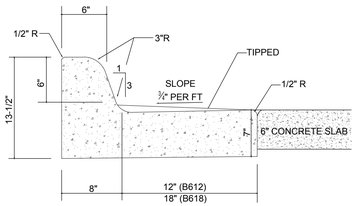
- GATE VALVE
- HYDRANT
- LIGHT POLE
- TRANSFORMER
- PEDESTAL
- ELECTRIC MANHOLE
- FIBER HANDHOLE
- (S) SANITARY MANHOLE
- STORM MANHOLE
- STORM INTAKE

ALL BRICK (NO EIFS) - 4 SIDES

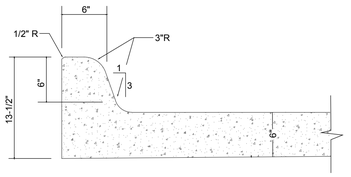
CASEY'S PIZZA CASEY'S General Store DONUTS CASEY'S

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:	

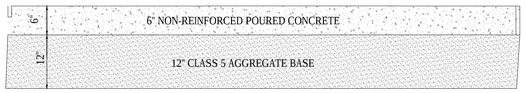


B612 AND B618 CURB AND GUTTER



MONOLITHIC CURB SECTION

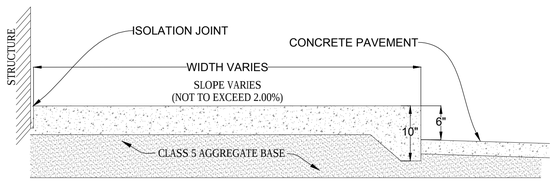
CONCRETE CURB DETAILS
SCALE=N.T.S.



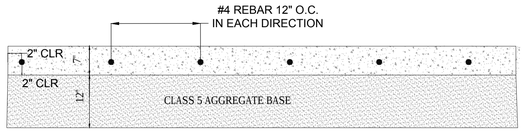
NOTES:

1. USE 7" NON-REINFORCED POURED CONCRETE ON 12" AGGREGATE BASE FOR APPROACHES

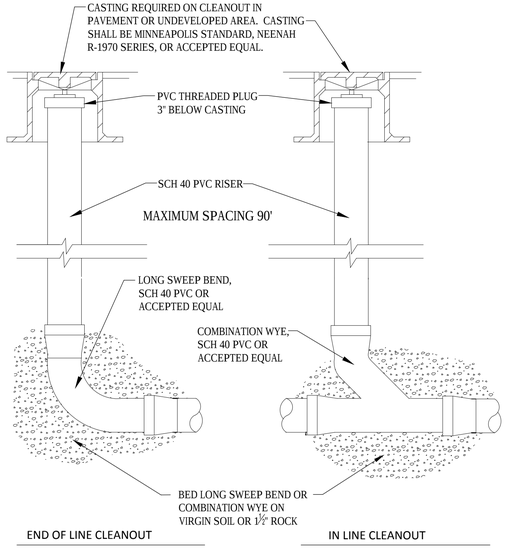
TYPICAL CONCRETE PARKING SECTION
SCALE=N.T.S.



CONCRETE INTEGRAL SIDEWALK DETAIL
SCALE=N.T.S.



TYPICAL CONCRETE SECTION OVER U.G.S.T. AREAS
SCALE=N.T.S.



CLEANOUT CASING
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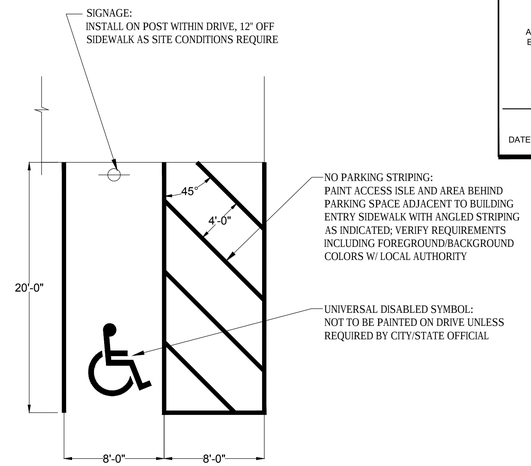


DISABLED PARKING LAYOUT
SCALE=N.T.S.

Design Tree
ENGINEERING AND LAND SURVEYING

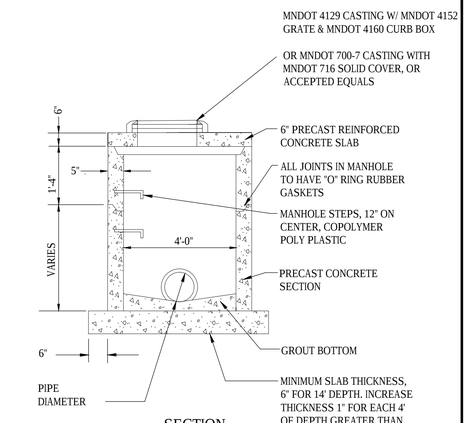
2510 Broadway Street South
Alexandria, MN 56308
(320) 762-1290 (Phone)
(320) 762-8054 (Fax)

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

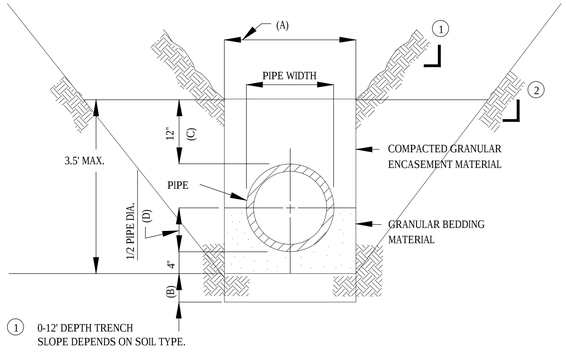


SECTION

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.

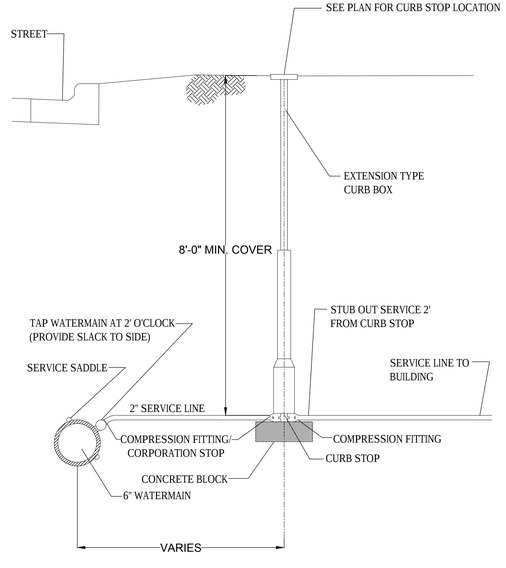
(B) THE TRENCH MAY BE OVEREXCAVATED A MIN. OF 6" & BACKFILLED WITH COMPACTED GRANULAR MATERIALS WHEN ROCK, INCOMPRESSIBLE MATERIALS, OR UNSTABLE SOILS ARE ENCOUNTERED.

(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.

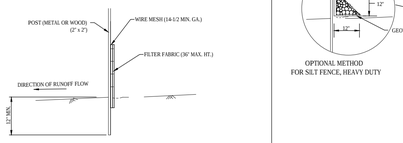
CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021 515-965-6100

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.

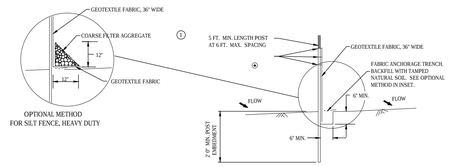
4. WIRE FENCING PER MNDOT SPEC. 3886. WIRE MESH MUST BE A MINIMUM OF 2" INTO THE GROUND AND NO MORE THAN 36" ABOVE THE ORIGINAL GROUND SURFACE.

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.

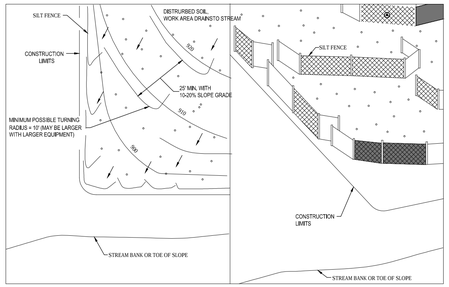
SILT FENCE DETAIL



OPTIONAL METHOD
FOR SILT FENCE, HEAVY DUTY

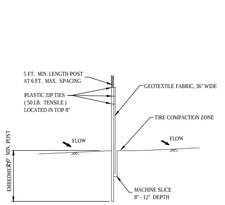
SILT FENCE, HEAVY DUTY
(HAND INSTALLED)
DESIGN GUIDELINES:
TO PROTECT AREAS FROM SHEET FLOW.
MAXIMUM CONTRIBUTING AREA: 1 ACRE.

LOCATION OF SILT FENCE
AT TOE OF ROADWAY EMBANKMENT

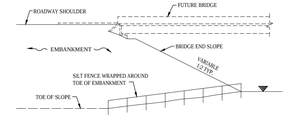


PLAN VIEW SIDE VIEW

SILT FENCE, J-HOOK INSTALLATION

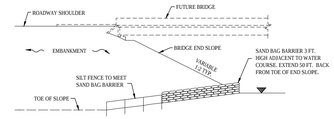


SILT FENCE, MACHINE SLICED
DESIGN GUIDELINES:
TO PROTECT AREAS FROM SHEET FLOW.
MAXIMUM CONTRIBUTING AREA: 1 ACRE.



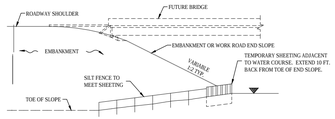
BRIDGE FILL

DESIGN GUIDELINES:
WATER COURSE FLOW VELOCITY: STAGNANT
CONTRIBUTING SLOPE AREA: 1/2 ACRE



BRIDGE FILL

DESIGN GUIDELINES:
WATER COURSE FLOW VELOCITY: 1 TO 7 FT./SEC.
CONTRIBUTING SLOPE AREA: 1 ACRE



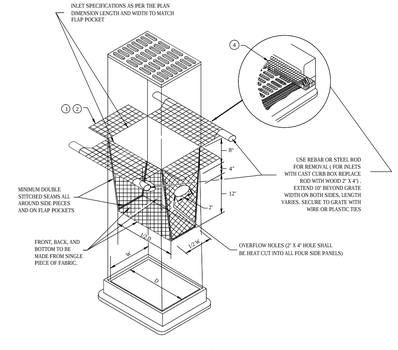
EMBANKMENT OR WORK ROAD FILL

DESIGN GUIDELINES:
WATER COURSE FLOW VELOCITY: 0 TO 15 FT./SEC.
CONTRIBUTING SLOPE AREA: 3 ACRES

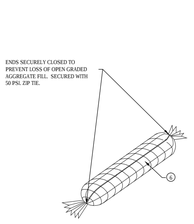
SILT FENCE AT BRIDGE EMBANKMENT ADJACENT TO WATER

NOTES:
SEE SPECS. 2573, 3149 & 3886.

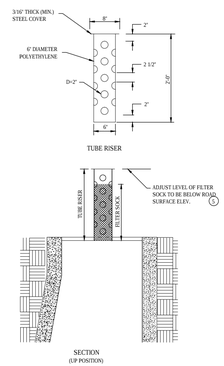
1 COARSE FILTER AGGREGATE (SPEC. 3149) SHALL BE INCIDENTAL.



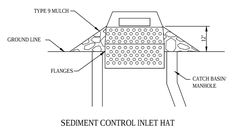
FILTER BAG INSERT 3
(CAN BE INSTALLED IN ANY INLET TYPE
WITH OR WITHOUT A CURB BOX)



ROCK LOG/COMPOST LOG

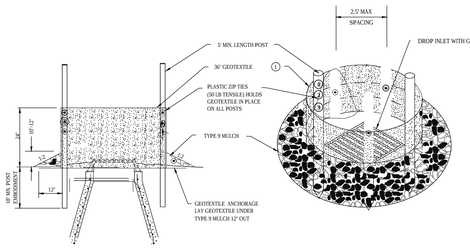


POP-UP HEAD



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

NOTES:
SEE SPECS. 2573, 3137, 3886 & 3891.

MANUFACTURED ALTERNATIVES LISTED ON Mn/DOT'S APPROVED PRODUCTS LIST MAY BE SUBSTITUTED.

1 ALL GEOTEXTILE USED FOR INLET PROTECTION SHALL BE MONOFILAMENT IN BOTH DIRECTIONS, MEETING SPEC. 3886.

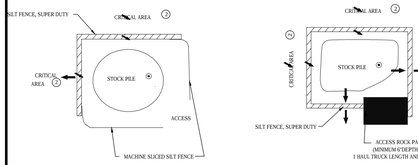
2 FINISHED SIZE, INCLUDING POCKETS WHERE REQUIRED SHALL EXTEND A MINIMUM OF 10 INCHES AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

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.

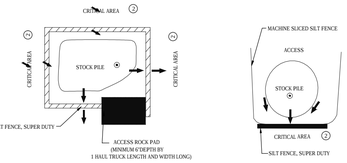
4 FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2 INCH X 4 INCH OR USE A ROCK SOCK OR SAND BAGS IN PLACE OF THE FLAP POCKETS.

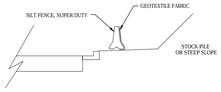
5 SOCK HEIGHT MUST NOT BE SO HIGH AS TO SLOW DOWN WATER FILTRATION TO CAUSE FLOODING OF THE ROADWAY.

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.

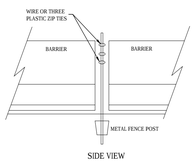


SILT FENCE, SUPER DUTY
STOCK PILE CONTAINMENT

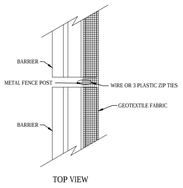




SILT FENCE, SUPER DUTY
CURB AND GUTTER PROTECTION SYSTEM

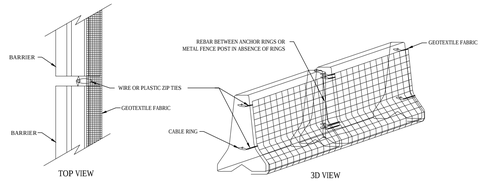


SIDE VIEW



TOP VIEW

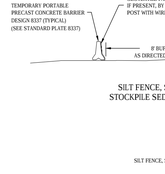
BARRIER WITHOUT CABLE RINGS



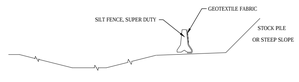
TOP VIEW 3D VIEW

BARRIER WITH CABLE RINGS

SILT FENCE, SUPER DUTY



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.

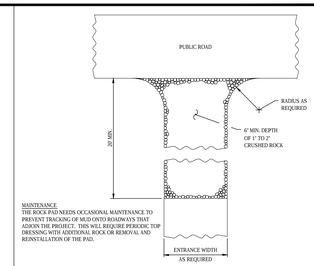
SUPER DUTY SILT FENCE CAN UTILIZE EITHER A CONCRETE, OR WATER FILLED, TEMPORARY MEDIAN BARRIER.

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) TITLE:
STANDARD APPROVED: SEPTEMBER 27, 2006

TEMPORARY SEDIMENT CONTROL
SUPER DUTY SILT FENCE.



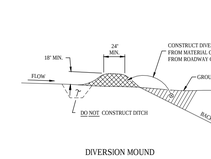
MAINTENANCE
THE ROCK PAD NEEDS OCCASIONAL MAINTENANCE TO PREVENT TRACKING OF MUD ONTO ROADWAYS THAT ADJOIN THE PROJECT. THIS WILL REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL ROCK OR REMOVAL AND REINSTALLATION OF THE PAD.

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.

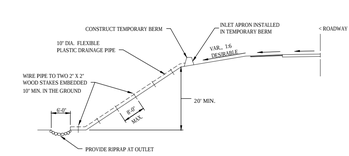
3. REMOVE MUD AND DEBRIS FROM TIRES AND VEHICLE UNDERCARRIAGE PRIOR TO LEAVING THE SITE.

ROCK CONSTRUCTION ENTRANCE



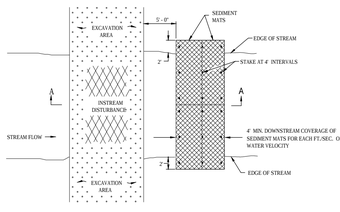
DIVERSION MOUND

DESIGN GUIDELINES:
STORM FREQUENCY: 10 YEAR - 24 HOUR
MAXIMUM DRAINAGE AREA: 5 ACRES
MAXIMUM DIVERSION: GRADE 5%

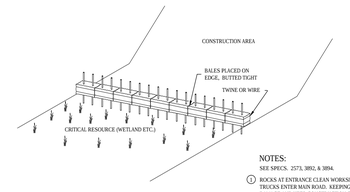


TEMPORARY DOWN DRAIN ON FILL SLOPE

DESIGN GUIDELINES:
STORM FREQUENCY: 2 YEAR - 24 HOUR
MAXIMUM DRAINAGE AREA: 3 ACRES



PLAN VIEW



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 H = 10 FT. MIN., 20 FT. MAX.

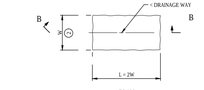
3 D = 2 FT.

4 TWO 2 IN. X 2 IN. WOOD STAKES OR REINFORCING BARS IN EACH BALE EMBEDDED 10 INCHES MINIMUM IN THE GROUNDS.

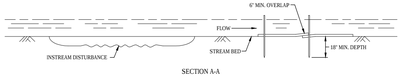
5 PLACE A CATEGORY 3 EROSION CONTROL BLANKET, 6 FT. WIDE MINIMUM, OVER THE BALE INSTEAD OF TRENCHING.

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.



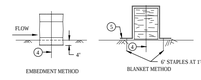
SEDIMENT TRAP DETAIL



SECTION A-A

SEDIMENT MAT 6
TYPICAL STREAM BED INSTALLATION

DESIGN GUIDELINES:
MAXIMUM FLOW VELOCITY: 5 FT./SEC.
MAXIMUM FLOW DEPTH: 2 FT.



BALE BARRIER DETAIL
APPROX. BALE SIZE: 14" X 18" X 36" LONG

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

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

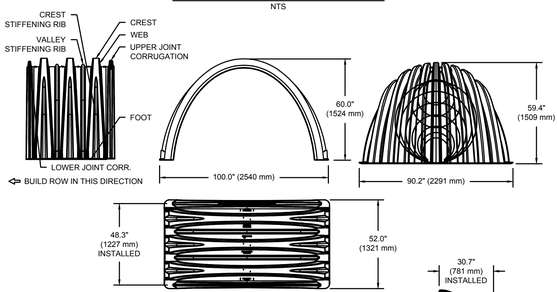
PROJECT:
RAMSEY, MN #2
"O2" STYLE STORE - FLAT ROOF
DRAWING INFORMATION:
CONSTRUCTION DIVISION
DRAWN BY: RJK
CHECKED BY: JEA
PUBLISHED: 12-03-14
REVISED ON:

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)

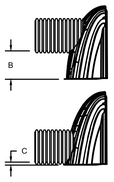
*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION AND BETWEEN CHAMBERS, 12" (305 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY.

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)

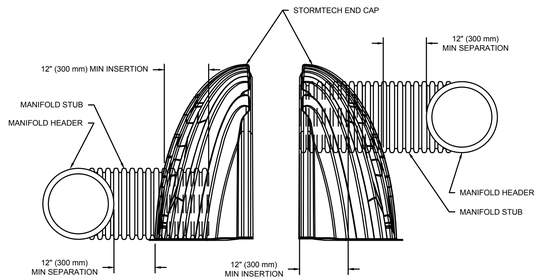
NOTE: ALL DIMENSIONS ARE NOMINAL

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

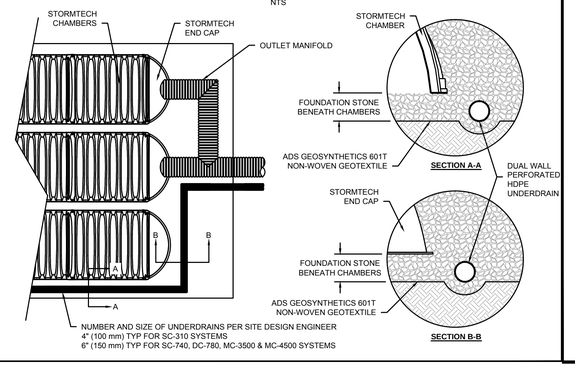
NTS

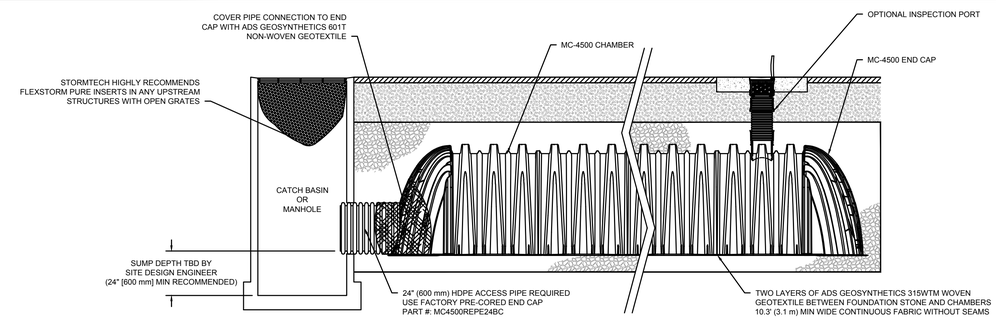


NOTE: MANIFOLD STUB MUST BE LAID HORIZONTAL FOR A PROPER FIT IN END CAP OPENING.

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)

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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.

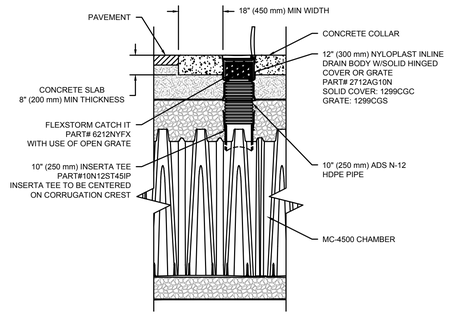
STEP 2) CLEAN OUT ISOLATOR ROW USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

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.



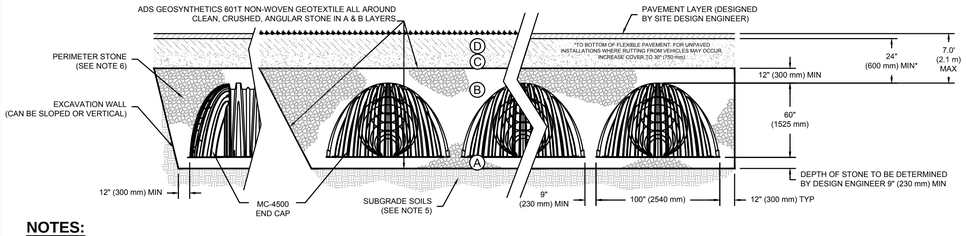
MC-4500 INSPECTION PORT DETAIL

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.

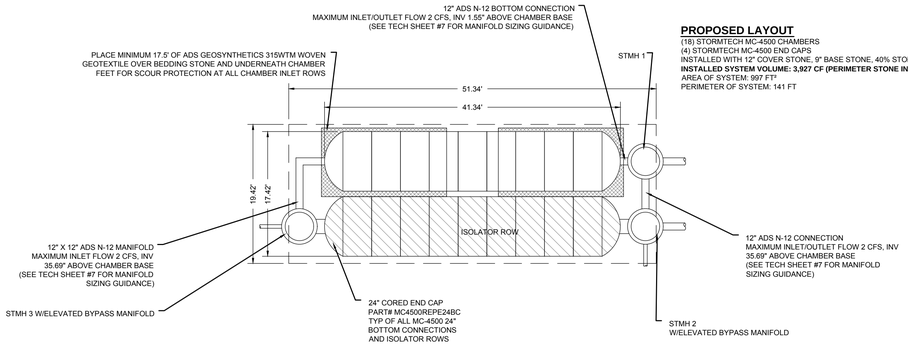
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 9" (230 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. INLET AND OUTLET MANIFOLDS MUST BE INSERTED A MINIMUM OF 12" (300 mm) INTO 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

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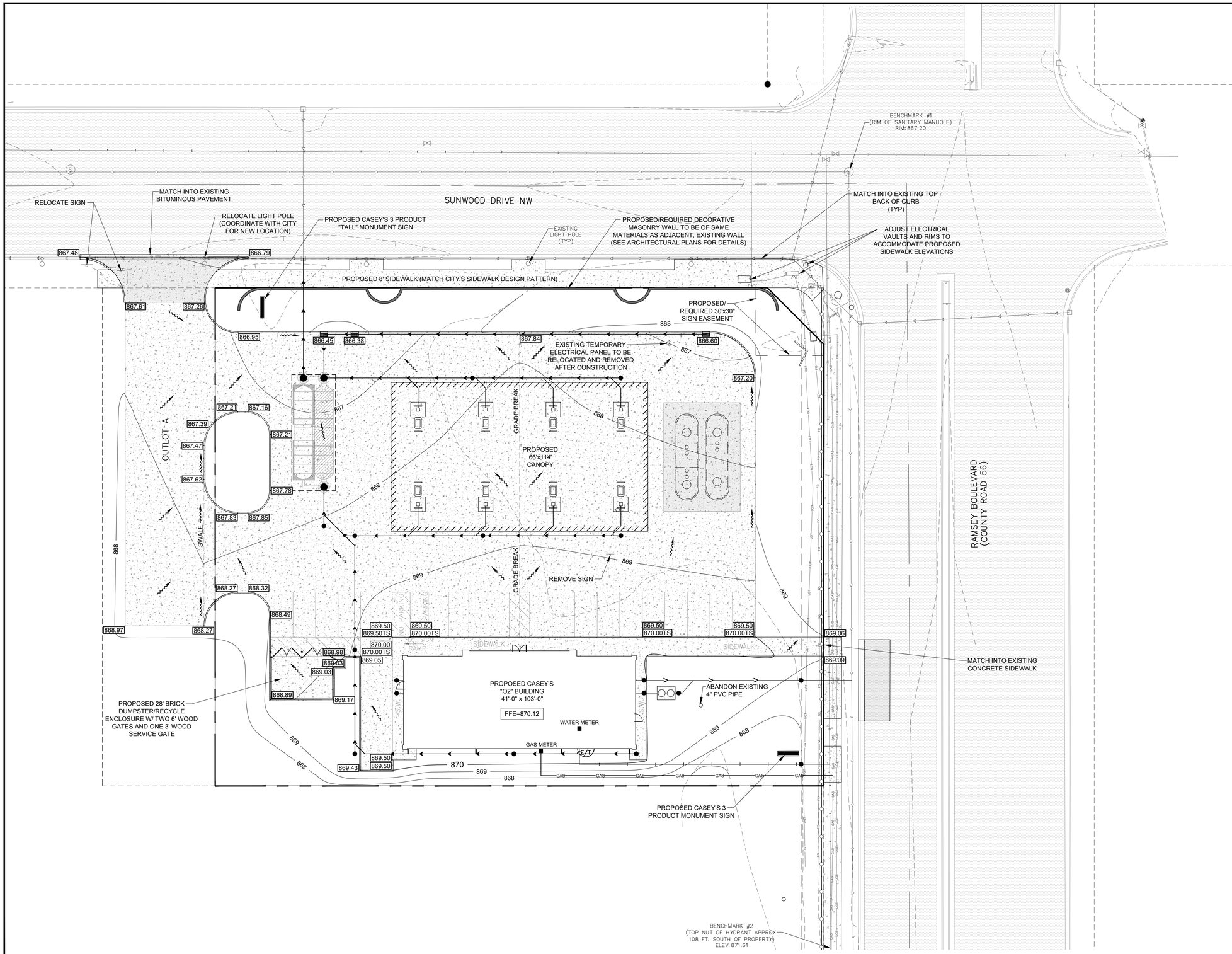

NOTES:

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

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"O2" STYLE STORE - FLAT ROOF
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DRAWN BY: RJK CHECKED BY: JEA

PUBLISHED: 12-03-14
REVISED ON:

DRAWING INFORMATION: GRADING PLAN

C2.0

Design Tree
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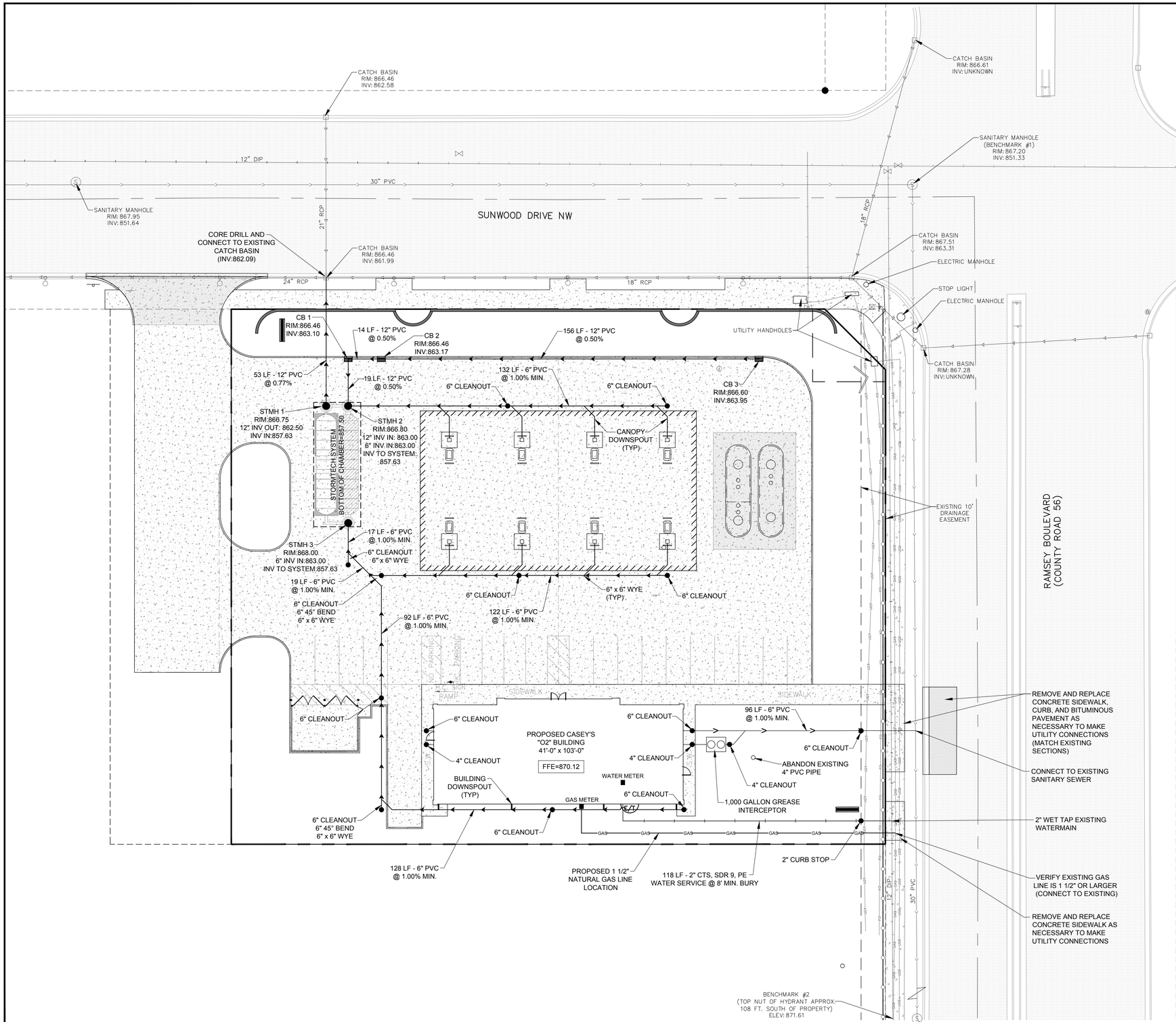

TRUE NORTH PLAN NORTH

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

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"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

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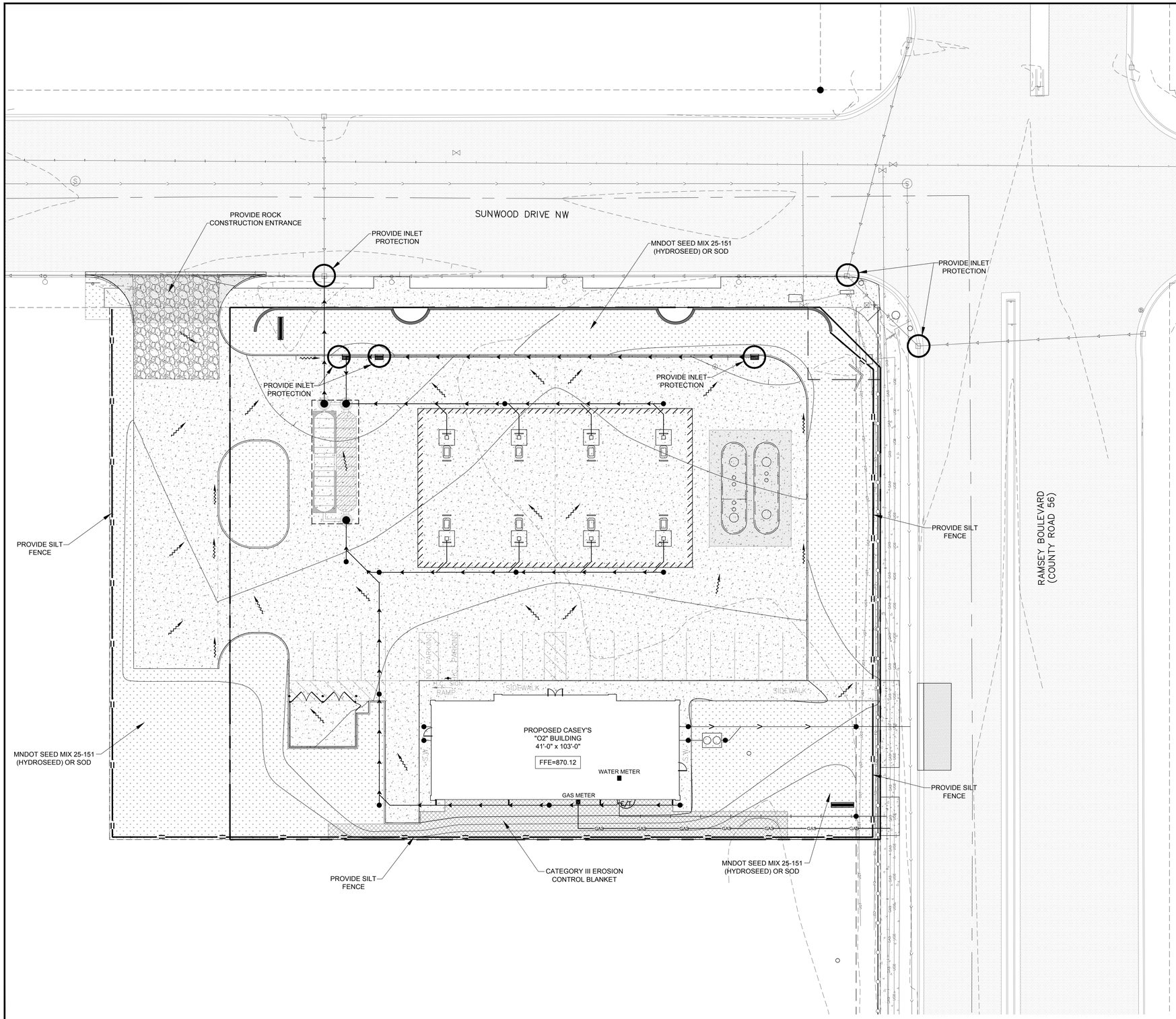

NOTES:

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

CASEY'S GENERAL STORE

CASEY'S GENERAL STORES, INC.

P.O. Box 3001 • One Convenience Blvd., Ankeny, Iowa 50021-8045 • 515-965-6100

Sender's Direct-Dial Telephone Number: 515-965-6284
Fax Number: 515-965-6160
E-mail Address: doug.beech@caseys.com

November 20, 2014

Patrick J. Brama
Economic Development Manager
7550 Sunwood Drive NW
Ramsey, MN 55303

RE: Purchase Agreement between Casey's Retail Company and The Housing and Redevelopment Authority in and for the City of Ramsey, Minnesota

Dear Patrick:

You are hereby notified that as of today's date the conditions and contingencies set forth in the Purchase Agreement between Casey's Retail Company (hereinafter "Casey's") and The Housing and Redevelopment Authority in and for the City of Ramsey, Minnesota dated June 24, 2014, have not been satisfied in full or waived in writing by Casey's.

Therefore, pursuant to paragraph 2 of the above-referenced Purchase Agreement, Casey's will continue to diligently pursue the satisfaction of such conditions and contingencies, and the closing shall occur on or about April 23, 2015, or such time as all conditions and contingencies not waived have been met.

If you have any questions, please feel free to contact me. Thank you.

Very truly yours,

Douglas M. Beech
Legal Counsel

DMB/slc
Pc: Katie DeRouchey
I:\doug\real estate\ramsey mn (new)\extension letter 11-19-14.docx

ACKNOWLEDGEMENT OF TRANSFER OF REAL ESTATE PURCHASE AGREEMENT

This Acknowledgement is entered into by and between **Casey's Retail Company,** the **Housing and Redevelopment Authority for the City of Ramsey** ("the HRA"), and the **City of Ramsey**, Minnesota on December 31, 2014.

Recitals

1. Casey's and the HRA entered into a Real Estate Purchase Agreement dated June 24, 2014, ("the Agreement") for the purchase of Real Estate as legally described in the Agreement.

2. Subsequent to entering into the Agreement, the City undertook the statutory process to dissolve the HRA for reasons unrelated to the Agreement.

3. As part of the dissolution process, the HRA adopted Resolution #HRA-14-11-236 transferring all real estate holdings to the City, including the Real Estate that is the subject of the Agreement.

4. Also, as part of the dissolution process, the HRA's obligations under existing purchase agreements are being assumed by the City.

5. The purpose of this Amendment is to substitute the City for the HRA as the Seller in the Agreement. No other terms of the Agreement are modified by virtue of this Amendment.

Transfer

1. The HRA hereby transfers to the City, and the City hereby accepts, all rights and obligations of the HRA as the Seller in the Agreement. The City shall enforce the terms of the Agreement as the Seller of the Real Estate.

2. Casey's hereby acknowledges and consents to the transfer of the Agreement from the HRA to the City.

3. With the exception of substituting the City for the HRA as Seller, no terms of the Agreement are modified as a result of this Acknowledgement of Transfer.

THE HOUSING AND REDEVELOPMENT AUTHORITY IN AND FOR THE CITY OF RAMSEY, MINNESOTA

Randy Backous, Chair

Patrick Brama, Executive Director

CITY OF RAMSEY, MINNESOTA

Sarah Strommen, Mayor

Kurt Ulrich, City Administrator

CASEY'S RETAIL COMPANY

Richardt T. Schapper V. President

CASEY'S GENERAL STORE

CASEY'S GENERAL STORES, INC.

P.O. Box 3001 • One Convenience Blvd., Ankeny, Iowa 50021-8045 • 515-965-6100

Sender's Direct-Dial Telephone Number: 515-965-6284
Fax Number: 515-965-6160
E-mail Address: doug.beech@caseys.com

January 6, 2015

Patrick J. Brama
Economic Development Manager
7550 Sunwood Drive NW
Ramsey, MN 55303

RE: Purchase Agreement between Casey's Retail Company and The Housing and Redevelopment Authority in and for the City of Ramsey, Minnesota

Dear Patrick:

Please find enclosed an original Acknowledgment of Transfer of Real Estate Purchase Agreement that has been fully signed by both parties.

If you have any questions, please feel free to contact me. Thank you.

Very truly yours,

Douglas M. Beech
Legal Counsel

DMB/slc
pc: Katie DeRouchey
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Our Mission: To work together to resposibly grow our community, and to provide quality, cost-effective, and efficient government services.

CC Regular Session **7. 8.**

Meeting Date: 04/14/2015

By: Kathy Schmitz, Administrative Services

Information

Title:

Consider Authorization of Funding to Travel to Washington, D.C. - **Please note: this case was added at the meeting.**

Purpose/Background:

Recommendation:

Action:

Attachments

No file(s) attached.

Form Review

Form Started By: Kathy Schmitz Started On: 06/09/2015 09:55 AM

Final Approval Date: 06/09/2015