City of Ramsey
Agenda
Regular City Council
Tuesday April 28, 2015
7:00 pm
Council Chambers, 7550 Sunwood Drive NW

1. Call to Order

2. Presentation:
1. Police Chief Katers will present a Police Department Update

3. Citizen Input

4. Consent Agenda

1. Receive March 2015 Financial Reports - General Fund and Enterprise Funds

2. Note the Following Boards and Commissions Meeting Minutes:
1. Environmental Policy Board Meeting Minutes Dated March 2, 2015
2. Economic Development Authority Meeting Minutes Dated March 5, 2015
3. Planning Commission Meeting Minutes Dated March 5, 2015
4. Park and Recreation Meeting Minutes Dated March 12, 2015
5. Environmental Policy Board Special Meeting Minutes Dated March 30, 2015

3. Approve the Following Meeting Minutes:
1. City Council Joint Meeting with the City of Anoka dated 04/13/2015
2. City Council Work Session dated 04/14//2015
3. City Council Regular dated 04/14/2015

4. Approve Request to Declare Surplus Property

5. Authorize the 60 day extension of agreement for Interim Fire Chief Services with the City of St Francis

6. Adopt Resolution # 15-04-104 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of April 9, 2015 through April 22, 2015

7. Adopt Resolution #15-04-103 Granting Approval of Final Plat for Brookfield 6th Addition; Case of Brookfield Land, LLC and Capstone Homes, Inc.

8. Adopt Resolution 15-04-108 Approving Right of Entry Agreement for Construction of the Highway 10 and Armstrong Boulevard Interchange

9. Adopt Resolution #15-04-106 Accepting Grant Award from the Metropolitan Council for Sunwood Village in the Amount of $780,000 and approving Grant Agreement; Case of CommonBond Communities

10. Adopt Resolution #15-04-107 Accepting Access Easement and Permanent Sign Easement from Casey's General Stores, Inc.

11. 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

12. Adopt Resolution #15-04-098 Approving an Encroachment Agreement for a Portion of a Proposed Deck in a Drainage and Utility Easement at 16901 Kamacite St NW

5. Approve Agenda

6. Public Hearing

7. Council Business

1. Adopt Resolution 15-04-087 Approving Plans and Specifications and Authorizing Advertisements for Bids for Garnet Street and 168th Avenue Reconstruction, Improvement Project #13-10

2. Consider Multiple Actions Related to the Sale and Redevelopment of the City's Former Municipal Center Site Located at 15153 Nowthen Boulevard:

1. Land Swap Agreement with Meadow Creek Builders, Inc.
2. First Amendment to Purchase Agreement with G S Land, LLC
3. Request for Use of Anoka County Housing and Redevelopment Authority Dollars to Assist with Redevelopment Costs

3. Adopt Resolution #15-04-093 Granting Preliminary Approvals for COR Parkview Addition and Parkview East

1. Preliminary Plat for Major Subdivision
2. Preliminary Site Plan for 121 Unit Apartment Building

4. Introduce Ordinance #15-08 Amending City Code Section 117-355 Entitled Residential Off-Street Parking

5. Consider Amendment to Purchase Agreement By and Between the City of Ramsey and CommonBond Communities for Outlot A, COR ONE; Case of CommonBond Communities.

6. Consider the Surface Water Management Plan Update

7. Review and Recommend a Response to the Metropolitan Council Regional Housing Policy Plan 2015 Amendment

8. Request for HeartSafe Funding

8. Mayor/Council/Staff Input

9. Adjournment

CC Regular Session **4. 1.**

Meeting Date: 04/28/2015

By: Diana Lund, Finance

Information

Title

Receive March 2015 Financial Reports - General Fund and Enterprise Funds

Purpose/Background:

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

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

Action:

No action required. Informational only.

Attachments

March 2015 General Fund Financial Report - Budget to Actual

March 2015 Enterprise Funds Financial Reports - Budget to Actual

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	04/21/2015 10:57 AM
Form Started By: Diana Lund		Started On: 04/20/2015 10:21 AM
Final Approval Date: 04/21/2015		

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2015 THROUGH PERIOD ENDING: March 31, 2015

GENERAL FUND EXPENDITURES - BY DEPARTMENT -

Dept	-CURRENT YEAR ADOPTED BUDGET-	CURRENT YTD GENERAL LEDGER
Admin	1,678,861.00	343,813.18
Com Dev	642,764.00	109,898.07
Contingency	263,259.00	
Council	129,406.00	55,116.64
Finance	472,620.00	94,399.28
Fire	757,431.00	109,333.21
Legal	133,200.00	28,373.19
Police	3,143,904.00	689,858.70
Public Works	3,202,314.00	736,623.13
Grand Total	**10,423,759.00**	**2,167,415.40**

GENERAL FUND EXPENDITURES - BY CATEGORY -

Category	-CURRENT YEAR ADOPTED BUDGET-	-CURRENT YTD GENERAL LEDGER-
Capital Outlay	544,963.00	264,609.01
Debt Service	127,694.00	
Other Services & Charges	2,307,546.00	264,278.20
Personal Services	6,484,498.00	1,458,691.25
Supplies	849,425.00	179,836.94
Transfers out	109,633.00	
Grand Total	**10,423,759.00**	**2,167,415.40**

GENERAL FUND REVENUES - BY CATEGORY -

Category	-CURRENT YEAR ADOPTED BUDGET-	-CURRENT YTD GENERAL LEDGER-
Taxes	7,926,570.00	
Charges for Services	555,700.00	95,240.84
Business Licenses/Permits	68,100.00	6,887.02
Fines and Forfeits	71,000.00	9,969.75
Federal Intergovernmental	7,000.00	
State Intergovernmental	411,600.00	73,000.00
Interest	60,000.00	-
Local Intergovernmental		6,400.00
Miscellaneous	12,750.00	3,400.82
Non-Business Licenses/Permits	349,032.00	109,683.50
Transfers in	962,007.00	
Grand Total	**10,423,759.00**	**304,581.93**

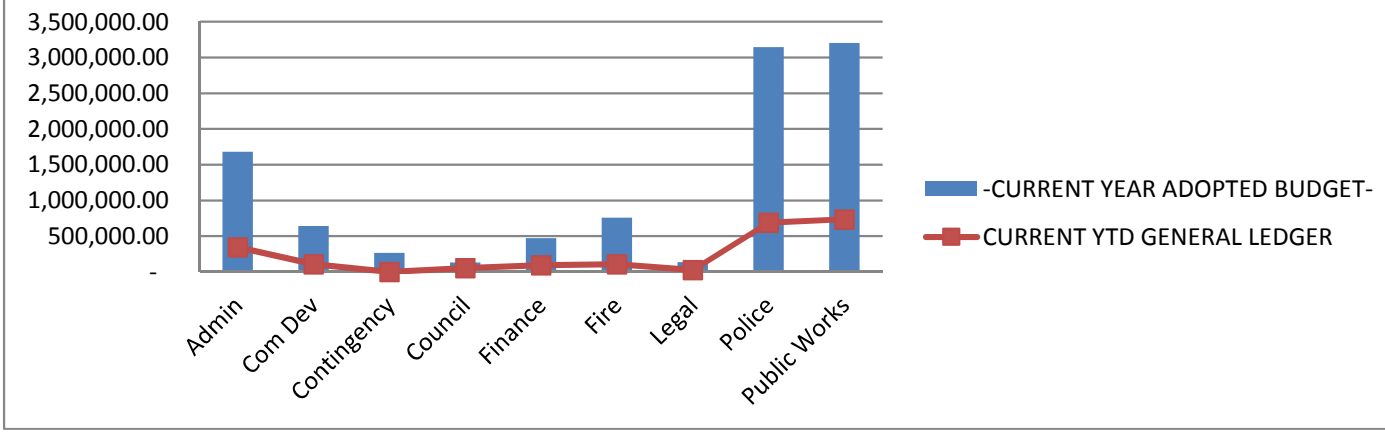
This report reflects year to date revenue and expenditures as compared to annual budget.
It does not reflect fund balance.

PREPARED BY: FINANCE DEPARTMENT

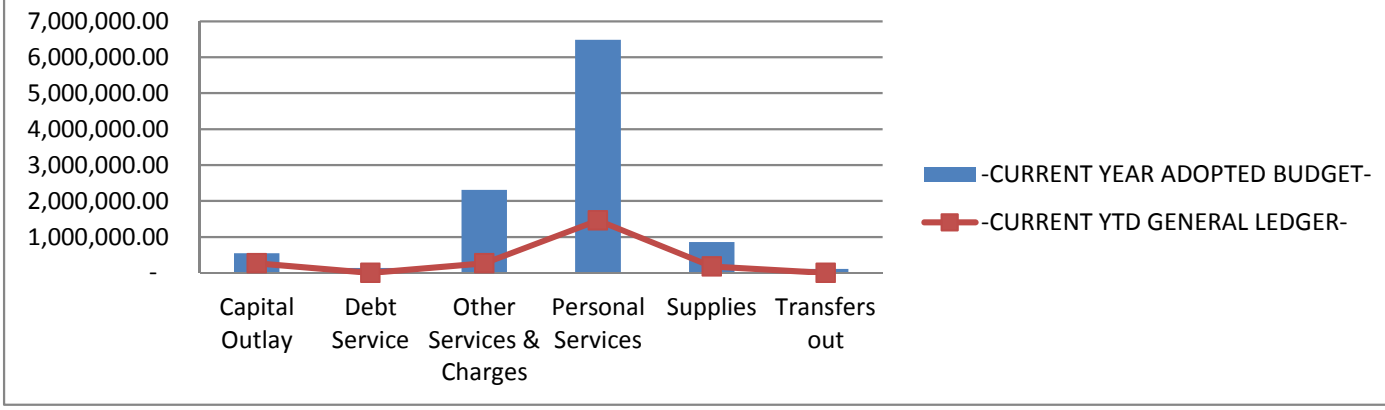
CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2015 THROUGH PERIOD ENDING: March 31, 2015

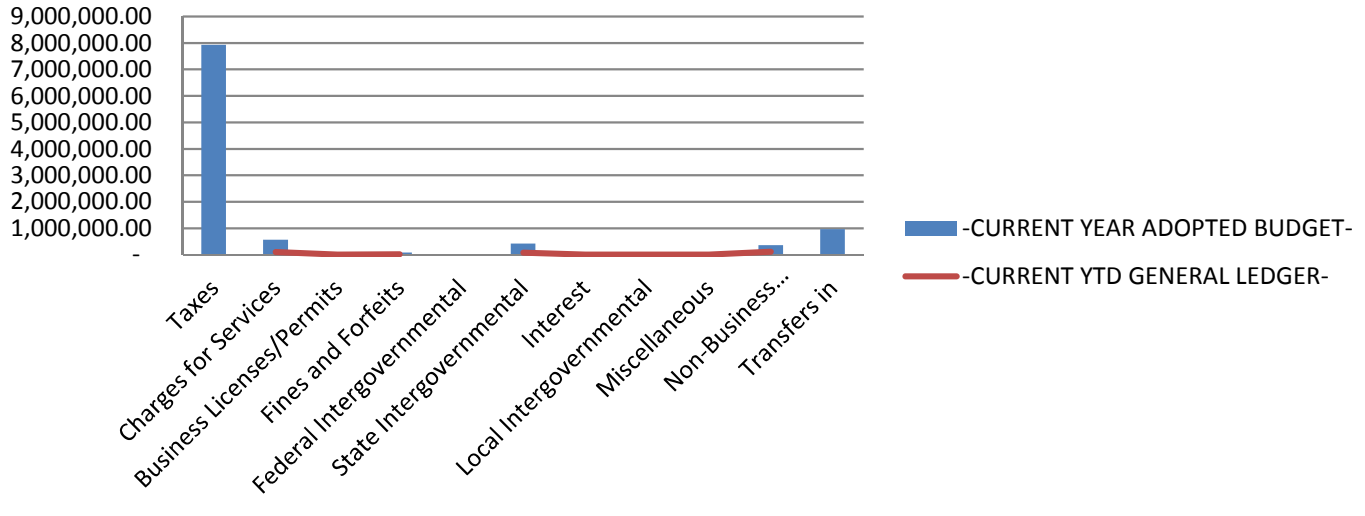
GENERAL FUND EXPENDITURES - BY DEPARTMENT



GENERAL FUND EXPENDITURES - BY CATEGORY



GENERAL FUND REVENUES



This report reflects year to date revenue and expenditures as compared to annual budget.
It does not reflect fund balance.

PREPARED BY: FINANCE DEPARTMENT

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2015 THROUGH PERIOD ENDING: March 31, 2015

REVENUES

BUSINESS UNIT 9601 WATER UTILITY

GENERAL LEDGER ACCOUNT		CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
4140	CREDIT CARD PROCESSING FEES	(7,000.00)	(1,853.27)	26.48%
4609	OTHER MISCELLANEOUS REVENUES	59,527.00	3,833.68	6.44%
4651	WATER REVENUE		(4,992.43)	0.00%
4652	WATER SALES - RESIDENTIAL	999,433.00		0.00%
4653	WATER SALES-COMMERCIAL	728,417.00	75.00	0.01%
4654	WATER PENALTIES	34,013.00		0.00%
4655	WATER METER INSTALLATION	10,000.00	4,480.00	44.80%
4656	WATER METERS	25,000.00	8,800.00	35.20%
4657	CONNECTION/RECONNECTION FEES	2,500.00		0.00%
4701	INTEREST ON INVESTMENTS	120,000.00		0.00%
Grand Total		**1,971,890.00**	**10,342.98**	

EXPENSES

BUSINESS UNIT (Multiple Items) WATER UTILITY

GENERAL LEDGER ACCOUNT		CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
6102	F.T. REGULAR-WAGES & SALARIES	193,994.00	33,602.70	17.32%
6103	FULL TIME-REGULAR-OVERTIME	13,500.00	1,549.18	11.48%
6105	TEMPORARY-WAGES & SALARIES	12,480.00		0.00%
6121	PERA CONTRIBUTIONS	14,550.00	3,342.30	22.97%
6122	FICA/MEDICARE CONTRIBUTIONS	15,940.00	3,569.31	22.39%
6131	GROUP INSURANCE	31,045.00	5,732.22	18.46%
6133	WORKERS COMP INSURANCE PREMIUM	6,822.00		0.00%
6208	MISCELLANEOUS OFFICE SUPPLIES	600.00	214.07	35.68%
6223	GASOLINE	4,500.00	278.28	6.18%
6225	DIESEL FUEL	5,500.00	595.04	10.82%
6229	SHOP MATERIALS	500.00		0.00%
6231	UNIFORMS & TURN-OUT GEAR	2,800.00	2,046.25	73.08%
6249	MISCELLANEOUS OPERATING SUPPLY	15,000.00	3,307.02	22.05%
6257	OTHER VEHICLE PARTS	6,000.00	1,792.39	29.87%
6273	UTILITY SYSTEM MAINT SUPPLIES	75,000.00	252.34	0.34%
6281	SMALL TOOLS & MINOR EQUIPMENT	10,000.00		0.00%
6292	WATER METERS FOR RESALE	25,000.00		0.00%
6315	MISCELLANEOUS PROFESSIONAL SER	20,000.00	1,410.00	7.05%
6322	POSTAGE	1,000.00	54.14	5.41%
6323	CELLULAR PHONES	2,200.00	508.46	23.11%
6335	TRAINING	1,200.00	547.95	45.66%
6352	GENERAL NOTICE & PUBLIC INFOR	700.00		0.00%
6361	GENERAL LIABILITY/PROPERTY INS	28,800.00		0.00%
6371	ELECTRIC UTILITIES	112,000.00	13,086.79	11.68%
6373	GAS	5,500.00	742.40	13.50%
6374	REFUSE/RECYCLING	600.00	115.21	19.20%
6381	BUILDING & STRUCTURE REPAIR	1,000.00	105.00	10.50%
6439	OTHER MISCELLANEOUS	15,000.00		0.00%
6451	MEMBERSHIP DUES	800.00		0.00%
6489	OTHER CONTRACTED SERVICES	32,000.00	3,586.27	11.21%
6722	DEPRECIATION	665,123.00		0.00%
6820	OPERATING TRANSFERS TO OTHER F	38,000.00		0.00%
Grand Total		**1,357,154.00**	**76,437.32**	

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2015 THROUGH PERIOD ENDING: **March 31, 2015**

REVENUES

BUSINESS UNIT **9602** **SEWER UTILITY**

GENERAL LEDGER ACCOUNT		CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
4140	CREDIT CARD PROCESSING FEES	(6,000.00)	(1,722.99)	28.72%
4356	SEWER AVAILABILITY CHARGE-ADM	1,500.00	273.35	18.22%
4609	OTHER MISCELLANEOUS REVENUES	18,546.00	3,083.68	16.63%
4661	RESIDENTIAL-SEWER CHARGES	1,010,480.00		0.00%
4662	COMMERCIAL-SEWER CHARGES	332,380.00		0.00%
4663	SEWER PENALTIES	26,858.00		0.00%
4701	INTEREST ON INVESTMENTS	55,000.00		0.00%
Grand Total		**1,438,764.00**	**1,634.04**	

EXPENSES

BUSINESS UNIT **(Multiple Items)** **SEWER UTILITY**

GENERAL LEDGER ACCOUNT		CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
6102	F.T. REGULAR-WAGES & SALARIES	151,897.00	10,810.32	7.12%
6103	FULL TIME-REGULAR-OVERTIME		-	0.00%
6121	PERA CONTRIBUTIONS	11,392.00	933.90	8.20%
6122	FICA/MEDICARE CONTRIBUTIONS	11,727.00	974.42	8.31%
6131	GROUP INSURANCE	6,432.00		0.00%
6133	WORKERS COMP INSURANCE PREMIUM	5,092.00		0.00%
6223	GASOLINE		488.37	0.00%
6225	DIESEL FUEL	4,200.00	204.64	4.87%
6249	MISCELLANEOUS OPERATING SUPPLY	11,000.00	1,093.60	9.94%
6273	UTILITY SYSTEM MAINT SUPPLIES		-	0.00%
6275	OTHER EQUIPMENT PARTS	5,000.00	3,083.30	61.67%
6315	MISCELLANEOUS PROFESSIONAL SER	5,000.00		0.00%
6335	TRAINING	1,000.00	701.00	70.10%
6361	GENERAL LIABILITY/PROPERTY INS	15,000.00		0.00%
6371	ELECTRIC UTILITIES	16,000.00	1,699.63	10.62%
6373	GAS	2,600.00	322.67	12.41%
6374	REFUSE/RECYCLING	600.00	115.21	19.20%
6377	SEWER SERVICE CHARGE	610,514.00	203,504.68	33.33%
6489	OTHER CONTRACTED SERVICES	20,000.00	5,283.01	26.42%
6722	DEPRECIATION	481,270.00		0.00%
6820	OPERATING TRANSFERS TO OTHER F	32,000.00		0.00%
Grand Total		**1,390,724.00**	**229,214.75**	

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

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2015 THROUGH PERIOD ENDING: March 31, 2015

REVENUES

BUSINESS UNIT	9603	STREET LIGHT UTILITY	
GENERAL LEDGER ACCOUNT	**CURRENT YEAR REQUESTED BUDGET**	**CURRENT YTD GENERAL LEDGER**	**-% of Budget-**
4140 CREDIT CARD PROCESSING FEES	(800.00)	(261.68)	32.71%
4681 CHARGES FOR STREET LIGHTS	178,854.00		0.00%
4683 STREET LIGHTING PENALTIES	5,000.00		0.00%
4701 INTEREST ON INVESTMENTS	20,000.00		0.00%
Grand Total	**203,054.00**	**(261.68)**	

EXPENSES

BUSINESS UNIT	(Multiple Items)	STREET LIGHT UTILITY	
GENERAL LEDGER ACCOUNT	**CURRENT YEAR REQUESTED BUDGET**	**CURRENT YTD GENERAL LEDGER**	**-% of Budget-**
6371 ELECTRIC UTILITIES	120,000.00	19,313.47	16.09%
6489 OTHER CONTRACTED SERVICES	12,000.00	2,509.01	20.91%
6722 DEPRECIATION	52,000.00		0.00%
6820 OPERATING TRANSFERS TO OTHER F	17,000.00		0.00%
Grand Total	**201,000.00**	**21,822.48**	

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

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2015 THROUGH PERIOD ENDING: **March 31, 2015**

REVENUES

BUSINESS UNIT	9604	RECYCLING UTILITY	
GENERAL LEDGER ACCOUNT	CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
4140 CREDIT CARD PROCESSING FEES	(1,000.00)	(313.59)	31.36%
4287 OTHER LOCAL GOVERNMENT GRANTS	63,835.00	6,167.00	9.66%
4609 OTHER MISCELLANEOUS REVENUES		123.90	0.00%
4671 RECYCLING CHARGES	294,617.00		0.00%
4672 RECYCLING PENALTIES	7,000.00		0.00%
4701 INTEREST ON INVESTMENTS	2,000.00		0.00%
Grand Total	**366,452.00**	**5,977.31**	

EXPENSES

BUSINESS UNIT	(Multiple Items)	RECYCLING UTILITY	
GENERAL LEDGER ACCOUNT	CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
6102 F.T. REGULAR-WAGES & SALARIES	5,484.00	1,115.80	20.35%
6121 PERA CONTRIBUTIONS	411.00	99.57	24.23%
6122 FICA/MEDICARE CONTRIBUTIONS	420.00	95.81	22.81%
6133 WORKERS COMP INSURANCE PREMIUM	32.00		0.00%
6249 MISCELLANEOUS OPERATING SUPPLY	18,000.00		0.00%
6322 POSTAGE	350.00	44.31	12.66%
6489 OTHER CONTRACTED SERVICES	309,540.00	75,549.16	24.41%
6820 OPERATING TRANSFERS TO OTHER F	10,000.00		0.00%
Grand Total	**344,237.00**	**76,904.65**	

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

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2015 THROUGH PERIOD ENDING: **March 31, 2015**

REVENUES

BUSINESS UNIT	9605	STORM WATER UTILITY	
GENERAL LEDGER ACCOUNT	CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
4140 CREDIT CARD PROCESSING FEES	(1,600.00)	(478.27)	29.89%
4693 STORM WATER-RESIDENTIAL	374,820.00		0.00%
4694 STORM WATER-COMMERCIAL	373,621.00		0.00%
4695 STORM WATER-PENALTIES	14,960.00		0.00%
4701 INTEREST ON INVESTMENTS	15,000.00		0.00%
Grand Total	**776,801.00**	**(478.27)**	

EXPENSES

BUSINESS UNIT	(Multiple Items)	STORM WATER UTILITY	
GENERAL LEDGER ACCOUNT	CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
6102 F.T. REGULAR-WAGES & SALARIES	117,679.00	5,435.54	4.62%
6103 FULL TIME-REGULAR-OVERTIME		468.08	0.00%
6121 PERA CONTRIBUTIONS	8,826.00	442.80	5.02%
6122 FICA/MEDICARE CONTRIBUTIONS	9,041.00	452.09	5.00%
6131 GROUP INSURANCE	19,468.00		0.00%
6133 WORKERS COMP INSURANCE PREMIUM	3,186.00		0.00%
6223 GASOLINE	1,000.00	521.66	52.17%
6225 DIESEL FUEL	1,500.00		0.00%
6249 MISCELLANEOUS OPERATING SUPPLY	7,000.00	827.66	11.82%
6257 OTHER VEHICLE PARTS	10,000.00	928.87	9.29%
6315 MISCELLANEOUS PROFESSIONAL SER	10,000.00	2,920.00	29.20%
6361 GENERAL LIABILITY/PROPERTY INS	6,800.00		0.00%
6371 ELECTRIC UTILITIES	2,600.00	475.37	18.28%
6373 GAS	3,000.00	322.65	10.76%
6374 REFUSE/RECYCLING	600.00	115.21	19.20%
6451 MEMBERSHIP DUES	40,500.00	41,192.00	101.71%
6489 OTHER CONTRACTED SERVICES	15,000.00	2,509.01	16.73%
6722 DEPRECIATION	260,000.00		0.00%
6820 OPERATING TRANSFERS TO OTHER F	27,000.00		0.00%
Grand Total	**543,200.00**	**56,610.94**	

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

CC Regular Session **4. 2.**

Meeting Date: 04/28/2015

By: JoAnn Shaw, Community Development

Information

Title

Note the Following Boards and Commissions Meeting Minutes:

1. Environmental Policy Board Meeting Minutes Dated March 2, 2015
2. Economic Development Authority Meeting Minutes Dated March 5, 2015
3. Planning Commission Meeting Minutes Dated March 5, 2015
4. Park and Recreation Meeting Minutes Dated March 12, 2015
5. Environmental Policy Board Special Meeting Minutes Dated March 30, 2015

Attachments

03.02.15 EPB

03.05.15 EDA

03.05.15 Planning

03.12.15 Park

3.30.15 EPB Special

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	04/23/2015 02:54 PM
Form Started By: JoAnn Shaw		Started On: 04/20/2015 10:44 AM
Final Approval Date: 04/23/2015		

ENVIRONMENTAL POLICY BOARD
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

On Monday, March 2, 2015, the Environmental Policy Board (EPB) met in the COR Conference Room at the Ramsey Municipal Center, 7550 Sunwood Drive N.W., Ramsey, Minnesota.

Members Present: Chairperson Thomas Stodola
Board Member Bob Bentz
Board Member Reid Bernard
Board Member Larry Lewis
Board Member Michael Valentine

Members Absent: Board Member Michael Hiatt

Also Present: City Planner Chris Anderson
City Civil Engineer II Leonard Linton
City Engineer Bruce Westby
City Council Liaison John LeTourneau

1. CALL TO ORDER

Chairperson Stodola called the meeting to order at 6:30 p.m.

2. CITIZEN INPUT

None.

3. APPROVE AGENDA

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

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

4. APPROVE MINUTES

4.01: Approve Meeting Minutes Dated February 2, 2015

Motion by Board Member Valentine and seconded by Board Member Lewis to approve the regular meeting minutes dated February 2, 2015.

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

5. POLICY BOARD BUSINESS

5.01: Consider Surface Water Management Plan Update

City Planner Anderson introduced City Civil Engineer Linton and City Engineer Westby who were present to discuss the update of the City's Surface Water Management Plan.

City Civil Engineer Linton presented the staff report and provided additional information regarding Atlas 14.

Board Member Bentz addressed areas of sloping and concerns of potential erosion.

City Civil Engineer provided additional information noting that some areas are not completed and other areas will be routed to ponds.

City Planner Anderson stated that there are Best Management Practices (BMPs) referenced throughout the Plan. He stated that the Surface Water Management Plan, in its current state and as proposed to be updated, focuses on BMPs.

Board Member Valentine asked if staff has any concerns with the requirements of the Minnesota Pollution Control Agency (MPCA).

City Civil Engineer Linton stated that some of the recommendations from the MPCA can be adapted to fit the needs of the City, providing an example of rock construction entrances, which are not effective in Ramsey.

Board Member Valentine referenced the increase to the 100-year rain figure and asked for additional information.

City Civil Engineer Linton explained that the Atlas 14 data provided much more information and that was used to determine the figures.

Motion by Board Member Valentine and seconded by Board Member Lewis to recommend that the City Council adopt the updated Surface Water Management Plan.

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

City Engineer Westby stated that this item will move on to the Public Works Committee on March 31st to seek their recommendation to the City Council. He believed that the item would appear before the City Council in April for their preliminary approve and then will be submitted to the Lower Rum River Water Management Organization by May 17th. He advised that there is a 60-day review period and believed that the Plan would appear back before the Council perhaps in August for final approval.

City Planner Anderson stated that the full Plan and Atlas 14 information could be provided to the Board Members if desired.

Board Member Valentine stated that he would like the additional information.

5.02: Consider Request for Variance to Side Yard Setback for an Existing Pool and to Minimum Lot Size in the Critical River Overlay District on the Properties Located at 14255 and 14235 Bowers Drive NW; Case of Travis and Bridgette Richard and Lucas Hase

City Planner Anderson presented the staff report.

Board Member Lewis stated that based on the fact that the adjacent lots seem to be non-conforming this request does not seem to be out of sync with the area. He stated that there would be more of an environmental impact if the pool were to be removed.

Board Member Valentine questioned if there was an issue for either property owner.

City Planner Anderson stated that this issue arose prior to the closing of the sale on the lot and both parties are in agreement. He noted that the owners of lots one and two were not involved in the placement of the pool. He stated that the DNR has been consulted and they do not have any issues with the variance.

Board Member Bentz stated that he personally would think the issue would have been grandfathered in. He stated that since there have been multiple property owners he would think this issue would have come up during the title insurance process.

City Planner Anderson noted that this did come up in the title insurance process for this sale and all parties were in agreement that this would be the cleanest and best approach.

Motion by Board Member Lewis and seconded by Board Member Valentine to recommend that the Planning Commission adopt Resolutions #15-03-063 and #15-03-064 approving a variance to the minimum lot size on the property located at 14235 Bowers Drive NW.

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

Motion by Board Member Lewis and seconded by Board Member Valentine to recommend that the Planning Commission adopt Resolutions #15-03-065 and #15-03-066 approving a variance to pool setbacks on the property located at 14255 Bowers Drive NW.

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

5.03: Outreach Opportunities for the Environmental Policy Board

City Planner Anderson presented the staff report.

Board Member Bentz referenced the education aspect mentioned in the Surface Water Management Plan, which needs to be completed on an annual basis.

City Planner Anderson agreed that the City could do a better job with education and believed that the knowledge of the Board could be a great component.

Board Member Lewis stated that in his opinion the Board should develop a very specific focus before participating in some of the events mentioned, rather than simply providing general information. He commented that the Board would be more successful with focusing on one or two items very specific to Ramsey homeowners.

City Planner Anderson agreed and explained that these are simply opportunities, should the Board develop those specific areas of focus.

Board Member Bentz believed that surface water must also be mentioned through education because of how the Plan is composed.

City Planner Anderson explained that the public education component of the Plan could be met through several avenues, such as newsletter articles or utility inserts. He agreed with Board Member Lewis that if the Board were to participate in these events there should be a specific focus.

Board Member Valentine stated that spring is around the corner and if the Board wants to participate in some of these events the group needs to be able to plan in order to develop a relevant topic and was not sure of the best method to prepare.

City Planner Anderson stated that this is not an item that requires action as these events occur on an annual basis and the Board can plan ahead for 2016. He stated that his recommendation would be if the Board were to have a topic of importance, they could participate in one of these events to spread that message.

Board Member Valentine agreed but believed that the Board could do a better job to become organized for the future.

City Planner Anderson stated that the Board could review the time of year for the events to determine which topics would fit well, and provided the example of Oak wilt during the spring.

City Council Liaison LeTourneau noted that this list of events is just a list of opportunities where the Board could spread a message and the Board does not have to choose to participate in specific events. He agreed that the Board should focus on one educational element per year and spread that message.

Chairperson Stodola agreed that the Board could develop seasonally pertinent issues that could be included in newsletters or broadcast on QCTV segments and believed that work had begun in the past.

City Planner Anderson stated that the Board did intend to create some seasonal articles for newsletters and QCTV segments but explained that he was having trouble obtaining volunteers from the Board to write the newsletters or film a QCTV segment.

Board Member Lewis stated that perhaps an item could be placed on the next agenda.

City Planner Anderson stated that the Planning Commission requested to hold a joint meeting with the Board in April and believed that would occur on the regular Board meeting date for April.

Chairperson Stodola stated that perhaps Subcommittees would be a good method of discussing this item further.

Board Member Lewis stated that he believed that the next agenda should include time to discuss the topic which the Board should focus on for the next year and then a Subcommittee could be formed to further research that aspect.

Board Member Bentz stated that this item should be a homework aspect that the Board Members research on their own so that when the item is discussed during the meeting it does not encompass a lot of time.

Chairperson Stodola stated that because the joint meeting will occur in April, the Board should come prepared to the May meeting with their ideas.

Board Member Bentz suggested that the Board Members email their ideas to City Planner Anderson.

City Planner Anderson suggested that the Board Members email him their topics of preference, which he can then draft into a case to provide a more streamlined discussion.

City Council Liaison LeTourneau suggested holding the joint meeting in May and letting the Board move forward on this topic in April.

City Planner Anderson stated that he would look into that option but noted that he was not in attendance at the Planning Commission when the idea was brought forward. He advised that he will follow up to determine if that would be possible and will email the Board to advise them if the joint meeting would occur in April or May.

5.04: Discuss Water Conservation Alternatives

City Planner Anderson presented the staff report.

Board Member Lewis stated that in his opinion, the top soil requirement should remain intact and any additional measures would be a bonus and could be incentivized.

City Planner Anderson stated that his interpretation from the discussion one year ago was that the focus became strictly top soil and nothing else and the City should allow the ability for builders to select from a menu of options that could be implemented, one of which could include top soil, in order to achieve the same goal. He stated that based upon what they have seen in the field and the cost of top soil (which could range from $3,000 to $5,000 for a single home) he would question if that top soil requirement should remain or whether there are other opportunities that still achieve the same water conservation goal.

Board Member Lewis questioned if there is a measurable goal desired on a per lot or per acre basis which could be built into the language.

City Planner Anderson did not believe that could be quantified. He compared the average water use during the winter months and summer months.

City Council Liaison LeTourneau provided additional information on the top soil study that was completed. He stated that there needs to be a shift in thinking for homeowners to look at some of these alternatives in replacement of sprinkling in order to conserve water.

Board Member Bentz stated that he would like to see the option for commercial properties to not install irrigation, which is currently required.

City Planner Anderson stated that perhaps the recommendation of the Board would be to keep the top soil requirement and to eliminate the requirement for irrigation within the business, industrial and multi-family zoning districts. He stated that perhaps there would be an option to exempt the top soil requirement if the applicant were to achieve the goal in another manner. He stated that perhaps the Board could use educational efforts to prioritize some of the alternative options.

Board Member Valentine agreed that perhaps the beginning point could be top soil but then there could be an option to achieve the goal using alternative methods, but was unsure how that end result could be measured.

City Planner Anderson stated that he will forward these comments to staff to further discuss and bring back additional recommendations in the future.

5.05: Review Article for Potential Inclusion in Newsletter

City Planner Anderson presented the staff report.

Chairperson Stodola questioned if someone has verified that the numbers are accurate.

City Planner Andersons stated that the information does seem accurate but noted that staff would verify the figures.

Board Member Lewis questioned if this would be an opportunity to recognize the business for the Eco Star award, as this would be a great kick off for the program and would provide recognition to the business and the program. He stated that perhaps language could be included in the article that the Board is nominating the business for an Eco Star award.

The Board provided consensus to include the article under the EPB portion of the newsletter with additional language nominating the business for the Eco Star award, with direction for staff to verify the figures in the article.

Board Member Lewis stated that perhaps this would be a good opportunity to publish an article about the Eco Star program. He volunteered to draft the article.

5.06: Well Water Wise Week Promotion

City Planner Anderson presented the staff report. He welcomed input from the Board regarding information they feel would be pertinent to the website, noting that information could be provided through email.

6. BOARD / STAFF INPUT

- **Joint EPB/Planning Commission Meeting on April 20, 2015**

City Planner Anderson had nothing further to add.

Chairperson Stodola commented that he recently attended a City Council meeting to present the Work Plan and noted that the Plan was very well received by the Council.

City Council Liaison LeTourneau noted that Chairperson Stodola did a great job presenting.

7. ADJOURNMENT

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

The meeting adjourned at 8:58 p.m.

Respectfully submitted,

_____
Chris Anderson
City Planner

ATTEST:

_____
JoAnn Shaw
Community Development Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

ECONOMIC DEVELOPMENT AUTHORITY
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The City of Ramsey Economic Development Authority (EDA) conducted a regular meeting on Thursday, March 5, 2015, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Jim Steffen Member Glen Hardin Member Chris Riley Member Kristine Williams
Members Absent:	Member Philip Brunt Member Wayne Skaff
Also Present:	Patrick Brama, Economic Development Manager/Assistant City Administrator Tim Gladhill, Development Services Manager Mike Mulroney, CMDC/ACG

1. CALL TO ORDER

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

2. APPROVE AGENDA

There were no changes.

Motion by Member Hardin, seconded by Member Riley, to approve the agenda.

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

3. APPROVE MINUTES

3.01: Approve Meeting Minutes Dated February 5, 2015

Motion by Member Riley, seconded by Member Hardin, to approve the February 5, 2015, minutes as presented.

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

4. EDA BUSINESS

4.01: Review Future Business Park RFQ and Updates

Economic Development Manager/Assistant City Administrator Brama presented the staff report and updated the Board of outstanding items.

Member Riley asked if Hageman and Pearson have seen this agreement and are they in favor of it.

Economic Development Manager/Assistant City Administrator Brama indicated they have reviewed this and are on board with the agreement.

Economic Development Manager/Assistant City Administrator Brama reviewed the funding source with the Board.

Mr. Mike Mulroney reviewed the business analysis report of the proposed business park.

Chairperson Steffen asked how the City will provide site control when they do not own the land.

Mr. Mulroney stated they may be able to negotiate an option so they can negotiate a take down price of the property. This can be negotiated as a staff.

Chairperson Steffen asked if the City needed to take down the property in order to control the land.

Mr. Mulroney stated they would not need to do that.

Chairperson Steffen asked if the City owned most of the properties mentioned in the report to being with.

Mr. Mulroney stated the City owned every one of them except Connexus Energy but that was a good example of a good relationship between the City and business and in that case the City installed the sewer and water and there was no property take down by the City and pricing was established on the front end. The property was marketed by the City and to a degree by Connexus Energy.

Chairperson Steffen asked if the City put all the improvements in before there was a prospect.

Mr. Mulroney indicated the City did all of the improvements.

Chairperson Steffen asked if the City should prep the land before trying to market it and if the City is on the right track.

Mr. Mulroney thought the City was headed in the right direction and if they do not have sites that are ready, they will not be in the running for new businesses.

Chairperson Steffen asked if they were at a disadvantage when the landowners want to get a good price for their land. He wondered if they were at the right price point.

Mr. Mulroney thought they were right in scope for the price of the land. He stated the market is used to seeing $2.00-$2.50 a square foot with all options included.

Member Riley was hoping to hear if there is some sort of formula in regards to price per square foot of the 300-foot buffer.

Mr. Mulroney thought this was an excellent strategy and made some sense. He thought they had to also measure what is actually available, which may move the bar a little higher depending on what is available to industry that is currently looking.

Member Williams stated the Council likes to have a cost but she did not see that. She thought if the prospect is a precision manufacturing company they would have a price point they would be willing to pay and they would also know what they can bear. A precision engineering company will not pay for a property next to the tracks. To say there will be a discount for being next to it does not necessarily matter. She did not think they should always look at being by a railroad track as a negative because some companies actually do not mind being by a railroad tracks.

Mr. Mulroney stated that was spot on. There are a lot of companies that would be willing to be next to railroad tracks.

Member Williams asked what the zoning looked like that is being proposed for this.

Development Services Manager Gladhill stated the purpose was to take what existing zoning districts they have which had lower regulations on outside storage and manufacturing. They can also make use of their two employment districts or create a third if they want to make it more specific to this area. There would be outside storage with some limitations such as screening and is not intended to be heavy manufacturing but lighter manufacturing. Similar to what they see in the newer industrial parks in the City.

Mr. Mulroney thought the parcels by the railroad track off the highway would be a good spot for an office/showroom in the front and warehouse in the back of the businesses, particularly with the depth of the property there.

Member Riley stated with the business park they have talked about spending money now and they have never seen money on what this may cost the City and what the City may get out of it, what makes this a good idea and is it economically feasible. He knew this all took time and they have to do it in steps but they have to know if it looked like a good idea on paper and do the numbers work, would it be feasible for the City and does it make sense. He thought they needed to see what the costs are.

Economic Development Manager/Assistant City Administrator Brama stated they needed to do the review process before they will know what the costs will be. He indicated they also need to

run an analysis at full build out and thought they are going to be in a much better position to do this once they have the Bolton & Menk study.

Member Riley stated he was concerned they could study this project before they find out if it was worth the money to research it or not.

Motion by Member Steffen, seconded by Member Hardin, to recommend to the City Council to authorize Bolton & Menk to complete the work outlined in the attached feasibility study proposal ($38,860 proposal price, TIF account #1 Funding Source).

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

Motion by Member Steffen, seconded by Member Hardin, to recommend to the City Council to adopt and execute the attached cost share agreement with Hageman Holdings and Pearson Properties for work outlined in the attached feasibility study proposal.

Further discussion: Member Riley thought it was ok to spend this money because they need to take a look at the traffic and corners and if it was feasible to go ahead with this.

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

4.02: Joint EDA and City Council Meeting (Set Agenda and Date)

City Administrator Ulrich presented the staff report.

The Board agreed to a joint City Council meeting on Tuesday, April 14, 2015 at 5:30 p.m.

Member Riley thought if they have any specific questions as a group regarding CVRE and transactions they forward them to Economic Development Manager/Assistant City Administrator Brama to be included as part of their presentation.

Chairperson Steffen asked if staff will give CVRE some of the EDA comments or questions before the meeting so it can be included in their presentation.

Member Riley thought that was a good idea.

Economic Development Manager/Assistant City Administrator Brama indicated he would.

Manager Hardin left the meeting at 8:37 a.m.

5. MEMBER / STAFF UPDATE

The EDA reviewed the Staff Update.

Economic Development Manager/Assistant City Administrator Brama updated the EDA on the revolving loan fund, Anoka County program open to cities that helps out small businesses starting out and help with micro loans and provide a lot of expertise staff does not have in house. He thought this will be valuable to Ramsey businesses. He also updated the Board on the Ralph and Armstrong City owned properties and purchase agreements currently being negotiated.

Member Williams stated if the purchase agreement does not have a sunset agreement and the proposed buyer does not sign it, then this was something they should consider as they are revising and choosing a standard and she also thought they should, as a group, encourage Economic Development Manager/Assistant City Administrator Brama to use his discretion and to require a certain amount of due diligence on a prospect before he spends an abundance of time working with them. This would be the second purchase agreement Economic Development Manager/Assistant City Administrator Brama has negotiated that the potential buyer was surprised by the cost. She indicated she was surprised by the lack of due diligence on the prospect's part. She thought it would be important to throw some support behind managing Economic Development Manager/Assistant City Administrator Brama's time in that way because they do not want to discourage prospects like this and do not want to discourage him from working with the prospects but they need to be respectful that he is not an important first step in the due diligence process and they need to rely on their buyers to be sophisticated buyers and do some research.

Chairperson Steffen wondered what could Economic Development Manager/Assistant City Administrator Brama have done differently in regards to due diligence.

Economic Development Manager/Assistant City Administrator Brama stated the verbal check took place with both prospects.

Member Williams asked if they came with concept site plans because one of the things they require at the railroad is they have to be engineered stamped before they will negotiate anything. She did not know if there is an equivalent to that. She thought there were red flags that were known with both prospects.

Economic Development Manager/Assistant City Administrator Brama stated he will do some brainstorming and bring this back to the Board.

Member Riley thought the direction was good.

Chairperson Steffen asked if the prospect could have a right of first refusal document and still market the land to others.

Member Williams thought maybe there could be a letter of intent.

6. ADJOURNMENT

Motion by Member Steffen, seconded by Member Riley, to adjourn the meeting.

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

The regular meeting of the Economic Development Authority adjourned at 8:56 a.m.

Respectfully submitted,

_____
Kurtis G. Ulrich
City Administrator

ATTEST:

_____
Patrick Brama
Economic Development Manager/Assistant City Administrator

Draft by Sue Osbeck
TimeSaver Off Site Secretarial, Inc.

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Thursday, March 5, 2015, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Gary Levine Commissioner Randy Bauer Commissioner Ralph Brauer Commissioner Cindy Nosan Commissioner Gary VanScoy
Members Absent:	Commissioner Matthew Maul
Also Present:	Community Development Director Timothy Gladhill City Planner Chris Anderson

1. CALL TO ORDER

Chairperson Levine called the regular meeting to order at 7:00 p.m.

2. CITIZEN INPUT

None.

3. APPROVAL OF AGENDA

Motion by Commissioner VanScoy, seconded by Commissioner Nosan, to approve the agenda as presented.

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

4. APPROVE PLANNING COMMISSION MINUTES

4.01: Approve the Following Planning Commission Minutes:

4.01.1: Planning Commission Meeting Minutes Dated February 5, 2015

Motion by Commissioner VanScoy, seconded by Commissioner Nosan, to approve the following minutes as presented: Planning Commission Meeting Minutes dated February 5, 2015.

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

5. PUBLIC HEARINGS/COMMISSION BUSINESS

5.01: Public Hearing: Consider Request for Variances to Side Yard Setback for an Existing Pool and to Minimum Lot Size in the Critical River Overlay District on the Properties Located at 14255 and 14235 Bowers Drive NW; Case of Travis and Bridgette Richard and Lucas Hase

Public Hearing

Chairperson Levine called the public hearing to order at 7:01 p.m.

Presentation

City Planner Anderson presented the staff report stating the City has received an application for a variance to minimum lot size standards in the Mississippi River Corridor Critical Area Overlay District to accommodate an Administrative Subdivision that would resolve an encroachment of an existing swimming pool across a property boundary. In reviewing the request, it became evident that the Administrative Subdivision, as proposed, would correct the encroachment but would not fully address the minimum required setback for a pool from an adjoining property. The request involves two (2) adjacent properties, 14235 Bowers Drive, NW and 14255 Bowers Drive NW. Staff discussed the request in further detail with the Commission and recommended approval of two variances.

Citizen Input

Commissioner Brauer asked what portion of the pool was encroaching.

City Planner Anderson discussed the City Code amendment that was made several years ago and noted the required 10 foot setback was to the water's edge and noted a four foot concrete apron was required around the pool. He noted that a portion of the water within the pool was split directly on the property line.

Steven Little, attorney representing Travis and Bridgette Richard, noted the pool was built in 1985, prior to his clients purchasing the home. He appreciated the cooperation of the neighbors and noted the buyers/sellers were in agreement with the proposed boundary lines.

Motion by Commissioner Bauer, seconded by Commissioner VanScoy, to close the public hearing.

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

Chairperson Levine closed the public hearing closed at 7:11 p.m.

Commission Business

Motion by Commissioner Bauer, seconded by Commissioner VanScoy, to adopt Resolution #15-03-063 approving a variance to minimum lot size on the property located at 14235 Bowers Drive NW.

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 adopt Resolution #15-03-064 approving a variance to minimum lot size on the property located at 14235 Bowers Drive NW.

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 adopt Resolution #15-03-065 approving a variance to pool setbacks on the property located at 14255 Bowers Drive NW.

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 adopt Resolution #15-03-066 approving a variance to pool setbacks on the property located at 14255 Bowers Drive NW.

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

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.

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.

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.

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.

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.

5.05: Zoning Bulletins

Zoning Bulletins were noted.

6. COMMISSION / STAFF INPUT

Staff provided the Commission with an update.

7. ADJOURNMENT

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

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

The regular meeting of the Planning Commission adjourned at 8:17 p.m.

Respectfully submitted,

_____
Tim Gladhill
Community Development Director

ATTEST:

_____
JoAnn Shaw
Community Development Assistant

Drafted by Heidi Guenther
TimeSaver Off Site Secretarial, Inc.

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

The Ramsey Park and Recreation Commission conducted a regular meeting on March 12, 2015, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Commission Members Present: Chairperson Shane Bennett
Commissioner Andrew Fyten
Commissioner Richard Chubb
Commissioner Thomas Mobry
Commissioner Jon Trappen

Commission Members Absent: Vice-Chair Bridgett Barr

Also Present: Parks & Assistant Public Works Superintendent Mark Riverblood

1. CALL TO ORDER

Chairperson Bennett called the Park and Recreation Commission meeting to order at 6:40 p.m.

2. CITIZEN INPUT

None.

3. APPROVE AGENDA

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

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

4. APPROVE MINUTES

4.01: Approve Park and Recreation Commission Meeting Minutes

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

1) Park and Recreation Commission Regular Meeting Minutes dated February 12, 2015.

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

5. COMMISSION BUSINESS

5.01: Recommend Certain 2015 Parks Capital Improvements

Parks & Assistant Public Works Superintendent Riverblood presented the capital improvement projects that are ready to move forward in 2015 including monuments for The Draw and Elmcrest Park, a drinking fountain with pet station and mister for Woodland Green, and a trail connection along Trott Brook from Variolite to Brookfield. He recommended that the Commission move forward these projects to the City Council.

Chairperson Bennett stated that it is great to see that the Commission is in a place to move forward on these items.

Motion by Commissioner Mobry, seconded by Commissioner Trappen, to recommend City Council approval of the Parks Capital Improvements consisting of the monuments for The Draw and Elmcrest Park, the drinking fountain for Woodland Green Park, and the Trott Brook Trail connection; consistent with the 2015 Capital Improvement Plan.

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

6. COMMISSION / STAFF INPUT

6.01: Commission / Staff Input

Parks & Assistant Public Works Superintendent Riverblood referenced the Mississippi Skyway, noting that there had been technical difficulties at the last meeting and therefore he was unable to play the video clip that was partnered with the Federal grant application, noting that the City requested $550,000. He played the video clip for the Commission.

Chairperson Bennett commended Parks & Assistant Public Works Superintendent Riverblood for his efforts on the video and stated that he is excited for the project to begin.

Parks & Assistant Public Works Superintendent Riverblood stated that he was also excited by the proposed pedestrian bridge and connectivity that it will provide. He advised of funds already received for the project from other agencies—adding that the video is available on the City website for viewing.

Riverblood mentioned that the skating season is now complete with the onset of the warm weather. He recapped the skating season, noting that 5,281 persons were counted using the rinks during the 2014 winter season during the staffed times. He also reported that the City was able to replace the chairs that had served their useful life at the parks center building. He advised that parks and facilities are available for rental use, and encouraged interested residents to contact Mary Jo Warner at City Hall, adding that she is doing an outstanding job of administrating the program. He stated that Anoka Ramsey Athletic Association (ARAA) has reported that their

registration numbers continue to remain relatively consistent with the exception of lacrosse, which continues to grow. He stated that in the past ARAA received approval to construct two batting cages at Alpine Park and noted that the project will be complete this spring and ready for use. He reported that the baseball teams have begun fundraising with a goal of $50,000 for upgrades to some of the fields at Central Park. He commended that ARAA continues to be a great association for the City to work with. He reminded business owners and other associations that there are still sponsorship opportunities available for the summer series at The Draw.

Chairperson Bennett thanked staff for the updates. He stated that the series at The Draw have continued to grow in activity and attendance. He also thanked ARAA for all of their contributions and to Mary Jo for her continued support. He reminded residents that the Commission will meet at different parks in Ramsey during the summer months and encouraged residents to provide input on a park they may want the Commission to visit. He advised that the meeting locations will be printed in the *Ramsey Resident*.

Commissioner Mobry stated that he received positive feedback from a Coon Rapids resident in regard to the high quality of the ice in Ramsey.

7. ADJOURNMENT

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

Motion carried.

The Park and Recreation Commission meeting adjourned at 7:07 p.m.

Respectfully submitted,

Mark Riverblood
Parks & Assistant Public Works Superintendent

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

SPECIAL ENVIRONMENTAL POLICY BOARD
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

On Monday, March 30, 2015, the Special Environmental Policy Board (EPB) met in the COR Conference Room at the Ramsey Municipal Center, 7550 Sunwood Drive N.W., Ramsey, Minnesota.

Members Present:	Chairperson Thomas Stodola Board Member Reid Bernard Board Member Michael Hiatt Board Member Larry Lewis Board Member Michael Valentine
Members Absent:	Board Member Bob Bentz
Also Present:	City Planner Chris Anderson Community Development Director Timothy Gladhill City Council Liaison John LeTourneau Board Member-Elect Jane Covart

1. CALL TO ORDER

Chairperson Stodola called the meeting to order at 6:30 p.m.

2. CITIZEN INPUT

None.

3. APPROVE AGENDA

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

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

4. APPROVE MINUTES

4.01: Approve Meeting Minutes Dated March 2, 2015

Motion by Board Member Lewis and seconded by Board Member Valentine to approve the regular meeting minutes dated March 2, 2015.

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

5. POLICY BOARD BUSINESS

5.01: Appointment of Chairperson and Vice Chairperson

City Planner Anderson introduced new Board Member Jane Covart whose term will start in April.

City Planner Anderson asked for nominations for Chairperson and Vice Chairperson for an April, 2015 to March, 2016 term.

Motion by Board Member Hiatt and seconded by Board Member Lewis to nominate Thomas Stodola for Chairperson.

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

Motion by Board Member Lewis and seconded by Board Member Hiatt to nominate Michael Valentine for Vice Chairperson.

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

5.02: Review Landscape and Tree Preservation Plans Associated with the Preliminary Plat Application for Harvest Estates; case of NIK Management, Inc.

City Planner Anderson presented the staff report.

Board Member Valentine inquired about storm water compliance.

City Planner Anderson replied that the engineering staff is responsible for storm water compliance but from what he can see, it appears to meet the minimum standards. There would not be tree loss directly related to storm water ponding. He pointed out that the proposed lot sizes are approximately a quarter of an acre and each site would get two front yard trees. He stated that a concern raised by adjacent residents that they would like to see more of a buffer has been addressed with the plan. He spoke about reforestation standards and their interpretations.

Board Member Lewis asked about the area between phase one and two.

City Planner Anderson replied that it may be ponding for the site.

Board Member Lewis asked if it was a ponding area or swale.

Community Development Director Gladhill stated his assumption that it is needed for storm water purposes.

Board Member Lewis asked if there is any possibility for additional plantings in that area.

City Planner Anderson replied that it may be a possibility and the Board could make a recommendation to explore the possibility of additional plantings at the rim of the ponding area.

Board Member Valentine stated it was worth looking at it if it wasn't going to create interference with storm water management.

Community Development Director Gladhill stated this is an excellent example of how the ordinance is being applied and that we have more plantings with the reforestation requirements. He stated that Staff is looking for a policy direction on how the ordinance is interpreted and calculated to make sure the Board is accomplishing what it intended.

Board Member Valentine stated that the ordinance would be unworkable without some flexibility and he is comfortable with the City's interpretation of the ordinance in this case.

City Planner Anderson stated that this is one of the benefits we should see with the Board reviewing proposed development plans.

Board Member Hiatt said he could see the logic of two options and asked if the City is setting a precedent for other developers. He asked if the Board is giving flexibility without giving precedent.

City Planner Anderson stated that every request or proposal is unique and that everything cannot be accounted for in an ordinance. Having flexibility and checking in with various advisory boards protects the City from setting undesirable precedents.

Board Member Valentine stated that he felt another developer would try to take advantage of a precedent if it was advantageous to them, but that checking in with the various advisory boards should protect the City.

City Planner Anderson stated that Staff is supportive of what is being proposed in this case as meeting the City's overall intent of the ordinance. He is hoping to get feedback from the Board in terms of policy direction moving forward and would like direct feedback on perimeter plantings in the rear yards of properties. He stated that it is Staff's opinion that it should be a stage one improvement and should be the developer's responsibility to install the trees. He is seeking feedback from the Board on Staff's recommendation that excluding the two front yard trees, the remainder of the plantings be the responsibility of the developer as a stage one improvement. He is seeking a motion to recommend that the landscaping and tree preservation plans are acceptable.

Board Member Lewis would like to get additional feedback on the recommendation. He would like to take a look at additional plantings at the perimeter to avoid it being mowed grass and to make sure that these plantings are part of the original plan.

City Planner Anderson stated that Staff is open to additional plantings around the perimeter. He stated that the City's engineering staff would have to determine that the plantings would not cause any additional maintenance issues.

Board Member Lewis stated that his intention is not to interfere, but to enhance the area.

Motion by Board Member Valentine and seconded by Board Member Hiatt to recommend Option 1; to include Staff's recommendation that excluding the two front yard trees, the remainder of the plantings be the responsibility of the developer as a stage one improvement; and to explore the potential for additional plantings around the rim or perimeter of the area between Block One Harvest Estates and Block One Harvest Estates Second Addition.

City Council Liaison LeTourneau suggested adding the recommendation that the plantings be the responsibility of the developer in the phase one improvement clause also.

Board Member Valentine accepted that as a friendly amendment.

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

5.03: Consider Landscape Plan Associated with a Site Plan Application for Parkview East; Case of PSD, LLC

City Planner Anderson presented the staff report.

Board Member Stodola asked if the developer could put shrubbery in along the perimeter.

City Planner Anderson replied that the City is trying to stay clear of shrubbery installations on the boulevard area for maintenance reasons.

Board Member Lewis inquired about the ratio of parking spaces to apartment units.

Community Development Director Gladhill stated the number of parking spaces are more than the City would require and there are tuck under garages in the apartment building. He stated that the applicant feels that they are meeting the parking needs from a marketing perspective. If the issue becomes a storm water question, the Board will be addressing it.

Board Member Lewis stated that the planting proposal seems unimaginative to him and talked about the back wall of the parking stalls. He indicated that there was no photometric plan included in the proposal.

City Planner Anderson agreed and stated that plans for internal landscaping and photometrics have not yet been received from the applicant.

Community Development Director Gladhill stated that currently the architectural plans don't match up with civil engineering plans.

Board Member Hiatt asked if an internal landscaping plan can be required as part of their proposal.

City Planner Anderson replied that it is not specifically required within the Design Framework but that it is reasonable to ask what the intentions are and the City will be reaching out to the applicant.

Board Member Hiatt stated that the City should make sure the applicant is aware that we are expecting an internal landscaping plan from them and suggested addressing the landscaping along the back wall of the garage.

Community Development Director Gladhill asked the Board if they wanted to continue the trend to prescribe the plantings in the boulevard area for a consistent look and the Board's desire with regard to reducing the parking lot size.

Board Member Hiatt stated that the Board could not take the number of parking spaces below the code for minimum parking spaces.

Board Member Lewis stated he was not proposing that the Board force the applicant down to the minimum number of parking spaces, but that it seemed to him that there was an inordinate amount of parking. He would like to know if the parking is appropriate for the size of the building and he would like to see more imaginative landscaping.

City Council Liaison LeTourneau stated he would like to know about any economic reasons for having that much parking.

City Planner Anderson confirmed the Board's general consensus to explore the question of parking and if there is an ability to shrink it and to offset it with landscaping.

Board Member Valentine stated that it would be useful to look at landscaping to provide drainage and a way to handle storm water management.

City Council Liaison LeTourneau stated his concern is any storm water that makes it back into the river and he would want to think about it before we asked them to re-engineer.

Board Member Valentine stated he was not talking about major re-design of their storm water system but trying to create more pervious area.

City Planner Anderson stated that the Staff Review Letter can be revised and general advisory comments added regarding the parking lot and the storm water plan and stating that the City feels this is an issue worth exploring. He stated that the Board is identifying a best management practice that could be implemented on this site.

Community Development Director Gladhill will forward the Board's comments on the aesthetic components of development plans to the Planning Commission.

City Council Liaison LeTourneau stated that the Board should be focused on the exterior development plan and that the garage issue does need to be addressed.

Board Member Lewis felt that it was important to look at the overall development plan.

City Council Liaison LeTourneau stated that the Board is making judgements without an internal concept.

Chairperson Stodola stated that the review process is new to the Board.

City Council Liaison LeTourneau stated that the feedback from the Board is very valuable.

City Planner Anderson stated he is looking for a recommendation with regard to the landscape plan. He summarized the Board's wishes to explore with the project developer the quantity of parking on site and if there are opportunities to shrink that and offset it with additional green space and to consider as an advisory comment opportunities within the two largest islands for additional plantings of some sort. He stated that Staff is looking for a recommendation to approve the landscape plan contingent on compliance with the Staff Review Letter and upon exploring the quantity of parking and additional plantings raised by the Board.

Board Member Lewis added the issue of taking some of trees that are being displaced in the current plan and placing them in the back of garages.

City Council Liaison LeTourneau asked about the tree species along Ramsey Parkway being consistent with what is on the North side of the parkway.

City Planner Anderson stated that the North side is a park and it will likely have a different look.

Motion by Board Member Hiatt and seconded by Board Member Valentine to support Staff's recommendation of Option 1 with exploration with the developer the quantity of parking on site and if there are opportunities to shrink that and offset it with additional green space; an advisory comment to consider opportunities within the two largest islands for additional plantings of some sort; and to look at relocating landscaping to the South side of the enclosed parking structure.

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

5.04 Review Landscape and Storm Water Management Plan Associated with a Site Plan Application for Sunwood Village: Case of Common Bond

City Planner Anderson presented the staff report.

Chairperson Stodola asked if they would be sharing the ramp.

City Planner Anderson replied that the access points off Sunwood and Veterans Drives will be shared.

Community Development Director Gladhill stated that there is on-site parking.

Board Member Lewis inquired if it was all surface parking.

Community Development Director Gladhill responded affirmatively.

Chairperson Stodola asked if there is enough parking.

Community Development Director Gladhill stated that the type of floor plan and income levels were considered. This project would likely be more one car households so it would meet the minimum of one stall per unit.

City Planner Anderson stated that there is visitor parking a half a block away that is not overnight parking for guests.

Board Member Lewis commented that this plan was well thought out and robust and that he was impressed. He doesn't have a problem with it and felt that it was more innovative and detailed than the previous proposal.

Community Development Director Gladhill stated that this project did receive $580,000 in funding from the Metropolitan Council.

Board Member Lewis stated that this is the kind of project and plan that should be looked at for the Eco-Star Award.

City Council Liaison LeTourneau spoke to the Staff regarding the contrast between the two cases and how the Board is appreciative of a complete picture. He asked how likely is it that the Board can ask developers to provide more complete plans in the future.

Community Development Director Gladhill stated that this is something the Staff strives to achieve. He spoke about project deadlines and said that historically the City has tried to give some contingent recommendations and revisit them. If the Board feels that the information in the last case was not enough, then Staff should know and then they can go back to the developer. He stated that if it is the Board's wish to have the kind of detail found in this project, Staff will make sure they provide it without delaying projects. Staff can work with code to provide the desired level of detail.

Board Member Valentine would like to support the Staff. He talked about the huge contrast between the cases. He felt that the Parkview East case was close to the line of not having complete plans. He would like to support the Staff to be able to go back to developers to get more fully developed plans.

City Council Liaison LeTourneau stated that he doesn't think it is the Board's intention to push developers away by setting too high a standard.

Community Development Director Gladhill stated that the Parkview East case warrants pursuing additional details and that the City can commit to a smooth process if they are provided with detail.

Chairperson Stodala asked about the timeframe of the projects.

Community Development Director Gladhill replied that the City tries to provide approval 45 days from the date the application is received. Some cases do take longer depending on complexity.

Motion by Board Member Bernard and seconded by Board Member Lewis to recommend approval of the Landscape Plan.

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

6. BOARD / STAFF INPUT

- **EAB Confirmed in Anoka County**

City Planner Anderson reported that emerald ash borer was confirmed in Anoka County in Ham Lake. He reported that the county will be put under an emergency quarantine and ultimately the county will be placed under a state and federal quarantine. The quarantine would limit the movement of ash wood products and all firewood outside the boundaries of the county without a compliance agreement.

- **Joint Meeting with Planning Commission April 20**

City Planner Anderson reported that the Board's regular meeting will now be held the third Monday of the month. He stated that the joint meeting with the Planning Commission will address this Board's involvement in land use review; a recap of Roberts Rules; and looking at the Natural Resources Chapter of the Comprehensive Plan.

- **Spring Recycling Day Event May 2**

City Planner Anderson stated that the recycling event will be held at the Public Works facility. He stated that there will be many of the same vendors as in the past, but the appliance vendor has changed. There is information on-line and in the May/June issue of the newsletter.

Board Member Hiatt inquired about putting information on the emerald ash borer quarantine on City's website.

City Planner Anderson replied that information on the quarantine was placed in the weekly update and that he will update the emerald ash borer section of the website.

City Council Liaison LeTourneau asked about the status of the quarantine.

City Planner Anderson replied that the emergency quarantine is now in affect but that there is a more drawn out process for the formal quarantine that will eventually be in place.

City Council Liaison LeTourneau stated that he wanted to go over Roberts Rules because he has been experiencing questions about the rules and how they apply to the City's meetings. He questioned if he has a voting position on this Board.

7. ADJOURNMENT

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

The meeting adjourned at 8:04 p.m.

Respectfully submitted,

_____
Chris Anderson
City Planner

ATTEST:

_____
JoAnn Shaw
Community Development Secretary

Drafted by Denise Bosch
TimeSaver Off Site Secretarial, Inc.

CC Regular Session **4. 3.**

Meeting Date: 04/28/2015

By: Jo Thieling, Administrative Services

Information

Title

Approve the Following Meeting Minutes:

1. City Council Joint Meeting with the City of Anoka dated 04/13/2015
2. City Council Work Session dated 04/14//2015
3. City Council Regular dated 04/14/2015

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 Joint Meeting with the City of Anoka dated 04/13/2015
2. City Council Work Session dated 04/14//2015
3. City Council Regular dated 04/14/2015

Attachments

Jt Mtg w Anoka Mts 04 13 15

CCWS Mts 04 14 15

CC Mts 04 14 15

Form Review

Form Started By: Jo Thieling Started On: 04/23/2015 02:52 PM

Final Approval Date: 04/23/2015

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

The Ramsey City Council conducted a Special Joint City Council Work Session with the City of Anoka on Tuesday, April 13, 2015, at the Ramsey Municipal Center, Lake Itasca Room, 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 Community Development Director Timothy Gladhill Parks & Assistant Public Works Superintendent Mark Riverblood City Engineer Bruce Westby Asst. City Administrator/Economic Development Manager Patrick Brama
Anoka Members Present:	Mayor Phil Rice Councilmember Carl Anderson Councilmember Mark Freeburg Councilmember Steve Schmidt Councilmember Jeff Weaver
Also Present:	City Manager Tim Cruikshank Economic Development Coordinator/Planner Erik Thorvig Director of Public Services/City Engineer Greg Lee

1. CALL TO ORDER

Mayor Strommen called the Special Joint City Council Session to order at 6:00 p.m.

2. INTRODUCTIONS

At the invitation of Mayor Strommen, all present introduced themselves.

3. DISCUSSION & UPDATES

3.01: Highway 10

City Administrator Ulrich shared an update on the latest legislature action, adding while the $222 million request is an unrealistic ask, it gets the message out regarding the need. He said the first $17 million bill is to fund engineering and planning, the second bill is for frontage road projects for both cities, and the third request is for the Ramsey Boulevard/Sunfish Lake Boulevard road grade separation for rail safety, which is eligible for CTIB funding.

Anoka City Manager Cruikshank said the legislature held a productive session last week, stating we were one of many cities and counties requesting funds. He noted the amount of total need far exceeds what is available, adding it is possible nothing will be received. Anoka City Manager Cruikshank said Anoka County did a nice job representing all of us, including Coon Rapids with the Highway 10 third lane project and grade separation at Hanson Boulevard. He said Anoka continues to work with Bolton & Menk with regard to frontage roads, adding Anoka is closer than ever to a grander solution from Main Street west to the Ramsey border. Anoka City Manager Cruikshank said these projects continue to show how two communities are partnering on this corridor.

Anoka Director of Public Services/City Engineer Lee said there are funds to initiate a first project from Fairoak to Thurston, with a grant program through Mn/DOT's Municipal Agreement Program that may occur early next year with projects such as additional trailways along Highway 10 and some type of barrier.

Anoka Councilmember Freeburg asked if Highway 47 was discussed.

Anoka City Manager Cruikshank said Highway 47 was not discussed, stating the County took the lead on Hanson Boulevard, Ramsey Boulevard, and Sunfish Lake Boulevard because they are County roads and while they still could, they have not discussed this particular project. Anoka City Manager Cruikshank said Representative Whalen has introduced a bill for $250,000 to study the area by Highway 47 and the railroad tracks, stating this is a very critical junction and most are heavily used and needs attention.

City Engineer Westby said since completion of the access planning study we sought funding for further extension of Riverdale Drive to Ramsey Boulevard but were notified of denial so we will be applying for a cooperative agreement now instead and looking at properties for purchase as they become available.

Mayor Strommen said we have not always had a history of working together on this but now are more collaborative with the County taking lead, first with the Armstrong interchange and then whatever is next. She said the reason for the success was the partnership and coordinated strategy, stating we figured out how to prioritize projects while respecting each community's priorities.

City Administrator Ulrich said it is important to know that Highway 10 was half the bills being presented the day he attended the hearings, stating Highway 10 is clearly front and visible as a Statewide issue.

Mayor Strommen said no matter the outcome of the session, next year will be the bigger bonding year and we should get their tour lists and invite key members of the transportation committee to see the powerful images of trains, traffic, etc. and outline how important the corridor is to the communities and the state as a whole.

Councilmember Shryock said she attended Governor Dayton's press conference regarding rail safety and noted no one there answered the questions about safety and the north/south rail crossings. She encouraged everyone to present whatever information they can to show the importance of this corridor.

Councilmember LeTourneau said a collaborative process is respected and the innovative should continue to build. He said the $17 million shovel-ready project status is good and Chair Dibble spoke regarding the multiple funding partners and had asked about pieces of the project and assembling the package for a complete project.

3.02: General City/Development Update

Community Development Director Gladhill shared a general City and development update for Ramsey, including issuing 66 new household starts for 2014, with 32 households plus 12 more in queue for 2015. He reviewed vacant residential lot inventory, stating they are now entering the next phase of the land use plan. Community Development Director Gladhill shared the Ridgepoint final construction plat is going to the April 28 Council meeting which will include seven planned lots and that Harvest Estates is proposed at the former municipal center area for redevelopment. He shared an update on Stoney River Assisted Living Memory Care facility, Casey's General Store south of Allina Medical Clinic beginning this spring, the former municipal center site that will include 44 single-family residential lots, GS Land LLC phased in 2015 and 2016 with a relocation of Fire Station #2 first. Community Development Director Gladhill spoke about Sunwood Village, a 47-unit apartment building, and CommonBond Communities' Parkview East project south of the Draw Park with 120 market rate units later in 2015. He said McDonalds will begin construction when Armstrong Boulevard is complete. Community Development Director Gladhill said future business park considerations are being done surrounding sizing, etc. and that work is being done on cost benefit analysis of traffic feasibility studies and policy and getting projects shovel ready. He said the former grocery store site on Highway 47 now contains an operating gun range which had caused a lot of concern, adding they have resolved sound issues and concerns from the nearby daycare, which has recently requested an increase in capacity so they seem to be coexisting well,

Anoka Councilmember Schmidt asked if anything being planned will increase traffic on Highway 10.

Community Development Director Gladhill said the Harvest Estates project will add traffic, which they are trying to resolve, stating a corridor study may be needed for Highway 5.

City Administrator Ulrich said one solution is to analyze the Highway 5 corridor and divert traffic but they need to rely on good functioning interchanges on Highway 10 first. He said growth projections for Ramsey by 2030 are 30,000, with 2040 around 38,000, which is good measured growth. He added Ramsey has lots of wetland area and constraints with transportation.

Mayor Strommen said they are speaking with the Met Council stating our growth will be limited due to water supply and transportation issues.

Anoka Economic Development Coordinator/Planner Thorvig shared a general City and development update for Anoka, including the Rum River Shores project of 44 single family homes ranging from $400,000-$800,000; Homestead at Anoka – Phase II consisting of 65 senior apartments and 24 memory care beds with a ghost plan for future units totaling a $25 million+ project; Main Motors' new express lube, service facility and expanded showroom and parking; Anoka Townhomes with two 8-unit buildings; Round Lake Commons, a 1800-square foot retail building and car wash; rehab of both interior and exterior of the Mad Hatter Tea Room which enhances one of the gateways into Anoka; relocation of a historic house at 210 Monroe Street to 314 Monroe Street; industrial expansions resulting in 98% full, including Pentair, Poly-Cam, RMS Surgical, and Federal Premium; significant public improvement projects including Castle Field Boulevard, River Front Park Trail Way, Castle Field, and Kings Island. Anoka Economic Development Coordinator/Planner Thorvig said 2015 will include Rum River Shores North for 67 single family lots ranging from $335-$500,000; Gladstone Cooperative for a 59-unit senior cooperative in the Historic Rum River District; Walker Plaza II consisting of 70 units of senior housing with a mix of assisted, memory care and care suites, skyway and an upgrade to the current building; Madison/Jefferson Street Residential project of single family homes; and the historic cottages project that will provide veteran housing in vacant Buildings 2, 3, and 4. Anoka Economic Development Coordinator/Planner Thorvig reviewed construction and public improvement values, which will increase with 300 housing units planned for 2015.

Parks & Assistant Public Works Superintendent Mark Riverblood noted there is a lot of investment in parks.

Anoka Councilmember Schmidt said Phase II of the Rum River Shores project will include a trailhead, tot lot, and more work with the conservation district. He shared that he attended a recent development lunch event and spoke with a realtor who said buyers are people from Anoka who want to come back.

Anoka Councilmember Weaver said the area where the housing will be is the conservation area and was once part of the State hospital grounds and farms.

City Administrator Ulrich identified that planning includes gathering communities and recreational opportunities with Dayton, Anoka, and others and trying to formalize an effort with projects such as the Mississippi River Trail (MRT), Rum River and Mississippi River as potential destinations to market regionally, which will drive everyone's restaurants, hotels, and other development into the future.

Anoka Councilmember Weaver complimented Mayor Strommen on the great job she did at a recent waterfowl event about what is going on in Ramsey and focusing on the amazing resources in this area.

3.03: Mississippi River Trail

Parks & Assistant Public Works Superintendent Riverblood said the Mississippi River Trail (MRT) is a 3,000-mile trail that goes all the way to New Orleans and has economic development potential for tourism. He said 2016 is the centennial of the national park service and could be used to promote and market the area, hotels, bicycle repair facilities, etc.

Director of Public Services/City Engineer Lee updated the Councils on the Anoka/Ramsey project of the MRT and congratulated Parks & Assistant Public Works Superintendent Riverblood for his work on obtaining the grant. He said the project started in 2015, with 2/3 of the project on Kings Island being substantially complete in June and will be finaled in July.

Parks & Assistant Public Works Superintendent Riverblood shared that Anoka residents will be able to access the Mississippi West Regional Park and will consist of five phases in total with the fifth phase being a skyway with a goal to jump-start the regional park. He said they received $1,120,000 in 2012 for a grant award and will receive reimbursement in 2017 and hope to collaborate with Sherburne County on the Oliver Kelly Farm.

Anoka Councilmember Freeburg asked if the MRT will be in the right-of-way.

Parks & Assistant Public Works Superintendent Riverblood said it will be, adding they have received approval and it will function as a neighborhood trail and link to the MRT and be a safe trail to use along Highway 10. He said they are looking at the first skyway that will provide safe crossing when the regional park is completed which will increase the market value of apartments and other development surrounding the area. Parks & Assistant Public Works Superintendent Riverblood said they received $490,000 from the National Park Service plus $100,000 from TOD so this is a shovel-ready project where they will try to integrate services and amenities. He shared about the wayside area on the MRT route that will have kiosks with information on history and wayfinding instruments, adding they have applied for $2.2 million from the National Parks Service and should hear sometime mid-summer.

City Administrator Ulrich said the MRT will provide opportunities to think regionally and we will need to think about how we can cooperate as this trail will be a conduit for residents to go to Anoka for shopping and visiting restaurants and vice versa.

Parks & Assistant Public Works Superintendent Riverblood noted he met a couple who used to attend the concert series at the Coon Rapids Regional Dam and are now using the trail to bike to see the Ramsey concerts instead. He suggested when the trail is complete that both cities plan a dedication ceremony as a symbol of collaboration.

Councilmember Kuzma referred to navigating the oxbow around King's Island, which is very interesting and will be a nice addition.

Anoka Councilmember Weaver said the oxbow has been designed to allow pontoons to pass with their tops up, which will be a good feature.

Parks & Assistant Public Works Superintendent Riverblood said they have applied for more National Park Service money and are confident they will receive some for the canoe and bike system for the Mississippi West Park, Peninsula Point Park, and the Coon Rapids Dam Park. He said the $90,000 grant should be good fit at this regional park and that GPS units will be installed on the canoes so we can see where the boats go.

Anoka Councilmember Weaver inquired about any fears regarding the boat wakes in the recreational pool.

Parks & Assistant Public Works Superintendent Riverblood said the National Park Service have their own boats and understand the concern. He said he does not feel the National Park Service will be a problem as part of this collaboration.

Mayor Strommen said we need to market diversity of opportunities, balancing the interest in both canoes and motorboats.

Anoka Councilmember Weaver agreed we need to communicate right from the beginning that there will be all sorts of water activities.

Parks & Assistant Public Works Superintendent Riverblood said the National Parks Service co-partners with the Minnesota Department of Natural Resources on trails and waterways so they understand the need for all water activities.

Mayor Strommen said there are many activities in parks that will focus on the region and use the centennial as an opportunity for diversity of activities. She said while the event is ours we can get the word out.

Anoka Councilmember Weaver suggested a resolution be adopted by both cities stating what a unique corridor this is.

Mayor Strommen said we should devise a joint marketing plan and outline opportunities to attract bicycling groups.

Anoka Councilmember Freeburg agreed, stating the Mississippi River contains many different types of water activities that can be done all the way to Elk River.

Anoka Councilmember Weaver noted the area includes a world-class fishery that should be marketed as well.

City Administrator Ulrich said a resolution may be an outcome as joint efforts continue with Dayton and Champlin.

Councilmember Shryock said while she does not have the knowledge of rivers, a potential buyer on the Rum River had referred to limitations on speed enforcement, chose not to buy because of it, and went to Elk River instead. She said we should talk about opportunities to publicize for prospective residents too.

Anoka Councilmember Weaver shared about the County-regulated no wake zone and the frustrations and why some areas are not more open.

Director of Public Services/City Engineer Lee said the areas are consistent with the Wild and Scenic Rules from Madison Street north to 167th Street.

Anoka Councilmember Schmidt asked if there are any hotel plans on the far northwest end of Highway 10. Mayor Strommen said there are plans for a hotel in the COR.

The consensus of both Councils was to work on hosting a joint ribbon-cutting event for the Mississippi River Trail.

4. OTHER ITEMS / COUNCILMEMBERS COMMENTS

4.01: Slow No Wake Ordinance

Anoka Councilmember Weaver referred to implementing a slow, no-wake ordinance when the water level is high, stating Anoka and Champlin are interested and asked if Ramsey is interested as well. He said the intent is to help reduce damage to riverbank property, stating the worst happens on public property. Mayor Strommen said they reviewed this ordinance last year and consensus was not to implement anything until Champlin and Dayton did, stating any ordinance should be Countywide.

Anoka Councilmember Weaver shared about a recent study conducted by an engineering firm with GPS equipment where they found elevation differences ranging from 834 at the Coon Rapids Dam to 839 feet at the bridge at Ramsey, resulting in 9 feet higher. He asked staff to share the study with Ramsey and explained how the slow, no-wake zone would help protect banks, water quality, and reduce silt.

Community Development Director Gladhill said there is a need for Anoka County enforcement in order for this to work, stating the cities do not have the tools to enforce. He said they will see what the City of Dayton is doing; adding while staff is open to considering this there is no firm commitment.

City Administrator Ulrich said the damage is not that big of an issue in Ramsey, stating they could support it but noted they do not receive a lot of complaints or damage.

Anoka Councilmember Weaver assured the group that damage is occurring and said they will forward the report for more information.

Mayor Strommen said while Ramsey does not receive the magnitude of damage that other communities do, they do get some and should consider this further.

Anoka Councilmember Weaver said the study was also shared with the City of Dayton in hopes they may understand as well.

Anoka Councilmember Anderson said the Lower Rum River Water Management Organization will be doing a tour with Councilmember Kuzma and invited anyone else to join to view the damage.

Anoka Mayor Rice thanked the City of Ramsey for hosting the meeting, stating Highway 10 means a lot of money and in the spirit of cooperation and respecting each other's priorities as we compete for dollars, it is good to know that we all have our passions, desires, and priorities.

Mayor Strommen thanked the City of Anoka for attending, stating these meetings provide good opportunities for conversation on mutual items. She said it was exciting to hear the development updates from both cities, stating while we may have competing priorities, our differences have sometimes been highlighted more and the ribbon cutting will be a good event.

5. ADJOURNMENT

Mayor Strommen adjourned the Special Joint City Council Session at 7:39 p.m.

Respectfully submitted,

_____
Kurtis G. Ulrich
City Administrator

ATTEST:

_____
Jo Ann M. Thieling
City Clerk

Drafted by Cathy Sorensen
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, April 14, 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

EDA Present: Chairperson Jim Steffen
Member Glen Hardin

Also Present: City Administrator Kurtis Ulrich
Police Chief Jeff Katers
Parks and Assistant Public Works Superintendent Mark Riverblood
Human Resources Manager Colleen Lasher
City Clerk Jo Ann Thieling
Community Development Director Timothy Gladhill
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 5:41 p.m.

2. TOPICS FOR DISCUSSION

2.01: Welcome New Commission Members

Human Resources Manager Lasher described the Council's interview and appointment process of four new Board and Commission members as well as several reappointments. She introduced EDA Commissioner Brian Burandt and Environmental Policy Board Member Jane Covart who were in attendance and explained that Park and Recreation Commissioner David Troy and Planning Commissioner Andrew Andrusko were unable to attend tonight's meeting.

City Administrator Ulrich welcomed the newly appointed members.

Mayor Strommen extended the Council welcome and appreciation to the newly appointed members for volunteering to serve in this way. She invited them to ask questions or make comment, if any.

Environmental Policy Board Member Covart stated she is looking forward to serving in this capacity.

EDA Commissioner Burandt stated he has no questions at this time.

Photographs were taken while Mayor Strommen presented City of Ramsey pins to EDA Commissioner Burandt and Environmental Policy Board Member Covart.

Informational; no action required.

2.02: Joint City Council and Ramsey EDA Meeting

a. EDA Workplan Update

Asst. City Administrator/Economic Development Manager Brama welcomed the EDA members and explained it is anticipated to hold yearly joint meetings between the Council and EDA. He reviewed the agenda items that will be discussed tonight and explained that he will also provide an overview of the Minnesota Department of Employment and Economic Development (DEED) Shovel Ready Program as DEED staff was not available to attend tonight's meeting.

Asst. City Administrator/Economic Development Manager Brama presented the EDA Workplan, which is annually created and adopted by the EDA to outline objectives, goals, and priorities. He presented the defined EDA Workplan first priorities: 1. Delivering quality customer service to existing and prospective businesses and contract management; 2. Business retention and expansion with existing and prospective businesses, and business visits; 3. Future business park; 4. Former municipal center site back on the tax rolls; 5. 167/Highway 47 node development proposals; 6. Selling surplus City-owned land; and, 7. Performance measurement criteria to measure economic development performance.

Asst. City Administrator/Economic Development Manager Brama then presented the defined EDA Workplan second priorities: 1. Workforce issues; 2. Address perception of Ramsey; 3. Advocate for transportation project funding; 4. Develop and update marketing materials and community profile; and, 5. The COR Sign Plan and Policy.

Asst. City Administrator/Economic Development Manager Brama presented the defined City Council priorities: 1. Recruit new businesses; 2. Shovel ready status for all City-owned land; 3. Shovel ready status for business park; 4. Enhance the Ramsey brand; 5. Review City events and redundancies; and, 6. Balanced scored card/performance measurements.

Mayor Strommen stated it is a good sign that the City Council's Strategic Plan and the EDA's Workplan are in close alignment. She invited EDA members to add comment.

EDA Member Steffen thanked Asst. City Administrator/Economic Development Manager Brama for his thorough presentation and stated a few weeks ago the EDA and Asst. City Administrator/Economic Development Manager Brama were busy pitching Ramsey to a prospective business, a potential $10 million project.

EDA Member Hardin stated staff and the EDA have put a lot of energy into this Workplan, which he supports.

Councilmember Riley stated the EDA and Council have previously discussed this Workplan and the EDA has now taken on a new role to do a first look at potential projects, which will be very important to assure the Council and EDA share common goals.

EDA Member Steffen stated he has often heard business owners mentioning that the EDA, Planning Commission, and Council were all 'on the same page and same team,' which is interesting to hear from an Elk River business.

Councilmember LeTourneau concurred it was validating to hear as it talks about the work of the City being focused and on target with consistent messaging. He noted that other communities are not able to attain that level of alignment. Councilmember LeTourneau stated his appreciation to the EDA for its work and that he embraces the new level of authority given to the EDA and to challenge the EDA to continue to expand that authority and look at projects from as many different perspectives as possible. He stated he would love to continue seeing the EDA pushing the 167/Highway 47 business node and options to use the Revolving Loan Fund. Councilmember LeTourneau noted the experience on the EDA includes real estate and property, which provides a great opportunity to look at proposals from a new perspective as this is the time for expansion.

Councilmember Williams stated her comments have already been covered.

Mayor Strommen agreed there is now a more streamlined process between the Council and EDA, which she hopes will continue and move forward. She stated the City is now in a better position of strength as evident from the comments on outside perspective relating to the aligned thinking of the Ramsey Council, EDA, and Planning Commission. Mayor Strommen noted it was not long ago when there was criticism that the Ramsey Council was not aligned and did not make effective use of the City's Boards and Commissions. She commented on the EDA Workplan item relating to the perception of Ramsey, noting that when reality exhibits itself to outsiders, that's the strongest perception that can be attained. Mayor Strommen thanked the EDA and the Council for their work in that regard.

Informational; no action required.

b. CBRE Update

Brian Pankratz, Vice President of Land Services with CBRE, stated CBRE was selected as the City's broker a little over a year ago and while it took some time to get up-to-date on the different sites, once that information was received they have found a lot of interest from different

parties (buyers, builders, residents, brokers) and other municipalities have noticed that Ramsey had taken the proactive and aggressive step to list the property with a broker to get the properties back on the tax rolls.

Richard Palmiter, Vice President of Land Services with CBRE, stated it is critical to have cooperation and 'one voice' between the Council and staff to assure interested developers are receiving the same message from them as well as the Planning Commission. He stated that is happening now and encouraged the Council and staff to continue that effort to assure success.

Mr. Pankratz presented a market snapshot relating to industrial vacancies going down while rent rates are increasing. He explained that in Ramsey, it is an owner-occupied market rather than the speculative building market that is occurring in other areas of the metro. Mr. Pankratz described the changing dynamics in the office market due to telecommunicating and cloud storage, reducing the square footage calculation per person. With regard to the retail market, he felt the grocery market would remain; however, there will be an impact due to on-line shopping and next-day to same-day delivery. Mr. Pankratz stated the additional housing in The COR will be noticed by the retail market when they are looking for a new market area.

Mr. Palmiter concurred that if the demographics are not right or adequate, you cannot even give the land away but once those numbers are adequate, development will come.

Mr. Pankratz commented on the positive retail market impact that will occur in Ramsey with the construction of the Armstrong Boulevard interchange and McDonalds. He then presented an inventory analysis by city of the metro retail market that depicted the top 15 markets, noting Ramsey is within the top 25. He stated a good sign is that there is a low supply of spec homes, meaning they are being sold, and the current vacant inventory is mostly in townhouse developments.

Mr. Palmiter stated that after the Super Bowl, in March, the market saw a change with strong sales and purchase of vacant land to build additional housing inventory. He stated CBRE has been promoting Ramsey with Lennar, a major retail builder, who visited Ramsey and became interested in an area outside of The COR (Sweetbay Ridge).

Mr. Pankratz stated the Armstrong Boulevard interchange is coming and while it will be a struggle during the construction phase, they are already promoting the enhanced access that will result with potential buyers and developers. He stated construction costs are increasing for road improvements, residential and commercial, so developers are figuring out how to accommodate those costs with a project that the market will support.

Mr. Palmiter commented on the negative impact resulting from requiring residential sprinkler systems in larger houses, which results in buyers buying less of a house than they wanted to buy.

Mr. Pankratz stated he has heard developers say Ramsey's fees are high but they hear that about most municipalities.

Councilmember Riley asked if Ramsey's fees are higher.

Mr. Pankratz explained why it is difficult to compare fees with other cities because it depends on many factors including the motivation of the City to attract development, but he thinks Ramsey's fees are average. He noted that if the approval process is aggressive, it can remove that concern for the developers.

Mr. Pankratz described their methods of marketing that included monthly e-mail blasts, marketing brochure updates, tracking new developments and market information, and being in constant contact with City staff on inquiries, prospects, and status of agreements. He stated they have received over 200 inquiries in the past year, closed one deal with four single-family lots, and have four more under purchase agreement.

Mr. Palmiter stated they constantly point people towards Ramsey and the opportunity that is here, which is now showing up in the results.

City Administrator Ulrich asked about the market's perspective of The Residence that recently sold to a nationally recognized company.

Mr. Pankratz stated that company is known for holding its property long-term (40-50 years) as they are proud of the projects they own and take care of them.

Asst. City Administrator/Economic Development Manager Brama stated staff has had a very good working relationship with CBRE and found they bring a lot of value and professionalism. He thanked Messrs. Pankratz and Palmiter for their work with staff.

Councilmember Riley asked about the timing to release the marketing piece.

Asst. City Administrator/Economic Development Manager Brama stated the marketing piece in the Council's packet is an older version.

Mr. Pankratz stated he will verify that marketing piece has been updated.

Councilmember LeTourneau stated the Council's decisions came with some assumptions on how the property will come to market and be priced. He asked if it is time to reevaluate anything, such as pricing.

Mr. Pankratz stated they have had a number of people show interest and the few purchase agreements that have not worked out were not based on pricing but were related more to the buyer not being able to build a large enough building/parking lot to serve their needs and handle stormwater or there was an issue related to access. He stated the City may need to be creative on a few lots if they are of odd shape and discuss whether a lower price makes sense to get the property back on the tax rolls.

Mr. Palmiter stated developers are not going elsewhere due to the land price and when demand comes, the price will be close.

Councilmember LeTourneau encouraged staff and CBRE to 'keep an eye' on the land pricing and alert the Council should it need to be reconsidered.

Informational; no action required.

c. Shovel Ready Program Introduction by DEED

This item was addressed in the previous case.

d. Open Discussion

Mayor Strommen thanked the EDA for attending tonight's Work Session and opened the floor for comment.

Councilmember Riley stated at tonight's Regular Session meeting, the Council will be considering a purchase agreement template, which had been discussed at the EDA level and recommended for approval.

EDA Member Hardin asked for clarification of the earlier comment made relating to expanding the authority of the EDA.

Councilmember LeTourneau stated he served on the EDA and with regard to the 167/Highway 47 node, would like that retail expansion to occur under one owner but he does not yet know how it will occur. With The COR, he wants to assure the property is priced right, know if there are variables, why deals are not coming or falling off, whether it relates to market demand, and what can be done to facilitate demand and get more rooftops. Councilmember LeTourneau encouraged the EDA to question the status quo and introduce new and innovative ideas.

Mayor Strommen stated the intent was not to expand the authority but for the EDA to become more proactive in its role within the authority given and the opportunity to revisit the Workplan to determine how to best support the Council.

Councilmember Kuzma stated when the HRA was dissolved, the intent was for the EDA to take on more responsibility and a bigger role to bring projects before the Council.

EDA Member Hardin asked the Council to share things they would like the EDA to do.

Mayor Strommen indicated the Workplan process is a good way to get specifically to what the Council would like to see.

3. TOPICS FOR FUTURE DISCUSSION

None.

4. MAYOR / COUNCIL / STAFF INPUT

City Administrator Ulrich stated he would like to add a new case to tonight's Council agenda to consider authorization to send a delegation to Washington, D.C. to lobby for Highway 10 improvements and the rail separation project. He explained this trip is supported by Elwyn Tinklenberg, the City's transportation consultant, and he will be asking for authorization to spend up to $5,500.

The consensus of the City Council supported adding this case to tonight's meeting agenda.

5. ADJOURNMENT

Mayor Strommen declared the Work Session of the City Council adjourned at 6:55 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, April 14, 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
Fire Chief Dean Kapler
Police Chief Jeff Katers
Community Development Director Timothy Gladhill
City Engineer Bruce Westby
Asst. City Administrator/Economic Development Manager Patrick Brama
City Attorney Joe Langel

1. CALL TO ORDER

Mayor Strommen called the regular meeting of the Ramsey City Council to order at 7:04 p.m., followed by the Pledge of Allegiance led by Mayor Strommen.

2. PRESENTATION

2.01: Receive Update from Community Development Department

Community Development Director Gladhill presented an update on Community Development Department activities, current and future development projects, and introduced newly hired part-time Permit Technician Assistant Ellen Krueger.

Mayor Strommen stated CBRE provided a market update at tonight's Work Session and a joint meeting had been held last night with the City of Anoka to share development updates, noting it is good to see this area starting to experience a development boom.

Informational; no action required.

3. CITIZEN INPUT

Joy DuBeau, representing Stoney River Assisted Living and Memory Care, stated they opened the end of February and extended their thanks to the community and Ramsey Elementary School for their assistance and volunteerism. She provided contact information and stated they are currently taking job applications.

Mayor Strommen thanked Ms. DuBeau for the update and extended the City's welcome to Stoney River.

4. CONSENT AGENDA

Motion by Councilmember LeTourneau, seconded by Councilmember Shryock, to approve the following items on the Consent Agenda as revised to remove Item 4.09 and 4.10:

4.01: Receive Cash and Investments for period Ending March 31, 2015

4.02: Approve the following Meeting Minutes:
1) City Council Work Session dated March 10, 2015
2) City Council Regular dated March 10, 2015
3) City Council Work Session dated March 24, 2015
4) City Council Regular dated March 24, 2015

4.03: Approve Licenses:

Peddler

Jacob Fuller – Edward Jones, 320 East Main Street, Anoka, MN 55303
Better Business Consultants, 6700 France Avenue S., Suite 165, Edina, MN 55435
Custom Remodelers, Inc., 474 Apollo Drive, Lino Lakes, MN 55014
Blaine Anoka Ice Cream, 922 – 94th Avenue NE, Blaine, MN 55434

Liquor Temporary

Ramsey Lions, P.O. Box 771, Ramsey, MN 55303

4.04: 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

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

4.06: 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

4.07: 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

4.08: 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)

~~4.09: 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~~ This item was removed from the Consent Agenda and will be considered at the April 28, 2015, Council meeting.

~~4.10: Adopt Resolution #15-04-098 Approving an Encroachment Agreement for a Portion of a Deck in a Drainage and Utility Easement at 16901 Kamacite Street NW~~ This item was removed from the Consent Agenda and will be considered at the April 28, 2015, Council meeting.

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

4.12: Adopt Resolution #15-04-101 Vacating a Portion of Drainage and Utility Easement at 14636 and 14642 Quicksilver Street NW Legally Described as Lots 8 and 9, Block 4, The Villages of Sunfish Lake 2nd Addition; Case of Shadow Ponds, LLC

4.13: Report from the Public Works Committee Meeting dated March 31, 2015:

1) Consider Options for Addressing Stormwater Drainage Issues in Low Lying Land Locked Areas – *This item will be brought back on May 19, 2015.*
2) Consider the Surface Water Management Plan Update – *Ratify the recommendation of the Public Works Committee 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 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 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 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 approve installation of a LED priority street light on the north side of Nowthen Boulevard near Iodine Street to the existing pole.*

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

5. APPROVE AGENDA

Motion by Councilmember Riley, seconded by Councilmember Johns, to approve the agenda as revised to add Case 7.07: Consider Authorization of Funding to Travel to Washington, D.C.

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

6. PUBLIC HEARING

None.

7. COUNCIL BUSINESS

7.01: Adopt Ordinance #15-07 Amending City Code Section 117-428 Entitled Towers

Community Development Director Gladhill reviewed the staff report and recommendation to adopt Ordinance #15-07.

Councilmember LeTourneau stated he appreciated the opportunity to consider this request from several perspectives, noting a differentiation had been made between residential and commercial areas.

Motion by Councilmember Shryock, seconded by Councilmember LeTourneau, to Waive the City Charter Requirement to read the Ordinance Aloud and Adopt Ordinance #15-07 Amending City Code Sections 117-428 (Towers) of the Ramsey City Code.

A roll call vote was performed by the Recording Secretary:

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

Motion carried.

7.02: Adopt Resolutions #15-04-099 and #15-04-100 Approving Conditional Use Permit for 199-Foot Private Communications Tower; Case of Connexus Energy

Community Development Director Gladhill reviewed the staff report and recommendation to approve the request of Connexus Energy for a Conditional Use Permit to construct a 199-foot private communications tower. This recommendation is contingent upon adoption of Ordinance #15-07.

City Administrator Ulrich explained if supported by the Council, the Findings of Fact within the draft resolution should reflect the positive.

Motion by Councilmember Riley, seconded by Councilmember Williams, to Adopt Resolution #15-04-099 Adopting Finds of Fact #0948 in the affirmative and Adopt Resolution #15-04-100 Approving the Conditional Use Permit.

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

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

Community Development Director Gladhill reviewed the staff report and recommendation to adopt Ordinance #15-06.

Councilmember Shryock stated support for ordinance language that references new State policies, which creates ease of understanding and a streamlined ordinance.

Motion by Councilmember LeTourneau, seconded by Councilmember Kuzma, to Waive the City Charter Requirement to read the Ordinance Aloud and Adopt Ordinance #15-06 Amending City Code Sections 117-111 (R-1 Residential District) and 117-349 (Accessory Uses and Buildings).

A roll call vote was performed by the Recording Secretary:

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

Motion carried.

7.04: Review and Respond to the Metropolitan Council Regional Housing Policy Plan 2015 Amendment

Community Development Director Gladhill presented the draft response to the Metropolitan Council Regional Housing Policy Plan and recommended authorization to send it to the Metropolitan Council.

Councilmember Riley stated support for considering a general statement that Ramsey is comfortable with the concept of promoting affordable housing but not that the Metropolitan Council can force a city to accept more affordable housing than they choose. He referenced the following sentence as contained in the Metropolitan Council's Proposed Amendment to the 2040 Housing Policy Plan (redlined version): Page 8 *"As a result, it is both politically and financially challenging to leverage SAC to promote affordable housing."* Councilmember Riley stated this sentence acknowledges the Metropolitan Council will use political and financial means and sewer access to promote affordable housing. The second sentence of concern was on Page 13, "*Collaboratively explore opportunities to promote affordable housing production through its handling of Sewer Availability Charge..."* Councilmember Riley stated the Metropolitan Council is again making reference to using sewer access to push affordable housing. He would

like this addressed to create a singular purpose to promote affordable housing but not through sewer access.

Mayor Strommen asked what the Metropolitan Council is trying to achieve through those two statements and suggested the City ask for clarification.

Community Development Director Gladhill stated his understanding is that it has to do with credits or reductions in SAC infrastructure for affordable housing projects. He stated the policy question is whether the Council supports reducing fees for infrastructure costs for affordable housing. He stated this consideration can be delayed to April 28, 2015, if the Council would like staff to obtain that clarification.

Mayor Strommen supported a postponement to gain a more informed position.

Councilmember Riley stated staff's explanation sounds good and his concern is that the Metropolitan Council would hold it over a city that straddles the MUSA line so it cannot expand unless it accepts additional affordable housing.

Mayor Strommen asked if other City Boards and Commissions have reviewed this response and provided recommendation.

Community Development Director Gladhill stated unfortunately there was not time to gain that input but he will bring it before the Planning Commission and Environmental Policy Board at their next meetings.

Mayor Strommen supported gaining that input. She stated her other question was with respect to the relationship with the City's Housing Assistance Policy, SAC charges, and reduction of fees, noting the City already has a policy in how to address affordable housing goals and who's in the 'driver's seat.' Mayor Strommen stated the City also has its own Housing Assistance Goals, some of which relate to affordable housing. She asked staff to add reference to that Policy and indicate the Council supports those defined City goals.

Community Development Director Gladhill stated he will make those revisions.

Mayor Strommen asked staff to determine the specific Metropolitan Council staff to whom the City's response should be submitted.

Motion by Councilmember Kuzma, seconded by Councilmember Johns, to table consideration of the City's response to the Metropolitan Council Regional Housing Policy Plan to the April 28, 2015, Council meeting to allow time for revisions and staff to obtain the requested clarification.

Further discussion: Councilmember Shryock suggested the City's response be mailed to the Metropolitan Council Director. Community Development Director Gladhill recommended mailing the response to the Metropolitan Council Interim Community Development Director and copied to Ramsey's Metropolitan Council representative.

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

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

Asst. City Administrator/Economic Development Manager Brama reviewed the staff report and recommendation to accept bids and authorize award of contract for Improvement Project #14-30, Fire Station #2, to Brennan Construction of Mankato, Minnesota, the lowest responsible bidder, at $3,135,000.

Councilmember Kuzma asked about the project timeline.

Dwayne Johnson, BKV Group, stated the contract anticipates a 330-day calendar construction period so if approved tonight, the completion date would be in March of 2016.

Mayor Strommen noted this project has been discussed previously by the Council and stated her appreciation to staff for their work to bring this project forward.

Councilmember LeTourneau stated it has been determined, with opening the bids that the project bid is under the estimated project cost, which is favorable in the current market.

Councilmember Riley stated an architect has been hired to control the bidding process and oversee construction and asked if it is now less likely there will be change orders and additional costs.

Fire Chief Kapler stated it provides an additional 'set of eyes' so mistakes will be less likely but there could still be unforeseen issues that result in a cost impact.

Mayor Strommen stated it also results in a more efficient use of staff's time as they don't have this type experience to manage construction projects.

Fire Chief Kapler stated BKV Group has been involved since the beginning including the design process, creating real value over using several firms.

Councilmember Kuzma stated once constructed, it will also provide an additional safety feature in having an ambulance parked at the Fire Station.

Motion by Councilmember Kuzma, seconded by Councilmember Johns, to Adopt Resolution #15-04-079 Accepting Bids and Awarding of Contract for Improvement Project #14-30; Fire Station #2; Approve the AIA A101 Standard Form of Agreement between Owner and Contractor, subject to amendments by the City Attorney; and, Approve the Purchasing Agent Agreement, subject to amendments by the City Attorney.

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

7.06: New Policy for the Sale of City-Owned Land and Template Purchase Agreement

Asst. City Administrator/Economic Development Manager Brama reviewed the staff report and recommendation to approve a Policy for the sale of City-owned land and a template purchase agreement as revised by the EDA.

Councilmember Williams stated the EDA discussed the policy and template at length and considered the importance of not adding a layer of government but to help staff and CBRE focus efforts and create efficiencies. She stated the policy outlines what is needed with the City's diverse properties and lays out base expectations and parameters without creating limitations.

Councilmember LeTourneau stated he appreciates the work of staff and the EDA in this consideration, noting it creates a process that can be relied upon when decisions are made. In addition, it designs a process that does not create 'red tape.' He stated Ramsey is spending a lot of time and energy on collaboration and assuring those with expertise weigh in, which occurred when drafting this policy. Councilmember LeTourneau stated he is hearing from the development community and how much it appreciates the City having a common and consistent message that he believes will result in better outcomes.

Mayor Strommen stated there have been a lot of conversations about sales of land and prospects before the Council but she has found it frustrating that there has been little context and few tools to use when evaluating those proposals. She asked staff to share about the benefits of a policy to attract future development.

Asst. City Administrator/Economic Development Manager Brama stated staff drafted a policy in how to develop the 167/Highway 47 retail node that has been used time and time again with prospective developers, property owners, and residents, noting that policy has created a more effective process because it makes clear the position of the City.

Mayor Strommen stated she will provide several syntax revisions to staff.

Motion by Councilmember Riley, seconded by Councilmember Shryock, to Approve a Policy for the sale of City-owned land and a template purchase agreement.

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

7.07: Approve 21-Day Extension to Casey's Purchase Agreement

Asst. City Administrator/Economic Development Manager Brama reviewed the staff report, alternatives for consideration, and recommendation to approve the request of Casey's General Store for a 21-day extension.

Councilmember Riley asked what is the cause for the slow down and if it was caused by City staff.

Asst. City Administrator/Economic Development Manager Brama stated Casey's has had sufficient time to complete its entitlement process, due diligence, and securing required permits. As far as deadlines and final approvals given in relation to the closing date, he stated there is always opportunity for the City to improve but this delay was not caused by City staff.

Motion by Councilmember Shryock, seconded by Councilmember Kuzma, to Approve the request of Casey's General Store for a 21-day extension.

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

7.08: Consider Authorization of Funding to Travel to Washington, D.C.

City Administrator Ulrich presented a request and recommendation for approval to expend up to $5,500 to accommodate travel to Washington, D.C. for a delegation of up to five (three Councilmembers, City Administrator Ulrich, and Transportation Consultant Elwyn Tinklenberg) to identify and secure funding for the Highway 10 improvement and the rail separation projects.

Mayor Strommen stated the City has spent the last few years investing in a relationship with the City's legislative delegation and that delegation has made trips to Ramsey to support its efforts. She stated Ramsey has not lobbied in Washington, D.C. for several years so a visit is important in light of current Congress conversations relating to highway improvements and rail safety. She stated the Council has been judicious with its travel and she is supportive of this lobbying effort as it is an important investment to continue those relationships.

Councilmember LeTourneau stated when Washington representatives have come to Ramsey to show their support, they have been in line with this need so for Ramsey to visit Washington, D.C. and be introduced to their partners, allows them to move the message forward more effectively. He stated this is a justifiable trip that will result in future benefit.

Councilmember Riley asked for clarification on the purpose of the trip and what interchange improvements will be advocated.

City Administrator Ulrich stated the delegation will advocate for all Highway 10 corridor upgrades including the Ramsey and Sunfish Boulevards interchange. He noted there is a pending bill before the State to consider the entire Highway 10 corridor so part of the effort will be to put forward the 'big picture' for this corridor and critical need for highway improvements.

Councilmember Riley agreed that the entire corridor needs to be addressed.

Mayor Strommen asked staff to assure the documentation reflected this broader focus.

Councilmember Shryock stated the Highway 10 Subcommittee and staff have been diligent in meeting with the City of Anoka, Anoka County, and other interested entities with regard to the Highway 10 corridor and are mindful this is a large project involving many communities. She noted that any headway made with smaller projects, making up the whole, will be of benefit. In

addition, Ramsey attempts to make strides on its own to improve rail crossings but the larger project needs to be kept at hand because it will benefit all as well as the region in which we live.

Motion by Councilmember Kuzma, seconded by Councilmember Johns, to authorize an expenditure of up to $5,500 for travel to Washington, D.C. to lobby for funding for the Highway 10 corridor improvements and rail separation projects.

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

8. MAYOR, COUNCIL AND STAFF INPUT

City Administrator Ulrich commented on the successful joint meeting held with the City of Anoka, testimony before the Senate Committee relating to Highway 10 funding, and announced upcoming meetings and events.

Councilmember Shryock commented on planning for Ramsey Happy Days and volunteer opportunities.

Councilmember Kuzma reported on efforts to make Ramsey a whistle-free zone.

City Engineer Westby stated it has been a long process but the whistle-free zone may be accomplished within two months.

City Administrator Ulrich announced that Coborns will be offering postal services.

Mayor Strommen suggested the Washington, D.C. delegation also request a Ramsey zip code.

Asst. City Administrator/Economic Development Manager Brama described Anoka County's Open to Business initiative that had been discussed by the EDA.

Mayor Strommen announced she will be attending next week's Minnesota Mayor's Conference.

9. ADJOURNMENT

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

Motion carried.

The regular meeting of the City Council adjourned at 8:41 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. 4.**

Meeting Date: 04/28/2015

Submitted For: Jo Thieling, Administrative Services

By: Jo Thieling, Administrative Services

Information

Title

Approve Request to Declare Surplus Property

Purpose/Background:

Purpose: To declare property that is no longer needed as surplus property and to authorize sale/disposal of same.

Background: Below is a list of property that no longer serves a useful purpose.

Honeywell Fusion video server
Honeywell Fusion III video server
KVM switch (2-port) (x2)
KVM switch (7-port)
One HP monitor
Panasonic Network video recorder
Three analog, domed video cameras (non-functioning; parts only)
Cisco Catalyst core switch
One Dell PC
13" Tube TV + mount + remote
13" Tube TV + mount
One set of server rail guards
One gel shoulder rest for phone
One VOIP Networking Gateway (new; unused)
One PTZ Controller pad
Two HP Proliant DL380 G3 servers
Three HP Proliant DL380 G4 servers
Three Samsung Galaxy S3 Phones (Sprint) with chargers, cases, headphones, and original boxes
One Kyocera Torque (Sprint) phone with charger, case, belt, holster, and headphones

Observations/Alternatives:

All items that fail to sell at auction will be recycled.

Recommendation:

Staff recommends Council declare the aforementioned equipment as surplus property and authorize sale/disposal.

Action:

Motion to declare the above mentioned items as surplus and authorize sale/auction of same.

Attachments

No file(s) attached.

Form Review

Form Started By: Jo Thieling Started On: 04/23/2015 01:30 PM
Final Approval Date: 04/23/2015

CC Regular Session **4. 5.**

Meeting Date: 04/28/2015

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

Information

Title

Authorize the 60 day extension of agreement for Interim Fire Chief Services with the City of St Francis

Purpose/Background:

Chief Kapler has been working with the City of St Francis as the Interim Fire Chief. An internal Fire Chief search was recently completed with no qualified candidates being found. The City of St Francis has asked Chief Kapler to extend the contract a maximum of 60 days to find and name an outside person to fill the role of interim Fire Chief until an internal candidate can be brought up to speed with the position.

Funding Source:

There are no formal costs paid by the City of Ramsey but per the existing agreement, both the City of Ramsey and Chief Kapler receive compensation for time, vehicle use and equipment use. Those rates will continue for the maximum 60 day term.

Recommendation:

Authorize the extension of the existing contract until June 23rd to allow for the recruitment of an Interim Fire Chief for the City of St Francis.

Action:

Authorize a maximum of 60 day extension to the existing contract.

Attachments

Contract Extension

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	04/23/2015 12:04 PM
Form Started By: Dean Kapler		Started On: 04/23/2015 08:59 AM
Final Approval Date: 04/23/2015		

AGREEMENT FOR INTERIM
FIRE CHIEF SERVICES
FOR
THE CITY OF ST. FRANCIS, MINNESOTA

This agreement (this "Agreement") is made and entered into this 28th day of April, 2015 by and between the City of St. Francis, a Minnesota municipal corporation ("St. Francis"), the City of Ramsey, a Minnesota municipal corporation ("Ramsey"), and Dean Kapler, 16350 Yttrium Street NW, Ramsey, Minnesota 55303 ("Chief Kapler").

WHEREAS, Chief Kapler is the Chief of the Ramsey Fire Department and as such has acquired knowledge and expertise in the supervision and operation of a municipal fire department; and

WHEREAS, St. Francis has a fire department and is in immediate need of an interim fire chief to supervise and lead its fire department pending the hiring of a fire chief; and

WHEREAS, Chief Kapler is willing to accept the position of interim St. Francis Fire Chief; and

WHEREAS, Ramsey is willing to assist St. Francis on a temporary basis by permitting Chief Kapler to accept the position of interim St. Francis Fire Chief while continuing to maintain his full time position Ramsey Fire Chief.

NOW THEREFORE, in consideration of the premises and good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. **PURPOSE**. The purpose of this Agreement is for St. Francis to retain the temporary services of Chief Kapler to act as its interim fire chief.

2. **OBJECTIVES**. As interim St. Francis Fire Chief Kapler's objective will be to:

- Keep stability within the St. Francis Fire Department (the "SFFD") both structurally and operationally;
- Provide interim leadership/management of all aspects of SFFD including its operations, officer placement/roles and responsibilities, and its budget calendar year;
- Conduct a management analysis of SFFD in comparison of community needs
- Review/analyze services provided by SFFD including code enforcement; and
- Create/implement a sustainable structure within the SFFD, including how the Fire Department interacts within the city structure.

3. **STRATEGY AND TACTICS**. Chief Kapler will be expected to employ the following strategies and tactics as interim St. Francis Fire Chief:

- One on one periodic meetings with each member of the SFFD including those on administrative leave;
- Attend most/all internal meetings including officer meetings, general assembly, training, other miscellaneous fire department personnel meeting;
- Review/amend job descriptions for all levels of SFFD staff as needed;
- Respond to SFFD emergency incidents depending on severity of the incident; and
- Meet with a select group of business owners and the public to discuss the public's perception of the services provided by SFFD.

4. **TERM**. The term of this Agreement shall be from April 28, 2015 to and including June 28, 2015 unless earlier terminated or extended by law or according to the provisions herein.

5. **COMPENSATION**. The total compensation to be paid by St. Francis for Chief Kapler's services as defined herein shall be $2,000/month. Compensation shall be pro-rated for any part of a month during which this Agreement is in effect and paid as follows:

a. $666.00 shall be paid monthly to Ramsey as reimbursement to said city for Chief Kapler's use of his Ramsey Chief's vehicle, Ramsey cell phone and time during his normal Ramsey work week when he is devoting time to SFFD matters.

b. $1,334.00 shall be paid directly to Chief Kapler, subject to normal state and federal withholding.

6. **EMPLOYMENT STATUS**. While attending to SFFD matters, Chief Kapler shall be deemed an employee of St. Francis. St. Francis shall have control over the manner and services performed by Chief Kapler under this Agreement, and shall be responsible for his wages, benefits, worker's compensation, disability and retirement benefits.

7. **INSURANCE AND LIABILITY**.

a. **Insurance**. While attending to SFFD matters, Chief Kapler will be insured by St. Francis under its insurance coverages including commercial general liability, automobile liability, including owned, hired and non-owned automobiles. St. Francis agrees to carry worker's compensation insurance covering Chief Kapler as required by State law.

b. **Liability of St. Francis**. St. Francis agrees to defend and indemnify Ramsey and its employees, officials, volunteers and agents from and against all claims, actions, damages, losses and expenses arising out of Chief Kapler's performance or failure to perform his duties under this Agreement.

c. **Certificate of Insurance**. St. Francis shall provide Ramsey with a certificate of insurance showing the required coverages prior to performing any work under this Agreement.

8. **DISPUTE RESOLUTION**. The parties shall cooperate and use their best efforts to ensure that the various provisions of this Agreement are fulfilled. The parties agree to act in good faith to undertake resolution of disputes, in an equitable and timely manner and in accordance with the provisions of this Agreement. If disputes cannot be resolved informally by the parties, the following procedures shall be used:

a. **Mediation**. Whenever there is a failure between the parties to resolve a dispute on their own, the parties shall first attempt to mediate the dispute. The parties shall agree upon a mediator, or if they cannot agree, shall obtain a list of court-approved mediators from the Anoka County District Court Administrator and select a mediate by alternately striking names until one remains. St. Francis shall strike the first name followed by Ramsey, and shall continue in that order until one names remains.

b. **Litigation**. If the dispute is not resolved within 30 days after the end of medication proceedings, the parties may litigate the matter.

c. **Termination**. In addition to the remedies outlined in this Paragraph, an ongoing dispute may also be resolved by terminating the Agreement as outlined in Paragraph 9.

9. TERMINATION/EXTENSION. This Agreement may be terminated at any time by the party desiring that the Agreement be terminated providing thirty (30) days written prior notice to all other parties. This Agreement may be extended beyond June 28, 2015 by written agreement of all of the parties hereto which written agreement will contain any amendment of the existing terms of this Agreement.

10. **GENERAL PROVISIONS**.

a. **Entire Agreement**. This Agreement supersedes any prior or contemporaneous representations or agreements, whether written or oral, between the parties and contains the entire agreement.

b. **Amendments**. Any modification or amendment to this Agreement shall require a written agreement signed by all parties.

c. **Notice**. Any notice, statement or other written documents required to be given under this Agreement shall be considered served and received if delivered personally to the other party, or if deposited in the U.S. First Class mail, postage prepaid, as follows:

i. Notice to: City of St. Francis
City Administrator
23340 Cree Street NW

St. Francis, MN 55070

ii. Notice to: City of Ramsey
City Administrator
7550 Sunwood Drive NW
Ramsey, MN 55303

iii. Notice to: Dean Kapler
16350 Yttrium Street NW
Ramsey, MN 55303

d. **Governing Law**. This Agreement shall be governed by and interpreted in accordance with the laws of the State of Minnesota.

e. **Captions**. Captions or headings contained in this Agreement are included for convenience only and form no part of this Agreement between the parties.

f. **Waivers**. The wavier by any party of any breach or failure to comply with any provision of this Agreement by another party shall not be construed as, or constitute a continuing waiver of such provision or a waiver of any other breach of or failure to comply with any other provision of this Agreement.

g. **Counterparts**. This Agreement may be executed in several counterparts, each of which shall be an original, all of which shall constitute but one and the same instrument.

h. **Savings Clause**. If any court finds any portion of this Agreement to be contrary to law or invalid, the remainder of this Agreement will remain in full force and effect.

IN WITNESS WHEREOF, the parties, by action of their respective governing bodies, caused this Agreement to be approved on the dates below.

CITY OF ST. FRANCIS

By:_____
Steve Kane, Mayor

ATTEST:

By:_____
Paul Teicher, Acting City Administrator

Dated: April 28, 2015

CITY OF RAMSEY

By:_____
Sarah Strommen, Mayor

ATTEST:

By:_____
Kurt Ulrich, City Administrator

Dated: April 28, 2015

_____

Dean Kapler

Dated: April 28, 2015

CC Regular Session **4. 6.**

Meeting Date: 04/28/2015

By: Jackie Lipski, Finance

Information

Title

Adopt Resolution # 15-04-104 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of April 9, 2015 through April 22, 2015

Action:

Motion to Adopt Resolution # 15-04-104 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of April 9, 2015 through April 22, 2015.

Attachments

Bills list 4/28/2015

Resolution 4/28/2015

Form Review

Inbox	Reviewed By	Date
Diana Lund	Diana Lund	04/22/2015 01:17 PM
Kurt Ulrich	Kurt Ulrich	04/23/2015 03:15 PM
Form Started By: Jackie Lipski		Started On: 04/22/2015 01:01 PM
Final Approval Date: 04/23/2015		

CITY OF RAMSEY - FINANCE OFFICE Printed 4/22/2015

RAMSEY CITY COUNCIL MEETING

4/28/2015

BILLS LIST

DISBURSEMENTS TO BE APPROVED THIS MEETING:

DISBURSEMENT TYPE:	SUBMITTED FOR APPROVAL
Purchase Journal:	
Prepaids 4/9/15-4/22/15	283,180.68
Accounts Payable 4/9/15-4/22/15	182,583.62
Payroll 4/10/15	125,118.90

TOTAL SUBMITTED FOR APPROVAL THIS MEETING **$ 590,883.20**

		APPROVED PREV. MTG	2015 Y.T.D.
DISBURSEMENTS PREVIOUSLY APPROVED AND PAID:			
	NET PAYROLL TOTAL	$ 142,653.98	$ 955,196.01
-	CORRECTION TO PAYROLL		
	PREPAIDS	241,306.88	1,427,063.44
-	PREPAID ADJUSTMENTS		
	WIRE TRANSFERS FOR DEBT SERVICE	143,887.50	602,503.75
-	CORRECTION TO D.S.		
	ACCOUNTS PAYABLE INVOICING - PREVIOUS MEETING:		
-	BILLS LIST SUBMITTED	367,938.28	1,651,910.53
	ADD (DELETE) BILLS LIST SUBMITTED		
	PAY ESTIMATE(S)		262,019.96
-	CHECKS VOIDED	0.00	0.00
TOTAL CASH DISBURSEMENTS PREVIOUSLY APPROVED		**$ 895,786.64**	**$ 4,898,693.69**

CITY OF RAMSEY

Council Check Register by GL

Council Check Register and Summary

4/10/2015 – 12/31/2015

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
96725	**4/14/2015**		**100012 ACE SOLID WASTE INC**						
		24,555.80	APR 15 RECYCLE CONTRACT		76169	696892	9604.6489		OTHER CONTRACTED SE
		97.08	MISC CITY ACCOUNTS		76170	696909	0311.6374		REFUSE/RECYCLING
		31.27	MISC CITY ACCOUNTS		76170	696909	0220.6374		REFUSE/RECYCLING
		100.95	MISC CITY ACCOUNTS		76170	696909	0452.6374		REFUSE/RECYCLING
		169.41	MISC CITY ACCOUNTS		76170	696909	0194.6374		REFUSE/RECYCLING
		32.36	MISC CITY ACCOUNTS		76170	696909	9601.6374		REFUSE/RECYCLING
		32.36	MISC CITY ACCOUNTS		76170	696909	9602.6374		REFUSE/RECYCLING
		32.36	MISC CITY ACCOUNTS		76170	696909	9605.6374		REFUSE/RECYCLING
		27.19	FD ARMSTRONG BLVD APR 15		76171	696907	0220.6374		REFUSE/RECYCLING
		25,078.78							
96726	**4/14/2015**		**108699 AMERICAN PAYROLL ASSOCIATION**						
		219.00	MEMBERSHIP C. NELSON		76172	217021 APR 2015	0153.6451		MEMBERSHIP DUES
		219.00							
96727	**4/14/2015**		**101152 BKV GROUP INC**						
		7,826.98	RE: RAMSEY FIRESTATION 2		76173	40009	9412.6520	00201430	BUILDINGS & STRUCTUR
		7,826.98							
96728	**4/14/2015**		**100404 CENTURYLINK**						
		65.35	MAR 15 SERVICE		76174	763 422-1452 795 MAR 15	0452.6321		TELEPHONE
		65.35							
96729	**4/14/2015**		**100131 CULLIGAN OF ANOKA**						
		123.80	LEASE- COMM FILTRATION 04/05		76175	100X04738402	0194.6415		OTHER EQUIPMENT REN
		123.80							
96730	**4/14/2015**		**112230 HARTER, RICHARD**						
		75.00	MAILBOX DAMAGE		76176	041315	0312.6267		OTHER STREET MAINTEI
		75.00							
96731	**4/14/2015**		**114658 KING, SHIN**						
		75.00	MAILBOX DAMAGE		76177	040915	0312.6267		OTHER STREET MAINTEI
		75.00							
96732	**4/14/2015**		**100258 LEAGUE OF MINNESOTA CITIES**						
		325.00	2015 ANNUAL CONF P. BRAMA		76178	214948	0130.6335		TRAINING
		325.00							
96733	**4/14/2015**		**100291 MET COUNCIL SAC**						
		52,185.00	MARCH 2015 SAC		76179	041015	9602.2083		SAC CHARGES
		521.85-	MARCH 2015 SAC		76179	041015	9602.4356		SEWER AVAILABILITY CH
		51,663.15							
96734	**4/14/2015**		**106774 NELSON AUTO CENTER**						
		28,672.95	2015 FORD INTERCEPTOR 351		76180	F5322	0211.6550		MOTOR VEHICLES
		28,672.95							
96735	**4/14/2015**		**114657 REINHOLZ, GRETCHEN**						
		100.00	REFUND DAM/KEY DEPOSIT		76181	040815	9804.1160		KEY & DAMAGE DEPOSIT
		55.00	REFUND DAM/KEY DEPOSIT		76181	040815	9804.1160		KEY & DAMAGE DEPOSIT
		155.00							
96736	**4/14/2015**		**105706 TINKLENBERG GROUP INC**						

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
96736	4/14/2015		105706 TINKLENBERG GROUP INC						Continued.
		7,500.00	RETAINER APRIL 15/MAY 15		76182	041415	9400.6315		MISCELLANEOUS PROFE
		7,500.00							
96812	4/16/2015		111385 ACHIEVE SERVICES INC						
		800.00	ACHIEVE SPRING GALA TABLE		76187	041615	0111.6335		TRAINING
		800.00							
96813	4/16/2015		100391 POSTMASTER						
		1,445.85	SPRING RECYCLE POSTAGE		76188	041415	9604.6249		MISCELLANEOUS OPERA
		1,445.85							
96814	4/16/2015		100413 RANDALL, GOODRICH AND HAAG, P L .C.						
		2,833.00	MAR/APR 15 PROSECUTION		76189	041515	0161.6304		LEGAL FEES
		2,833.00							
96815	4/21/2015		106564 BLUE CROSS BLUE SHIELD						
		40,848.33	MAY 2015 MEDICAL COVERAGE		76233	041515	9101.2176		LIFE/HEALTH-EMPLOYEE
		40,848.33							
96816	4/21/2015		101028 CHAMPLIN TOWING, INC						
		69.63	TOW CHARGES		76234	080213	0211.6389		TOWING SERVICES
		69.63							
96817	4/21/2015		107274 G L BERG ENTERTAINMENT						
		180.00	HAPPY DAYS- JERRY FRAISER		76235	041515	0296.6249		MISCELLANEOUS OPERA
		180.00							
96818	4/21/2015		114664 JERNELL, LISA						
		65.00	REFUND EDA EXPO REG. 2015		76237	041615	9230.2201	00923001	DEPOSITS PAYABLE
		65.00							
96819	4/21/2015		114670 MN BUREAU OF CRIMINAL APPREHENSION						
		34.75	BACKGROUND: KELLY SINTON		76238	042015	0130.6306		PERSONNEL TESTING &
		34.75							
96820	4/21/2015		100678 PETTY CASH						
		14.96	TRAINING- LUNCH		76239	041715	0211.6331		TRAVEL & LODGING
		8.24	TRAINING- LUNCH		76239	041715	0211.6331		TRAVEL & LODGING
		20.75	TABS 351		76239	041715	0211.6249		MISCELLANEOUS OPERA
		21.80	TOLL ROAD USE		76239	041715	0311.6335		TRAINING
		65.75							
96821	4/21/2015		114151 TASC (FEES)						
		154.80	VEBA/REBA FEES MAR 2015		76236	525848	9101.2176		LIFE/HEALTH-EMPLOYEE
		224.45	VEBA/REBA FEES MAR 2015		76236	525848	0130.6315		MISCELLANEOUS PROFE
		379.25							
96822	4/21/2015		112719 WHEELS OF THUNDER						
		2,249.00	MAY/JUNE 2015 ADS		76240	041615	9101.4609		OTHER MISCELLANEOUS
		2,249.00							
90326228	4/10/2015		100398 PUBLIC EMPLOYEES RETIREMENT ASSN						
		15,297.06			76111	0409151401467	9101.2174		PERA-EMPLOYEE
		20,342.72			76112	0409151401468	9101.2183		PERA-EMPLOYER
		35,639.78							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
90326228	4/10/2015		100398 PUBLIC EMPLOYEES RETIREMENT ASSN						Continued.
94626944	4/10/2015		100601 MN DEPT OF REV WH						
		8,530.92			76113	0409151401469	9101.2172		STATE WITHHOLDING
		8,530.92							
95923909	4/10/2015		100113 BANK OF THE WEST						
		21,127.90			76101	0409151401461	9101.2171		FEDERAL WITHHOLDING
		10,033.85			76106	0409151401462	9101.2173		FICA & MEDICARE-EMPL(
		10,033.85			76107	0409151401463	9101.2182		FICA & MEDICARE-EMPL(
		41,195.60							
98041015	4/10/2015		107962 TASC						
		2,548.34			76102	04091514014610	9101.2176		LIFE/HEALTH-EMPLOYEE
		2,548.34							
99033015	4/15/2015		100219 HOME DEPOT COMMERCIAL ACCT PROGRAM						
		22.65	MARCH 2015 PURCHASES		76185	032715	0311.6249		MISCELLANEOUS OPERA
		21.35	MARCH 2015 PURCHASES		76185	032715	0311.6281		SMALL TOOLS & MINOR E
		352.21	MARCH 2015 PURCHASES		76185	032715	0452.6229		SHOP MATERIALS
		193.74	MARCH 2015 PURCHASES		76185	032715	0452.6249		MISCELLANEOUS OPERA
		589.95							
99033115	4/15/2015		108768 COMDATA NETWORK INC						
		109.75	OTHER MISCELLANEOUS TRANS , BL		76183	MAR 2015 P CARD	0211.6231		UNIFORMS & TURN-OUT
		50.00	OTHER MISCELLANEOUS TRANS , BL		76183	MAR 2015 P CARD	0211.6231		UNIFORMS & TURN-OUT
		16.53-	MISC ADJUSTMENT , BLUML		76183	MAR 2015 P CARD	0211.6231		UNIFORMS & TURN-OUT
		248.46	OTHER MISCELLANEOUS TRANS , BL		76183	MAR 2015 P CARD	0211.6231		UNIFORMS & TURN-OUT
		12.61	OTHER MISCELLANEOUS TRANS , BR		76183	MAR 2015 P CARD	0194.6281		SMALL TOOLS & MINOR E
		128.31	OTHER MISCELLANEOUS TRANS , BR		76183	MAR 2015 P CARD	0194.6259		BUILDING MAINT/REPAIR
		4.97	30Z CEMENT , BRAY		76183	MAR 2015 P CARD	0194.6249		MISCELLANEOUS OPERA
		3.27	3' BLACK RG6 , BRAY		76183	MAR 2015 P CARD	0194.6249		MISCELLANEOUS OPERA
		3.27	3' BLACK RG6 , BRAY		76183	MAR 2015 P CARD	0194.6249		MISCELLANEOUS OPERA
		7.97	75WMINCAN , BRAY		76183	MAR 2015 P CARD	0194.6249		MISCELLANEOUS OPERA
		7.97	75WMINCAN , BRAY		76183	MAR 2015 P CARD	0194.6249		MISCELLANEOUS OPERA
		7.48	MRCLNMDWRN , BRAY		76183	MAR 2015 P CARD	0194.6249		MISCELLANEOUS OPERA
		2.78	LIQ NAIL 4OZ , BRAY		76183	MAR 2015 P CARD	0194.6249		MISCELLANEOUS OPERA
		15.97	GLAD 13GAL , BRAY		76183	MAR 2015 P CARD	0194.6249		MISCELLANEOUS OPERA
		.50	4"SQBXCVFLBL , BRAY		76183	MAR 2015 P CARD	0194.6249		MISCELLANEOUS OPERA
		.50	4"SQBXCVFLBL , BRAY		76183	MAR 2015 P CARD	0194.6249		MISCELLANEOUS OPERA
		650.00	OTHER MISCELLANEOUS TRANS , FR		76183	MAR 2015 P CARD	0211.6335		TRAINING
		129.00	OTHER MISCELLANEOUS TRANS , FR		76183	MAR 2015 P CARD	0211.6335		TRAINING
		43.83-	MISC ADJUSTMENT , FREDRICKSON		76183	MAR 2015 P CARD	0192.6249		MISCELLANEOUS OPERA
		47.90	VSTN MICROSOFT SURFACE PRO		76183	MAR 2015 P CARD	0192.6249		MISCELLANEOUS OPERA
		39.16	ANOKE MICROSOFT SURFACE PRO		76183	MAR 2015 P CARD	0192.6249		MISCELLANEOUS OPERA
		19.58	ANOKE MICROSOFT SURFACE PRO		76183	MAR 2015 P CARD	0192.6249		MISCELLANEOUS OPERA
		7.01	OTHER MISCELLANEOUS TRANS , FR		76183	MAR 2015 P CARD	0192.6249		MISCELLANEOUS OPERA
		219.99	DT HP 8000 22 3.0 4G 1T W7P US		76183	MAR 2015 P CARD	0192.6281		SMALL TOOLS & MINOR E
		67.98	ADAPTER STARTECH MDP2VGDVHD R		76183	MAR 2015 P CARD	0192.6281		SMALL TOOLS & MINOR E
		66.66	OS HP PGCF280X R , FREDRICKSON		76183	MAR 2015 P CARD	0192.6249		MISCELLANEOUS OPERA
		19.60	NW CABLE COBOC CY-CAT6-30-PK		76183	MAR 2015 P CARD	0192.6281		SMALL TOOLS & MINOR E
		79.99	PRINTER SAMSUNG SL-M2020W XAA		76183	MAR 2015 P CARD	0192.6281		SMALL TOOLS & MINOR E
		6.47	FREIGHT CHARGES , FREDRICKSON		76183	MAR 2015 P CARD	0192.6281		SMALL TOOLS & MINOR E
		11.99	LU PC TR 07992-PG R , FREDRICK		76183	MAR 2015 P CARD	0192.6249		MISCELLANEOUS OPERA
		8.99	FREIGHT CHARGES , FREDRICKSON		76183	MAR 2015 P CARD	0192.6249		MISCELLANEOUS OPERA
		84.12	NB CARRY BAG INLAND 02496 RT ,		76183	MAR 2015 P CARD	0192.6249		MISCELLANEOUS OPERA

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									Continued.
99033115	4/15/2015		108768 COMDATA NETWORK INC						
		399.99	AIO HP 23-G017C F3D39AAR#ABA R		76183	MAR 2015 P CARD	0192.6281		SMALL TOOLS & MINOR E
		6.29	EBA EFOR 857578 R , FREDRICKSO		76183	MAR 2015 P CARD	0192.6249		MISCELLANEOUS OPERA
		39.96	NBADP DISCO AT-HP06501-163P R		76183	MAR 2015 P CARD	0192.6281		SMALL TOOLS & MINOR E
		21.99	FREIGHT CHARGES , FREDRICKSON		76183	MAR 2015 P CARD	0192.6281		SMALL TOOLS & MINOR E
		29.00	OTHER MISCELLANEOUS TRANS , GL		76183	MAR 2015 P CARD	0191.6452		SUBSCRIPTIONS
		125.00	OTHER MISCELLANEOUS TRANS , GL		76183	MAR 2015 P CARD	0240.6451		MEMBERSHIP DUES
		20.00	OTHER MISCELLANEOUS TRANS , GL		76183	MAR 2015 P CARD	0191.6335		TRAINING
		45.26	OTHER MISCELLANEOUS TRANS , KA		76183	MAR 2015 P CARD	0220.6223		GASOLINE
		48.21	OTHER MISCELLANEOUS TRANS , KA		76183	MAR 2015 P CARD	0220.6249		MISCELLANEOUS OPERA
		48.21	OTHER MISCELLANEOUS TRANS , KA		76183	MAR 2015 P CARD	0220.6249		MISCELLANEOUS OPERA
		320.02	OTHER MISCELLANEOUS TRANS , KA		76183	MAR 2015 P CARD	0211.6249		MISCELLANEOUS OPERA
		1,500.00-	MISC ADJUSTMENT , RIEMER		76183	MAR 2015 P CARD	0311.6315		MISCELLANEOUS PROFE
		1,500.00	OTHER MISCELLANEOUS TRANS , RI		76183	MAR 2015 P CARD	0311.6315		MISCELLANEOUS PROFE
		47.50	OTHER MISCELLANEOUS TRANS , RI		76183	MAR 2015 P CARD	0260.6249		MISCELLANEOUS OPERA
		168.90	OTHER MISCELLANEOUS TRANS , RI		76183	MAR 2015 P CARD	0311.6281		SMALL TOOLS & MINOR E
		295.00	OTHER MISCELLANEOUS TRANS , RI		76183	MAR 2015 P CARD	0452.6335		TRAINING
		24.95	OTHER MISCELLANEOUS TRANS , SC		76183	MAR 2015 P CARD	0220.6225		DIESEL FUEL
		2.15	716ZINCFINISHSAEFLATWASHER , S		76183	MAR 2015 P CARD	0220.6281		SMALL TOOLS & MINOR E
		.65	716ZINCFINISHSAEFLATWASHER , S		76183	MAR 2015 P CARD	0220.6281		SMALL TOOLS & MINOR E
		40.00	OTHER MISCELLANEOUS TRANS , TH		76183	MAR 2015 P CARD	0130.6248		MISCELLANEOUS OPERA
		13.70	OTHER MISCELLANEOUS TRANS , TH		76183	MAR 2015 P CARD	0130.6331		TRAVEL & LODGING
		15.49	OTHER MISCELLANEOUS TRANS , TH		76183	MAR 2015 P CARD	0130.6331		TRAVEL & LODGING
		17.49	OTHER MISCELLANEOUS TRANS , TH		76183	MAR 2015 P CARD	0130.6331		TRAVEL & LODGING
		153.00	OTHER MISCELLANEOUS TRANS , TH		76183	MAR 2015 P CARD	0130.6331		TRAVEL & LODGING
		10.17	OTHER MISCELLANEOUS TRANS , UL		76183	MAR 2015 P CARD	0130.6249		MISCELLANEOUS OPERA
		7.50	OTHER MISCELLANEOUS TRANS , UL		76183	MAR 2015 P CARD	0130.6249		MISCELLANEOUS OPERA
		47.74	OTHER MISCELLANEOUS TRANS , WE		76183	MAR 2015 P CARD	0301.6249		MISCELLANEOUS OPERA
		104.85	OTHER MISCELLANEOUS TRANS , WE		76183	MAR 2015 P CARD	0301.6335		TRAINING
		40.98	SUREFIRE SF12-BB BOX OF 12 123		76183	MAR 2015 P CARD	0211.6233		BATTERIES
		8.83	DYMO LABELING TAPE, " X 23'		76183	MAR 2015 P CARD	0211.6208		MISCELLANEOUS OFFICI
		9.99	DYMO 40910 HIGH-PERFORMANCE PE		76183	MAR 2015 P CARD	0211.6208		MISCELLANEOUS OFFICI
		11.58	DYMO HIGH-PERFORMANCE PERMANEN		76183	MAR 2015 P CARD	0211.6208		MISCELLANEOUS OFFICI
		11.48	DYMO HIGH-PERFORMANCE PERMANEN		76183	MAR 2015 P CARD	0211.6208		MISCELLANEOUS OFFICI
		15.24	DYMO D-1 TAPE, 1 INCH, BLACK W		76183	MAR 2015 P CARD	0211.6208		MISCELLANEOUS OFFICI
		2.74	SALES TAX , WIEMANN		76183	MAR 2015 P CARD	0211.6208		MISCELLANEOUS OFFICI
		14.99	DYMO LABELMANAGER 160 HAND HEL		76183	MAR 2015 P CARD	0211.6208		MISCELLANEOUS OFFICI
		1.07	SALES TAX , WIEMANN		76183	MAR 2015 P CARD	0211.6208		MISCELLANEOUS OFFICI
		20.49	SUREFIRE SF12-BB BOX OF 12 123		76183	MAR 2015 P CARD	0211.6233		BATTERIES
		35.47	FUEL ADJUSTMENT , NELSON		76183	MAR 2015 P CARD	9601.6373		GAS
		1.76	DISTILLED WATER GALL , NELSON		76183	MAR 2015 P CARD	9601.6249		MISCELLANEOUS OPERA
		27.94	6 PK BOUNTY PAPER TO , NELSON		76183	MAR 2015 P CARD	9601.6249		MISCELLANEOUS OPERA
		34.95	OTHER MISCELLANEOUS TRANS , RI		76183	MAR 2015 P CARD	9601.6335		TRAINING
		62.92	BILL'S SUPERETTE , FUEL, NIEL		76184	MAR 15 FUEL	0452.6223		GASOLINE
		57.57	BILL'S SUPERETTE , FUEL, MADS		76184	MAR 15 FUEL	0301.6223		GASOLINE
		42.86	BILL'S SUPERETTE , FUEL, FIRE		76184	MAR 15 FUEL	0220.6225		DIESEL FUEL
		33.70	BILL'S SUPERETTE , FUEL, FIRE		76184	MAR 15 FUEL	0220.6223		GASOLINE
		24.45	BILL'S SUPERETTE , FUEL, FIRE		76184	MAR 15 FUEL	0220.6223		GASOLINE
		39.40	BILL'S SUPERETTE , FUEL, FIRE		76184	MAR 15 FUEL	0220.6223		GASOLINE
		27.56	BILL'S SUPERETTE , FUEL, FIRE		76184	MAR 15 FUEL	0220.6223		GASOLINE
		22.24	BILL'S SUPERETTE , FUEL, FIRE		76184	MAR 15 FUEL	0220.6223		GASOLINE
		21.49	BILL'S SUPERETTE , FUEL, FIRE		76184	MAR 15 FUEL	0220.6223		GASOLINE
		21.60	BILL'S SUPERETTE , FUEL, FIRE		76184	MAR 15 FUEL	0220.6223		GASOLINE
		27.66	BILL'S SUPERETTE , FUEL, FIRE		76184	MAR 15 FUEL	0220.6223		GASOLINE
		67.00	BILL'S SUPERETTE , FUEL, FLEE		76184	MAR 15 FUEL	0220.6223		GASOLINE

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99033115	4/15/2015		108768 COMDATA NETWORK INC						Continued.
		60.60	BILL'S SUPERETTE , FUEL, FLEE		76184	MAR 15 FUEL	0220.6223		GASOLINE
		19.97	BILL'S SUPERETTE , FUEL, FIRE		76184	MAR 15 FUEL	0220.6225		DIESEL FUEL
		49.80	BILL'S SUPERETTE , FUEL, NIEL		76184	MAR 15 FUEL	0452.6223		GASOLINE
		67.65	HOLIDAY STNSTORE , FUEL, BYRO		76184	MAR 15 FUEL	0452.6223		GASOLINE
		36.55	HOLIDAY STNSTORE , FUEL, MARA		76184	MAR 15 FUEL	0311.6223		GASOLINE
		55.76	HOLIDAY STNSTORE , FUEL, BYRO		76184	MAR 15 FUEL	0452.6223		GASOLINE
		37.20	HOLIDAY STNSTORE , FUEL, TURN		76184	MAR 15 FUEL	0311.6223		GASOLINE
		27.00	HOLIDAY STNSTORE , FUEL, LINT		76184	MAR 15 FUEL	0301.6223		GASOLINE
		60.00	HOLIDAY STNSTORE , FUEL, FIRE		76184	MAR 15 FUEL	0220.6223		GASOLINE
		94.87	HOLIDAY STNSTORE , FUEL, BERG		76184	MAR 15 FUEL	0452.6223		GASOLINE
		74.29	HOLIDAY STNSTORE , FUEL, NIEL		76184	MAR 15 FUEL	0452.6223		GASOLINE
		15.76	HOLIDAY STNSTORE , FUEL, NIEL		76184	MAR 15 FUEL	0452.6223		GASOLINE
		32.64	LITTLE DUKES RAMSEY , FUEL, JA		76184	MAR 15 FUEL	0240.6223		GASOLINE
		36.69	LITTLE DUKES RAMSEY , FUEL, JA		76184	MAR 15 FUEL	0240.6223		GASOLINE
		57.91	LITTLE DUKES RAMSEY , FUEL, MC		76184	MAR 15 FUEL	0301.6223		GASOLINE
		35.89	LITTLE DUKES RAMSEY , FUEL, JA		76184	MAR 15 FUEL	0240.6223		GASOLINE
		68.12	LITTLE DUKES RAMSEY , FUEL, BY		76184	MAR 15 FUEL	0452.6223		GASOLINE
		35.80	LITTLE DUKES RAMSEY , FUEL, JA		76184	MAR 15 FUEL	0240.6223		GASOLINE
		34.09	LITTLE DUKES RAMSEY , FUEL, MA		76184	MAR 15 FUEL	0301.6223		GASOLINE
		26.14	LITTLE DUKES RAMSEY , FUEL, AN		76184	MAR 15 FUEL	0194.6223		GASOLINE
		49.86	LITTLE DUKES RAMSEY , FUEL, ST		76184	MAR 15 FUEL	0194.6223		GASOLINE
		39.47	LITTLE DUKES RAMSEY , FUEL, ST		76184	MAR 15 FUEL	0194.6223		GASOLINE
		45.42	LITTLE DUKES RAMSEY , FUEL, ST		76184	MAR 15 FUEL	0194.6223		GASOLINE
		40.56	LITTLE DUKES RAMSEY , FUEL, FI		76184	MAR 15 FUEL	0220.6225		DIESEL FUEL
		27.80	LITTLE DUKES RAMSEY , FUEL, FI		76184	MAR 15 FUEL	0220.6223		GASOLINE
		36.91	LITTLE DUKES RAMSEY , FUEL, FI		76184	MAR 15 FUEL	0220.6223		GASOLINE
		52.45	LITTLE DUKES RAMSEY , FUEL, KA		76184	MAR 15 FUEL	0220.6223		GASOLINE
		49.77	LITTLE DUKES RAMSEY , FUEL, KA		76184	MAR 15 FUEL	0220.6223		GASOLINE
		36.08	LITTLE DUKES RAMSEY , FUEL, KA		76184	MAR 15 FUEL	0220.6223		GASOLINE
		52.06	LITTLE DUKES RAMSEY , FUEL, FI		76184	MAR 15 FUEL	0220.6223		GASOLINE
		60.14	LITTLE DUKES RAMSEY , FUEL, BE		76184	MAR 15 FUEL	0452.6223		GASOLINE
		62.00	LITTLE DUKES RAMSEY , FUEL, BE		76184	MAR 15 FUEL	0452.6223		GASOLINE
		52.37	LITTLE DUKES RAMSEY , FUEL, BE		76184	MAR 15 FUEL	0452.6223		GASOLINE
		49.35	LITTLE DUKES RAMSEY , FUEL, RI		76184	MAR 15 FUEL	0452.6223		GASOLINE
		110.90	LITTLE DUKES RAMSEY , FUEL, TU		76184	MAR 15 FUEL	0452.6223		GASOLINE
		93.46	LITTLE DUKES RAMSEY , FUEL, TA		76184	MAR 15 FUEL	0311.6223		GASOLINE
		46.70	LITTLE DUKES RAMSEY , FUEL, LO		76184	MAR 15 FUEL	0452.6223		GASOLINE
		32.87	LITTLE DUKES RAMSEY , FUEL, NI		76184	MAR 15 FUEL	0452.6223		GASOLINE
		36.27	LITTLE DUKES RAMSEY , FUEL, NI		76184	MAR 15 FUEL	0452.6223		GASOLINE
		58.29	LITTLE DUKES RAMSEY , FUEL, TU		76184	MAR 15 FUEL	0311.6223		GASOLINE
		53.70	SUPERAMERICA , FUEL, MARAS		76184	MAR 15 FUEL	0311.6223		GASOLINE
		45.50	SUPERAMERICA , FUEL, MARAS		76184	MAR 15 FUEL	0311.6223		GASOLINE
		31.50	BILL'S SUPERETTE , FUEL, BLUM		76184	MAR 15 FUEL	0211.6223		GASOLINE
		24.80	BILL'S SUPERETTE , FUEL, VOIT		76184	MAR 15 FUEL	0211.6223		GASOLINE
		11.00	BILL'S SUPERETTE , FUEL, LUEC		76184	MAR 15 FUEL	0211.6223		GASOLINE
		27.96	HOLIDAY STNSTORE , FUEL, VOIT		76184	MAR 15 FUEL	0211.6223		GASOLINE
		23.36	HOLIDAY STNSTORE , FUEL, BAGN		76184	MAR 15 FUEL	0211.6223		GASOLINE
		28.27	HOLIDAY STNSTORE , FUEL, HASS		76184	MAR 15 FUEL	0211.6223		GASOLINE
		28.32	HOLIDAY STNSTORE , FUEL, HASS		76184	MAR 15 FUEL	0211.6223		GASOLINE
		25.93	HOLIDAY STNSTORE , FUEL, HASS		76184	MAR 15 FUEL	0211.6223		GASOLINE
		33.52	HOLIDAY STNSTORE , FUEL, BAGN		76184	MAR 15 FUEL	0211.6223		GASOLINE
		17.98	HOLIDAY STNSTORE , FUEL, HASS		76184	MAR 15 FUEL	0211.6223		GASOLINE
		31.63	HOLIDAY STNSTORE , FUEL, HINN		76184	MAR 15 FUEL	0211.6223		GASOLINE
		35.90	HOLIDAY STNSTORE , FUEL, HESS		76184	MAR 15 FUEL	0211.6223		GASOLINE

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99033115	4/15/2015		108768 COMDATA NETWORK INC						Continued.
		9.00	HOLIDAY STNSTORE , FUEL, LUEC		76184	MAR 15 FUEL	0211.6223		GASOLINE
		19.00	HOLIDAY STNSTORE , FUEL, LUEC		76184	MAR 15 FUEL	0211.6223		GASOLINE
		13.40	HOLIDAY STNSTORE , FUEL, LUEC		76184	MAR 15 FUEL	0211.6223		GASOLINE
		28.79	HOLIDAY STNSTORE , FUEL, LUEC		76184	MAR 15 FUEL	0211.6223		GASOLINE
		23.25	HOLIDAY STNSTORE , FUEL, FRAN		76184	MAR 15 FUEL	0211.6223		GASOLINE
		29.77	LITTLE DUKES RAMSEY , FUEL, BL		76184	MAR 15 FUEL	0211.6223		GASOLINE
		20.90	LITTLE DUKES RAMSEY , FUEL, CU		76184	MAR 15 FUEL	0211.6223		GASOLINE
		28.12	LITTLE DUKES RAMSEY , FUEL, CU		76184	MAR 15 FUEL	0211.6223		GASOLINE
		25.40	LITTLE DUKES RAMSEY , FUEL, CU		76184	MAR 15 FUEL	0211.6223		GASOLINE
		25.64	LITTLE DUKES RAMSEY , FUEL, HE		76184	MAR 15 FUEL	0211.6223		GASOLINE
		24.29	LITTLE DUKES RAMSEY , FUEL, KR		76184	MAR 15 FUEL	0211.6223		GASOLINE
		14.49	LITTLE DUKES RAMSEY , FUEL, KR		76184	MAR 15 FUEL	0211.6223		GASOLINE
		11.11	LITTLE DUKES RAMSEY , FUEL, KR		76184	MAR 15 FUEL	0211.6223		GASOLINE
		17.82	LITTLE DUKES RAMSEY , FUEL, KR		76184	MAR 15 FUEL	0211.6223		GASOLINE
		27.77	LITTLE DUKES RAMSEY , FUEL, KR		76184	MAR 15 FUEL	0211.6223		GASOLINE
		27.73	LITTLE DUKES RAMSEY , FUEL, KR		76184	MAR 15 FUEL	0211.6223		GASOLINE
		25.96	LITTLE DUKES RAMSEY , FUEL, KR		76184	MAR 15 FUEL	0211.6223		GASOLINE
		22.04	LITTLE DUKES RAMSEY , FUEL, KR		76184	MAR 15 FUEL	0211.6223		GASOLINE
		28.21	LITTLE DUKES RAMSEY , FUEL, KR		76184	MAR 15 FUEL	0211.6223		GASOLINE
		21.02	LITTLE DUKES RAMSEY , FUEL, KR		76184	MAR 15 FUEL	0211.6223		GASOLINE
		13.83	LITTLE DUKES RAMSEY , FUEL, RE		76184	MAR 15 FUEL	0211.6223		GASOLINE
		16.14	LITTLE DUKES RAMSEY , FUEL, KR		76184	MAR 15 FUEL	0211.6223		GASOLINE
		19.42	LITTLE DUKES RAMSEY , FUEL, KR		76184	MAR 15 FUEL	0211.6223		GASOLINE
		15.66	LITTLE DUKES RAMSEY , FUEL, KR		76184	MAR 15 FUEL	0211.6223		GASOLINE
		29.82	LITTLE DUKES RAMSEY , FUEL, KR		76184	MAR 15 FUEL	0211.6223		GASOLINE
		30.53	LITTLE DUKES RAMSEY , FUEL, BA		76184	MAR 15 FUEL	0211.6223		GASOLINE
		22.11	LITTLE DUKES RAMSEY , FUEL, RE		76184	MAR 15 FUEL	0211.6223		GASOLINE
		28.31	LITTLE DUKES RAMSEY , FUEL, HA		76184	MAR 15 FUEL	0211.6223		GASOLINE
		20.94	LITTLE DUKES RAMSEY , FUEL, HA		76184	MAR 15 FUEL	0211.6223		GASOLINE
		14.61	LITTLE DUKES RAMSEY , FUEL, SC		76184	MAR 15 FUEL	0211.6223		GASOLINE
		15.31	LITTLE DUKES RAMSEY , FUEL, BA		76184	MAR 15 FUEL	0211.6223		GASOLINE
		18.81	LITTLE DUKES RAMSEY , FUEL, BA		76184	MAR 15 FUEL	0211.6223		GASOLINE
		33.74	LITTLE DUKES RAMSEY , FUEL, BA		76184	MAR 15 FUEL	0211.6223		GASOLINE
		19.25	LITTLE DUKES RAMSEY , FUEL, BA		76184	MAR 15 FUEL	0211.6223		GASOLINE
		28.17	LITTLE DUKES RAMSEY , FUEL, HA		76184	MAR 15 FUEL	0211.6223		GASOLINE
		16.63	LITTLE DUKES RAMSEY , FUEL, HA		76184	MAR 15 FUEL	0211.6223		GASOLINE
		19.60	LITTLE DUKES RAMSEY , FUEL, HA		76184	MAR 15 FUEL	0211.6223		GASOLINE
		28.36	LITTLE DUKES RAMSEY , FUEL, BA		76184	MAR 15 FUEL	0211.6223		GASOLINE
		29.03	LITTLE DUKES RAMSEY , FUEL, HA		76184	MAR 15 FUEL	0211.6223		GASOLINE
		23.01	LITTLE DUKES RAMSEY , FUEL, BA		76184	MAR 15 FUEL	0211.6223		GASOLINE
		20.37	LITTLE DUKES RAMSEY , FUEL, HA		76184	MAR 15 FUEL	0211.6223		GASOLINE
		29.89	LITTLE DUKES RAMSEY , FUEL, HE		76184	MAR 15 FUEL	0211.6223		GASOLINE
		23.14	LITTLE DUKES RAMSEY , FUEL, HI		76184	MAR 15 FUEL	0211.6223		GASOLINE
		26.51	LITTLE DUKES RAMSEY , FUEL, HE		76184	MAR 15 FUEL	0211.6223		GASOLINE
		38.02	LITTLE DUKES RAMSEY , FUEL, HE		76184	MAR 15 FUEL	0211.6223		GASOLINE
		33.12	LITTLE DUKES RAMSEY , FUEL, HE		76184	MAR 15 FUEL	0211.6223		GASOLINE
		37.25	LITTLE DUKES RAMSEY , FUEL, HI		76184	MAR 15 FUEL	0211.6223		GASOLINE
		21.64	LITTLE DUKES RAMSEY , FUEL, HI		76184	MAR 15 FUEL	0211.6223		GASOLINE
		15.14	LITTLE DUKES RAMSEY , FUEL, HE		76184	MAR 15 FUEL	0211.6223		GASOLINE
		23.42	LITTLE DUKES RAMSEY , FUEL, HI		76184	MAR 15 FUEL	0211.6223		GASOLINE
		33.84	LITTLE DUKES RAMSEY , FUEL, HI		76184	MAR 15 FUEL	0211.6223		GASOLINE
		25.50	LITTLE DUKES RAMSEY , FUEL, GA		76184	MAR 15 FUEL	0211.6223		GASOLINE
		22.61	LITTLE DUKES RAMSEY , FUEL, GA		76184	MAR 15 FUEL	0211.6223		GASOLINE
		21.21	LITTLE DUKES RAMSEY , FUEL, GA		76184	MAR 15 FUEL	0211.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99033115	4/15/2015		108768 COMDATA NETWORK INC						Continued.
		26.30	LITTLE DUKES RAMSEY , FUEL, GA		76184	MAR 15 FUEL	0211.6223		GASOLINE
		1.21	LITTLE DUKES RAMSEY , FUEL, GA		76184	MAR 15 FUEL	0211.6223		GASOLINE
		21.65	LITTLE DUKES RAMSEY , FUEL, GA		76184	MAR 15 FUEL	0211.6223		GASOLINE
		14.52	LITTLE DUKES RAMSEY , FUEL, GA		76184	MAR 15 FUEL	0211.6223		GASOLINE
		18.49	LITTLE DUKES RAMSEY , FUEL, GA		76184	MAR 15 FUEL	0211.6223		GASOLINE
		29.07	LITTLE DUKES RAMSEY , FUEL, GA		76184	MAR 15 FUEL	0211.6223		GASOLINE
		25.38	LITTLE DUKES RAMSEY , FUEL, GA		76184	MAR 15 FUEL	0211.6223		GASOLINE
		20.99	LITTLE DUKES RAMSEY , FUEL, GA		76184	MAR 15 FUEL	0211.6223		GASOLINE
		19.73	LITTLE DUKES RAMSEY , FUEL, GA		76184	MAR 15 FUEL	0211.6223		GASOLINE
		18.57	LITTLE DUKES RAMSEY , FUEL, GA		76184	MAR 15 FUEL	0211.6223		GASOLINE
		22.64	LITTLE DUKES RAMSEY , FUEL, GA		76184	MAR 15 FUEL	0211.6223		GASOLINE
		53.06	LITTLE DUKES RAMSEY , FUEL, VO		76184	MAR 15 FUEL	0211.6223		GASOLINE
		22.83	LITTLE DUKES RAMSEY , FUEL, LU		76184	MAR 15 FUEL	0211.6223		GASOLINE
		10.45	LITTLE DUKES RAMSEY , FUEL, LU		76184	MAR 15 FUEL	0211.6223		GASOLINE
		16.03	LITTLE DUKES RAMSEY , FUEL, LU		76184	MAR 15 FUEL	0211.6223		GASOLINE
		14.83	LITTLE DUKES RAMSEY , FUEL, LU		76184	MAR 15 FUEL	0211.6223		GASOLINE
		11.07	LITTLE DUKES RAMSEY , FUEL, LU		76184	MAR 15 FUEL	0211.6223		GASOLINE
		21.73	LITTLE DUKES RAMSEY , FUEL, LU		76184	MAR 15 FUEL	0211.6223		GASOLINE
		14.50	LITTLE DUKES RAMSEY , FUEL, LU		76184	MAR 15 FUEL	0211.6223		GASOLINE
		10.29	LITTLE DUKES RAMSEY , FUEL, LU		76184	MAR 15 FUEL	0211.6223		GASOLINE
		28.14	LITTLE DUKES RAMSEY , FUEL, VO		76184	MAR 15 FUEL	0211.6223		GASOLINE
		27.41	LITTLE DUKES RAMSEY , FUEL, VO		76184	MAR 15 FUEL	0211.6223		GASOLINE
		19.43	LITTLE DUKES RAMSEY , FUEL, HE		76184	MAR 15 FUEL	0211.6223		GASOLINE
		26.14	LITTLE DUKES RAMSEY , FUEL, HI		76184	MAR 15 FUEL	0211.6223		GASOLINE
		33.22	LITTLE DUKES RAMSEY , FUEL, MO		76184	MAR 15 FUEL	0211.6223		GASOLINE
		25.39	LITTLE DUKES RAMSEY , FUEL, HE		76184	MAR 15 FUEL	0211.6223		GASOLINE
		16.70	LITTLE DUKES RAMSEY , FUEL, CU		76184	MAR 15 FUEL	0211.6223		GASOLINE
		24.26	LITTLE DUKES RAMSEY , FUEL, HE		76184	MAR 15 FUEL	0211.6223		GASOLINE
		16.12	LITTLE DUKES RAMSEY , FUEL, HE		76184	MAR 15 FUEL	0211.6223		GASOLINE
		20.81	LITTLE DUKES RAMSEY , FUEL, HI		76184	MAR 15 FUEL	0211.6223		GASOLINE
		25.85	LITTLE DUKES RAMSEY , FUEL, SC		76184	MAR 15 FUEL	0211.6223		GASOLINE
		24.94	LITTLE DUKES RAMSEY , FUEL, SC		76184	MAR 15 FUEL	0211.6223		GASOLINE
		22.91	LITTLE DUKES RAMSEY , FUEL, SC		76184	MAR 15 FUEL	0211.6223		GASOLINE
		27.61	LITTLE DUKES RAMSEY , FUEL, SC		76184	MAR 15 FUEL	0211.6223		GASOLINE
		29.36	LITTLE DUKES RAMSEY , FUEL, SC		76184	MAR 15 FUEL	0211.6223		GASOLINE
		29.09	LITTLE DUKES RAMSEY , FUEL, SC		76184	MAR 15 FUEL	0211.6223		GASOLINE
		17.17	LITTLE DUKES RAMSEY , FUEL, SC		76184	MAR 15 FUEL	0211.6223		GASOLINE
		20.80	LITTLE DUKES RAMSEY , FUEL, SC		76184	MAR 15 FUEL	0211.6223		GASOLINE
		25.18	LITTLE DUKES RAMSEY , FUEL, SC		76184	MAR 15 FUEL	0211.6223		GASOLINE
		26.95	LITTLE DUKES RAMSEY , FUEL, DI		76184	MAR 15 FUEL	0211.6223		GASOLINE
		22.88	LITTLE DUKES RAMSEY , FUEL, SC		76184	MAR 15 FUEL	0211.6223		GASOLINE
		21.94	LITTLE DUKES RAMSEY , FUEL, DI		76184	MAR 15 FUEL	0211.6223		GASOLINE
		25.80	LITTLE DUKES RAMSEY , FUEL, SC		76184	MAR 15 FUEL	0211.6223		GASOLINE
		28.33	LITTLE DUKES RAMSEY , FUEL, DI		76184	MAR 15 FUEL	0211.6223		GASOLINE
		29.91	LITTLE DUKES RAMSEY , FUEL, SC		76184	MAR 15 FUEL	0211.6223		GASOLINE
		36.04	LITTLE DUKES RAMSEY , FUEL, DA		76184	MAR 15 FUEL	0211.6223		GASOLINE
		26.79	LITTLE DUKES RAMSEY , FUEL, DA		76184	MAR 15 FUEL	0211.6223		GASOLINE
		18.77	LITTLE DUKES RAMSEY , FUEL, DA		76184	MAR 15 FUEL	0211.6223		GASOLINE
		32.23	LITTLE DUKES RAMSEY , FUEL, DA		76184	MAR 15 FUEL	0211.6223		GASOLINE
		23.61	LITTLE DUKES RAMSEY , FUEL, WE		76184	MAR 15 FUEL	0211.6223		GASOLINE
		46.15	LITTLE DUKES RAMSEY , FUEL, WE		76184	MAR 15 FUEL	0211.6223		GASOLINE
		40.82	LITTLE DUKES RAMSEY , FUEL, WE		76184	MAR 15 FUEL	0211.6223		GASOLINE
		25.62	LITTLE DUKES RAMSEY , FUEL, WE		76184	MAR 15 FUEL	0211.6223		GASOLINE
		47.83	LITTLE DUKES RAMSEY , FUEL, WE		76184	MAR 15 FUEL	0211.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99033115	4/15/2015		108768 COMDATA NETWORK INC						Continued.
		27.36	LITTLE DUKES RAMSEY , FUEL, WE		76184	MAR 15 FUEL	0211.6223		GASOLINE
		45.27	LITTLE DUKES RAMSEY , FUEL, WE		76184	MAR 15 FUEL	0211.6223		GASOLINE
		51.76	LITTLE DUKES RAMSEY , FUEL, BO		76184	MAR 15 FUEL	0211.6223		GASOLINE
		50.84	LITTLE DUKES RAMSEY , FUEL, BO		76184	MAR 15 FUEL	0211.6223		GASOLINE
		35.77	LITTLE DUKES RAMSEY , FUEL, ST		76184	MAR 15 FUEL	0211.6223		GASOLINE
		36.50	LITTLE DUKES RAMSEY , FUEL, ST		76184	MAR 15 FUEL	0211.6223		GASOLINE
		31.82	LITTLE DUKES RAMSEY , FUEL, ST		76184	MAR 15 FUEL	0211.6223		GASOLINE
		30.41	LITTLE DUKES RAMSEY , FUEL, ST		76184	MAR 15 FUEL	0211.6223		GASOLINE
		41.03	LITTLE DUKES RAMSEY , FUEL, BO		76184	MAR 15 FUEL	0211.6223		GASOLINE
		47.27	LITTLE DUKES RAMSEY , FUEL, ST		76184	MAR 15 FUEL	0211.6223		GASOLINE
		20.75	LITTLE DUKES RAMSEY , FUEL, FR		76184	MAR 15 FUEL	0211.6223		GASOLINE
		32.81	LITTLE DUKES RAMSEY , FUEL, KA		76184	MAR 15 FUEL	0211.6223		GASOLINE
		35.75	MARATHON PETRO , FUEL, KATERS		76184	MAR 15 FUEL	0211.6223		GASOLINE
		37.00	MARATHON PETRO , FUEL, KATERS		76184	MAR 15 FUEL	0211.6223		GASOLINE
		31.31	SHELL OIL , FUEL, CURTIS		76184	MAR 15 FUEL	0211.6223		GASOLINE
		30.50	SUPERAMERICA , FUEL, BLUML		76184	MAR 15 FUEL	0211.6223		GASOLINE
		20.00	SUPERAMERICA , FUEL, CURTIS		76184	MAR 15 FUEL	0211.6223		GASOLINE
		31.31	SUPERAMERICA , FUEL, ROSSUM		76184	MAR 15 FUEL	0211.6223		GASOLINE
		40.91	SUPERAMERICA , FUEL, ROSSUM		76184	MAR 15 FUEL	0211.6223		GASOLINE
		27.70	SUPERAMERICA , FUEL, HINNENKA		76184	MAR 15 FUEL	0211.6223		GASOLINE
		25.90	SUPERAMERICA , FUEL, HINNENKA		76184	MAR 15 FUEL	0211.6223		GASOLINE
		31.49	SUPERAMERICA , FUEL, HINNENKA		76184	MAR 15 FUEL	0211.6223		GASOLINE
		15.78	SUPERAMERICA , FUEL, HINNENKA		76184	MAR 15 FUEL	0211.6223		GASOLINE
		21.49	SUPERAMERICA , FUEL, HINNENKA		76184	MAR 15 FUEL	0211.6223		GASOLINE
		35.88	SUPERAMERICA , FUEL, HINNENKA		76184	MAR 15 FUEL	0211.6223		GASOLINE
		23.48	SUPERAMERICA , FUEL, HINNENKA		76184	MAR 15 FUEL	0211.6223		GASOLINE
		24.04	SUPERAMERICA , FUEL, HINNENKA		76184	MAR 15 FUEL	0211.6223		GASOLINE
		53.39	SUPERAMERICA , FUEL, VOIT		76184	MAR 15 FUEL	0211.6223		GASOLINE
		12.13	SUPERAMERICA , FUEL, MOLDENHA		76184	MAR 15 FUEL	0211.6223		GASOLINE
		24.36	SUPERAMERICA , FUEL, HINNENKA		76184	MAR 15 FUEL	0211.6223		GASOLINE
		39.71	SUPERAMERICA , FUEL, DIXON		76184	MAR 15 FUEL	0211.6223		GASOLINE
		38.35	SUPERAMERICA , FUEL, DAHLBERG		76184	MAR 15 FUEL	0211.6223		GASOLINE
		31.66	SUPERAMERICA , FUEL, DAHLBERG		76184	MAR 15 FUEL	0211.6223		GASOLINE
		27.17	SUPERAMERICA , FUEL, DAHLBERG		76184	MAR 15 FUEL	0211.6223		GASOLINE
		39.05	SUPERAMERICA , FUEL, BONINE		76184	MAR 15 FUEL	0211.6223		GASOLINE
		23.75	SUPERAMERICA , FUEL, BONINE		76184	MAR 15 FUEL	0211.6223		GASOLINE
		32.35	SUPERAMERICA , FUEL, BONINE		76184	MAR 15 FUEL	0211.6223		GASOLINE
		68.16	BILL'S SUPERETTE , FUEL, GRAF		76184	MAR 15 FUEL	9601.6225		DIESEL FUEL
		53.84	BILL'S SUPERETTE , FUEL, ERIC		76184	MAR 15 FUEL	9601.6223		GASOLINE
		55.17	LITTLE DUKES RAMSEY , FUEL, ER		76184	MAR 15 FUEL	9601.6223		GASOLINE
		70.38	CASEYS GEN STORE , FUEL, GRAF		76184	MAR 15 FUEL	9602.6223		GASOLINE
		70.63	LITTLE DUKES RAMSEY , FUEL, GR		76184	MAR 15 FUEL	9602.6223		GASOLINE
		39.00	CASEYS GEN STORE , FUEL, LOFG		76184	MAR 15 FUEL	9605.6223		GASOLINE
		46.51	CASEYS GEN STORE , FUEL, LOFG		76184	MAR 15 FUEL	9605.6223		GASOLINE
		49.34	LITTLE DUKES RAMSEY , FUEL, LO		76184	MAR 15 FUEL	9605.6223		GASOLINE
		11,344.97							
99041015	4/10/2015		107885 DEPARTMENT OF LABOR AND INDUSTRY						
		5,419.75	2015Q1 SURCHARGE		76114	2015Q1 SURCHAGE	9101.2081		SURCHARGES-PERMITS
		216.79-	2015Q1 SURCHARGE		76114	2015Q1 SURCHAGE	9101.4604		SURCHARGES
		5,202.96							
99041057	4/10/2015		111465 STATE STREET BANK						
		3,159.00			76103	04091514014611	9101.2175		DEFERRED COMPENSAT
		3,159.00							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99041057	4/10/2015		111465 STATE STREET BANK						Continued.
99041059	4/10/2015		111465 STATE STREET BANK						
		1,133.47			76104	04091514014612	9101.2176		LIFE/HEALTH-EMPLOYEE
		1,133.47							
99041715	4/17/2015		100629 MN DEPT OF REV SALES TX						
		28.14	MAR15 SALES TAX		76186	MAR15 SALES TAX	9101.4305		RENTAL FEES
		17.76	MAR15 SALES TAX		76186	MAR15 SALES TAX	9101.4328		ACCIDENT REPORTS
		34.54	MAR15 SALES TAX		76186	MAR15 SALES TAX	9101.4308		SALES OF MAPS & PUBLI
		.42-	MAR15 SALES TAX		76186	MAR15 SALES TAX	9101.4609		OTHER MISCELLANEOUS
		430.98	MAR15 SALES TAX		76186	MAR15 SALES TAX	9601.2082		SALES/USE TAX PAYABLE
		511.00							
99955509	4/10/2015		100223 ICMA RETIREMENT TRUST 457						
		2,574.12			76108	0409151401464	9101.2175		DEFERRED COMPENSAT
		2,574.12							
		283,180.68	Grand Total						

Payment Instrument Totals

Checks	170,750.57
EFT Payments	112,430.11
Total Payments	283,180.68

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
107867	ABM EQUIPMENT AND SUPPLY	FILTERS	PV	76241	001	09101	4/7/2015	0143245	275.04
	ABM EQUIPMENT AND SUPPLY 333 2ND STREET NE HOPKINS MN 55343				Summary Total				275.04
					Payment Amount				275.04
110402	ADVANCE AUTO PARTS	MARCH 2015 PURCHASES	PV	76190	001	09605	3/31/2015	6313507660192	46.99
	ADVANCE AUTO PARTS AAP FINANCIAL SERVICES P O BOX 742063 ATLANTA GA 30374-2063				Summary Total				46.99
					Payment Amount				46.99
100017	AIRGAS USA, LLC	CYLINDER LEASE RENEWAL 2015	PV	76242	001	09101	4/1/2015	9926763166	82.50
	AIRGAS USA LLC				Summary Total				82.50
	P O BOX 802576	MISC GASES	PV	76243	001	09101	3/31/2015	9926279111	25.95
	CHICAGO IL 60680-2576				Summary Total				25.95
					Payment Amount				108.45
108664	AMERICAN VENDING INC	COFFEE	PV	76115	001	09101	4/6/2015	8605	147.20
	AMERICAN VENDING INC				Summary Total				147.20
	10787 93RD AVENUE N	BILL VALIDATOR	PV	76116	001	09101	4/6/2015	8606	299.00
	MAPLE GROVE MN 55369				Summary Total				299.00
					Payment Amount				446.20
102953	AMERIGAS OF ANOKA	1 100 CYLINDER	PV	76244	001	09101	4/15/2015	67990680	87.85
	AMERIGAS OF ANOKA P O BOX 371473 PITTSBURGH PA 15250-7473				Summary Total				87.85
					Payment Amount				87.85
100035	ANOKA COUNTY CENTRAL COMMUNICATIONS	LCD SCREEN	PV	76121	001	09101	4/2/2015	2015049	81.00
	ANOKA COUNTY CENTRAL COMMUNICATIONS				Summary Total				81.00
	325 EAST MAIN STREET	BATTERY/BELT CLIP	PV	76245	001	09101	4/2/2015	2015048	122.63
	ANOKA MN 55303				Summary Total				122.63

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			203.63
100043	ANOKA COUNTY PROPERTY RECORDS TAXATION	MARCH 2015 TRANSACTIONS	PV	76191	001	09804	4/1/2015	534 MAR 2015	46.00
	ANOKA COUNTY PROPERTY RECORDS TAXATION 2100 - 3RD AVENUE ANOKA MN 55303					Summary Total			46.00
						Payment Amount			46.00
107587	ANOKA COUNTY TREASURY DEPARTMENT	MAY 15 BROADBAND	PV	76122	001	09101	4/2/2015	B150402O	604.50
	ANOKA COUNTY TREASURY DEPARTMENT 2100 THIRD AVENUE ANOKA MN 55303					Summary Total			604.50
						Payment Amount			604.50
111377	ANOKA MUNICIPAL UTILITY	CTY RD 116 & HWY 47 SIGNAL	PV	76117	001	09101	4/9/2015	22-613120-01 MAR 15	127.43
	ANOKA MUNICIPAL UTILITY					Summary Total			127.43
	CITY HALL	BUNKER LK BLVD/ DYSP SIGNAL	PV	76118	001	09101	4/9/2015	22-612000-01 MAR 15	34.24
	2015 FIRST AVENUE NO					Summary Total			34.24
	ANOKA MN 55303	RAMSEY STREET LIGHTS	PV	76119	001	09603	4/9/2015	22-990005-01 MAR 15	56.80
						Summary Total			56.80
		14034 DYSPROSIUM ST LIGHTS	PV	76120	001	09603	4/9/2015	22-610280-00 MAR 15	51.41
						Summary Total			51.41
						Payment Amount			269.88
100056	ANOKA, CITY OF	PROJECT EXP MISS RIVER TRAIL	PV	76192	001	09805	4/8/2015	201504083467	105.03
	CITY OF ANOKA 2015 - 1ST AVENUE NORTH ANOKA MN 55303					Summary Total			105.03
						Payment Amount			105.03
100063	ASPEN MILLS	NAMES TAGS FD	PV	76123	001	09101	4/3/2015	163362	79.65

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
	ASPEN MILLS			Summary Total					79.65
	8201 C CENTRAL AVE NE	MISC BADGES FD	PV	76124	001	09101	4/3/2015	163363	244.40
	SPRING LAKE PARK MN 55432			Summary Total					244.40
		MISC D VAN AVERY FD	PV	76125	001	09101	4/3/2015	163364	535.90
				Summary Total					535.90
		V. PANKO FIRE BOOTS	PV	76126	001	09101	3/27/2015	163086	249.95
				Summary Total					249.95
		M. HAGER FIRE BOOTS FD	PV	76127	001	09101	3/27/2015	163087	129.95
				Summary Total					129.95
		B. KARELS MISC FD	PV	76128	001	09101	3/27/2015	163085	295.90
				Summary Total					295.90
		J. DEROSA FIRE BOOTS FD	PV	76129	001	09101	3/27/2015	163084	249.95
				Summary Total					249.95
		MISC B. BLUML/T. FRANKFURTH	PV	76246	001	09101	3/27/2015	163089	19.70
				Summary Total					19.70
		RESERVES NAME TAGS	PV	76247	001	09101	3/27/2015	163088	79.65
				Summary Total					79.65
		L. KROLL- MOCK SHIRT	PV	76248	001	09101	4/10/2015	163663	97.70
				Summary Total					97.70
		KROLL- NAME ON DUFFEL BAG	PV	76249	001	09101	4/10/2015	163662	18.00
				Summary Total					18.00
				Payment Amount					2,000.75
107657	BEACON ATHLETICS	MISC SUPPLIES	PV	76130	001	09101	3/31/2015	0444523	36.00
	BEACON ATHLETICS 8233 FORSYTHIA STREET #120 MIDDLETON WI 53562			Summary Total					36.00
				Payment Amount					36.00
112595	BMI	RE: MUSIC EVENTS	PV	76193	001	09101	4/2/2015	26251924	335.00
	BMI 10 MUSIC SQUARE E NASHVILLE TN 37203			Summary Total					335.00
				Payment Amount					335.00

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100095	BRIGGS AND MORGAN PA INC	COR- GENERAL MATTERS	PV	76131	001	09214	4/10/2015	557944	4,774.13
	BRIGGS AND MORGAN	COR- GENERAL MATTERS	PV	76131	002	09214	4/10/2015	557944	2,555.87
	P O BOX 64591				Summary Total				7,330.00
	ST PAUL MN 55164-0591								
					Payment Amount				7,330.00
100306	BUREAU OF CRIMINAL APPREHENSION	JAN/MAR 2015	PV	76266	001	09101	3/31/2015	00000229830	390.00
	BUREAU OF CRIMINAL APPREHENSION				Summary Total				390.00
	MNJIS SECTION- ATTEN: KIM LACEK								
	1430 MARYLAND AVENUE EAST								
	ST PAUL MN 55106								
					Payment Amount				390.00
114549	CHET S SHOES INC	MISC UNIFORM BOOTS	PV	76132	001	09101	3/31/2015	30928	300.00
	CHET S SHOES INC	MISC UNIFORM BOOTS	PV	76132	002	09101	3/31/2015	30928	131.75
	8870 RENDOVA STREET NE	MISC UNIFORM BOOTS	PV	76132	003	09101	3/31/2015	30928	300.00
	CIRCLE PINES MN 55014				Summary Total				731.75
		RE: G. LIND BOOTS	PV	76250	001	09101	3/29/2015	30911A	167.99
					Summary Total				167.99
					Payment Amount				899.74
114451	COMPASS	ROAD SALT	PV	76133	001	09101	4/3/2015	71325382	1,677.09
	COMPASS MINERALS				Summary Total				1,677.09
	P O BOX 277043	ROAD SALT	PV	76134	001	09101	3/31/2015	71324154	6,786.89
	ATLANTA GA 30384-7043				Summary Total				6,786.89
		ROAD SALT	PV	76135	001	09101	4/2/2015	71325001	3,399.57
					Summary Total				3,399.57
		ROAD SALT	PV	76136	001	09101	4/1/2015	71324838	3,357.06
					Summary Total				3,357.06
					Payment Amount				15,220.61
100117	CONNEXUS ENERGY	CENTER STREET RELOCATES	PV	76194	001	09468	3/31/2015	INV0000459	9,732.00
	CONNEXUS ENERGY				Summary Total				9,732.00
	14601 RAMSEY BLVD NW								
	RAMSEY MN 55303								
					Payment Amount				9,732.00

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100125	COUNTRYSIDE PRINTING INC	BUSINESS CARDS	PV	76195	001	09101	4/6/2015	33155	177.00
	COUNTRYSIDE PRINTING	BUSINESS CARDS	PV	76195	002	09101	4/6/2015	33155	59.00
	6250 BUNKER LAKE BLVD NW	BUSINESS CARDS	PV	76195	003	09101	4/6/2015	33155	59.00
	SUITE 113			Summary Total					295.00
	RAMSEY MN 55303	MARKETING/COMMENT CARDS	PV	76196	001	09101	4/7/2015	33158	169.00
				Summary Total					169.00
		POLICE LETTERHEAD	PV	76252	001	09101	3/30/2015	33141	170.00
				Summary Total					170.00
		BUSINESS CARDS	PV	76253	001	09101	4/9/2015	33171	59.00
		BUSINESS CARDS	PV	76253	002	09101	4/9/2015	33171	59.00
				Summary Total					118.00
				Payment Amount					752.00
100127	CROW RIVER FARM EQUIPMENT COMPANY	MISC SUPPLIES	PV	76137	001	09101	3/31/2015	172086	57.96
	CROW RIVER FARM EQUIPMENT COMPANY			Summary Total					57.96
	17685 - 53RD STREET NE	MISC SUPPLIES	PV	76197	001	09101	4/15/2015	172442	30.69
	ROGERS MN 55374			Summary Total					30.69
				Payment Amount					88.65
111818	DEANO'S COLLISION SPECIALISTS INC	REPAIR 375	PV	76254	001	09101	4/8/2015	41397	542.80
	DEANO'S COLLISION SPECIALISTS INC	REPAIR 375	PV	76254	002	09101	4/8/2015	41397	549.39
	11063 173RD AVENUE			Summary Total					1,092.19
	ELK RIVER MN 55330	REPAIR 322	PV	76255	001	09101	4/8/2015	38339	289.80
		REPAIR 322	PV	76255	002	09101	4/8/2015	38339	741.75
				Summary Total					1,031.55
				Payment Amount					2,123.74
107691	DEPT EMPLOYMENT AND ECONOMIC DEVELOPMENT	2015 1ST QTR	PV	76198	001	09702	4/8/2015	040815	483.66
	DEPT EMPLOYMENT AND ECONOMIC DEVELOPMENT 332 MINNESOTA STREET SAINT PAUL MN 55101-1351			Summary Total					483.66
									483.66

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				Payment Amount					
101185	DO ALL PRINTING COM INC	BANNERS/TABLE THROWS	PV	76256	001	09101	4/16/2015	27553	1,193.00
	DO ALL PRINTING COM INC 6360 HIGHWAY 10 NW RAMSEY MN 55303			Summary Total					1,193.00
				Payment Amount					1,193.00
100158	ECM PUBLISHERS INC	SURFACE WATER PLAN	PV	76138	001	09605	3/27/2015	201554	75.25
	ECM PUBLISHERS INC			Summary Total					75.25
	4095 COON RAPIDS BLVD	HARVEST ESTATES HEARING	PV	76199	001	09804	3/27/2015	201551	80.63
	COON RAPIDS MN 55433			Summary Total					80.63
		COR PARKVIEW HEARING	PV	76200	001	09804	3/27/2015	201553	75.25
				Summary Total					75.25
		RIECK VARIANCE HEARING	PV	76201	001	09804	3/27/2015	201552	64.50
				Summary Total					64.50
				Payment Amount					295.63
113991	EMERGENCY RESPONSE SOLUTIONS	FD GLOVES	PV	76139	001	09101	4/1/2015	3649	846.09
	EMERGENCY RESPONSE SOLUTIONS 21371 HEIDELBERG STREET NE WYOMING MN 55092			Summary Total					846.09
				Payment Amount					846.09
100904	ESS BROTHERS AND SONS INC	MISC PARTS	PV	76140	001	09605	4/2/2015	UU1234	421.00
	ESS BROTHERS AND SONS INC 9350 CTY ROAD 19 LORETTO MN 55357			Summary Total					421.00
				Payment Amount					421.00
113321	FACTORY MOTOR PARTS CO	OIL FILTER/ SPLASH WASH	PV	76202	001	09101	4/14/2015	6-1401518	23.88
	FACTORY MOTOR PARTS CO	OIL FILTER/ SPLASH WASH	PV	76202	002	09101	4/14/2015	6-1401518	21.12
	BIN 139107			Summary Total					45.00

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	P O BOX 9107	BRAKES/ROTORS 407	PV	76203	001	09101	4/9/2015	6-1401066	68.32
	MINNEAPOLIS MN 55480-9107				Summary Total				68.32
		OIL FILTERS	PV	76204	001	09101	4/9/2015	6-1401065	23.88
					Summary Total				23.88
		HEAVY DUTY TIRE MOUNTING	PV	76257	001	09101	4/17/2015	6-1402048	12.40
					Summary Total				12.40
		MISC SUPPLIES	PV	76258	001	09101	4/17/2015	70-227977	16.64
					Summary Total				16.64
					Payment Amount				166.24
107099	FASTENAL	MISC PARTS	PV	76141	001	09101	4/1/2015	MNTC8126422	9.19
	FASTENAL COMPANY				Summary Total				9.19
	P O BOX 978	MISC PARTS	PV	76142	001	09101	3/31/2015	MNTC8126373	39.65
	WINONA MN 55987				Summary Total				39.65
		MISC PARTS	PV	76205	001	09101	4/10/2015	MNTC8126899	278.85
					Summary Total				278.85
		MISC PARTS	PV	76206	001	09101	4/9/2015	MNTC8126836	1.80
					Summary Total				1.80
		MISC PARTS	PV	76207	001	09101	4/8/2015	MNTC8126777	17.89
					Summary Total				17.89
					Payment Amount				347.38
100143	FERGUSON WATERWORKS # 2516	MISC SUPPLIES	PV	76208	001	09101	4/10/2015	0128401	549.90
	FERGUSON WATERWORKS 2516 P O BOX 802817 CHICAGO IL 60680-2817				Summary Total				549.90
					Payment Amount				549.90
113921	FIRST ADVANTAGE LNS SCREENING SOLUTIONS	2015 ENROLLMENT/MISC CHARGES	PV	76209	001	09101	3/31/2015	866483	585.60
	FIRST ADVANTAGE LNS SCREENING SOLUTIONS P O BOX 404064 ATLANTA GA 30384-4064				Summary Total				585.60
					Payment Amount				585.60
112421	FIRST SCRIBE	ROWAY APP APRIL 2015	PV	76143	001	09101	4/1/2015	2465656	200.00

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	FIRST SCRIBE			Summary Total					200.00
	110 CHESHIRE LANE SUITE 105								
	MINNETONKA MN 55305								
				Payment Amount					200.00
103817	FLAIL MASTER	BLADES	PV	76144	001	09101	3/30/2015	105926-01	144.47
	FLAIL MASTER			Summary Total					144.47
	PO BOX 1558								
	MURFREESBORO TN 37133-1558								
				Payment Amount					144.47
100186	FRANKENSIGNS INC	NAMEPLATES	PV	76210	001	09101	4/3/2015	264710	88.00
	FRANKENSIGNS			Summary Total					88.00
	9133 DAVENPORT STREET NE								
	P O BOX 490301								
	BLAINE MN 55449								
				Payment Amount					88.00
110388	FRATTALLONE'S ACE HARDWARE STORES	KEYS	PV	76145	001	09101	4/7/2015	023151/J	19.90
	FRATTALLONE'S ACE HARDWARE STORES			Summary Total					19.90
	3527 LEXINGTON AVENUE N	MISC PARTS	PV	76211	001	09601	4/2/2015	023125/J	8.76
	ARDEN HILLS MN 55126			Summary Total					8.76
				Payment Amount					28.66
100189	G AND K SERVICES INC	FIRE MATS	PV	76146	001	09101	3/25/2015	1006817378	122.33
	G AND K SERVICES INC			Summary Total					122.33
	P O BOX 842385	UNIFORM CLEANING	PV	76147	001	09101	4/8/2015	1006840156	90.00
	BOSTON MA 02284-2385	UNIFORM CLEANING	PV	76147	002	09101	4/8/2015	1006840156	10.00
		UNIFORM CLEANING	PV	76147	003	09101	4/8/2015	1006840156	83.55
		UNIFORM CLEANING	PV	76147	004	09101	4/8/2015	1006840156	83.55
				Summary Total					267.10
		UNIFORM CLEANING	PV	76148	001	09101	4/1/2015	1006828744	90.00
		UNIFORM CLEANING	PV	76148	002	09101	4/1/2015	1006828744	10.00
		UNIFORM CLEANING	PV	76148	003	09101	4/1/2015	1006828744	154.90
		UNIFORM CLEANING	PV	76148	004	09101	4/1/2015	1006828744	154.90
				Summary Total					409.80
				Payment Amount					799.23
100200	GOPHER STATE ONE CALL	121 TICKETS	PV	76212	001	09601	3/31/2015	134077	55.13

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	INC								
	GOPHER STATE ONE CALL	121 TICKETS	PV	76212	002	09601	3/31/2015	134077	55.13
	18946 LAKE DRIVE EAST	121 TICKETS	PV	76212	003	09601	3/31/2015	134077	55.14
	CHANHASSEN MN 55317			Summary Total					165.40
				Payment Amount					165.40
100204	GRAFIX SHOPPE	PD MISC GRAPHICS	PV	76259	001	09101	4/8/2015	99976	614.00
	GRAFIX SHOPPE			Summary Total					614.00
	3240 MIKE COLLINS DRIVE	PD SQUAD ROOF NUMBERS	PV	76260	001	09101	4/8/2015	99977	365.00
	EAGAN MN 55121			Summary Total					365.00
				Payment Amount					979.00
100650	GRAINGER	MINI LAMPS/ BATTERY	PV	76149	001	09101	4/2/2015	9706598928	94.13
	GRAINGER INC			Summary Total					94.13
	DEPT. 806511127	V BELT	PV	76150	001	09101	3/31/2015	9703885674	63.82
	PALATINE IL 60038-0001			Summary Total					63.82
		UPRIGHT VACUUM	PV	76213	001	09101	4/14/2015	9715119740	180.43
				Summary Total					180.43
		ZONE VALVE ACTUATOR	PV	76214	001	09101	4/14/2015	9714956852	93.54
				Summary Total					93.54
		FLAT FREE PU WHEEL-RETURN	PD	76261	001	09101	4/13/2015	9714448918	102.84-
				Summary Total					102.84-
				Payment Amount					329.08
110386	HEALTH PARTNERS	NEW EMPL TESTS	PV	76217	001	09101	4/1/2015	900024012	370.00
	HEALTH PARTNERS P O BOX 77026 MINNEAPOLIS MN 55480-7726			Summary Total					370.00
				Payment Amount					370.00
106963	HEWLETT PACKARD COMPANY	MISC COMPUTER SUPPLIES	PV	76215	001	09101	4/7/2015	55723679	4,968.56
	HEWLETT PACKARD COMPANY			Summary Total					4,968.56
	13207 COLLECTIONS CENTER DR	MISC COMPUTER	PV	76216	001	09101	3/26/2015	55674577	7,283.15
	CHICAGO IL 60693			Summary Total					7,283.15

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Payment Instrument		Check Payment
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				Payment Amount					12,251.71
112475	INNOVATIVE OFFICE SOLUTIONS	MISC OFFICE SUPPLIES	PV	76262	001	09101	4/13/2015	01QX5501	60.38
	INNOVATIVE OFFICE SOLUTIONS	MISC OFFICE SUPPLIES	PV	76262	002	09101	4/13/2015	01QX5501	38.93
	P O BOX 270107	MISC OFFICE SUPPLIES	PV	76262	003	09101	4/13/2015	01QX5501	98.90
	MINNEAPOLIS MN 55427-0107	MISC OFFICE SUPPLIES	PV	76262	004	09101	4/13/2015	01QX5501	70.08
		MISC OFFICE SUPPLIES	PV	76262	005	09101	4/13/2015	01QX5501	10.53
				Summary Total					278.82
				Payment Amount					278.82
107478	INTELLIGENT PRODUCTS INCORPORATED	MUTT MITTS	PV	76151	001	09101	3/30/2015	191389A	746.01
	INTELLIGENT PRODUCTS INCORPORATED 10,000 LOWER RIVER ROAD P O BOX 626 BURLINGTON KY 41005			Summary Total					746.01
				Payment Amount					746.01
100256	LANO EQUIPMENT INC	MISC FILTERS	PV	76218	001	09101	4/14/2015	02-269952	37.08
	LANO EQUIPMENT INC	MISC FILTERS	PV	76218	002	09101	4/14/2015	02-269952	37.08
	6140 HIGHWAY 10 NW			Summary Total					74.16
	ANOKA MN 55303	STIHL HEDGE TRIMMER	PV	76219	001	09101	4/10/2015	02-269419	629.90
				Summary Total					629.90
		BAR AND CHAIN OIL	PV	76263	001	09101	4/20/2015	02-270886	67.96
				Summary Total					67.96
				Payment Amount					772.02
114282	LOUCKS ASSOCIATES	SERVICES THROUGH MAR 15	PV	76220	001	09101	4/1/2015	28890	350.00
	LOUCKS ASSOCIATES	SERVICES THROUGH MAR 15	PV	76220	002	09101	4/1/2015	28890	216.00
	7200 HEMLOCK LANE SUITE 300	SERVICES THROUGH MAR 15	PV	76220	003	09101	4/1/2015	28890	500.00
	MINNEAPOLIS MN 55369	SERVICES THROUGH MAR 15	PV	76220	004	09101	4/1/2015	28890	575.00
				Summary Total					1,641.00
				Payment Amount					1,641.00

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100270	MACQUEEN EQUIPMENT INC	MISC SUPPLIES	PV	76152	001	09605	4/8/2015	2152543	242.89
	MACQUEEN EQUIPMENT INC 595 ALDINE STREET ST PAUL MN 55104					Summary Total			242.89
						Payment Amount			242.89
112512	MADDEN,GALANTER,HANSEN LLP	MARCH 15 SERVICES	PV	76221	001	09101	4/1/2015	040115	39.60
	MADDEN,GALANTER,HANSEN LLP 505 NORTH HIGHWAY 169 SUITE 295 PLYMOUTH MN 55441-6444					Summary Total			39.60
						Payment Amount			39.60
100284	MENARDS ELK RIVER	MISC SUPPLIES	PV	76153	001	09101	3/25/2015	74178	120.92
	MENARDS ELK RIVER 19521 EVANS STREET NW ELK RIVER MN 55330-1077					Summary Total			120.92
						Payment Amount			120.92
108208	METRO PRODUCTS INC	MISC SUPPLIES	PV	76222	001	09101	4/7/2015	107260	160.21
	METRO PRODUCTS INC	MISC SUPPLIES	PV	76222	002	09101	4/7/2015	107260	254.04
	7401 CENTRAL AVENUE NE FRIDLEY MN 55432					Summary Total			414.25
						Payment Amount			414.25
100289	METRO SALES INC	3 NEW COPIERS	PV	76264	001	09101	4/7/2015	INV232113	31,000.00
	METRO SALES INC	3 NEW COPIERS	PV	76264	002	09101	4/7/2015	INV232113	137.00
	1620 EAST 78TH STEET MINNEAPOLIS MN 55423					Summary Total			31,137.00
						Payment Amount			31,137.00
112881	MIDWAY PARTY RENTAL	MISC BIZ EXPO 2015	PV	76265	001	09230	4/18/2015	45096	517.97
	MIDWAY PARTY RENTAL 600 KASOTA AVE SE MINNEAPOLIS MN 55414					Summary Total			517.97
						Payment Amount			517.97

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113946	MUNICIPAL EMERGENCY SERVICES INC	MISC FD SUPPLIES	PV	76154	001	09101	3/30/2015	00616757	9,129.41
	MUNICIPAL EMERGENCY SERVICES INC				Summary Total				9,129.41
	DEPOSITORY ACCOUNT	IRON SLING FD	PV	76155	001	09101	3/30/2015	00616553	51.36
	75 REMITTANCE DRIVE				Summary Total				51.36
	CHICAGO IL 60675	SYPHON STRAINER	PV	76156	001	09101	3/27/2015	00616059	453.59
					Summary Total				453.59
					Payment Amount				9,634.36
100345	NAPA AUTO PARTS ELK RIVER	WIPER BLADES	PV	76157	001	09101	3/20/2015	791433	48.76
	NAPA AUTO PARTS ELK RIVER				Summary Total				48.76
	17137 YALE STREET NW	PD SHOP SUPPLIES	PV	76267	001	09101	4/13/2015	792567	14.28
	P O BOX 1041				Summary Total				14.28
	ELK RIVER MN 55330								
					Payment Amount				63.04
112624	NELSON, CINDY	REIMBURSE FOR CPP EXAM FEE	PV	76268	001	09101	4/21/2015	042115	370.00
	CINDY NELSON				Summary Total				370.00
	19460 MARMOSET STREET NW								
	NOWTHEN MN 55303								
					Payment Amount				370.00
114239	NORTH AMERICAN SAFETY	MISC SAFETY SUPPLIES	PV	76269	001	09101	4/9/2015	11335	27.50
	NORTH AMERICAN SAFETY	MISC SAFETY SUPPLIES	PV	76269	002	09101	4/9/2015	11335	42.70
	149 N MERIDIAN STREET				Summary Total				70.20
	BELLE PLAINE MN 56011								
					Payment Amount				70.20
100988	NORTHERN SAFETY TECHNOLOGY	HALOGEN BULBS	PV	76223	001	09101	4/10/2015	38533	45.25
	NORTHERN SAFETY TECHNOLOGY				Summary Total				45.25
	5708 UPPER 147TH STREET W SUITE 107								
	APPLE VALLEY MN 55124								
					Payment Amount				45.25
100363	NORTHERN SANITARY	MISC SUPPLIES	PV	76158	001	09101	3/31/2015	173934	243.80

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
	SUPPLY CO								
	NORTHERN SANITARY SUPPLY CO			Summary Total					243.80
	341 COON RAPIDS BLVD	MISC SUPPLIES	PV	76224	001	09101	4/9/2015	174084	183.05
	MINNEAPOLIS MN 55433			Summary Total					183.05
				Payment Amount					426.85
110480	OPUS 21 MANAGEMENT SOLUTIONS	MARCH 15 SERVICES	PV	76159	001	09601	4/6/2015	150311	193.00
	OPUS 21 MANAGEMENT SOLUTIONS	MARCH 15 SERVICES	PV	76159	002	09601	4/6/2015	150311	154.40
	680 COMMERCE DRIVE SUITE 160	MARCH 15 SERVICES	PV	76159	003	09601	4/6/2015	150311	154.40
	WOODBURY MN 55125	MARCH 15 SERVICES	PV	76159	004	09601	4/6/2015	150311	115.79
		MARCH 15 SERVICES	PV	76159	005	09601	4/6/2015	150311	154.40
		MARCH 15 SERVICES	PV	76159	006	09601	4/6/2015	150311	35.34-
				Summary Total					736.65
				Payment Amount					736.65
106451	PEARSON BROTHERS INC	STREET SWEEPING 2015	PV	76160	001	09605	4/1/2015	3520	32,000.00
	PEARSON BROTHERS INC 11079 LAMONT AVE NE HANOVER MN 55341-4063			Summary Total					32,000.00
				Payment Amount					32,000.00
106216	PIONEER RIM AND WHEEL CO	MISC SUPPLIES	PV	76270	001	09601	4/3/2015	1-284898	99.98
	PIONEER RIM AND WHEEL CO 2500 KENNEDY ST NE MINNEAPOLIS MN 55413			Summary Total					99.98
				Payment Amount					99.98
100384	PLAISTED COMPANIES INC	BLACK DIRT	PV	76161	001	09101	3/31/2015	58056	687.25
	PLAISTED COMPANIES INC PO BOX 332 11555 - 205TH AVENUE NW ELK RIVER MN 55330			Summary Total					687.25
				Payment Amount					687.25
111488	POPP.COM INC	MARCH 15 SERVICES	PV	76162	001	09101	3/31/2015	992253893	108.20

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
	POPP.COM INC	MARCH 15 SERVICES	PV	76162	002	09101	3/31/2015	992253893	37.87
	620 MENDELSSOHN AVENUE NORTH SUITE 101	MARCH 15 SERVICES	PV	76162	003	09101	3/31/2015	992253893	32.46
	GOLDEN VALLEY MN 55427	MARCH 15 SERVICES	PV	76162	004	09101	3/31/2015	992253893	183.93
		MARCH 15 SERVICES	PV	76162	005	09101	3/31/2015	992253893	32.46
		MARCH 15 SERVICES	PV	76162	006	09101	3/31/2015	992253893	91.97
		MARCH 15 SERVICES	PV	76162	007	09101	3/31/2015	992253893	37.87
		MARCH 15 SERVICES	PV	76162	008	09101	3/31/2015	992253893	80.13
		MARCH 15 SERVICES	PV	76162	009	09101	3/31/2015	992253893	84.63
		MARCH 15 SERVICES	PV	76162	010	09101	3/31/2015	992253893	103.84
		MARCH 15 SERVICES	PV	76162	011	09101	3/31/2015	992253893	61.83
				Summary Total					855.19
				Payment Amount					855.19
112959	PREMIUM WATERS INC	FD MARCH 15 WATER	PV	76271	001	09101	3/31/2015	621332-03-15	24.99
	PREMIUM WATERS INC			Summary Total					24.99
	P O BOX 9128	FD WATER MARCH 15	PV	76272	001	09101	3/31/2015	621331-03-15	10.99
	MINNEAPOLIS MN 55480-9128			Summary Total					10.99
				Payment Amount					35.98
114471	PROFESSIONAL MAINTENANCE SERVICES	SNOW PLOWING RAMP	PV	76163	001	09240	4/1/2015	65	3,560.00
	PROFESSIONAL MAINTENANCE SERVICES 17940 BAUGH STREET NW RAMSEY MN 55303			Summary Total					3,560.00
				Payment Amount					3,560.00
107229	RADCO	BEDSLIDE/PIN KIT	PV	76273	001	09101	4/17/2015	BLN-51971	39.95
	RADCO 1502 99TH LANE BLAINE MN 55434			Summary Total					39.95
				Payment Amount					39.95
114163	RCM SPECIALTIES INC	POT HOLE PATCHING	PV	76164	001	09101	4/2/2015	4771	29,250.00
	RCM SPECIALTIES INC 12090 MARGO AVENUE SOUTH SUITE B HASTINGS MN 55033			Summary Total					29,250.00
				Payment Amount					29,250.00
100431	SAFETY KLEEN	RECYCLE OIL	PV	76165	001	09101	3/31/2015	CON0069744	104.69

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
	CORPORATION								
	SAFETY KLEEN CORPORATION PO BOX 382066 PITTSBURGH PA 15250-8066			Summary Total					104.69
				Payment Amount					104.69
100433	SALVERDA AND ASSOC, DONALD	K. ULRICH 2015 LEADERSHIP	PV	76166	001	09101	3/27/2015	P-1502-9	600.00
	DONALD SALVERDA AND ASSOC 2233 HAMLINE AVE N SUITE 620 ROSEVILLE MN 55113			Summary Total					600.00
				Payment Amount					600.00
100854	ST PAUL, CITY OF	ASPHALT	PV	76251	001	09101	4/2/2015	00008366	1,651.98
	CITY OF ST PAUL 15 W KELLOGG BLVD 700 CITY HALL ST PAUL MN 55102			Summary Total					1,651.98
				Payment Amount					1,651.98
100469	STREICHER'S POLICE EQUIPMENT	MISC BADGES PD	PV	76274	001	09101	4/8/2015	I1146199	359.94
	STREICHER'S POLICE EQUIPMENT LB# 7873 P O BOX 9438 MINNEAPOLIS MN 55440-9438			Summary Total					359.94
				Payment Amount					359.94
100485	TIMESAVER OFF SITE SECRETARIAL INC	MARCH 2015 MTGS	PV	76167	001	09101	3/31/2015	M21224	556.00
	TIMESAVER OFF SITE SECRETARIAL INC 5291 RIVER OAK DRIVE SAVAGE MN 55378			Summary Total					556.00
				Payment Amount					556.00
104106	TRUSCO MANUFACTURING COMPANY	PNEUMATIC WHEELS	PV	76225	001	09101	4/7/2015	6387	115.52
	TRUSCO MANUFACTURING COMPANY 545 NW 68TH AVE OCALA FL 34482-8235			Summary Total					115.52

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
				Payment Amount					115.52
107705	TWIN CITY GARAGE DOOR CO	MISC REPAIR PD DOOR	PV	76226	001	09101	4/1/2015	436142	1,004.98
	TWIN CITY GARAGE DOOR CO			Summary Total					1,004.98
	5601 BOONE AVE N	2 AIR SWITCHES	PV	76227	001	09101	4/2/2015	436167	109.00
	MINNEAPOLIS MN 55428			Summary Total					109.00
				Payment Amount					1,113.98
111742	TWIN CITY WATER CLINIC INC	10 WATER TESTS	PV	76228	001	09601	4/1/2015	6179	150.00
	TWIN CITY WATER CLINIC INC 617 13TH AVENUE SOUTH HOPKINS MN 55343			Summary Total					150.00
				Payment Amount					150.00
106990	USA BLUE BOOK	MISC SUPPLIES	PV	76229	001	09601	3/26/2015	601834	1,021.92
	USA BLUE BOOK PO BOX 9004 GURNEE IL 60031-9004			Summary Total					1,021.92
				Payment Amount					1,021.92
105628	WELLS CATERING SERVICE	MEETING 4/13/15	PV	76230	001	09101	4/13/2015	30403	171.00
	WELLS CATERING SERVICE			Summary Total					171.00
	7533 SUNWOOD DRIVE SUITE 108	MEETING 4/14/2015	PV	76231	001	09101	4/14/2015	30404	85.50
	RAMSEY MN 55303			Summary Total					85.50
				Payment Amount					256.50
100529	WENDELL'S INC	ENGRAVED SIGN	PV	76232	001	09101	3/27/2015	1967077	25.80
	WENDELL'S INC 6601 BUNKER LAKE BLVD PO BOX 458 RAMSEY MN 55303-0458			Summary Total					25.80
				Payment Amount					25.80
100541	ZARNOTH BRUSH WORKS INC	BROOMS FOR SWEEPER	PV	76168	001	09605	3/25/2015	0154067	1,496.00

R04570

CITY OF RAMSEY

Create Payment Control Groups

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

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Document Itm	Document Co	Due Date	Invoice Number	Payment Amount
	ZARNOTH BRUSH WORKS INC PO BOX 141 CHILTON WI 53014-0141			Summary Total					1,496.00
				Payment Amount					1,496.00
				Total Amount to be Processed					182,583.62
				Total Number of Payments to be Processed					77

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

RESOLUTION #15-04-104

RESOLUTION APPROVING CASH DISBURSEMENTS MADE AND AUTHORIZING PAYMENT OF ACCOUNTS PAYABLE INVOICING RECEIVED DURING THE PERIOD OF APRIL 9, 2015 THROUGH APRIL 22, 2015.

WHEREAS, the City of Ramsey Finance Department has made cash disbursements and received accounts payable invoicing during the period of April 9, 2015, through April 22, 2015, in the amount of $590,883.20 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 April 9, 2015, through April 22, 2015, in the amount of $ 590,883.20.

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 28th 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. 7.**

Meeting Date: 04/28/2015

By: Chris Anderson, Community Development

Information

Title:

Adopt Resolution #15-04-103 Granting Approval of Final Plat for Brookfield 6th Addition; Case of Brookfield Land, LLC and Capstone Homes, Inc.

Purpose/Background:

Brookfield Land, LLC has applied for Final Plat approval of BROOKFIELD 6TH ADDITION. The Final Plat consists of eighteen (18) lots plus an outlot and is the second phase of a Preliminary Plat that was approved by the Planning Commission on October 3, 2013 and City Council on October 22, 2013. This plat is a continuation of the original Brookfield Addition west of Nowthen Boulevard and generally north of 167th Avenue.

Notification:

In accordance with City Code, only City Council approval is required for a Final Plat without a Public Hearing.

Observations/Alternatives:

The site is guided Low Density Residential (LDR) on the Comprehensive Plan and is located in the R-1 Residential (MUSA) district. As outlined in the attached technical review memo, the proposed subdivision conforms to all minimum standards of the City's Zoning Code. The Final Plat is consistent with the approved Preliminary Plat.

The Landscape, Grading, Street, and Utility Plans generally conform to the City's minimum standards, with necessary revisions as outlined in the Staff Review Letter. However, of note is that this project will connect with an existing segment of 168th Avenue that currently terminates in a cul-de-sac as was stipulated at the time of Preliminary Plat approval. The City will be reconstructing the existing segment of 168th Avenue this summer and coordination between the two project will be critical.

The Developer will also be required to execute the draft Development Agreement as attached agreeing to construct the improvements required by City Code Chapter 117 and securing the necessary sureties to ensure proper installation in the event of a default. The Developer's Engineer is compiling a detailed cost estimates for the required improvements but were not yet available as of the writing of this case. A DRAFT Development Agreement is attached, but formal action on a Development Agreement will occur at a future meeting once it is finalized.

At the time of Preliminary Plat Review, the status of the existing Home Owners' Association was discussed in great detail. The intent of the HOA was to cover ongoing operation of the original private amenities (entryway landscaping, pond liner, and private park). A fact sheet with additional details is available upon request. Consistent with the first thirty-two (32) lots created by Brookfield Land, it is not anticipated that these newly created lots will be added to the existing Home Owners' Association.

Alternatives:

Option 1. Approve Resolution #15-04-103 granting Final Plat approval of Brookfield 6th Addition contingent upon compliance with the Staff Review Letter and the Developer entering into a Development Agreement with the City. The Final Plat is consistent with the approved Preliminary and there are no major discrepancies still needing to be resolved. Staff supports this option.

Option 2. Do not grant Final Plat approval for Brookfield 6th Addition. The Final Plat is consistent with the approved Preliminary Plat and there does not appear to be any reason not to approved the request. Staff does not support this option.

Funding Source:

All cost associated with processing the application are the responsibility of the Applicant.

Recommendation:

The Planning Commission recommended approval of the overall Preliminary Plat (2013). The proposed eighteen (18) lots within the Final Plat conform with the Preliminary Plat approval, thus, Staff recommends approval of the Final Plat contingent upon compliance with the Staff Review Letter and the Developer entering into a Development Agreement with the City.

Action:

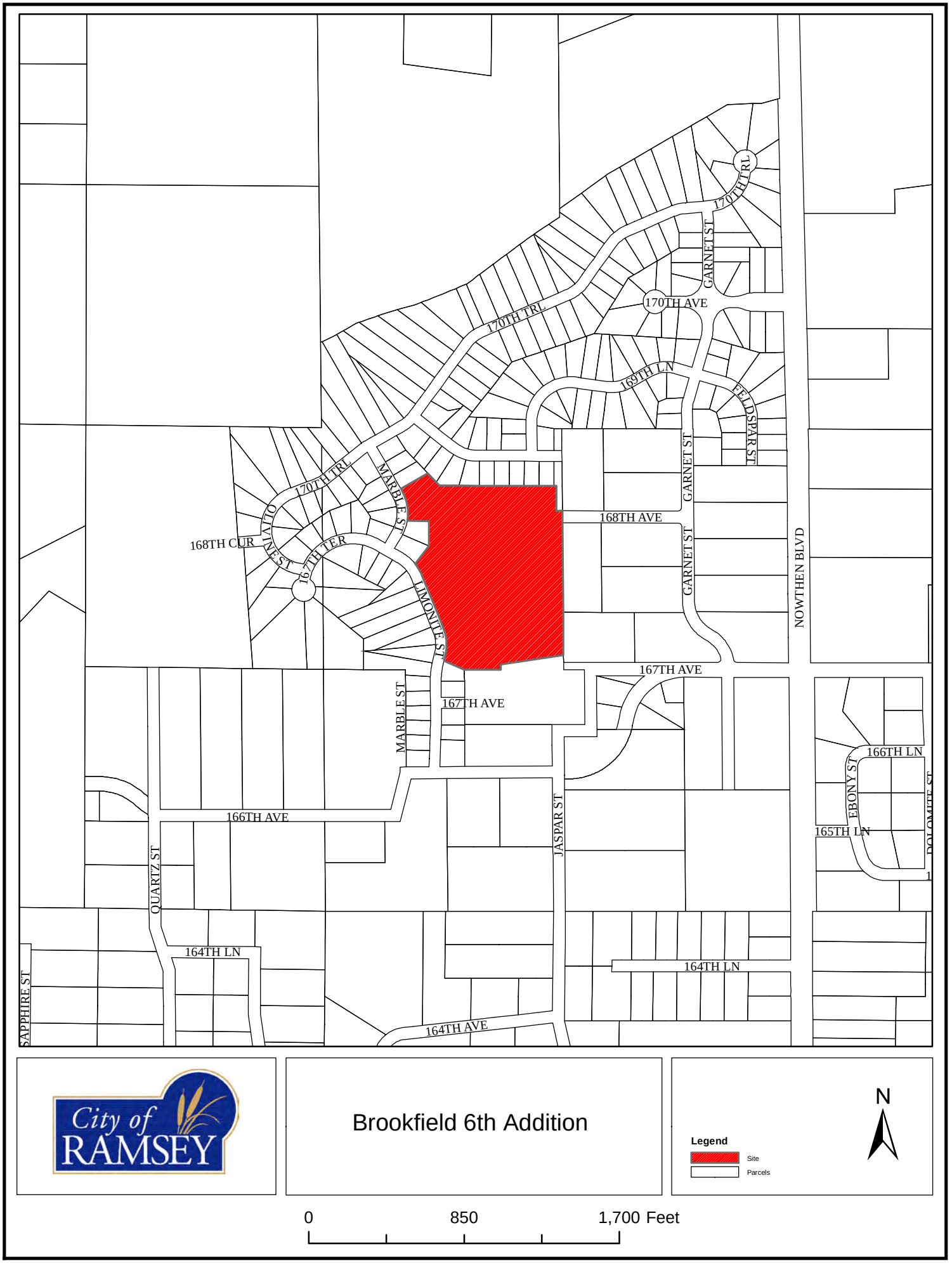
Motion to adopt Resolution #15-04-103 granting Final Plat Approval to Brookfield 6th Addition, contingent upon compliance with the Staff Review Letter and the Developer entering into a Development Agreement with the City.

Attachments

Site Location Map
Final Plat Sheet
Construction Plan Sheets
Staff Review File
Resolution #15-04-103 (Final Plat)
Draft Development Agreement

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	04/23/2015 10:47 AM
Chris Anderson (Originator)	Chris Anderson	04/23/2015 11:14 AM
Kurt Ulrich	Kurt Ulrich	04/23/2015 03:10 PM
Form Started By: Chris Anderson		Started On: 04/22/2015 08:21 AM
Final Approval Date: 04/23/2015		


170TH TRL
170TH TRL
GARNET ST
170TH AVE
170TH TRL
169TH LN
FELDSPAR ST
GARNET ST
168TH AVE
MARBLE ST
170TH TRL
168TH CUR
QUARTZ ST
16 7TH TER
LIMONITE ST
GARNET ST
NOWTHEN BLVD
LIMONITE ST
167TH AVE
MARBLE ST
167TH AVE
166TH LN
EBONY ST
166TH AVE
JASPAR ST
165TH LN
QUARTZ ST
164TH LN
164TH LN
SAPPHIRE ST
164TH AVE
City of RAMSEY
Brookfield 6th Addition
Legend
Site
Parcels
N
0
850
1,700 Feet

BROOKFIELD SIXTH ADDITION

CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 10, T. 32, R. 25

KNOW ALL PERSONS BY THESE PRESENTS: That Ramsey Land Holdings, LLC, a Minnesota limited liability company, owner of the following described property:

Outlot A, BROOKFIELD FOURTH ADDITION, according to the recorded thereof, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as BROOKFIELD FIFTH ADDITION and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as shown on this plat.

In witness whereof said Ramsey Land Holdings, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officers this _____ day of _____, 20____.

RAMSEY LAND HOLDINGS, LLC

By _____ By _____

State of Minnesota
County of _____

This instrument was acknowledged before me on _____ by _____, as _____ and _____, as _____ of Ramsey Land Holdings, LLC, a Minnesota limited liability company, on behalf of the corporation.

_____
Notary Public, _____ County, Minnesota
My commission expires _____

I Kyle J. Roddy do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20_____.

_____
Kyle J. Roddy, Licensed Land Surveyor
Minnesota License Number 42627
State of Minnesota
County of _____

This instrument was acknowledged before me on _____ by Kyle J. Roddy.

_____
Notary Public, _____ County, Minnesota
My commission expires _____

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

This plat of BROOKFIELD FOURTH ADDITION was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held this _____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

By:_____, Mayor By: _____, City Clerk

ANOKA COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 20____.

_____
Larry D. Hoium, Anoka County Surveyor

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20____.

_____
Property Tax Administrator

By_____, Deputy

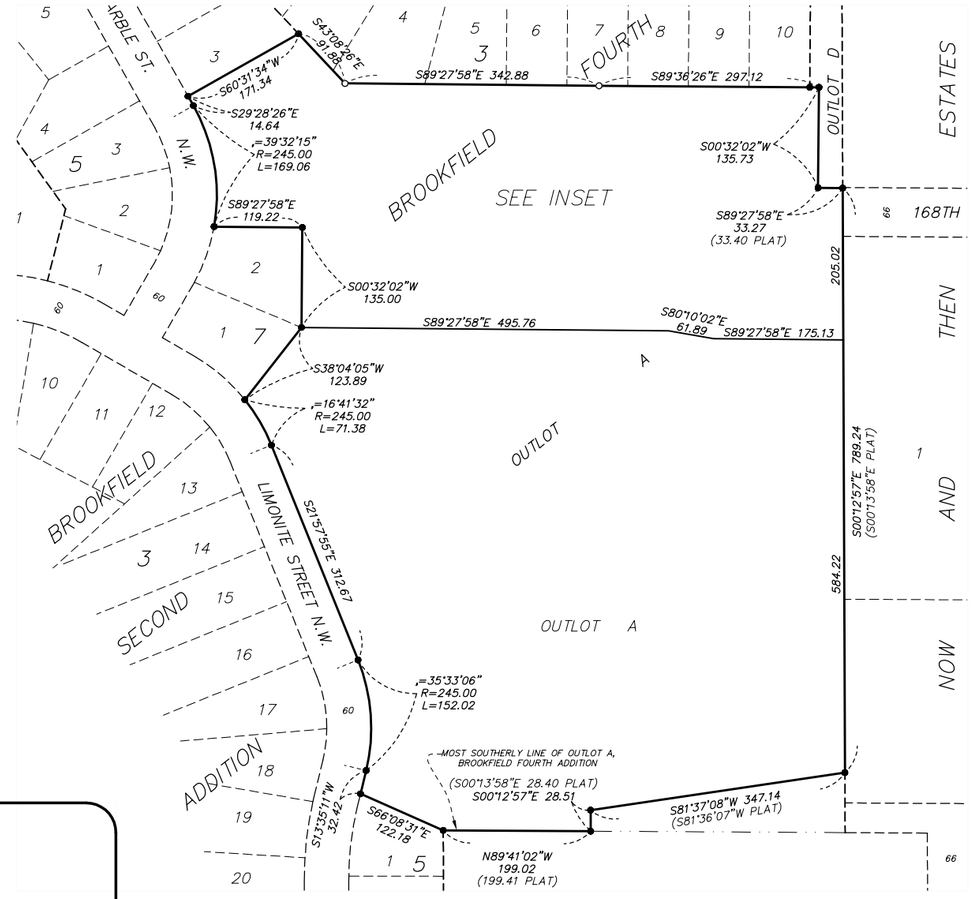
COUNTY RECORDER/REGISTRAR OF TITLES

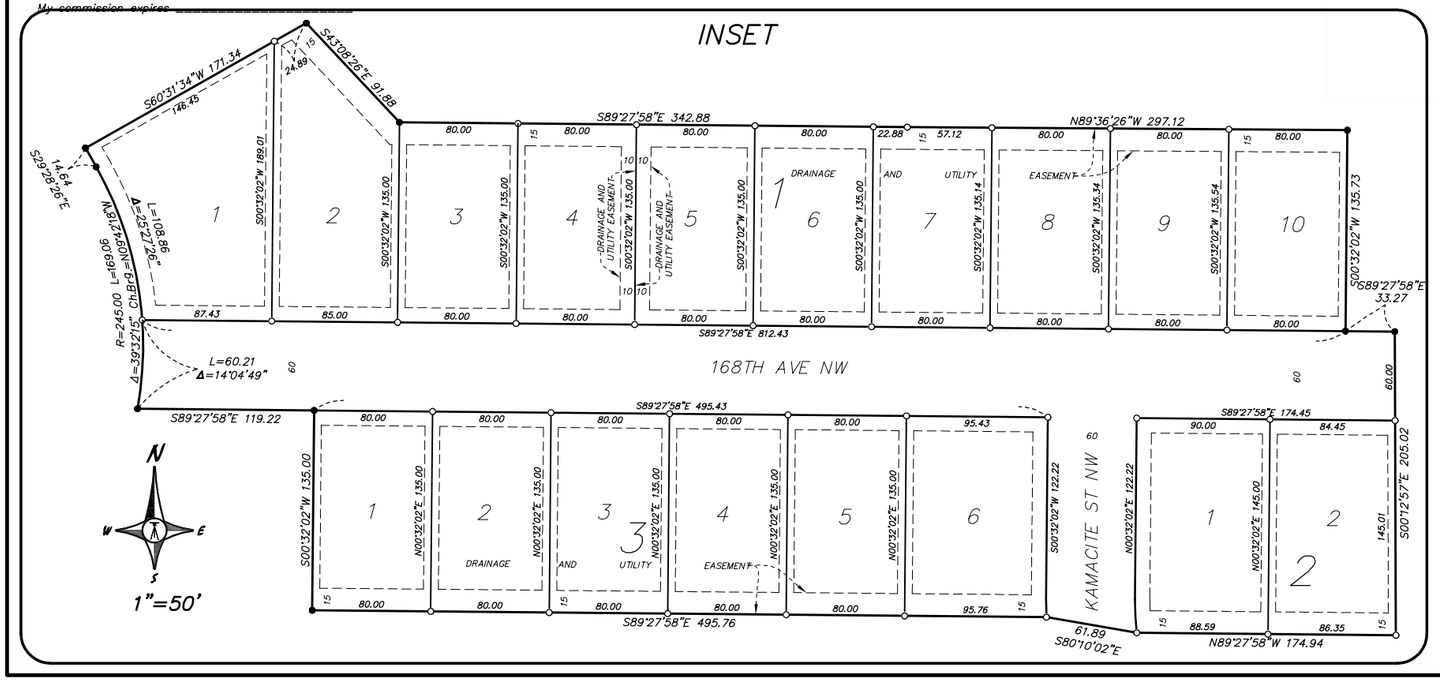
County of Anoka, State of Minnesota

I hereby certify that this plat of HARPERS STREET WOODS 5TH ADDITION, was filed in the office of the County Recorder/Registrar of Titles for public record on this _____ day of _____, 20____, at ____o'clock __.M. and was duly recorded in Book _____ Page _____, as Document Number _____.

_____
County Recorder/Registrar of Titles

By_____, Deputy





BEARING NOTE

FOR THE PURPOSES OF THIS PLAT, THE MOST SOUTHERLY LINE OF OUTLOT A, BROOKFIELD FOURTH ADDITION IS ASSUMED TO HAVE A BEARING OF NORTH 89 DEGREES 41 MINUTES 02 SECONDS WEST.

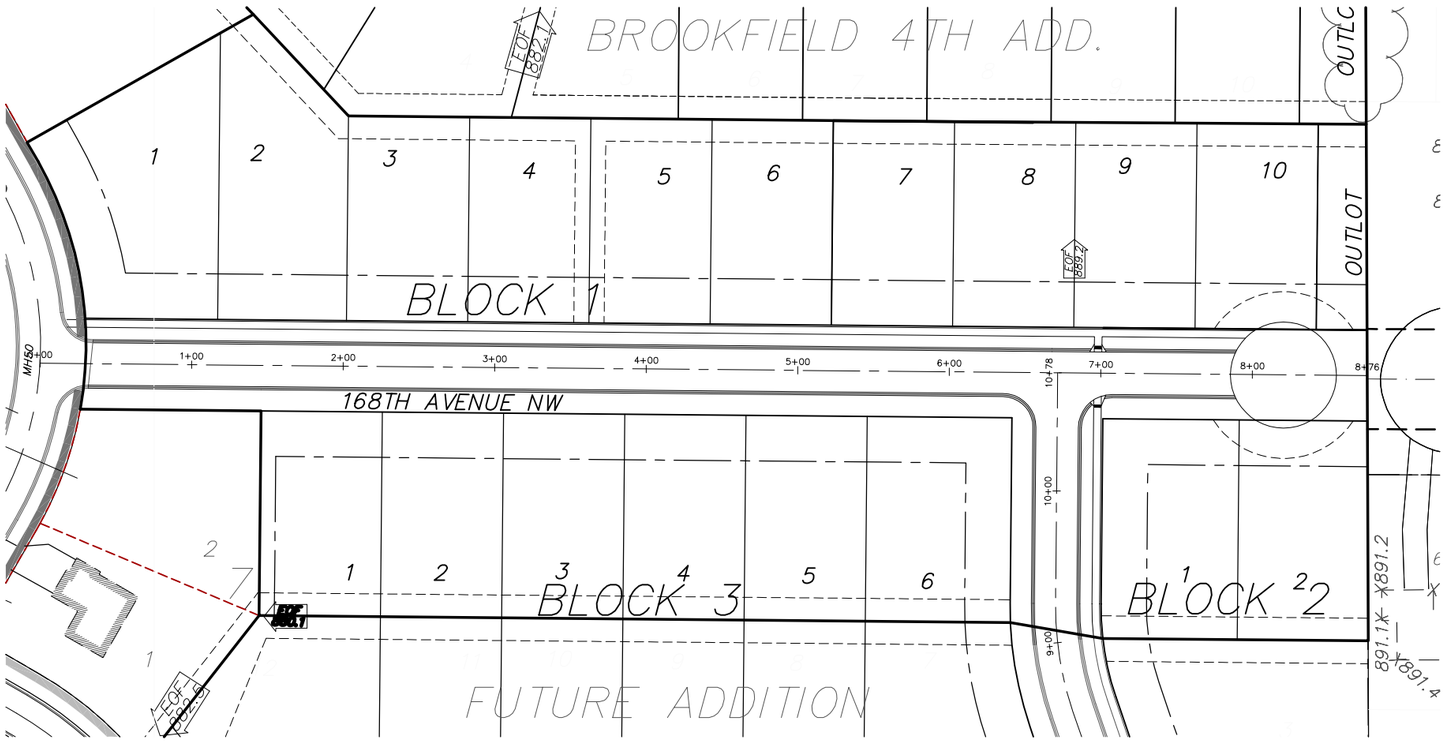
LEGEND

- ● DENOTES IRON PIPE MONUMENT FOUND
- ○ DENOTES SET 1/2" IRON PIPE WITH CAP MARKED R.L.S. 42627
- (PLAT) REFERS TO DIMENSIONS AS SHOWN ON THE RECORDED PLAT OF BROOKFIELD THIRD ADDITION

N
W E
S

100 0 50 100
SCALE IN FEET
1 INCH = 100 FEET

APA CONSULTING ENGINEERS & SURVEYORS
CAMBRIDGE, MN



OWNER:

Brookfield LLC
14015 Sunfish Lake Blvd
Ramsey, Minnesota 55303
Phone: (763) 450-1201

ENGINEER/SURVEYOR:

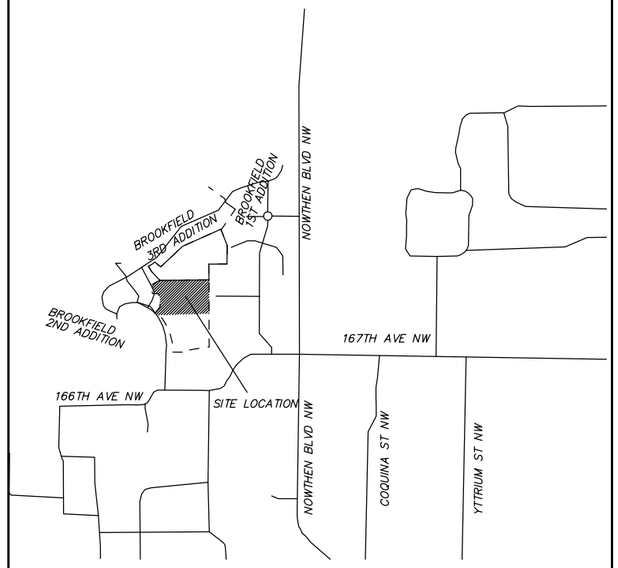
A.P.A., P.A.
200 Third Ave NE, Ste 100
Cambridge, Minnesota 55008
PHONE: (763) 689-4042

N
W E
S

GRAPHIC SCALE

100 0 50 100
(IN FEET)

LOCATION MAP "NOT TO SCALE"



SHEET INDEX

C1 COVER SHEET

SANITARY SEWER AND WATERMAIN CONSTRUCTION

C2 168TH AVE NW/167TH CROSSING

STORM SEWER AND STREET CONSTRUCTION

C3 168TH AVE NW/167TH CROSSING

EROSION CONTROL, LANDSCAPING AND DETAILS

G1 GRADING PLAN
G2 GRADING DETAILS
L1 OVERALL LANDSCAPING PLAN
D1 DETAILS
D2 DETAILS
D3 DETAILS
SW 1 STORMWATER POLLUTION PREVENTION PLAN
SW 2 STORMWATER POLLUTION PREVENTION PLAN

MINIMUM SETBACKS

FRONT SETBACK (TYPICAL)	30 FT.
FRONT SETBACK (BLOCKS 3 AND 4)	25 FT.
HOUSE SIDE SETBACK	10 FT.
HOUSE SIDE (GARAGE)	6 FT.
CORNER SETBACK	30 FT.
REAR SETBACK	30 FT.
MINIMUM LOT FRONTAGE	80 FT.
MINIMUM LOT FRONTAGE (CORNER)	90 FT.

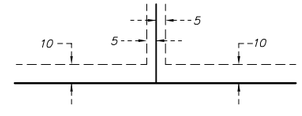
ZONING

EXISTING ZONNG R1
PROPOSED ZONING R1

SITE DESCRIPTION

TOTAL PROPOSED HOMES = 18
MINIMUM LOT AREA = 10,800 SQ. FT.

Drainage and utility easements are shown thus:



BY
REVISIONS
DATE
RECORD DRAWING

APA CONSULTING
ENGINEERS & SURVEYORS
200 3RD AVE N.E. SUITE 100 - CAMBRIDGE, MN 55008
763.689.4042 PH 763.689.6681 FAX

BROOKFIELD 6TH ADDITION

COVER SHEET

RAMSEY, MINNESOTA

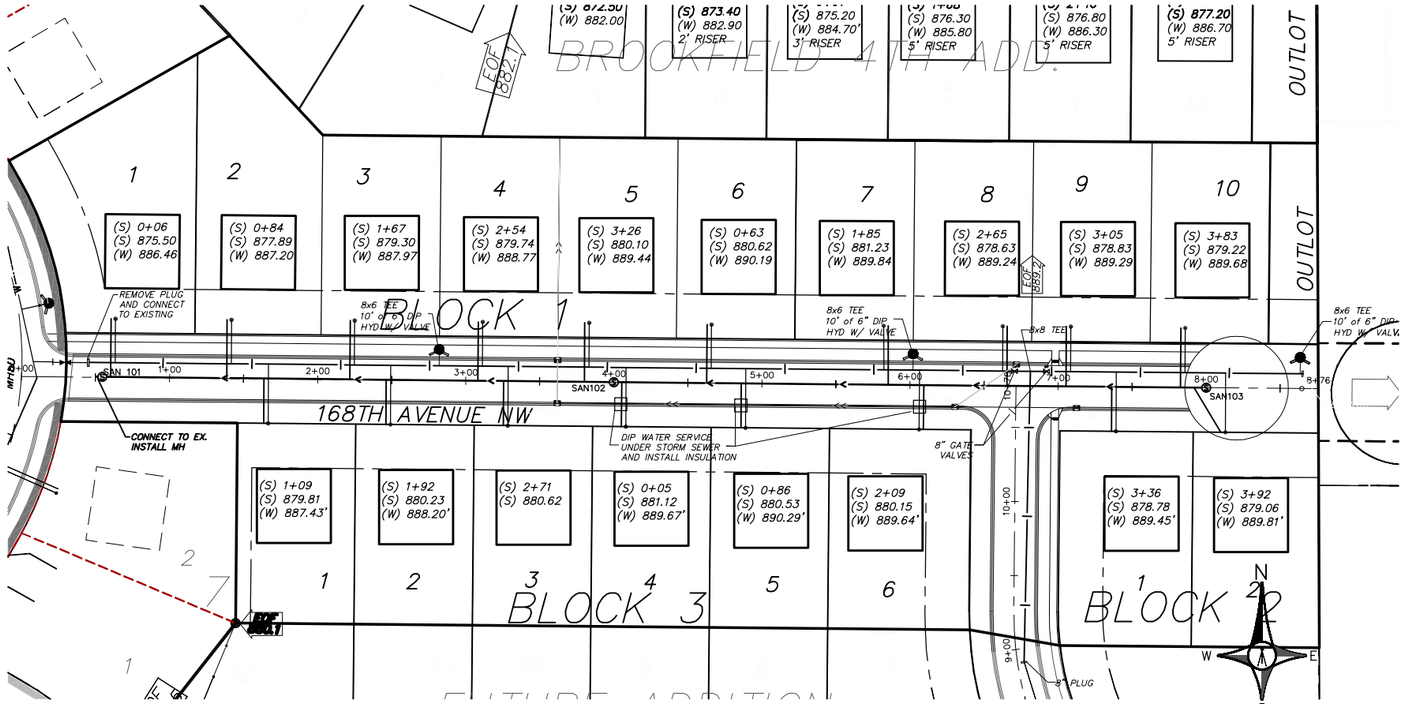
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

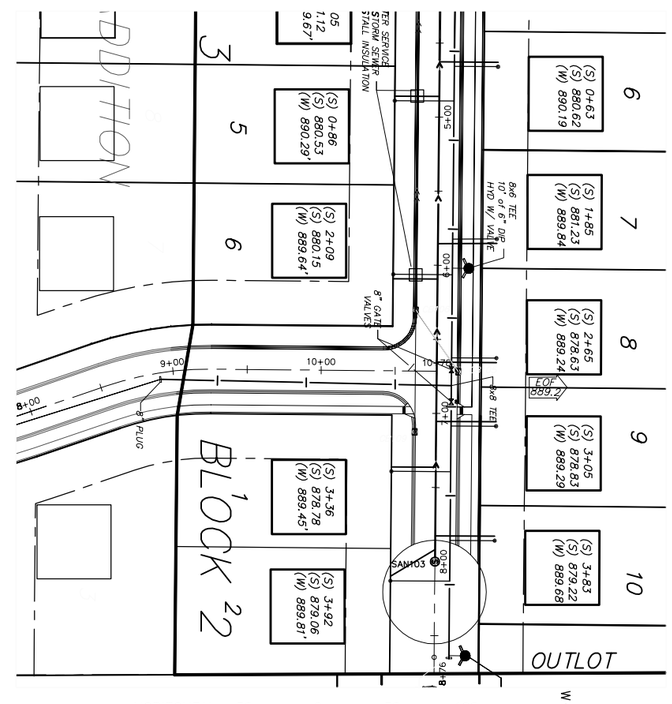
DATE 3-23-2015 REG. NO. 24019

BRENT ROSHELL

DRAWN	CAD	CHECKED	BTR
DATE	3-13-2015	APPROVED	BTR
SCALE	1"=100'		
PROJECT	137-15		

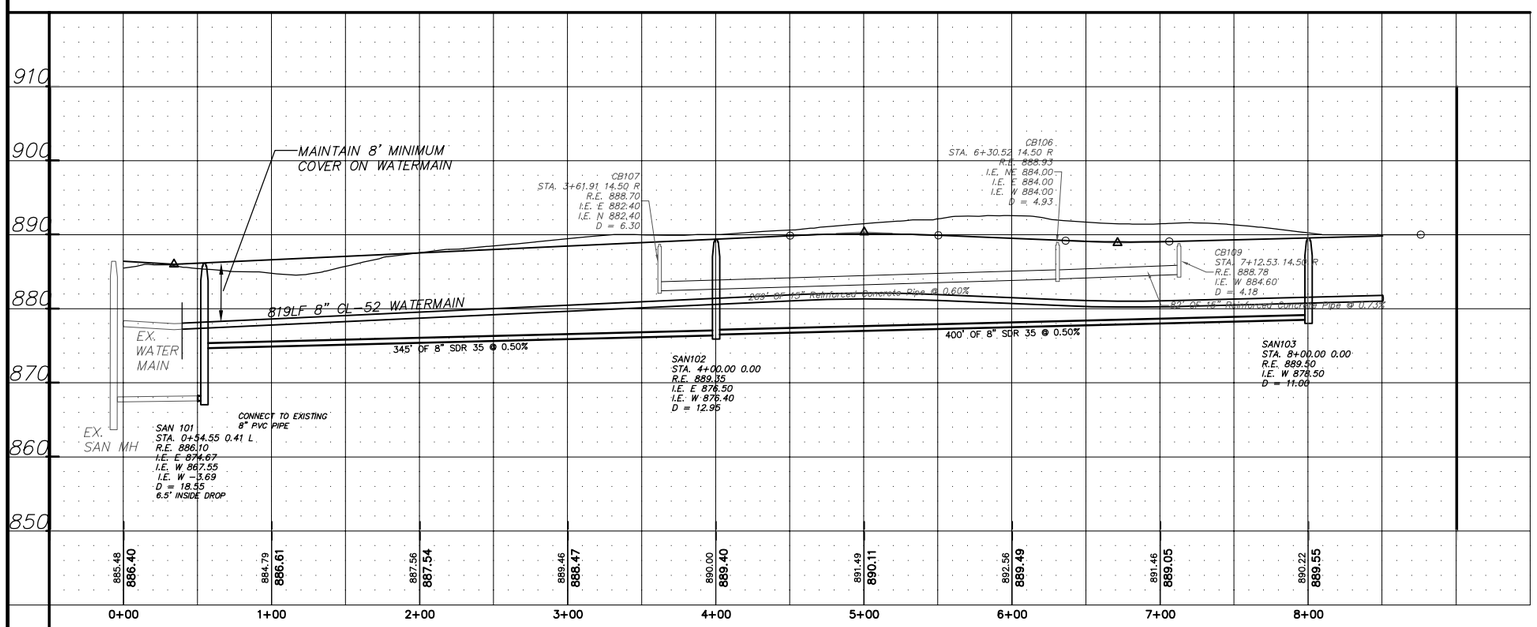
C1



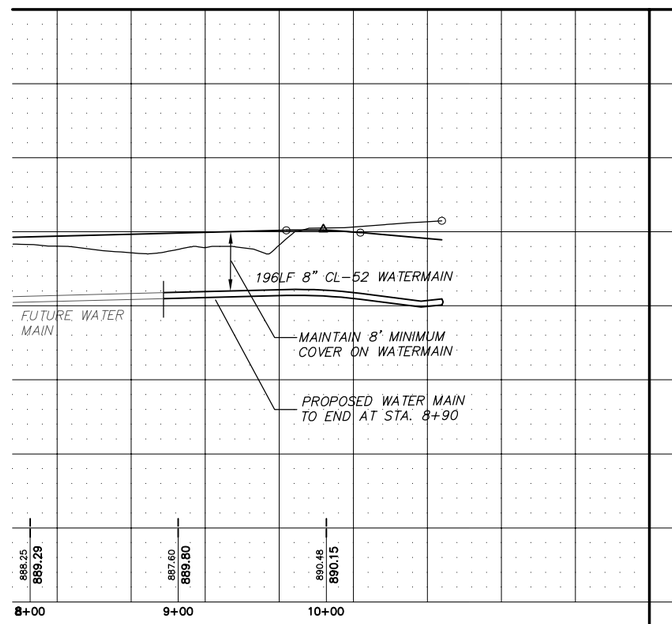


(S) X+XX — STATION FROM DOWNSTREAM MANHOLE
(S) XXX.XX — ELEVATION @ END STUB
(W) XXX.XX — CURB STOP SURFACE ELEVATION

168TH AVE NW



167TH CROSSING



CONSULTING ENGINEERS & SURVEYORS
APA
200 3RD AVE NE, SUITE 100 - CAMBRIDGE, MN 55008
763.689.6681 FAX
763.689.4042 PH

BY | REVISIONS | DATE

RECORD DRAWING

BROOKFIELD 6TH ADDITION

SANITARY SEWER/WATERMAIN

RAMSEY, MINNESOTA

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.

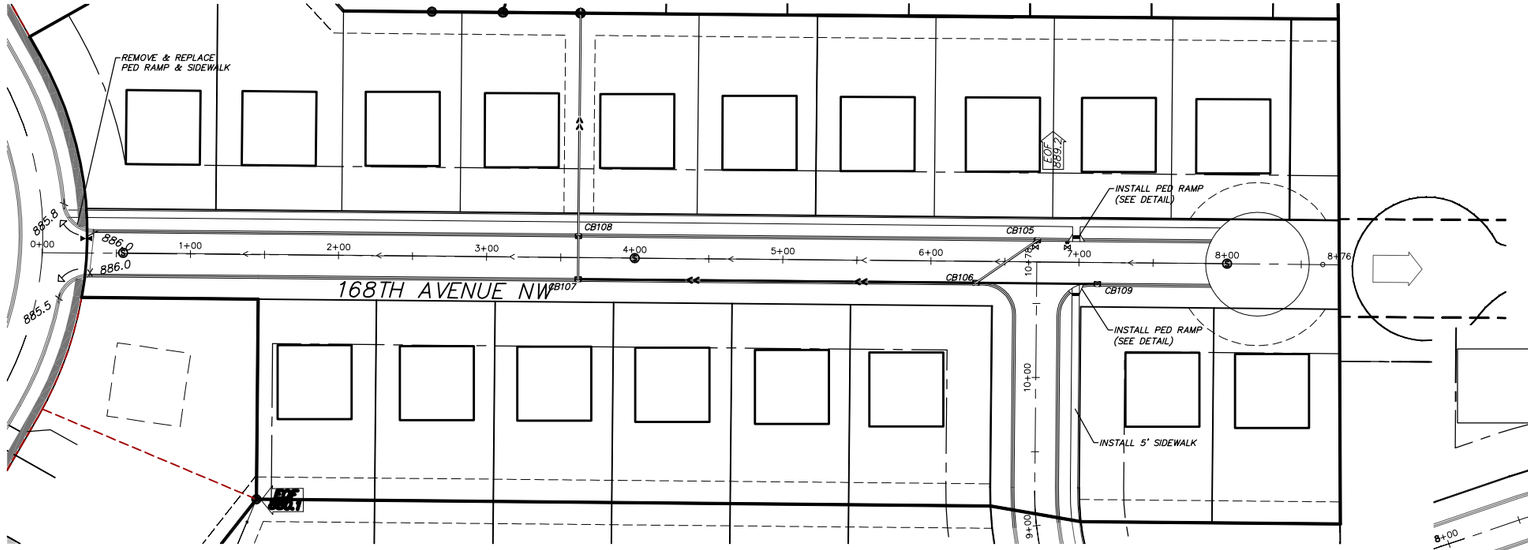
DATE 3-25-2015 REG. NO. 24019

BRENT RISWELL

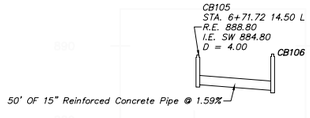
DRAWN	CAD
DATE	3-15-2015
SCALE	1=50
PROJECT	127-13
CHECKED	BTR
APPROVED	BTR

C2

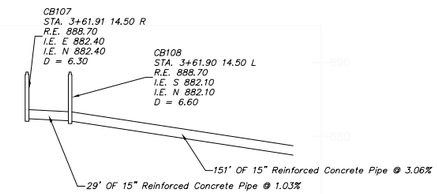
W:\2006\97-06\Engineering\97-06.dwg 1/30/2013 9:42:57 AM CST

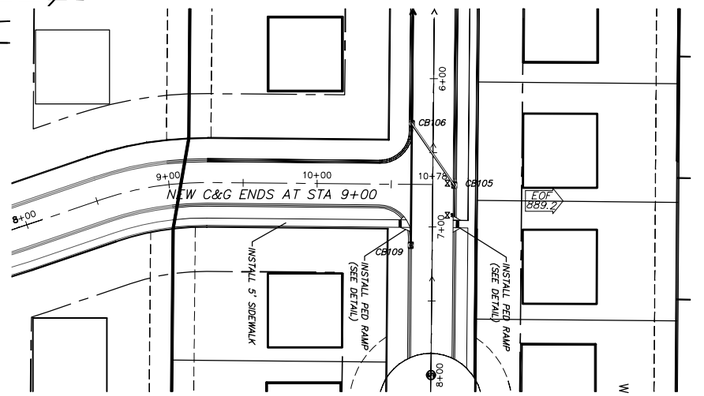


CB105 to CB106 PROFILE



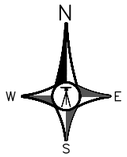
CB107 to EX. STM CB 9 PROFILE

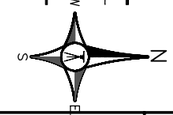




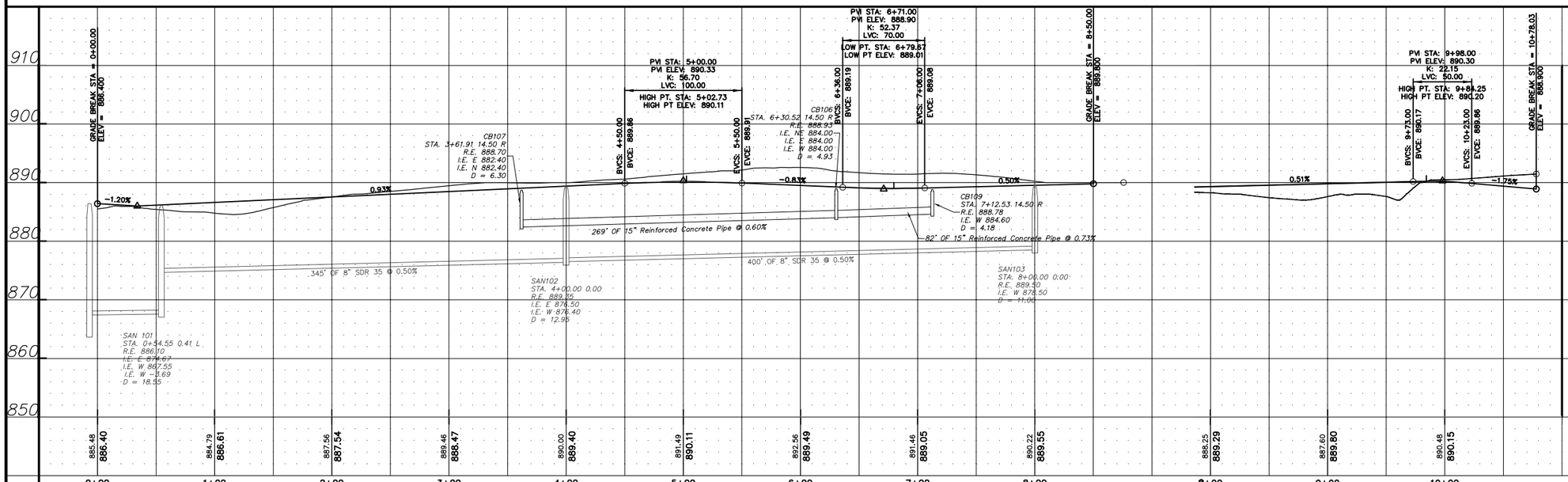
CB105	2X3 RECT.	R-3501-V	
CB106	48"DIA	R-3501-V	
CB107	48"DIA	R-3501-V	
ST-8	2X3 RECT.	R-3501-V	HORIZONTAL
CB108	48"DIA	R-3501-V	VERTICAL

HORIZONTAL: 50 0 50 100
VERTICAL: 10 0 10 20





168TH AVE NW



CONSULTING ENGINEERS & SURVEYORS
200 3RD AVE NE, SUITE 100 - CAMBRIDGE, MN 55008
763.689.6681 FAX
763.689.4042 PH

BY	DATE	REVISIONS
		RECORD DRAWING

BROOKFIELD 6TH ADDITION

STREET/STORM SEWER

RAMSEY, MINNESOTA

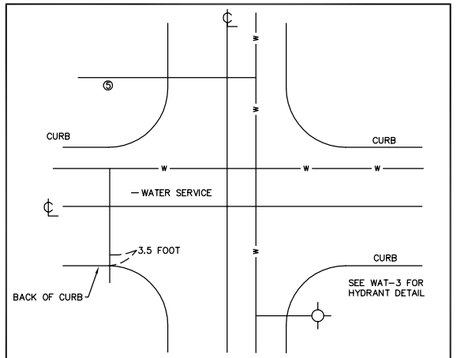
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE 1-23-2015 REG. NO. 24019

BRENT RISDELL

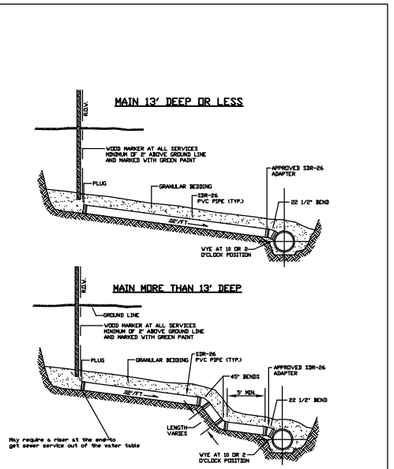
DRAWN	CAD
DATE	3-13-2015
SCALE	1=50
PROJECT	127-13
CHECKED	BTR
APPROVED	BTR

C3

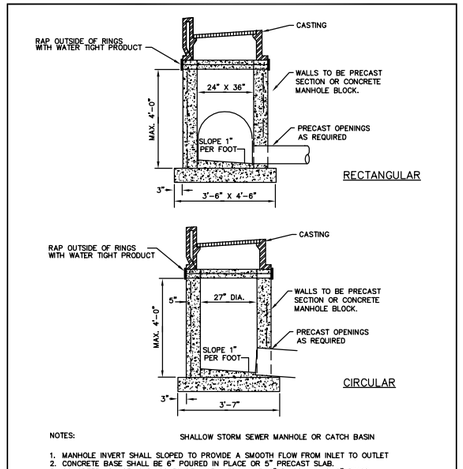


1) VALVES TO BE CLUSTERED AT CROSS ON THE TEE BY PLACING IMMEDIATELY ADJACENT TO FITTING
2) VALVE EXTENSIONS SHALL BE REQUIRED SUCH THAT VALVE OPERATOR NUT IS WITHIN 1 FOOT OF FINISHED GRADE
3) WATERMAIN TO BE LOCATED ON NORTH AND EAST SIDES OF STREET 10 FEET FROM CENTERLINE
4) ALL SERVICE VALVES IN ROAD WAY SHALL BE 3.5 FOOT FROM BACK OF CONCRETE CURB
5) ALL VALVES NOT IN BITUMINOUS PAVEMENT SHALL BE MARKED WITH A BLUE 5 FOOT CARSONITE MARKER

APPROVED		STANDARD DETAILS
DATE 3-2004	City of RAMSEY	*GENERAL WATERMAIN VALVE LOCATION*
		CITY PLATE No. WAT-2



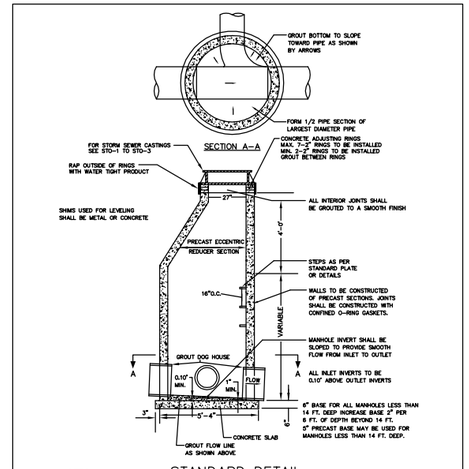
APPROVED		STANDARD DETAILS
DATE 1-2006	City of RAMSEY	
		CITY PLATE No. SEW-1



NOTES:
SHALLOW STORM SEWER MANHOLE OR CATCH BASIN

1. MANHOLE INVERT SHALL SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET
2. CONCRETE BASE SHALL BE 6" POURED IN PLACE OR 5" PRECAST SLAB.
3. CONCRETE ADJUSTING RINGS TO BE INSTALLED MAX.7-2" RINGS, MIN 2-2" RINGS
4. GROUT BETWEEN RINGS
5. SHIMS USED FOR LEVELING SHALL BE METAL OR CONCRETE
6. A 10 GAGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL SEWER LINES
7. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
8. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS

APPROVED		STANDARD DETAILS
DATE 1-2006	City of RAMSEY	CATCH BASIN
		CITY PLATE No. STO-7

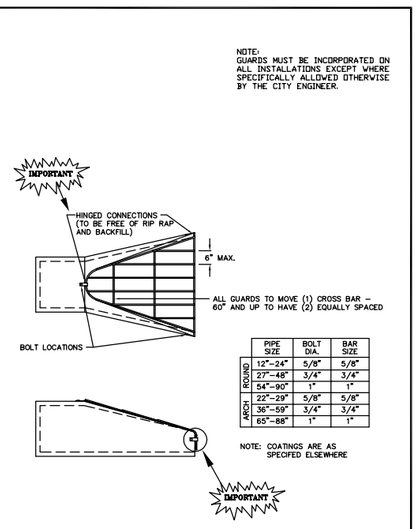


NOTES:
STANDARD DETAIL

1. A 10 GAGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL SEWER LINES
2. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
3. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS

APPROVED		STANDARD DETAILS
DATE 1-2006	City of RAMSEY	*STORM MANHOLE / CATCH BASIN*
		CITY PLATE No. STO-4

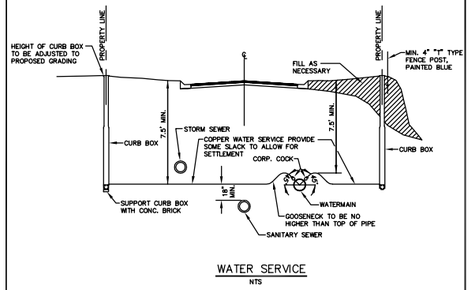
NOTE:
GUARDS MUST BE INCORPORATED ON ALL INSTALLATIONS EXCEPT WHERE SPECIFICALLY ALLOWED OTHERWISE BY THE CITY ENGINEER.



	PIPE SIZE	BOLT DIA.	BAR SIZE
ROUND	12"-24"	5/8"	5/8"
	27"-48"	3/4"	3/4"
	54"-90"	1"	1"
ARCH	22"-29"	5/8"	5/8"
	36"-59"	3/4"	3/4"
	65"-88"	1"	1"

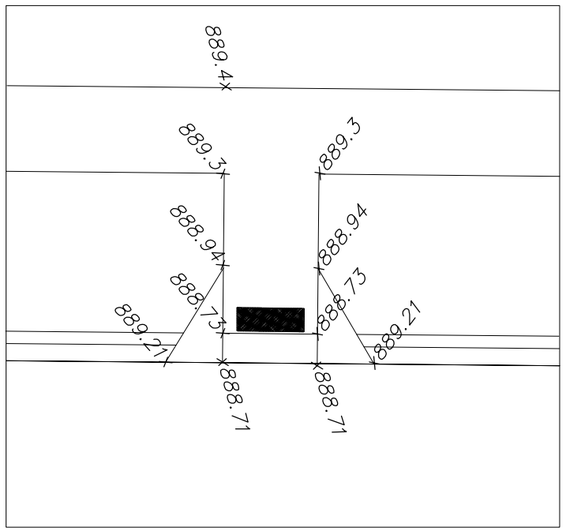
NOTE: COATINGS ARE AS SPECIFIED ELSEWHERE

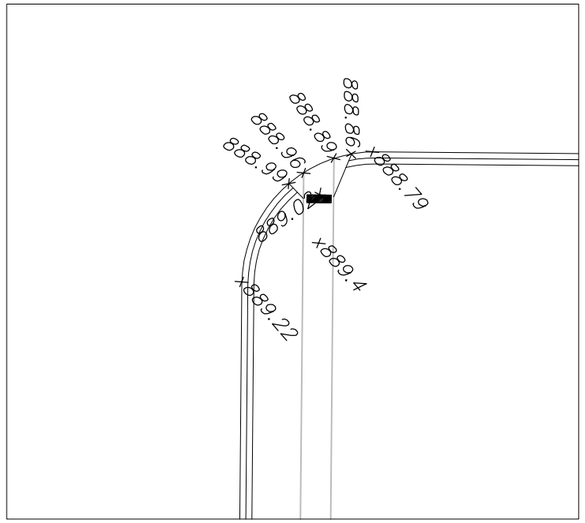
APPROVED		STANDARD DETAILS
DATE 2-2006	City of RAMSEY	TRASH GUARD
		CITY PLATE No. STO-8



WATER SERVICE
NTS

APPROVED		STANDARD DETAILS
DATE 7-93	City of RAMSEY	*WATER SERVICE*
		CITY PLATE No. WAT-4





REVISIONS	DATE	BY
RECORD DRAWING		

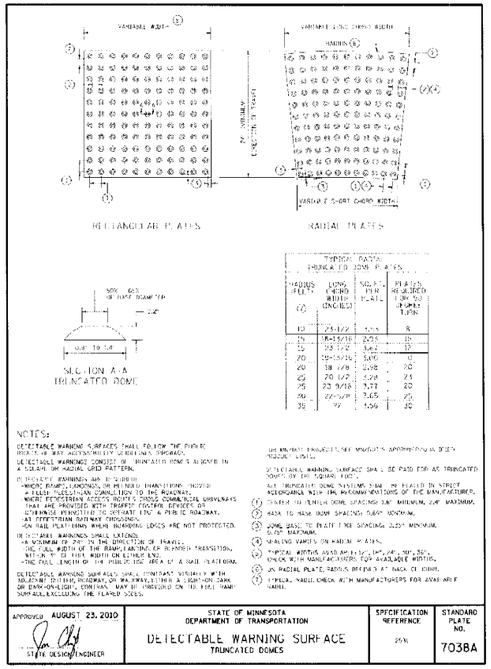
APA CONSULTING ENGINEERS & SURVEYORS
200 3RD AVE NE, SUITE 100 - CAMBRIDGE, MN 55008
763.689.4042 PH 763.689.6681 FAX

BROOKFIELD 6TH ADDITION
168TH AVE NW/167 CROSSING NW
RAMSEY, MINNESOTA

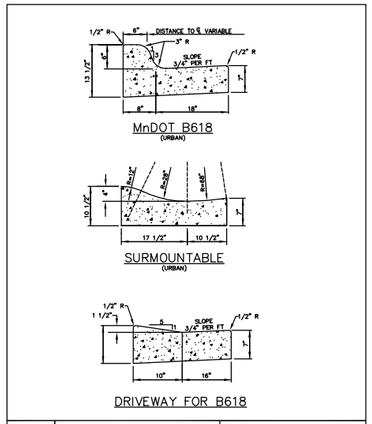
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
DATE 3-23-2015 REG. NO. 24019
BRENT RISWELL

DRAWN	CAD	CHECKED	BTR
DATE	3-13-2015	APPROVED	BTR
SCALE	1"=50		
PROJECT	127-13		

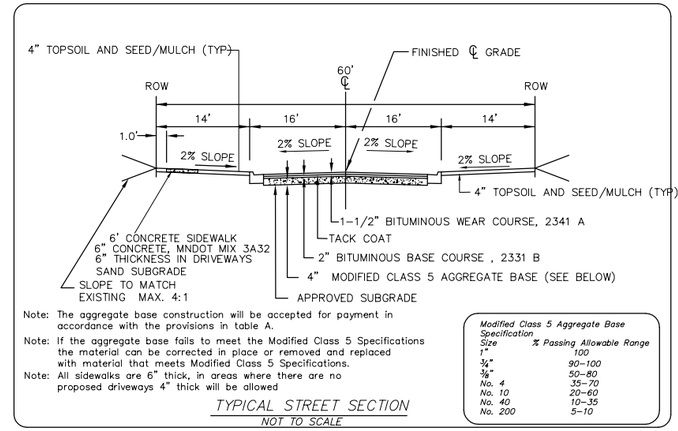
D1



APPROVED AUGUST 23, 2010 — STATE DESIGN ENGINEER	STATE OF MINNESOTA DEPARTMENT OF TRANSPORTATION — DETECTABLE WARNING SURFACE TRUNCATED DOMES	SPECIFICATION REFERENCE 2521	STANDARD PLATE NO. 7038A



APPROVED DATE 7-93	City of RAMSEY	STANDARD DETAILS CURB AND GUTTER — CITY PLATE No. STR-1



Note: The aggregate base construction will be accepted for payment in accordance with the provisions in table A.

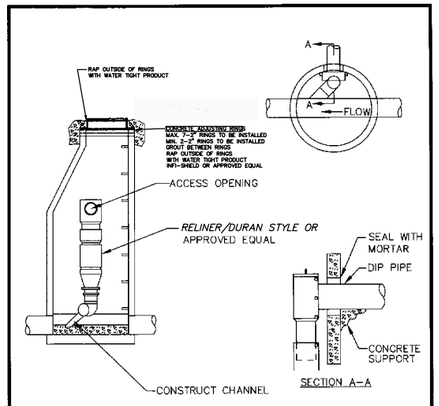
Note: If the aggregate base fails to meet the Modified Class 5 Specifications the material can be corrected in place or removed and replaced with material that meets Modified Class 5 Specifications.

Note: All sidewalks are 6" thick, in areas where there are no proposed driveways 4" thick will be allowed

Modified Class 5 Aggregate Base Specification

Size	% Passing Allowable Range
1"	100
¾"	90–100
⅜"	50–80
No. 4	35–70
No. 10	20–60
No. 40	10–35
No. 200	5–10

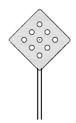
TYPICAL STREET SECTION
NOT TO SCALE



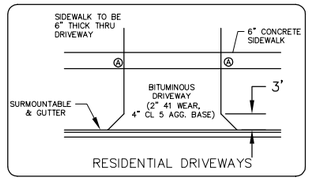
NOTES:
1. INCREASE MANHOLE SIZE 6" IN DIAMETER FOR 2 CONNECTIONS
2. INSTALL DIP TO UNDISTURBED SOIL
3. INSTALL PER MANUFACTURERS RECOMMENDATIONS.

Date: 04/08/11 — INSIDE DROP MANHOLE — Plate NO. SSS-7

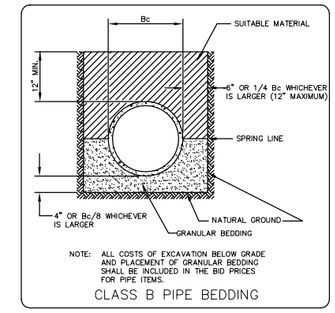
TYPICAL OBJECT MARKER



NOTES:
X4-11 OBJECT MARKER – USED FOR END OF ROADWAY
COLOR SHALL BE RED ON RED OR BLACK.
SIZE – 18x18

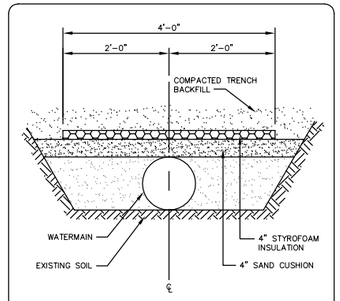


RESIDENTIAL DRIVEWAYS

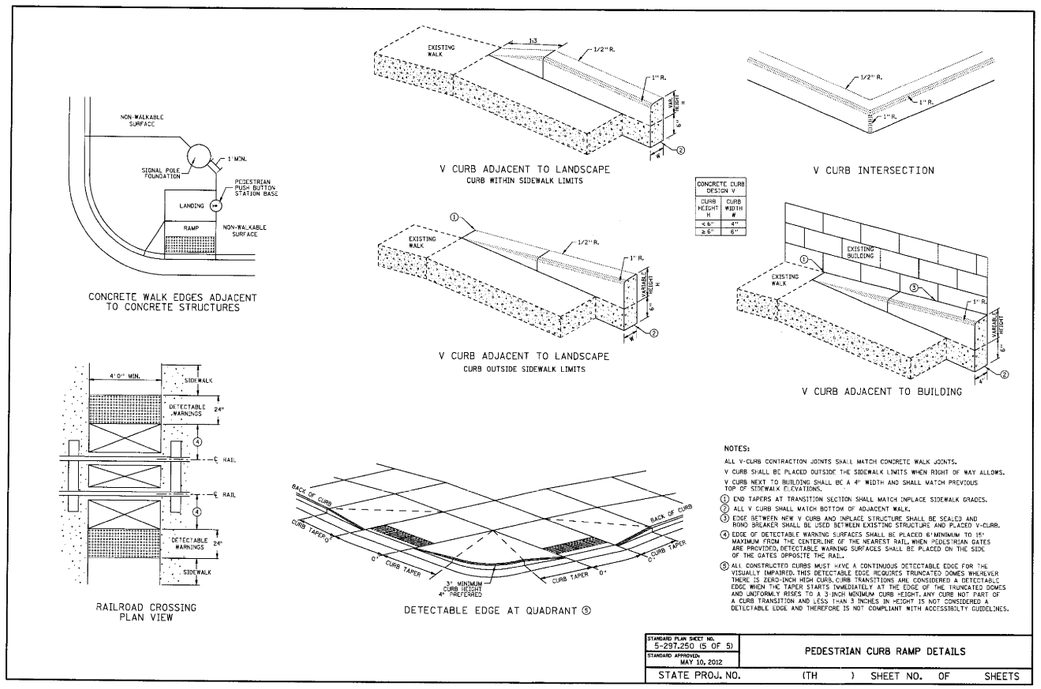


NOTE: ALL COSTS OF EXCAVATION BELOW GRADE AND PLACEMENT OF GRANULAR BEDDING SHALL BE INCLUDED IN THE BID PRICES FOR PIPE ITEMS.

CLASS B PIPE BEDDING



PIPE INSULATION DETAIL



NOTES:
ALL V-CURB CONTRACTION JOINTS SHALL MATCH CONCRETE WALK JOINTS.
V CURB SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS.
V CURB NEXT TO BUILDING SHALL BE A 4" WIDTH AND SHALL MATCH PREVIOUS TOP OF SIDEWALK ELEVATIONS.
① END TAPERS AT TRANSITION SECTION SHALL MATCH INPLACE SIDEWALK GRADES.
② ALL V CURB SHALL MATCH BOTTOM OF ADJACENT WALK.
③ EDGE BETWEEN NEW V CURB AND INPLACE STRUCTURE SHALL BE SCALED AND RHINO BREAKER SHALL BE USED BETWEEN EXISTING STRUCTURE AND PLACED V-CURB.
④ EDGE OF DETECTABLE WARNING SURFACES SHALL BE PLACED 6" MINIMUM TO 19" MAXIMUM FROM THE CENTERLINE OF THE NEAREST RAIL WHEN PEDESTRIAN GATES ARE PROVIDED, DETECTABLE WARNING SURFACES SHALL BE PLACED ON THE SIDE OF THE GATES OPPOSITE THE RAIL.
⑤ ALL CONSTRUCTED CURBS MUST HAVE A CONTINUOUS DETECTABLE EDGE FOR THE VISUALLY IMPAIRED. THIS DETECTABLE EDGE REQUIRES TRUNCATED DOMES WHENEVER THERE IS ZERO-INCH HIGH CURB. CURB TRANSITIONS ARE CONSIDERED A DETECTABLE EDGE WHEN THE TAPER STARTS IMMEDIATELY AT THE EDGE OF THE TRUNCATED DOMES AND UNIFORMLY RISES TO A 3 INCH MINIMUM CURB HEIGHT. ANY CURB NOT PART OF A CURB TRANSITION AND LESS THAN 3 INCHES IN HEIGHT IS NOT CONSIDERED A DETECTABLE EDGE AND THEREFORE IS NOT COMPLIANT WITH ACCESSIBILITY GUIDELINES.

STANDARD PLAN SHEET NO. 5-297.250 (5 OF 5) — STANDARD APPROVED MAY 10, 2012	PEDESTRIAN CURB RAMP DETAILS
STATE PROJ. NO.	(TH) SHEET NO. OF SHEETS

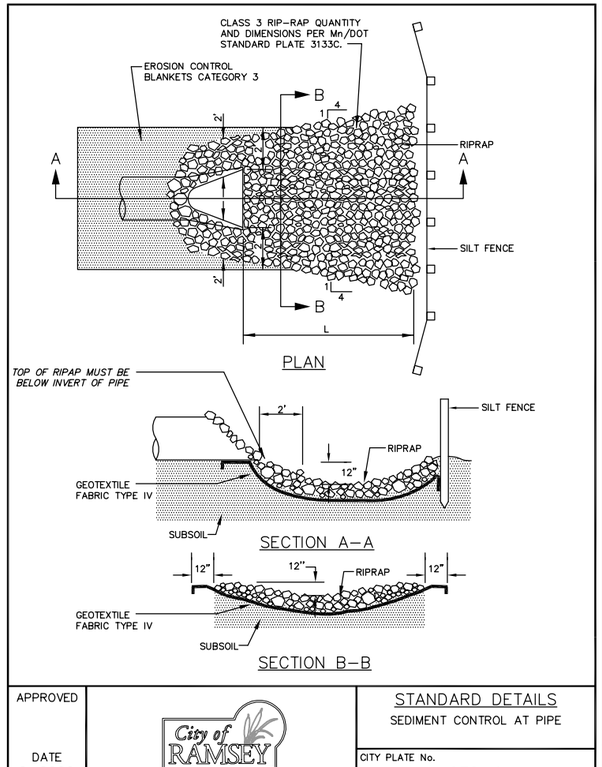
TABLE OF QUANITIES
RIPRAP AT RCP OUTLETS

DIA. OF ROUND PIPE (IN.)	L (FT.)	CLASS II ø50=6' 12" DEPTH RIPRAP (CU. YDS.)	CLASS II ø50=6' 6' DEPTH GRANULAR FILTER (CU. YDS.)	CLASS II ø50=9' 18" DEPTH RIPRAP (CU. YDS.)	CLASS II ø50=9' 9' DEPTH GRANULAR FILTER (CU. YDS.)	CLASS II ø50=12' 24" DEPTH RIPRAP (CU. YDS.)	CLASS II ø50=12' 12' DEPTH GRANULAR FILTER (CU. YDS.)
12	8	2.8	1.4	4.1	2.1	5.5	2.8
15	8	2.9	1.5	4.4	2.2	5.8	2.9
18	10	3.9	2.0	5.9	3.0	7.8	3.9
21	10	4.2	2.1	6.3	3.2	8.4	4.2
24	12	5.5	2.8	8.3	4.2	11.0	5.5
27	12	6.8	2.9	8.7	4.4	11.6	5.8
30	14	7.3	3.7	10.9	5.5	14.5	7.3
36	16	9.7	4.6	13.8	6.9	18.3	9.7
42	18	10.9	5.5	16.3	8.2	21.7	10.9
48	20	12.9	6.5	19.4	9.7	25.8	12.9

TABLE OF QUANITIES
RIPRAP AT RCP-A OUTLETS
OR BOXES OF EQUIVALENT SPAN WIDTH

SPAN OF PIPE ARCH (IN.)	L (FT.)	CLASS II ø50=6' 12" DEPTH RIPRAP (CU. YDS.)	CLASS II ø50=6' 6' DEPTH GRANULAR FILTER (CU. YDS.)	CLASS II ø50=9' 18" DEPTH RIPRAP (CU. YDS.)	CLASS II ø50=9' 9' DEPTH GRANULAR FILTER (CU. YDS.)	CLASS II ø50=12' 24" DEPTH RIPRAP (CU. YDS.)	CLASS II ø50=12' 12' DEPTH GRANULAR FILTER (CU. YDS.)
22	10	3.9	2.0	5.9	3.0	7.8	3.9
28	12	5.5	2.8	8.2	4.1	10.9	5.5
36	14	7.2	3.6	10.8	5.4	14.3	7.2
43	16	9.2	4.6	13.7	6.9	18.3	9.2
51	18	10.9	5.5	16.3	8.2	21.7	10.9
58	20	12.7	6.4	19.0	9.5	25.4	12.7

MNDOT PLATE 3133C QUANTITIES



APPROVED DATE 2-2006	City of RAMSEY	STANDARD DETAILS SEDIMENT CONTROL AT PIPE — CITY PLATE No. STO-9

MAY 10, 2012 5-297.250 (5 OF 5)

BY | REVISIONS | DATE

RECORD DRAWING

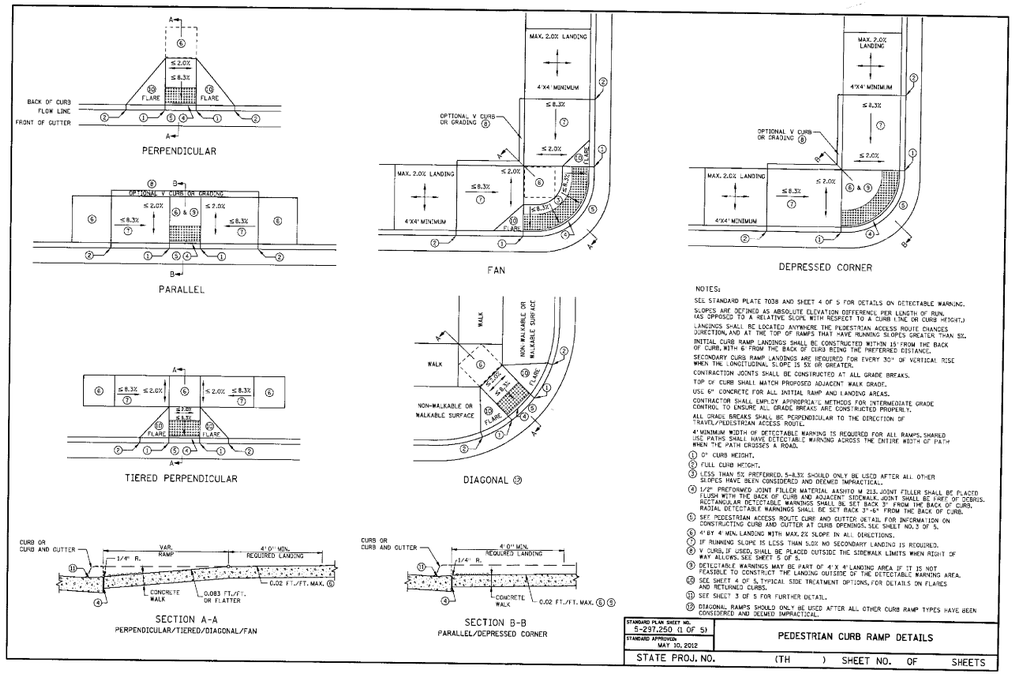
APA CONSULTING ENGINEERS & SURVEYORS
200 3RD AVE NE, SUITE 100 - CAMBRIDGE, MN 55008
763.689.4042 PH 763.689.6681 FAX

BROOKFIELD 6TH ADDITION
168TH AVE NW/167 CROSSING NW
RAMSEY, MINNESOTA

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.
DATE 5-21-2015 REG. NO. 42619
BRENT ROSHELL

DRAWN	CAD
DATE	3-13-2015
SCALE	1=50
PROJECT	127-13
CHECKED	BTR
APPROVED	BTR

D2



NOTES:

SEE STANDARD PLATE 7038 AND SHEET 4 OF 5 FOR DETAILS ON DETECTABLE WARNING.

SLOPES ARE DEFINED AS ABSOLUTE ELEVATION DIFFERENCE PER LENGTH OF RUN, (AS OPPOSED TO A RELATIVE SLOPE WITH RESPECT TO A CURB LINE OR CURB HEIGHT.)

LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE CHANGES DIRECTION, AND AT THE TOP OF RAMPS THAT HAVE RUNNING SLOPES GREATER THAN 5%.

INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 15' FROM THE BACK OF CURB, WITH 6' FROM THE BACK OF CURB BEING THE PREFERRED DISTANCE.

SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE WHEN THE LONGITUDINAL SLOPE IS 5% OR GREATER.

CONTRACTION JOINTS SHALL BE CONSTRUCTED AT ALL GRADE BREAKS.

TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.

USE 6" CONCRETE FOR ALL INITIAL RAMP AND LANDING AREAS.

CONTRACTOR SHALL EMPLOY APPROPRIATE METHODS FOR INTERMEDIATE GRADE CONTROL TO ENSURE ALL GRADE BREAKS ARE CONSTRUCTED PROPERLY.

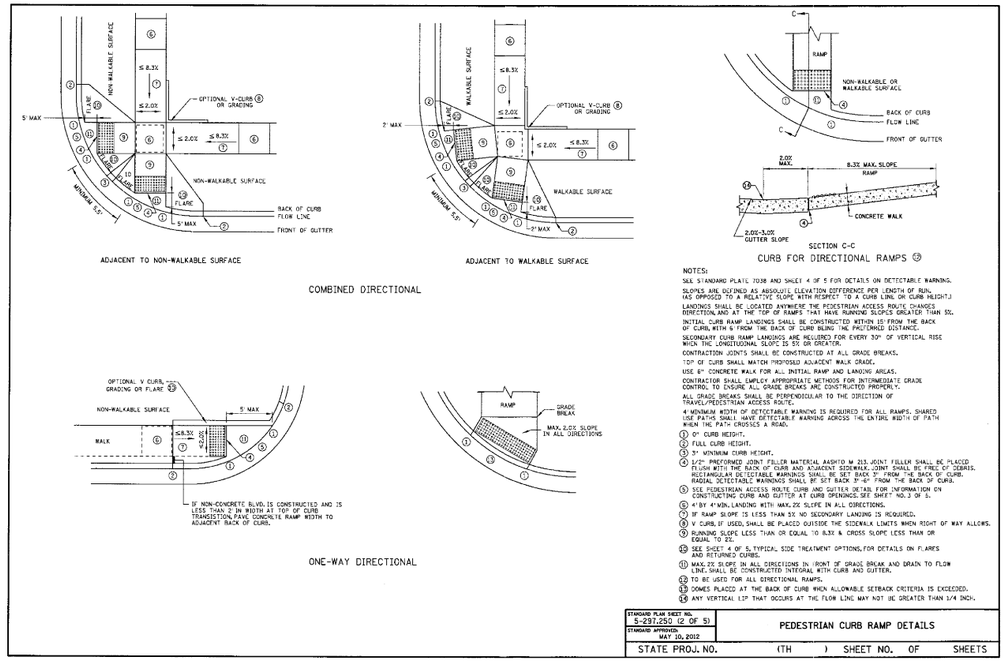
ALL GRADE BREAKS SHALL BE PERPENDICULAR TO THE DIRECTION OF TRAVEL/PEDESTRIAN ACCESS ROUTE.

4' MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS. SHARED USE PATHS SHALL HAVE DETECTABLE WARNING ACROSS THE ENTIRE WIDTH OF PATH WHEN THE PATH CROSSES A ROAD.

1. 0" CURB HEIGHT.
2. FULL CURB HEIGHT.
3. LESS THAN 5% PREFERRED. 5-8.3% SHOULD ONLY BE USED AFTER ALL OTHER SLOPES HAVE BEEN CONSIDERED AND DEEMED IMPRACTICAL.
4. 1/2" PREFORMED JOINT FILLER MATERIAL AASHTO M 213. JOINT FILLER SHALL BE PLACED FLUSH WITH THE BACK OF CURB AND ADJACENT SIDEWALK. JOINT SHALL BE FREE OF DEBRIS. RECTANGULAR DETECTABLE WARNINGS SHALL BE SET BACK 3" FROM THE BACK OF CURB. RADIAL DETECTABLE WARNINGS SHALL BE SET BACK 3'-6" FROM THE BACK OF CURB.
5. SEE PEDESTRIAN ACCESS ROUTE CURB AND GUTTER DETAIL FOR INFORMATION ON CONSTRUCTING CURB AND GUTTER AT CURB OPENINGS. SEE SHEET NO. 3 OF 5.
6. 4' BY 4' MIN. LANDING WITH MAX. 2% SLOPE IN ALL DIRECTIONS.
7. IF RUNNING SLOPE IS LESS THAN 5.0% NO SECONDARY LANDING IS REQUIRED.
8. V CURB, IF USED, SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS. SEE SHEET 5 OF 5.
9. DETECTABLE WARNINGS MAY BE PART OF 4' X 4' LANDING AREA IF IT IS NOT FEASIBLE TO CONSTRUCT THE LANDING OUTSIDE OF THE DETECTABLE WARNING AREA.
10. SEE SHEET 4 OF 5, TYPICAL SIDE TREATMENT OPTIONS, FOR DETAILS ON FLARES AND RETURNED CURBS.
11. SEE SHEET 3 OF 5 FOR FURTHER DETAIL.
12. DIAGONAL RAMPS SHOULD ONLY BE USED AFTER ALL OTHER CURB RAMP TYPES HAVE BEEN CONSIDERED AND DEEMED IMPRACTICAL.

STANDARD PLAN SHEET NO. 5-297.250 (1 OF 5)	PEDESTRIAN CURB RAMP DETAILS
STANDARD APPROVAL MAY 10, 2012	
STATE PROJ. NO.	(TH) SHEET NO. OF SHEETS

MAY 10, 2012 5-297.250 (1 OF 5)



NOTES:

SEE STANDARD PLATE 7038 AND SHEET 4 OF 5 FOR DETAILS ON DETECTABLE WARNING.

SLOPES ARE DEFINED AS ABSOLUTE ELEVATION DIFFERENCE PER LENGTH OF RUN, (AS OPPOSED TO A RELATIVE SLOPE WITH RESPECT TO A CURB LINE OR CURB HEIGHT.)

LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE CHANGES DIRECTION, AND AT THE TOP OF RAMPS THAT HAVE RUNNING SLOPES GREATER THAN 5%.

INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 15' FROM THE BACK OF CURB, WITH 6' FROM THE BACK OF CURB BEING THE PREFERRED DISTANCE.

SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE WHEN THE LONGITUDINAL SLOPE IS 5% OR GREATER.

CONTRACTION JOINTS SHALL BE CONSTRUCTED AT ALL GRADE BREAKS.

TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.

USE 6" CONCRETE WALK FOR ALL INITIAL RAMP AND LANDING AREAS.

CONTRACTOR SHALL EMPLOY APPROPRIATE METHODS FOR INTERMEDIATE GRADE CONTROL TO ENSURE ALL GRADE BREAKS ARE CONSTRUCTED PROPERLY.

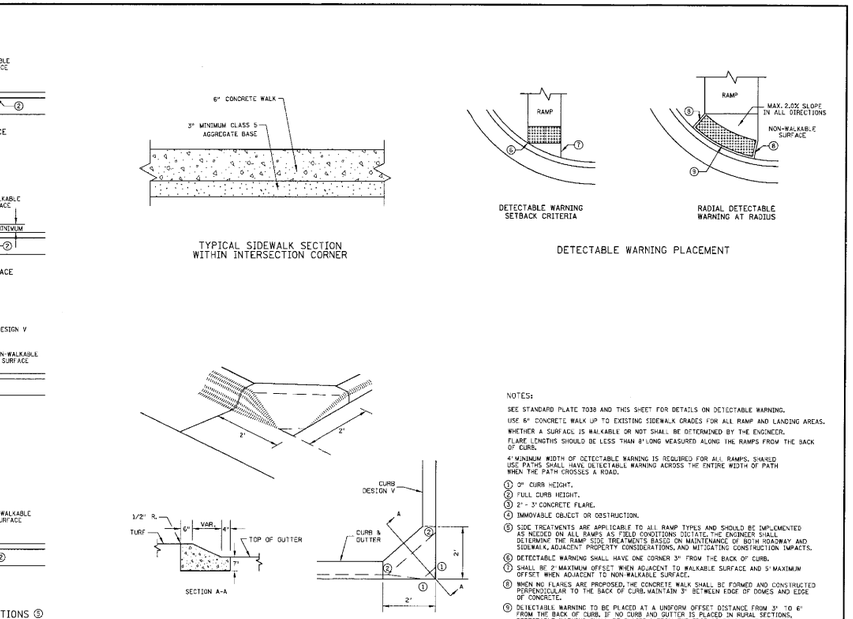
ALL GRADE BREAKS SHALL BE PERPENDICULAR TO THE DIRECTION OF TRAVEL/PEDESTRIAN ACCESS ROUTE.

4' MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS. SHARED USE PATHS SHALL HAVE DETECTABLE WARNING ACROSS THE ENTIRE WIDTH OF PATH WHEN THE PATH CROSSES A ROAD.

1. 0" CURB HEIGHT.
2. FULL CURB HEIGHT.
3. 3" MINIMUM CURB HEIGHT.
4. 1/2" PREFORMED JOINT FILLER MATERIAL AASHTO M 213. JOINT FILLER SHALL BE PLACED FLUSH WITH THE BACK OF CURB AND ADJACENT SIDEWALK. JOINT SHALL BE FREE OF DEBRIS. RECTANGULAR DETECTABLE WARNINGS SHALL BE SET BACK 3" FROM THE BACK OF CURB. RADIAL DETECTABLE WARNINGS SHALL BE SET BACK 3'-6" FROM THE BACK OF CURB.
5. SEE PEDESTRIAN ACCESS ROUTE CURB AND GUTTER DETAIL FOR INFORMATION ON CONSTRUCTING CURB AND GUTTER AT CURB OPENINGS. SEE SHEET NO. 3 OF 5.
6. 4' BY 4' MIN. LANDING WITH MAX. 2% SLOPE IN ALL DIRECTIONS.
7. IF RAMP SLOPE IS LESS THAN 5% NO SECONDARY LANDING IS REQUIRED.
8. V CURB, IF USED, SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS.
9. RUNNING SLOPE LESS THAN OR EQUAL TO 8.3% & CROSS SLOPE LESS THAN OR EQUAL TO 2%.
10. SEE SHEET 4 OF 5, TYPICAL SIDE TREATMENT OPTIONS, FOR DETAILS ON FLARES AND RETURNED CURBS.
11. MAX 2% SLOPE IN ALL DIRECTIONS IN FRONT OF GRADE BREAK AND DRAIN TO FLOW LINE SHALL BE CONSTRUCTED INTEGRAL WITH CURB AND GUTTER.
12. TO BE USED FOR ALL DIRECTIONAL RAMPS.
13. DOWELS PLACED AT THE BACK OF CURB WHEN ALLOWABLE SETBACK CRITERIA IS EXCEEDED.
14. ANY VERTICAL LIP THAT OCCURS AT THE FLOW LINE MAY NOT BE GREATER THAN 1/4 INCH.

STANDARD PLAN SHEET NO. 5-297.250 (2 OF 5)	PEDESTRIAN CURB RAMP DETAILS
STANDARD APPROVAL MAY 10, 2012	
STATE PROJ. NO.	(TH) SHEET NO. OF SHEETS

MAY 10, 2012 5-297.250 (2 OF 5)



NOTES:

SEE STANDARD PLATE 7038 AND THIS SHEET FOR DETAILS ON DETECTABLE WARNING.

USE 6" CONCRETE WALK UP TO EXISTING SIDEWALK GRADES FOR ALL RAMP AND LANDING AREAS.

WHETHER A SURFACE IS WALKABLE OR NOT SHALL BE DETERMINED BY THE ENGINEER.

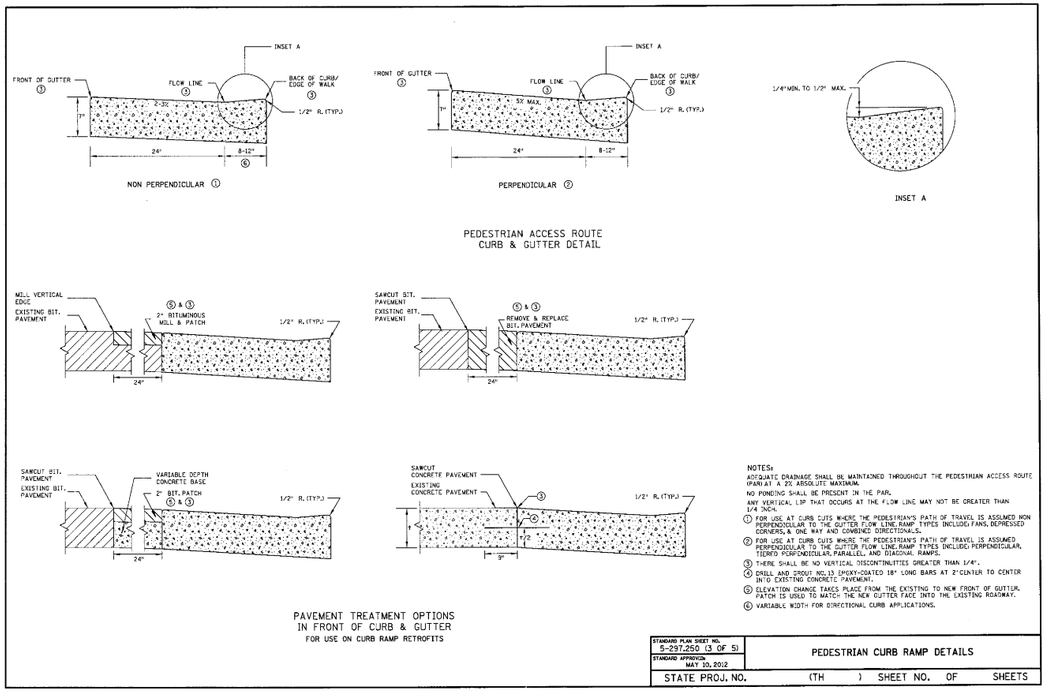
FLARE LENGTHS SHOULD BE LESS THAN 8' LONG MEASURED ALONG THE RAMPS FROM THE BACK OF CURB.

4' MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS. SHARED USE PATHS SHALL HAVE DETECTABLE WARNING ACROSS THE ENTIRE WIDTH OF PATH WHEN THE PATH CROSSES A ROAD.

1. 0" CURB HEIGHT.
2. FULL CURB HEIGHT.
3. 2" - 3" CONCRETE FLARE.
4. UNAVOIDABLE OBJECT OR OBSTRUCTION.
5. SIDE TREATMENTS ARE APPLICABLE TO ALL RAMP TYPES AND SHOULD BE IMPLEMENTED AS NEEDED ON ALL RAMPS AS FIELD CONDITIONS DICTATE. THE ENGINEER SHALL DETERMINE THE RAMP SIDE TREATMENTS BASED ON MAINTENANCE OF BOTH ROADWAY AND SIDEWALK, ADJACENT PROPERTY CONSIDERATIONS, AND MITIGATING CONSTRUCTION IMPACTS.
6. DETECTABLE WARNING SHALL HAVE ONE CORNER 3" FROM THE BACK OF CURB.
7. SHALL BE 2" MAXIMUM OFFSET WHEN ADJACENT TO WALKABLE SURFACE AND 3" MAXIMUM OFFSET WHEN ADJACENT TO NON-WALKABLE SURFACE.
8. WHEN NO FLARES ARE PROPOSED, THE CONCRETE WALK SHALL BE FORMED AND CONSTRUCTED PERPENDICULAR TO THE BACK OF CURB, MAINTAIN 3" BETWEEN EDGE OF DOMES AND EDGE OF CONCRETE.
9. DETECTABLE WARNING TO BE PLACED AT A UNIFORM OFFSET DISTANCE FROM 3" TO 6" FROM THE BACK OF CURB. IF NO CURB AND GUTTER IS PLACED IN RURAL SECTIONS, DETECTABLE WARNING SHALL BE PLACED 1' FROM THE EDGE OF ROADWAY TO PROVIDE CONCRETE BORDER.

STANDARD PLAN SHEET NO. 5-297.250 (4 OF 5)	PEDESTRIAN CURB RAMP DETAILS
STANDARD APPROVAL MAY 10, 2012	
STATE PROJ. NO.	(TH) SHEET NO. OF SHEETS

MAY 10, 2012 5-297.250 (4 OF 5)



NOTES:

ADEQUATE DRAINAGE SHALL BE MAINTAINED THROUGHOUT THE PEDESTRIAN ACCESS ROUTE (PAR) AT A 2% ABSOLUTE MAXIMUM.

NO PONDING SHALL BE PRESENT IN THE PAR.

ANY VERTICAL LIP THAT OCCURS AT THE FLOW LINE MAY NOT BE GREATER THAN 1/4 INCH.

1. FOR USE AT CURB CUTS WHERE THE PEDESTRIAN'S PATH OF TRAVEL IS ASSUMED NON PERPENDICULAR TO THE GUTTER FLOW LINE. RAMP TYPES INCLUDE: FANS, DEPRESSED CORNERS, & ONE WAY AND CONVENED DIRECTIONALS.
2. FOR USE AT CURB CUTS WHERE THE PEDESTRIAN'S PATH OF TRAVEL IS ASSUMED PERPENDICULAR TO THE GUTTER FLOW LINE. RAMP TYPES INCLUDE: PERPENDICULAR, TIERED PERPENDICULAR, PARALLEL, AND DIAGONAL RAMPS.
3. THERE SHALL BE NO VERTICAL DISCONTINUITIES GREATER THAN 1/4".
4. DRILL AND GROUT NO.13 EPOXY-COATED 18" LONG BARS AT 2' CENTER TO CENTER INTO EXISTING CONCRETE PAVEMENT.
5. ELEVATION CHANGE TAKES PLACE FROM THE EXISTING TO NEW FRONT OF GUTTER. PATCH IS USED TO MATCH THE NEW GUTTER FACE INTO THE EXISTING ROADWAY.
6. VARIABLE WIDTH FOR DIRECTIONAL CURB APPLICATIONS.

STANDARD PLAN SHEET NO. 5-297.250 (3 OF 5)	PEDESTRIAN CURB RAMP DETAILS
STANDARD APPROVAL MAY 10, 2012	
STATE PROJ. NO.	(TH) SHEET NO. OF SHEETS

MAY 10, 2012 5-297.250 (3 OF 5)

DATE	REVISIONS	BY

RECORD DRAWING

APA CONSULTING
ENGINEERS & SURVEYORS
200 3RD AVE NE, SUITE 100 - CAMBRIDGE, MN 55008
763.689.4042 PH 763.689.6681 FAX

BROOKFIELD 5TH ADDITION

168TH AVE NW/167 CROSSING NW

RAMSEY, MINNESOTA

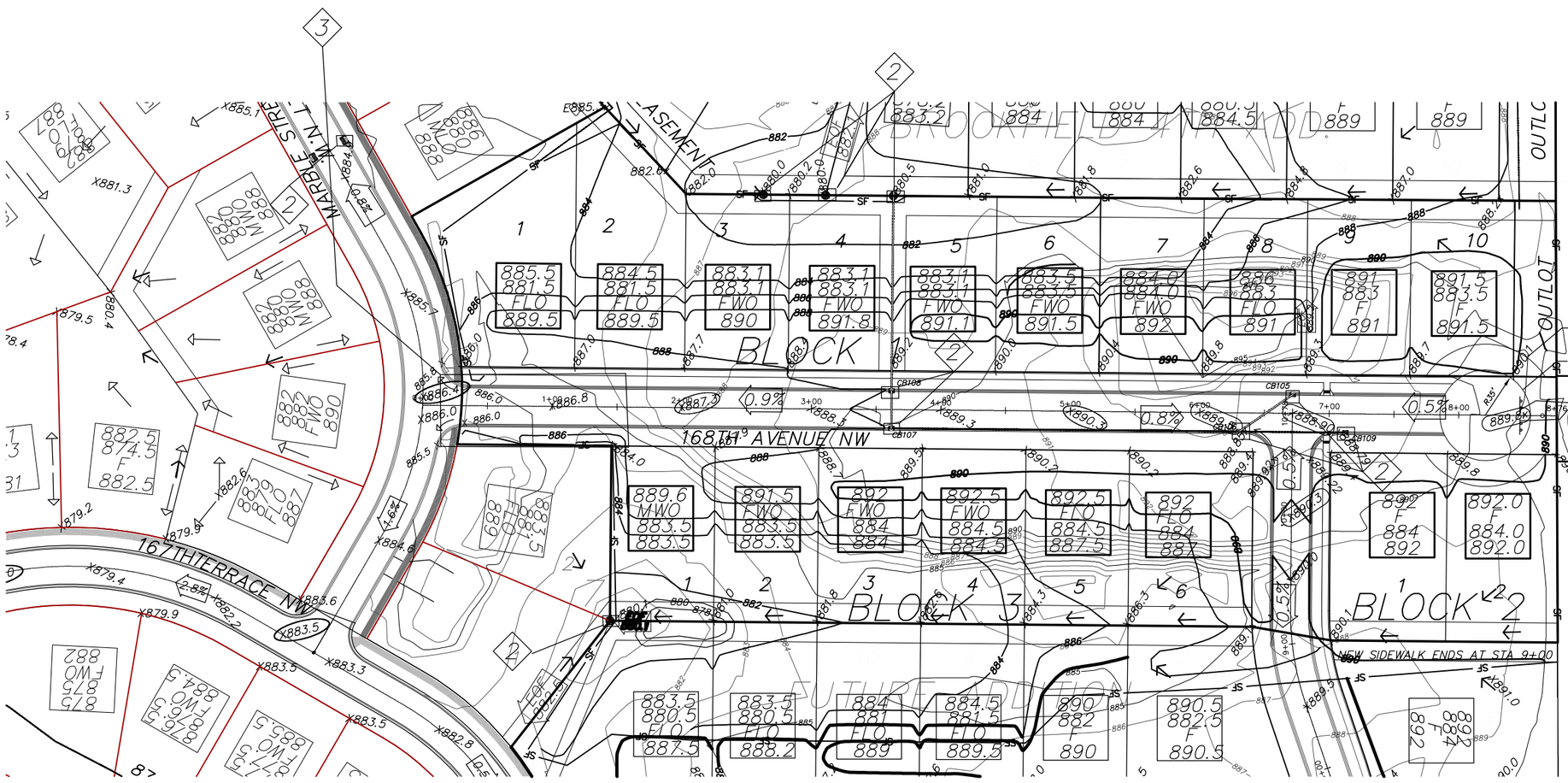
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE 5-21-2015 REG. NO. 24019

BRENT ROSHELL

DRAWN	CAD
DATE	3-13-2015
SCALE	1=50
PROJECT	127-13
CHECKED	BTR
APPROVED	BTR

D3



LINE TYPE LEGEND

- SETBACK
- EASEMENT
- LOT LINE
- R/W
- EXISTING CONTOUR
- PROPOSED CONTOUR
- SILT FENCE
- WETLAND EDGE
- TREE FENCE

GRAPHIC SCALE

50 0 25 50

(IN FEET)

1. SILT FENCE 2575LF
2. INLET PROTECTION 10 EACH
3. GRAVEL CONSTRUCTION ENTRANCE

BY	DATE	REVISIONS
		RECORD DRAWING

CONSULTING ENGINEERS & SURVEYORS
APA
200 3RD AVE N.E. SUITE 100 - CAMBRIDGE, MN 55008
763.689.4042 PH 763.689.6681 FAX

BROOKFIELD 6TH ADDITION

GRADING, DRAINAGE, & SWPP PLAN

RAMSEY, MINNESOTA

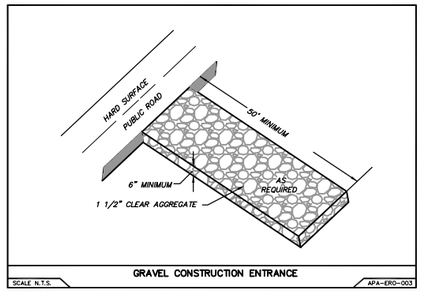
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

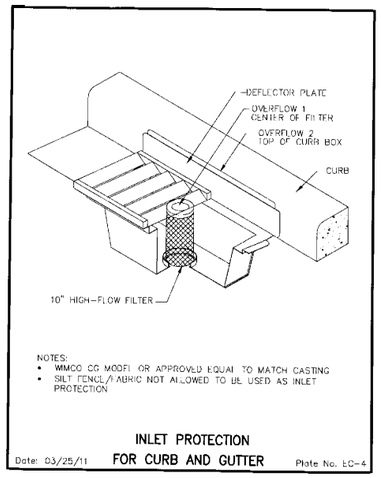
DATE 3-23-2015 REG. NO. 24019

BRENT ROSHELL

DRAWN	CAD
DATE	3-13-2015
SCALE	1"=50'
PROJECT	127-13
CHECKED	BTR
APPROVED	BTR

G1





BROOKFIELD 6TH ADDITION LOT TABULATION TABLE

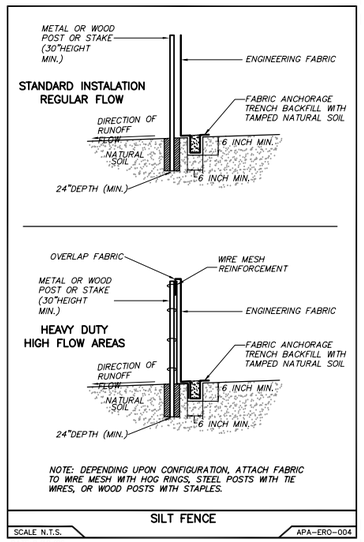
BLK	LOT	BLDG TYPE	GARAGE ELEVATION	LOW FLOOR ELEVATION	LOW OPEN ELEVATION	NWL	HWL	EOF
1	10	F	891.50	883.5	891.5	NA	881.20	882.10
	9	F	891.00	883	891	NA	881.20	882.10
	8	FLO	891.00	883	886	NA	881.20	882.10
	7	FWO	892.00	884.3	884.3	NA	881.20	882.10
	6	FWO	891.50	883.5	883.5	NA	881.20	882.10
	5	FWO	891.10	883.1	883.1	NA	881.20	882.10
	4	FWO	891.80	883.1	883.1	NA	881.20	882.10
	3	FWO	890.00	883.1	883.1	NA	881.20	882.10
	2	FLO	889.50	881.5	884.5	NA	881.20	882.10
	1	FLO	889.50	881.5	885.5	NA	881.20	882.10
3	1	MWO	889.60	883.5	883.5	NA	880.91	882.50
	2	FWO	891.50	883.5	883.5	NA	880.91	882.50
	3	FWO	892.00	884	884	NA	880.91	882.50
	4	FWO	892.50	884.5	884.5	NA	880.91	882.50
	5	FLO	892.50	884.5	887.5	NA	880.91	882.50
	6	FLO	892.00	884	887	NA	880.91	882.50
2	1	F	892.00	884	892	NA	NA	NA
	2	F	892.00	884	892	NA	NA	NA

BUILDING PAD LEGEND

909.0	GARAGE FLOOR ELEVATION
FWO/MWO/SWO FLO/MLO/F	TYPE OF BUILDING
901.5	LOWEST FLOOR ELEVATION
909.0	LOWEST OPENING ELEVATION

BUILDING TYPE LEGEND

F	FULL BASEMENT
FWO	FULL BASEMENT WALKOUT
MWO	MODIFIED (NON STANDARD) WALKOUT BASEMENT VARIABLE 5 -12 COURSE BASEMENT
SWO	SPLIT ENTRY WALKOUT BASEMENT (5 COURSE)
FLO	FULL BASEMENT LOOKOUT ON 5 COURSE
MLO	MODIFIED (NON STANDARD) LOOKOUT BASEMENT VARIABLE 5 -12 COURSE BASEMENT



REVISIONS | DATE | BY

RECORD DRAWING

APA CONSULTING
ENGINEERS & SURVEYORS
200 3RD AVE N.E. SUITE 100 - CAMBRIDGE, MN 55008
763.689.4042 PH 763.689.6681 FAX

BROOKFIELD 6TH ADDITION

GRADING, DRAINAGE, & SWPPP PLAN

RAMSEY, MINNESOTA

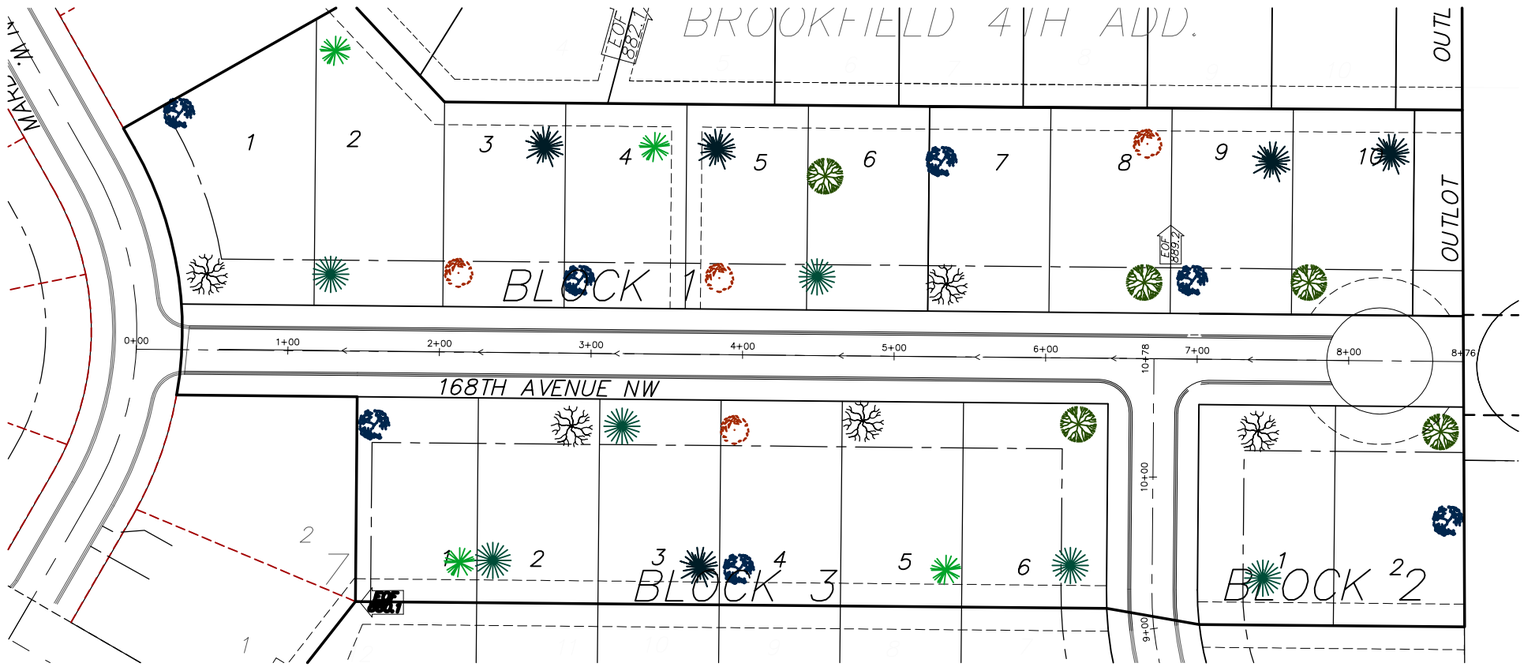
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

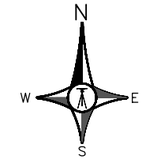
DATE 3-23-2015 REG. NO. 24019

BRENT RISHELL

DRAWN	CAD
DATE	3-13-2015
SCALE	1"=100'
PROJECT	127-13
CHECKED	BTR
APPROVED	BTR

G2

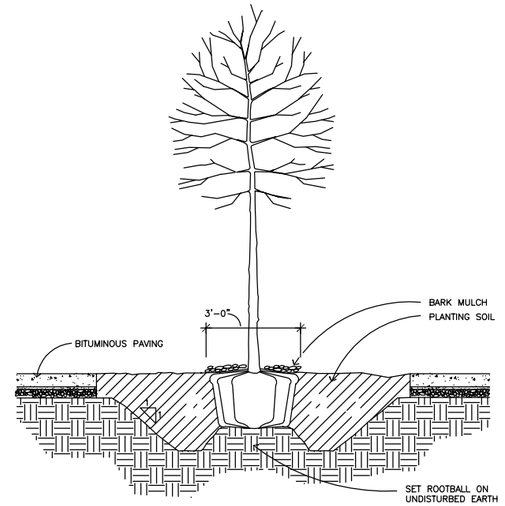




GRAPHIC SCALE

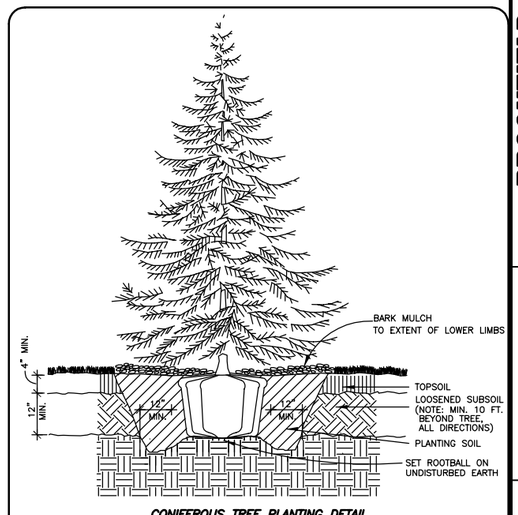
50 0 25 50

(IN FEET)



DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE



CONIFEROUS TREE PLANTING DETAIL

NOT TO SCALE

PROPOSED CONIFEROUS TREES /QTY

DENOTES BLACK HILLS SPRUCE (PICEA GLAUCA DENSATA)	5 EACH
DENOTES RED (NORWAY) PINE (PINUS RESINOSA)	4 EACH

PROPOSED DECIDUOUS TREES /QTY

DENOTES WHITE OAK (QUERCUS ALBA)	5 EACH
DENOTES SILVER MAPLE (ACER SACCHARINUM)	6 EACH
DENOTES AMERICAN ELM (ULMUS AMERICANA)	5 EACH
DENOTES DOWNY HAWTHORN (CRATAEGUS MOLLIS)	7 EACH
DENOTES COMMON HONEYLOCUST (GLEDITSIA TRIACANTHOS)	4 EACH

PLANTING REQUIREMENTS

TREES:
OVERSTORY DECIDUOUS TREES 1" DIAMETER MEASURED 6' FROM THE BASE AT PLANTING

CONIFEROUS TREES MUST HAVE A MINMUM HEIGHT OF 5 FEET

– MINIMUM 25% DECIDUOUS AND CONIFEROUS

BY	REVISIONS	DATE
	RECORD DRAWING	

APA CONSULTING
ENGINEERS & SURVEYORS
200 3RD AVE N.E. SUITE 100 - CAMBRIDGE, MN 55008
763.689.4042 PH 763.689.6681 FAX

BROOKFIELD 6TH ADDITION

LANDSCAPE PLAN

RAMSEY, MINNESOTA

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE 3-23-2015 REG. NO. 24019

BRENT ROSNELL

DRAWN	CAD
DATE	3-13-2015
SCALE	1"=100'
PROJECT	127-15
CHECKED	BTR
APPROVED	BTR

L1

STORMWATER POLLUTION PREVENTION PLAN (SWPPP) NARRATIVE

PROJECT SITE EVALUATION, ASSESSMENT, AND PLANNING
THIS NARRATIVE IS TO SERVE AS A GUIDANCE PLAN AND MUST BE AMENDED AND MODIFIED AS SITE CONDITIONS CHANGE DURING CONSTRUCTION.

PROJECT LOCATION/DESCRIPTION
PROJECT/SITE NAME: BROOKFIELD 5TH ADDITION
PROJECT NUMBERS: 127-13
PROJECT LOCATION: STREET: CASH 30 CITY/TOWNSHIP: RAMSEY COUNTY: ANOKA
STATE: MINNESOTA ZIP: 55303
LATITUDE/LONGITUDE: 45.2761/-93.4510 SECTION: 1 TOWNSHIP: 30N RANGE: 23W

CONTACT INFORMATION/RESPONSIBLE PARTIES
BROOKFIELD LLC. OWNS THE LAND, ADJACENT ROADS, AND EASEMENT AREAS ASSOCIATED WITH THE PROJECT. BROOKFIELD LLC. IS THE OWNER PERMITTEE APPLYING FOR PERMIT COVERAGE AND WILL BE RESPONSIBLE FOR DEVELOPING THIS SWPPP AND THE LONG-TERM MAINTENANCE PLAN OF THE PERMANENT STORMWATER MANAGEMENT SYSTEM FOR THIS PROJECT (IF APPLICABLE). THE OWNER WILL ENSURE THAT THE DESCRIBED WORK IN THE SWPPP IS BEING COMPLETED BY THE OPERATOR PERMITTEE.

OWNER/PERMITTEE: BROOKFIELD LLC (BEN MINKS)
14015 SUNFISH LAKE BLVD
STE 400
RAMSEY, MN 55303
763-450-1201

THE PRIMARY CONTRACTOR WILL ENTER INTO A CONTRACT WITH THE BROOKFIELD LLC TO COMPLETE THE REQUIRED WORK FOR THIS PROJECT. THE PRIMARY CONTRACTOR WILL BECOME (UNDER CONTRACT) THE OPERATOR CO-PERMITTEE ON THE NPDES PERMIT (THROUGH EXECUTION OF A NPDES PERMIT MODIFICATION FORM), AND THEREBY AGREE TO IMPLEMENT THIS SWPPP IN COOPERATION WITH THE OWNER. THE OPERATOR IS RESPONSIBLE FOR DEVELOPING A CHAIN OF RESPONSIBILITY PRIOR TO STARTING CONSTRUCTION (REFER TO SWPPP AMENDMENT SECTION). THE NPDES PERMIT MODIFICATION FORM SHALL BE SUBMITTED TO THE MPCA AFTER THE PROJECT IS AWARDED TO THE PRIMARY CONTRACTOR, PRIOR TO LETTING THE PROJECT.

THE OPERATOR WILL INSURE THAT INDIVIDUALS OVERSEEING OR IMPLEMENTING THE SWPPP HAVE BEEN PROPERLY TRAINED AND THAT CERTIFICATIONS WILL BE MADE AVAILABLE UPON REQUEST. THIS INCLUDES ANY SUB-CONTRACTORS THAT THE OPERATOR EMPLOYS UNDER SEPARATE CONTRACT. THE OPERATOR WILL PROVIDE THE CONTACT INFORMATION FOR THE EROSION CONTROL SUPERVISOR, SITE SUPERINTENDENT/FOREMAN, AND BMP INSTALLERS. THE EROSION CONTROL SUPERVISOR SHALL BE A RESPONSIBLE EMPLOYEE OF THE PRIME CONTRACTOR AND/OR DULY AUTHORIZED BY THE PRIME CONTRACTOR TO REPRESENT THE PRIME CONTRACTOR ON ALL MATTERS PERTAINING TO THE NPDES CONSTRUCTION STORMWATER PERMIT COMPLIANCE. THE EROSION CONTROL SUPERVISOR SHALL HAVE AUTHORITY OVER ALL OPERATOR OPERATIONS WHICH INFLUENCE NPDES PERMIT COMPLIANCE, INCLUDING GRADING, EXCAVATION, BRIDGE CONSTRUCTION, CULVERT INSTALLATION, UTILITY WORK, CLEARING/GRUBBING, DEWATERING, AND ANY OTHER OPERATION THAT INCREASES THE EROSION POTENTIAL ON THE PROJECT.

THE OPERATOR WILL PERFORM A PRECONSTRUCTION SITE VISIT TO ADDRESS ANY AREAS OF CONCERN PERTAINING TO ENVIRONMENTAL COMPLIANCE. THE OPERATOR WILL IMPLEMENT AND MAINTAIN BMPS FOR THE DURATION OF CONSTRUCTION PROJECT. THE OPERATOR WILL COMPLETE THE REQUIRED SITE INSPECTIONS TO REMAIN IN COMPLIANCE WITH NPDES PERMIT REQUIREMENTS PART II.B, II.C, III.B-F, IV, V, AND APPLICABLE CONSTRUCTION ACTIVITY REQUIREMENTS FOUND IN APPENDIX A, PART C.

OPERATOR/PERMITTEE: (TO BE DETERMINED THROUGH TRANSFER OF NPDES-CSW PERMIT)

ANDERSON PASSE & ASSOCIATES HAS BEEN CONTRACTED BY THE OWNER TO DEVELOP THE SWPPP PLAN FOR THIS PROJECT. THIS SWPPP WAS PREPARED BY AN INDIVIDUAL THAT HAS BEEN PROPERLY TRAINED IN ACCORDANCE TOM PART III.F OF THE NPDES PERMIT (CERTIFICATION CARDS ARE AVAILABLE UPON REQUEST). ANDERSON PASSE & ASSOCIATES WILL OFFER GUIDANCE FOR COMPLIANCE WITH THE NPDES PERMIT BEFORE, DURING, AND AFTER CONSTRUCTION OF THE PROJECT.

SWPPP DEVELOPER:
ANDERSON PASSE & ASSOCIATES (BRENT ROSHELL)
200 THIRD AVENUE NE, SUITE 100
CAMBRIDGE, MN 55008
763-689-6681/BRENTR@APA-CES.COM

WATER RESOURCE ENGINEER:
ANDERSON PASSE & ASSOCIATES (BRENT ROSHELL)
200 THIRD AVENUE NE, SUITE 100
CAMBRIDGE, MN 55008
763-689-6681/BRENTR@APA-CES.COM

AGENCY CONTACTS

AGENCY	PERMIT	NAME	PHONE NUMBER/E-MAIL
MPCA (EMERGENCY)	N/A	STATE DUTY OFFICER	1-800-422-0798
MPCA	NPDES-CSW #XXXXXXXXX	SCOT LUCAS	218-316-3874/SLUCAS@STATE.MN.US
ACOE	SECTION 404	LEO GRABOWSKI	218-829-8402/LEONARD.A.GRABOWSKI@USACE.ARMY.MIL
DNR	N/A	N/A	N/A
TODD SWCD	WCA	ED UHLENKAMP	320-732-2644/ED.UHLENKAMP@CO.TODD.MN.US
WATERSHED DISTRICT	N/A	N/A	N/A

PROJECT DESCRIPTION & SCHEDULE
BROOKFIELD 5TH ADDITION IS A RESIDENTIAL SUBDIVISION COMPRISED OF 18 LOTS TO BE CONSTRUCTED IN 1 PHASE. THE CONSTRUCTION ACTIVITIES WILL INCLUDE GRADING OPERATIONS OF STREETS, HOUSEPADS, SURFACE DRAINAGE, AND A LARGE INFILTRATION BASIN. UTILITY CONSTRUCTION, EXPOSED SOIL STABILIZATION, AND PAVING WILL OCCUR AFTER GRADING OPERATIONS. THIS IS THE LAST PHASE OF A LARGE DEVELOPMENT. PONDS WERE PREVIOUSLY CONSTRUCTED FOR THE DEVELOPMENT (2007).

TENTATIVE CONSTRUCTION SCHEDULE (OPERATOR SHOULD PROVIDE ESTIMATED CONSTRUCTION SCHEDULE TO THE ENGINEER)

CONSTRUCTION ACTIVITIES:	
CLEARING & GRUBBING OPERATIONS, GRADING, TEMP, POND	????? - ????? 2015
BRIDGE	????? - ????? 2015
CULVERT REMOVAL AND REPLACEMENT	????? - ????? 2015
CURB & GUTTER/SIDEWALK	????? - ????? 2015
PAVING	????? - ????? 2015
INITIAL TURF, BRIDGE RAILING/LIGHTING	????? - ????? 2015
LANDSCAPING, FINAL TURF, MISC.	????? - ????? 2015

PRE-CONSTRUCTION IMPERVIOUS SURFACE AND DISTURBED AREA CALCULATIONS
TOTAL AREA TO BE DISTURBED - 6.28 ACRES
IMPERIOUS AREA: PRE-CONSTRUCTION - 2.17 ACRES

PERMANENT STORMWATER MANAGEMENT SYSTEMS
THE NPDES PERMANENT WATER QUALITY VOLUME (PART III.D) FROM THE NET NEW IMPERVIOUS SURFACES OF THE PROJECT IS PROVIDED IN THE XXXXXXX. HYDROLOGIC AND WATER QUALITY MODELING DATA IS AVAILABLE UPON REQUEST.

LOCATION OF SWPPP COMPONENTS

DESCRIPTION	TITLE	LOCATION
SWPPP NARRATIVE	STORM WATER POLLUTION PREVENTION PLAN NARRATIVE	SHEET XXX
SITE CONDITIONS	STORM WATER POLLUTION PREVENTION PLAN NARRATIVE	SHEET XXX
SITE MAP (SOILS, WATER RESOURCES, POTENTIAL POLLUTANT GENERATING ACTIVITIES)	SWPPP WATER RESOURCES & SOILS MAP, SWPPP NARRATIVE	SHEET XXX
CONSTRUCTION PHASING/STAGING, BUFFERS & AREAS NOT TO BE DISTURBED	SWPPP NARRATIVE	
DIRECTION OF FLOW (PRE- & POST-CONSTRUCTION	DRAINAGE PLAN	SHEET XXX
IMPERVIOUS SURFACES	CONSTRUCTION PLAN & PROFILE	SHEET XXX
TEMPORARY EROSION & SEDIMENT CONTROL BMPS/STEEP SLOPES (3:1), DNR FISH EXCLUSION "WORK IN WATER RESTRICTIONS - REFER TO SWPPP",	TEMPORARY EROSION AND SEDIMENT CONTROL PLAN, SWPPP NARRATIVE	SHEET XXX
PERMANENT EROSION CONTROL BMPS	TURF ESTABLISHMENT PLAN, SWPPP NARRATIVE	SHEET XXX
STORM SEWER	DRAINAGE PLAN	SHEET XXX
GRADING	GRADING PLAN	SHEET XXX
ESTIMATED BMP QUANTITIES	ESTIMATED QUANTITIES	SHEET XXX
BMP DETAILS/SPECIFICATIONS	MISC. DETAILS, SWPPP NARRATIVE	SHEET XXX
HYDROLOGIC/WATER QUALITY MODELING		AVAILABLE UPON REQUEST

EXISTING SITE CONDITIONS, SOILS, & WATER RESOURCES
SOILS AND NATIVE TOPSOIL: NATIVE TOPSOIL WILL BE STRIPPED AND STOCKPILED AND FINAL GRADING OPERATIONS, WHERE INDICATED IN THE CONSTRUCTION PLANS AND SPECIFICATIONS. METHODS AND EQUIPMENT TO MINIMIZE SOIL COMPACTION (IN PROPOSED INFILTRATION AREAS, DRIP LINE OF TREES TO BE PRESERVED, ETC.) SHALL BE DETERMINED BY THE OPERATOR'S SWPPP AMENDMENT. TRACKED VEHICLES ARE PREFERRED AND WHEELED VEHICLES ARE DISCOURAGED IN THESE AREAS.

DESCRIPTION OF RECEIVING WATERS (LOCATED WITHIN 1-MILE): STORMWATER FROM THIS PROJECT WILL BE CONVEYED INTO SEVERAL STORM SEWER PIPES AND STORMWATER PONDS. PROJECT DISCHARGE POINTS . THE NPDES PERMANENT WATER QUALITY VOLUME (PART III.D) FROM THE NET NEW IMPERVIOUS SURFACES OF THE PROJECT IS PROVIDED IN THE CONSTRUCTED PONDS. HYDROLOGIC AND WATER QUALITY MODELING DATA IS AVAILABLE UPON REQUEST.

DESCRIPTION OF IMPAIRED WATERS OR WATER SUBJECT TO TMDLS: A SPECIAL AND IMPAIRED WATERS SEARCH WAS COMPLETED USING THE MPCA SEARCH ENGINE (HTTP://PCA-GIS02.PCA.STATE.MN.US/CSW/INDEX.HTML) ON 12/18/2014. BASED ON THIS REVIEW, THE FOLLOWING SPECIAL OR IMPAIRED WATERS (WITH CONSTRUCTION RELATED IMPAIRMENTS) ARE LOCATED WITHIN ONE MILE OF, AND DOWNSTREAM OF ANY PROJECT DISCHARGE POINTS: NONE

C.1.A EXPOSED SOILS: OPERATOR SHALL STABILIZE ALL EXPOSED SOIL AREAS WITH (7) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED (APPENDIX A.C.1.A).

C.1.B TEMPORARY BASIN: OPERATOR SHALL ADHERE TO THE REQUIREMENTS DESCRIBED IN PART III.C. 1-5 OF THE NPDES CONSTRUCTION PERMIT FOR COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH FIVE (10) OR MORE ACRES DISTURBED.

C.2 POST CONSTRUCTION: THE WATER QUALITY VOLUME THAT MUST BE TREATED BY THE PROJECT'S PERMANENT STORMWATER MANAGEMENT SYSTEM DESCRIBED IN PART III.D. SHALL BE ONE (1) INCH OF RUNOFF FROM THE NEW IMPERVIOUS SURFACES CREATED BY THE PROJECT. WHERE SITE CONDITIONS ALLOW. AT LEAST ONE (1) INCH OF THE WATER QUALITY VOLUME MUST BE INFILTRATED. SEE PART III.D. FOR MORE INFORMATION ON INFILTRATION DESIGN AND APPROPRIATE SITE CONDITIONS. IF IT IS DETERMINED THAT SITE CONDITIONS ARE NOT APPROPRIATE FOR INFILTRATION (E.G. LACK OF 3 FT. OF SEPARATION TO SEASONALLY SATURATED GROUND WATER, PROXIMITY TO BEDROCK, CONTAMINATED SOILS) THE REASONS SHOULD BE DOCUMENTED IN THE SWPPP FOR THE PROJECT. INFILTRATION IS NOT REQUIRED IN HYDROLOGIC SOIL GROUP D SOILS.

C.3 BUFFER ZONE: AN UNDISTURBED BUFFER ZONE OF NOT LESS THAN 50 LINEAR FEET FROM THE SPECIAL WATER (NOT INCLUDING TRIBUTARIES) SHALL BE MAINTAINED AT ALL TIMES. EXCEPTIONS FROM THIS REQUIREMENT FOR AREAS, SUCH AS WATER CROSSINGS, LIMITED WATER ACCESS AND RESTORATION OF THE BUFFER ARE ALLOWED IF THE PERMITTEE FULLY DOCUMENTS IN THE SWPPP THE CIRCUMSTANCES AND REASONS THAT THE BUFFER ENCROACHMENT IS NECESSARY. REPLACEMENT OF EXISTING IMPERVIOUS SURFACE WITHIN THE BUFFER IS ALLOWED UNDER THIS PERMIT. ALL POTENTIAL WATER QUALITY, SCENIC AND OTHER ENVIRONMENTAL IMPACTS OF THESE EXCEPTIONS MUST BE MINIMIZED BY THE USE OF ADDITIONAL OR REDUNDANT BMPS AND DOCUMENTED IN THE SWPPP FOR THE PROJECT.
C.4 ENHANCED RUNOFF CONTROLS: THE PERMANENT STORMWATER MANAGEMENT SYSTEM MUST BE DESIGNED SUCH THAT THE PRE- AND POST-PROJECT RUNOFF RATE AND VOLUME FROM THE 1 AND 2-YEAR 24-HOUR PRECIPITATION EVENTS REMAIN THE SAME OR ARE REDUCED.

C.5 TEMPERATURE CONTROLS: THE PERMANENT STORMWATER MANAGEMENT SYSTEM MUST BE DESIGN SUCH THAT THE DISCHARGE FROM THE PROJECT WILL MINIMIZE ANY INCREASE IN THE TEMPERATURE OF TROUT STREAM RECEIVING WATERS RESULTING FROM THE 1-AND 2-YEAR 24-HOUR PRECIPITATION EVENTS. THIS INCLUDES ALL TRIBUTARIES OF DESIGNATED TROUT STREAMS WITHIN THE SECTION THAT THE TROUT STREAM IS LOCATED. PROJECTS THAT DISCHARGE TO TROUT STREAMS MUST MINIMIZE THE IMPACT USING ONE OR MORE OF THE FOLLOWING MEASURES, IN ORDER OF PREFERENCE:
A. MINIMIZE NEW IMPERVIOUS SURFACES.
B. MINIMIZE THE DISCHARGE FROM THE CONNECTED IMPERVIOUS SURFACES BY DISCHARGING TO VEGETATED AREAS, OR GRASS SWALES, AND THROUGH THE USE OF OTHER NON-STRUCTURAL CONTROLS.
C. INFILTRATION OR EVAPO-TRANSPIRATION OF RUNOFF IN EXCESS OF PRE-PROJECT CONDITIONS (UP TO THE 2-YEAR 24-HOUR PRECIPITATION EVENT.

POTENTIAL FOR SEDIMENT AND/OR OTHER POLLUTANT(S) DISCHARGING FROM THE PROJECT SITE
THE TEMPORARY EROSION AND SEDIMENT CONTROL BMPS IN THIS SWPPP HAVE BEEN DESIGNED TO MINIMIZE THE POTENTIAL OF SEDIMENTS DISCHARGING OFF-SITE FROM A 0.5 INCH RAINFALL WITHIN A 24-HOUR PERIOD. THE NOAA ATLAS 14 POINT PRECIPITATION FREQUENCY ESTIMATE FOR THE PROJECT LOCATION WAS REVIEWED AND USED FOR ANTICIPATED INSPECTION FREQUENCY, BMP DESIGN, AND ESTIMATING CONSTRUCTION ACTIVITIES IN THIS SWPPP. ATLAS 14 RESULTS DO NOT NECESSARILY REFLECT ANY DESIGN CRITERIA IN THE PERMANENT STORMWATER MANAGEMENT SYSTEM.

ROUTINE INSPECTION AND BMP MAINTENANCE BY THE OPERATOR IS CRUCIAL IN ENSURING THE FUNCTIONALITY OF EACH BMP. STEEP SLOPES AND OTHER ENVIRONMENTALLY SENSITIVE AREAS THAT ARE AT A HIGHER RISK OF SEDIMENTATION ARE DEFINED IN THE SWPPP (IF APPLICABLE).

CONSTRUCTION PHASING/STAGING, BUFFERS, & AREAS NOT TO BE DISTURBED
THE PRESERVED AREAS OF EXISTING VEGETATION WILL BE IDENTIFIED ON THE PLAN SHEETS AS "DO NOT DISTURB AREA". THE OPERATOR IS RESPONSIBLE FOR PRESERVING A 50 FOOT NATURAL BUFFER OR (IF INFEASIBLE) PROVIDE REDUNDANT SEDIMENT CONTROL BMPS, WHEN A SURFACE WATER IS LOCATED WITHIN 50 FEET AND RECEIVES DRAINAGE FROM THE PROJECT'S GRADING LIMITS. THIS REQUIREMENT DOES NOT APPLY TO ADJACENT ROAD SIDE DITCHES, JUDICIAL/COUNTY DITCHES, STORMWATER CONVEYANCES, STORM DRAIN INLETS, AND SEDIMENT BASINS.

THERE IS NO CONSTRUCTION PHASING OR STAGING DEFINED BY THE OWNER FOR THIS PROJECT. THE SCHEDULE FOR INSTALLING TEMPORARY BMPS SHALL BE INCORPORATED INTO THE OPERATOR'S WEEKLY SCHEDULE FOR EACH CONSTRUCTION STAGE AND PRESENTED TO THE OWNER'S REPRESENTATIVE 9PER MNDOT SPEC 1717.D).

ENVIRONMENTALLY SENSITIVE AREAS
STEEP SLOPES: EXISTING AND PROPOSED SLOPES 1 IN 3 (33.33% AND STEEPER) THAT ARE PROPOSED TO BE DISTURBED ARE ILLUSTRATED ON THE STEEP SLOPES MAYBE TEMPORARILY CREATED DURING GRADING OPERATIONS, AT WHICH TIME TEMPORARY BMPS MUST BE IMPLEMENTED BY THE OPERATOR (THROUGH AN APPROVED SWPPP AMENDMENT) WITHIN 14 DAYS OF NO LONGER WORKING THE STEEP SLOPE.

CONTAMINATED PROPERTIES: THE MPCA'S "WHAT'S IN MY NEIGHBORHOOD" DATABASE (PCA-GIS02.PCA.STATE.MN.US/WIMN2/INDEX.HTML) WAS REVIEWED ON 12/22/14 . THE RESULTS OF THIS REVIEW SHOW NO KNOWN CONTAMINATED PROPERTIES OR LEAK SOURCES LOCATED WITHIN AND ADJACENT TO THE PROJECT LIMITS. NO PRE-EXISTING HAZARDOUS MATERIALS OR WASTES ARE ANTICIPATED TO BE IMPACTED BY THE PROJECT.

STORMWATER POLLUTION MITIGATION MEASURES (AS IDENTIFIED FROM ENVIRONMENTAL REVIEW): NO FORMAL ENVIRONMENTAL REVIEW WAS REQUIRED FOR THIS PROJECT, THEREFORE, NO ADDITIONAL STORMWATER RELATED MITIGATION MEASURES APPLY.

KARST AREAS: THERE ARE NO KNOWN KARST AREAS WITHIN OR ADJACENT TO THE PROJECT LIMITS.

SITE PLAN REQUIRED AREAS: NO AREAS OF "HIGH ENVIRONMENTAL RISKS" ARE KNOWN TO BE LOCATED WITHIN OR IMMEDIATELY ADJACENT TO THE PROJECT LIMITS.
EACH SITE PLANS MUST DETAIL PROPOSED ACTIVITIES, CORRESPONDING SCHEDULING, STAGING, TEMPORARY EROSION AND SEDIMENT CONTROLS, AND BMP DETAILS PER SECTION 1717 OF THE MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION. SITE PLANS MUST BE APPROVED BY PROJECT ENGINEER PRIOR TO INITIATING THE SPECIFIED WORK WITHIN EACH SITE PLAN AREA.

FLOOD CONTINGENCY PLAN: NO PROJECT ACTIVITIES ARE LOCATED WITHIN A 100-YEAR FLOODPLAIN OR FLOODWAY, THEREFORE, A FLOOD CONTINGENCY PLAN IS NOT REQUIRED. THE PROJECT ENGINEER (AT THEIR DISCRETION) MAY REQUIRE A PREVENTATIVE FLOOD CONTINGENCY PLAN FOR SPECIFIC PROJECT ACTIVITIES AND AREAS THAT ARE NOT LOCATED IN A 100-YEAR FLOODPLAIN OR FLOODWAY.

FISH EXCLUSION DATES: OPERATOR IS PROHIBITED FROM CONDUCTING IN-STREAM WORK DURING THE FISH SPAWNING AND MIGRATION DATES OF APRIL 15 TO JUNE 30 FOR NON-TROUT WATERS. IF WORK MUST BE CONDUCTING DURING THIS TIMEFRAME, CONTRACTOR SHALL CONTACT THE LOCAL DNR FISHERIES MANAGER FOR WRITTEN APPROVAL PRIOR TO CONDUCTING THE IN-STREAM WORK.

AQUATIC INVASIVE SPECIES: ALL IN-STREAM AND DEWATERING EQUIPMENT SHALL BE DECONTAMINATED OF ALL AQUATIC PLANTS AND PROHIBIT INVASIVE SPECIES PRIOR TO USING WITHIN SURFACE WATERS ON-SITE AND TRANSPORTING OFF-SITE. ALL DECONTAMINATION ACTIVITIES SHALL MEET THE CHAPTER 1 STANDARDS OF THE MINNESOTA DNR'S BEST PRACTICES MANUAL FOR MEETING DNR GENERAL PUBLIC WATERS WORK PERMIT GP 2004-001.

WETLANDS
WETLANDS, IF ANY, WITHIN THE PROJECT AREA AND MUST BE PROTECTED TO THE MAXIMUM EXTENT POSSIBLE.

APPLICABLE FEDERAL, TRIBAL, STATE OR LOCAL PROGRAMS
THE PROJECT FALLS UNDER THE JURISDICTION OF SEVERAL ENTITIES, AS IDENTIFIED IN THE 'AGENCY CONTACTS" TABLE OF PAGE 1 OF THE SWPPP. THE MORE STRINGENT OF LOCAL VS. STATE VS. FEDERAL RULES SHALL APPLY WHERE THEY CONFLICT. INFORMATION PERTAINING TO THE STATE NPDES PERMIT CAN BE FOUND AT: (HTTP://WWW.PCA.STATE.MN.US/INDEX.PHP/WATER/WATER-TYPES-AND-PROGRAMS/STORMWATER/CONSTRUCTION-STORMWATER/INDEX.HTML). THE OPERATOR IS RESPONSIBLE TO COMPLY WITH ALL APPLICABLE PERMITS, MNDOT SPECIAL PROVISION, MNDOT SPEC BOOK (2014 EDITION), MNDOT SPECIFICATIONS 1717.

BY	DATE	REVISIONS	RECORD DRAWING

APA CONSULTING ENGINEERS & SURVEYORS
200 3RD AVE NE, SUITE 100 - CAMBRIDGE, MN 55008
763.689.4042 PH 763.689.6681 FAX

BROOKFIELD 5TH ADDITION
STORM WATER POLLUTION PREVENTION PLAN
RAMSEY, MINNESOTA

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.
DATE 5-25-2015 REG. NO. 24019
BRENT ROSHELL

DRAWN	CAD
DATE	3-13-2015
SCALE	-
PROJECT	127-13
CHECKED	BTR
APPROVED	BTR

SW1

SEQUENCE OF CONSTRUCTION/TIMING OF BMP INSTALLATION
NO CONSTRUCTION OPERATIONS, INCLUDING REMOVALS, THAT REQUIRE EROSION & SEDIMENT CONTROL PER THE SWPPP CAN COMMENCE UNTIL THE OPERATOR'S EROSION CONTROL SUPERVISOR CERTIFIES THE PROPER INSTALLATION OF BMP'S AND A CHAIN OF RESPONSIBILITY FOR SWPPP IMPLEMENTATION IS CREATED FOR ALL OPERATORS ON THE SITE. PERIMETER SEDIMENT CONTROLS (SILT FENCE, INLET PROTECTION, CONSTRUCTION ENTRANCES, ETC.) SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION. THESE PRACTICES SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION IS ACHIEVED. OPERATOR SHALL IMPLEMENT THE NECESSARY ON SITE BMP'S IN ACCORDANCE WITH THE NPDES PERMIT REQUIREMENTS TO PREVENT NUISANCE CONDITIONS (MN RULES 7050.2010) FROM ANY DISCHARGES UNDER COVERAGE OF THE NPDES PERMIT. IN SOME CASES, MULTIPLE OR REDUNDANT APPLICATIONS OF SOME BMP'S MAY BE NEEDED TO MEET THESE REQUIREMENTS.

INSPECTION, SWPPP AMENDMENTS, RECORD KEEPING, & TRAINING
1. THE SWPPP CHAIN OF RESPONSIBILITY MUST BE AMENDED BY THE OPERATOR WHEN THE IDENTITY OF RESPONSIBLE SITE OPERATORS (EROSION CONTROL SUPERVISOR, SUB-CONTRACTORS, ETC.) ARE KNOWN.
2. THE OPERATOR MUST INSPECT THE ENTIRE CONSTRUCTION SITE AT LEAST ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS. THE OPERATOR SHALL PROVIDE A RAINFALL GAUGE ON-SITE, WITHIN ONE MILE OF THE SITE, OR SOURCE OF THE WEATHER REPORTING SYSTEM THAT USES SITE SPECIFIC RAINFALL DATA FROM RADAR SUMMARIES. THE LOCATION AND SOURCE OF THE RAINFALL GAUGE OR REPORTING SYSTEM MUST BE DOCUMENTED IN THE FIRST SWPPP INSPECTION REPORT. THE INSPECTION FREQUENCY MAY BE REDUCED TO ONCE PER MONTH, IF SITE CONDITIONS MEET PART IV.E3 OF THE NPDES PERMIT. ALL INSPECTIONS AND MAINTENANCE CONDUCTED MUST BE RECORDED IN WRITING BY THE OPERATOR AND RETAINED WITH THE SWPPP. RECORDS OF EACH INSPECTION AND MAINTENANCE ACTIVITY SHALL INCLUDE:
   A. DATE, TIME AND NAME OF PERSON(S) CONDUCTING INSPECTIONS;
   B. FINDINGS OF INSPECTIONS, INCLUDING RECOMMENDATIONS FOR CORRECTIVE ACTIONS;
   C. CORRECTIVE ACTIONS TAKEN (INCLUDING DATES, TIMES AND PARTY COMPLETING MAINTENANCE ACTIVITIES); INCLUDING DOCUMENTATION/PHOTOS OF IMPLEMENTED BMPS INTENDED TO CORRECT A PROBLEM BUT FAILED.
   D. DATE AND AMOUNT OF ALL RAINFALL EVENTS GREATER THAN ½ INCH (0.5 INCHES) IN 24 HOURS;
   E. DOCUMENTATION OF CHANGES MADE TO THE SWPPP.
3. SWPPP AMENDMENTS AND SITE PLANS WILL BE PREPARED BY THE OPERATOR AND SUBMITTED TO THE OWNER FOR REVIEW AND WRITTEN APPROVAL BY THE PROJECT OWNER (OR DESIGNATED REPRESENTATIVE). ALL OWNER ACCEPTED AND DENIED SWPPP AMENDMENTS AND SITE PLANS MUST BE RECORDED IN WRITING RETAINED WITH THE SWPPP.
4. THE SWPPP SHALL BE AMENDED TO INCLUDE ADDITIONAL OR MODIFIED BMPS, DESIGNED TO CORRECT IDENTIFIED PROBLEMS OR ADDRESS SITUATIONS (UNDER PART III.B OF THE NPDES PERMIT), PRIOR TO CONDUCTING SPECIFIC STAGES/PHASES OF THE PROJECT, AS REQUIRED BY THE OWNER AND DEFINED IN THIS PROJECT SWPPP.

SUMMARY OF OPERATOR PREPARED SWPPP AMENDMENT NAME	SWPPP AMENDMENTS (REQUIREDBY OWNER) SWPPP AMENDMENT DETAILS	SUBMITTAL TIMEFRAME
OPERATOR CHAIN OF RESPONSIBILITY	REFER TO "CONTACT INFORMATION/ RESPONSIBLE PARTIES' SECTION	7 DAYS PRIOR TO INITIATING WORK
BMP AMENDMENTS	SUBSTITUTED, ADDITIONAL, OR REDUNDANT BMPS TO COMPENSATE FOR FAILING/FAILED BMPS	DURING/AFTER CONSTRUCTION ACTIVITIES
METHODS TO MINIMIZE SOIL COMPACTION	REFER TO "EXISTING SITE CONDITIONS, SOILS AND WATER RESOURCES" SECTION	7 DAYS PRIOR TO WORK WITHIN INFILTRATION BASINS AND PRESERVED TREE AREAS
STEEP SLOPES PHASING PLAN	REFER TO "ENVIRONMENTALLY SENSITIVE AREAS" SECTION	
SPILL PREVENTION & RESPONSE PLAN	REFER TO "POLLUTION PREVENTION MEASURES"	7 DAYS PRIOR TO INITIATING WORK
DEWATERING PLAN	REFER TO "DEWATERING" SECTION	7 DAYS PRIOR TO ACTIVITY

1. THE SWPPP (ORIGINAL OR COPIES), ALL CHANGES TO THE SWPPP, PROJECT MANUAL, AND INSPECTIONS/MAINTENANCE RECORDS MUST BE KEPT AT THE SITE DURING CONSTRUCTION BY THE OPERATOR WHO HAS OPERATIONAL CONTROL OF THAT PORTION OF THE SITE. THE SWPPP CAN BE KEPT IN THE FIELD OFFICE OR ON SITE VEHICLE DURING NORMAL WORKING HOURS.
2. THE OPERATOR MUST ASSIGN A TRAINED INDIVIDUAL (S) (PURSUANT TO PARTS III.A.3 & III.F) TO OVERSEE THE IMPLEMENTATION, MAINTENANCE, AND REPAIR OF BMPS. THIS INDIVIDUAL (S) SHALL ALSO PERFORM INSPECTIONS, REVISE/AMEND THE SWPPP (DOCUMENT IN SWPPP AS NECESSARY), AND BE AVAILABLE FOR AN ONSITE INSPECTION WITHIN 72 HOURS UPON REQUEST BY THE PERMITTED OWNER FOR ITS DESIGNEE), LOCAL GOVERNMENT UNITS, OR MPCA.

POLLUTION PREVENTION MANAGEMENT MEASURES
POTENTIAL SOURCES OF POLLUTANTS FROM CONSTRUCTION ACTIVITIES INCLUDE:
- SEDIMENT AND FUGITIVE DUST GENERATED FROM CLEARING AND GRUBBING, IMPORT/EXPORT OPERATIONS, REMOVALS/COMPACTION, MASS/FINE GRADING, EXCAVATIONS, TRENCHING, TOPSOIL STRIPING STOCKPILING, WET/DRY PAVEMENT CUTTING, STREET CONSTRUCTION.
- BASIC/ACIDIC PH LEVELS FROM CURB AND GUTTER, MANHOLE STRUCTURES, SIDEWALKS, DRIVEWAY APRONS, FOUNDATIONS, BRIDGE ABUTMENTS, WET/DRY PAVEMENT CUTTING, MASONRY WASHOUT/CLEANOUT.
- EXCESS NUTRIENTS FROM LANDSCAPING INSTALLATIONS, SOIL ADDITIVES, FERTILIZATION, MULCHING.
- HYDROCARBONS FROM STREET CONSTRUCTION, DEMOLITION/REMOVALS, WET/DRY PAVEMENT CUTTING.

OPERATOR WILL COMPLY WITH ALL OF THE POLLUTION PREVENTION AND MANAGEMENT MEASURES IDENTIFIED IN THE NPDES-CSW PERMIT. OPERATOR WILL SUBMIT A SPILL PREVENTION AND RESPONSE PLAN (SPRP) TO THE ENGINEER PRIOR TO ANY CONSTRUCTION ACTIVITY. THE SPRP MUST SATISFACTORILY ADDRESS (AT A MINIMUM) THE FOLLOWING NPDES REQUIREMENTS BY THE PROPOSED IMPLEMENTATION AND MAINTENANCE OF APPROPRIATE BMPS:

NO-EXPOSURE: CONSTRUCTION AND BUILDING PRODUCTS (THAT HAVE THE POTENTIAL TO LEACH POLLUTANTS), PESTICIDES, HERBICIDES, INSECTICIDES, FERTILIZERS, TREATMENT CHEMICALS, AND LANDSCAPING MATERIALS MUST BE UNDER COVER (PLASTIC SHEETING OR TEMPORARY ROOFS) TO MINIMIZE CONTACT WITH STORMWATER AND PRECIPITATION.

SOLID WASTE: (SEDIMENT, ASPHALT, CONCRETE MILLINGS, CONSTRUCTION, AND DEMOLITION DEBRIS) AND OTHER WASTES MUST BE DISPOSED OF PROPERLY AND SHALL COMPLY WITH MPCA DISPOSAL REQUIREMENTS (CH. 7035).

HAZARDOUS MATERIALS: (E.G. GAS, DIESEL, OIL, ANTIFREEZE, PAINT SOLVENTS, SOAPS, DETERGENTS, WOOD PRESERVATIVES, CLEANING SOLVENTS, CURING COMPOUNDS, ACIDS, ETC.) MUST BE STORED IN SEALED CONTAINERS (WITH SECONDARY SPILL CONTAINMENT) IN RESTRICTED ACCESS AREAS TO PREVENT VANDALISM. STORAGE AND DISPOSAL OF HAZARDOUS WASTE AND MATERIALS MUST BE IN COMPLIANCE WITH MPCA REGULATIONS (CH. 7045) INCLUDING SECONDARY CONTAINMENT.

PORTABLE TOILETS: MUST BE POSITIONED AND SECURED SO THEY ARE NOT TIPPED OR KNOCKED OVER. WASTE MUST BE DISPOSED OF PROPERLY IN ACCORDANCE WITH MPCA GUIDELINES (CH. 7041).

EQUIPMENT/VEHICLE FUELING, EXTERNAL WASHING, AND MAINTENANCE PRACTICES: WHEN VEHICLE FUELING, MAINTENANCE, OR EXTERNAL WASHING MUST OCCUR ON-SITE, THE ACTIVITY IS LIMITED TO A CONTAINED PORTION OF THE STAGING AREA, UNLESS INFEASIBLE THROUGH A SWPPP AMENDMENT. PROCEDURES FOR SPILL RESPONSE AND MATERIALS FOR CONTAINMENT AND CLEAN UP (DRIP PANS, DRY ABSORBENTS, AND SPILL KITS) WILL BE AVAILABLE AT ALL TIMES ON-SITE. ENGINE DEGREASING IS PROHIBITED ON-SITE.

CONCRETE, STUCCO, PAINT, CURING COMPOUNDS, SOLVENTS, AND OTHER WASHOUT WASTES: TEMPORARY OR LONG-TERM STORAGE OF WASHOUT WASTE IS PROHIBITED ON-SITE (SLURRY MUST BE HAULED IMMEDIATELY OFF-SITE). OPERATOR MUST SUBMIT A CONCRETE WASHOUT PLAN TO THE PROJECT ENGINEER FOR APPROVAL OF ALL ON-SITE WASHOUT LOCATIONS. ON-SITE WASHOUT LOCATIONS MUST BE LOCATED 200 FEET FROM AN ENVIRONMENTALLY SENSITIVE AREA AND SURFACE WATERS, HAVE "CONCRETE WASHOUT AREA" SIGNAGE, AND BE CONTAINED IN A LEAK PROOF CONTAINER OR IMPERMEABLE LINER. LIQUID AND SOLID WASTES SHOULD NOT CONTACT THE GROUND (UNLESS PERMITTED IN THE CONCRETE WASHOUT PLAN), BE CONTAINED TO PREVENT RUNOFF FROM THE WASHOUT LOCATION, AND MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH MPCA REGULATIONS.

CONCRETE, STUCCO, PAINT, CURING COMPOUNDS, SOLVENTS, AND OTHER WASHOUT WASTES: TEMPORARY OR LONG-TERM STORAGE OF WASHOUT WASTE IS PROHIBITED ON-SITE (SLURRY MUST BE HAULED IMMEDIATELY OFF-SITE). OPERATOR MUST SUBMIT A CONCRETE WASHOUT PLAN TO THE PROJECT ENGINEER FOR APPROVAL OF ALL ON-SITE WASHOUT LOCATIONS. ON-SITE WASHOUT LOCATIONS MUST BE LOCATED 200 FEET FROM AN ENVIRONMENTALLY SENSITIVE AREA AND SURFACE WATERS, HAVE "CONCRETE WASHOUT AREA" SIGNAGE, AND BE CONTAINED IN A LEAK PROOF CONTAINER OR IMPERMEABLE LINER. LIQUID AND SOLID WASTES SHOULD NOT CONTACT THE GROUND (UNLESS PERMITTED IN THE CONCRETE WASHOUT PLAN), BE CONTAINED TO PREVENT RUNOFF FROM THE WASHOUT LOCATION, AND MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH MPCA REGULATIONS. OPERATOR MUST SUBMIT A CONCRETE WASHOUT PLAN TO THE PROJECT ENGINEER FOR APPROVAL OF ALL ON-SITE WASHOUT LOCATIONS. ON-SITE WASHOUT LOCATIONS MUST BE LOCATED 200 FEET FROM AN ENVIRONMENTALLY SENSITIVE AREA AND SURFACE WATERS, HAVE "CONCRETE WASHOUT AREA" SIGNAGE, AND BE CONTAINED IN A LEAK PROOF CONTAINER OR IMPERMEABLE LINER. LIQUID AND SOLID WASTES SHOULD NOT CONTACT THE GROUND (UNLESS PERMITTED IN THE CONCRETE WASHOUT PLAN), BE CONTAINED TO PREVENT RUNOFF FROM THE WASHOUT LOCATION, AND MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH MPCA REGULATIONS.

BURNING: BURNING OF GARBAGE, CONSTRUCTION DEBRIS, TREES, BRUSH, OR OTHER VEGETATIVE MATERIAL IS NOT ALLOWED ON-SITE, UNLESS PRIOR APPROVAL IS GRANTED BY THE OWNER.

EROSION CONTROL PRACTICES, PROCEDURES, & MAINTENANCE STANDARDS
THE OPERATOR IS RESPONSIBLE FOR THE INSTALLATION, OPERATION, AND CONTINUED MAINTENANCE OF ALL TEMPORARY AND PERMANENT WATER QUALITY MANAGEMENT BMPS, AS WELL AS ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPS, FOR THE DURATION OF THE CONSTRUCTION WORK AT TH SITE, UNTIL FINAL STABILIZATION IS ACHIEVED. ALL BMPS MUST BE ADEQUATELY LOCATED, DESIGNED, INSTALLED, AND MAINTAINED TO PREVENT EROSION FROM A MINIMUM 0.5 INCH TOTAL RAINFALL EVENT WITHIN 24 HOURS.

ALL NONFUNCTIONAL BMPS MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WITH FUNCTIONAL BMPS BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS UNLESS ANOTHER TIME FRAME IS SPECIFIED IN THE SWPPP. ALL ERODED MATERIAL THAT LEAVES THE SITE SHALL BE COLLECTED BY THE OPERATOR AND RETURNED TO THE SITE AT THE OPERATOR'S EXPENSE AND INCIDENTAL TO THE PROJECT COST.

TEMPORARY OR PERMANENT STABILIZATION SHALL BE INITIATED AS SOON AS POSSIBLE, BUT NO LATER THAN THE END OF THE NEXT WORK DAY FOLLOWING THE DAY EARTH-DISTURBING ACTIVITIES IN THAT PORTION OF THE SITE HAS TEMPORARILY OF PERMANENTLY CEASED. ALL EXPOSED SOIL AREAS SHALL BE STABILIZED WITHIN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. INITIATED STABILIZATION IS DEFINED AS COMPLETING ONE (OR MORE) OF THE FOLLOWING: SOIL PREPARATION FOR VEGETATION, MULCHING (OR OTHER TEMPORARY NONVEGETATIVE COVER), SEEDING/PLANTING, OR SCHEDULING STABILIZATION MEASURES TO BE FULLY INSTALLED AND COMPLETED WITHIN THE 14 DAY TIMEFRAME.

ALL EXPOSED SOILS WITHIN 200 FEET AND DRAINING TO A DNR PUBLIC WATERS MUST BE STABILIZED WITHIN 24 HOURS OF TEMPORARILY OR PERMANENTLY CEASING WORK, DURING THE FISH SPAWNING PERIOD. TEMPORARY STOCKPILES WITHOUT SIGNIFICANT SILT, CLAY OR ORGANIC COMPONENTS (E. G., CLEAN AGGREGATE STOCKPILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES) AND THE CONSTRUCTED BASE COMPONENTS OF ROADS, PARKING LOTS AND SIMILAR SURFACES ARE EXEMPT FROM THIS REQUIREMENT, BUT MUST BE IN COMPLIANCE WITH PART IV.C.5.

TEMPORARY STABILIZATION BMPS SHALL ONLY BE IMPLEMENTED WHEN PERMANENT STABILIZATION BMPS CANNOT BE IMPLEMENTED WITHIN THE 14 DAY TIMEFRAME FOR EXPOSED SOILS.

TEMPORARY/PERMANENT DRAINAGE DITCHES & SWALES: THE NORMAL WETTED PERIMETER (2-YEAR, 24-HOUR PRECIPITATION EVENT) OF ANY TEMPORARY OR PERMANENT DRAINAGE DITCH, CHANNEL, OR SWALE THAT DRAINS WATER FROM ANY PORTION OF THE SITE, OR DIVERTS WATER AROUND THE SITE, MUST BE STABILIZED WITHIN THE LAST 200 LINEAL FEET FROM THE PROPERTY EDGE, OR FROM THE POINT OF DISCHARGE INTO ANY SURFACE WATER WITHIN 24 HOURS OF CONNECTION. STABILIZATION REMAINING OF THE REMAINING PORTIONS OF THE CHANNEL MUST BE STABILIZED WITHIN 14 DAYS. ALL STORMWATER CONVEYANCE CHANNELS MUST USE EROSION CONTROL AND VELOCITY DISSIPATION DEVICES WITHIN AND ALONG THE LENGTH OF THE CHANNEL AND AT ANY OUTLETS. TEMPORARY OR PERMANENT DITCHES OR SWALES THAT ARE BEING USED AS A TEMPORARY SEDIMENT CONTAINMENT SYSTEM (WITH PROPERLY DESIGNED ROCK DITCH CHECKS, BIO ROLLS, SILT DIKES ETC.) DO NO NEED TO BE STABILIZED. THESE AREAS MUST BE STABILIZED WITHIN 24 HOURS AFTER NO LONGER BEING USED AS A SEDIMENT CONTAINMENT SYSTEM. MULCH, HYDROMULCH, TACKIFIER, OR POLYACRYLAMIDE BELOW THE WETTED PERIMETER OF A DITCH, SWALE, OR OTHER SURFACE WATER CONVEYANCE IS NOT ACCEPTABLE STABILIZATION.

EROSION CONTROL BLANKETS/MATS: OPERATOR SHALL VERIFY DURING REGULAR INSPECTIONS THAT NO GULLIES, RILLS, OR SCOUR HOLES HAVE FORMED UNDER EROSION CONTROL BLANKETS AND MATS. ALL REPAIRS MUST BE COMPLETED WITHIN 24 HOURS OF DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.

MULCH: OPERATOR MUST APPLY MULCH IN A UNIFORM PATTERN OVER THE DISTURBED SOILS, TO ACHIEVE A MINIMUM OF 90% GROUND COVER.

DUST CONTROL: DUST FROM THE SITE WILL BE CONTROLLED BY INCREASED STREET SWEEPING AND/OR USING A MOBILE PRESSURE-TYPE DISTRIBUTOR TRUCK TO APPLY POTABLE WATER TO DISTURBED AREAS. THE MOBILE UNIT WILL APPLY WATER AT A RATE NECESSARY TO PREVENT RUNOFF AND PONDING.

STORM SEWER OUTLETS: PIPE OUTLETS MUST HAVE TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 HOURS AFTER HYDRAULIC CONNECTION TO A RECEIVING SURFACE WATER.

TEMPORARY & PERMANENT EROSION CONTROL BMPS
TYPE 1 MULCH: APPLY TO DISTURBED SLOPES LESS THAN 1:3 WITH BLOWER EQUIPMENT OR CONCURRENTLY WITH HYDROMULCH AT 2 TONS/ACRE. IMMEDIATELY OVERSPRAY (IF NOT HYDROMULCHED) WITH TACKIFIER (PER MANUFACTURES RECOMMENDED RATES) OR DISC-ANCHORED.

RAPID STABILIZATION METHOD #3: THIS WORK SHALL CONSIST OF OPERATIONS NECESSARY TO RAPIDLY STABILIZE SMALL CRITICAL AREAS WITHIN 200 FT OF SURFACE WATERS, TO PREVENT OFF SITE SEDIMENTATION AND OR TO COMPLY WITH PERMIT REQUIREMENTS. INSTALL PER MNDOT SPECIFICATIONS 2575.3N.

RAPID STABILIZATION METHOD #4: (WOOD FIBER, NATURAL NET ONLY) IS AN ACCEPTABLE BMP FOR DISTURBED AREAS ADJACENT TO ENVIRONMENTALLY SENSITIVE AREAS, SURFACE WATERS, AND WITHIN THE LAST 200 FEET OF DITCH BOTTOMS.

TEMPORARY WINTER COVER: AREAS OF EXPOSED SOILS THAT ARE NOT COMPLETED BEFORE THE WINTER WILL BE STABILIZED WITH TYPE #3 (CERTIFIED AS WEED FREE) ADJACENT TO WETLAND OR STORMWATER PONDS. ALL OTHER DISTURBED AREAS SHALL BE STABILIZED WITH TYPE #1 MULCH, UNLESS ALTERNATIVE MORE PROTECTIVE BMPS ARE SPECIFIC WITHIN THE SWPPP. ALL EXPOSED SOILS SHALL BE STABILIZED BEFORE CONSTRUCTION IS COMPLETED FOR THE SEASON.

HYDRO-MULCH TYPE #5: HYDRAULIC SOIL STABILIZER IN COMBINATION WITH A TACKIFIER WILL BE INSTALLED PER MANUFACTURES SPECIFICATIONS TO EXPOSED SOILS AREAS TO PROVIDE TEMPORARY LONG-TERM OR PERMANENT COVER FOR VEGETATION ESTABLISHMENT.

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SEDIMENT CONTROL PRACTICES, PROCEDURES, & MAINTENANCE STANDARDS

DOWN GRADIENT SYSTEMS: IF THE DOWN GRADIENT TREATMENT SYSTEM IS OVERLOADED, ADDITIONAL UP GRADIENT SEDIMENT CONTROL PRACTICES OR REDUNDANT BMPS MUST BE INSTALLED TO ELIMINATE THE OVERLOADING, AND THE SWPPP MUST BE AMENDED TO IDENTIFY THESE ADDITIONAL PRACTICES.

PERIMETER CONTROL BMPS (SILT FENCES, CHIP/SLASH MULCH SACKS, BIOROLLS, FLOATING SILT CURTAIN, ETC.): PERIMETER CONTROL BMPS SHALL BE INSTALLED ON ALL DOWN GRADIENT PERIMETERS AND UPGRADIENT OF ANY BUFFER AREAS, PRIOR TO INITIATING UPGRADIENT LAND DISTURBANCE ACTIVITIES. UPLAND PERIMETER CONTROLS BMPS SHALL BE PLACED AS CLOSE AS POSSIBLE TO FOLLOW A SINGLE CONTOUR ELEVATION. ALL SILT FENCES MUST BE REPAIRED, REPLACED, OR MAINTAINED WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES ⅓ OF THE HEIGHT OF THE FENCE. ALL REPAIRS MUST BE COMPLETED BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS. FLOATING SILT CURTAIN SHALL BE INSTALLED AS CLOSE TO THE SHORELINE AS POSSIBLE FOR SHORELAND/IN-WATER SHORT-TERM CONSTRUCTION ACTIVITIES. AFTER THE SHORT-TERM ACTIVITY IS COMPLETE, AN UPLAND PERIMETER CONTROL MUST BE INSTALLED IF EXPOSED SOILS CONTINUE TO DRAIN TO THE SURFACE WATER.

TEMPORARY & PERMANENT SEDIMENT CONTROL BMPS

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50 FOOT NATURAL BUFFER (S): REFER TO "CONSTRUCTION PHASING/STAGING, BUFFERS, & AREAS NOT TO BE DISTURBED" SECTION OF THIS SWPPP.

TEMPORARY SEDIMENTATION BASINS: WHERE TEN (10) OR MORE ACRES OF DISTURBED SOIL DRAIN TO A COMMON LOCATION, A TEMPORARY SEDIMENT BASIN MUST BE PROVIDED PRIOR TO RUNOFF LEAVING THE CONSTRUCTION SITE OR ENTERING SURFACE WATERS. ALL TEMPORARY BASINS SHALL BE CONSTRUCTED AND OPERATIONAL PRIOR TO GRADING TEN (10) OR MORE ACRES. BASINS MUST PROVIDE A LIVE STORAGE VOLUME FROM A TWO YEAR 24-HOUR STORM EVENT FROM EACH ACRE (DISTURBED AND UNDISTURBED) DRAINING TO THE BASIN. AT A MINIMUM, IF CALCULATIONS ARE NOT PERFORMED THE BASIN SHALL PROVIDE 3,600 CUBIC FEET OF LIVE STORAGE FROM EACH ACRE. THE BASIN INTAKE MUST BE DESIGNED TO WITHDRAW WATER FROM THE SURFACE, PREVENT SHORT CIRCUITING AND THE DISCHARGE OF FLOATING DEBRIS, INCLUDE AN EMERGENCY OVERFLOW ABOVE THE LIVE STORAGE ELEVATION, AND PROVIDE ENERGY DISSIPATION AT THE BASIN OUTLET. BASINS MUST BE DRAINED AND SEDIMENT REMOVED WHEN THE DEPTH OF COLLECTED SEDIMENT IN THE BASIN REACHES ½ THE LIVE STORAGE VOLUME. DRAINAGE AND REMOVAL MUST BE COMPLETED WITHIN 72 HOURS OF DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS. IF A BASIN IS INFEASIBLE WITHIN THE PROJECT LIMITS, EQUIVALENT SEDIMENT CONTROL BMPS MUST BE IMPLEMENTED AND DOCUMENTED IN THE SWPPP OR SWPPP AMENDMENT.

SEDIMENT TRAPS: WHERE A TEMPORARY SEDIMENT BASIN MEETING THE REQUIREMENTS OF THIS PART IS INFEASIBLE, EQUIVALENT SEDIMENT CONTROLS SUCH AS SMALLER SEDIMENT BASINS, AND/OR SEDIMENT TRAPS, SILT FENCES, VEGETATIVE BUFFER STRIPS, OR ANY APPROPRIATE COMBINATION OF MEASURES ARE REQUIRED FOR ALL DOWN-SLOPE BOUNDARIES OF THE CONSTRUCTION AREA AND FOR SIDE-SLOPE BOUNDARIES AS DICTATED BY INDIVIDUAL SITE CONDITIONS. IN DETERMINING WHETHER INSTALLING A SEDIMENT BASIN INS INFEASIBLE, THE PERMITTEE(S) MUST CONSIDER PUBLIC SAFETY AND MAY CONSIDER FACTORS SUCH AS SITE SOILS, SLOPE, AND AVAILABLE AREA ON SITE. THIS DETERMINATION OF INFEASIBILITY MUST BE DOCUMENTED IN THE SWPPP PER PART III.A.5.m.

TEMPORARY STOCKPILES: ALL STOCKPILES MUST HAVE SILT FENCE OR EQUIVALENT PERIMETER SEDIMENT CONTROLS IMPLEMENTED AND MAINTAINED AT ALL TIMES. PILES CANNOT BE PLACED IN BUFFER AREAS OR SURFACE WATERS, INCLUDING STORM WATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, OR CONDUITS AND DITCHES UNLESS THERE IS A BYPASS IN PLACE TO PREVENT STORMWATER RUN-ON INTO THE STOCKPILE.

CONSTRUCTION SITE ENTRANCE/VEHICLE TRACKING: OPERATOR MUST MINIMIZE SEDIMENT FROM LEAVING THE CONSTRUCTION SITE (OR ONTO STREETS WITH THE SITE) BY IMPLEMENTING BMPS SUCH AS ROCK PADS, SLASH MULCH, CONCRETE OR STEEL WASH RACKS, OR EQUIVALENT SYSTEMS. STREET SWEEPING MUST BE USED DAILY DURING CONSTRUCTION OPERATIONS IF SUCH BMPS ARE NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE STREET. TRACKED SEDIMENT MUST BE REMOVED FROM ALL PAVED SURFACES (ON AND OFF-SITE) WITHIN 24 HOURS OF DISCOVERY, OR SOONER AS DIRECTED BY THE PROJECT OWNER. MULTIPLE STREET SWEEPINGS AT THE OPERATOR'S EXPENSE MAY BE REQUIRED ON ALL ENTRY/EXIT POINTS TO THE SITE AT THE DISCRETION OF THE PROJECT OWNER.

SURFACE WATERS: INCLUDING OFF-SITE AND DOWNSTREAM DRAINAGE DITCHES, CATCH BASINS, AND CONVEYANCE SYSTEMS, MUST BE INSPECTED FOR EVIDENCE OF EROSION AND SEDIMENT DEPOSITION. THE REMOVAL AND STABILIZATION OF EXPOSED SOILS MUST TAKE PLACE WITHIN SEVEN (7) DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS. IF PRECLUDED, REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN SEVEN (7) CALENDAR DAYS OF OBTAINING ACCESS. THE PERMITTEES ARE RESPONSIBLE FOR CONTACTING ALL LOCAL, REGIONAL, STATE AND FEDERAL AGENCIES AND RECEIVING ANY APPLICABLE PERMITS, PRIOR TO CONDUCTING ANY WORK.

INLET PROTECTION: ALL STORM DRAIN INLETS (INCLUDING DOWN GRADIENT, OFF-SITE) MUST BE PROTECTED BY APPROPRIATE BMPS DURING CONSTRUCTION UNTIL ALL SOURCES WITH POTENTIAL FOR DISCHARGING TO THE INLET HAVE BEEN STABILIZED. SILT FENCE IS NOT AN ACCEPTABLE CATCH BASIN INLET PROTECTION BMP. CONTRACTOR SHALL CLEAN, REMOVE AND DISPOSE OF SEDIMENT, AND/OR REPLACE STORM DRAIN INLET PROTECTION ON A ROUTINE BASIS TO ENSURE THE DEVICE IS FULLY FUNCTIONAL PRIOR TO THE NEXT FORECASTED PRECIPITATION EVENT (30% OR GREATER) INLET PROTECTION MAY BE REMOVED FOR A PARTICULAR INLET IF A SPECIFIC SAFETY CONCERN (STREET FLOODING/FREEZING) HAS BEEN IDENTIFIED AND THE PERMITTEE(S) HAVE RECEIVED WRITTEN CORRESPONDENCE FROM THE JURISDICTIONAL AUTHORITY (E.G. CITY/COUNTY/TOWNSHIP/MNDOT ENGINEER) VERIFYING THE NEED FOR REMOVAL. WRITTEN CORRESPONDENCE MUST BE DOCUMENTED IN THE SWPPP AND AVAILABLE WITHIN 72 HOURS UPON REQUEST. PERMISSION TO REMOVE INLET PROTECTION BASED ON A SPECIFIC SAFETY CONCERN MUST STILL BE OBTAINED FROM THE LOCAL JURISDICTIONAL AUTHORITY WITHIN 30 DAYS OF REMOVAL.

CHEMICAL TREATMENTS: OPERATOR MUST AMEND THE SWPPP TO INCLUDE THE INTENDED USES AND LOCATIONS OF FLOCCULANTS, POLYMERS, AND OTHER SEDIMENTATION TREATMENT CHEMICALS. CHEMICAL TREATMENTS MAY ONLY BE APPLIED IN AREAS WHERE TREATED STORMWATER IS DIRECTED TO A RECEIVING SEDIMENT CONTROL SYSTEM (NOT DIRECTLY DISCHARGED TO NATURAL WATER BODIES). THIS INCLUDES DOCUMENTING THE EXPECTED SOIL TYPES, MANUFACTURER'S RECOMMENDED DOSING, APPLICATION RATES/QUANTITIES, AND MONITORING RESULTS (TURBIDITY, PH).

DEWATERING, STREAM DIVERSION, AND BASIN DRAINING
DEWATERING, STREAM DIVERSION, OR BASIN DRAINING IS ANTICIPATED DURING CONSTRUCTION OF THIS PROJECT. DITCH REALIGNMENT, CULVERT CONSTRUCTION, AND NEW POND GRADING WILL REQUIRE SITE DEWATERING. WHEN DEWATERING OR BASIN DRAINING IS REQUIRED, THE CONTRACTOR SHALL SUBMIT A DEWATERING PLAN AND NARRATIVE TO THE PROJECT ENGINEER FOR APPROVAL PRIOR TO UNDERTAKING THESE ACTIVITIES. DEWATERING PLAN MUST INCLUDE BMP'S TO PREVENT SEDIMENT TRANSPORT, EROSION, AND ADVERSE IMPACTS TO DOWNSTREAM RECEIVING WATERS. THE DEWATERING PLAN MUST ALSO INCLUDE ANY SPECIFIC CHEMICAL TREATMENTS (FLOC, POLYMERS, ETC.) THAT WILL BE USED. IF AN APPROVED TMDL WASTE LOAD ALLOCATION IS ESTABLISHED FOR CONSTRUCTION ACTIVITIES ON A RECEIVING WATERBODY, THE OPERATOR MUST IMPLEMENT ALL NECESSARY BMP'S TO MEET THE ASSIGNED WLA. THE DEWATERING PLAN AND DNR APPROPRIATIONS PERMIT WILL BECOME PART OF THE SWPPP. WATER THAT IS TURBID OR HAS SEDIMENT MUST BE DISCHARGED TO A TEMPORARY OR PERMANENT SEDIMENTATION BASIN (AND/OR OTHER APPROPRIATE BMPS) ON THE PROJECT SITE WHENEVER POSSIBLE. DISCHARGE FROM THE TEMPORARY OR PERMANENT SEDIMENTATION BASIN MUST BE VISUALLY CHECKED TO ENSURE ADEQUATE TREATMENT IS OBTAINED IN THE BASIN AND THAT NUISANCE CONDITIONS (SEE MINN. R. 7050.0210, SUBP. 2), IMPACTS TO WETLANDS, AND EROSION IN RECEIVING CHANNELS OR ON DOWNSLOPE PROPERTIES WILL NOT RESULT FROM THE DISCHARGE. THE DISCHARGE MUST BE DISPERSED OVER NATURAL ROCK RIPRAP, SAND BAGS, PLASTIC SHEETING, OR OTHER ACCEPTED ENERGY DISSIPATION MEASURES. ADEQUATE SEDIMENTATION CONTROL MEASURES AND ADDITIONAL FILTRATION BMPS ARE REQUIRED FOR DISCHARGE WATER THAT CONTAINS SUSPENDED SOLIDS, OIL, OR GREASE.

FINAL STABILIZATION
FINAL STABILIZATION IS ACHIEVED WHEN THE FOLLOWING FOUR PARAMETERS ARE COMPLETED, PRIOR TO S

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	4/24/15	**PROJECT ADDRESS**	
PROJECT. TITLE	BROOKFIELD 6TH ADDITION- FINAL PLAT OF 18 LOTS		
ESCROW #	114635		
DEPARTMENT:	Planning		
TECHNICAL REVIEWER:	Name: Chris Anderson Phone: 763-433-9817 Email: canderson@cityoframsey.com		

We are in receipt of plans prepared by APA Consulting Engineers & Surveyors and dated March 13, 2015, consisting of twelve (12) sheets: C1, C2, C3, G1, G2, L1, D1, D2, D3, SW1, SW2, and the Final Plat (together, the "Plans"). We offer the following comments regarding your request for a Final Plat for Brookfield 6th Addition (note that sheet specific corrections are identified at the end of this review):

General: The applicant is requesting Final Plat approval of Brookfield 6th Addition. This project will re-plat a portion of Outlot A, Brookfield 4th Addition into eighteen (18) single family residential lots. This is a continuation of the Brookfield Addition west of Nowthen Boulevard and generally north of 167th Avenue.

The original Brookfield Preliminary Plat was approved by the City Council on September 13, 2005. In 2009, the City Council approved an Amended and Restated Development Agreement related to the first three phases of BROOKFIELD as well as an Amendment to Water Main and Sanitary Sewer Cost Contribution/Reimbursement Agreement.

To service the BROOKFIELD as well as the SWEETBAY RIDGE developments, the original developer agreed to extend certain trunk lines (sanitary sewer and water) to these subdivisions at the cost of the developer. As the benefit of these trunk lines extends beyond these two (2) subdivisions, the City entered into the Reimbursement Agreement as a way for the developer to recapture a portion of the $6,000,000 investment in trunk line construction. These credits are factored into the Development Fee calculations attached hereto.

Land Use and Zoning: The site is guided Low Density Residential (LDR) on the Comprehensive Plan and is located within the R-1 Residential (MUSA) District. The minimum lot size in the R-1, MUSA zone is 10,800 sq. ft. Each of the proposed lots meets the minimum lot size.

Setbacks: The required setbacks are outlined below. Note that it appears that there was carryover language from Brookfield 4th Addition regarding the front yard setback for Blocks 3 and 4 (this Final Plat does not contain a Block 4). *Within this Plat, there are no exceptions for a reduced front yard setback on any lot and the table on Sheet C1 must be revised accordingly to eliminate the reference to a twenty-five (25) foot front yard setback for Blocks 3 and 4.*

Setbacks	
Required:	Proposed:
Front yard: 30 feet	30 feet
Side yard uninhabitable: 6 feet	6 feet
Side yard habitable: 10 feet	10 feet
Side yard corner: 30 feet	30 feet
Rear yard: 30 feet	30 feet
Minimum lot width: 80 feet/corner lot 90 feet	80 feet/90 feet

**Note: Minimum Lot Width is measured at front yard setback (30 feet from front property line), not front property line, nor at curb line.*

Building Elevations: No elevations of the proposed homes were submitted. Individual models are not included for review. In a single family development, it is difficult to approve every individual potential model at time of Plat. As with the original Preliminary Plat, no enhanced architecture above the minimum City Code requirements of Section 117-111 (R-1 Residential District) is being proposed. The required Development Agreement shall clearly state that additional architectural requirements are not being required at this time, and that the underlying requirements for the R-1 Residential (MUSA) District are required.

Streets: All proposed streets (168th Ave NW and Kamacite St NW) appear to meet the 60 foot width minimum. This phase (Brookfield 6th Addition) will result in the connection to the existing 168th Ave cul-de-sac at the eastern boundary of the plat. This section of street is expected to be reconstructed this summer (2015) and coordination with the City to ensure a seamless transition from the existing (reconstructed) segment of 168th Ave NW to the proposed new segment of 168th Ave NW. *The Plans indicate a temporary cul-de-sac being constructed at the east end of 168th Ave. It is our understanding that the applicant has had discussions with our Engineering Staff regarding coordination of the City's street reconstruction project and this proposed project. Note that a temporary cul-de-sac will not be permitted and the final construction plans shall be revised to clearly articulate the connection of 168th Avenue. Please review the Engineering Technical Report for additional details.*

Sidewalks are proposed on one side of each public street in accordance with City Code.

Development Fee Calculations:

Development Fees due on the Plat are outlined in the DRAFT Development Agreement. Detailed analysis on unique provisions of development fees related to this plat are outlined below.

Park Dedication and Trail Development Fees: Park Dedication and Trail Development Fees shall be due on the Plat. These fees are collected at the time the Final Plat is recorded at the rate in effect the plat is recorded. At this time, Staff recommends that a cash contribution be used to satisfy both Park Dedication and Trail Development Fee Requirements. It is further recommended that the Park Dedication be utilized to make the trail connection along Trott Brook to Variolite Street to the west. There is an existing storm water easement on Outlot C, Brookfield 3rd Addition that could be expanded as a trail easement to provide a public trail connection from 170th Trail. This connection would be a nice addition for the existing Brookfield residents and this new 6th Addition, consistent with the City's current Master Park and Trail plan. The exact timing and level of construction will be dependent upon the number of lots created with the Final Plat and an estimate of the cost to extend and connect the trail. It is further noted that 21st Century Bank has conceptually agreed to convey necessary trail easements and fee-title to areas to make additional connections.

Sanitary Sewer and Water Trunk Fees. Sanitary Sewer and Water Trunk Fees are subject to the existing reimbursement agreement with 21st Century Bank. Per the Reimbursement Agreement, these fees are not due with the Plat and are credited towards the previous investment made.

Development Agreement: *An executed Development Agreement will be required prior to releasing the plat for recording. A DRAFT Development Agreement is included for review and will also be included in the case for City Council consideration. Note that once we receive a detailed estimate of costs from your Engineer, City Staff will updated the DRAFT Development Agreement accordingly and will add it to a future City Council Agenda for formal approval.*

Previous Developer Amenities and Home Owners' Association. As part of the original plat of BROOKFIELD, the original Developer, Oakwood Land Development, proposed several private amenities that were not required by the City. These improvements included, but were not limited to, a pond/water feature, landscaping within public right of way (roundabout/entrance area), landscaping along Nowthen Boulevard, and a private park. The City allowed these amenities to be constructed with the understanding that the City would not accept future maintenance obligations for said amenities. The water feature/pond was created by installing a liner in the development's Stormwater pond. Many of the landscape improvements were constructed within City right of way. Attached to this case report is a Fact Sheet prepared by the City and summarized below.

As these amenities were not required by the City, the City's expectations were that the development itself shall be responsible for the ongoing maintenance of these amenities. It is the City's understanding that the Developer set up a Home Owners' Association (HOA) as a mechanism to address long term maintenance of these features. Maintenance also included irrigation and billing for the utilities necessary to maintain these improvements.

In 2009, Oakwood Land Development transferred its interest in BROOKFIELD to 21st Century Bank. At that time, a large majority of the lots within BROOKFIELD remained undeveloped and under the ownership of 21st Century Bank. During the transfer of ownership and through a request to amend the existing Development Agreement, the City encouraged 21st Century Bank to maintain the HOA, but did not require this to occur, as it did not possess the legal ability to do so (it is not a City requirement). The City commented at that time that the City would not take on the maintenance obligations of these amenities, as clearly articulated when the plat was approved. 21st Century Bank indicated that it would make its best efforts to re-establish the HOA, but lacked the legal ability to require future property owners to participate financially due to the structure of the existing Declaration of Restrictive Covenants. 21st Century Bank has stated that it was not able to require existing homeowners to contribute financially to the HOA under the existing documents. According to 21st Century Bank, it redrafted and re-recorded the Declaration of Restrictive Covenants to the best of its ability. A more detailed analysis from 21st Century Bank is included in this report. Furthermore, the City understands that it is the intent of the Applicant to not subject the proposed lots to the existing, nor future HOA.

As the HOA, nor the private amenities were required by the City (nor could be required by the City under current City Code provisions), it will be up to the Homeowners to administer the provisions of the HOA. The City will, however, assist by facilitating discussions amongst homeowners by providing a location to meet as a group and continue to provide educational materials related to HOAs and ways to improve water quality of the pond. The City cannot, however, be the legal counsel to establish HOA documents or revisions.

However, the City also reiterates that it is our current position that the City shall not accept maintenance obligations related to the water feature (other than ensuring proper functionality as a Stormwater pond), private park, center median and roundabout landscaping at the entrance from Nowthen Boulevard, or additional landscaping along Nowthen Boulevard that were proposed by the original developer, but not required by the City.

Plat Sheet

- Revise to include a standard detail for drainage/utility easements (showing typical easement widths, which is shown on Sheet C1 but not on the plat sheet).
- Revise to specify Brookfield Sixth Addition (throughout the plat, there are references to multiple, incorrect subdivisions).
- Provide clarification as to whether Ramsey Landholdings, LLC (shown on the plat and currently listed as the property owner) will be the property owner at the time of recording the plat or whether it will be Brookfield Land, LLC.

Sheet C1

- Revise to clearly articulate connection with existing segment of 168th Ave NW (and note need for coordination with the City to ensure smooth transition from proposed segment to existing segment, which is scheduled for reconstruction in 2015).
- Revise to remove front yard setback (Blocks 3 and 4) of twenty-five (25) feet. There is no approved reduced setback for the proposed lots.

Sheet C2

- Revise to clearly articulate connection with existing segment of 168th Ave NW (and note need for coordination with the City to ensure smooth transition from proposed segment to existing segment, which is scheduled for reconstruction in 2015).

Sheet C3

- Revise to clearly articulate connection with existing segment of 168th Ave NW (and note need for coordination with the City to ensure smooth transition from proposed segment to existing segment, which is scheduled for reconstruction in 2015).

Sheet G1

- Revise to clearly articulate connection with existing segment of 168th Ave NW (and note need for coordination with the City to ensure smooth transition from proposed segment to existing segment, which is scheduled for reconstruction in 2015).

Sheet L1

- Revise to clearly show two (2) <u>front yard</u> trees per lot.
- Replace Silver Maple with an alternative species.
- The planting detail must be amended to include the following
    - Planting depth shall be such that the 1st set of primary roots is at finished grade

  - Only prune out dead/broken/deformed branches at time of installation
  - Removal of upper portion of wire basket and burlap after being placed in planting hole if using B & B stock.
  - 2-4 inches of wood chip mulch shall be included around all trees. Mulch shall not be piled against the trunk of trees.
- Revise to clearly articulate connection with existing segment of 168th Ave NW (and note need for coordination with the City to ensure smooth transition from proposed segment to existing segment, which is scheduled for reconstruction in 2015).

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	4/24/15	**PROJECT ADDRESS**	UNKNOWN
PROJECT. TITLE	BROOKFIELD 6TH ADDITION		
ESCROW #	114635		
DEPARTMENT:	PLANNING		
TECHNICAL REVIEWER:	Name: Chris Anderson Phone: 763-433-9817 Email: canderson@cityoframsey.com		

We offer the following comments regarding the Landscape Plan prepared by APA Consulting Engineers & Surveyors and dated March 13, 2015:

Landscaping: Two (2) front yard trees are required per lot. Deciduous trees shall be a minimum of one (1) inch caliper and evergreen trees shall be at least five (5) feet in height. As a general note, builders should be provided a copy of the approved Landscape Plan and Planting Detail if they will be assuming responsibility for installing the front yard trees on each lot. The following items must added to the Landscape Plan:

- *While it appears generally that each lot will have two (2) trees planted, many of them indicate that one tree will be planted in the rear yard. Each lot shall have two (2) front yard trees and that must be reflected on the plan.*
- *No evergreen species will be permitted within the public road right-of-way.*
- *An alternative to Silver Maple should be utilized due to that species' tendency to produce surface roots.*
- *The planting detail must be amended to include the following*
    - *Planting depth shall be such that the 1st set of primary roots is at finished grade*
    - *Only prune out dead/broken/deformed branches at time of installation*
    - *Removal of upper portion of wire basket and burlap after being placed in planting hole if using B & B stock.*
    - *2-4 inches of wood chip mulch shall be included around all trees. Mulch shall not be piled against the trunk of trees.*

Density Transitioning: The proposed plat is adjacent to an existing, larger lot residential neighborhood. The adjacent, existing neighborhood is also zoned R-1 Residential (MUSA) and thus, transitioning, as required by City Code, does not apply. However, as an advisory comment, Staff would like to encourage the Developer to consider implementing some form of transitioning on Lot 2, Block 2 due to the differing densities between the existing and proposed developments (Outlot D Brookfield 1st Addition does provide some transitioning between Lot 10, Block 1 and the adjacent, existing development). If landscaping is used, it should consist of at least six (6) trees per every 100 feet of common boundary line with the existing, larger lot to the east. Staff would be amenable to a reduced quantity planting schedule.

- *An enlarged exhibit should be prepared that details the specific plantings used for transitioning purposes, including species, size, root stock, and locations.*
- *Density Transitioning plantings should be installed by the Developer (and accepted by the City) prior to the issuance of a building permit for Lot 2 Block 2.*

- *A two (2) year maintenance surety would be required to ensure the survival of the transitioning plantings.*
- *Minimum tree size for transitioning plantings are 2.5 inches for overstory (shade) trees, 1.5 inches for ornamental trees, and six (6) feet in height for evergreen trees.*

A revised Landscape Plan must be submitted to address the above items prior to the plat being released for recording.

Tree Preservation: The site appears to be devoid of any significant trees and thus, a Tree Preservation Plan is not required.

Topsoil: Each individual lot will need to have four (4) inches of topsoil meeting the City's topsoil specification. A topsoil inspection is required prior to landscaping being installed and copies of the load tickets are required as well. This is reviewed at time of Building Permit Application and request for Certificate of Occupancy for each individual lot.

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	APRIL 24, 2015	**PROJECT ADDRESS**	EAST OF MARBLE STREET, SOUTH OF 170TH TRAIL
PROJECT. TITLE	BROOKFIELD 6TH ADDITION FINAL PLAT		
ESCROW #	114635		
DEPARTMENT:	Engineering		
TECHNICAL REVIEWER:	Name: Leonard Linton Phone: 763 433-9834 Email: llinton@ci.ramsey.mn.us		

We offer the following comments regarding the Final Plat for Brookfield 6th Addition. The submittal consists of 11 sheets prepared by APA Consulting Engineers dated March 23, 2015.

Plan sheet specific comments.

Plat: The plat name must be updated in the 2nd paragraph and the County Recorder paragraph.

Sheet C1: The title must be updated to 6th Addition.

Sheet C2:

- Label Marble Street at west end of project.
- Add detail for ped ramp removal and replacement.
- Install temporary hydrant or provide means to flush watermain at south end of 167th crossing.
- Show alternate for connection to existing 168th Ave. The City will be reconstructing 168th Ave east of the property line. There will not be a cul-de-sac when both projects are completed. The connection must be coordinated between contractors.
- Verify grading in easement between Block 1 Lots 8 & 9.
- Fix readability for services on lot 7.
- Show 6' sidewalk along north side of 168th Avenue.
- Lighten Storm Sewer line weight.

Sheet C3:

- Show profile grid for CB105-CB106.
- Darken labels for storm sewer structures.
- Make hydrants lighter and show watermain with light pen.
- All sidewalks are 6' wide.
- Show profile grid for CB107-CB108, show details for connection north of CB108.

Sheet G1:

- Add key note for silt fence.
- EOF elevation is not readable.

Sheets G2:

- Use City Details.

Sheet D1

- Specify number of domes and radius in ped ramp details. A detail is required for 168th and Marble Street intersection.

Sheet D2

- Update typical street section detail to read "6" sidewalk shall be installed in all areas."
- Specify length of DIP outside of Drop Manhole.

Sheet SW1

Updates are required.

- Plat Name
- Agency contacts : project is not in Todd SWCD.
- Show post construction impervious cover information.
- Replace ? and X with data.
- Update rainfall data for Ramsey.

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

RESOLUTION #15-04-103

RESOLUTION GRANTING FINAL PLAT APPROVAL OF BROOKFIELD 6th ADDITION

WHEREAS, Capstone Homes, Inc. properly applied for preliminary plat approval of the following described property located in the City of Ramsey:

Outlot A, BROOKFIELD 3RD ADDITION, Anoka County, Minnesota

(the 'Subject Property');

WHEREAS, on September 3, 2013, the City of Ramsey received an application and preliminary plat plans for Brookfield 4th Addition from Capstone Homes, which encompassed seventy-seven (77) lots; and

WHEREAS, the Brookfield 4th Addition was a continuation of the Brookfield Addition; and

WHEREAS, on October 3, 2013, the Ramsey Planning Commission conducted a public hearing regarding the preliminary plat; and

WHEREAS, the Ramsey Park and Recreation Commission reviewed the preliminary plat on October 10, 2013, and recommended that park dedication be satisfied with a cash payment; and

WHEREAS, on October 22, 2013, the City Council approved the preliminary plat with conditions; and

WHEREAS, on March 23, 2015, Ramsey Landholdings, LLC, hereafter referred to as "Developer", submitted an application for final plat of Brookfield 6th Addition, which includes eighteen (18) buildable lots and one outlot, all of which were a part of the preliminary plat; and

WHEREAS, the Brookfield 6th Addition is a continuation of the Brookfield Addition; and

WHEREAS, on April 28, 2015, the City Council reviewed the final plat.

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

1) That the Ramsey City Council hereby grants final plat approval of Brookfield 6th Addition in accordance with relevant City Codes, subject to the following conditions:

    a) Compliance with City Staff Review File dated April 24, 2015.
    b) The Developer entering into a Development Agreement with the City.

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 28th day of April, 2015.

_____
Mayor

ATTEST:

_____
City Clerk

CITY OF RAMSEY
DEVELOPMENT AGREEMENT FOR BROOKFIELD 6TH ADDITION

This Agreement (hereinafter the "Agreement") is dated as of this _____ day of _____, 2015 and is by and between the **CITY OF RAMSEY**, a Minnesota municipal corporation (the "**CITY**") and **RAMSEY LANDHOLDINGS, LLC**, 14015 Sunfish Lake Blvd. NW, a limited liability company (the "**PERMITTEE**").

WHEREAS, the **PERMITTEE** is the owner of land legally described on the attached Exhibit A (the "Subject Property").

WHEREAS, the **PERMITTEE** has received approval from the **CITY** to subdivide the Subject Property and plat the same as BROOKFIELD 6TH ADDITION (the "Plat").

WHEREAS, the Plat re-subdivides the Subject Property into Lots 1-10, Block 1, Lots 1-2, Block 2, Lots 1-6, Block 3, and Outlot A, BROOKFIELD 6TH ADDITION, Anoka County, Minnesota.

THEREFORE, THE **CITY** AND THE **PERMITTEE** AGREE AS FOLLOWS:

1. Conditions of Approval. The **CITY** has approved the Plat subject to satisfaction of the following conditions subsequent:

   a. The **PERMITTEE'S** Execution of this Agreement. That the **PERMITTEE** enter into this Agreement.

   b. Marketable Title. That prior to recording the Plat, the **PERMITTEE** shall provide the **CITY** with proof of marketable title to the Subject Property either through a currently certified abstract, registered property abstract or title insurance commitment or policy**.**

   c. Proof of Authority. That the **PERMITTEE** provide proof that the respective governing boards of the **PERMITTEE** have authorized the **PERMITTEE'S** execution of this Agreement. This proof of authority may be satisfied by providing the **CITY** with a certified copy of the minutes of the governing board of each entity which grants such authority.

2. The Plans. The term "Plans" as used in this Agreement means the Final Plat Plans prepared by Anderson Passe Associates dated March 13, 2015, revised _____. The Plans remain subject to: (a) **CITY** Staff's review and approval of the _____ revisions to, among other things, confirm that the revisions requested in the **CITY** Staff's April 24, 2015 review letter have been made; and (b) such further revisions as the **PERMITTEE** may propose and the **CITY** approves. The Plans shall not be attached to this Agreement, but are in the **CITY'S** files.

3. Stage I Improvements. The improvements the **PERMITTEE** will construct or install are as follows:

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a. Streets
b. Concrete curb and gutter
c. Street traffic control devices
d. Lot grading
e. Sidewalks
f. Boulevard sodding
g. Trunk and lateral sanitary sewer
h. Trunk and lateral water main
i. Storm drainage facilities
j. Trail development
k. Electricity (within one-fourth mile)
l. Phone (within one-fourth mile)
m. Natural gas (within one-fourth mile)
n. Water shut off boxes

(the "Stage I Improvements").

The **PERMITTEE** agrees to construct the Stage I Improvements according to the terms and conditions of this Agreement and in accordance with the Plans and the City Code. Per City Code Section 117-615, the **PERMITTEE** shall provide the **CITY** with a set of re-producible as-built plans in Computer Aided Drafting (CAD) format upon completion of the Stage I Improvements and acceptance by the **CITY**. As as-built plans are a required Stage I Improvement item per City Code Section 117-615, the **CITY** will not release the required Stage I Improvement Financial Guarantee noted in paragraph #6 below until said as-built plans are provided to the **CITY**. Additionally, the **PERMITTEE** agrees to provide to the **CITY** the plans in CAD format prior to the commencement of construction of the Stage I Improvements.

4. Additional Requirements Related to Certain Stage I Improvements. *This paragraph intentionally deleted.*

5. Lot Corner Staking. The **PERMITTEE** must install lot corner stakes at all lot corners.

6. Stage I Improvement Financial Guarantee. The **PERMITTEE** shall provide a financial guarantee to the **CITY** guaranteeing the construction of the Stage I Improvements and their timely completion. The **PERMITTEE** shall be responsible for a financial guarantee in the amount of _____ Dollars and No Cents **($_____),** which amount is 125% of the **CITY** Engineer's estimated cost of the Stage I Improvements. Upon completion of Stage I Improvements (including the removal of "temporary" erosion control measures as identified in the approved Grading Plan), acceptance by the **CITY**, supported by appropriate lien waivers, The **PERMITTEE** may request a reduction in the amount of the financial guarantee.

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7. Inspection Fees for the Stage I Improvements. The **PERMITTEE** shall provide an inspection fee to the **CITY** to inspect the Stage I Improvements. The **PERMITTEE** shall be responsible for an inspection fee in the amount of _____ Dollars and No Cents **($_____)**, which amount is 5% of the City Engineer's estimated cost of the Stage I Improvements. The inspection fee must be in the form of a cash escrow. The **PERMITTEE** may request a refund of the remaining balance in the escrow upon completion of the Stage I Improvements, acceptance by the **CITY**, and supported by appropriate lien waivers

8. Installation of the Stage I Improvements. The **PERMITTEE** shall obtain all necessary permits from all governmental agencies before commencing construction of the Stage I Improvements. The **PERMITTEE** must provide the **CITY** with copies of all necessary permits from other governmental agencies prior to or when the **PERMITTEE** applies for a building permit to construct improvements on a lot within the Plat. Within thirty (30) days after the completion of the Stage I Improvements, the **PERMITTEE** shall provide the **CITY** with a complete set of reproducible "As Built" plans in CAD format for the Stage I Improvements.

9. Time of Performance for the Stage I Improvements. The **PERMITTEE** must complete the Stage I Improvements within one (1) year after the recording of the Plat.

10. Ownership of the Stage I Improvements. The **PERMITTEE** owns the Stage I Improvements until the **CITY'S** acceptance of the Stage I Improvements. Title to the Stage I Improvements automatically passes to the **CITY** upon the **CITY'S** written acceptance of the Stage I Improvements. Except to the extent the **CITY** has accepted all or portions of the Stage I Improvements, in writing, prior to the lapse, expiration, or other termination of the **CITY'S** financial guaranty described in Section 6 and except to the extent the **CITY** and the **PERMITTEE** may agree, in writing, to defer the **CITY'S** acceptance of certain specified Stage I Improvements, the **CITY** is deemed to have accepted the Stage I Improvements when the **CITY** releases the financial guaranty described in Section 6 or allows such financial guarantee to lapse, expire or otherwise terminate.

11. Stage I Improvements License. The **PERMITTEE** hereby grants the **CITY** and the **CITY'S** agents, employees, officers, and contractors an irrevocable license to enter the Subject Property to perform all necessary work and/or inspections the **CITY** deems appropriate during the **PERMITTEE'S** installation of the Stage I Improvements. The license shall expire after the **CITY** accepts ownership of Stage I Improvements.

12. Stage II **CITY** Improvements. The future improvements the **PERMITTEE** must construct or install are as follows:

    a. Street striping and signing
    b. Street lights

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c. Installation of survey monumentation.

(the "Stage II Improvements"). The **PERMITTEE** must complete the construction of the Stage II Improvements within one (1) year after the date upon which the Plat is recorded.

PERMITTEE must install the Stage II Improvements in accordance with the Plans. Per City Code Section 117-615, the **PERMITTEE** shall provide the **CITY** with a set of re-producible as-built plans in Computer Aided Drafting (CAD) format upon completion of the Stage II Improvements and acceptance by the **CITY**. As as-built plans are a required Stage II Improvement item per City Code Section 117-615, the **CITY** will not release the required Stage I Improvement Financial Guarantee noted in paragraph #6 above. Additionally, the **PERMITTEE** agrees to provide to the **CITY** the plans in CAD format prior to the commencement of construction of the Stage II Improvements.

13. Stage I and Stage II Improvements to Outlots. The **PERMITTEE** acknowledges that Stage I and Stage II Improvements are not being required for proposed Outlots, but will be required upon development of said Outlots.

14. Financial Guaranty for Stage II Improvements. The **CITY** does not require a financial guaranty to secure the **PERMITTEE'S** obligation to construct the Stage II Improvements.

15. Street Cleaning and Clean Up. After the street surfacing that is a part of the Stage I Improvements is installed, the **PERMITTEE** shall clear any soil, earth, or debris from the streets. From time to time, the **CITY** may remove accumulations of soil, earth, and debris from the streets resulting from the construction of the Stage I Improvements. It shall be the **PERMITTEE'S** responsibility to pay the costs associated with this necessary street cleaning. Invoices from the **CITY** to the **PERMITTEE** for such costs shall be paid within fifteen (15) days of the date of the invoice.

16. Payment of Development Fee's. The **PERMITTEE** must pay to the **CITY** the fees described on Exhibit B which may include, but are not limited to, Park Land Dedication Fees, Trail Development Fees, Sanitary Sewer Connection (Trunk) Fees, Water Connection (Trunk) Fees, Sanitary Sewer Lateral Fees, Water Lateral Fees, Storm Management Fees, Street Light as well as Street Light Operation and Maintenance Fees.

17. Requirements for Building and Occupancy Permits.

a. No building permit for any lot in the Plat shall be issued until the **PERMITTEE** has: (a) installed a Class 5 driving surface to within 300 feet of the structure; (b) provided the **CITY** Building Official with a Certificate of Survey; c.) the financial guaranty described in Section 6 to the **CITY**; d.) obtained all necessary permits from the Lower Rum River Watershed

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Management Organization and the Anoka County Soil Conservation District and has provided a copy of each such permit to the **CITY;** and

b. No occupancy permit for any lot in the Plat shall be issued until the **PERMITTEE** has: (a) constructed vehicular access to the lot, including the installation of at least one layer of bituminous surfacing; (b) constructed all utilities and storm water facilities this Contract requires to serve the lot and such utilities and storm water facilities are in place, and operational and the **CITY** has accepted those utilities and storm water facilities; (c) for lots that have a slope of less than 2%, provided the **CITY** with a certificate of grading, prepared by a licensed (State of Minnesota) professional land surveyor, certifying that the flattest grade on the lot is 1% or greater; and (d) installed and planted the sod and landscaping that are required as a part of the Stage I Improvements.

18. **PERMITTEE** Defaults. If the **PERMITTEE** defaults in the performance of one or more of the **PERMITTEE'S** obligations under this Contract, i) the **CITY** gives the **PERMITTEE** thirty (30) days written notice of the default and ii) the **PERMITTEE** fails to cure the default within said thirty (30), then the **CITY** may pursue any and all remedies available at law or in equity including, but not limited to, the following:

a. The **CITY** may, at its option, perform or engage one or more third parties to perform the **PERMITTEE'S** obligations. If, in the reasonable judgment of the **CITY'S** staff, the **PERMITTEE'S** default creates an immediate risk to public health or safety, the **CITY** may perform or engage one or more third parties to perform the work before the **CITY** provides the notice described in the initial paragraph of this Section, but the **CITY** must use commercially reasonable efforts to notify the **PERMITTEE** as promptly as possible that the **CITY** is undertaking to perform the **PERMITTEE'S** obligation or obligations. If the **CITY** performs one or more obligations of the **PERMITTEE**, the **PERMITTEE** must reimburse the **CITY** for any costs or expenses the **CITY** incurs, including costs and expenses for **CITY** staff time, to perform the work within 30 days after the **CITY** notifies the **PERMITTEE**, in writing, of the costs and expenses the **CITY** incurred to perform the work. If the **PERMITTEE** does not reimburse the **CITY** within said 30 day period, the **CITY** may pursue any remedies available to the **CITY** either at law or in equity or, in the alternative, the **CITY** may draw on the financial guaranty the **PERMITTEE** has provided to the **CITY** pursuant to this Agreement to reimburse itself for the expenses the **CITY** incurs to perform the work. This Agreement is a license for the **CITY** to act, and it shall not be necessary for the **CITY** to seek a Court Order for permission to enter the **PERMITTEE** Property. As an alternative to seeking recovery from the **PERMITTEE** or the financial guaranty, the **CITY** may levy special assessments against the

PERMITTEE Property in accordance with Minnesota Statutes Section 429, and the **PERMITTEE**, for itself and its successors in title, hereby expressly waives any and all substantive and procedural objections or defenses the **PERMITTEE** may have to such special assessments;

b. The **CITY** may commence an action in Anoka County District Court to pursue any remedy available to the **CITY** at law or in equity including, but not limited to, injunctive relief;

c. The **CITY** may refuse to grant building permits for improvements to be constructed on any lots within the Plat until the **PERMITTEE** has cured all of its defaults; and

d. The **CITY** may draw upon all or any portion of the financial guaranty the **PERMITTEE** has provided to the **CITY** pursuant to Section 6 and (i) use all or any portion of the proceeds from the financial guaranty to reimburse the **CITY** pursuant to subsection (a) above; (ii) use all or any portion of the proceeds from the financial guaranty to satisfy any judgment the **CITY** obtains against the **PERMITTEE** pursuant to subsection (b) above; (iii) use all or any portion of the proceeds to reimburse the **CITY** pursuant to Section 19 (j) below; and (iv) hold all or any portion of the proceeds for a reasonable time for the future application as described in subsections (i), (ii) and (iii) of this Section 18(d).

19. Miscellaneous.

a. Invalidity of Any Section. If any portion, section, subsection, sentence, clause, paragraphs or phrase of this Agreement is for any reason invalid, such decision shall not affect the validity of the remaining portion of this Agreement.

b. Written Amendments Only. The action or inaction of the **CITY** or the **PERMITTEE** shall not constitute a waiver or amendment to the provisions of this Agreement. To be binding, amendments or waivers shall be in writing, signed by the parties, and approved by a resolution of the **CITY** Council. The **CITY'S** or the **PERMITTEE'S** failure to promptly take legal action to enforce this Agreement shall not be a waiver or release.

c. Compliance with Laws and Regulations. The **PERMITTEE** represents to the **CITY** that the Plat complies with all **CITY**, County, metropolitan, State, and Federal laws and regulations, including but not limited to: subdivision ordinances, zoning ordinances and environmental regulations.

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If the **CITY** determines that the Plat does not comply, the **CITY** may, at its option, refuse to allow any construction or development work in the Plat until the **PERMITTEE** does comply. Upon the **CITY'S** demand **PERMITTEE** shall cease work until there is compliance.

d. Mailbox Locations. If the **PERMITTEE** desires to construct mailboxes within the public right of way, the **PERMITTEE** agrees that the placement of mailboxes along public streets is subject to the approval by the **CITY**. Utility locates will be necessary.

e. Boulevard and Wetland Restoration. The **PERMITTEE** shall be responsible for the cost of establishing seed in all boulevards within thirty (30) days of the completion of the street improvements, and restoring all other areas disturbed by the development grading operation in accordance with the approved Grading and Erosion Control plan. The **PERMITTEE** shall be responsible for the cost of cleaning any soil, earth, or debris from the wetlands within and adjacent to this Plat resulting from grading performed in the development of the Plat.

f. Construction, Hours and Entrance Signs. The **CITY** restricts construction and delivery hours to Monday through Saturday 7:00 a.m. to 10:00 p.m. The **PERMITTEE** is required to provide a sign at each entrance point stating delivery and construction operation hours. Said signs are not to exceed eighty (80) square feet in size and must be clearly visible at all times during the construction period. To the extent possible, the **PERMITTEE** shall avoid the use of Garnet Street and 168th Avenue for construction traffic.

g. Construction Site Maintenance. The **PERMITTEE** shall adhere to all of the **CITY** ordinances relating to, but not limited to, dumping of garbage, site development, construction debris, open burning, etc. The **CITY** reserves the right to withhold permits, inspections, or certificates of occupancy to correct violations relating to construction site maintenance.

h. Estimated Cost. It is understood and agreed that cost amounts set forth in this Agreement as to Stage I and Stage II Improvements, unless qualified as fixed amounts, are estimated. The **PERMITTEE** agree to pay the entire cost of said improvements including interest, engineering and legal fees related thereto.

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i. Plat Approval Expenses. The **PERMITTEE** agrees that it will pay to **CITY** all **CITY** expenses incurred in the approval of the Plat, including, but not limited to, administration expenses, engineering and legal fees. Said expenses incurred after recording of the Final Plat shall also be paid within said fifteen (15) day billing period. Failure to pay the **CITY'S** expenses within the fifteen (15) day billing period will permit the **CITY** to draw upon any of the escrows required by this Agreement for payment.

j. Reimbursement to the **CITY**. The **PERMITTEE** agree to reimburse the **CITY** for all costs incurred by the **CITY** in defense or enforcement of this Agreement, or any portion thereof, including court costs and reasonable engineering and attorney's fees.

k. Certificate of Occupancy. The term "Certificate of Occupancy" as used in this Agreement shall be defined as a document issued by the **CITY'S** Building Official, which authorizes the structure to be used for its intended purposes.

l. Estoppel Certificates and Certificate of Completion. Within ten (10) days after a written request from the **PERMITTEE,** the **CITY** will provide the **PERMITTEE** and any third party who is purchasing all or any portion of the Subject Property or to whom the **PERMITTEE** is granting a mortgage on all or any portion of the Subject Property with a written estoppel certificate stating: (i) that this Agreement remains in full force and **effect – or -** that this Agreement has been terminated; (ii) that this Agreement has not been modified or amended **- or,** *if this Agreement has been modified or amended* -, identifying such modifications or amendments; (iii) the type and amount of any security the **CITY** is holding to secure the performance of the **PERMITTEE'S** obligations under this Agreement; (iv) that, to the best of the **CITY'S** actual knowledge, the **PERMITTEE** is not in default in the performance of the **PERMITTEE'S** obligations under this Agreement **- or**, *if the **CITY** has knowledge of **PERMITTEE** defaults*, describing those defaults; and (v) that, to the best of the **CITY'S** actual knowledge, the **CITY** is not in default in the performance of the **CITY'S** obligations under this Agreement **- or**, *if the **CITY** has knowledge of **CITY** defaults*, describing those defaults. At any time that the **PERMITTEE** believes it has fully performed its obligations under this Agreement, the **PERMITTEE** may so notify the **CITY** and the **CITY** shall promptly inspect the Subject Property to determine if the **PERMITTEE** has fully performed its obligations under this Agreement. Within ten (10) days after the **CITY'S** inspection the **CITY** must provide the **PERMITTEE** with either a detailed written description of the **PERMITTEE's** obligations which the **CITY** determines the **PERMITTEE** has not fully performed or a recordable instrument executed by the **CITY'S** mayor and **CITY**

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administrator evidencing the termination and satisfaction of this Agreement.

m. Park Dedication and Trail Development. That Park Dedication and Trail Fees are satisfied by cash payment at the time of Final Plat Recording. This Agreement includes a Memorandum of Understanding that 21st Century Bank shall convey to the City, a trail easement from a publically accessible point within BROOKFIELD THIRD ADDITION, generally westward to the City Trail Corridor adjoining 21st Century Bank's holdings for the purpose of future construction of the Trott Brook Trail. Park Dedication and Trail Fee proceeds from the Plat will be applied to the Trott Brook Trail, with the City applying for grant funds to supplement the Park Dedication and Trail Fee 'gap' in funding the Trott Brook Trail west of the Brookfield Addition(s). The requested easement is depicted as Exhibit C, attached hereto.

n. Notices. Required notices shall be in writing, and shall be either hand delivered to the Parties, its employees or agents, or mailed to them by certified or registered mail at the following address:

TO PERMITTEE:
RAMSEY LANDHOLDINGS, LLC
Attn: Barry Blaine Onufrock, Chief Financial Manager
14015 Sunfish Lake Blvd. NW
Ramsey, MN 55303

TO THE CITY:
City of Ramsey
Attn: Development Services Manager
7550 Sunwood Drive NW
Ramsey, MN 55303

[The remainder of this page is intentionally left blank.]

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THE PERMITTEE:

RAMSEY LANDHOLDINGS, LLC

By:_____, Barry Onufrock
Its: Chief Financial Manager

STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____ , 2015, by Barry Onufrock, the Chief Financial Manager officer of RAMSEY LANDHOLDINGS, LLC, a domestic limited liability company under the laws of the State of Minnesota on behalf of the corporation.

_____

Notary Public

THE CITY:

CITY OF RAMSEY

By: _____
Its: Mayor

By: _____
Its: City Clerk

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

The forgoing instrument was acknowledged before me on this_____ day of_____ 2015, by Sarah Strommen and JoAnn M. Thieling, the Mayor and the City Clerk of the City of Ramsey, a charter city and municipal corporation organized under the laws of the state of Minnesota on behalf of the City.

_____

Notary Public

This document drafted by:
Cityof Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

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

EXHIBIT A

Legal Description of the Subject Property

Lots 1-10 (inclusive), Block 1, Lots 1-2 (inclusive), Block 2, Lots 1-6 (inclusive), Block 3, and Outlot A, BROOKFIELD 6TH ADDITION, Anoka County, Minnesota.

EXHIBIT B

Fees Payable to the City

1. Park Dedication. The **PERMITTEE** is responsible for satisfying applicable Park Dedication requirements. The 2015 Park Dedication Fee applicable to the Plat is $2,600 per residential unit. **PERMITTEE** must pay a Park Dedication Fee of Forty Six Thousand Eight Hundred Dollars and No Cents ($2,600 x 18 units = **$46,800.00**). The **PERMITTEE** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.

2. Trail Development Fees. The **PERMITTEE** is responsible for satisfying applicable Trail Development Fee requirements. The 2015 Trail Development Fee applicable to the Plat is $700 per residential unit. **PERMITTEE** must pay a Trail Development Fee of Twelve Thousand Six Hundred Dollars and No Cents ($700 x 18 units = **$12,600.00**). The **PERMITTEE** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.

3. Sanitary Sewer Connection (Trunk) Fees. The Plat is subject to the Brookfield Addition Amendment to Water Main and Sanitary Sewer Cost Contribution/Reimbursement Agreement (the "Reimbursement Agreement"). Per Section 3.01 of the Reimbursement Agreement, future lots platted from outlots or other lots in Brookfield First, Second, or Third Addition will pay no Trunk Fee for each lot platted. The amount deemed reduced by the trunk fee credit will be Twenty Thousand Four Hundred Sixty Six Dollars and No Cents ($1,137 x 18 units = $20,466.00). This amount will be subtracted from the total amount to be credited to 21st Century Bank. A copy of the Reimbursement Agreement is attached as Exhibit D hereto.

4. Water Connection (Trunk) Fees. Per Section 3.01 of the Reimbursement Agreement, future lots platted from outlots or other lots in Brookfield First, Second, or Third Addition will pay no Trunk Fee for each lot platted. The amount deemed reduced by the trunk fee credit will be Thirty Four Thousand Six Hundred Fifty Dollars and No Cents ($1,925 x 18 units = $34,650.00). This amount will be subtracted from the total amount to be credited to 21st Century Bank. A copy of the Reimbursement Agreement is attached as Exhibit D hereto.

5. Sanitary Sewer Lateral Benefit Fees. The **PERMITTEE** is constructing its own lateral service lines; therefore no sanitary sewer lateral benefit fee is due.

6. Water Lateral Fees. The **PERMITTEE** is constructing its own lateral service lines; therefore no water lateral benefit fee is due.

7. Stormwater Management Fee. The **PERMITTEE** is responsible for satisfying applicable Stormwater Trunk Fee requirements. The 2015 Stormwater Management Fee $459 per residential unit. **PERMITTEE** must pay a Stormwater Management Fee of Eight Thousand Two Hundred Sixty Two Dollars and No

Cents ($459 x 18 units = **$8,262.00**). The **PERMITTEE** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.

8. Street Light Fee. The **PERMITTEE** is responsible for a Street Light Fee of $1,300 per light. **PERMITTEE** must pay a Street Light Fee of Two Thousand Six Hundred Dollars and No Cents ($1,300 x 2 lights = **$2,600.00**).The **PERMITTEE** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.

9. Street Light Operation and Maintenance Fee. The **PERMITTEE** is responsible for a Street Light Operation and Maintenance Fee of $294 per light. **PERMITTEE** must pay a Street Light Operation and Maintenance Fee of Five Hundred Eighty Eight Dollars and No Cents ($194 x 2 lights = **$588.00**).The **PERMITTEE** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.

10. Development Fees for the Outlots. The **PERMITTEE** acknowledges that development fees are not being collected for any Outlots. The **PERMITTEE** acknowledges that development fees will be due upon development of Outlots at the rate in effect at the time the Plat is recorded.

Exhibit C

Trail Easement

PERMITTEE acknowledges that Temporary Trail Easement for a temporary trail exists on Outlot A, Brookfield 2nd Addition. **PERMITTEE** agrees to secure written concurrence from 21st Century Bank, owner of Outlot A, Brookfield 2nd Addition, that a replacement, perpetual trail easement will be executed to allow the construction of a permanent trail connection from the extension of 168th curve to the existing bituminous trail along Trott Brook. The **CITY** agrees to work through the design and subdivision process to avoid conflicts with future development.

Exhibit D

Existing Brookfield Addition Amendment to Water Main and Sanitary Sewer Cost Contribution/Reimbursement Agreement

COPY

BROOKFIELD ADDITION
AMENDMENT TO WATER MAIN AND SANITARY SEWER COST CONTRIBUTION/REIMBURSEMENT AGREEMENT
CITY OF RAMSEY, ANOKA COUNTY, MINNESOTA

THIS AGREEMENT, made and entered into by the **CITY OF RAMSEY,** a Municipal Corporation under the laws of the State of Minnesota (the **"CITY"**); **OAKWOOD LAND DEVELOPMENT, INC.,** a Minnesota Corporation (**"Oakwood"**); and **21ST CENTURY BANK,** a Minnesota Corporation (**"21st"**);

RECITALS

WITNESSETH:

WHEREAS, Oakwood and City are parties to the following:

WATER MAIN AND SANITARY SEWER
COST CONTRIBUTION/REIMBURSEMENT AGREEMENT
Dated March 22, 2006
(the "WSCA")
(copy appended hereto),

and

WHEREAS, pursuant to the WSCA, Oakwood has contributed to City the sum of $6.0 million in performance of its obligations under Article 2 of the WSCA, and,

WHEREAS, Oakwood is now entitled to reimbursement from City under Article 3 of the WSCA, and

WHEREAS, Oakwood has assigned its rights to reimbursement under the WCSA to 21st, as contemplated by Article 3.06 of the WCSA, and

WHEREAS, 21st and City have reached agreement on numerous issues in connection with certain plats known as Brookfield First Addition, Brookfield Second Addition, and Brookfield Third Addition (collectively, "Brookfield")

NOW THEREFORE, in consideration of the foregoing and in consideration of the mutual promises herein, it is agreed by and amongst the parties hereto as follows:

1. SUBSTITUTION

21st is hereby substituted for Oakwood under Articles 3, 4 and 5 of the WCSA. Oakwood hereby assigns its interest thereunder to 21st and 21st accepts said assignment. It is acknowledged that all duties of all parties under Articles 1 and 2 of the WCSA have been fully performed, and that Oakwood contributed the sum of $6.0 million under Section 2.01 of the WCSA. From and after the date hereof, Oakwood shall have no interest or rights under the WCSA. Where the word "Oakwood" is used herein, it shall be deemed to mean "21st" unless a different connotation is apparent.

2. **DEFINITION OF TERMS** – Capitalized terms as used herein shall have the definition attributed to them herein. Capitalized terms used herein that do not have a stated definition herein shall have that definition assigned to them in the WSCA.

3. **AMENDMENTS TO WSCA**

A. Article 3 of the WSCA is hereby deleted, and replaced by the following Article 3:

ARTICLE 3
21st REIMBURSEMENT

3.01 21st Reimbursement The parties acknowledge that as of the date hereof, the City has partially reimbursed Oakwood for the Oakwood Contribution in the total amount of $ 502,204.00, through credits given in the respective Brookfield development agreements. In addition, Oakwood assigned some credits to Sweetbay Land Company, a Minnesota corporation, and an Oakwood related company. Sweetbay Land Company was given Trunk Fee credit for $208,216.00 in the Sweetbay Ridge/City of Ramsey development agreement for Sweetbay Ridge Addition. The total amount reimbursed for the Oakwood Contribution to date is therefore $710,420.00. The amount remaining to be reimbursed to Oakwood is therefore $5,289,580.00. Oakwood has assigned its rights to the Oakwood Lots Reimbursement to 21st.

Future lots platted from outlots or other lots in Brookfield First, Second and or Third Addition will pay no Trunk Fees for each lot platted, the amount of the Oakwood Contribution deemed reduced by the Trunk Fee credit will be $3,062 per lot ($1,925 for the Water Trunk Fee and $1,137.00 for sewer Trunk Fee). In addition, 21st is entitled to up to 91 additional water Trunk Fee credits from the current unplatted lots in Sweetbay Ridge, and up to 60 additional water Trunk Fee credits from the current unplatted lots in Harmony Farms, pursuant to Section 3.01 of the WSCA. The City shall charge the ultimate developer of the remaining unplatted lands in Sweetbay Ridge (91 lots) and Harmony Farms (60 lots) the full Trunk Fees, and remit the Water Trunk Fees to 21st at the address noted in Article 5 Section 07 in satisfaction of the credits owed to 21st for those two developments. The City will retain the sanitary sewer trunk fees for said lots. Except for the remaining unplatted area of Brookfield (as represented by platted developable outlots), City will also retain the right to all future sanity sewer trunk fees of any kind or nature.

3.02 Additional 21st Reimbursement For each lot (new or existing) connected to city water within the Northwest Service Area, Northeast Service Area (outside of Brookfield or parts thereof,) or within the Additional Oakwood Reimbursement Area, and outside of Sweetbay Ridge and Harmony Farms, 21st will receive from the City the Water Trunk Fee, payable at the time the hookup of a lot occurs, and in the manner provided by Article 5, Section 5.01. If the City increases the Water Trunk Fee, then this per/lot amount will increase by a like amount. The Water Trunk Fee reimbursement will continue until the total amount of the Oakwood Contribution credited by City to date ($710,420.00) plus the total amount received or credited or paid from new lots created from outlots or other lots in Brookfield or current unplatted lots in Sweetbay Ridge or Harmony Farms plus the total amount received from all other lots platted or hooking up to city water in the Northwest, Northeast Service Area and the Additional Oakwood Reimbursement Area ($1,925.00 per hookup-or as increased) totals six million dollars ($6,000,000.00), or until December 31, 2026, whichever comes first.

It is agreed that 21st will not receive any Water Trunk Fee if the City does not receive a Water Trunk Fee as a result of an agreement with any other developer that provides for said developer to pay the cost of the extension of the water main to such developer's property which is considered a payment of the Water Trunk Fees for the lots to be developed by such developer. As further clarification of this sentence, it is anticipated that as new development occurs, the City may have to give incentives to developers to pay for the cost of extending water mains into new neighborhoods. This would normally be accomplished by not requiring the developer to pay for Water Trunk Fees up to the point where the savings from not paying Water Trunk Fees equals the cost to the developer in extending water mains. For example, in a 100/lot development, Water Trunk Fees now in effect would total $190,250.00 at $1,925.00 per lot. If the cost of extending the water mains in that project was $50,000.00, the City would be permitted to give the developer in that project up to $50,000.00 in Water Trunk Fee relief, meaning that ultimately, 21st would only receive $140,250.00 in Water Trunk Fees from that development.

B. Article 4 of the WSCA is hereby deleted and replaced by the following Article 4.

ARTICLE FOUR
TERM

This Agreement shall expire on December 31, 2026, after which time 21st will receive no further Water Trunk Fees, **NOTWITHSTANDING THAT THE OAKWOOD CONTRIBUTION MAY NOT BE PAID IN FULL AS OF SAID EXPIRATION DATE.** Notwithstanding the foregoing language, if the City adopts any moratoriums on residential development prior to the expiration date, the expiration date will be extended by an amount of time equal to the duration of the moratoriums.

C. Article 5.07: Notice to Oakwood shall be changed to "Notice to 21st", as follows:

If to 21st:

Thomas P. Dolphin, CEO
21st Century Bank
9380 Central Avenue NE
Blaine, MN 55434
Email: tpd@21stcenturybank.com

With a copy to:

Wilbur F. Dorn, Jr.
Dorn Law Firm, Ltd.
9380 Central Avenue NE
Blaine, MN 55434
Email: wfd@dornlegal.com

4. No Other Changes

Except as herein modified, all other terms and conditions of the WCSA shall remain in force and effect, and all Exhibits will remains as originally affixed to the WCSA.

The following page is the signature page.

In Witness whereof, the parties have executed this agreement the dates below written:

21st Century Bank

By: _____ Dated: 12-30-09
Thomas P. Dolphin, CEO

Oakwood Development Company, Inc.

By: _____ Dated: 12-18-09
John Peterson, President

City of Ramsey Dated: 12-30-09

By: _____
Bob Ramsey, Mayor

By: _____
~~Kurt Ulrich, City Administrator~~
Heidi A. Nelson, Deputy City Administrator

STATE OF MINNESOTA)
) ss.
COUNTY OF Anoka)

The foregoing instrument was acknowledged before me this 30th day of December, 2009, by Thomas P. Dolphin, the Chief Executive Officer of 21st Century Bank, a Minnesota corporation, on behalf of the corporation.

Notary Public

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)
WILBUR F. DORN JR
Notary Public
Minnesota
My Commission Expires January 31, 2010

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this 29 day of December, 2009, by John Peterson, President of Oakwood Development Company, Inc, a Minnesota corporation, on behalf of the corporation.

Notary Public

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)
REBECCA LAZERTE
Notary Public
Minnesota
My Commission Expires January 31, 2010

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this 30th day of December, 2009 by Bob Ramsey and Heidi A. Nelson, the Mayor and Deputy City Administrator of the City of Ramsey,, a Minnesota municipal corporation, on behalf of the corporation.

William K Goodrich
Notary Public

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK)

WILLIAM K. GOODRICH
Notary Public
Minnesota
My Commission Expires January 31, 2010

CC Regular Session **4. 8.**

Meeting Date: 04/28/2015

By: Bruce Westby, Engineering/Public Works

Information

Title

Adopt Resolution 15-04-108 Approving Right of Entry Agreement for Construction of the Highway 10 and Armstrong Boulevard Interchange

Purpose/Background:

Purpose:

Anoka County is requesting that the City of Ramsey adopt Resolution 15-04-108 for the purpose of allowing the County to complete work on certain City owned properties, right-of-ways and easements while constructing the Highway 10 and Armstrong Boulevard Interchange.

Background:

The City of Ramsey owns numerous properties, right-of-ways, and easements throughout the Highway 10 and Armstrong Boulevard Interchange project area. Anoka County is requesting that the City grant the County and their agents and assigns right of entry across these properties, right of ways and easements while constructing the interchange improvements.

Attached are two exhibits showing the parcels where right of entry is being requested. Exhibit A contains a listing of the parcels, and Exhibit B maps the locations of the parcels.

Notification:

No notification was required for this case.

Observations/Alternatives:

Observations:

Anoka County is in the process of reviewing the attached Right of Entry Agreement drafted by the City Attorney. However, due to the pending start of construction for the Highway 10 and Armstrong Boulevard Interchange project, Council is being requested to adopt Resolution 15-04-108 to help avoid any construction delays.

Alternatives:

Alternative Action #1 – Motion to adopt Resolution #15-04-108 approving the attached Right of Entry Agreement for construction of the Highway 10 and Armstrong Boulevard Interchange contingent on review and approval by Anoka County staff and legal counsel.

Alternative Action #2 – Motion to adopt Resolution #15-04-108 approving the attached Right of Entry Agreement for construction of the Highway 10 and Armstrong Boulevard Interchange contingent on review and approval by Anoka County staff and legal counsel after the following modifications are made: _____.

Alternative Action #3 – Motion to deny adoption of Resolution #15-04-108 at this time.

Funding Source:

The costs for the City Attorney to draft the attached agreement are proposed to be paid through the City Attorney's annual retainer fund.

Recommendation:

The City has been an active partner throughout the development of the Highway 10 and Armstrong Boulevard Interchange project due to the many benefits the City will receive as a result of this project. Staff therefore recommends Council adoption of Resolution 15-04-108 approving the attached Right of Entry Agreement to allow construction to occur on the identified parcels per approved plans and specifications.

Action:

Approve or deny adoption of Resolution #15-04-108.

Attachments

Resolution 15 04 108

Right of Entry Agrmnt SP 002 683 003

Exhibit A

Exhibit B

Form Review

Inbox	Reviewed By	Date
Joe Langel	Joe Langel	04/23/2015 12:19 PM
Kurt Ulrich	Kurt Ulrich	04/23/2015 02:42 PM
Form Started By: Bruce Westby		Started On: 04/09/2015 05:47 PM
Final Approval Date: 04/23/2015		

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

RESOLUTION #15-04-108

RESOLUTION APPROVING RIGHT OF ENTRY AGREEMENT FOR CONSTRUCTION OF THE HIGHWAY 10 AND ARMSTRONG BOULEVARD INTERCHANGE

WHEREAS, the City Council of the City of Ramsey is the official governing body of the City of Ramsey; and

WHEREAS, the plans and specifications for the reconstruction of County State Aid Highway No. 83 (Armstrong Boulevard) and T.H. 10 grade separated interchange project in the City of Ramsey, are designated as Anoka County Project No. S.P. 002-683-003; and

WHEREAS, the plans and specifications for the Project require the use of various lands for the project; and

WHEREAS, the City is the owner of the property, described in Exhibit "A" attached hereto, which parcel is required for the Project improvements.

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

1) That said Right of Entry Agreement is hereby approved allowing said property to be used for the purposes of the Project as set forth in the plans and specifications.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 28th day of April, 2015.

_____
Mayor

ATTEST:

_____
City Clerk

RIGHT OF ENTRY AGREEMENT

TRUNK HIGHWAY 10 / CSAH 83 (ARMSTRONG BLVD.) INTERCHANGE PROJECT (S.P. 002-683-004)

This Agreement is made and entered into this _____ day of _____, 2015, by and between the **County of Anoka**, a Minnesota political subdivision, 2100 Third Avenue North, Anoka, Minnesota 55303, and the **City of Ramsey**, a Minnesota municipal corporation, 7550 Sunwood Drive N.W., Ramsey, Minnesota 55303.

Recitals

A. The County and City entered into a Joint Powers Agreement concerning the construction of a new, fully directional interchange at the intersection of Trunk Highway 10 and County State Aid Highway 83 (Armstrong Blvd.).

B. The County prepared plans for the project, designated as Project No. S.P. 002-683-004 ("the Project"), and, pursuant to the JPA, will undertake the actual construction.

C. Construction of the Project requires access to certain parcels of land owned by the City, and parcels over which the City has right-of-way and/or utility easements.

D. The purpose of this Agreement is for the City to expressly grant the County access to those parcels and easements for the purpose of undertaking and completing the Project.

Now, therefore, in consideration of the mutual benefits and obligations reflected herein, the parties agree as follows:

1. Access to Easements. The City grants the County access to the right-of-way, drainage, utility and other City easements within the Project area to the extent necessary for the County, its employees, agents and assigns, to complete the work encompassed by the Project pursuant to the JPA. Said access shall be consistent with, but not in excess of, the City's rights under the existing easements.

2. Access to Property. The City is the fee owner of certain parcels within the Project construction zone, as listed in Exhibit A ("City Parcels"). The City grants the County access to the City Parcels to the extent necessary for the County, its employees, agents and assigns, to complete the work encompassed by the Project pursuant to the JPA.

3. Condition of Property. The County shall ensure that the Project work undertaken within the City's easements or parcels is completed in a workmanlike manner and the easements and parcels are returned to their original condition (subject to Project improvements), left free of debris and construction materials, and are properly graded and restored as required in the Project plans and specifications.

4. Access Issues. In the event the holder of fee title, or lessee thereof, to land underlying a City easement challenges or otherwise questions the County's construction activities within the easement, the County shall contact the City Engineer as soon as reasonably possible. The City shall assist in mediating any disputes with land owners and lessees.

COUNTY OF ANOKA

By: _____
Rhonda Sivarajah, Chair

Dated: _____

CITY OF RAMSEY

By: _____
Sarah Strommen, Mayor

Dated: _____

ATTEST:

By: _____
Jerry Soma
County Administrator

Dated: _____

By: _____
Kurtis G. Ulrich
City Administrator

Dated: _____

EXHIBIT “A”

PARCEL	PIN	OWNER
4, 4PE & 4TE	29-32-25-14-0009	City of Ramsey
5, 5PE & 5TE	29-32-25-14-0010	City of Ramsey
10, 10PE & 10TE	29-32-25-14-0013	City of Ramsey
11, 11PE & 11TE	29-32-25-14-0014	City of Ramsey
40TE-B	28-32-25-31-0020	City of Ramsey
41TE	28-32-25-31-0007	City of Ramsey
23	29-32-25-13-0009	City of Ramsey

City of RAMSEY

Anoka County Parcel Custodianship Request

Anoka County Parcel Custodianship Request

Parcels

CC Regular Session **4. 9.**

Meeting Date: 04/28/2015

By: Tim Gladhill, Community Development

Information

Title

Adopt Resolution #15-04-106 Accepting Grant Award from the Metropolitan Council for Sunwood Village in the Amount of $780,000 and approving Grant Agreement; Case of CommonBond Communities

Purpose/Background:

In 2014, the City received two (2) grant awards totaling $780,000 to assist with the development of Sunwood Village, a proposed 47-unit apartment building located along the south side of Sunwood Drive in The COR. The grant award is to be utilized for site acquisition, construction of an underground stormwater system, and the promotion of affordable housing.

Observations/Alternatives:

Alternative #1. Accept the Grant Award as presented. The City Council previously approved the submittal of the Grant Application. Now that the grant has been awarded, the City shall accept the grant.

Alternative #2. Do not accept the Grant Award as presented. The site is being sold by the City to CommonBond Communities. This award was contemplated in the Project Pro-Forma which led to the current Purchase Agreement. By not accepting the award, it is unlikely that the project will move forward without additional assistance, according to the Project Pro Forma.

Funding Source:

The Grant Award is funded by the Livable Communities Program of the Metropolitan Council.

Recommendation:

Staff recommends approval of the Grant Agreement.

Action:

Motion to adopt Resolution #15-04-106 Accepting Grant Award from the Metropolitan Council for Sunwood Village in the Amount of $780,000 and approving Grant Agreement

Attachments

Grant Agreement - TOD
Grant Agreement LHIA
Site Plan Review Case
Resolution #15-04-106

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	04/23/2015 02:48 PM
Form Started By: Tim Gladhill		Started On: 04/20/2015 07:58 AM
Final Approval Date: 04/23/2015		

EXECUTION INSTRUCTIONS

1. Please **print 2 originals (single-sided).**

2. Have all signatories sign and date both originals.

3. Return **both** originals to:

   Charlene LaMusga
   Metropolitan Council
   390 North Robert Street
   Saint Paul, MN 55101

4. After both originals are fully executed, the Council will return one to you for your files.

Thank you.

DEMONSTRATION ACCOUNT
DEVELOPMENT GRANT
TRANSIT ORIENTED DEVELOPMENT (TOD)

GRANTEE: City of Ramsey	**GRANT NO. SG014-088**
PROJECT: Sunwood Village	
GRANT AMOUNT: $580,000.00	**FUNDING CYCLE: 2014**
COUNCIL ACTION: November 12, 2014	**EXPIRATION DATE: December 31, 2017**

METROPOLITAN LIVABLE COMMUNITIES ACT
GRANT AGREEMENT

THIS GRANT AGREEMENT ("Agreement") is made and entered into by the Metropolitan Council ("Council") and the Municipality, County or Development Authority identified above as "Grantee."

WHEREAS, Minnesota Statutes section 473.251 creates the Metropolitan Livable Communities Fund, the uses of which fund must be consistent with and promote the purposes of the Metropolitan Livable Communities Act ("LCA") and the policies of the Council's Metropolitan Development Guide; and

WHEREAS, Minnesota Statutes sections 473.251 and 473.253 establish within the Metropolitan Livable Communities Fund a Livable Communities Demonstration Account and require the Council to use the funds in the account to make grants or loans to municipalities participating in the Local Housing Incentives Program under Minnesota Statutes section 473.254 or to Counties or Development Authorities to fund the initiatives specified in Minnesota Statutes section 473.25(b) in Participating Municipalities; and

WHEREAS, the Council has established an LCA Transit Oriented Development ("TOD") program to help leverage the metropolitan area's public investment in its transit infrastructure; and

WHEREAS, the Grantee is a Municipality participating in the Local Housing Incentives Account program under Minnesota Statutes section 473.254, a County or a Development Authority; and

WHEREAS, the Grantee seeks funding in connection with an application for Livable Communities Demonstration Account grant program funds submitted in response to the Council's notice of availability of grant funds for the "Funding Cycle" identified above and will use the grant funds made available under this Agreement to help fund the "Project" identified in the application; and

WHEREAS, the Grantee represented in its application that certain land use guidelines or official controls and other required threshold criteria were in place at the time of the application or that certain land use guidelines and official controls and other required threshold criteria would be in place within thirty-six (36) months from the date of the "Council Action" identified above; and

WHEREAS, the Council awarded Livable Communities Demonstration Account TOD program grant funds to the Grantee subject to any terms, conditions and clarifications stated in its Council Action, and with the understanding that the Project identified in the application will proceed to completion in a timely manner, that all grant funds will be expended prior to the "Expiration Date" identified above, and that the land use guidelines and official controls and other required threshold criteria identified in the Grantee's application currently are in place or will be in place as stated in the Grantee's application.

NOW THEREFORE, in reliance on the above statements and in consideration of the mutual promises and covenants contained in this Agreement, the Grantee and the Council agree as follows:

I. DEFINITIONS

1.01. Definition of Terms. The terms defined in this section have the meanings given them in this section unless otherwise provided or indicated by the context.

(a) ***Commenced.*** For the purposes of Sections 2.08 and 4.03, "commenced" means significant physical improvements have occurred in furtherance of the Project (*e.g.*, a foundation is being constructed or other tangible work on a structure has been initiated). In the absence of significant physical improvements, visible staking, engineering, land surveying, soil testing, cleanup site investigation, or pollution cleanup activities are not evidence of Project commencement for the purposes of this Agreement.

(b) ***Council Action.*** "Council Action" means the action or decision of the governing body of the Metropolitan Council, on the meeting date identified at Page 1 of this Agreement, by which the Grantee was awarded Livable Communities Demonstration Account TOD program grant funds.

(c) ***County.*** "County" means Anoka, Carver, Dakota, Hennepin, Ramsey, Scott and Washington Counties.

(d) ***Development Authority.*** "Development Authority" means a statutory or home rule charter city, a housing and redevelopment authority, an economic development authority, or a port authority in the Metropolitan Area.

(e) ***Metropolitan Area.*** "Metropolitan Area" means the seven-county metropolitan area as defined by Minnesota Statutes section 473.121, subdivision 2.

(f) ***Municipality.*** "Municipality" means a statutory or home rule charter city or town participating in the Local Housing Incentives Account Program under Minnesota Statutes section 473.254.

(g) ***Named TOD Area.*** "Named TOD Area" means the TOD area identified by name and location in the Grantee's application for TOD program funds and in the TOD Project Summary attached to this Agreement.

(h) ***Participating Municipality.*** "Participating Municipality" means a statutory or home rule charter city or town which has elected to participate in the Local Housing Incentive Account program and negotiated affordable and life-cycle housing goals for the Municipality pursuant to Minnesota Statutes section 473.254

(i) ***Project.*** Unless clearly indicated otherwise by the context of a specific provision in this Agreement, "Project" means the TOD development or redevelopment project identified in the application for Livable Communities Demonstration Account TOD program grant funds for which grant funds were requested that provides the deliverables upon which the application was scored. Grant-funded activities typically are components of the Project.

(j) ***Transit Oriented Development.*** "Transit Oriented Development" means high density, mixed use development adjacent to transit stations using pedestrian-friendly design standards.

II. GRANT FUNDS

2.01. Source of Funds. The grant funds made available to the Grantee under this Agreement are from the Livable Communities Demonstration Account of the Metropolitan Livable Communities Fund. The grant funds are derived from the property tax authorized by Minnesota Statutes section 473.253, subdivision 1 and are not from federal sources.

2.02. Total Grant Amount. The Council will grant to the Grantee the "Grant Amount" identified at Page 1 of this Agreement. Notwithstanding any other provision of this Agreement, the Grantee understands and agrees that any reduction or termination of Livable Communities Demonstration Account TOD program grant funds made available to the Council may result in a like reduction in the Grant Amount made available to the Grantee.

2.03. Authorized Use of Grant Funds. The Grant Amount made available to the Grantee under this Agreement shall be used only for the purposes and activities described in the application for Livable Communities Demonstration Account TOD program grant funds. The grant funds may be used for reimbursement of real estate acquisition costs if: (a) the property was purchased within the twelve-month period preceding the date by which the TOD grant program applications for the Funding Cycle were due; (b) the real estate was purchased by the Grantee or by a not-for-profit or a socially responsible developer; and (c) the Project will lead to the development of affordable housing or will result in jobs retained, created or made more accessible to low-income and underserved populations, including opportunities for entrepreneurship. Property holding costs are an eligible use of grant funds but may not exceed five percent (5%) of the amount of the grant funds awarded for property acquisition. A TOD Project Summary that describes eligible uses of the grant funds as approved by the Council is attached to and incorporated into this Agreement as Attachment A. Aerial photography or drawings that identify

the specific location(s) within the Project boundaries for which grant funds must be used is attached to and incorporated into this Agreement as Attachment B. Grant funds must be used to fund the initiatives specified in Minnesota Statutes section 473.25(b), in a Participating Municipality.

2.04. Ineligible Uses. Grant funds must be used for costs directly associated with the specific proposed Project activities and shall not be used for "soft costs" such as: administrative overhead; travel expenses; legal fees; insurance; bonds; permits, licenses or authorization fees; costs associated with preparing other grant proposals; operating expenses; planning costs, including comprehensive planning costs; and prorated lease and salary costs. Except as provided in Section 2.03, the grant funds may not be used for costs of Project activities that occurred prior to the grant award. A detailed list of ineligible and eligible costs is available from the Council's Livable Communities program office. Except for reimbursement for real estate acquisition and holding costs as provided in Section 2.03, grant funds also shall not be used by the Grantee or others to supplant or replace: (a) grant or loan funds obtained for the Project from other sources; or (b) Grantee contributions to the Project, including financial assistance, real property or other resources of the Grantee. The Council shall bear no responsibility for cost overruns which may be incurred by the Grantee or others in the implementation or performance of the Project activities. The Grantee agrees to comply with any "business subsidy" requirements of Minnesota Statutes sections 116J.993 to 116J.995 that apply to the Grantee's expenditures or uses of the grant funds.

2.05. Loans for Low-Income Housing Tax Credit Projects. If consistent with the application and the Project activities described or identified in Attachments A and B or if requested in writing by the Grantee, the Grantee may structure the grant assistance to the Project as a loan so the Project Owner can take advantage of federal and state low-income housing tax credit programs. The Grantee may use the grant funds as a loan for a low-income housing tax credit project, subject to the terms and conditions stated in Sections 2.03 and 2.04 and the following additional terms and conditions:

(a) The Grantee covenants and represents to the Council that the Project is a rental housing project that received or will receive an award of low-income housing tax credits under Section 42 of the Internal Revenue Code of 1986, as amended, and the low-income housing tax credit program administered by the Minnesota Housing Finance Agency.

(b) The Grantee will execute a loan agreement with the Project Owner. Prior to disbursing any grant funds for the Project, the Grantee will provide to the Council a copy of the loan agreement between the Grantee and the Project Owner.

(c) The Grantee will submit annual written reports to the Council that certify: (1) the grant funds continue to be used for the Project for which the grant funds were awarded; and (2) the Project is a "qualified low-income housing project" under Section 42 of the Internal Revenue Code of 1986, as amended. This annual reporting requirement is in addition to the reporting requirements stated in Section 3.03. Notwithstanding the Expiration Date identified at Page 1 of this Agreement and referenced in Section 4.01, the Grantee will submit the annual certification reports during the initial "compliance period" and any "extended use period," or

until such time as the Council terminates this annual reporting requirement by written notice to the Grantee.

(d) The grant funds made available to the Grantee and disbursed to the Project Owner by the Grantee in the form of a loan may be used only for the grant-eligible activities and Project components for which the Grantee was awarded the grant funds. For the purposes of this Agreement, the term "Project Owner" means the current Project Owner and any Project Owner successor(s).

(e) Pursuant to Section 2.04, the grant funds made available to the Grantee and disbursed to the Project Owner in the form of a loan shall not be used by the Grantee, the Project Owner or others to supplant or replace: (1) grant or loan funds obtained for the Project from other sources; or (2) Grantee contributions to the Project, including financial assistance, real property or other resources of the Grantee. The Council will not make the grant funds available to the Grantee in a lump sum payment, but will disburse the grant funds to the Grantee on a reimbursement basis pursuant to Section 2.11.

(f) By executing this Agreement, the Grantee: (1) acknowledges that the Council expects the loan will be repaid so the grant funds may be used to help fund other activities consistent with the requirements of the Metropolitan Livable Communities Act; (2) covenants, represents and warrants to the Council that the Grantee's loan to the Project Owner will meet all applicable low-income housing tax credit program requirements under Section 42 of the Internal Revenue Code of 1986, as amended (the "Code"), and the low-income housing tax credit program administered by the Minnesota Housing Finance Agency; and (3) agrees to administer its loan to the Project Owner consistent with federal and state low-income housing tax credit program requirements.

(g) The Grantee will, at its own expense, use diligent efforts to recover loan proceeds: (1) when the Project Owner becomes obligated to repay the Grantee's loan or defaults on the Grantee's loan; (2) when the initial thirty-year "compliance period" expires, unless the Council agrees in writing that the Grantee may make the grant funds available as a loan to the Project Owner for an "extended use period"; or (3) if noncompliance with low-income housing tax credit program requirements or some other event triggers the Project Owner's repayment obligations under its loan agreement with the Grantee. The Grantee must repay to the Council all loan repayment amounts the Grantee receives from the Project Owner. The Grantee shall not be obligated to repay the grant funds to the Council except to the extent the Project Owner repays its loan to the Grantee, provided the Grantee has exercised the reasonable degree of diligence and used administrative and legal remedies a reasonable and prudent public housing agency would use to obtain payment on a loan, taking into consideration (if applicable) the subordinated nature of the loan. At its discretion, the Council may: (1) permit the Grantee to use the loan repayment from the Project Owner to continue supporting affordable housing components of the Project; or (2) require the Grantee to remit the grant funds to the Council.

(h) If the Grantee earns any interest or other income from its loan agreement with the Project Owner, the Grantee will: (1) use the interest earnings or income only for the purposes of implementing the Project activities for which the grant was awarded; or (2) remit the interest earnings or income to the Council. The Grantee is not obligated to earn any interest or other income from its loan agreement with the Project Owner, except to the extent required by any applicable law.

2.06. Revolving Loans. If consistent with the application and the TOD Project Summary or if requested in writing by the Grantee, the Grantee may use the grant funds to make deferred loans (loans made without interest or periodic payments), revolving loans (loans made with interest and periodic payments) or otherwise make the grant funds available on a "revolving" basis for the purposes of implementing the Project activities described or identified in Attachments A and B. The Grantee will submit annual written reports to the Council that report on the uses of the grant funds. The form and content of the report will be determined by the Council. This annual reporting requirement is in addition to the reporting requirements stated in Section 3.03. Notwithstanding the Expiration Date identified at Page 1 of this Agreement and referenced in Section 4.01, the Grantee will submit the annual reports until the deferred or revolving loan programs terminate, or until such time as the Council terminates this annual reporting requirement by written notice to the Grantee. At its discretion, the Council may: (1) permit the Grantee to use loan repayments to continue supporting affordable housing components of the Project; or (2) require the Grantee to remit the grant funds to the Council.

2.07. Restrictions on Loans to Subrecipients. The Grantee shall not permit any subgrantee or subrecipient to use the grant funds for loans to any subrecipient at any tier unless the Grantee obtains the prior written consent of the Council. The requirements of this Section 2.07 shall be included in all subgrant and subrecipient agreements.

2.08. Project Commencement and Changes. The Project for which grant funds were requested must be "commenced" prior to the Expiration Date. If the grant funds will be used only for land acquisition and holding costs as authorized by Section 2.03 and will not be used for any other grant-eligible activities, the Project need not be commenced prior to the Expiration Date but the property acquired for the Project must be purchased prior to the Expiration Date. The Grantee must promptly inform the Council in writing of any significant changes to the Project for which the grant funds were awarded, as well as any potential changes to the grant-funded activities described or identified in Attachments A and B. Failure to inform the Council of any significant changes to the Project or significant changes to grant-funded components of the Project, and use of grant funds for ineligible or unauthorized purposes, will jeopardize the Grantee's eligibility for future LCA awards. Grant funds will not be disbursed prior to Council approval of significant changes to either the Project or grant-funded activities described or identified in Attachments A and B.

2.09. Budget Variance. The Grantee may reallocate up to twenty percent (20%) of the Grant Amount among the grant-funded activities, provided: (a) the grant funds may be used only for Project activities for which the Council awarded the grant funds; (b) the reallocation does not significantly change the Project deliverables; and (c) the Grantee receives written permission from Council staff prior to reallocating any grant funds. Council staff may administratively approve budget reallocation requests that exceed twenty percent (20%) of the Grant Amount only if the reallocation does not significantly change the Project deliverables. Notwithstanding the aggregate or net effect of any variances, the Council's obligation to provide grant funds under this Agreement shall not exceed the Grant Amount identified at Page 1 of this Agreement.

2.10. Loss of Grant Funds. The Grantee agrees to remit to the Council in a prompt manner: any unspent grant funds, including any grant funds that are not expended prior to the Expiration Date identified at Page 1 of this Agreement; any grant funds that are not used for the authorized purposes; and any interest earnings described in Section 2.12 that are not used for the purposes of implementing the grant-funded Project activities described or identified in Attachments A and B. For the purposes of this Agreement, grant funds are "expended" prior to the Expiration Date if the Grantee pays or is obligated to pay for expenses of eligible grant-funded Project activities that occurred prior to the Expiration Date and the eligible expenses were incurred prior to the Expiration Date. Unspent or unused grant funds and other funds remitted to the Council shall revert to the Council's Livable Communities Demonstration Account for distribution through application processes in future Funding Cycles or as otherwise permitted by law.

2.11. Payment Request Forms, Documentation, and Disbursements. The Council will disburse grant funds in response to written payment requests submitted by the Grantee and reviewed and approved by the Council's authorized agent. Written payment requests shall be made using payment request forms, the form and content of which will be determined by the Council. Payment request and other reporting forms will be provided to the Grantee by the Council. Payment requests must include the following documentation:

> Consultant/contractor invoices showing the time period covered by the invoice; the specific grant-funded Project activities conducted or completed during the authorized time period within which eligible costs may be incurred; and documentation supporting expenses including subcontractor and consultant invoices showing unit rates and quantities. Subcontractor markups shall not exceed ten percent (10%).

The Council will disburse grant funds on a reimbursement basis or a "cost incurred" basis. The Grantee must provide with its written payment requests documentation that shows grant-funded Project activities actually have been completed. Subject to verification of each payment request form (and the required documentation) and approval for consistency with this Agreement, the Council will disburse a requested amount to the Grantee within two (2) weeks after receipt of a properly completed and verified payment request form.

2.12. Interest Earnings. If the Grantee earns any interest or other income from the grant funds received from the Council under this Agreement, the Grantee will use the interest earnings or income only for the purposes of implementing the Project activities described or identified in Attachments A and B.

2.13. Effect of Grant. Issuance of this grant neither implies any Council responsibility for contamination, if any, at the Project site nor imposes any obligation on the Council to participate in any pollution cleanup of the Project site if such cleanup is undertaken or required.

III. ACCOUNTING, AUDIT AND REPORT REQUIREMENTS

3.01. Accounting and Records. The Grantee agrees to establish and maintain accurate and complete accounts and records relating to the receipt and expenditure of all grant funds received from the Council. Notwithstanding the expiration and termination provisions of Sections 4.01 and 4.02, such accounts and records shall be kept and maintained by the Grantee for a period of six (6) years following the completion of the Project activities described or identified in Attachments A and B or six (6) years following the expenditure of the grant funds, whichever occurs earlier. Accounting methods shall be in accordance with generally accepted accounting principles.

3.02. Audits. The above accounts and records of the Grantee shall be audited in the same manner as all other accounts and records of the Grantee are audited and may be audited or inspected on the Grantee's premises or otherwise by individuals or organizations designated and authorized by the Council at any time, following reasonable notification to the Grantee, for a period of six (6) years following the completion of the Project activities or six (6) years following the expenditure of the grant funds, whichever occurs earlier. Pursuant to Minnesota Statutes section 16C.05, subdivision 5, the books, records, documents and accounting procedures and practices of the Grantee that are relevant to this Agreement are subject to examination by the Council and either the Legislative Auditor or the State Auditor, as appropriate, for a minimum of six (6) years.

3.03. Report Requirements. The Grantee will report to the Council on the status of the Project activities described or identified in Attachments A and B and the expenditures of the grant funds. Submission of properly completed payment request forms (with proper documentation) required under Section 2.11 will constitute periodic status reports. However, if the Grantee has not submitted any payment request forms during the first three months of the term of this Agreement, the Grantee must submit quarterly reports prior to the Grantee's first draw request. The Grantee also must complete and submit to the Council a grant activity closeout report. The closeout report form must be submitted within 120 days after the expiration or termination of this Agreement, whichever occurs earlier. Within 120 days after the Expiration Date, the Grantee must complete and submit to the Council a certification of expenditures of funds form signed by the Grantee's chief financial officer or finance director. The form and content of the closeout report and the certification form will be determined by the Council. These reporting requirements and the reporting requirements of Sections 2.05 and 2.06 shall survive the expiration or termination of this Agreement.

3.04. Environmental Site Assessment. The Grantee represents that a Phase I Environmental Site Assessment or other environmental review has been or will be carried out, if such environmental assessment or review is appropriate for the scope and nature of the Project activities funded by this grant, and that any environmental issues have been or will be adequately addressed.

IV. AGREEMENT TERM

4.01. Term. This Agreement is effective upon execution of the Agreement by the Council. Unless terminated pursuant to Section 4.02, this Agreement expires on the "Expiration Date" identified at Page 1 of this Agreement. **ALL GRANT FUNDS NOT EXPENDED BY THE GRANTEE PRIOR TO THE EXPIRATION DATE SHALL REVERT TO THE COUNCIL**.

4.02. Termination. This Agreement may be terminated by the Council for cause at any time upon fourteen (14) calendar days' written notice to the Grantee. Cause shall mean a material breach of this Agreement and any amendments of this Agreement. If this Agreement is terminated prior to the Expiration Date, the Grantee shall receive payment on a pro rata basis for eligible Project activities described or identified in Attachments A and B that have been completed prior to the termination. Termination of this Agreement does not alter the Council's authority to recover grant funds on the basis of a later audit or other review, and does not alter the Grantee's obligation to return any grant funds due to the Council as a result of later audits or corrections. If the Council determines the Grantee has failed to comply with the terms and conditions of this Agreement and the applicable provisions of the Metropolitan Livable Communities Act, the Council may take any action to protect the Council's interests and may refuse to disburse additional grant funds and may require the Grantee to return all or part of the grant funds already disbursed.

4.03. Amendments and Extension. The Council and the Grantee may amend this Agreement by mutual agreement. Amendments or an extension of this Agreement shall be effective only on the execution of written amendments signed by authorized representatives of the Council and the Grantee. If the Grantee needs additional time within which to complete grant-funded activities and commence the Project, the Grantee must submit to the Council **AT LEAST NINETY (90) CALENDAR DAYS PRIOR TO THE EXPIRATION DATE**, a resolution of the Grantee's governing body requesting the extension and a written extension request. The form and content of the written extension request and instructions for requesting an extension are available online at: *http://www.metrocouncil.org.* **THE EXPIRATION DATE MAY BE EXTENDED, BUT THE PERIOD OF ANY EXTENSION(S) SHALL NOT EXCEED TWO (2) YEARS BEYOND THE ORIGINAL EXPIRATION DATE IDENTIFIED AT PAGE 1 OF THIS AGREEMENT**.

V. GENERAL PROVISIONS

5.01. Equal Opportunity. The Grantee agrees it will not discriminate against any employee or applicant for employment because of race, color, creed, religion, national origin, sex, marital status, status with regard to public assistance, membership or activity in a local civil rights commission, disability, sexual orientation or age and will take affirmative action to insure applicants and employees

are treated equally with respect to all aspects of employment, rates of pay and other forms of compensation, and selection for training.

5.02. Conflict of Interest. The members, officers and employees of the Grantee shall comply with all applicable state statutory and regulatory conflict of interest laws and provisions.

5.03. Liability. Subject to the limitations provided in Minnesota Statutes chapter 466, to the fullest extent permitted by law, the Grantee shall defend, indemnify and hold harmless the Council and its members, employees and agents from and against all claims, damages, losses and expenses, including but not limited to attorneys' fees, arising out of or resulting from the conduct or implementation of the Project activities funded by this grant, except to the extent the claims, damages, losses and expenses arise from the Council's own negligence. Claims included in this indemnification include, without limitation, any claims asserted pursuant to the Minnesota Environmental Response and Liability Act (MERLA), Minnesota Statutes chapter 115B, the federal Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA) as amended, United States Code, title 42, sections 9601 *et seq.*, and the federal Resource Conservation and Recovery Act of 1976 (RCRA) as amended, United States Code, title 42, sections 6901 *et seq.* This obligation shall not be construed to negate, abridge or otherwise reduce any other right or obligation of indemnity which otherwise would exist between the Council and the Grantee. The provisions of this section shall survive the expiration or termination of this Agreement. This indemnification shall not be construed as a waiver on the part of either the Grantee or the Council of any immunities or limits on liability provided by Minnesota Statutes chapter 466, or other applicable state or federal law.

5.04. Acknowledgments and Signage. The Grantee will acknowledge the financial assistance provided by the Council in promotional materials, press releases, reports and publications relating to the Project. The acknowledgment will contain the following or comparable language:

> *Financing for this project was provided by the Metropolitan Council Metropolitan Livable Communities Fund.*

Until the Project is completed, the Grantee shall ensure the above acknowledgment language, or alternative language approved by the Council's authorized agent, is included on all signs (if any) located at Project or construction sites that identify Project funding partners or entities providing financial support for the Project. The acknowledgment and signage should refer to the "Metropolitan Council" (not "Met Council" or "Metro Council").

5.05. Permits, Bonds and Approvals. The Council assumes no responsibility for obtaining any applicable local, state or federal licenses, permits, bonds, authorizations or approvals necessary to perform or complete the Project activities described or identified in Attachments A and B. The Grantee and its developer(s), if any, must comply with all applicable licensing, permitting, bonding, authorization and approval requirements of federal, state and local governmental and regulatory agencies, including conservation districts.

5.06. Subgrantees, Contractors and Subcontractors. The Grantee shall include in any subgrant, contract or subcontract for Project activities appropriate provisions to ensure subgrantee, contractor and subcontractor compliance with all applicable state and federal laws and this Agreement. Along with such provisions, the Grantee shall require that contractors and subcontractors performing work covered by this grant comply with all applicable state and federal Occupational Safety and Health Act regulations.

5.07. Stormwater Discharge and Water Management Plan Requirements. If any grant funds are used for urban site redevelopment, the Grantee shall at such redevelopment site meet or require to be met all applicable requirements of:

(a) Federal and state laws relating to stormwater discharges including, without limitation, any applicable requirements of Code of Federal Regulations, title 40, parts 122 and 123; and

(b) The Council's *2030 Water Resources Management Policy Plan* and the local water management plan for the jurisdiction within which the redevelopment site is located.

5.08. Authorized Agent. Payment request forms, written reports and correspondence submitted to the Council pursuant to this Agreement shall be directed to:

Metropolitan Council
Attn: LCA Grants Administration
390 Robert Street North
Saint Paul, Minnesota 55101-1805

5.09. Authorization to Reproduce Images. The Grantee certifies that the Grantee: (a) is the owner of any renderings, images, perspectives, sections, diagrams, photographs or other copyrightable materials (collectively, "copyrightable materials") that are in the Grantee's application, or that the Grantee is fully authorized to grant permissions regarding the copyrightable materials; and (b) the copyrightable materials do not infringe upon the copyrights of others. The Grantee agrees the Council has a nonexclusive royalty-free license and all necessary permissions to reproduce and publish the copyrightable materials for noncommercial purposes, including but not limited to press releases, presentations, reports, and on the internet. The Grantee also agrees the Grantee will not hold the Council responsible for the unauthorized use of the copyrightable materials by third parties.

5.10. Non-Assignment. Minnesota Statutes section 473.253, subdivision 2 requires the Council to distribute grant funds to eligible "municipalities," metropolitan-area counties or "development authorities" for projects in municipalities participating in the Local Housing Incentives Account program. Accordingly, this Agreement is not assignable and shall not be assigned by the Grantee.

5.11. Warranty of Legal Capacity. The individuals signing this Agreement on behalf of the Grantee and on behalf of the Council represent and warrant on the Grantee's and the Council's behalf respectively that the individuals are duly authorized to execute this Agreement on the Grantee's and

the Council's behalf respectively and that this Agreement constitutes the Grantee's and the Council's valid, binding and enforceable agreements.

IN WITNESS WHEREOF, the Grantee and the Council have caused this Agreement to be executed by their duly authorized representatives. This Agreement is effective on the date of final execution by the Council.

CITY OF RAMSEY

By: _____

Sarah Strommen
Title: Mayor

Date _____

By: _____

Kurtis G. Ulrich
Title: City Administrator

Date _____

METROPOLITAN COUNCIL

By: _____

Guy Peterson, Director
Title: Community Development Division

Date _____

ATTACHMENT A

TOD PROJECT SUMMARY

This attachment comprises this page and the succeeding page(s) which contain(s) a summary of the Project identified in the application for Livable Communities Demonstration Account TOD program grant funds submitted in response to the Council's notice of availability of Demonstration Account grant funds for the Funding Cycle identified at Page 1 of this Agreement. The summary reflects the proposed Project for which the Grantee was awarded grant funds by the Council Action, and may reflect changes in Project funding sources, changes in funding amounts, or minor changes in the proposed Project that occurred subsequent to application submission. The application is incorporated into this Agreement by reference and is made a part of this Agreement as follows. If the application or any provision of the application conflicts with or is inconsistent with the Council Action, other provisions of this Agreement, or the TOD Project Summary contained in this Attachment A, the terms, descriptions and dollar amounts reflected in the Council Action or contained in this Agreement and the TOD Project Summary shall prevail. For the purposes of resolving conflicts or inconsistencies, the order of precedence is: (1) the Council Action; (2) this Agreement; (3) the TOD Project Summary; and (4) the grant application.

Project Summary

Grant #	**SG2014-088**
Type:	**LCDA-TOD Development**
Applicant	**City of Ramsey**
Project Name	**Sunwood Village**
Project Location	**Northstar Commuter Rail – Ramsey Station; Outlot A COR One**
Council District	**9 – Edward Reynoso**

Project Detail	
Project Overview	Sunwood Village will be a new construction 47 unit housing community built on 1.85 acres of land in the heart of downtown Ramsey. All of the units will be available to those at 60% of the area median income, with four of the units will be set aside for long term homeless (LTH) households. CommonBond's Advantage Services program will be available to all residents, with special programming being made available for those in the LTH units. Sunwood Village will be three stories and will feature several common building amenities for residents, including a community room. This development will promote walking and biking to amenities, use of non-motorized transportation and sustainable construction.
Jobs (FTEs)	Regular: 1.5 (0 living wage); Temporary: 30 (30 living wage)
Net tax capacity increase	$35,550
Total housing units	47
Affordable units (60% AMI)	47 (100%): 4 @ 30% AMI, long-term homeless; 43 @ 60% AMI
Anticipated # bedrooms	9 one bedroom; 25 two bedroom; 13 three bedroom
Est. total development cost	$9,131,667
Est. private funds leveraged	$7,121,667
Est. other public funds	$1,430,000
TOD metrics	Floor-area ratio: .76; dwelling units per acre: 25; distance to station: 484'; residential parking ratio: 1.2; station area average block size: 3; jobs/acre: 1
Comments/ Demonstration value	• Innovative concept for locating affordable housing, including housing for the long-term homeless, into a commuter rail station area. Well integrated with adjacent market-rate multi-family housing project, serving as a model for mixed-income housing. • Medium density project is a good model for developing communities. • The COR, a master planned, walkable district provides residents with access to the commuter rail platform, a grocery store, retail, civic institutions, and other important amenities without the use of a car.
Funding	
Requested amount	$580,000
Previous LCA funding	None.
Use of funds	

Amount	Uses to be completed by 12/31/2017
$435,000	Site Acquisition after date of award
$75,000	Stormwater improvements: stormwater cistern
$20,000	Bike racks, storage, fix-it stations: covered bike shelters
$20,000	Sidewalks and trails: sidewalks along Veterans Drive
$10,000	Furnishings and equipment for public areas: benches, planters
$10,000	Lighting: public lighting along sidewalks
$5,000	Landscaping (stormwater or placemaking): tree trenches, native plants, raingarden
$5,000	Architectural/engineering: engineering of stormwater cistern
$580,000	**TOTAL**

ATTACHMENT B

TOD PROJECT LOCATION(S)

This attachment comprises this page and the succeeding page(s) which contain aerial photography or drawings that identify the specific location(s) within the Project boundaries for which the Grantee must use the grant funds. The attached photography or drawings also may identify the types of eligible activities for which the grant funds must be used at specific locations within the Project boundaries.

LCA Site 2 TOD-LCA Project: Sunwood Village | Ramsey Station LCATOD Eligible Station Area | Map ID: 1403817266716

TOD Area
Project
Walk Route
Blue Line Stations
Northstar Commuter Rail Stations
Green Line Planned Stations
Orange Line Planned Stations
Red Line Planned Stations
Hi-Frequency Service Network
Blue Line
Northstar Commuter Rail
Green Line Planned
Park & Ride Lots
Railroads
Transit Routes (All)
Active Transit Stops
Parcels

0 0.01 0.02 0.04 0.06 0.08 Miles

Created: 6/26/2014
LandscapeLCA4

For complete disclaimer of accuracy, please visit
http://gis.metc.state.mn.us/notice/

METROPOLITAN COUNCIL

GRANTEE: City of Ramsey	**GRANT NO.** SG014-102
PROJECT: Sunwood Village	
GRANT AMOUNT: $200,000.00	**FUNDING CYCLE:** 2014
COUNCIL ACTION: December 10, 2014	**EXPIRATION DATE:** December 31, 2017

METROPOLITAN LIVABLE COMMUNITIES ACT
GRANT AGREEMENT

THIS GRANT AGREEMENT ("Agreement") is made and entered into by the Metropolitan Council ("Council") and the Municipality or Development Authority identified above as "Grantee."

WHEREAS, Minnesota Statutes section 473.251 creates the Metropolitan Livable Communities Fund, the uses of which fund must be consistent with and promote the purposes of the Metropolitan Livable Communities Act ("LCA") and the policies of the Council's Metropolitan Development Guide; and

WHEREAS, Minnesota Statutes sections 473.251 and 473.254 establish within the Metropolitan Livable Communities Fund a Local Housing Incentives Account and require the Council to annually distribute funds in the account to Participating Municipalities that have not met their affordable and life-cycle housing goals and are actively funding projects designed to help meet the goals, or to Development Authorities for projects located in eligible Municipalities; and

WHEREAS, the Grantee is a Municipality that has negotiated affordable and life-cycle housing goals pursuant to Minnesota Statutes section 473.254, subdivision 2 and has elected to participate in the Local Housing Incentives Account program, or is a Development Authority; and

WHEREAS, the Grantee seeks funding in connection with an application for Local Housing Incentives Account funds submitted in response to a Request for Proposals issued by the Metropolitan Housing Implementation Group for the "Funding Cycle" identified above and will use the grant funds made available under this Agreement to help fund the "Project" identified in the application; and

WHEREAS, the Council awarded Local Housing Incentives Account funds to the Grantee subject to any terms, conditions and clarifications stated in its Council Action, and with the understanding that the Project identified in the application will proceed to completion in a timely manner, all grant funds will be expended prior to the "Expiration Date" identified above and Project construction will have "commenced" before the Expiration Date.

NOW THEREFORE, in reliance on the above statements and in consideration of the mutual promises and covenants contained in this Agreement, the Grantee and the Council agree as follows:

I. DEFINITIONS

1.01. Definition of Terms. The terms defined in this section have the meanings given them in this section unless otherwise provided or indicated by the context.

(a) ***Commenced.*** For the purposes of Sections 2.09 and 4.03, "commenced" means significant physical improvements have occurred in furtherance of the Project (*e.g.*, a foundation is being constructed or other tangible work on a structure has been initiated). In the absence of significant physical improvements, visible staking, engineering, land surveying, soil testing, cleanup site investigation, or pollution cleanup activities are not evidence of Project commencement for the purposes of this Agreement.

(b) ***Council Action.*** "Council Action" means the action or decision of the governing body of the Metropolitan Council, on the meeting date identified at Page 1 of this Agreement, by which the Grantee was awarded Local Housing Incentives Account funds.

(c) ***Development Authority.*** "Development Authority" means a housing and redevelopment authority, economic development authority, or port authority.

(d) ***Municipality.*** "Municipality" means a statutory or home rule charter city or town in the seven-county metropolitan area defined by Minnesota Statutes section 473.121, subdivision 2.

(e) ***Participating Municipality.*** "Participating Municipality" means a Municipality electing to participate in the Local Housing Incentives Account program under Minnesota Statutes section 473.254.

(f) ***Project.*** Unless clearly indicated otherwise by the context of a specific provision of this Agreement, "Project" means the development or redevelopment project identified in the application for Local Housing Incentives Account funds for which grant funds were requested. Grant-funded activities typically are components of the Project.

II. GRANT FUNDS

2.01. Source of Funds. The grant funds made available to the Grantee under this Agreement are from the Local Housing Incentives Account of the Metropolitan Livable Communities Fund. The grant funds are derived from property taxes authorized by Minnesota Statutes sections 473.249, 473.253 and 473.254, subdivision 15 and are not from federal sources.

2.02 Total Grant Amount. The Council will grant to the Grantee the "Grant Amount" identified at Page 1 of this Agreement. Notwithstanding any other provision of this Agreement, the Grantee understands and agrees that any reduction or termination of Local Housing Incentives Account funds made available to the Council, or any reduction or termination of the dollar-for-dollar match amount required under Section 2.03, may result in a like reduction in the Grant Amount made available to the Grantee.

2.03. Match Requirement. Pursuant to Minnesota Statutes section 473.254, subdivision 6, the Grantee shall match on a dollar-for-dollar basis the total Grant Amount received from the Council under Section 2.02. The source and amount of the dollar-for-dollar match shall be identified by the Grantee in the application for Grant Funds.

2.04. Authorized Use of Grant Funds. The Grant Amount made available to the Grantee under this Agreement shall be used only for the purposes and Project activities described in the application for Local Housing Incentives Account funds. A Project summary that identifies eligible uses of the grant funds as approved by the Council is attached to and incorporated into this Agreement as Attachment A. Grant funds must be used for purposes consistent with Minnesota Statutes section 473.25(a), in a Participating Municipality.

2.05. Ineligible Uses. Grant funds must be used for costs directly associated with the specific proposed Project activities and shall not be used for "soft costs" such as: administrative overhead; travel expenses; legal fees; insurance; bonds; permits, licenses or authorization fees; costs associated with preparing other grant proposals; operating expenses; planning costs, including comprehensive planning costs; and prorated lease and salary costs. Grant funds may not be used for costs of Project activities that occurred prior to the grant award. A detailed list of ineligible and eligible costs is available from the Council's Livable Communities program office. Grant funds also shall not be used by the Grantee or others to supplant or replace: (a) grant or loan funds obtained for the Project from other sources; or (b) Grantee contributions to the Project, including financial assistance, real property or other resources of the Grantee. The Council shall bear no responsibility for cost overruns which may be incurred by the Grantee or others in the implementation or performance of the Project activities. The Grantee agrees to comply with any "business subsidy" requirements of Minnesota Statutes sections 116J.993 to 116J.995 that apply to the Grantee's expenditures or uses of the grant funds.

2.06. Loans for Low-Income Housing Tax Credit Projects. If consistent with the application and the Project activities described or identified in Attachment A, or if requested in writing by the Grantee, the Grantee may structure the grant assistance to the Project as a loan so the Project Owner can take advantage of federal and state low-income housing tax credit programs. The Grantee may use the grant funds as a loan for a low-income housing tax credit Project, subject to the terms and conditions stated in Sections 2.04 and 2.05 and the following additional terms and conditions:

(a) The Grantee covenants and represents to the Council that the Project is a rental housing project that received or will receive an award of low-income housing tax credits under Section 42 of the Internal Revenue Code of 1986, as amended, and the low-income housing tax credit program administered by the Minnesota Housing Finance Agency.

(b) The Grantee will execute a loan agreement with the Project Owner. Prior to disbursing any grant funds for the Project, the Grantee will provide to the Council a copy of the loan agreement between the Grantee and the Project Owner.

(c) The Grantee will submit annual written reports to the Council that certify: (1) the grant funds continue to be used for the Project for which the grant funds were awarded; and (2) the Project is a "qualified low-income housing project" under Section 42 of the Internal Revenue Code of 1986, as amended. This annual reporting requirement is in addition to the reporting requirements stated in Section 3.03. Notwithstanding the Expiration Date identified at Page 1 of this Agreement and referenced in Section 4.01, the Grantee will submit the annual certification reports during the

initial "compliance period" and any "extended use period," or until such time as the Council terminates this annual reporting requirement by written notice to the Grantee.

(d) The grant funds made available to the Grantee and disbursed to the Project Owner by the Grantee in the form of a loan may be used only for the grant-eligible activities and Project components for which the Grantee was awarded the grant funds. For the purposes of this Agreement, the term "Project Owner" means the current Project Owner and any Project Owner successor(s).

(e) Pursuant to Section 2.05, the grant funds made available to the Grantee and disbursed to the Project Owner in the form of a loan shall not be used by the Grantee, the Project Owner or others to supplant or replace: (1) grant or loan funds obtained for the Project from other sources; or (2) Grantee contributions to the Project, including financial assistance, real property or other resources of the Grantee. The Council will not make the grant funds available to the Grantee in a lump sum payment, but will disburse the grant funds to the Grantee on a reimbursement basis pursuant to Section 2.11.

(f) By executing this Agreement, the Grantee: (1) acknowledges that the Council expects the loan will be repaid so the grant funds may be used to help fund other activities consistent with the requirements of the Metropolitan Livable Communities Act; (2) covenants, represents and warrants to the Council that the Grantee's loan to the Project Owner will meet all applicable low-income housing tax credit program requirements under Section 42 of the Internal Revenue Code of 1986, as amended (the "Code"), and the low-income housing tax credit program administered by the Minnesota Housing Finance Agency; and (3) agrees to administer its loan to the Project Owner consistent with federal and state low-income housing tax credit program requirements.

(g) The Grantee will, at its own expense, use diligent efforts to recover loan proceeds: (1) when the Project Owner becomes obligated to repay the Grantee's loan or defaults on the Grantee's loan; (2) when the initial thirty-year "compliance period" expires, unless the Council agrees in writing that the Grantee may make the grant funds available as a loan to the Project Owner for an "extended use period"; and (3) if noncompliance with low-income housing tax credit program requirements or some other event triggers the Project Owner's repayment obligations under its loan agreement with the Grantee. The Grantee must repay to the Council all loan repayment amounts the Grantee receives from the Project Owner. The Grantee shall not be obligated to repay the grant funds to the Council except to the extent the Project Owner repays its loan to the Grantee, provided the Grantee has exercised the reasonable degree of diligence and used administrative and legal remedies a reasonable and prudent public housing agency would use to obtain payment on a loan, taking into consideration (if applicable) the subordinated nature of the loan. At its discretion, the Council may: (1) permit the Grantee to use the loan repayment from the Project Owner to continue supporting affordable housing components of the Project; or (2) require the Grantee to remit the grant funds to the Council.

(h) If the Grantee earns any interest or other income from its loan agreement with the Project Owner, the Grantee will: (1) use the interest earnings or income only for the purposes of implementing the Project activities for which the grant was awarded; or (2) remit the interest earnings or income to the Council. The Grantee is not obligated to earn any interest or other income from its loan agreement with the Project Owner, except to the extent required by any applicable law.

2.07. Revolving or Deferred Loans. If consistent with the application and the Project summary or if requested in writing by the Grantee, the Grantee may use the grant funds to make deferred loans (loans

made without interest or periodic payments), revolving loans (loans made with interest and periodic payments) or otherwise make the grant funds available on a "revolving" basis for the purposes of implementing the Project activities described or identified in Attachment A . The Grantee will submit annual written reports to the Council that report on the uses of the grant funds. The form and content of the report will be determined by the Council. This annual reporting requirement is in addition to the reporting requirements stated in Section 3.03. Notwithstanding the Expiration Date identified at Page 1 of this Agreement and referenced in Section 4.01, the Grantee will submit the annual reports until the deferred or revolving loan programs terminate, or until such time as the Council terminates this annual reporting requirement by written notice from the Council. At its discretion, the Council may: (1) permit the Grantee to use loan repayments to continue supporting affordable housing components of the Project; or (2) require the Grantee to remit the grant funds to the Council.

2.08. Restrictions on Loans by Subrecipients. The Grantee shall not permit any subgrantee or subrecipient to use the grant funds for loans to any subrecipient at any tier unless the Grantee obtains the prior written consent of the Council. The requirements of this Section 2.08 shall be included in all subgrant and subrecipient agreements.

2.09. Project Commencement and Changes. The Project for which grant funds were requested must be "commenced" prior to the Expiration Date. The Grantee must promptly inform the Council in writing of any significant changes to the Project for which the grant funds were awarded, as well as any potential changes to the grant-funded activities described or identified in Attachment A. Failure to inform the Council of any significant changes to the Project or significant changes to grant-funded components of the Project, and use of grant funds for ineligible or unauthorized purposes, will jeopardize the Grantee's eligibility for future LCA awards. Grant funds will not be disbursed prior to Council approval of significant changes to either the Project or grant-funded activities described or identified in Attachment A.

2.10. Loss of Grant Funds. The Grantee agrees to remit to the Council in a prompt manner: any unspent grant funds, including any grant funds that are not expended prior to the Expiration Date identified at Page 1 of this Agreement; any grant funds that are not used for the authorized purposes; any grant funds that are not matched on a dollar-for-dollar basis as required by Section 2.03; and any interest earnings described in Section 2.12 that are not used for the purposes of implementing the grant-funded Project activities described or identified in Attachment A. For the purposes of this Agreement, grant funds are "expended" prior to the Expiration Date if the Grantee pays or is obligated to pay for expenses of eligible grant-funded Project activities that occurred prior to the Expiration Date and the eligible expenses were incurred prior to the Expiration Date. Unspent or unused grant funds and other funds remitted to the Council shall revert to the Council's Local Housing Incentives Account for distribution through application processes in future Funding Cycles or as otherwise permitted by law.

2.11. Payment Request Forms, Documentation, and Disbursements. The Council will disburse grant funds in response to written payment requests submitted by the Grantee and reviewed and approved by the Council's authorized agent. Written payment requests shall be made using payment request forms, the form and content of which will be determined by the Council. Payment request and other reporting forms will be provided to the Grantee by the Council. Payment requests must include the following documentation:

Consultant/contractor invoices showing the time period covered by the invoice; the specific grant-funded Project activities conducted or completed during the authorized time period within which eligible costs may be incurred; and documentation supporting expenses including subcontractor and consultant invoices showing unit rates, quantities, and a description of the good or services provided. Subcontractor markups shall not exceed ten percent (10%).

The Council will disburse grant funds on a reimbursement basis or a "cost incurred" basis. The Grantee must provide with its written payment requests documentation that shows grant-funded Project activities actually have been completed. Subject to verification of each payment request form (and the required documentation) and approval for consistency with this Agreement, the Council will disburse a requested amount to the Grantee within two (2) weeks after receipt of a properly completed and verified payment request form.

2.12. Interest Earnings. If the Grantee earns any interest or other income from the grant funds received from the Council under this Agreement, the Grantee will use the interest earnings or income only for the purposes of implementing the Project activities described or identified in Attachment A.

2.13. Effect of Grant. Issuance of this grant neither implies any Council responsibility for contamination, if any, at the Project site nor imposes any obligation on the Council to participate in any pollution cleanup of the Project site if such cleanup is undertaken or required.

2.14. Resale Limitations. The Grantee must impose resale limitations regarding the disposition of any equity realized by the purchasers of "affordable" units if grant funds received from the Council under this Agreement are used for homeownership affordability gap financing in the Project described or identified in Attachment A. The intent of this resale limitation is to protect the public investment in the Project and ensure that a proportion of the affordability gap provided by the public investment in the form of grant funds received from the Council is recaptured for reuse in conjunction with other affordable housing efforts and does not become a windfall for any purchaser who might sell the home prior to expiration of a predetermined resale limitation period. If a purchaser sells the "affordable" home prior to expiration of the resale limitation time period, an equitable proportion of the affordability gap filled by grant funds received from the Council under this Agreement must be recaptured by the Grantee within twenty-four (24) months of the triggering resale event and applied to a similar affordable housing project within the Participating Municipality, or returned to the Council. Unless otherwise agreed to by the Council and the Grantee, the length of the resale limitation time period and the proportion of the affordability gap to be recovered will be consistent with resale limitation time periods and repayment schedules stated in the Project application. These resale limitations do not apply when the grant funds are used for homeownership value gap financing.

III. ACCOUNTING, AUDIT AND REPORT REQUIREMENTS

3.01. Accounting and Records. The Grantee agrees to establish and maintain accurate and complete accounts and records relating to the receipt and expenditure of all grant funds received from the Council. Notwithstanding the expiration and termination provisions of Sections 4.01 and 4.02, such accounts and records shall be kept and maintained by the Grantee for a period of six (6) years following the completion of the Project activities described or identified in Attachment A or six (6) years following the expenditure of the grant funds, whichever occurs earlier. For all expenditures of grant funds received pursuant to this Agreement, the Grantee will keep proper financial records and other appropriate documentation sufficient to evidence the nature and expenditure of the dollar-for-dollar match funds required under Section 2.03. Accounting methods shall be in accordance with generally accepted accounting principles.

3.02. Audits. The above accounts and records of the Grantee shall be audited in the same manner as all other accounts and records of the Grantee are audited and may be audited or inspected on the Grantee's premises or otherwise by individuals or organizations designated and authorized by the Council at any time, following reasonable notification to the Grantee, for a period of six (6) years following the completion of the Project activities or six (6) years following the expenditure of the grant funds, whichever occurs earlier. Pursuant to Minnesota Statutes section 16C.05, subdivision 5, the books, records, documents and accounting procedures and practices of the Grantee that are relevant to this Agreement are subject to examination by the Council and either the Legislative Auditor or the State Auditor, as appropriate, for a minimum of six (6) years.

3.03. Reporting and Continuing Requirements. The Grantee will report to the Council on the status of the Project activities described or identified in Attachment A, the expenditures of the grant funds, and the source and expenditure of the dollar-for-dollar match funds required under Section 2.03. Submission of properly completed payment request forms (with proper documentation) required under Section 2.11 will constitute periodic status reports. The Grantee also must complete and submit to the Council a grant activity closeout report. The closeout report form must be submitted within 120 days after the expiration or termination of this Agreement, whichever occurs earlier. Within 120 days after the Expiration Date, the Grantee must complete and submit to the Council a certification of expenditures of funds form signed by the Grantee's chief financial officer or finance director. The form and content of the closeout report and certification form will be determined by the Council. These reporting requirements and the reporting requirements of Sections 2.06 and 2.07 shall survive the expiration or termination of this Agreement.

3.04. Environmental Site Assessment. The Grantee represents that a Phase I Environmental Site Assessment or other environmental review has been or will be carried out, if such environmental assessment or review is appropriate for the scope and nature of the Project activities funded by this grant, and that any environmental issues have been or will be adequately addressed.

IV. AGREEMENT TERM

4.01. Term. This Agreement is effective upon execution of the Agreement by the Council. Unless terminated pursuant to Section 4.02, this Agreement expires on the Expiration Date identified at Page 1 of this Agreement. **ALL GRANT FUNDS NOT EXPENDED BY THE GRANTEE PRIOR TO THE EXPIRATION DATE SHALL REVERT TO THE COUNCIL**.

4.02. Termination. This Agreement may be terminated by the Council for cause at any time upon fourteen (14) calendar days' written notice to the Grantee. Cause shall mean a material breach of this Agreement and any amendments of this Agreement. If this Agreement is terminated prior to the

Expiration Date, the Grantee shall receive payment on a pro rata basis for eligible Project activities described or identified in Attachment A that have been completed prior to the termination. Termination of this Agreement does not alter the Council's authority to recover grant funds on the basis of a later audit or other review, and does not alter the Grantee's obligation to return any grant funds due to the Council as a result of later audits or corrections. If the Council determines the Grantee has failed to comply with the terms and conditions of this Agreement and the applicable provisions of the Metropolitan Livable Communities Act, the Council may take any action to protect the Council's interests and may refuse to disburse additional grant funds and may require the Grantee to return all or part of the grant funds already disbursed.

4.03. Amendments and Extension. The Council and the Grantee may amend this Agreement by mutual agreement. Amendments or an extension of this Agreement shall be effective only on the execution of written amendments signed by authorized representatives of the Council and the Grantee. If the Grantee needs additional time within which to complete grant-funded activities and commence the Project, the Grantee must submit to the Council **AT LEAST NINETY (90) CALENDAR DAYS PRIOR TO THE EXPIRATION DATE**, a resolution of the Grantee's governing body requesting the extension and a written extension request. **THE EXPIRATION DATE MAY BE EXTENDED, BUT THE PERIOD OF ANY EXTENSION(S) SHALL NOT EXCEED TWO (2) YEARS BEYOND THE ORIGINAL EXPIRATION DATE IDENTIFIED AT PAGE 1 OF THIS AGREEMENT**.

V. GENERAL PROVISIONS

5.01. Equal Opportunity. The Grantee agrees it will not discriminate against any employee or applicant for employment because of race, color, creed, religion, national origin, sex, marital status, status with regard to public assistance, membership or activity in a local civil rights commission, disability, sexual orientation or age and will take affirmative action to insure applicants and employees are treated equally with respect to all aspects of employment, rates of pay and other forms of compensation, and selection for training.

5.02. Conflict of Interest. The members, officers and employees of the Grantee shall comply with all applicable state statutory and regulatory conflict of interest laws and provisions.

5.03. Liability. Subject to the limitations provided in Minnesota Statutes chapter 466, to the fullest extent permitted by law, the Grantee shall defend, indemnify and hold harmless the Council and its members, employees and agents from and against all claims, damages, losses and expenses, including but not limited to attorneys' fees, arising out of or resulting from the conduct or implementation of the Project activities funded by this grant, except to the extent the claims, damages, losses and expenses arise from the Council's own negligence. Claims included in this indemnification include, without limitation, any claims asserted pursuant to the Minnesota Environmental Response and Liability Act (MERLA), Minnesota Statutes chapter 115B, the federal Comprehensive Environ-mental Response, Compensation, and Liability Act of 1980 (CERCLA) as amended, United States Code, Title 42, sections 9601 *et seq.*, and the federal Resource Conservation and Recovery Act of 1976 (RCRA) as amended, United States Code, title 42, sections 6901 *et seq.* This obligation shall not be construed to negate, abridge or otherwise reduce any other right or obligation of indemnity which otherwise would exist between the Council and the Grantee. The provisions of this section shall survive the expiration or termination of this Agreement. This indemnification shall not be construed as a waiver on the part of either the Grantee or the Council of any immunities or limits on liability provided by Minnesota Statutes chapter 466, or other applicable state or federal law.

5.04. Acknowledgments and Signage. The Grantee will acknowledge the financial assistance provided by the Council in promotional materials, press releases, reports and publications relating to the Project. The acknowledgment will contain the following or comparable language:

> *Financing for this project was provided by the Metropolitan Council Metropolitan Livable Communities Fund.*

Until the Project is completed, the Grantee shall ensure the above acknowledgment language, or alternative language approved by the Council's authorized agent, is included on all signs (if any) located at Project or construction sites that identify Project funding partners or entities providing financial support for the Project. The acknowledgment and signage should refer to the "Metropolitan Council" (not "Met Council" or "Metro Council").

5.05. Permits, Bonds and Approvals. The Council assumes no responsibility for obtaining any applicable local, state or federal licenses, permits, bonds, authorizations or approvals necessary to perform or complete the Project activities described or identified in Attachment A. The Grantee and its developer(s), if any, must comply with all applicable licensing, permitting, bonding, authorization and approval requirements of federal, state and local governmental and regulatory agencies, including conservation districts.

5.06. Subgrantees, Contractors and Subcontractors. The Grantee shall include in any subgrant, contract or subcontract for Project activities appropriate provisions to ensure subgrantee, contractor and subcontractor compliance with all applicable state and federal laws and this Agreement. Along with such provisions, the Grantee shall require that contractors and subcontractors performing work covered by this grant comply with all applicable state and federal Occupational Safety and Health Act regulations.

5.07. Stormwater Discharge and Water Management Plan Requirements. If any grant funds are used for urban site redevelopment, the Grantee shall at such redevelopment site meet or require to be met all applicable requirements of:

(a) Federal and state laws relating to stormwater discharges including, without limitation, any applicable requirements of Code of Federal Regulations, title 40, parts 122 and 123; and

(b) The Council's *2030 Water Resources Management Policy Plan* and the local water management plan for the jurisdiction within which the redevelopment site is located.

5.08. Authorized Agent. Payment request forms, written reports and correspondence submitted to the Council pursuant to this Agreement shall be directed to:

> Metropolitan Council
> Attn: LCA Grants Administration
> 390 Robert Street North
> Saint Paul, Minnesota 55101-1805

5.09. Non-Assignment. Minnesota Statutes section 473.254, subdivision 6 requires the Council to distribute the grant funds to eligible "municipalities" or "development authorities" for projects in municipalities participating in the Local Housing Incentives Account program. Accordingly, this Agreement is not assignable and shall not be assigned by the Grantee.

5.10. Warranty of Legal Capacity. The individuals signing this Agreement on behalf of the Grantee and on behalf of the Council represent and warrant on the Grantee's and the Council's behalf respectively

that the individuals are duly authorized to execute this Agreement on the Grantee's and the Council's behalf respectively and that this Agreement constitutes the Grantee's and the Council's valid, binding and enforceable agreements.

IN WITNESS WHEREOF, the Grantee and the Council have caused this Agreement to be executed by their duly authorized representatives. This Agreement is effective on the date of final execution by the Council.

CITY OF RAMSEY

By: _____

Sarah Stommen
Mayor

Title:

Date _____

By: _____

Kurtis G. Ulrich

Title: City Administrator

Date _____

By: _____

Title: _____

Date _____

METROPOLITAN COUNCIL

By: _____

Guy Peterson, Director

Title: Community Development Division

Date _____

ATTACHMENT A

PROJECT SUMMARY

This attachment comprises this page and the succeeding page(s) which contain(s) a summary of the Project identified in the application for Local Housing Incentives Account grant funds submitted in response to a Request for Proposals issued by the Metropolitan Housing Implementation Group for the Funding Cycle identified at Page 1 of this Agreement. The summary reflects the proposed Project for which the Grantee was awarded grant funds by the Council Action, and may reflect changes in Project funding sources, changes in funding amounts, or minor changes in the proposed Project that occurred subsequent to application submission. The application is incorporated into this Agreement by reference and is made a part of this Agreement as follows. If the application or any provision in the application conflicts with or is inconsistent with the Council Action, other provisions of this Agreement, or the Project summary contained in this Attachment A, the terms, descriptions and dollar amounts reflected in the Council Action or contained in this Agreement and the Project summary shall prevail. For the purposes of resolving conflicts or inconsistencies, the order of precedence is: (1) the Council Action; (2) this Agreement; (3) the Project summary; and (4) the grant application.

Project Summary

Grant #	**SG104-102**
Type:	**Local Housing Incentives Account**
Applicant	**City of Ramsey**
Project Name	**Sunwood Village**
Project Location	**Ramsey Station, Outlot A, Sunwood Drive**
Council District	**9 – Edward Reynoso**

Project Detail	
Development summary of project to commence by 12/31/2017	Sunwood Village will be a new construction 47 unit housing community built on 1.85 acres of land in the heart of downtown Ramsey. All of the units will be available to those at 60% of the area median income (AMI), with four of the units will be set aside for long term homeless (LTH) households. CommonBond's Advantage Services program will be available to all residents, with special programming being made available for those in the LTH units. Sunwood Village will comprise three stories and feature several common building amenities for residents, including a community room. This development will promote walking and biking to amenities, use of non-motorized transportation and sustainable construction.
Total housing units	47
Affordable units (60% AMI)	47 (43 at 50% AMI and 4 at 30% AMI)
Anticipated # bedrooms	9 – 1BR 25 – 2BR 13 – 3BR
Est. total development cost	$12.6 million
Est. private funds leveraged	6.9 million
Est. other public funds	5.5 million
Funding	
LHIA Funding Match	Anoka County HOME funds
Other LCA funding	$580,000 – LCDA TOD 2014
Recommended Funding	
$200,000	**LHIA**
$4,220,000	MHFA
Other Funding Sources	
$2,219,268	Syndication proceeds
$3,200,000	LMIR Bridge Loan
$1,433,000	1st Mortgage
$330,000	Anoka County HOME funds
$250,000	Anoka County funds
$135,751	Sales tax rebate
$12,568,019	**Total Funding Sources**

Regular Planning Commission **5. 5.**

Meeting Date: 04/09/2015

By: Chris Anderson, Community Development

Information

Title:

Consider Approvals Related to Site Plan Review for Sunwood Village; Case of CommonBond Communities

1. Resolution #15-04-088: Sketch Plan (Minor Plat)
2. Resolution #15-04-089: Site Plan Review

Purpose/Background:

The City received an application for a Minor Plat and Site Plan for Sunwood Village, a proposed forty-seven (47) unit, three (3) story apartment building within The COR. The project site is located on Outlot A, COR ONE, or upon recording of the plat, Lot 1 Block 1 Sunwood Village (the "Subject Property"), between Sunwood Drive and Veterans Drive, directly adjacent to the Residence at the COR property. The project proposes to replat Outlot A, COR ONE into a buildable lot to accommodate the proposed apartment building.

There is an active Purchase Agreement between CommonBond Communities and the City for this parcel. The Purchase Agreement was entered into on May 20, 2014 and the document is included for reference.

Notification:

Staff attempted to notify all property owners within 700 feet of the Subject Property of the Site Plan and Minor Plat request.

Observations/Alternatives:

The Subject Property is guided as mixed use in the Comprehensive Plan and is located in the COR zoning district. The COR is further broken down into sub-districts to differentiate between desired uses. The Subject Property is partially located in the COR-1 sub-district, which permits multi-story apartment buildings, and the COR-2 sub-district, which focuses more on commercial uses. However, when the COR AUAR was most recently updated, the Subject Property was considered as residential (allowing up to eighty-four [84] residential units). Additionally, the Design Framework provides some flexibility for minor adjustments to sub-district boundaries without requiring a zoning amendment. Thus, the project is being reviewed under the COR-1 sub-district standards.

The COR Design Framework establishes a build to standard of zero to five feet (0-5') for the building related to the public sidewalk. The intent is that at least sixty percent (60%) of a building is located within five (5) feet of the back of the public sidewalk. As proposed, the building would meet the intent of the build to requirement (while it may not meet the 60% threshold, that is due to the building articulation; however, it does provide a consistent building front at the build to line). The proposed building includes two (2) ingress/egress ramps/stairs to access public entrances along Sunwood Drive. As shown, these ramps extend out to the property line (zero setback). However, the proposed sidewalk along Sunwood Drive will need to be widened to match the sidewalk width in front of the adjacent property. In order to avoid potential conflicts between inattentive pedestrians and these improvements, the ramps, and by default the building, will need to be shifted south to accommodate the wider sidewalk. Staff still believes that the intent of the build to standard is still being met as there still would not be anything separating the building from the public domain.

Minimum and maximum parking standards are also addressed in the Design Framework. Residential uses are required to provide at least one (1) parking stall per unit and no more than two (2) stalls per unit. There are forty-seven residential units proposed, equating to a minimum of forty-seven (47) and a maximum of ninety-four

(94) parking stalls. The Site Plan indicates there will be a total of sixty (60) surface parking stalls. The Applicant has also requested the City allocate ten (10) parking stalls within the parking ramp for visitor use.

The building will screen the surface parking from Sunwood Drive. However, it will be visible from Veterans Drive and thus, screening will be necessary along this frontage. Staff has requested that groupings of shrubs be installed, in addition to the trees, between the sidewalk and parking area along Veterans Drive to accommodate the screening requirement. This would also be consistent with what was provided between the surface parking for the Municipal Center and Veterans Drive.

The Design Framework also addresses streetscape standards. The streetscape along Sunwood Drive is already in place, with no additional improvements necessary (other than protecting it from damage as a result of the site improvements). The streetscape along Veterans Drive should be consistent, in terms of boulevard and sidewalk width, with that adjacent to the Municipal Center. Staff has identified minor revisions to this aspect of the Site Plan to ensure a consistent appearance.

The internal landscaping proposed is generally acceptable with requested revisions outlined in the Staff Review Letter. It should be noted that the project is proposing two Best Management Practices (BMPs) related to stormwater management. An underground cistern and a tree trench are proposed to address the first one (1) inch of rainfall as required by the LRRWMO's 3rd Generation Plan. However, the Subject Property is within a ten (10) year capture zone of one of the community wells where infiltration is not permitted, thus, the cistern will be connected to the site's irrigation system and the stormwater will be reused throughout the summer for irrigating the site landscaping. Both BMPs are designed with overflow outlets that, during large rain events, will route stormwater into the existing storm sewer infrastructure where it will ultimately end up in The Draw water feature (where again, the water is recycled for irrigation purposes).

High quality architecture and building materials are an essential component in fulfilling the objectives of the Design Framework. Roof design, materials, amount of windows, and overall design that breaks up the different floors and walls are all important elements to the overall building design. In the COR-1 sub-district, buildings are placed closer to the street so greater emphasis is placed on materials and design features at the street level.

The proposed finish of the building consists of a combination of burnished CMU, face brick, cement fiber board panels, metal panels, metal siding, and fiberglass windows. The street level facade consists primarily of burnished CMU and face brick. Staff has requested the Applicant provide a calculation of the percentage of brick versus the overall facade to verify that the exterior finish of the non-glazed wall area consists of at least fifty percent (50%) brick or comparable alterative per the Design Framework. The combination of materials and building articulation meets the intent of enhanced architectural features outlined in the Design Framework.

It appears that there may be a need for several easements and/or agreements with the adjacent property owner. The Subject Property is proposing to utilize existing accesses onto Sunwood Drive and Veterans Drive with the adjacent property. There is a Reciprocal Driveway Easement recorded against both parcels that addresses this. However, it is unclear whether that existing easement is sufficient for the proposed drive lane leading to the east wall of the building (presumably where the trash enclosure is located). Additionally, the Site Plan also shows a private play structure area that encroaches onto the neighboring property, although it is unclear whether that encroachment accounts for a required fall zone or indicates actual site improvements. Staff has requested clarification on both of these items.

The grading and drainage plans are generally acceptable with revisions as outlined in the Staff Review Letter.

The Environmental Policy Board reviewed the request at their March 30, 2015 meeting and recommended approval of the Landscape Plan and was also very supportive of the BMPs proposed with this project.

Alternatives

Option #1: Recommend City Council adopt Resolutions #15-04-088 and #15-04-089 granting Final Plat and Site Plan approval for Sunwood Village, contingent upon compliance with the Staff Review Letter dated April 3, 2015.

The project appears to be generally consistent with the Design Framework with the necessary revisions outlined in the Staff Review Letter and Staff supports this option.

Option #2: Recommend City Council adopt Resolutions #15-04-088 and #15-04-089 granting Final Plat and Site Plan approval for Sunwood Village with modifications and contingent upon compliance with the Staff Review Letter dated April 3, 2015.

Option #3: Recommend City Council not adopt Resolutions #15-04-088 and #15-04-089. There do not appear to be any major deviations from the Design Framework. Necessary revisions have been outlined in the Staff Review Letter and as long as those revisions are incorporated into the plans, there would be no reason not to recommend approval. Staff does not support this option.

Funding Source:

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

Recommendation:

Staff recommends approval of the Site Plan contingent upon compliance with the Staff Review Letter dated April 3, 2015.

Action:

Motion to recommend the following:

- Recommend City Council Adopt Resolution #15-04-088 Approving the Plat entitled 'SUNWOOD VILLAGE'
- Recommend City Council Adopt Resolution #15-04-089 approving the Site Plan for Sunwood Village

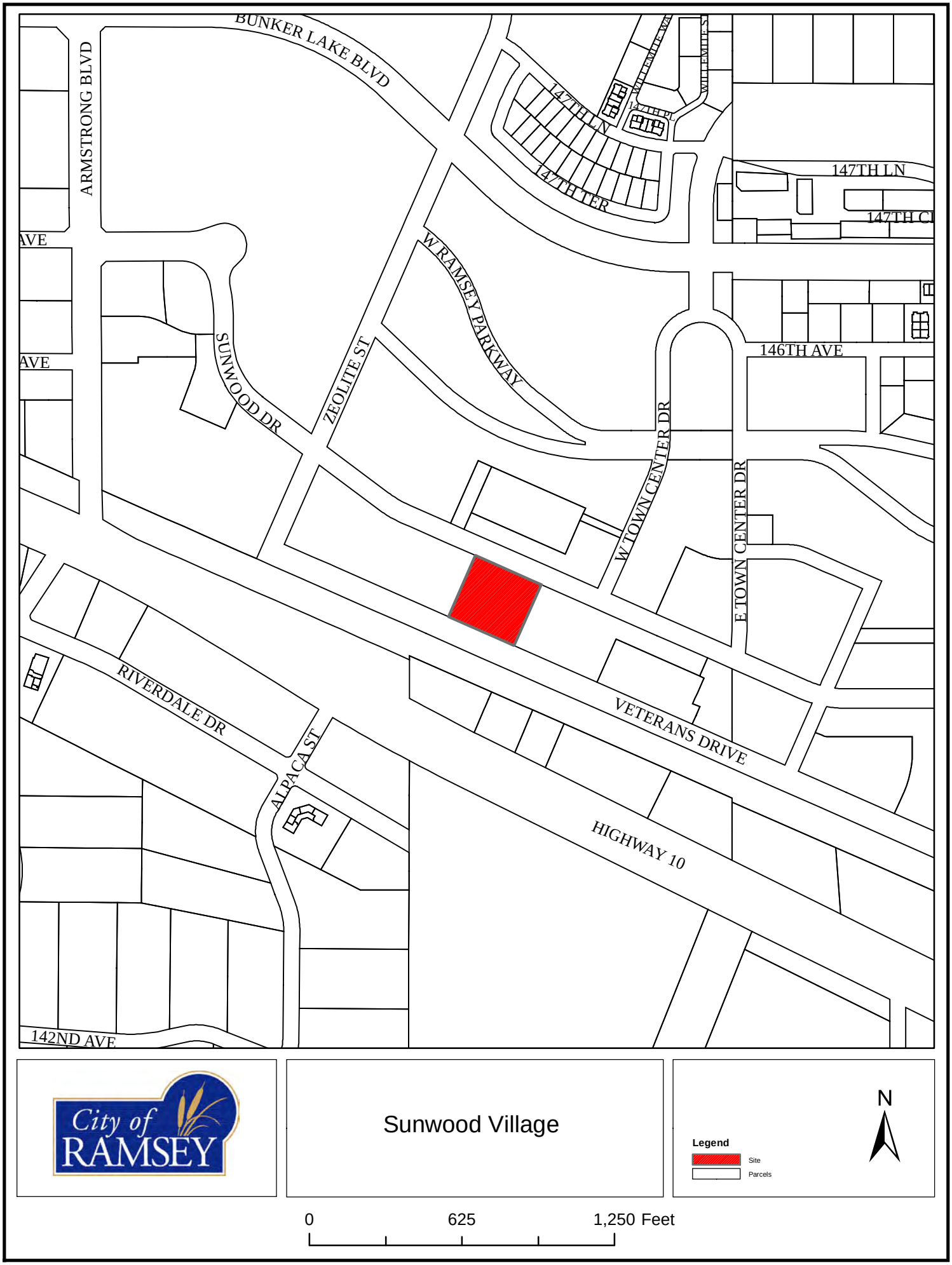
---

Attachments

Site Location Map
Site Plan
Sketch Plan/Final Plat
Color Elevation of Building
North and East Building Elevations
South and West Building Elevations
Staff Review Letter Dated April 3, 2015
Purchase Agreement
Environmental Policy Board Minutes dated March 30, 2015
DRAFT Resolution #15-04-088: Final Plat
DRAFT Resolution #15-04-089: Site Plan

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	04/03/2015 12:32 PM
Form Started By: Chris Anderson		Started On: 04/01/2015 11:47 AM
Final Approval Date: 04/03/2015		


BUNKER LAKE BLVD
ARMSTRONG BLVD
147TH LN
147TH TER
147TH LN
147TH CT
W RAMSEY PARKWAY
SUNWOOD DR
ZEOLITE ST
146TH AVE
W TOWN CENTER DR
E TOWN CENTER DR
RIVERDALE DR
ALPACA ST
VETERANS DRIVE
HIGHWAY 10
142ND AVE
City of RAMSEY
Sunwood Village
Legend
Site
Parcels
N
0
625
1,250 Feet

SUNWOOD DRIVE

(80 FOOT WIDE PUBLIC RIGHT OF WAY)

TRASH CAN

BENCH

TRASH CAN

FH

5'-0" SETBACK

48'-0" SETBACK

63'-5 3/4"

3-STORY
47 UNIT
APARTMENT BUILDING

PLANTER, TYP.

147'-8"

BENCH

8

14

60 PARKING STALLS

9

7

7

121'-4"

PLAY AREA

HC

OUTLOT

LOT

BLOCK

3

63'-5 3/4"

34'-10" SETBACK

ASPHALT PAVING
SEE CIVIL

15

B

SUNWOOD VILLAGE	COMM. NO.: 1408
ZONING DATA	
CURRENT ZONING:	COR-1 Sub-District
SITE ADDRESS:	OUTLOT A, COR ONE, Anoka County, Minnesota
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL: 3-Story, 47 UNIT APARTMENT BUILDING
BASE SITE AREA:	80,637 S.F. (1.85 acres) PER 12/14/2014 BOUNDARY & TOPO SURVEY
NET DENSITY:	25.4 UNITS PER ACRE
GROSS BUILDING AREAS:	FIRST FLOOR: 17,696 S.F. SECOND FLOOR: 17,696 S.F. + THIRD FLOOR: 17,696 S.F. TOTAL: 53,088 S.F.
BUILDING COVERAGE:	18,055 S.F. (23% OF SITE)
IMPERVIOUS COVERAGE:	BUILDING = 18,055 S.F. + DRIVES & WALKS = 30,279 S.F. TOTAL IMPERVIOUS = 48,334 S.F. (60% OF SITE)

CIVIC CENTER DRIVE

(100 FOOT WIDE PUBLIC RIGHT OF WAY)

1 SITE PLAN
1/16" - 1'-0"

N

PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUE & REVISION
PRELIMINARY- 5/6/2015

COMM #1408

CIVIL & LANDSCAPE:
Loucks Associates
7200 Hemlock Lane
Suite 300
Maple Grove, MN 55369
Tel: 763.424.5505

CONTRACTOR:
Watson-Forsberg
4645 Victoria Blvd.
Suite 100
Minneapolis, MN 55428
Tel: 952.564.3878

CommonBond communities
1080 Montreal Avenue
St Paul MN 55116
Phone: 651-291-1750
Fax: 651-291-1063
Web: www.commonbond.org

SUNWOOD VILLAGE
City of Ramsey, MN
City Parcel #47 (Outlot A)

1201 HAWTHORNE AVENUE
MINNEAPOLIS, MINNESOTA 55403
TEL: 612-332-5420
FAX: 612-332-5428
WWW.MILLERHANSON.COM

MILLER HANSON PARTNERS

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

NO. XXXX

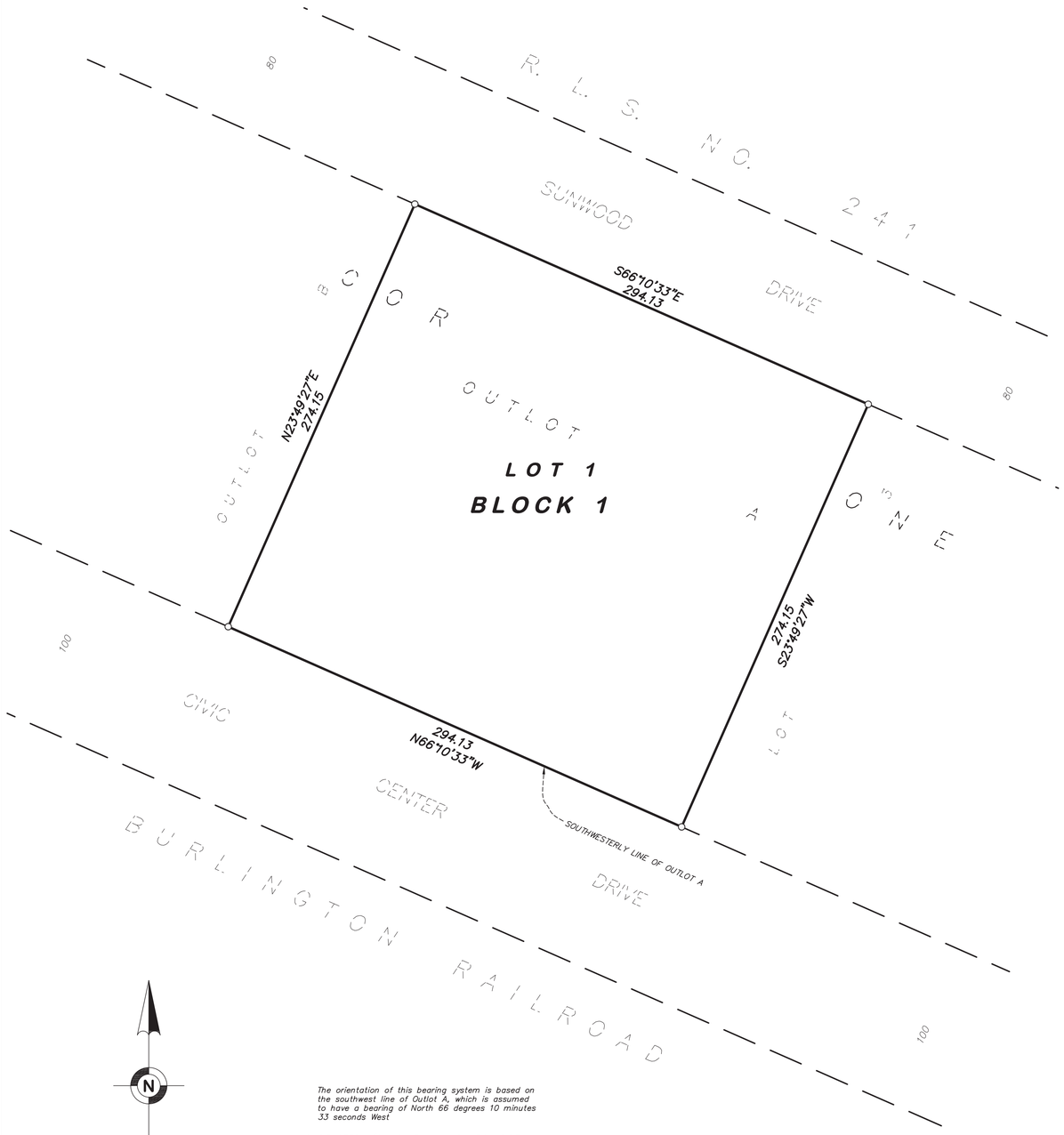
NAME
DATE:

SITE PLAN

A200

© 2015 Miller Hanson Partners

SUNWOOD VILLAGE



The orientation of this bearing system is based on the southwest line of Outlot A, which is assumed to have a bearing of North 66 degrees 10 minutes 33 seconds West

○ *DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET & MARKED BY LICENSE 44123*

KNOW ALL MEN BY THESE PRESENTS: That CB Ramsey Housing Limited Partnership, a Minnesota limited partnership, fee owner of the following described property situated in the City of Ramsey, County of Anoka, State of Minnesota:

Outlot A, COR ONE, according to the recorded plat thereof, City of Ramsey

Has caused the same to be surveyed and platted as SUNWOOD VILLAGE.

In witness whereof said CB Ramsey Housing Limited Partnership, a Minnesota limited partnership, has caused these presents to be signed by its proper officer this _____ day of _____ , 201__.

Signed: CB Ramsey Housing Limited Partnership, a Minnesota limited partnership
By: _____, its General Partner

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____ , 201___, by _____, _____ of CB Ramsey Housing Limited Partnership, a Minnesota limited partnership, on behalf of the company.

_____

_____
Notary Public _____ County, _____
My commission expires _____

I, Brent R. Peters, Professional Land Surveyor, do hereby certify that I have surveyed or directly supervised the survey of the property described on this plat; prepared this plat or directly supervised the preparation of this plat; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been correctly set; that all water boundaries and wet lands, as defined in Minnesota Statutes Section 505.01, Subd. 3, as of the date of the surveyor's certification are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____ , 201___.

_____
Brent R. Peters, Land Surveyor
Minnesota License No. 44123

STATE OF _____
COUNTY OF _____

The foregoing Surveyor's Certificate was acknowledged before me this _____ day of _____ , 201___, by Brent R. Peters, Land Surveyor, Minnesota License No. 44123.

_____

_____
Notary Public _____ County, _____
My commission expires _____

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

This Plat of SUNWOOD VILLAGE was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held this _____ day of_____ , 201___, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2, have been fulfilled.

_____, Mayor _____, Clerk

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year _____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____ , 201___.

_____
Property Tax Administrator

By: _____, Deputy

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 201___.

_____
Larry D. Hoium
Anoka County Surveyor

REGISTRAR OF TITLES
County of Anoka, State of Minnesota

I hereby certify that this plat of SUNWOOD VILLAGE was filed in the office of the Registrar of Titles for public record this _____ day of _____ , 201___, at _____ o'clock __. M., and was duly filed in Book _____ of Plats, Pages _____ and _____ as Document Number _____ .

_____
Registrar of Titles

By _____, Deputy

Egan, Field & Nowak, Inc.
land surveyors since 1872

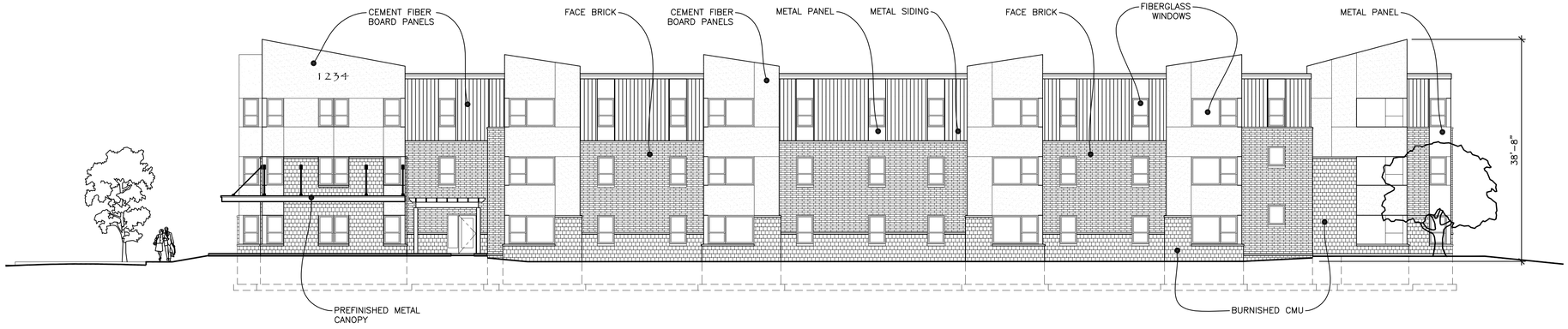
NORTH EXTERIOR ELEVATION

0 4' 8' 16'

Sunwood Village

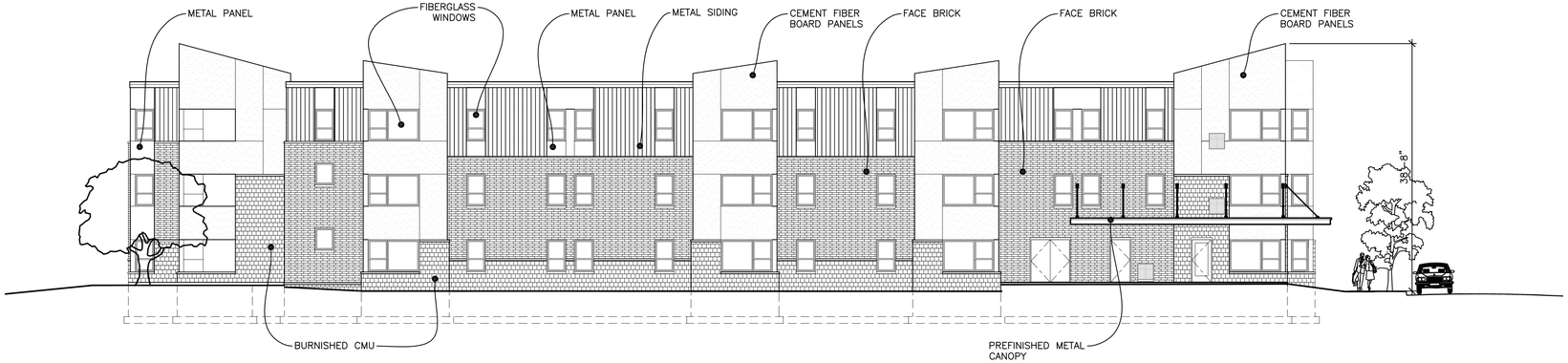
MILLER HANSON PARTNERS
ARCHITECTS + PLANNERS
1201 Hawthorne Ave. suite 409
Minneapolis, MN. 55403
Phone: 612-332-5420
Fax: 612-332-5425
Web: www.millerhanson.com

CommonBond communities
1080 Montreal Avenue
St. Paul MN 55116
Phone: 651-291-1750
Fax: 651-291-1003
Web: www.commonbond.org



1 NORTH EXTERIOR ELEVATION

3/32" = 1'-0"



2 EAST EXTERIOR ELEVATION

3/32" = 1'-0"

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NOT FOR
CONSTRUCTION

CommonBond communities
1080 Montreal Avenue
St. Paul MN 55116
Phone: 651-291-1750
Fax: 651-291-1700
Web: www.commonbond.org

CONTRACTOR:
Watson-Forsberg
4445 Nyzatte Blvd.
Suite 110
Minneapolis, MN 55426
Tel: 952.584.3878

CIVIL & LANDSCAPE:
Loucks Associates
7200 Hemlock Lane
Suite 300
Maple Grove, MN 55369
Tel: 763.424.5505

MEP
Steen Engineering Inc.
6500 Dallas Drive N.
Crystal, MN 55428
Tel: 763.535.6742

MILLER HANSON PARTNERS
1201 HAWTHORNE AVENUE
MINNEAPOLIS, MINNESOTA 55403
TEL: 612-332-5420
FAX: 612-332-5428
WWW.MILLERHANSON.COM

ISSUE & REVISION
PRELIMINARY- 5/27/2015

COMM #1408

SUNWOOD VILLAGE
City of Ramsey, MN
City Parcel #47 (Outlot A)

I HEREBY CERTIFY THAT THIS PLAN SPECIFICATION OR REPORT WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

NAME
DATE

NO. XXXX

EXTERIOR ELEVATIONS

A500

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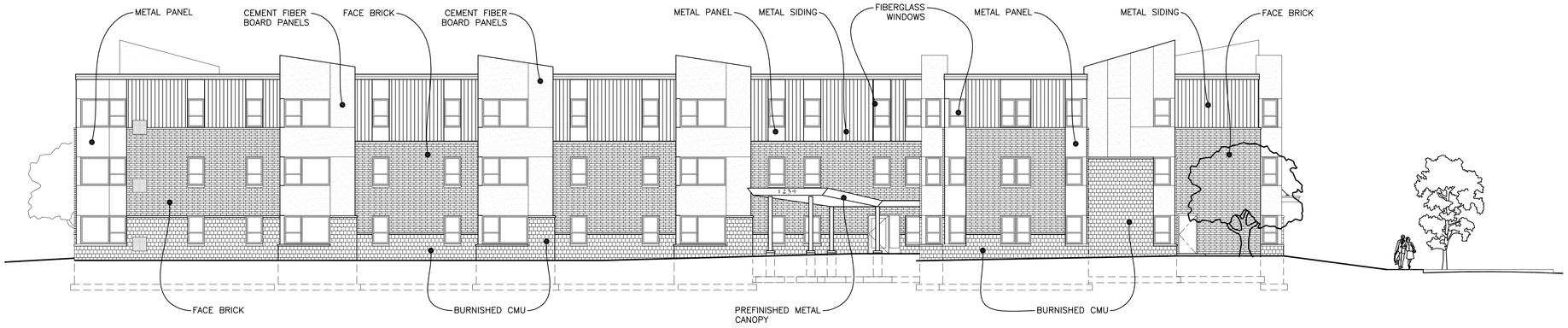
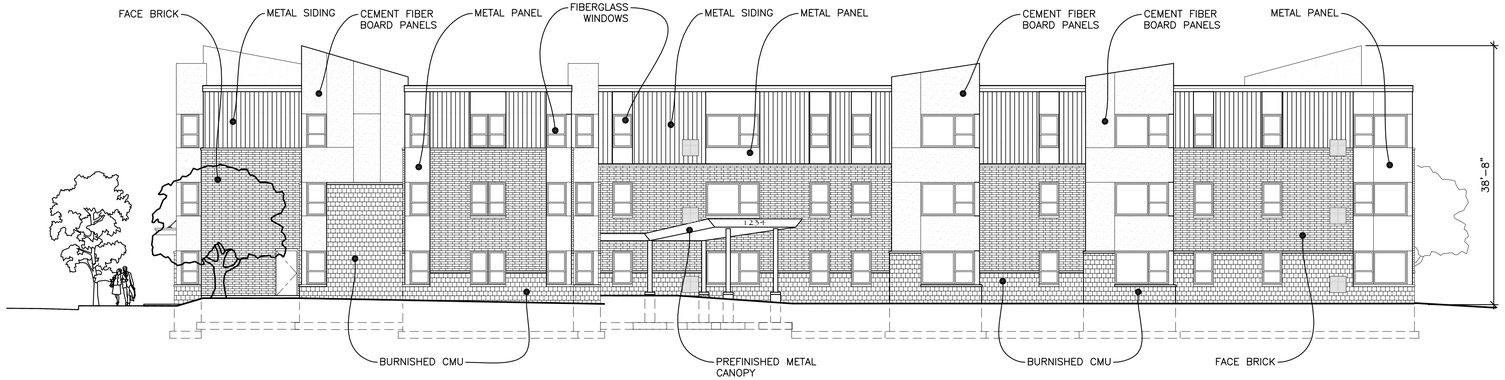


1 SOUTH EXTERIOR ELEVATION

3/32" = 1'-0"



2 WEST EXTERIOR ELEVATION

3/32" = 1'-0"

PRELIMINARY
NOT FOR
CONSTRUCTION

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ISSUE & REVISION
PRELIMINARY- 5/27/2015

COMM #1408

CONTRACTOR:
Watson-Forsberg
4645 W. Fyrzatte Blvd.
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SUNWOOD VILLAGE
City of Ramsey, MN
City Parcel #47 (Outlot A)

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WWW.MILLERHANSON.COM
MILLER HANSON PARTNERS

I HEREBY CERTIFY THAT THIS PLAN SPECIFICATION OR REPORT WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

NAME
DATE

NO. XXXX

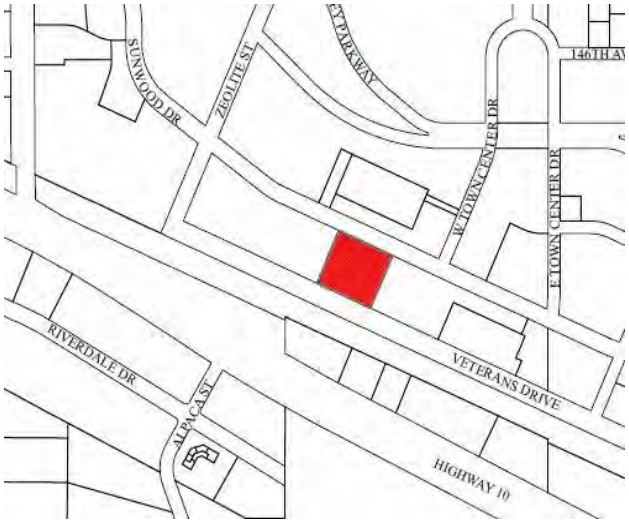
EXTERIOR ELEVATIONS

A501

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

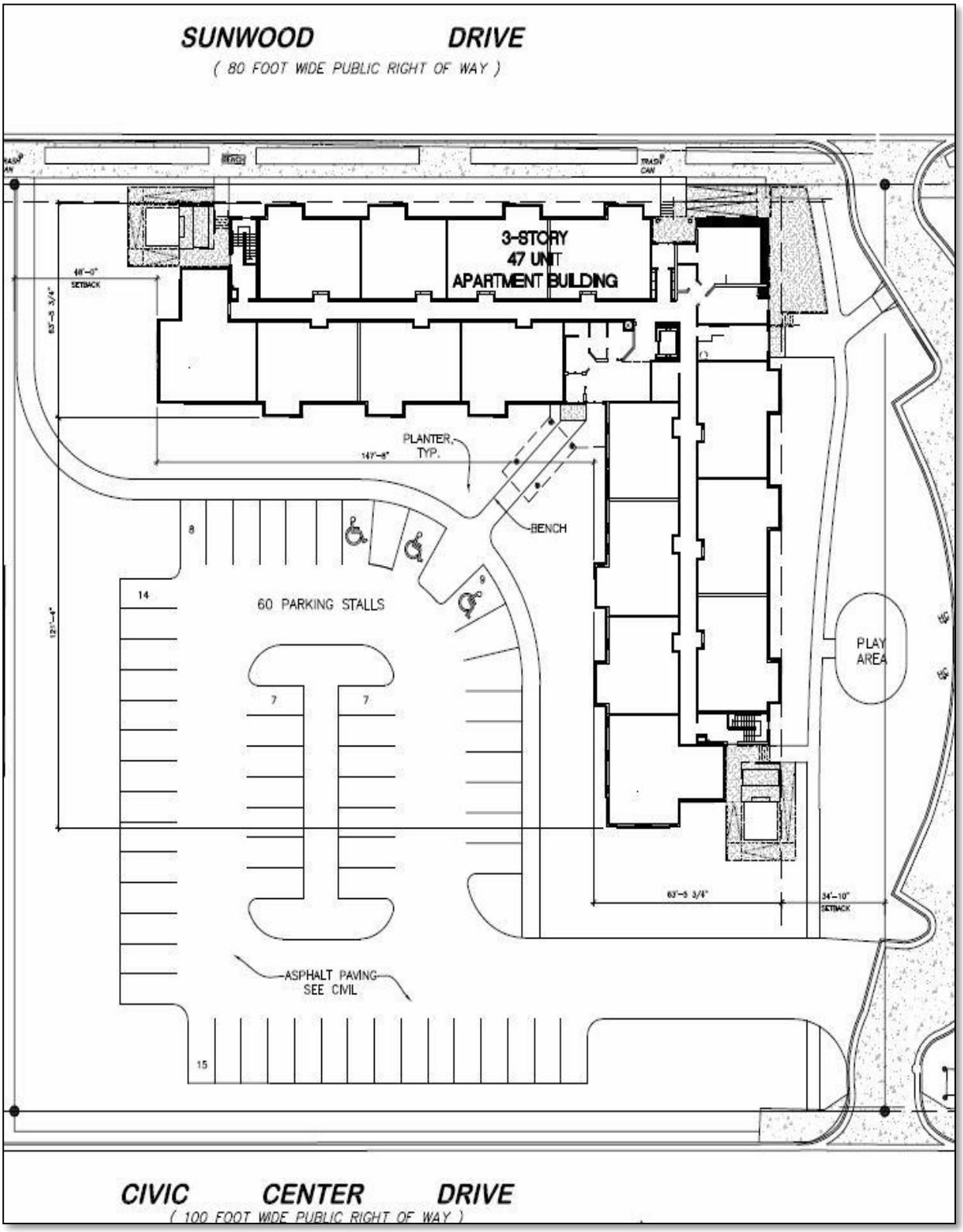
DATE	4/3/15	**PROJECT ADDRESS**	TBD
PROJECT. TITLE	SUNWOOD VILLAGE (SKETCH PLAN, FINAL PLAT, AND SITE PLAN)		
ESCROW #	114596		
DEPARTMENT:	Community Development: Planning Division (Comprehensive Plan and Zoning Code)		
TECHNICAL REVIEWER:	Name: Chris Anderson, City Planner Phone: 763-433-9817 Email: canderson@cityoframsey.com		

General: The purpose of this file is to provide sketch plan, final plat and site plan review for a planned 18,055 square foot, three (3) story apartment building. The architect of record is Miller Hanson Partners and the Civil Engineer of record is Loucks Associates. See Exhibit A for a detailed list of corrections, revisions, and requested clarifications organized per individual sheet of the submitted plans.



Sketch Plan and Final Plat: The project proposes to replat Outlot A, COR ONE into Lot 1 Block 1 SUNWOOD VILLAGE (the "Plat"). The Plat does not propose altering or realigning any property boundaries. The Plat meets or exceeds all applicable dimensional bulk standards. *The Plat should be revised to correctly indicate Veterans Drive rather than Civic Center Drive. The Plat, once approved by City Council, should be recorded after successfully closing on the property.*

Site Plan: City Code Section 117-118 requires that any construction of buildings within the District will be subject to the site plan review process as outlined in City Code Section 117-54 and is subject to the standards found within the COR Design Framework.


SUNWOOD DRIVE
(80 FOOT WIDE PUBLIC RIGHT OF WAY)
3-STORY
47 UNIT
APARTMENT BUILDING
PLANTER, TYP.
BENCH
60 PARKING STALLS
PLAY AREA
ASPHALT PAVING
SEE CIVIL
CIVIC CENTER DRIVE
(100 FOOT WIDE PUBLIC RIGHT OF WAY)

Comprehensive Plan: The Property is designated as Mixed Use in the Comprehensive Plan. This category generally includes retail, commercial entertainment office, institutional, high density residential, transit hubs and park and recreation uses. The proposed use appears to be consistent with this designation.

Zoning: The property is located within the COR Zoning District and this site has always been envisioned for residential development. When the COR AUAR was last updated, this site was considered as residential, allowing for up to eighty-four (84) residential units. While The COR Sub-district Map, Version 6.2, indicates a portion of this parcel being in Sub-district COR-2A, the intent of the sub-districts within the COR Zoning District was to retain some flexibility to make minor sub-district boundary adjustments without processing a zoning amendment. As a result, the project is being reviewed under the COR-1 Sub-district standards. The City can and will at some future point make an adjustment to the sub-district boundary to accurately reflect this entire parcel as being in the COR-1 Sub-district.

Dimensional Standards. While City Code Section 117-118 guides permitted and prohibited uses within the District, it does not contain specific dimensional and performance standards. Those are outlined in the COR Design Framework. The proposed site plan appears to be generally consistent with the standards below.

Standard	Requirement	Proposed
Minimum Lot Size	None	1.85 acres
Minimum Lot Width	20 feet	294.13 feet
Minimum Lot Depth	80 feet	274.15 feet
Allowable Residential Density in Units per Acre	>15 DU/AC	25.4 DU/AC
Maximum Building Height	2-5 stories	3 stories
Front Yard Build to Line	5 feet*	5 feet**

*As measured from building front to right-of-way (60% of front façade within max)
**Articulation and egress ramps are incorporated into the building design, so while the building may not quite achieve the 60% threshold, there is a consistent building front along this build to line with nothing separating it from the public domain, which satisfies the intent of the build to requirement.

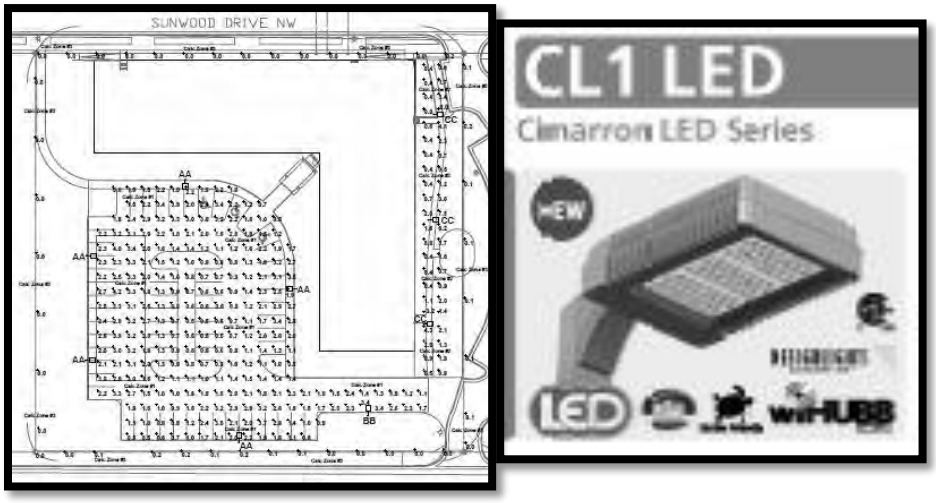
While as drawn, the building meets the intent of the build to requirement, the sidewalk along Sunwood Drive must be widened to match that east of the access point. If the building is not shifted south, the egress ramps will essentially be an extension of the sidewalk and pedestrians may inadvertently end up on the ramp (or worse, potentially walk into the railing). Thus, the building should be shifted south somewhat to accommodate the wider sidewalk. As the egress ramps serve as an extension of the building and as well as a public entrance, they will be used for the build to determination. The overall intent of the build to standard is still being met as there will not be any other features separating the building from the public domain.

Lot Coverage/Floor Area Ratio (FAR): The COR-1 Subdistrict requires a minimum FAR of 0.65. The Site Plan indicates that the proposed lot is 80,637 square feet in size (1.85 acres). The proposed building footprint is 17,693 square feet and with three (3) stories, the gross floor area will be 53,088 square feet per Sheet A200. This results in a FAR of 0.66.

Architectural Standards. The design standards for this area are addressed in the COR Design Framework. The COR Design Framework places a strong emphasis on high quality architecture and encourages the integration of both traditional and contemporary design. Within the COR-1 Subdistrict, at least fifty percent (50%) of the non-glazed wall area shall consist of brick or an alternative comparable. The exterior finish is proposed to consist of a combination cement board fiber panels, face brick, metal paneling, burnished CMU, and an unidentified element. *Please provide a calculation of the brick versus the overall building façade to verify that the 50% threshold is satisfied. Additionally, please provide more detail regarding the proposed metal siding for review. Finally, color elevations should be provided for all four (4) sides of the building, not just the north face.*

It is unclear where the trash enclosure is located. It is assumed that the trash enclosure is within the east wall of the building where, on Sheet C2-1, there is a section of heavy duty pavement shown leading to the building. *The plans should be updated to clearly indicate where the trash enclosure will be located. Also, it should be noted that a Reciprocal Driveway Easement exists for Lot 3 Block 1 COR ONE and Outlot A, COR ONE. The applicant shall verify that this easement adequately addresses the drive lane to the eastern wall.*

As outlined in the COR Design Framework, one of the main entrances must be oriented toward the street. In reviewing the renderings and building elevations, it appears that there will be at least one (1) entrance from Sunwood Drive. However, it appears that the elevations submitted differ from those that accompanied the Metropolitan Council Livable Communities Act grant application, which indicated that the main floor units facing Sunwood Drive would each have direct access to the street. *Please clarify why these direct accesses appear to have been removed from the plan.*



Lighting Standards. Any lighting used to illuminate an off-street parking area, sign, or structure shall be arranged to deflect light away from an adjoining residential district or public street. Bulbs emitting an excess of 3,000 lumens (150 watts) shall be positioned so that the source of light is not visible from off of the property. The site plan includes shop drawings of all proposed lighting. The applicant is responsible for the installation and 3 years of operations and maintenance of all boulevard lighting adjacent to their project consistent with the COR master lighting plan.

Parking: The Design Framework outlines both minimum and maximum on-site parking standards based on a proposed use. Multifamily units shall provide at least one (1) parking stall per unit but no more than two (2) parking stalls per unit. There are forty-seven (47) residential dwelling units proposed with this project. Thus, the allowable range of parking stalls provided shall be forty-seven (47) to ninety-four (94). The Site Plan indicates a total of sixty (60) surface parking stalls, which complies with the parking requirements.

Standard	Required	Proposed
Minimum Stall Width	9 feet	9 feet
Minimum Stall Depth	18 feet	19 feet
Minimum Aisle Width	24 feet	24 feet

Signage: It is highly encouraged to submit renderings of any proposed signage for the site for review in conjunction with the Site Plan review. While a separate Permanent Site Permit Application is required, this can help identify any potential inconsistencies with the sign standards within the COR Design Framework. *The submittal does not include any information related to signage.*

Waste Storage: Waste storage is required to be designed such that it is internal to the building. As noted above, it appears that waste storage is proposed inside the eastern wall of the building. *Please include details regarding the waste storage area to ensure consistency with the Design Framework.*

Sidewalks/Boulevards: The streetscape is mostly established already along Sunwood Drive. However, the sidewalk will need to be widened to match the sidewalk east of the access point along Sunwood Drive. Along Veterans Drive, the sidewalk and boulevard widths should be consistent with the sidewalk and boulevard south of the Municipal Center. *The plans should be revised accordingly.*

Easements/Agreements: Based on the submitted Site Plan, multiple easements/agreements will be necessary. A Reciprocal Driveway Easement appears to be in place for this lot and Lot 3 Block 1 COR ONE. An Encroachment Agreement with the owner of Lot 3 Block 1 COR ONE may be necessary for the proposed Tot Lot if any improvements (land disturbance) for it will encroach onto the adjacent property, as shown on multiple sheets. Alternatively, the improvements could be shifted west so they are entirely on the Sunwood Village parcel. Additionally, a Temporary Construction Easement will also be necessary, again from the owner of Lot 3 Block 1 COR ONE, for some of the improvements shown on Sheet C1-2. Finally, the applicant must verify whether the existing Reciprocal Driveway Easement is sufficient for the access lane leading to the eastern wall of the building. *Note that all easements must be recorded prior to the City issuing a Building Permit and the applicant must provide proof of recording of all documents as required by the City. A title search should be completed to ensure that all underlying easements are vacated as necessary. Vacating easements is a separate Land Use Application with the City.*

Development Fees: The project will be subject to applicable development fees including, but not necessarily limited to, Park Dedication, Trail Development, Stormwater Management, Water and Sanitary Sewer Trunk Fees. A full analysis of the Development Fees can be found in Exhibit B. *Note that a detailed Engineer's Cost Estimate for all improvements (excluding the building) must be submitted to calculate the required Surety and Inspection Fees. The estimate should be broken down by line item and include quantities and unit costs.*

Recommendation: City Staff is recommending that the City Council adopt Resolutions #15-04-088 and #15-04-089 approving the Final Plat and Site Plan for Sunwood Village, with amendments as outlined in this Staff Review File.

Next Steps. Following Planning Commission Review, the Site Plan and Final Plat will be forwarded to City Council for consideration. Review by the City Council could tentatively occur at the April 28, 2015 City Council meeting.

EXHIBIT A

Below are revisions and requested clarifications that must be addressed with revised plans. Note that comments that are intended as advisory or recommendations only will be specifically identified.

General Comments:

- Revised/final plans shall have signature blocks for both the Engineer and Architect to inform us of who is responsible for preparation of each sheet.
- A Pedestrian Detour Plan is required and is subject to review and approval by the City.

Plat Sheet:

- Amend to correctly label Veterans Drive.
- Plat should be recorded AFTER acquisition of the property.

Boundary and Topographic Survey Sheet:

- Amend to correctly label Veterans Drive.

Sheet C1-2

- A Temporary Construction Easement will be needed from the owner of Lot 3 Block 1 COR ONE for some of the proposed work.
- The existing segment of sidewalk along Sunwood Drive, west of the access point, should be retained and extended to the western edge of the plat following the same pattern.
- The existing segment of sidewalk along Veterans Drive, west of the access point, should be removed and replaced so there is a consistent sidewalk width along the southern boundary of the entire plat (as shown, there is an awkward transition as the sidewalk drastically narrows just west of the access point).

Sheet C2-1

- It is unclear whether the area identified as Tot Lot is just the improvements or if this includes the required fall zone. Note that all improvements must be entirely on Lot 1 Block 1 Sunwood Village or an Encroachment Agreement with the owner of Lot 3 Block 1 COR ONE must be executed.
- Sidewalk width along Sunwood Drive should match that of the sidewalk on the east side of the access point (accomplished by extending the existing segment of sidewalk to western boundary of plat). Sidewalk should be widened toward the building, which will result in the building shifting south slightly. Please provide a hand sketch of the revised sidewalk prior to revising plan sheets so that City Staff can verify its placement.
- Update this sheet to clearly indicate where the trash enclose will be located and provide specific details.

- Verify whether the Reciprocal Driveway Easement sufficiently covers the drive lane to the east wall of the building noted as heavy duty pavement section.
- Provide a legend identifying all abbreviations, labels, and symbols/patterns (examples: what is PSBL and what is the symbol/pattern indicating for the Tot Lot, improvements only or fall zone as well).
- At the western edge of the access from Veterans Drive, there is a remnant of concrete sidewalk that transitions to the proposed six (6) foot sidewalk. This remnant portion of sidewalk should be removed and replaced with a consistent sidewalk from this access point to the west boundary of the plat.
- Boulevard width should be labeled and should match the boulevard width along Veterans Drive adjacent to the Municipal Center.
- Please provide clarification as to why the direct access to each ground floor unit facing Sunwood Drive has been removed from the plans.
- Groups of shrubs should be installed between the trees along Veterans Drive. The shrubs will serve as screening of the surface parking as required in the Design Framework.
- Advisory Comment: Should the underground cistern be shifted west slightly so that it is not underneath any part of the sidewalk?
- Advisory Comment: The internal sidewalk in the northwest portion of the site be shifted to the east, preferably at least ten (10) to fifteen (15) feet, to provide some separation between it and the property line. Otherwise, please provide reasoning for keeping it in the proposed location.

Sheet C3-1

- At the western edge of the access from Veterans Drive, there is a remnant of concrete sidewalk that transitions to the proposed six (6) foot sidewalk. This remnant portion of sidewalk should be removed and replaced with a consistent sidewalk from this access point to the west boundary of the plat.
- It is unclear whether the area identified as Tot Lot is just the improvements or if this includes the required fall zone. Note that all improvements must be entirely on Lot 1 Block 1 Sunwood Village or an Encroachment Agreement with the owner of Lot 3 Block 1 COR ONE must be executed.
- Sidewalk width along Sunwood Drive should match that of the sidewalk on the east side of the access point (accomplished by extending the existing segment of sidewalk to western boundary of plat). Sidewalk should be widened toward the building, which will result in the building shifting south slightly. Please provide a hand sketch of the revised sidewalk prior to revising plan sheets so that City Staff can verify its placement.
- Advisory Comment: Should the underground cistern be shifted west slightly so that it is not underneath any part of the sidewalk?
- Advisory Comment: The internal sidewalk in the northwest portion of the site be shifted to the east, preferably at least ten (10) to fifteen (15) feet, to provide some separation between it

and the property line. Otherwise, please provide reasoning for keeping it in the proposed location.

Sheet C3-2

- At the western edge of the access from Veterans Drive, there is a remnant of concrete sidewalk that transitions to the proposed six (6) foot sidewalk. This remnant portion of sidewalk should be removed and replaced with a consistent sidewalk from this access point to the west boundary of the plat.
- It is unclear whether the area identified as Tot Lot is just the improvements or if this includes the required fall zone. Note that all improvements must be entirely on Lot 1 Block 1 Sunwood Village or an Encroachment Agreement with the owner of Lot 3 Block 1 COR ONE must be executed.
- Sidewalk width along Sunwood Drive should match that of the sidewalk on the east side of the access point (accomplished by extending the existing segment of sidewalk to western boundary of plat). Sidewalk should be widened toward the building, which will result in the building shifting south slightly. Please provide a hand sketch of the revised sidewalk prior to revising plan sheets so that City Staff can verify its placement.
- Advisory Comment: Should the underground cistern be shifted west slightly so that it is not underneath any part of the sidewalk?
- Advisory Comment: The internal sidewalk in the northwest portion of the site be shifted to the east, preferably at least ten (10) to fifteen (15) feet, to provide some separation between it and the property line. Otherwise, please provide reasoning for keeping it in the proposed location.

Sheet C4-1

- At the western edge of the access from Veterans Drive, there is a remnant of concrete sidewalk that transitions to the proposed six (6) foot sidewalk. This remnant portion of sidewalk should be removed and replaced with a consistent sidewalk from this access point to the west boundary of the plat.
- It is unclear whether the area identified as Tot Lot is just the improvements or if this includes the required fall zone. Note that all improvements must be entirely on Lot 1 Block 1 Sunwood Village or an Encroachment Agreement with the owner of Lot 3 Block 1 COR ONE must be executed.
- Sidewalk width along Sunwood Drive should match that of the sidewalk on the east side of the access point (accomplished by extending the existing segment of sidewalk to western boundary of plat). Sidewalk should be widened toward the building, which will result in the building shifting south slightly. Please provide a hand sketch of the revised sidewalk prior to revising plan sheets so that City Staff can verify its placement.
- Advisory Comment: Should the underground cistern be shifted west slightly so that it is not underneath any part of the sidewalk?

- Advisory Comment: The internal sidewalk in the northwest portion of the site be shifted to the east, preferably at least ten (10) to fifteen (15) feet, to provide some separation between it and the property line. Otherwise, please provide reasoning for keeping it in the proposed location.

Sheets C8-1 through C8-3

- Add a detail addressing the brush finish of the sidewalk (each panel should alternate between vertical and horizontal brush strokes).

Sheet L1-1 (in addition to comments provided under the Landscape & Environmental Resources review)

- At the western edge of the access from Veterans Drive, there is a remnant of concrete sidewalk that transitions to the proposed six (6) foot sidewalk. This remnant portion of sidewalk should be removed and replaced with a consistent sidewalk from this access point to the west boundary of the plat.
- It is unclear whether the area identified as Tot Lot is just the improvements or if this includes the required fall zone. Note that all improvements must be entirely on Lot 1 Block 1 Sunwood Village or an Encroachment Agreement with the owner of Lot 3 Block 1 COR ONE must be executed.
- Sidewalk width along Sunwood Drive should match that of the sidewalk on the east side of the access point (accomplished by extending the existing segment of sidewalk to western boundary of plat). Sidewalk should be widened toward the building, which will result in the building shifting south slightly. Please provide a hand sketch of the revised sidewalk prior to revising plan sheets so that City Staff can verify its placement.
- Boulevard area along Veterans Drive must be established with sod and this should be reflected on the plans.
- Groups of shrubs should be installed between the trees along Veterans Drive. The shrubs will serve as screening of the surface parking as required in the Design Framework.
- Advisory Comment: Should the underground cistern be shifted west slightly so that it is not underneath any part of the sidewalk?
- Advisory Comment: The internal sidewalk in the northwest portion of the site be shifted to the east, preferably at least ten (10) to fifteen (15) feet, to provide some separation between it and the property line. Otherwise, please provide reasoning for keeping it in the proposed location.

Sheet E101

- Amend to correctly label Veterans Drive (remove Civic Center Drive label).

Sheet A200

- Add the Floor Area Ratio (FAR) calculation to this sheet.

- Amend to correctly label Veterans Drive.
- Advisory Comment: The internal sidewalk in the northwest portion of the site be shifted to the east, preferably at least ten (10) to fifteen (15) feet, to provide some separation between it and the property line. Otherwise, please provide reasoning for keeping it in the proposed location.
- At the western edge of the access from Veterans Drive, there is a remnant of concrete sidewalk that transitions to the proposed six (6) foot sidewalk. This remnant portion of sidewalk should be removed and replaced with a consistent sidewalk from this access point to the west boundary of the plat.
- It is unclear whether the area identified as Tot Lot is just the improvements or if this includes the required fall zone. Note that all improvements must be entirely on Lot 1 Block 1 Sunwood Village or an Encroachment Agreement with the owner of Lot 3 Block 1 COR ONE must be executed.
- Sidewalk width along Sunwood Drive should match that of the sidewalk on the east side of the access point (accomplished by extending the existing segment of sidewalk to western boundary of plat). Sidewalk should be widened toward the building, which will result in the building shifting south slightly. Please provide a hand sketch of the revised sidewalk prior to revising plan sheets so that City Staff can verify its placement.

Sheet A500

- Provide clarification on why the direct access to the ground floor units facing Sunwood Drive were removed from the plans.
- Provide a calculation for the brick versus the overall façade to verify that the brick is at least fifty percent (50%) of the total non-glazed surface.

Exhibit B (Development Fees)

City of Ramsey

2015 Residential Development Fee Calculator

	Units	Unit Type	Unit Price	Total	Notes
Park Dedication and Trail Development					
Park Dedication					
0-12 Units per acre; or	0	per unit	*$2,600*	$0	
12-19 Units per acre; or	0	per unit	*$2,405*	$0	7.5% Density Bonus
20+ Units per acre; or	47	per unit	*$2,210*	$103,870	15% Density Bonus
Assisted Living	0	per acre	*$4,738*	$0	
Trail Development	47	per unit	*$700*	$32,900	
Subtotal Park and Trail Development				*$136,770*	
Water and Sewer Fees					
Collected prior to recording plat.					
Water Fees					
Trunk/Connection	47	per unit	*$1,597*	$75,059	
Lateral		per acre	*$6,297*	$0	If already constructed
Sewer Fees					
Trunk/Connection	47	per unit	*$1,126*	$52,922	
Lateral		per acre	*$3,411*	$0	If already constructed
Subtotal Trunk and Lateral				*$127,981*	
Collected with individual building permits.					
Accessibility Charges					
Accessibility Charge (WAC)	47	per SAC Unit	*$1,177*	$55,319	Collected with Building Permit
Accessibility Charge (SAC)	47	per SAC Unit	*$2,485*	$116,795	Collected with Building Permit
SAC Handling Fee	0	per address	*$25*	$0	Collected with Building Permit
"SAC is a Metropolitan Council Environmental Services (MCES) Fee; SAC Unit Determined by MCES					
Subtotal Water and Sewer Fees				*$300,095*	
Stormwater Management Fees					
Stormwater Management	47	per unit	*$459*	$21,573	
Subtotal Stormwater Management				*$21,573*	
Street Light Fees					
An estimate of the number of street lights required. Actual number will depend on site plan.					
Street Light Type					
Cobra; or		per light	*$1,300*	$0	
The COR	3	per light	*$2,600*	$7,800	
Three (3) Years Operating and Maintenance	3	per light	*$294*	$882	
Subtotal Street Lights				*$8,682*	
Sureties and Inspection Fees					
Amount unknown! Developer will need to submit costs of City required improvements (Stage I and Stage II)					
Sureties (to ensure completion; returned when complete)					
Subdivisions/Plats (public improvements)		cost of improvement	*125%*	$0	Cash or Letter of Credit
Site Plans (private improvements)		cost of improvement	*150%*	$0	Cash or Letter of Credit
Subtotal Sureties				*$0*	
Engineering Inspection Fee		cost of improvement	*5%*	$0	Cash Escrow
Subtotal Surety and Inspection Fee				*$0*	
GRAND TOTAL FOR DEVELOPMENT FEES				**$295,006**	
GRAND TOTAL FOR ENGINEERING INSPECTION FEES				**$0**	Separate from Building Permit
GRAND TOTAL FOR SURETIES				**$0**	
GRAND TOTAL FOR SAC/WAC				**$172,114**	Collected with Building Permit

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	3/27/15	**PROJECT ADDRESS**	TBD
PROJECT. TITLE	SUNWOOD VILLAGE		
ESCROW #	114596		
DEPARTMENT:	Community Development: Planning Division (Landscape Plan & Environmental Resources)		
TECHNICAL REVIEWER:	Name: Chris Anderson, City Planner Phone: 763-433-9817 Email: canderson@cityoframsey.com		

We offer the following comments regarding the Landscape Plan prepared by Loucks Associates and dated March 3, 2015:

- Proposed species are generally acceptable with the exception of Burgundy Carousel Barberry. This is a cultivar of Japanese Barberry, which is on the City's list of prohibited species. *Please replace this species with an alternative.*
- The width of the boulevard area along Veterans Drive should be widened to match the boulevard area east of the parking ramp (four [4] feet). While the COR Design Framework identifies a six (6) foot wide boulevard along Connector Streets, the proposed boulevard trees are located on the back side of the sidewalk and thus, the additional width is not necessary.
- The boulevard area must be finished with sod and the developer (and eventually the management company) shall be responsible for its establishment (e.g. watering).
- Plan should identify a unique symbol for each shrub species proposed and add the species labels to the plan as well.
- Planting details/specifications shall be updated to include:
    - Removal of upper portion of wire basket and burlap after being placed in planting hole
- The plan must be revised to identify turf establishment with sod. The notes refer to both sod and seed but there is no legend or labels to determine which is being used and where. Please note that any alternative to the sod requirement requires City Council approval.
- Upon acceptance of landscaping by City, a two (2) year maintenance guarantee is required to ensure survival of plantings.
- Any damage to existing streetscape elements (plants, trees, irrigation, etc.) along Sunwood Drive will need to be repaired and/or replaced. All plan sheets should include this note so that contractors are aware of this.
- The project is subject to the City's topsoil requirement, which states that all disturbed areas not otherwise improved with walkways, driveway, home and other impervious surfacing, shall receive four (4) inches of topsoil meeting the City's topsoil

specification. A topsoil inspection is required prior to landscaping being installed and copies of the load tickets are required as well. This is reviewed at time of Building Permit Application and request for Certificate of Occupancy. *Please update the Landscape Installation Notes to include this requirement.*

Please submit a revised landscaping plan that addresses these matters.

Tree Preservation: This site is devoid of any significant tree cover and therefore, no tree preservation plan is necessary.

Best Management Practices (BMPs): There are a couple BMPs proposed with this project. First, satisfy the Lower Rum River Water Management Organization's (LRRWMO) infiltration requirement, the project proposes to capture the first one (1) inch of rainfall from the site with an underground cistern. However, since the project site is within a 10-year capture zone of one of the community wells where infiltration is not permitted, the captured runoff will be used for irrigation purposes onsite. The second BMP proposed is the use of a tree trench. This essentially is a lined trench that will also be used to store stormwater runoff for uptake by trees and other vegetation. Both BMPs have overflow measures built in that allow runoff from larger events to be routed through to the existing stormwater sewer system.

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	APRIL 1, 2015	**PROJECT ADDRESS**	SOUTH OF SUNWOOD DRIVE, NORTH OF VETERANS DRIVE, WEST OF RESIDENCE AT THE COR
PROJECT. TITLE	SUNWOOD VILLAGE		
ESCROW #	114596		
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 the Preliminary Plat of COR Parkview Addition and Site Plan Approval of the Parkside East Apartments. The submittal consists of 14 sheets prepared by Miller Hanson Partners dated March 3, 2015. The Civil Sheets were prepared by Loucks Associates.

General: The submitted plat proposes to plat Outlot A, COR ONE to create 1 multifamily lot. The subject property is generally located south of Sunwood Drive, north of Veterans Drive and west of the Residence at the COR.

Streets and Access: The development will primarily gain access from Veterans Drive through the existing parking lot at Residence at the COR. The site will have access to the northeast corner of the project from Sunwood Drive. Cross access agreements will need to be executed with Residence at the COR for both driveways.

The internal parking and access aisles will be private.

Traffic Analysis Report: An AUAR was prepared for the Ramsey Town Center Development which included an extensive traffic analysis. The needed traffic improvements were identified, many have been constructed. The remainder of the improvements will be constructed as development occurs.

Grading, Drainage, Demolition and Utility Plans: Preliminary grading, drainage, demolition and utility plans have been prepared for this subdivision by Bolton & Menk, Inc. Staff offers the following general comments on these plans:

1. There is an active sidewalk along the north side of the lot. A pedestrian detour plan must be prepared and submitted to the City prior to release of the building permit. The plan must conform to the latest guidance available from the MNDOT website. The detour must remain in place until the sidewalk is restored.

2. Stormwater calculations must be submitted showing that the 100 year overflow from the catchbasins will not enter the garages.
3. The benchmark information note must be fully visible on all sheets.

A permit from the Lower Rum River Water Management Organization (LRRWMO) will be required. The project is within the 10 year capture zone of a municipal well. Infiltration is not permitted in the 10 year capture zone. Alternative volume reduction strategies will need to be investigated and documented per the LRRWMO rules.

Submit a copy of the MPCA Construction stormwater permit to the City prior to construction. Submit copies of erosion inspection results to the City prior to Certificate of Occupancy.

Utilities: The building will be served by municipal sewer and water extended from Sunwood Drive. Construction plans and specifications are subject to review of the City Engineering Department.

Stormwater Pollution Prevention Plan: Hydraulic Grade calculations must be submitted for the storm sewer system. A copy of the stormwater calculations provided to the LRRWMO for plan approval must be submitted to the City.

Sheet Specific Comments:

C1-2 – The notes along the right edge of the frame are cutoff. The full text must be visible.
Pavement removal is shown along the existing driveways. The driveways serve an active building. Advance notice must be provided to the owner of the building prior to commencing demolition work. One access may be closed for a short period while sawing and removing the existing pavement. Both driveways must be restored at the end of each working day. Barriers must be installed to delineate the edge of the driveway. The functionality of the catchbasin to be removed must be maintained until the new storm sewer system is functional.

C2-1 – Provide protective fence around existing planting beds and maintain until construction is finished. A temporary pedestrian access route (TPAR) plan must be included in the plan set and note 6 must reference the TPAR.

C3-1 – Rock Construction Entrances are ineffective in Ramsey. Add the following text to the SWPPP and Grading Plan Notes: "A street sweeper must be available within 3 hours upon notice from the City that the streets need to be swept."
The underground storage may not be perforated or allow infiltration.
Revise note 3 to read "…*4 inches of* premium *topsoil…".*
Revise note 6 to read "*...left idle for* day, *weekends and holidays,* or as directed by City."
The proposed grades in the grass area east of the building are less than 2 percent. City code requires an as-built grading plan prior to issuing the Certificate of Occupancy for all lots with grades less than 2 percent on pervious areas.

C3-2 – Revise typical street section - 6" Premium Topsoil, 6' wide sidewalk, all references to Class 5 shall read Class 5, Ramsey Modified. Gradation is shown on Ramsey Street Details. Use Ramsey Detail STR-25 for connection to existing street. Revise the SWPPP to conform with the requirements of the MPCA Construction Stormwater permit.

C4-1 – All storm sewer pipes in public ROW shall be RCP.
Remove or label dark line on nw corner of plan.

C8-1 – Concrete sidewalk Detail – Sidewalk shall be 6" thick.
Add information to Concrete Washout detail – 10 mil poly, ground shall slope away from area, how deep is the pit,
The MNDOT 5 sheet curb ramp details must be added to set.
A custom detail is required for each pedestrian ramp and must include spot elevations, slopes and layout of detectable warnings.

Specifications were not submitted. These notes are required when the specifications are submitted.

- Include City where ever Engineer or Owner is referenced in Specifications.

- General Statements - Include City in notifications to Engineer and Owner.
- Sunday work is not permitted in the City of Ramsey without City Council approval. Working hours are 7:00 am – 10:00 pm, Monday –Saturday, 48 hour notice is required for Saturday Work.
- The contractor must have a City License.
- A City right-of-way permit is required prior to working in the ROW.

Water – Add Notes:
- Only City Personnel shall operate valves.
- All valves not in paved surfaces shall have blue carsonite markers.
- Paragraph 2.7.C.2 – Valve nut extensions are not used in the City of Ramsey.

Sanitary Sewer – Add note:
- All manholes not in paved surfaces shall have green carsonite markers.
- All sanitary sewer shall have 10 gauge solid copper tracer wire.

Storm Sewer – Add note:
- All manholes not in paved surfaces shall have green carsonite markers.
- All storm sewer shall have 10 gauge solid copper tracer wire.

Landscaping – Include City on all Correspondence.
- All plant material in City ROW shall have two (2) year warranty

PURCHASE AGREEMENT

THIS PURCHASE AGREEMENT ("Agreement") is made and entered into effective as of May 20, 2014 (the "Effective Date") by and between COMMONBOND COMMUNITIES, a Minnesota nonprofit corporation, its successors and / or assigns ("Buyer"), and the HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF RAMSEY, MINNESOTA, a Minnesota municipal corporation ("Seller").

In consideration of the Earnest Money, the mutual covenants set forth in this Agreement, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Buyer agree as follows:

1. Capitalized Terms and Other Key Terms. Capitalized terms used in this Agreement that are not otherwise defined herein shall have the meanings assigned to such terms as set forth on Exhibit A hereto, which is hereby incorporated by reference.

2. Sale of Property. Seller agrees to sell to Buyer, and Buyer agrees to buy from Seller, the Property, upon and subject to the terms, conditions, and limitations herein contained.

3. Purchase Price and Manner of Payment. The Purchase Price shall be payable by Buyer to Seller as follows:

   3.1. Earnest Money Deposit. Within two (2) business days following the Effective Date, Buyer shall deposit the Earnest Money in the form of cash with the Title Company and such funds shall be held and disbursed pursuant to the Escrow Agreement and this Agreement; provided, however, that if there are any inconsistent terms between the Escrow Agreement and this Agreement, the terms of this Agreement shall control. Except as otherwise provided herein, the Earnest Money shall be credited against the Purchase Price at the Closing.

   3.2. Balance of Purchase Price. The balance of the Purchase Price, as increased or decreased by any and all other adjustments set forth in this Agreement, shall be paid by wire transfer of immediately available funds at the Closing.

4. Inspection Period. Within ten (10) days after the Effective Date, Seller shall deliver to Buyer copies of all of the documents set forth in Exhibit C hereto in the possession or reasonable control of Seller. During the Inspection Period, Buyer shall have the right, at Buyer's sole cost, expense, and risk, to enter upon and examine and inspect the Property to conduct environmental reviews, soil condition testing, survey, engineering studies, and appraisals of the Property. Buyer shall promptly restore the Property to substantially the same condition it existed immediately prior to any physical tests conducted by or on behalf of Buyer. Further, Buyer agrees to indemnify and hold Seller harmless from and against any liability, loss, claim, or damages to Seller that arise solely from Buyer's physical inspections of the Property. During the Executory Period, Seller agrees not to market the Property for sale and/or to negotiate with any third parties for the sale of the Property unless Buyer and Seller in writing terminate this Agreement.

5. Title Examination.

5.1. Title Commitment and Survey. Within twenty (20) days after the Effective Date, Seller shall, at its expense, provide the Title Company with any and all documents or materials needed for the Title Company to issue the Title Commitment that are in Seller's possession within thirty (30) days after the Effective Date. Buyer, at its sole expense, may obtain an updated Survey at any time during the Inspection Period.

5.2. Title Objections. During the Inspection Period, Buyer shall be allowed to examine the Title Evidence and deliver any objections ("Title Objections") thereto. Title Objections not made in writing by the expiration of the Inspection Period shall be deemed to be waived by Buyer. Seller shall use diligent efforts to correct any valid Title Objections within thirty (30) days after receipt of said Title Objections, or such longer period as the parties mutually may agree, and, pending such correction, the parties agree that the Closing Date shall be postponed, if necessary. If the Closing Date has been postponed as a result of Title Objections, within fifteen (15) days after written notice of correction of such Title Objections given by Seller to Buyer, Seller and Buyer shall perform this Agreement according to its terms. If the Title Objections are not cured within such thirty (30) day period above provided (or such longer period as the parties mutually may agree), Buyer will have the option to do any of the following:

5.2.1. terminate this Agreement and obtain the Earnest Money from the Title Company;

5.2.2. withhold from the Purchase Price an amount which, in the reasonable judgment of the Title Company, is sufficient to ensure correction of the uncured Title Objection(s); or

5.2.3. waive the uncured Title Objections and proceed to Closing.

6. Buyer's Contingencies. The obligations of Buyer under this Agreement are contingent upon each of the following:

6.1. Representations, Warranties, and Covenants. The representations, warranties, and covenants of Seller contained in this Agreement must be true as of the Effective Date and on the Closing Date as if made on the Closing Date.

6.2. Title. Title to the Property shall have been found acceptable, or been made acceptable, in accordance with the requirements and terms of Section 5 of this Agreement.

6.3. Access and Inspection. Seller shall have allowed Buyer, and Buyer's agents, immediate access to the Property during the Inspection Period without charge and at all reasonable times for the purpose of Buyer's investigation and testing the same in accordance with Section 4 of this Agreement, and Buyer shall have been

satisfied in its sole discretion with the results of such investigation and testing before the expiration of the Inspection Period.

6.4. Document Review. Buyer shall have determined, on or before the expiration of the Inspection Period, that it is satisfied with its review and analysis of the Contracts, the Reports, the Permits, and the Warranties.

6.5. Government Approvals. Buyer shall have obtained on or before the Closing Date all final approvals from all Governmental Authorities necessary in Buyer's judgment to make the use of the Property which Buyer intends. Seller shall, at the request of Buyer, and at no cost to Seller, reasonably cooperate with Buyer in connection with Buyer's application(s) for project and development approvals from Governmental Authorities as provided in this Agreement (including, without limitation, joining in the execution of the materials described in this Section) in connection with (i) applications, agreements, amendments, approvals and annexation agreements relating to, among other things, zoning, site plan, planned development, subdivision, protective covenants, utility and other development matters to permit the use and/or development of the Property in accordance with Buyer's proposed development plans, and (ii) any requirements of any Governmental Authorities relating to the proposed use and/or development of the Property.

6.6. Financing. Buyer shall have received, on or before the Closing Date, the proceeds of financing necessary and sufficient, in Buyer's sole discretion, to complete the purchase of the Property and to implement Buyer's planned use of the Property, including, but not limited to, an award of Low Income Housing Tax Credits from the Minnesota Housing Finance Agency in an amount and under terms acceptable to Buyer to facilitate the development of the Real Property as intended by Buyer and an award of funding in an amount not less than $250,000 from the Anoka County Housing and Redevelopment Authority upon terms acceptable to Buyer.

Buyer may terminate this Agreement by written notice to Seller on or before the last day of the applicable periods as specified above. Upon termination of this Agreement for failure to satisfy one of Buyer's contingencies set forth in this Section 6, neither party will have any further rights or obligations regarding this Agreement or the Property and the Earnest Money shall be returned to Buyer. All the contingencies are specifically for the benefit of Buyer, and Buyer shall have the right to waive any contingency by written notice to Seller.

7. Seller's Contingency. The obligations of Seller under this Agreement are contingent upon the representations, warranties, and covenants of Buyer contained in this Agreement being true as of the Effective Date and as of the Closing Date.

8. Closing. The Closing shall occur on the Closing Date. The Closing shall take place at a location mutually agreeable to Seller and Buyer. Seller agrees to deliver possession of the Property to Buyer on the Closing Date.

8.1. Seller's Closing Documents. On the Closing Date, Seller shall execute and deliver to Buyer the following documents (collectively, the "Seller's Closing Documents"), all in form and content reasonably satisfactory to Buyer:

8.1.1. The Deed.

8.1.2. The Closing Statement.

8.1.3. An Assignment of Contracts, Permits, Warranties, any development agreements relating to the ongoing use and development of the Property that are consented to and approved by Buyer, and miscellaneous documents conveying Seller's interest to Buyer together with the consent of all parties having a right to consent to such Assignment.

8.1.4. A non-foreign affidavit, properly executed, containing such information as is required by Code Section 1445(b)(2) and the regulations promulgated thereunder.

8.1.5. A Designation Agreement designating the "reporting person" for purposes of completing Internal Revenue Service ("IRS") Form 1099 and, if applicable, IRS Form 8594.

8.1.6. Any executed documents that may be required in the State or other jurisdiction where the Property is located in order for the Deed to be recorded properly on the Closing Date.

8.1.7. A Certification to Buyer whereby Seller shall certify that the representations and warranties set forth in Section 11 of this Agreement are true and correct as of the Closing Date.

8.1.8. All other documents determined by Buyer or the Title Company to be necessary to transfer the Property to Buyer free and clear of all encumbrances other than the Permitted Encumbrances.

8.2. Buyer's Closing Documents. On the Closing Date, Buyer will execute and deliver to Seller the following (collectively, the "Buyer's Closing Documents"):

8.2.1. The funds representing the remaining portion of the Purchase Price due hereunder, subject to any adjustments and/or prorations required hereunder.

8.2.2. A Designation Agreement designating the "reporting person" for purposes of completing IRS Form 1099 and, if applicable, IRS Form 8594.

8.2.3. The Closing Statement.

8.3. Extended Closing Date. Notwithstanding anything to the contrary herein, Buyer shall have the right to extend the date on which the Closing shall occur from the Initial Closing Date to a date on or before the Extended Closing Date by providing written notice of such election to Seller on or before the Initial Closing Date.

9. Prorations. Seller and Buyer agree to the following prorations and allocation of costs regarding this Agreement:

9.1. Title Insurance and Closing Fee. Seller will pay all costs of the issuance of the Title Commitment and the fees charged by the Title Company for any escrow required regarding Buyer's Title Objections. Buyer will pay all additional premiums required for the issuance of any lender's and owner's Title Policies and any endorsements requested by Buyer that are not necessary to cure Title Objections as provided in Section 5 of this Agreement. Seller and Buyer will each pay one-half (1/2) of any closing fee or charge imposed by any closing agent or by the Title Company.

9.2. Real Estate Taxes and Special Assessments. All real estate taxes payable in the years prior to the year in which the Closing occurs and any and all and pending special assessments (regardless of when such assessments are due) shall be paid by Seller at the Closing. Real estate taxes payable in the year in which Closing occurs shall be prorated between Buyer and Seller based upon the Closing Date. Seller shall receive a credit for the amount in the real estate tax escrow as of the Closing Date.

9.3. Recording Fees. Seller will pay any recording fees in connection with the release of all mortgages, liens and encumbrances and security interests against the Property that are not being assumed by Buyer. Seller shall also pay any deed tax due in connection with the sale of the Property pursuant to applicable State statutes. Buyer shall pay the recording fee in connection with the recording of the Deed.

9.4. Funds. Any account balances or other funds connected to the Property shall be retained by Seller.

9.5. Other Costs. All other operating costs of the Property shall be prorated between Seller and Buyer as of the Closing Date so that Seller pays that part of operating costs payable before the Closing Date, and Buyer pays that part of operating costs payable from and after the Closing Date.

9.6. Attorneys' Fees. Each of the parties will pay its own attorney's fees, except that a party defaulting under this Agreement or any document referenced in this Agreement will pay the reasonable attorneys' fees and court costs incurred by the nondefaulting party to enforce its rights hereunder.

10. Seller's Covenants During Executory Period. During the Executory Period, Seller covenants to comply with the following conditions:

10.1. Seller shall maintain the Property in the ordinary course of business in accordance with prudent, reasonable business standards, including the maintenance of adequate liability insurance.

10.2. Without obtaining the Consent of Buyer, Seller shall refrain (i) from creating any mortgage, easement, lien, pledge or any other encumbrance in any way affecting the Property, (ii) from conveying any interest in the Property, and/or (iii) from entering into any other contracts or agreements pertaining to the Property, except contracts or agreements which are consistent with Buyer's rights hereunder and that may be terminated on or prior to the Closing Date.

10.3. Seller shall refrain from committing any waste or nuisance upon the Property.

10.4. Seller shall not market the Property for sale and/or to negotiate with any third parties for the sale of the Property unless Buyer and Seller in writing terminate this Agreement.

10.5. Seller shall, at the request of Buyer, and at no cost to Seller, reasonably cooperate with Buyer in connection with Buyer's application(s) for project and development approvals from Governmental Authorities as provided in Section 6.5 of this Agreement. This Section shall survive Closing and delivery of the Deed.

10.6. Without the Consent of Buyer, Seller shall not allow any labor to be performed on the Property that could give rise to the filing of a mechanic's lien against any portion of the Property if the costs of such labor are not timely paid.

11. Representations and Warranties of Seller. Seller represents and warrants to Buyer as of the Effective Date and the Closing Date as follows:

11.1. Title to Property. Seller has good and marketable, fee simple title to the Property, subject only to the Permitted Encumbrances. The Property constitutes a separate tax parcel eligible for development in accordance with the Regulations without need for further subdivision.

11.2. Authority; Consents. Seller represents and warrants to and covenants with Buyer that: (i) Seller is duly organized and has received all requisite authority to transact business in the State in which the Property is located; (ii) Seller has the power and authority to enter into this Agreement and all of the Seller's Closing Documents signed or to be signed by it; (iii) the execution, delivery and performance of Seller of the Seller's Closing Documents do not conflict with or result in violation of Seller's organizational documents, any judgment, order or decree of any court or arbiter to which Seller is a party, or any local ordinance, or statute, rule, or law of the State; (iv) upon execution, the Seller's Closing Documents will be valid and binding obligations of Seller, and are enforceable in accordance with their terms,

subject to applicable bankruptcy, insolvency, reorganization, moratorium, creditor's rights and other similar laws; and (v) the consents of no other parties are required as a condition to the Closing.

11.3. Unrecorded Agreements. There are no unrecorded agreements, undertakings or restrictions which affect the Property.

11.4. Leases. There are no leases or possessory rights of others regarding the Real Property.

11.5. No Default Notice. Seller has not received notice of a default or breach of any agreement to which Seller is a party, and is not aware of any facts that would result in Seller being in default or breach of any agreement to which it is a party.

11.6. Reports. The Reports delivered or to be delivered to Buyer hereunder are correct and complete and, to Seller's actual knowledge, do not contain any false information.

11.7. Operations. Seller has received no notice of actual or threatened cancellation or suspension of any utility services at or on the Real Property, nor has Seller received any notice of any violation of any Regulations. Except as disclosed in the Title Commitment, Seller has received no notice of actual or threatened special assessments or reassessments, condemnation, or eminent domain proceedings with respect to the Real Property.

11.8. Environmental Laws. To Seller's actual knowledge, no Hazardous Substances have been generated, treated, stored, transferred from, released or disposed of, or otherwise placed, deposited in or located on the Property, nor has any activity been undertaken on the Property that would cause or contribute to the Property becoming a treatment, storage or disposal facility within the meaning of, or otherwise bring the Property within the ambit of, any Regulations relating to the protection of the environment. To Seller's actual knowledge, there are no Hazardous Substances in or on the Property that may support a claim or cause of action under any Regulations relating to the protection of the environment. To Seller's actual knowledge, the Property is not now, and never has been, listed on any list of sites contaminated with Hazardous Substances, nor used as landfill, dump, disposal or storage site for Hazardous Substances.

11.9. FIRPTA. Seller is not a "foreign person," "foreign partnership," "foreign trust," or "foreign estate," as those terms are defined in Code Section 1445 and the regulations promulgated thereunder.

11.10. No Proceedings. No legal or administrative proceeding is pending or, to Seller's actual knowledge, threatened (i) against Seller or any of its affiliates which would adversely affect its right to convey the Property to Buyer as contemplated in this Agreement, or (ii) affecting the Property. There are no condemnation or eminent

domain proceedings pending or, to Seller's knowledge, threatened with respect to the Property.

11.11. Additional Interests. There are no property interests or other improvements that are owned by Seller and which are necessary or useful for the use and operation of the Property that are not being conveyed pursuant to this Agreement.

11.12. Private Sewage Systems; Wells. There are no private sewage systems or wells located on the Property.

11.13. Use of Property. To the best of Seller's knowledge, no methamphetamine production has occurred on the Property.

11.14. Unpaid Labor and Materials. Neither Seller nor any other party is indebted for labor or material that might give rise to the filing of notice of mechanic's lien against any portion of the Property.

11.15. No Broker. Seller has not engaged the services of any broker in connection with the sale and purchase contemplated by this Agreement except CBRE, to whom Seller will pay all real estate commissions due and owning no later than the Closing Date.

11.16. Property Notice / No Redemption Rights. There exist no outstanding redemption rights in any third parties with respect to all or any portion of the Property and the Seller has given all proper notices and obtained all requisite approvals necessary to sell and convey the Property to the Buyer pursuant to the terms of this Agreement.

Seller will indemnify the Indemnified Parties, against, and will hold each of the Indemnified Parties harmless from, any expenses or damages, including reasonable attorneys' fees, that the Indemnified Parties incur because of the breach of any of the above representations and warranties. Each of the foregoing representations and warranties shall be deemed remade as of the Closing Date with respect to the Property.

12. Representations and Warranties of Buyer. Buyer represents and warrants to Seller as of the Effective Date and the Closing Date as follows:

12.1. Buyer is duly organized or incorporated under the laws of the State of its formation and has received all requisite authority to transact business in the State in which the Property is located.

12.2. Buyer has the power and authority to enter into this Agreement and all of the Buyer's Closing Documents signed or to be signed by it.

12.3. Buyer's execution, delivery and performance this Agreement and of the Buyer's Closing Documents do not conflict with or result in violation of Buyer's

organizational documents or any judgment, order or decree of any court or arbiter to which Buyer is a party

12.4. Upon execution, the Buyer's Closing Documents will be valid and binding obligations of Buyer, and are enforceable in accordance with their terms, subject to applicable bankruptcy, insolvency, reorganization, moratorium, creditor's rights and other similar laws.

12.5. No consents or approvals from any third parties are required for Buyer to perform its obligations under this Agreement.

12.6. Buyer has not engaged the services of any broker in connection with the sale and purchase contemplated by this Agreement. Buyer is purchasing the Property for an investment with the intent of making a profit.

13. Casualty; Condemnation. If all or any part of the Property is substantially damaged by fire, casualty, the elements, or any other cause, Seller immediately shall give written notice to Buyer, and Buyer shall have the right to terminate this Agreement by giving written notice within thirty (30) days after Buyer receives written notice from Seller of the same. If Buyer shall fail to give notice of termination, then the parties shall proceed to Closing and Seller shall assign to Buyer all rights to insurance proceeds resulting from such event. If eminent domain proceedings are threatened or commenced against all or any part of the Property, Seller immediately shall give written notice to Buyer, and Buyer shall have the right to terminate this Agreement by giving written notice within thirty (30) days after Buyer receives written notice from Seller of the same. If Buyer shall fail to give notice of termination, then the parties shall proceed to Closing and Seller shall assign to Buyer all rights to appear in and receive any award from such proceedings.

14. Remedies.

14.1. If Buyer defaults in its obligation to proceed to the Closing in accordance with the terms of this Agreement and fails to cure such default within ten (10) days after being notified in writing thereof, Seller shall be entitled, as its sole and exclusive remedy, to terminate this Agreement and to retain the Earnest Money as liquidated damages. The parties agree that in the event of default by Buyer, subject to the expiration of the cure period above, Seller's damages will be difficult or impractical to ascertain and the Earnest Money will be deemed to constitute a reasonable estimate of Seller's damages and shall not be deemed to constitute a forfeiture or penalty. Seller shall not have the right to recover any other damages of any kind from Buyer or to obtain other equitable adjustment to the terms of the sale of the Property.

14.2. If Seller defaults on any of its material obligations under this Agreement and fails to cure such default within ten (10) days after receiving written notice thereof, Buyer shall be entitled to exercise any remedies available to Buyer at law or equity for a default by Seller hereunder including, without limitation, (i) the

immediate return of the Earnest Money, (ii) to apply for and to receive from a court of competent jurisdiction equitable relief by way of specific performance to enforce Seller's performance of the terms of this Agreement, and/or (iii) to seek and recover from Seller damages for nonperformance of this Agreement for all of Buyer's out-of-pocket costs and fees, including without limitation, reasonable attorneys' fees, accountants' fees and other consultants' fees incurred by Buyer in preparing and negotiating this Agreement, preparing for the Closing, obtaining financing commitments, investigating the status, title and condition of the Property, and other similar and reasonable costs and expenses.

14.3. If either party hereto shall bring suit against the other to enforce the terms of this Agreement, the losing party shall pay to the prevailing party the prevailing party's cost and expenses (including, without limitation, reasonable attorneys' fees and costs) incurred in enforcing such prevailing party's rights under this Agreement.

15. Miscellaneous.

15.1. Construction. This Agreement shall not be construed more strictly against one party than against the other, merely by virtue of the fact that it may have been prepared primarily by counsel for one of the parties, it being recognized that both Buyer and Seller have contributed substantially and materially to the preparation of this Agreement.

15.2. Headings. The headings preceding the text of the paragraphs and subparagraphs hereof are inserted solely for convenience of reference and shall not constitute a part of this Agreement, nor shall they affect its meaning, construction or effect.

15.3. Further Acts. Each party hereto agrees to do such further acts and execute, deliver, file and record such further documents and instruments as may be reasonably necessary to effectuate, evidence, and record the transactions contemplated by this Agreement.

15.4. Severability. The invalidity or unenforceability of any term or terms of this Agreement shall not invalidate, make unenforceable or otherwise affect any other term of this Agreement, and this Agreement shall be construed in all respects as if such invalid or unenforceable provision were omitted, and in such event, the remaining terms of this Agreement shall remain in full force and effect.

15.5. Governing Law; Parties in Interest. This Agreement shall be governed by and be construed in accordance with the laws of the State.

15.6. Computation of Time. In computing any period of time pursuant to this Agreement, the day of the act or event from which the designated period of time begins to run will not be included. The last day of the period so computed will be included, unless it is a Saturday, Sunday or legal holiday, in which event the

period runs until the end of the next day which is not a Saturday, Sunday or such legal holiday.

15.7. Time of the Essence. All times, wherever specified herein for the performance by Seller or Buyer of their respective obligations hereunder, are of the essence of this Agreement.

15.8. Assignment. Neither party shall be entitled to assign or convey any interest in this Agreement to any third party, without first obtaining the prior written consent of the other party. Notwithstanding the foregoing, Buyer shall have the right to assign its interest in this Agreement to an entity affiliated with, or controlled by Buyer, without the consent of Seller; provided, however, that Buyer shall provide Seller with a copy of any such assignment promptly after it has been executed. The parties' rights and obligations under this Agreement shall inure to the benefit of and shall be binding on successors and assigns.

15.9. Notices. All notices and other communications in respect to this Agreement shall be deemed to have been duly given, if in writing and delivered personally or if mailed in a sealed wrapper by United Sates registered or certified mail, return receipt requested, postage prepaid, or via facsimile, properly addressed to the parties as provided in Exhibit A attached hereto.

15.10. Complete Agreement. This instrument and any exhibits, schedules or addendums attached hereto contain the entire Agreement of the parties, and supersedes all prior negotiations, agreements or understandings, whether oral or in writing. This Agreement may not be changed orally but only by an Agreement in writing signed by the party against whom enforcement of any such waiver, change, modification, extension or discharge is sought.

15.11. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall constitute an original but all of which, taken together, shall constitute but one and the same instrument.

[THE REMAINDER OF THIS PAGE HAS BEEN LEFT BLANK INTENTIONALLY.]

IN WITNESS WHEREOF, Seller and Buyer have executed this Purchase Agreement effective as of the Effective Date.

SELLER:

THE HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF RAMSEY, MINNESOTA,
a Minnesota municipal corporation

By: _____
Name: Randy Backous
Title: Chair

By: _____
Name: Theodore LaFrance
Title: Executive Director

BUYER:

COMMONBOND COMMUNITIES,
a Minnesota nonprofit corporation

By: _____
Name: Ellen Higgins
Title: Vice President

9042408v2

EXHIBIT A

Key Terms and Definitions

A. Definitions. For purposes of this Agreement, the following capitalized terms shall have the following meanings:

1. "Agreement" shall mean the Purchase Agreement between Buyer and Seller to which this Exhibit is attached.

2. "Buyer" shall have the meaning assigned to such term in the opening paragraph of this Agreement.

3. "Buyer's Closing Documents" shall have the meaning assigned to such term in Section 8.2 of the Agreement.

4. "Closing" shall mean the closing of the purchase and sale of the Property contemplated by this Agreement.

5. "Closing Date" shall mean the later of the Initial Closing Date or the Extended Closing Date, as applicable.

6. "Closing Statement" means a closing statement prepared by the Title Company to be executed by Seller, Buyer, and the Title Company at the Closing that accurately describes the economic terms of transaction described this Agreement

7. "Code" shall mean the Internal Revenue Code of 1986, as amended.

8. "Consent" means the prior written consent of Buyer, which consent may be withheld in Buyer's sole discretion unless otherwise stated in this Agreement.

9. "Contracts" shall mean all service and maintenance contracts and other contracts relating to the Property.

10. "Deed" shall mean a Warranty Deed conveying the Real Property to Buyer, free and clear of all encumbrances, except the Permitted Encumbrances, at the Closing.

11. "Earnest Money" means Five Thousand Dollars ($5,000.00), along with any interest or earnings accrued thereon while such funds are held by the Title Company.

12. "Effective Date" shall be as defined in the opening paragraph of this Agreement.

13. "Escrow Agreement" shall mean any form of acknowledgement of escrow deposit in the form required by the Title Company upon its receipt of the Earnest Money.

14. "Executory Period" shall mean the period of time from the Effective Date through and including the Closing Date.

15. "Extended Closing Date" means the date which is 60 days after the Initial Closing Date.

16. "Governmental Authority" means any state, federal, local, municipal or other governmental authority, agency, or licensing authority of any kind having jurisdiction over the Property or Seller.

17. "Hazardous Substances" shall mean toxic or hazardous substances or wastes, pollutants or contaminants (including, without limitation, asbestos, urea formaldehyde, the group of organic compounds known as polychlorinated biphenyls, petroleum products including gasoline, fuel oil, crude oil and various constituents of such products, and any hazardous substance as defined in any state, local or federal Regulations relating to the protection of the environment.

18. "Indemnified Parties" means collectively, Buyer, its officers, directors, members, partners, governors, managers, and employees and their respective successors and assigns

19. "Initial Closing Date" means May 1, 2015.

20. "Inspection Period" shall mean the period of time from the Effective Date through and including the Closing Date.

21. "Land" shall mean the real property located near the intersection of Zeolite Street NW and Civic Centre Drive in the City of Ramsey, Anoka County, Minnesota, described on Exhibit B to this Agreement.

22. "Permits" shall mean all permits, licenses, and trade names relating to the Property.

23. "Permitted Encumbrances" means any defects or encumbrances on the Real Property to which Buyer does not submit a written Title Objection during the Inspection Period, or any defect or encumbrance that is waived by Buyer in accordance with the terms of this Agreement.

24. "Property" shall mean collectively the Real Property, the Contracts, the Permits, and the Warranties.

25. "Purchase Price" means Four Hundred Thirty-Five Thousand Dollars ($435,000.00), as the same may be adjusted pursuant to the terms and conditions of this Agreement.

26. "Real Property" shall mean collectively the Land, any improvements located thereon, and all easements and rights benefiting or appurtenant to the Land.

27. "Regulations" means the rules and regulations applicable to the Property or Seller of any Governmental Authority having jurisdiction.

28. "Reports" means all feasibility studies, soil reports, environmental reports, permits, licenses, service contracts, title policies, surveys, and other appraisals, inspections, tests, reports, or studies in the possession or reasonable control of Seller with respect to the Property.

29. "Seller" shall have the meaning assigned to such term in the opening paragraph of this Agreement.

30. "Seller's Closing Documents" shall have the meaning assigned to such term in Section 8.1 of the Agreement.

31. "State" shall mean the State of Minnesota.

32. "Survey" means an updated ALTA/ACSM survey of the Real Property prepared by a surveyor acceptable to Buyer in its sole discretion.

33. "Title Commitment" means a commitment for an ALTA Owner's Policy of Title Insurance insuring fee simple title to the Real Property in the amount of the Purchase Price, which shall (i) commit the Title Company to insure fee simple title to the Real Property subject only to the Permitted Encumbrances, (ii) so long as Buyer obtains the Survey, affirmatively insure Buyer against any and all encroachments or mechanic's liens not of record, (iii) provide that the Title Company will increase its coverage at any time to reflect increase in the property values and/or improvements being made to the Property, upon payment to the Title Company of a standard policy premium for the amount of the increased insurance coverage; and (iv) provide that the Real Property is zoned properly for Buyer's intended use of the Property and that the Real Property is in compliance with all applicable zoning requirements.

34. "Title Company" shall mean Commonwealth Land Title Insurance Company or such other title insurance company as Buyer may select in its reasonable discretion.

35. "Title Evidence" shall mean the Title Commitment and the Survey, together.

36. "Title Objections" shall have the meaning assigned to such term in Section 5.2 of this Agreement.

37. "Warranties" shall mean all warranties and guaranties relating to the Property.

B. **Notices**. Notices, as provided in this Agreement, shall be given to the parties at the following addresses, or such other address as any of the parties may reasonably notify the other parties of in accordance with this Agreement:

If to Buyer: CommonBond Communities

Prior to August 1, 2014: 328 Kellogg Boulevard West
Saint Paul, Minnesota 55102
Attention: Vice President of Development
Facsimile Number: (651) 291-1003

From and after August 1, 2014: 1080 Montreal Avenue
Saint Paul, Minnesota 55116
Attention: Vice President of Development

Facsimile Number: (651) 291-1003

With a copy to:

Winthrop & Weinstine, P.A.
Capella Tower, Suite 3500
225 South Sixth Street
Minneapolis, Minnesota 55402
Attention: Jeffrey J. Koerselman
Facsimile Number: (612) 604-6802

If to Seller:

City of Ramsey
7550 Sunwood Drive NW
Ramsey, Minnesota 55303
Attention: Ted LaFrance
Facsimile Number: _____

With a copy to:

Ratwik, Roszak, & Maloney, P.A.
730 Second Avenue South, Suite 300
Minneapolis, MN 55402
Attention: Joseph Langel
Facsimile Number: (612) 339-0038

EXHIBIT B

Legal Description

Outlot A, COR ONE, according to the recorded plat thereof, City of Ramsey, Anoka County, Minnesota.

EXHIBIT C

List of Required Documents

Copies of the following:

- Exiting title policies, title commitments and surveys;
- Real estate tax statements and other tax bills (including special assessments) affecting the Property for the last two calendar years;
- All inspections, reports, clearances and other documentation issued by any Governmental Authority having jurisdiction of the Property in the last three calendar years;
- Any environmental reports in connection with the Property in Seller's possession;
- Copy of the plat for the Property; and
- All other material Contracts, Reports, and Warranties not specifically referenced above (as each term is defined in the foregoing Agreement).

5.04 Review Landscape and Storm Water Management Plan Associated with a Site Plan Application for Sunwood Village: Case of Common Bond

City Planner Anderson presented the staff report.

Chairperson Stodola asked if they would be sharing the ramp.

City Planner Anderson replied that the access points will be shared.

Community Development Director Gladhill stated that there is on-site parking.

Board Member Lewis inquired if it was all surface parking.

Community Development Director Gladhill responded affirmatively.

Chairperson Stodola asked if there is enough parking.

Community Development Director Gladhill stated that the type of floor plan and income levels were considered. This project would likely be more one car households so it would meet the minimum of one stall per unit.

City Planner Anderson stated that there is visitor parking a half a block away that is not overnight parking for guests.

Board Member Lewis commented that this plan was well thought out and robust and that he was impressed. He doesn't have a problem with it and felt that it was more innovative and detailed than the previous proposal.

Community Development Director Gladhill stated that this project did receive $580,000 in funding from the Metropolitan Council.

Board Member Lewis stated that this is the kind of project and plan that should be looked at for the Eco Star Award.

City Council Liaison LeTourneau spoke to the Staff regarding the contrast between the two cases and how the Board is appreciative of complete picture. He asked how likely is it that the Board can ask developers to provide more complete plans in the future.

Community Development Director Gladhill stated that this is something the Staff strives to achieve. He spoke about project deadlines and said that historically the City has tried to give some contingent recommendations and revisit them. If the Board feels that the information in the last case was not enough, then Staff should know and then they can go back to the developer. He stated that if it is the Board's wish to have the kind of detail found in this project, Staff will make sure they provide it without delaying projects. Staff can work with code to provide the desired level of detail.

DRAFT

Board Member Valentine would like to support the Staff. He talked about the huge contrast between the cases. He felt that the Parkview East case was close to the line of not be developed enough. He would like to support the Staff to be able to go back to developers to get more fully developed plans.

City Council Liaison LeTourneau stated that he doesn't think it is the Board intention to push developers away by setting too high a standard.

Community Development Director Gladhill stated that the Parkview East case warrants pursuing additional details and that the City can commit to a smooth process if they are provided with detail.

Chairperson Stodala asked about the timeframe of the projects.

Community Development Director Gladhill replied that the City tries to provide approval 45 days from the date the application is received. Some cases do take longer depending on complexity.

Motion by Board Member Bernard and seconded by Board Member Lewis to move forward with the project.

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

DRAFT

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

RESOLUTION #15-04-088

RESOLUTION APPROVING SITE PLAN FOR SUNWOOD VILLAGE

WHEREAS, CommonBond Communities, hereinafter referred to as "Developer", properly applied to the City of Ramsey (the "City") for approval of a final plat of the following described property located in the City of Ramsey:

Outlot A, COR ONE, Anoka County Minnestoa

(the "Subject Property")

WHEREAS, on March 24, 2015, the City received an application and plans from Common Bond for Sketch Plan and Final Plat Review for Sunwood Village; and

WHEREAS, on April 9, 2015, the Planning Commission reviewed the Sketch Plan for Sunwood Village, and recommended that the City Council approve the Final Plat; and

WHEREAS, on April 24, 2015, the City Council reviewed the Final Plat for Sunwood Village.

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

1) That the City Council of the City of Ramsey hereby grants final plat approval to SUNWOOD VILLAGE in accordance with relevant City Codes, contingent upon compliance with the Staff Review Letter dated April 3, 2015 and upon Developer entering into a Development Agreement with the City of Ramsey.

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

and voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council the 28th day of April, 2015.

_____
Mayor

ATTEST:

_____

City Clerk

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

RESOLUTION #15-04-089

RESOLUTION GRANTING SITE PLAN APPROVAL FOR SUNWOOD VILLAGE

WHEREAS, on March 24, 2015, the City received an application and plans from CommonBond Communities for Site Plan Review for Sunwood Village; and

WHEREAS, on April 9, 2015, the Planning Commission reviewed the Site Plan, and recommended that the City Council approve said Site Plan; and

WHEREAS, on April 24, 2015, the City Council considered approval of the Site Plan for Sunwood Village.

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

1) That the City Council of the City of Ramsey does approve the Site Plan for Sunwood Village, contingent upon compliance with the Staff Review Letter dated April 3, 2015.

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

and voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council the 28th day of April, 2015.

_____
Mayor

ATTEST:

_____
City Clerk

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

RESOLUTION #15-04-106

RESOLUTION ACCEPTING TWO METROPOLITAN COUNCIL GRANTS IN THE AMOUNT OF $780,000 AND APPROVING ASSOCIATED GRANT AGREEMENTS.

WHEREAS, the Metropolitan Council awarded the City of Ramsey a Livable Communities Demonstration Account – Transit Oriented Development (LCDA-TOD) Grant in the amount of $580,000 for Sunwood Village on November 12, 2014; and

WHEREAS, Metropolitan Council awarded the City of Ramsey a Local Housing Incentives Account (LHIA) Grant in the amount of $200,000 for Sunwood Village on December 10, 2014.

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 accepts the LCDA-TOD and LHIA Grants and approves the required Grant Agreement with the Metropolitan Council.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 28th day of 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. 10.**

Meeting Date: 04/28/2015

By: Tim Gladhill, Community Development

Information

Title:

Adopt Resolution #15-04-107 Accepting Access Easement and Permanent Sign Easement from Casey's General Stores, Inc.

Purpose/Background:

As part of the approved Site Plan, Plat, and Purchase Agreement for Casey's General Store, several easements were required. These easements included the following:

1. Access Easement for private driveway access to Sunwood Drive
2. Sign Easement for future development signage at Sunwood Drive and Ramsey Boulevard

Notification:

No notification is required.

Observations/Alternatives:

Access Easement

In order to ensure future, shared access along Sunwood Drive, the City required a shared access with future development on the west edge of the Casey's development. It is anticipated that this will remain a private access that will be sold at a future date with the remainder of the undeveloped portion of this block. It is not anticipated that this will become a future public street. This approach will eliminate the potential for multiple future access points on Sunwood Drive for individual developments. This will be important from a public safety aspect as the area continues to develop, especially given existing turn lanes and proximity to Ramsey Boulevard.

Sign Easement

The City requested a Sign Easement at the corner of Sunwood Drive and Ramsey Boulevard for the purposes of a future development identification sign for The COR. This sign could also include individual tenant panels. The City designed said sign at this time; however, reserves the right to do so at a future date.

Alternatives

Alternative #1: Accept Easements as drafted. The easements have been reviewed by the City Attorney and are acceptable to legal and policy form. The easements are in line with the approved site plan.

Alternative #2: Do not accept the easements. If the City does not accept the access easement, the site plan and plat will need to be re-drawn. This does not appear to be necessary as the site plan has already been approved. The Sign Easement is more voluntary. By not accepting the Sign Easement, the Master Sign Plan would need to be modified, as the entryway/gateway sign for The COR at this location would likely no longer be feasible.

Funding Source:

The costs of the review of the easements are the responsibility of the Application.

Recommendation:

Staff recommends accepting the proposed easements.

Action:

Motion to adopt Resolution #15-04-107 Accepting Access Easement and Permanent Sign Easement from Casey's General Stores, Inc., subject to the review and approval by the City Attorney as to legal form.

Attachments

Access Easement
Sign Easement
Resolution #15-04-107

Form Review

Inbox	Reviewed By	Date
Tim Gladhill (Originator)	Tim Gladhill	04/23/2015 03:51 PM
Kurt Ulrich	Kurt Ulrich	04/23/2015 04:31 PM
Form Started By: Tim Gladhill		Started On: 04/21/2015 09:03 AM
Final Approval Date: 04/23/2015		

Prepared by and after Recording Return to:
Douglas M. Beech, Casey's General Stores, Inc., P.O. Box 3001, Ankeny, IA 50021 P: 515-965-6284

EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT, made this _____ day of _____, 2015, by and between Casey's Retail Company, an Iowa corporation with Headquarters at One S.E. Convenience Boulevard, Ankeny, Iowa (hereinafter referred to as "Casey's") and the City of Ramsey, a municipal corporation under the laws of the State of Minnesota, with offices at 7550 Sunwood Dr. NW, Ramsey, Minnesota (hereinafter referred to as "City"),

W I T N E S S E T H :

WHEREAS, Casey's is the owner of certain real estate ("Casey's Property") located in Ramsey, Anoka County, Minnesota, legally described as follows:

> Lot One (1), Block One (1), CASEY'S ADDITION, according to the recorded plat thereof, Anoka County, Minnesota,

upon which property Casey's proposes to develop as a convenience store with gasoline sales facilities;

WHEREAS, City is the owner of certain real estate ("City") located West and adjacent to the Casey's Property also located in Ramsey, Anoka County, Minnesota, legally described as follows:

> Outlot A, CASEY'S ADDITION, according to the recorded plat thereof, Anoka County, Minnesota.

WHEREAS, the parties wish to create for themselves, their heirs, successors and assigns, a joint driveway easement and maintenance agreement upon a parcel of the City Property, upon the terms and conditions herein contained.

NOW THEREFORE, in consideration of the premises and the mutual covenants herein set forth the parties agree as follows:

1. ACCESS EASEMENT. For and in consideration the sum of One Dollar ($1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, City hereby grants and conveys unto Casey's a non-exclusive reciprocal easement over and across a portion of the City Property described as follows:

> The North 150.00 feet of Outlot A, CASEY'S ADDITION, according to the recorded plat thereof, Anoka County, Minnesota,

which said parcel of real estate is herein referred to as the "Easement Area."

2. PURPOSE. The parties agree that the easement is given for the purpose of allowing ingress and egress to and from the Casey's Property and the City Property and the adjoining public roadway known as Sunwood Drive by Casey's and City and their respective employees and business invitees. The parties further agree that they will sign any and all necessary forms to effectuate the granting of said ingress and egress easement and the construction of the paved approach to Sunwood Drive, including but not limited to, signing all necessary Minnesota Department of Transportation permits and/or Ramsey City permit forms.

3. MAINTENANCE AND CONSTRUCTION. In conjunction with the building of the convenience store on the Casey's Property, Casey's shall pave the Easement Area and shall construct and pave an access approach thereto from Sunwood Drive, using construction specifications for private roads in the City of Ramsey. Once constructed, the City will be responsible for the maintenance, repair and snow removal from the Easement Area.

4. INDEMNIFICATION. Each party hereto shall protect, defend, hold harmless and indemnify the other from and against any and all claims, losses, damage or liability arising out of its use of the Easement Area hereinabove described. Each party agrees to add the Easement Area hereinabove described to the premises covered by any policy of "Premises Liability" insurance which it maintains with respect to its property served by this easement.

5. BENEFIT. The easement rights herein granted and the obligations herein set forth shall be a covenant running with the land and shall be binding upon, and inure to the benefit of, the parties hereto and their assignees and successors in interest of their respective properties.

WHEREFORE, the parties have executed this Agreement on 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

By: _____
Julia L. Jackowski, Secretary

ACKNOWLEDGMENTS

STATE OF IOWA)
) SS:
COUNTY OF POLK)

On this _____ day of _____, 2015, before me the undersigned, a Notary Public in and for said county and state, personally appeared Richardt T. Schappert and Julia L. Jackowski, who being by me duly sworn, did state that they are the President and Secretary, respectively, of Casey's Retail Company, the corporation named in the foregoing instrument; that the seal affixed to the foregoing instrument is the seal of said corporation; and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors; and the said Richardt T. Schappert and Julia L. Jackowski, as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

_____
Notary Public in and for the State of Iowa

STATE OF MINNESOTA)
) SS:
COUNTY OF ANOKA)

On this _____ day of _____, 2015, before me, the undersigned, a Notary Public in and for said state, personally appeared Sarah Strommen and Jo Thieling, to me personally known and who being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Ramsey, Minnesota; that the instrument was signed on behalf of the City, by the authority of its City Council, and that Sarah Strommen and Jo Thieling acknowledge the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the City, by it voluntarily executed.

_____
Notary Public in and for said County and State

t:\doug\real estate\ramsey mn (new)\ingress-egress easement w-city 3-27-15.docx

Prepared by and after Recording Return to:
Douglas M. Beech, Casey's General Stores, Inc., P.O. Box 3001, Ankeny, IA 50021 P: 515-965-6284

SIGN EASEMENT AGREEMENT

THIS SIGN EASEMENT AGREEMENT, made this _____ day of _____, 2015, by and between Casey's Retail Company, an Iowa corporation with Headquarters at One SE Convenience Boulevard, Ankeny, Iowa (hereinafter referred to as "Casey's") and the City of Ramsey, a municipal corporation under the laws of the State of Minnesota, with office at 7550 Sunwood Dr. NW, Ramsey, Minnesota (hereinafter referred to as the "City"),

W I T N E S S E T H :

WHEREAS, Casey's is the owner of certain real estate ("Casey's Property") located in Ramsey, Anoka County, Minnesota, legally described as follows:

> Lot One (1), Block One (1), CASEY'S ADDITION, according to the recorded plat thereof, Anoka County, Minnesota,

upon which property Casey's proposes to develop as a convenience store with gasoline sales facilities;

WHEREAS, the parties have reached an agreement whereby City shall be granted a 30 foot by 30 foot sign easement over and across a portion of the Casey's Property, upon the terms and conditions herein provided;

NOW THEREFORE, in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. EASEMENT AGREEMENT. Casey's hereby sells, grants and conveys unto City a permanent easement for the purpose of installing, operating, maintaining, repairing and replacing a sign (hereinafter referred to as "Sign") and all facilities

incident thereto under, within and along an area of land (hereinafter referred to as the Easement Area") defined as a thirty foot by thirty foot portion of the Casey's Property described as follows:

> That part of Lot 1, Block One, CASEYS ADDITION, according to the recorded plat thereof, Anoka County, Minnesota, described as follows:
>
> Commencing at the Northwest corner of said Lot 1; thence North 89 degrees 59 minutes 28 seconds East, assumed bearing, along the north line of said Lot 1, a distance of 240.00 feet to the point of beginning; thence continuing North 89 degrees 59 minutes 28 seconds East along said north line, a distance of 5.00 feet to the northeast corner of said Lot 1; thence South 45 degrees 00 minutes 15 seconds East along the northeasterly line of said Lot 1, a distance of 35.35 feet to the east line of said Lot 1; thence South 00 degrees 00 minutes 03 seconds West along said east line, a distance of 5.00 feet; thence South 89 degrees 59 minutes 28 seconds West, a distance of 30.00 feet; thence North 00 degrees 00 minutes 03 seconds East, a distance of 30.00 feet to the point of beginning.

A diagram depicting the location of the Easement Area is attached hereto as Exhibit "A".

2. CONSTRUCTION AND INSTALLATION. Following the construction and installation of said Sign or any repair or replacement thereof, as is hereinafter provided, City shall restore the Easement Area to its condition prior to the commencement of such work, or as nearly as may be possible.

3. MAINTENANCE AND REPAIR. City and its officers, agents, employees, and contractors shall have the right at any and all reasonable times, when necessary or convenient to do so, to enter upon the Easement Area in order to perform any and all acts necessary for the installation, operation, maintenance, repair or replacement of the Sign and associated equipment, to properly carry into effect the purposes for which this easement is made and granted.

4. CASEY'S USE. Casey's shall have the undisturbed right of use of the Easement Area, as so far as such does not interfere with the rights herein granted to City, except that Casey's shall not erect or place any building or permanent structure on the Easement Area

5. INDEMNIFICATION. City shall indemnify and hold Casey's harmless from any and all claims for damage to real or personal property and injuries to or deaths suffered by persons by the reason of the construction, installation, repair, replacement, maintenance or operation by City of the Sign pursuant to this agreement.

6. BINDING EFFECT. Each of the covenants and agreements made and provided herein shall be construed as covenants and agreements imposed upon and running in perpetuity with the land. Each and every one of the benefits and burdens of this agreement shall inure to and be binding upon their respective heirs, legal representatives, executors, administrators, successors and assigns of the parties hereto.

IN WITNESS WHEREFORE, the parties have executed this Agreement on 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

By: _____
Julia L. Jackowski, Secretary

ACKNOWLEDGMENTS

STATE OF IOWA)
) SS:
COUNTY OF POLK)

On this _____ day of _____, 2015, before me the undersigned, a Notary Public in and for said county and state, personally appeared Richardt T. Schappert and Julia L. Jackowski, who being by me duly sworn, did state that they are the President and Secretary, respectively, of Casey's Retail Company, the corporation named in the foregoing instrument; that the seal affixed to the foregoing instrument is the seal of said corporation; and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors; and the said Richardt T. Schappert and Julia L. Jackowski, as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.

_____
Notary Public in and for the State of Iowa

STATE OF MINNESOTA)
) SS:
COUNTY OF ANOKA)

On this _____ day of _____, 2015, before me, the undersigned, a Notary Public in and for said state, personally appeared Sarah Strommen and Jo Thieling, to me personally known and who being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Ramsey, Minnesota; that the instrument was signed on behalf of the City, by the authority of its City Council, and that Sarah Strommen and Jo Thieling acknowledge the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the City, by it voluntarily executed.

_____
Notary Public in and for said County and State

t:\doug\real estate\ramsey mn (new)\sign easement w-city 3-27-15.docx

EASEMENT EXHIBIT

EXHIBIT "A"

RAMSEY TOWN CENTER
14TH ADDITION

SUNWOOD DRIVE

90

120

A.E.C. ENERGY PARK
OUTLOT A

80

SUNWOOD DRIVE

RAMSEY BOULEVARD N.W.
(COUNTY STATE AID HIGHWAY NO. 56)
ANOKA COUNTY
RIGHT — OF — WAY PLAT NO. 15

NORTHWEST CORNER OF LOT 1, BLOCK ONE, CASEYS ADDITION P.O.C.

NORTH LINE OF LOT 1, BLOCK ONE, CASEYS ADDITION

N89° 59' 28"E
240.00

N89° 59' 28"E
5.00

NORTHEAST CORNER OF LOT 1, BLOCK ONE, CASEYS ADDITION

P.O.B.

S45° 00' 15"E
35.35

NORTHEASTERLY LINE OF LOT 1, BLOCK ONE, CASEYS ADDITION

N00° 00' 03"E
30.00

30.00

S00° 00' 03"W
5.00

S89° 59' 28"W

LOT 1

BLOCK ONE

EAST LINE OF LOT 1, BLOCK ONE, CASEYS ADDITION

10.0

CASEYS ADDITION

DRAINAGE AND UTILITY EASEMENT PER DOC. NO. 1978594.001

BLOCK 1 LOT 1

A.E.C. ENERGY PARK THIRD ADDITION

N

0 30' 60'

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

RESOLUTION #15-04-107

RESOLUTION ACCEPTING TWO EASEMENTS FOR CASEY'S GENERAL STORE.

WHEREAS, the City Council approved the Site Plan for Casey's General Store to be located at Sunwood Drive and Ramsey Boulevard in 2015; and

WHEREAS, the Site Plan Approval required an Access Easement and Sign Easement.

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 accepts Access Easement and Sign Easement.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 28th day of April, 2015.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **4. 11.**

Meeting Date: 04/28/2015

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

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 for the system. 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.

Action:

Motion to adopt Resolution #15-04-097.

Attachments

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

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	04/22/2015 09:34 AM
Kurt Ulrich	Kurt Ulrich	04/23/2015 02:38 PM
Form Started By: Chris Anderson		Started On: 04/17/2015 11:56 AM
Final Approval Date: 04/23/2015		

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

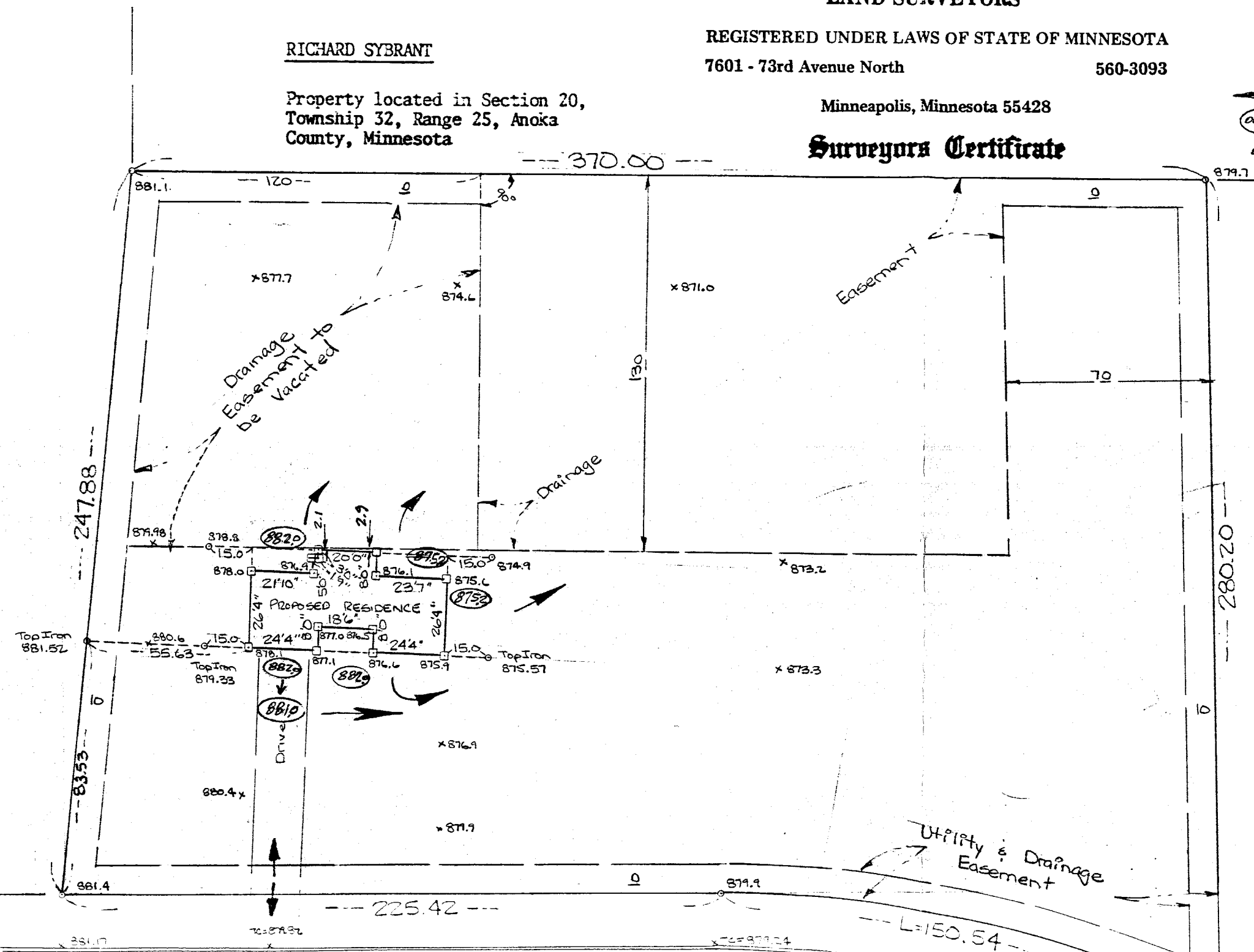
882.7

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**

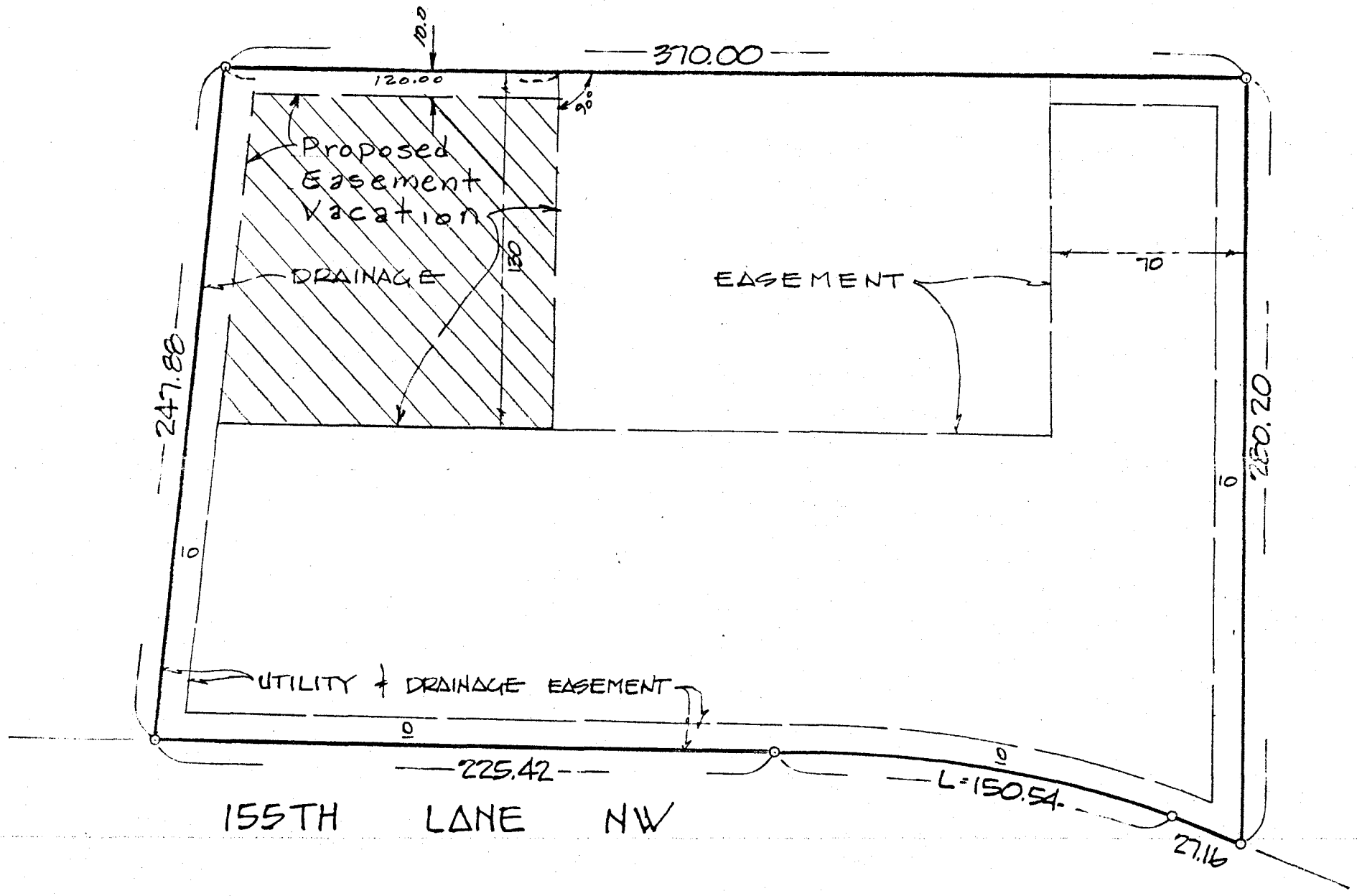
Minneapolis, Minnesota 55428

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

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.

ENCROACHMENT AGREEMENT

THIS AGREEMENT ("Agreement") is made this _____ day of _____, 20___, by and between the **CITY OF RAMSEY**, a municipal corporation under the laws of the State of Minnesota ("City"), and **MICHAEL L. SWANSON and DIANA J. SWANSON**, husband and wife, and their successors and assigns ("Landowner").

RECITALS

WHEREAS, Landowner is the fee owner of the real property located at 8077 155th Lane N.W., 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 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 as shown on Exhibit "A," and the septic system (the "Septic System") is located on the Property as shown on Exhibit "B."

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.

2. Landowner shall not expand the Deck in width, depth, or height unless approved in writing by the City. If the Deck is demolished, destroyed, or substantially replaced, 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.

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

4. The Landowner is responsible for all costs relating to use, maintenance and repair of the Deck and Septic System.

5. Landowner agrees that if the City, during its normal construction, reconstruction, maintenance and/or repair of the public utilities 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. 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 restore the 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 his/her expense and will remove the Deck and/or Septic System within sixty (60) days of the written request by the City.

6. 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 Structure, 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.

7. 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 Structure, including third party claims against flooding issues that may occur due to filling within the drainage easement.

8. 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 N.W.
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.

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

CITY OF RAMSEY

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

LANDOWNER:

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

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

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

Reviewed by:
Ratwik, Roszak & Maloney, P.A.

7550 Sunwood Dr NW
Ramsey, MN 55303

730 Second Ave. S., Suite 300
Minneapolis, MN 55402

EXHIBIT "A"
Area of Encroachment of Deck

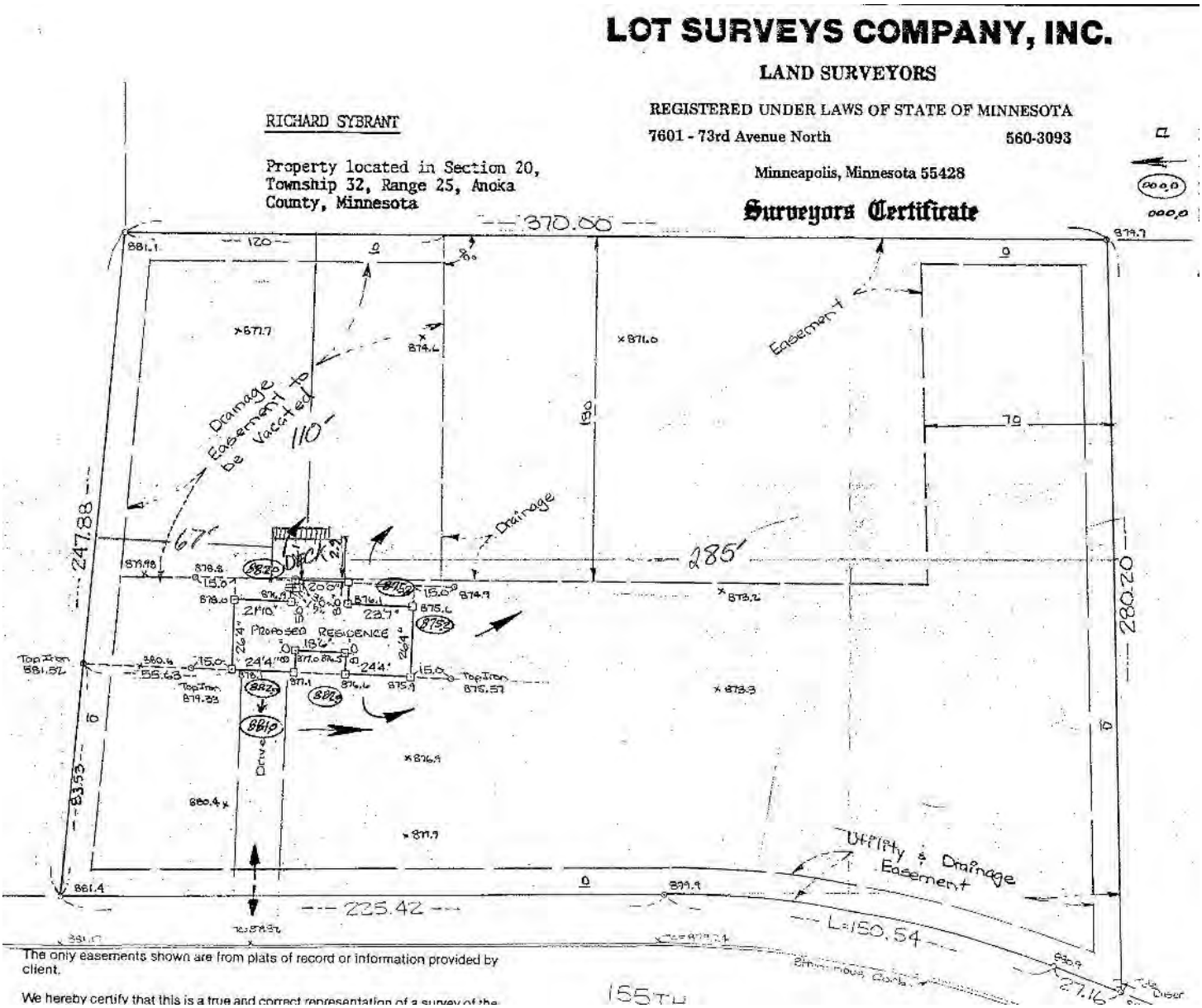
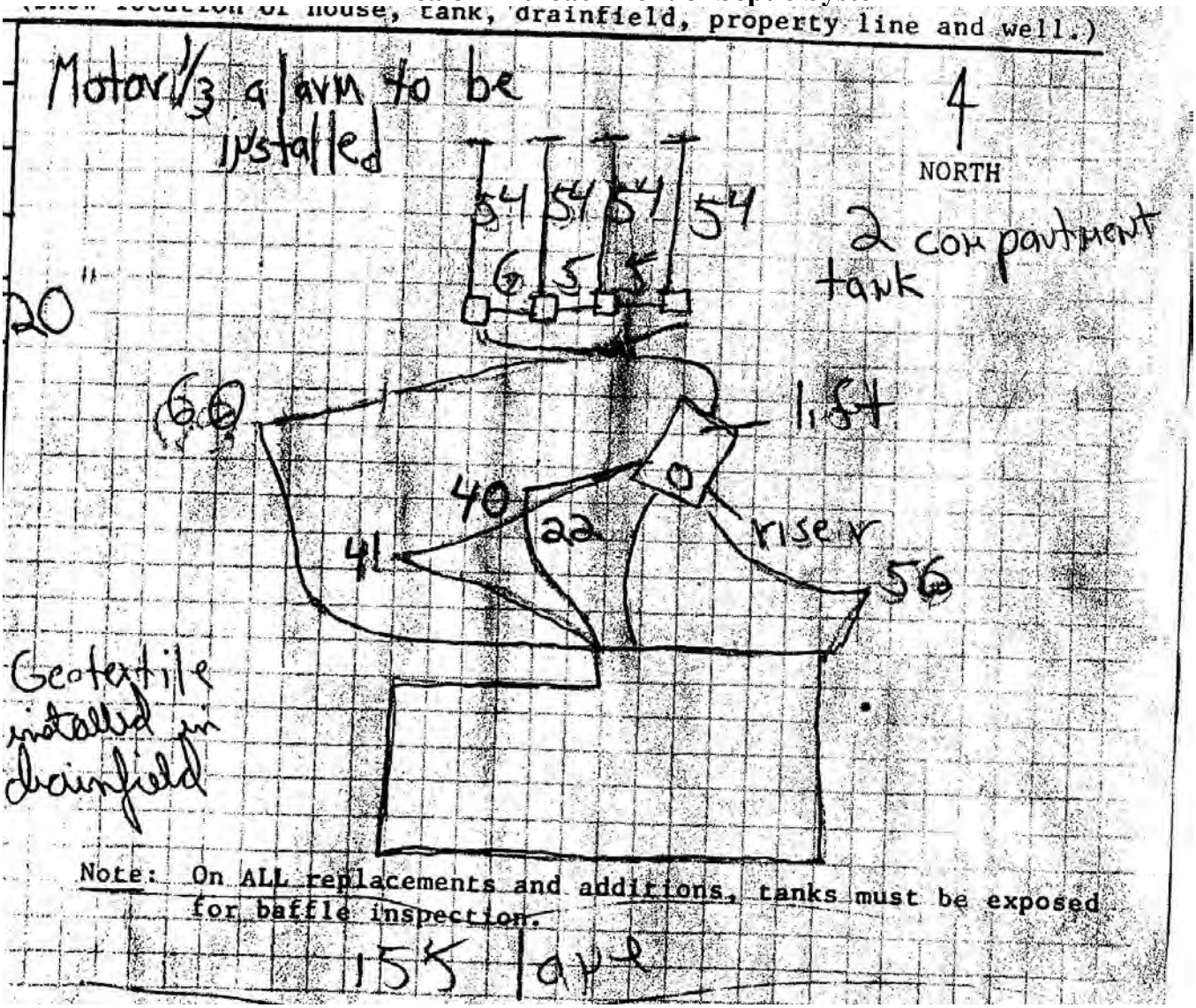


EXHIBIT "B"

Area of Encroachment of Septic System



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 AT 8077 155TH LANE NW AND DECLARING TERMS OF SAME.

WHEREAS, Michael L. Swanson and Diana J. Swanson, hereinafter referred to as the "Applicant", has requested an Encroachment Agreement for an existing deck and septic system (the "Deck" and "Septic System") that encroach upon a drainage and utility easement (the "Easement") on the property generally known as 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.
>
> (the " Subject Property"); and

WHEREAS, in 1991, the City of Ramsey (the "City") received an application from the original developer of The North Forty 3rd Addition to vacate a portion of the Easement on the Subject Property; and

WHEREAS, in 1991, the Planning Commission tabled action on the easement vacation request until the developer provided a revised drainage and grading plan for The North Forty 3rd Addition, which the City never received; and

WHEREAS, in 1991, the City issued a building permit for the Septic System to be installed within the Easement; and

WHEREAS, in 1998, the City issued a building permit for the Deck within the Easement; and

WHEREAS, the City's Engineering Division has found that the Easement can still function with the encroachment of the Deck and Septic System; and

WHEREAS, the City Council reviewed the request on April 28, 2015.

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

1. That, contingent upon the Applicant entering into an Encroachment Agreement with the City, the Applicant may continue to maintain the Deck and Septic System, in their current configurations and dimensions, in accordance with the terms and conditions contained within the Encroachment Agreement.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 28th day of April, 2015.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **4. 12.**

Meeting Date: 04/28/2015

By: Chris Anderson, Community Development

Information

Title

Adopt Resolution #15-04-098 Approving an Encroachment Agreement for a Portion of a Proposed Deck in a Drainage and Utility Easement at 16901 Kamacite St NW

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 the option allowing footings within the easement 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.

Action:

Motion to adopt Resolution #15-04-098 approving an Encroachment Agreement for a proposed deck at 16901 Kamacite St NW.

Attachments

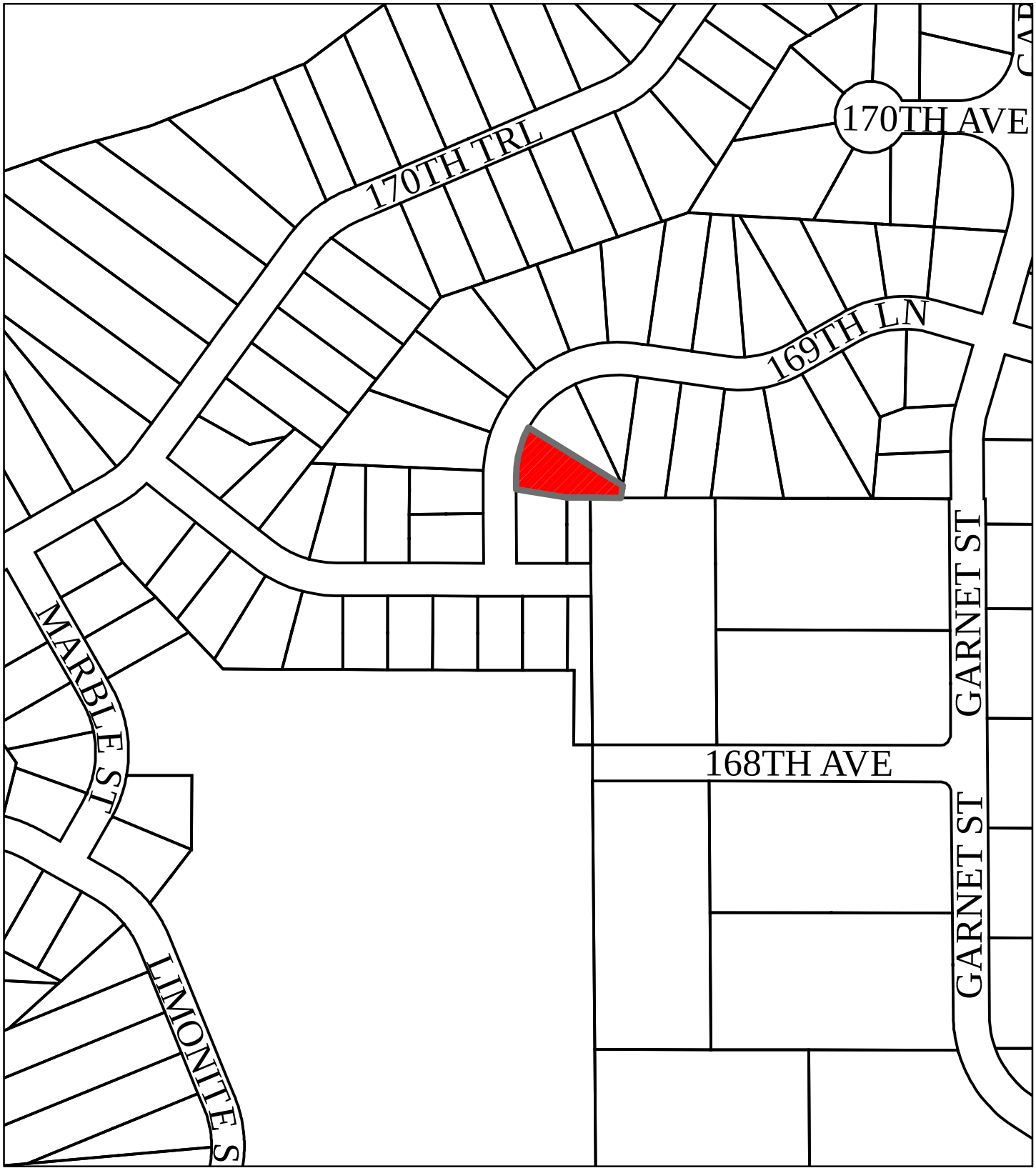
Site Location Map

Encroachment Agreement

Resolution #15-04-098

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	04/22/2015 09:36 AM
Kurt Ulrich	Kurt Ulrich	04/23/2015 02:46 PM
Form Started By: Chris Anderson		Started On: 04/17/2015 12:01 PM
Final Approval Date: 04/23/2015		



City of RAMSEY

Site Location Map

Legend
Site
Parcels

N

0 320 640 Feet

ENCROACHMENT AGREEMENT

THIS AGREEMENT ("Agreement") is made this _____ day of _____, 20___, by and between the **CITY OF RAMSEY**, a municipal corporation under the laws of the State of Minnesota ("City"), and **Mark E. and Debra L. Lacross**, husband and wife, and their successors and assigns ("Landowner").

RECITALS:

WHEREAS, Landowner is the fee owner of the real property located at 16901 Kamacite Street 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 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 to construct a fourteen foot by sixteen foot (14' x 16') deck (the "Deck") off the rear wall of the home. The Deck will be located 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. Landowner shall not expand the Deck in width, depth, or height unless approved in writing by the City. If the Deck is demolished, destroyed, or substantially replaced, any replacement deck shall not encroach upon the Easements without written consent of the City.

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

4. The Landowner is responsible for all costs relating to use, maintenance and repair of the Deck.

5. Landowner agrees that if the City, during its normal construction, reconstruction, maintenance and/or repair of the public utilities 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 that portion of the Deck within the Easements. 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 restore the easement area, the Landowner agrees to remove that portion of 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.

6. 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.

7. 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.

8. 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 Street 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.

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

CITY OF RAMSEY

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

LANDOWNER:

By: _____ By: _____
Mark E. Lacross Debra L. Lacross

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

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 _____)

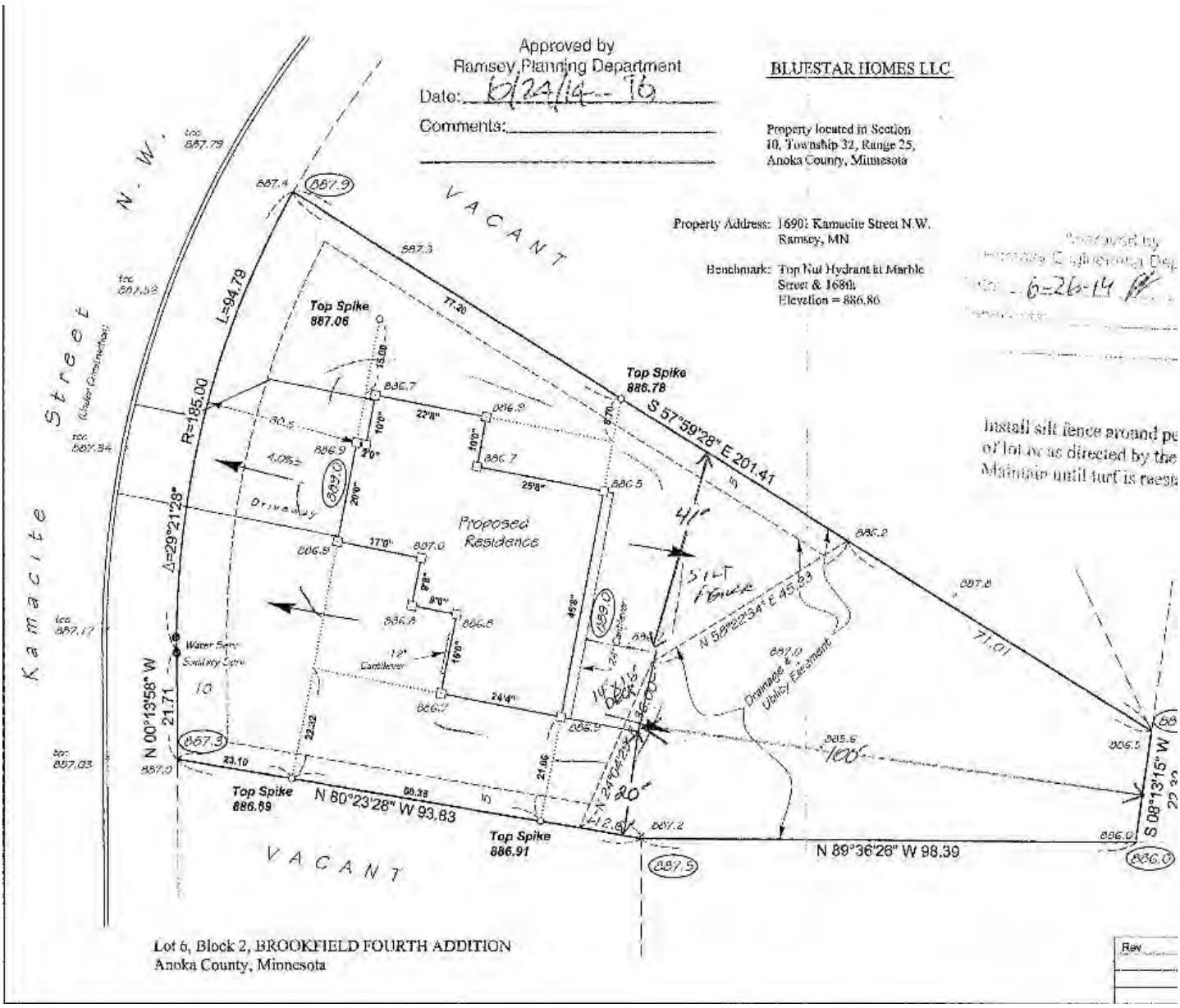
The foregoing instrument was acknowledged before me this ____ day of _____, 20__, by Mark E. and Debra L. Lacross.

_____
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



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

RESOLUTION #15-04-098

A RESOLUTION APPROVING AN ENCROACHMENT AGREEMENT FOR A PROPOSED DECK TO PARTIALLY ENCROACH WITHIN A DRAINAGE AND UTILITY EASEMENT AT 16901 KAMACITE STREET NW AND DECLARING TERMS OF SAME.

WHEREAS, Mark E. and Debra L. Lacross, hereinafter referred to as the "Applicant", has requested an Encroachment Agreement for a proposed deck (the "Deck") that would partially encroach upon a drainage and utility easement (the "Easement") on the property generally known as 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.
>
> (the "Subject Property"); and

WHEREAS, the purpose of the Easement is for flood storage capacity; and

WHEREAS, the southeast corner of the proposed Deck would encroach four (4) feet into the Easement; and

WHEREAS, the City's Engineering Division has determined that as long as the Deck footings do not encroach upon the Easement, the Easement can still function with a cantilevered Deck; and

WHEREAS, the City Council reviewed the request on April 28, 2015.

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

1. That, contingent upon the Applicant entering into an Encroachment Agreement with the City, the Applicant may install the Deck in accordance with the terms and conditions contained within the Encroachment Agreement.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 28th day of 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 **7. 1.**

Meeting Date: 04/28/2015

By: Bruce Westby, Engineering/Public Works

Information

Title:

Adopt Resolution 15-04-087 Approving Plans and Specifications and Authorizing Advertisements for Bids for Garnet Street and 168th Avenue Reconstruction, Improvement Project #13-10

Purpose/Background:

Purpose:

The purpose of this case is to approve final plans and specifications and authorize advertisements for bids for Garnet Street and 168th Avenue Reconstruction, Improvement Project #13-10.

Background:

City of Ramsey Improvement Project 13-10 proposes to reconstruct Garnet Street between 167th Street and the north plat line of Now & Then Estates, and 168th Avenue between Garnet Street and the west cul-de-sac. The segment of Garnet Street to be reconstructed measures approximately 1,350 feet in length, and the segment of 168th Avenue NW west of Garnet Street measures approximately 670 feet in length. The total length of these two street segments is approximately 2,020 linear feet, or 0.38 miles. A map showing the location and scope of the proposed improvements on these two streets is attached.

Existing Conditions

Both streets were constructed with bituminous pavement and curb in 1988. No storm sewer or public utilities exist under the streets, with the exception of a 15" culvert that conveys surface drainage under Garnet Street just north of 168th Avenue. Both streets are relatively flat and as such do not quickly shed stormwater runoff. This results in water standing on the pavement for long periods of time which strips oil from the pavement, thereby weakening it.

Both streets have a Pavement and Surface Evaluation Rating (PASER) of 1 ranking them among the worst streets in the City in terms of pavement condition. In fact, bituminous pavement is missing from large areas of Garnet Street requiring City staff to fill these unpaved areas with class 5 aggregate on a regular basis to maintain the streets in a passable condition. Then each spring when the ground thaws Garnet Street becomes extremely difficult to navigate and maintain due to the poor underlying soils which become unstable.

Proposed Improvements

Subgrade corrections 3-feet in depth are proposed along both street segments to provide a uniform, stable subgrade base for the new pavement sections. While this will increase project costs significantly, it will ensure that the maximum pavement life can be achieved with minimal maintenance. Subgrade corrections are proposed to consist of excavating roughly 3-feet of the unsuitable subgrade material and backfilling the void with imported select granular borrow (sand). It should be noted that per the City's adopted Special Assessments Policy the cost to correct unsuitable subgrade soils is not eligible for special assessments. Therefore, these costs are proposed to be paid in full with City funds.

The plans propose to reconstruct both streets to match the existing width of 31-feet from back-of-curb to back-of-curb. Concrete surmountable curb and gutter is proposed for both streets to better facilitate drainage and to protect the edges of the pavement (B618 curb and gutter was originally proposed but the adjacent streets have surmountable curb and gutter the plans were revised to include surmountable curb and gutter to match the adjacent streets). The plans also propose storm sewer improvements to better facilitate drainage. It should be noted that the streets will be reconstructed using aggregate base from the City's stockpile that was purchased with the future public works site which will save costs.

The plans also propose to construct 6-foot wide concrete sidewalks within City right-of-ways along the east side of Garnet Street and the north side of 168th Avenue. This sidewalk will connect the existing 6-foot concrete sidewalk segment east of Garnet Street that dead-ends south of 169th Lane NW to the existing sidewalk north of 167th Avenue, which also connects to the regional bituminous trail along TH 47. This sidewalk will also connect to future sidewalk proposed to be constructed north of 168 th Avenue with the next addition of the Brookfield development. The proposed sidewalk will therefore serve to close a significant gap in the existing pedestrian facilities in this developing area of the City.

The plans also propose to construct storm sewer improvements with both streets, and perpetuating the existing culvert crossing under Garnet Street north of 168th Avenue. This work will include re-grading portions of the existing ditch sections east and west of Garnet Street, including blending into the stormwater ponding area east of Garnet Street. Staff is still in the process of addressing the proposed stormwater design requirements with the Lower Rum River Watershed Management Organization but will be prepared to present the LRRWMO's final determination when bids are presented to the City Council on June 9 th for consideration of awarding a construction contract. However, at this time staff does not anticipate any cost increase as related to stormwater improvements that may be required by the WMO.

The plans also propose to construct public utilities under both Garnet Street and 168th Avenue since several adjacent property owners expressed an interest in connecting to City utilities at some point in time, and because the properties were developed over 20 years ago their septic systems and wells may soon begin to fail. Proposed utility improvements include:

- Extending 8-inch ductile iron pipe (DIP) watermain under both streets – This provides a benefit by connecting the existing water supply stubs on each end of Garnet Street, and by allowing for a future connection into the Brookfield development along 168th Avenue, thereby looping the water supply systems in this developing area of the City.
- Extending 8-inch polyvinyl chloride (PVC) sanitary sewer under both streets – This is proposed since watermain is proposed to be constructed at this time, thereby preventing future impacts to both streets.
- Installing 1 set of service stubs to each property – This includes a 1" copper water line and a 4" PVC sewer service line to each property. Too many unknowns exist regarding future lot splits to install more than one set of services.

The plans also include two alternate bid items as follows:

- Alternate Bid #1: Remove temporary cul-de-sac and construct permanent cul-de-sac @ south end of Feldspar Street – This work addresses previous Council direction to convert the temporary cul-de-sac to a permanent cul-de-sac.
- Alternate Bid #2: Construct temporary cul-de-sac @ west end of 168th Avenue – This work will be required if the reconstruction of 168 th Avenue occurs before 168th Avenue is constructed with the Brookfield 6th Addition development.

Notification:

Notifications were not required for this case.

Observations/Alternatives:

Observations:

The table below provides estimated construction costs and funding sources per each improvement category based on final plans and specifications.

Improvement Category	Assessments	City Funds	Total
Surface (streets, sidewalks, etc.)	$78,000	$635,500	$713,500
Storm Sewer	–	$66,300	$66,300
Water Main	–	$130,400	$130,400
Sanitary Sewer	–	$138,200	$138,200
Totals	**$78,000**	**$970,400**	**$1,048,400**

Engineer's estimates for the two alternate bid items based on final plans and specifications are:

- **Alternate Bid #1**: Permanent Feldspar Street cul-de-sac = **$25,533**.
- **Alternate Bid #2**: Temporary 168th Avenue cul-de-sac = **$49,921**.

City staff has not received any petitions or objections to the project or the proposed special assessments with the exception of one resident who believes the streets were not constructed to City standards and therefore assessments should not be levied for reconstructing the streets. Staff has not been able to verify this claim but staff would note that today's construction standards are much different than when the streets were constructed back in 1988 so what is considered to be standard construction practices today may not have been standard practice back then.

Alternatives:
Alternative Action #1 – Motion to adopt Resolution #15-04-087 approving final plans and specifications and authorizing advertisements for bids for Garnet Street and 168th Avenue Reconstruction, Improvement Project #13-10 as proposed.

Alternative Action #2 – Motion to adopt Resolution #15-04-087 approving final plans and specifications and authorizing advertisements for bids for Garnet Street and 168th Avenue Reconstruction, Improvement Project #13-10 with modifications as follows: _____.

Alternative Action #3 – Motion to deny adoption of Resolution #15-04-087 at this time.

Funding Source:
The engineer's construction cost estimate based on final plans and construction specifications for constructing all streets, sidewalks, stormwater, water, and sanitary sewer improvements is $1,048,400. This improvement project is included in the City's 5-year Capital Improvement Plan for construction in 2015. The issuance of Street Reconstruction Bonds will initially fund all surface (street) improvements, which will then be partially paid back over time from special assessments to benefiting properties. Sanitary sewer, water, and stormwater improvements are proposed to be paid from their respective utility funds.

Recommendation:
Staff recommends Alternative Action #1 to ensure this project can be completed in 2015 thereby preventing the City from falling further behind in its long-term street maintenance program.

Staff supports Alternative Action #2 if Council directs minor modifications to be made to the project prior to soliciting bids that will not delay advertising for bids.

Staff does not support Alternative Action #3 due to the potential to jeopardize delivery of this project in 2015.

Action:

Approve or deny adoption of Resolution #15-04-087 approving final plans and specifications and authorizing advertisements for bids for Garnet Street and 168th Avenue Reconstruction, Improvement Project #13-10.

Attachments

Resolution 15 04 087

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	04/23/2015 02:42 PM
Form Started By: Bruce Westby		Started On: 03/30/2015 02:06 PM
Final Approval Date: 04/23/2015		

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

RESOLUTION #15-04-087

RESOLUTION APPROVING PLANS AND SPECIFICATIONS AND AUTHORIZING ADVERTISEMENT FOR BIDS FOR GARNET STREET AND 168TH AVENUE RECONSTRUCTION, IMPROVEMENT PROJECT #13-10

WHEREAS, pursuant to a motion of the Ramsey City Council, adopted February 10, 2015, authorizing the City of Ramsey Engineering Department to prepare plans and specifications with reference to Garnet Street and 168th Avenue Reconstruction, Improvement Project #13-10.

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

1) The City Council hereby accepts the final plans and specifications prepared by the City of Ramsey Engineering Department for the making of such improvements, and authorizes the advertisement of bids for the same improvements.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 28th day of 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 **7. 2.**

Meeting Date: 04/28/2015

Submitted For: Tim Gladhill, Community Development

By: Patrick Brama, Administrative Services

Information

Title:

Consider Multiple Actions Related to the Sale and Redevelopment of the City's Former Municipal Center Site Located at 15153 Nowthen Boulevard:

1. Land Swap Agreement with Meadow Creek Builders, Inc.
2. First Amendment to Purchase Agreement with G S Land, LLC
3. Request for Use of Anoka County Housing and Redevelopment Authority Dollars to Assist with Redevelopment Costs

Purpose/Background:

Purpose

The purpose of this case is to consider two (2) real estate agreements related to the redevelopment of the former municipal center and to consider a request to the Anoka County Housing and Redevelopment Authority to assist with the redevelopment costs for the site.

Background

The City is in the process of reviewing Harvest Estates, a 44-lot detached single-family development on the site of the former municipal center located at 15153 Nowthen Blvd NW. The site still currently operates as Fire Station No. 2. The site is currently owned by the City, and thus various real estate agreements are necessary. The purpose of this case is to approve various real estate agreements. This case does not provide regulatory approval of the subdivision request itself. That process is anticipated to be in front of the City Council on May 12 and May 26. Actions tonight will not give final approval to the actual redevelopment of the site.

Observations/Alternatives:

Components of Request

1. Adopt an Agreement for Land Swap with Meadow Creek Builders, Inc.
2. Adopt First Amendment to Purchase Agreement with G S Land, LLC (assignee of N.I.K. Management, Inc.)
3. Consider Request for Funds to Anoka County Housing and Redevelopment Authority for Redevelopment Costs

Adopt Land Swap Agreement

The City currently owns the parcel generally known as 15240 Helium St NW and legally described as Lot 21, Block 1, MEADOW. This parcel is utilized as a secondary access for the current Fire Station No. 2. When Fire Station No. 2 is re-located, this secondary access is no longer needed.

Meadow Creek Builders, Inc. currently owns the property generally known as 15208 Krypton Ter NW and legally described as Lot 1, Block 1 and Outlot A, MEADOW. The City currently holds a temporary access easement over and across this lot for the primary access to the current Fire Station No. 2 as well as various utilities to serve the current building. The access is no longer needed when Fire Station No. 2 is relocated. The existing utilities would need to be relocated if the City is not to acquire the property. The existing utilities can be used in the construction of Harvest Estates if they remain in their current location.

The cost to re-configure the existing utilities the impact Lot 1, Block 1, MEADOW could be as high as approximately $50,000. Additionally, per City Council and Planning Commission direction, the City is also requesting a pedestrian trail connection that would impact Outlot A, MEADOW. Meadow Creek Builders has stated that they would request approximately $15,000 for the City to acquire a trail easement for this purpose. Finally, given the significant discussions regarding the status of the access for Harvest Estates to Nowthen Boulevard, this swap would provide flexibility in future discussions for safety, congestion, and mobility improvements to Nowthen Boulevard.

The assessed value of the City Parcel is $49,000. The current assessed value of the combined parcels owned by Meadow Creek Builders is $5,000. Staff believes the low assessed value of the Meadow Creek parcels is due to the existing encumbrances (driveway and utilities). The parcel was allowed to be subdivided as a buildable lot with the understanding that these encumbrances were to be removed, and is noted in the Development Agreement for MEADOW. It is anticipated that Lot 1, Block 1, MEADOW would have a similar assessed value once the encumbrances were removed per the previous agreement.

Given the factors above, the flexibility the swap provides in the future, and similar values, Staff recommends approval of the Land Swap Agreement. Additionally, Staff is concerned about re-configuring the utilities now with some uncertainty of future access to Nowthen Boulevard. Staff wants to avoid multiple re-configurations and disruptions to the utilities in this area.

Alternative #1: Adopt Land Swap Agreement as presented. This will allow the City to leave the utilities the current location and provides flexibility into the future to determine if a future access to Nowthen Boulevard is warranted. In addition, the only additional cost to the City is the construction of a sidewalk as well as curb and gutter for Lot 21. This would likely be an obligation of the City as seller regardless. This can also be incorporated into final plans of Harvest Estates.

Alternative #2: Amend the Land Swap Agreement. This could entail negotiating obligations or sale price. Staff does not believe this is necessary.

Alternative #3: Do Not Approve the Land Swap Agreement. This would obligate the City to cover the costs of utilities re-configuration and negotiate a trail easement estimated at $15,000. Additionally, if a future connection to Nowthen Boulevard were desired, this alternative would limit options, leaving only acquisition of the parcel to the south for a future connection.

Adopt First Amendment to Purchase Agreement with G S Land, LLC (assignee of N.I.K. Management, Inc.)

Exclusion of Parcel

The current Purchase Agreement with G S Land, LLC includes Lot 21, Block 1, MEADOW that is subject to the proposed Land Swap Agreement with Meadow Creek Builders, Inc. Lot 21 is being removed from the Purchase Agreement with G S Land, LLC. Both parties are in agreement with this provision and does not materially affect the terms of the remainder of the agreement.

Purchase Price

Upon survey of the site, actual parcel sizes are now known. Total lot size included in the Purchase Agreement has been determined to be 21.28 acres in size. G S Land, LLC is requesting a reduction of the total purchase price from

$920,000 to $895,960 to reflect the true size of the lot as conveyed by Hedlund Engineering.

The remainder of the Agreement remains unchanged.

Alternative #1. Adopt the First Amendment as presented. The total offer price still reflect the price per acre found in the original Agreement. Staff finds it fair to adjust based on actual lot size.

Alternative #2. Negotiate the terms of the First Amendment. This would be based on discussion with the City Council.

Alternative #3. Do not adopt the First Amendment and require the original asking price of $920,000. Staff would still suggest retaining the provision to exclude Lot 21 to allow the Land Swap with Meadow Creek Builders to occur.

Request for Anoka County Housing and Redevelopment Authority (ACHRA) Funds to assist with Redevelopment Costs

Under the Purchase Agreement with G S Land, LLC, the City is responsible for demolition of the current Fire Station No. 2 (former municipal center campus). The end result will be the creation of a quality housing development, an increase in the City's taxable base, and the removal of existing buildings that have been determined no longer needed for public purpose upon completion of the new Fire Station No. 2.

The Anoka County HRA levies Ramsey residents. The original intent of levying Anoka County HRA taxes in Ramsey was to cover obligations of the Savanna Oaks Senior Housing Development at the intersection of Nowthen Boulevard and Dysprosium Street. A fund balance exists in this account that the City of Ramsey has access to for housing and economic development purposes. The demolition, site clean up, and utilities reconfiguration (in addition to the reconfiguration noted above) required to redevelop the site as proposed appear to be an eligible expense for these dollars. Details of the request are included in the attached narrative.

Alternative #1: Direct Staff to prepare a final application to Anoka County HRA for consideration by the City Council at a future date. This alternative would allow the City to maximize its return on investment on the sale of 15153 Nowthen Boulevard.

Alternative #2: Do not direct Staff to prepare a final application to Anoka County HRA for consideration by the City Council at a future date. This alternative would allow the City to reduce its return on investment on the sale of 15153 Nowthen Boulevard. Costs for redevelopment would need to come from the proceeds of the sale.

Funding Source:

Funding sources for the three (3) requested actions this evening are outlined in the individual sections above.

Recommendation:

Staff recommends approval of the attached agreements.

Action:

Motion to approve the following, subject to review by the City Attorney as to legal form:

1. Land Swap Agreement with Meadow Creek Builders, Inc.
2. First Amendment to Purchase Agreement with G S Land, LLC
3. Request for Use of Anoka County Housing and Redevelopment Authority Dollars to Assist with Redevelopment Costs

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Attachments

Redevelopment Area

Land Swap Parcels

Land Swap Agreement

Purchase Agreement Amendment

Anoka County HRA Funding Request

Official Phasing Map

011415 Real Estate Purchase Agreement City of Ramsey and NIK Management Inc

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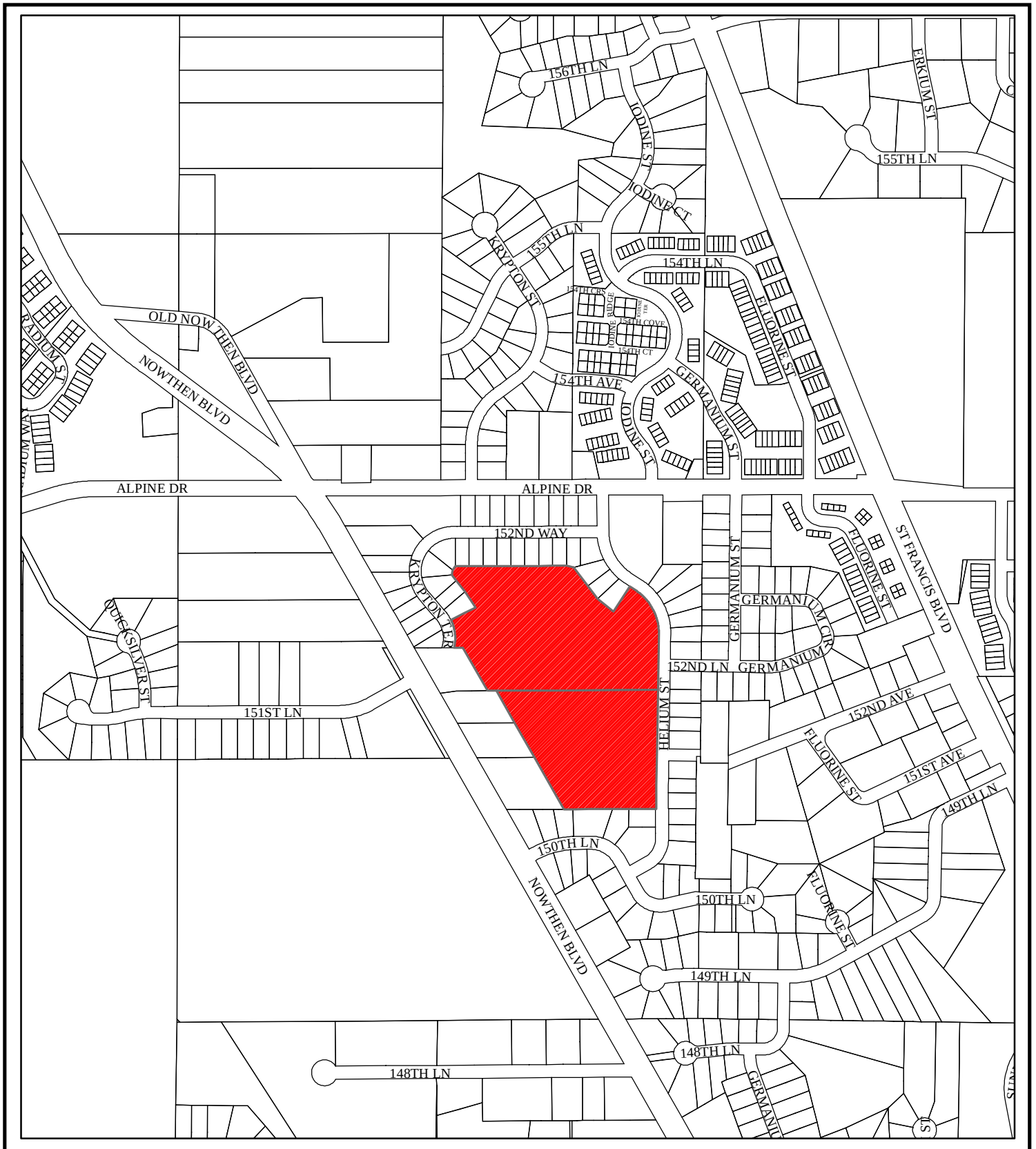
Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	04/22/2015 10:55 AM
Joe Langel	Joe Langel	04/22/2015 11:18 AM
Kurt Ulrich	Kurt Ulrich	04/23/2015 11:57 AM
Form Started By: Patrick Brama		Started On: 04/15/2015 07:40 AM
Final Approval Date: 04/23/2015		



City of RAMSEY

Harvest Estates

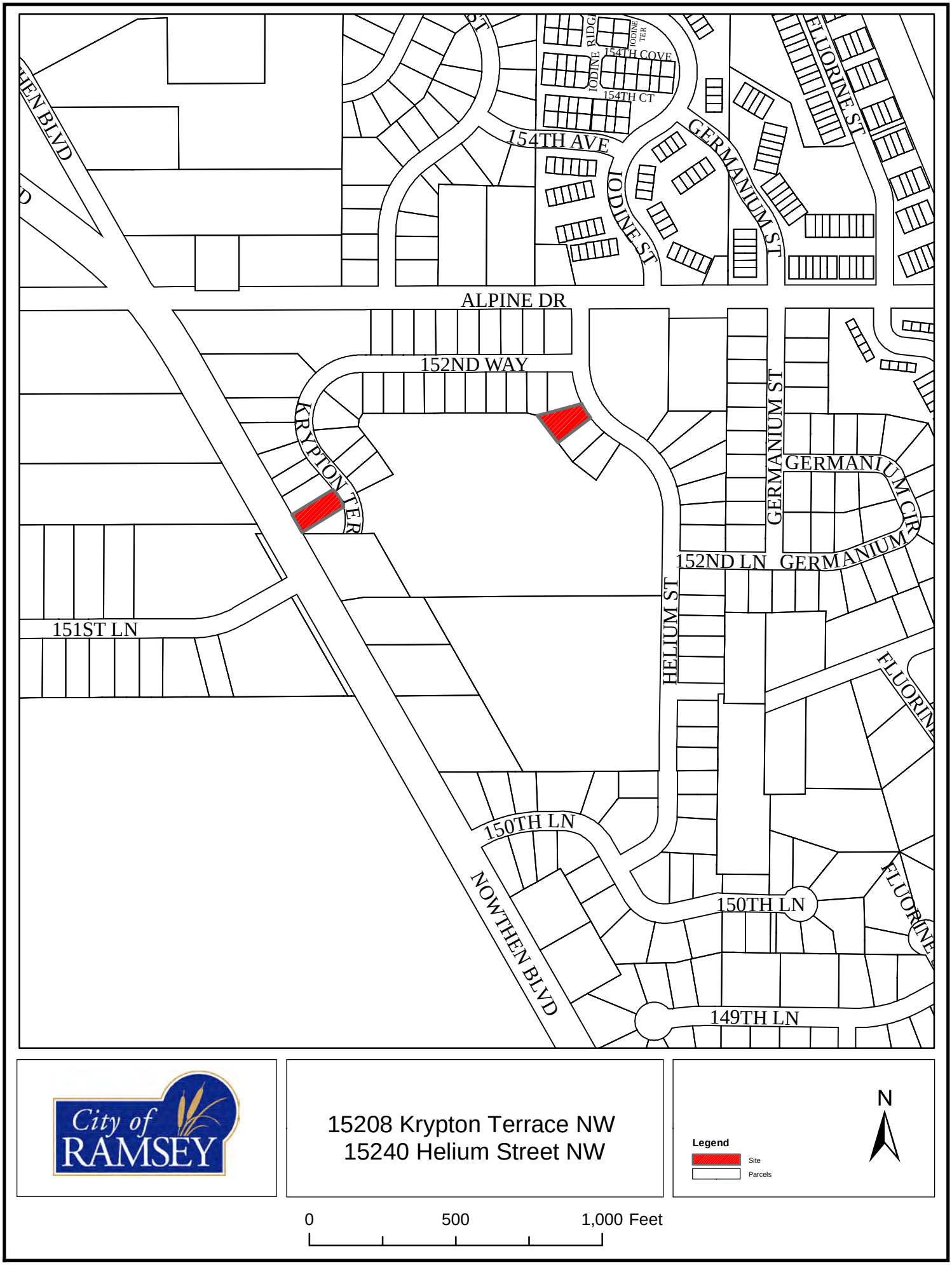
Legend

Site

Parcels

N

0 850 1,700 Feet



City of RAMSEY

15208 Krypton Terrace NW
15240 Helium Street NW

LAND EXCHANGE AGREEMENT

This Agreement is entered into by and between the **City of Ramsey**, a Minnesota municipal corporation, and **Meadow Creek Builders, Inc.**, a Minnesota corporation.

In consideration of the mutual covenants set forth below and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and Meadow Creek agree as follows:

1. **EFFECTIVE DATE.** The effective date of this Agreement is _____.

2. **EXCHANGE OF PROPERTY.**

    a. The City owns the following property:

    15240 Helium Street N.W., Ramey, PID 23-32-25-41-0035, legally described as Lot 21, Block 1, MEADOW, Anoka County, Minnesota (the "Helium Parcel").

    b. Meadow Creek owns the following properties:

    15208 Krypton Terrace N.W., Ramsey, PID 23-32-25-42-0032, legally described as Lot 1, Block 2, MEADOW, Anoka County, Minnesota,

    and

    [no house number] Krypton Terrace N.W., PID 23-32-25-42-0039, legally described as Outlot A, MEADOW, Anoka County, Minnesota (collectively, the "Krypton Parcels").

    c. The Helium Parcel was utilized as the eastern entrance/exit for the former municipal site and Fire Station No. 2. The Krypton Parcels were utilized as the western entrance/exit for the same site. The City and Meadow Creek wish to exchange the Helium Parcel for the Krypton Parcels.

    d. The term "Seller" is used below to refer to the party who currently owns its respective parcel(s), and the term "Buyer" refer to the party seeking to purchase the other party's parcel(s).

3. **PURCHASE PRICE.** The parties agree to exchange the Krypton Parcels for the Helium Parcel without additional consideration, subject to the terms of this Agreement.

4. **EARNEST MONEY.** No Earnest Money is to be exchanged by the parties.

5. **TITLE COMMITMENT.**

    a. Unless otherwise agreed to by the Parties, Title 1, 7535 Sunwood Drive, Ramsey, MN 55303, shall be the Title Company and Escrow Agent for this transaction.

b. 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.

c. Buyer shall have until the date ten business days after the receipt of the Title Commitment ("**Title**") to review Title and to give Seller written notice of (i) any defects in the marketability of Seller's 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 ("**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.

6. **RIGHT OF ENTRY.** Before expiration of the Inspection Period (as defined in Section 8), 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 9, 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.

7. **PROPERTY SOLD AS IS.** Subject to Buyer's right to terminate this Agreement pursuant to Section 8, 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.

8. **INSPECTION PERIOD.**

a. Except as otherwise provided in Section 6, Buyer shall have until _____, 2015 (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.

9. **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.

10. **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.

11. **INDEMNITY.** To the extent allowed by law, 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.

12. **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:

City Administrator
City of Ramsey
7550 Sunwood Drive N.W.
Ramsey, MN 55303

Meadow Creek Builders, Inc.

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.

13. **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, 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 5;

        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. 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 5.

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. Documentary and recording fees for the deed(s).
4. One-half the cost of any closing fees.
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.

14. **ASSIGNMENT.** This Agreement may not be assigned without the written consent of the non-assigning Party.

15. **THIRD PARTY BENEFICIARY.** There are no third party beneficiaries of this Agreement, intended or otherwise.

16. **JOINT VENTURE.** Seller and Buyer, by entering into this Agreement and completing the transactions described herein, shall not be considered joint venturers or partners.

17. **CAPTIONS.** The paragraph headings or captions appearing in this Agreement are for convenience only, are not a part of this Agreement, and are not to be considered in interpreting this Agreement.

18. **ENTIRE AGREEMENT / MODIFICATION.** This written Agreement, 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.

19. **BINDING EFFECT.** This Agreement binds and benefits the Parties and their successors and assigns.

20. **CONTROLLING LAW.** This Agreement is made under the laws of the State of Minnesota and such laws will control its interpretation.

21. **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.

22. **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.

23. **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.

24. **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.

25. **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.

26. **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.

The City of Ramsey, Minnesota

By: _____ Dated: _____, 2015
Sarah Strommen, Mayor

By: _____
Kurt Ulrich, City Administrator

Meadow Creek Builders, Inc.

By: _____ Dated: _____, 2015

Its: _____

By: _____

Its: _____

196766

FIRST AMENDMENT
TO THE
REAL ESTATE PURCHASE AGREEMENT

This First Amendment amends the Real Estate Purchase Agreement by and between the **City of Ramsey** (the "Seller") and **G S Land, LLC** (assignee of NIK Management, Inc.) (the "Buyer"), dated January 23, 2015.

In consideration of the mutual covenants set forth below, Seller and Buyer agree to the following changes to the Real Estate Purchase Agreement:

1. **Sale of Property – Exclusion of Parcel.** Paragraph 1(a) and Exhibit 1 of the Agreement are amended so as to exclude from the Property the single parcel located at 15240 Helium Street N.W., PID No. 23-32-25-41-0035, legally described as Lot 21, Block 1, MEADOW, Anoka County, Minnesota.

2. **Purchase Price.**

   a. Buyer submitted a survey dated March 13, 2015, revising the area of the Property. Given the revised survey dimensions, the Purchase Price is modified as follows:

Parcel A: 14.86 acres x $41,500/acre =	$616,690
Parcel B: 6.42 acres x $43,500/acre =	$279,270
Total	$895,960

   b. The first sentence of Paragraph 3 is modified as follows:

   "The total purchase price ("Purchase Price") Buyer will pay to Seller for the Property is ~~Nine Hundred Twenty Nine Thousand and no/100 Dollars ($929,000.00)~~ Eight Hundred Ninety-Five Thousand, Nine Hundred Sixty Dollars ($895,960.00) payable as follows:"

   c. Paragraph 3(b)(1) is modified as follows:

   "Buyer will purchase Parcel A for ~~$581,000.00~~$616,690.00.

   d. Paragraph 3(b)(2) is modified as follows:

   "Buyer will purchase Parcel B for ~~$326,250.00~~ $279,270.00."

3. **Remaining Agreement Unchanged.** The remainder of the Real Estate Purchase Agreement remains unchanged, including all original timelines and Earnest Money requirements.

4. **Counterparts.** This First Amendment may be executed in any number of counterparts, all of which together shall constitute the First Amendment. Facsimile and e-mailed signatures shall be sufficient for all purposes.

City of Ramsey

Dated: _____, 2015

_____
Sarah Strommen, Mayor

_____
Kurt Ulrich, City Administrator

BUYER (Assignee):

G S Land, LLC

Dated: 4/14 2015, **2014**

By: [signature]

Its: Chief Manager

Anoka County HRA Funding Request

City of Ramsey: Former Municipal Center Site

SUBJECT PROPERTY, BACKGROUND

The *Subject Property* is located at 15153 Nowthen Boulevard, just south of Alpine Drive. Totaling 20.5 acres, the *Subject Property* encompasses two separate, contiguous, parcels (Reference Map). The *Subject Property* is owned by the City of Ramsey is home to the City's former municipal center campus. Two multi-story 10,000+ square foot buildings remain on the property today.

In June 2012, the Ramsey City Council identified the *Subject Property* as surplus City owned land; as it is no longer needed for current or future City functions. Returning tax-exempt, surplus, City-owned property back to the private sector for development benefits local taxing jurisdictions by increasing tax capacity base within the region. Increased tax capacity base results in less tax burden for individual tax payers.

Today, the *Subject Property* is utilized as the temporary home of Ramsey Fire Station #2. The City awarded a contract for the construct of a new Fire Station #2, just northeast of the *Subject Property*, on April 14, 2015 (Council Case). This project will be completed by March 2016.

REDEVELOPMENT, BACKGROUND

Until recently, the *Subject Property* was zoned Public/ Quasi-Public. Previously, the site was visioned for a municipal center campus or elementary school campus. In 2006, the City moved all police and administrative services from the *Subject Property* to a permanent location within The COR—the City's new downtown development. The Anoka-Hennepin School District has indicated they are not interested in the site now, or in the foreseeable future.

From 2013 to 2014 the City underwent an in-depth public engagement process to help guide the future use of the *Subject Property* (Findings Report). The outcome of that process was direction to redevelop the site into a single-family residential neighborhood (R1-MUSA Zoning).

In July of 2014, the City listed the Subject Property for sale (Listing). In January 2015, the City entered into a purchase agreement for the sale of the *Subject Property* to a developer that intends to construct 45 market-rate single family residential homes (Council Case). The purchase agreement is scheduled to close in two phases. The first phase, about 15 acres of vacant land, in the summer of 2015. The second phase, about 6.5 acres of heavily improved land, in the summer of 2016.

Redevelopment of the *Subject Property* for a single-family residential development has several advantages: the site is located near Ramsey Elementary School, all major utilities are located adjacent to the site today, surrounding land uses include a mix of single-family residential, based on the input from an in-depth public input process—it was determined single-family residential development was the most acceptable future use for the *Subject Property*, and redevelopment of this infill site promotes efficient use of existing nearby infrastructure.

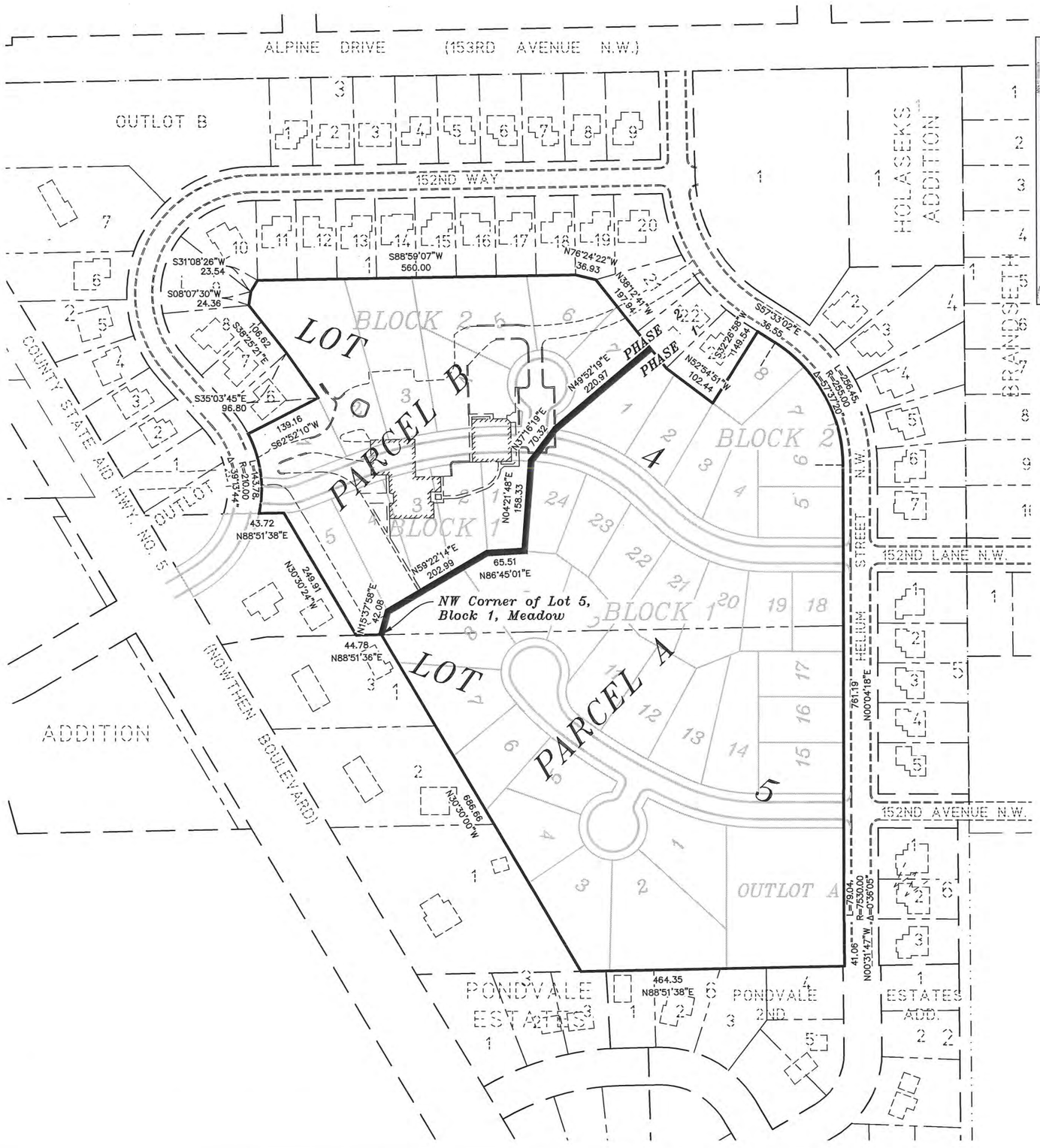
COUNTY HRA FUNDING REQUEST

Development of the *Subject Property* will result several costs associated with "redevelopment" of the former municipal center campus including: demolition of existing buildings/ improvements, site cleanup, and relocation of various underground utilities. From a preliminary perspective, this work is forecasted below. These numbers are estimations today. The City will attain bids for this work by November 2015. The City would request for this project to be funded, based on actual bid results, in March 2016. Actual redevelopment work would be completed in April of 2016.

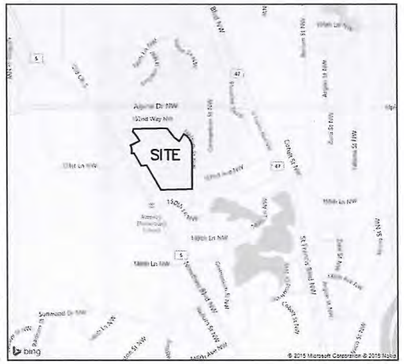
Demolition and Site Clean Up	$250,000
Relocation of various Utilities	$175,000
Contingency	$100,000
Total Request	$525,000

The City has spent (will spend) over $60,000 on pre-demolition testing, hazardous materials testing, geotechnical soils evaluations, ALTA surveys, environmental testing, title commitments, shovel ready certifications, broker commissions (future sale), and administrative time during the in-depth public engagement process. The City anticipates spending a total of $3.3M to design and construct the new Fire Station #2.

DRAFT



VICINITY MAP



LEGAL DESCRIPTION

EXISTING DESCRIPTION:

Lots 4 and 5, Block 1, MEADOW, Anoka County, Minnesota.

PROPOSED DESCRIPTION:

Parcel A:

Lot 5 and that part of Lot 4, Block 1, MEADOW, Anoka County, Minnesota, lying southeasterly of the following described line: Beginning at the northwest corner of said Lot 5; thence North 15 degrees 37 minutes 58 seconds East 42.08 feet; thence North 59 degrees 22 minutes 14 seconds East 202.99 feet; thence North 86 degrees 45 minutes 01 seconds East 65.51 feet; thence North 04 degrees 21 minutes 48 seconds East 158.33 feet; thence North 37 degrees 16 minutes 19 seconds East 70.32 feet; thence North 49 degrees 52 minutes 19 seconds East 220.97 feet to the northeasterly line of said Lot 4 and there terminating.

Bearings are oriented to said plat of MEADOW.

Parcel B:

That part of Lot 4, Block 1, MEADOW, Anoka County, Minnesota, lying northwesterly of the following described line: Beginning at the northwest corner of Lot 5, said Block 1; thence North 15 degrees 37 minutes 58 seconds East 42.08 feet; thence North 59 degrees 22 minutes 14 seconds East 202.99 feet; thence North 86 degrees 45 minutes 01 seconds East 65.51 feet; thence North 04 degrees 21 minutes 48 seconds East 158.33 feet; thence North 37 degrees 16 minutes 19 seconds East 70.32 feet; thence North 49 degrees 52 minutes 19 seconds East 220.97 feet to the northeasterly line of said Lot 4 and there terminating.

Bearings are oriented to said plat of MEADOW.

PARCEL A = 14.86 AC.

PARCEL B = 6.42 AC.

SURVEY EXHIBIT

of

HARVEST ESTATES PARCELS

for

NIK MANAGEMENT, INC.

11736 177th Street West

Lakeville, MN 55044

I hereby certify that this plan, survey, 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.

Eric B. Lindgren, PLS

Minnesota License Number 48176

HEDLUND JOB No.– 141029

HEDLUND
PLANNING ENGINEERING SURVEYING
2005 Pin Oak Drive
Eagan, MN 55122
Phone: (651) 405-6600

Drawing No. 2004 Projects \141029 \Cadd \Survey \2015-03-06 Survey for Purch Agmt – Parcel A and B dwg.dwg
Date/Time: 3/13/2015 8:19am
Xref: Dwg=T:\SURVEY\Base.dwg

Original Agreement
Copy 2 of 3

REAL ESTATE PURCHASE AGREEMENT

This agreement is made by and between the City of Ramsey (the "Seller"), and NIK Management, Inc. a Minnesota corporation (the "Buyer"), its successors and/or assigns) effective as of the last date signed by all parties below (the "Effective Date").

In consideration of the parties' mutual covenants, undertakings and representations in this Agreement and for other good and valuable consideration, the receipt and sufficiency of which the parties acknowledge, the parties agree as follows:

1. **Sale of Property.**

   a. Subject to paragraph 1(d) below, Seller agrees to sell to Buyer, and Buyer agrees to purchase from Seller, all of Seller's rights, title, and interest in the real property consisting of approximately 21.5 acres, located at 15240 Helium Street NW and 15153 Nowthen Boulevard NW, bearing PID Nos. 233225410035, 233225410019, 233225410018, the legal description of which is set forth in Exhibit 1 to this agreement (the "Property"), together with (a) all easements, privileges, and rights benefitting or appurtenant to the Property; and (b) without limiting the foregoing all water, mineral and all other rights held by Seller and/or which run with the land.

   b. The Property shall be conveyed from Seller to Buyer in two parcels, the approximate areas of which are illustrated in Exhibit 2. Parcel A is the southerly parcel of approximately 14 acres. Parcel B is the northerly parcel of approximately 7.5 acres. Within 60 days after the Effective Date of this Agreement, Buyer shall obtain a survey at its expense depicting Parcel A and Parcel B and setting forth the legal description for both. The survey and legal descriptions shall be attached to and made part of this Agreement.

   c. Parcel A and Parcel B shall be platted by Buyer at Buyer's expense as two separate plats. Buyer shall submit an application for preliminary plat approval of Parcel A within 60 days after receipt of the survey referenced above.

   d. The sale of Parcel B is contingent upon Seller approving the construction of a new fire station by April 30, 2015. In the event the City Council does not approve of the new fire station project by that date, the sale of Parcel B shall be deemed null and void and not part of this Agreement.

2. **Property Demolition.** As of the Effective Date, the former city hall, an existing fire station, access roads, associated parking facilities, and a mound septic system exist on Parcel B ("Existing Improvements"). The fire station will remain in use until a new fire station is completed on a new site in 2016. Upon completion of the new fire station and removal of all equipment from the existing fire station, the Seller shall demolish the Existing Improvements at its expense and remove the resulting debris. The Seller is not responsible for any changes to the existing grade on the site or any other site improvements.

3. **Purchase Price and Manner of Payment.** The total purchase price ("Purchase Price") Buyer will pay to Seller for the Property is Nine Hundred Twenty Nine Thousand and no/100 Dollars ($929,000.00) payable as follows:

a. **Earnest Money.** (Ten Thousand Dollars ($10,000.00) as earnest money (the "Earnest Money") to be paid into escrow to Title-1, 7535 Sunwood Drive, Ramsey, MN 55303 ("Title Company") by Buyer, upon execution of this Agreement by both parties, to be held by the Title Company and released to Seller at Closing in reduction of the Purchase Price, or as otherwise provided herein. The Earnest Money shall be returned to the Buyer if this Agreement is terminated by the Buyer during the course of the Buyer's due diligence investigations and inspection period, or if the parties do not reach a mutually acceptable developer's agreement timely, or if the Buyer's project does not receive final plat approval timely, or upon Seller's breach. Notwithstanding any other terms in this Agreement, $1,500 of the Earnest Money shall become non-refundable and released to the Seller by the Title Company 61 days after the Effective Date of this Agreement.

b. **Closing Payments.**

1. Buyer will purchase Parcel A for $581,000.00. Closing on Parcel A shall occur within 30 days after final plat approval of Parcel A and execution of a mutually acceptable developer's agreement, or by June 30, 2015, whichever is earlier. $3,000 of the Earnest Money remaining as of the date of closing shall be applied in reduction of the purchase price.

2. Buyer will purchase Parcel B for $326,250.00. Closing on Parcel B shall occur within 30 days after the Seller provides written notice to Buyer that demolition of Existing Improvements, as described in Section 2 above, is completed. The Earnest Money remaining as of the date of closing shall be applied in reduction of the purchase price.

(c) **Adjustment to the Purchase Price.** The Property is bordered on the west by Krypton Terrace N.W., which currently intersects with, and terminates at, the west driveway entrance to the existing city hall site. Seller intends to eliminate the west driveway entrance during demolition and construct an extension of Krypton Terrace N.W. so as to align it with the Nowthen Blvd. / 151st Lane N.W. intersection ("Street Option 1"). In the event that Street Option 1 cannot be constructed, as determined by Seller, Krypton Terrace will be extended by Buyer east/southeast into the Property and aligned with the right-of-way dedicated to Seller on Buyer's plat(s) ("Street Option 2"). If Street Option 2 is utilized, the Purchase Price shall be adjusted downward to reflect the cost of construction of the road and the loss of approximately one (1) acre of buildable land. Those costs are estimated to be One Hundred Forty Five Thousand Dollars ($145,000.00). The parties shall negotiate in good faith, using their best efforts, to reach agreement on the amount of the price adjustment. If the parties cannot reach agreement on this issue, they agree to submit the matter to binding arbitration.

4. Contingencies. Buyer's obligations under this Agreement are expressly contingent upon satisfaction or waiver of each of the following conditions:

a. **Title.** Title will have been found acceptable to Buyer, or been made acceptable, in accordance with this Agreement's requirements and terms.

b. **Performance of Seller's Obligations.** Seller will have performed all of its obligations required under this Agreement, as and when required by this Agreement.

c. **Representations and Warranties.** All of Seller's representations and warranties contained in this Agreement are true and correct as of the Closing Date.

d. **Inspections and Feasibility and Due Diligence Investigations.** Buyer's satisfaction with the results of and matters disclosed by such inspections, investigations and testing of the Property (the "Inspections"), including without limitation, surveys, soil tests, environmental reports, Phase I reports, and all other tests and inspections of the Property, which Buyer deems necessary or appropriate to determine the suitability and feasibility of the Property for Buyer's intended use of the Property (including without limitation, the successful application for rezoning and plat approval) and Buyer shall have determined, that the Property meets with Buyer's approval, including other assessments such as utilities and environmental suitability and riparian or other water rights. Seller shall allow Buyer, and Buyer's agents, physical access to the Property without charge at all reasonable times for the purpose of Buyer's Inspections. Buyer's Inspections will be conducted in a manner not unreasonably disruptive to the Property. Buyer shall further repair and restore any damage to the Property caused by or occurring during Buyer's Inspections and return the Property to substantially the same condition as existed prior to such entry.

e. **Due Diligence Documents.** Buyer shall be satisfied with Buyer's review and analysis of all of the following Due Diligence Documents previously provided by Seller and the information contained therein:

i) ALTA Survey by Kakanson Anderson dated December 19, 2012.

ii) Title Commitment from First American Title Insurance Company dated October 31, 2012, Commitment Number T12-11033.

iii) Phase I Environmental Assessment

iv) Phase II Environmental Assessment

v) Limited Site Investigation

vi) Response Action Plan

vii) MPCA Petroleum Tank Release Site File Closure

viii) Geotechnical Soils Evaluation

ix) Hazardous Materials Survey

x) Aerial Photo

xi) Lidar Contours Map

xii) Street Map

xiii) Sewer and Water Map

xiv) Official Zoning Map

xv) Development Concept Maps

xvi) Consumer Confidence Report (water)

f. **Inspection and Due Diligence Investigation Period.** Buyer shall be afforded a period of sixty (60) days from the Effective Date (the" Due Diligence Period") to complete its inspections and due diligence investigations. If Buyer's inspections and due diligence investigations are not completed within the Due Diligence Period for no fault of Buyer, Buyer may request and Seller shall grant one (1) thirty (30) day extension of the inspection and due diligence period.

g. **Financing.** The Buyer's obligations under this agreement are contingent upon the Buyer obtaining a reasonably satisfactory financing commitment within One Hundred Twenty (120) days after the signing of this agreement.

h. If any contingency has not been satisfied or waived by Buyer, in its sole discretion, on or before the Closing Date, then Buyer may at its option terminate this Agreement by written notice to the Seller at any time on or before the Closing Date. Upon termination of this Agreement pursuant to this Section 3 (and except as otherwise provided herein), all of the Earnest Money, and any interest accrued thereon, shall be immediately released to Buyer, and upon such return this Agreement shall terminate and neither party shall have any further rights or obligations regarding this Agreement or the Property. All of the contingencies set forth in this Agreement are specifically for Buyer's exclusive benefit, and Buyer shall have the right to unilaterally waive any of Buyer's contingencies contained in this Agreement. Notwithstanding the foregoing, nothing contained in this Section 3 will waive or diminish any right or remedy Buyer may have for Seller's default or breach of this Agreement.

5. **Seller's Cooperation.** Seller shall fully cooperate with Buyer's feasibility and due diligence investigations. Seller hereby authorizes Buyer and Buyer's representatives, agents, employees, contractors and experts to enter upon the Property during the Due Diligence

Period in order to complete Buyer's feasibility and due diligence investigations and thereafter until Closing to enable Buyer to prepare for taking possession as of Closing. This license to enter the Property excludes entry into any existing structures on the Property. Seller authorizes Buyer to apply for rezoning and final plat approval and for all other development approvals, rights and authorities, and Seller shall attend any meetings or communicate with such public officials and other third parties, as Buyer may reasonably request, in order to facilitate Buyers feasibility and due diligence investigations and Closing.

6. **Title Examination.** Except for the Permitted Encumbrances, Seller will satisfy all liens or encumbrances against the Property and Buyer will receive the Property free and clear of any and all liens or encumbrances. The title examination for the Property will be conducted as follows:

a. **Seller's Title Evidence.** Seller shall, as promptly as possible, and in any event within twenty (20) days after the Effective Date, furnish to Buyer all of the following title evidence (the "Title Evidence"):

(1) **Title Commitment.** A title commitment (the "Title Commitment") to issue an owner's title insurance policy (the "Title Policy") issued by Title Company or other mutually and reasonably acceptable title insurer. The Title Commitment will be issued on a current ALTA form, including complete and legible copies of all documents of record encumbering or affecting the Property and relevant tax lien, special assessment, judgment and bankruptcy searches, insuring title to the Property, deleting standard exceptions and in the full amount of the Purchase Price. The Title Commitment will commit the Title Company to insure that Buyer will have good and marketable title to the Property and its appurtenances on the Closing Date free and clear of all liens, mortgages and encumbrances, except the Permitted Encumbrances, and shall be updated prior to Closing and insuring the boundaries of the Property and of each parcel comprising the Property. The Title Commitment must include a contiguity endorsement for all parcels that make up the Property.

(2)

b. **Title Objections.** Within thirty (30) days after Buyer's receipt of the Title Commitment and the Survey, Buyer will make written objections ("Objections") to the form and/or contents of the Title Commitment and the Survey and the status of title as shown on the Title Commitment and the Survey. Buyer's failure to make Objections within such time period will constitute a waiver of objections. If an update to the Title Commitment reveals any encumbrance that did not appear in the original Title Commitment, Buyer shall have the right to make Objections to such encumbrance and the provisions of this Section 5 (b) shall again apply to such Objections. Seller shall use its best efforts to correct all Objections within 30 days after receiving the Objections (the "Cure Period"), during which period the Closing will be postponed as necessary. Seller further agrees to use all reasonable efforts and to expend such sums as may be reasonably necessary to make such title marketable in the event a defect is disclosed. To the

extent an Objection can be satisfied by the payment of money, Buyer will at its option have the right to apply a portion of the Purchase Price payable to Seller at the Closing to satisfy such Objections and the amount so applied will reduce the amount of the Purchase Price payable to Seller. If the Objections are not cured within the Cure Period, Buyer will have the option to do any of the following:

(1) Terminate this Agreement without any liability and receive a refund of all Earnest Money and accrued interest; or

(2) Withhold from the Purchase Price an amount which, in the Title Company's reasonable judgment, is sufficient to assure cure of the Objections. Any amount so withheld will be placed in escrow with the Title Company, pending such cure. If Seller does not cure such Objections within 30 days after such escrow is established, Buyer may then cure such Objections and charge the costs of such cure (including reasonable attorneys' fees) against the escrowed amount. If such escrow is established, the parties agree to execute and deliver such documents as may be reasonably required by the Title Company, and Seller agrees to pay the charges of the Title Company to create and administer the escrow; or

(3) Waive the Objections and proceed to close; provided that Buyer shall have the option, at Closing, to pay directly any liens, mortgages, charges or similar encumbrances against the Property that are liquidated in amount and to which an Objection has been made by Buyer, and Buyer may deduct the amount so paid from the Purchase Price. Waived Objections shall become "Permitted Encumbrances."

c. **Title Policy.** Buyer will obtain, at the Closing, a Title Policy issued by the Title Company, or a suitably marked up commitment initiated by the Title Company undertaking to issue such a Title Policy as approved by Buyer.

7. **Seller's Closing Documents.** On the Closing Date, Seller will execute and deliver to Buyer the following documents ("Seller's Closing Documents"):

(1) **Warranty Deed.** A Warranty Deed in a recordable form acceptable to Buyer conveying marketable fee title to the Property to Buyer free and clear of all encumbrances, except the Permitted Encumbrances (the "Deed").

(2) **Seller's Affidavit.** An Affidavit of Title by Seller indicating that on the Closing Date there are no outstanding, unsatisfied judgments, fixture filings, tax liens or bankruptcies against or involving Seller or the Property; that there has been no skill, labor or material furnished to the Property for which payment has not been made or for which mechanics' liens could be filed; and that there are no other known unrecorded interests in the Property, together with whatever standard owner's affidavit and/or, indemnity (ALTA Form) which may be reasonably required by the Title Company to issue the Title Policy.

(3) **Other Documents.** Any required federal income tax reporting forms, well certificates or septic system disclosures required by law or the Title Company, and all other documents required by the Title Company or Buyer which are reasonably necessary to transfer the Property to Buyer under this Agreement and record the Deed and other closing documents.

8. **Buyer's Closing Documents.** On the Closing Date, Buyer will execute and deliver to Seller the following ("Buyer's Closing Documents"):

(1) **Closing Payment.** The Closing Payment.

(2) **Title Documents.** Such affidavits of Buyer, Certificates of Value or other documents as may be reasonably required by the Title Company to record the Seller's Closing Documents and issue the Title Policy.

9. **Proration.** Seller and Buyer agree to the following proration and allocation of costs regarding this Agreement:

a. **Title Insurance, Closing Fee, Deed Tax, Recording Fees.** Seller will pay all costs of the Title Commitment. Buyer will pay all premiums required for the issuance of an Owner's Title Policy and any mortgagee's title insurance policy. Seller and Buyer will each pay one-half (½) of any reasonable and customary closing fee or charge imposed by the Title Company and any escrow fee charged by the Escrow Agent (except that to the extent Escrow Agent fees are required as a result of title defects or Seller's inability to close then Seller shall pay such costs). Seller will pay all transfer taxes and state deed tax regarding the Deed to be delivered by Seller under this Agreement. Buyer will pay the costs of recording all required documents related to this transaction.

b. **Real Estate Taxes and Special Assessments.** Seller and Buyer shall prorate as of the date of Closing all general real estate taxes, and installments of assessments and special assessments payable in the year of Closing. Seller shall pay all general real estate taxes and installments of special assessments payable therewith in all years prior to Closing. Seller will pay in full, on or before the Closing Date, all special assessments levied, pending, certified or constituting a lien against the Property as of the Closing Date, including without limitation any installments of special assessments including interest payable with general real estate taxes in the year of Closing. Seller shall pay all deferred real estate taxes or special assessments which may become payable as a result of the sale contemplated by this Agreement. Seller shall pay all delinquent real estate taxes and special assessments, together with all penalties, interest, and costs payable in the year of Closing and all prior years. Buyer shall pay all real estate taxes and special assessments payable therewith in all years after the Closing.

c. **Attorneys' Fees.** A party defaulting under this Agreement or any closing document will pay the reasonable attorneys' fees and court costs incurred by the non-defaulting party to enforce its rights regarding such default.

10. **Operations Before Closing.** During the period from the Effective Date to the Closing Date, Seller will not enter into or consent to any agreement or obligation regarding the Property which is not terminable before Closing without Buyer's prior written consent.

11. **Seller's Representations and Warranties.** Seller represents and warrants to Buyer now and as of the Closing Date as follows:

a. **Title to Property.** Seller owns the Property, and on the Closing Date,(which may be in connection with and as a result of the Closing) the Property will be free and clear of all liens and encumbrances, except the Permitted Encumbrances.

b. **Roads and Utilities.** The Property has full and complete legal access from an adjoining public road. Electric, water, sanitary sewer, and natural gas utilities are available to the improvements on the Property. Seller has no knowledge of and has received no notice of actual or threatened reduction or curtailment of any roadway access or utility service now supplied, or to be supplied, to the Property.

c. **Assessments.** Seller has no knowledge of and has not received any notice of actual or threatened special assessments or reassessments of the Property, or any hearing notice of a new public improvement project from any governmental assessing authority, the costs of which may be assessed against the Property. Seller will promptly provide Buyer with any notices it receives regarding any special assessments or other charges against the Property.

d. **Rights of Others to Purchase Property.** Seller has not entered into any other contracts for the sale of the Property, nor are there any rights of first refusal, options to purchase, rights to build, leases or any other agreements regarding the Property, or any other rights of others that might prevent this Agreement's consummation or Buyer's purchase of the Property in any way.

e. **Construction Liens.** No materials have been delivered nor any work or labor performed on the Property under contracts with Seller during the last 120 days which have not been fully paid for, and no person or entity presently has any lien, or right of lien, against the Property for labor or materials. Seller will indemnify Buyer for all amounts that Buyer may be compelled to pay in discharging or settling any mechanics lien filed for record against the Property and relating to such labor and/or materials.

f. **Wells, Septic Systems, Tanks.** There is a well located on the Property. Prior to Closing, Seller shall cap the well, at Seller's cost, and in compliance with all applicable ordinances and codes.

g. **Compliance With Law.** To Seller's best knowledge, the Property is in compliance with, and shall be in compliance with on the Closing Date, all applicable zoning ordinances and other applicable federal, state and local laws and regulations with respect to the Property.

h. **Proceedings.** There is no action, litigation, investigation, condemnation or proceeding of any kind pending or, to Seller's knowledge, threatened against Seller or any portion of the Property except as disclosed to Buyer in writing as of the date of this Agreement.

i. **Environmental Issues.** To Seller's best knowledge, the Property does not contain any hazardous waste or materials and is in compliance with all applicable environmental laws, and Seller has obtained all permits required under the federal state and local environmental laws in connection with the Property's ownership and operation. Seller has not received, nor is aware of, any notice of any past, present, or anticipated future events, conditions, activities, investigations, plans, studies or proposals, which: (a) would interfere with or prevent compliance by Seller with any environmental law; or (b) may give rise to any common law or statutory liability or otherwise form the basis of a claim, action, suit, proceeding, investigation or hearing, involving Seller or the Property and related in any way to hazardous substances or environmental laws. To Seller's knowledge, no investigation, administrative order, consent order and agreement or litigation and settlement with respect to solid waste or hazardous materials is in existence or threatened or anticipated with respect to the Property. Seller shall indemnify and hold Buyer harmless from and defend Buyer against any and all claims for violations of the federal, state or local environmental laws (including without limitation, claims arising out of any discharge of hazardous wastes) that occurred prior to the Closing. This indemnification shall include the right of the Buyer to recover and be paid any and all legal fees and costs incurred by Buyer (whether or not an action was started) in enforcing this indemnification or otherwise incurred as a result of Seller's breach. This duty of indemnification shall survive the Closing.

j. **Methamphetamine Disclosure.** Seller is not aware of any methamphetamine production that has occurred on the Property.

k. **Authorization.** Seller has the requisite power and authority to enter into this Agreement and the Seller's Closing Documents signed by Seller. Seller's execution, delivery and performance of this Agreement and Seller's Closing Documents does not conflict with or result in violation of any contract or agreement, or any judgment, order or decree of any court or arbiter to which Seller is a party. This Agreement and Seller's Closing Documents are Seller's valid and binding obligations, and are enforceable in accordance with their terms.

Except as specifically provided in this Agreement, Seller makes no other express or implied warranties or representations of any kind regarding the Property, including without limitation, the Property's condition, merchantability or fitness for a particular purpose. Seller will indemnify Buyer, its successors and assigns, against, and will hold Buyer, its successors and assigns, harmless from, any expenses or damages, including reasonable attorneys' fees, that Buyer incurs because of the breach of any of the above representations and warranties, whether such breach is discovered before or after Closing. Each of the representations and warranties contained in this Agreement shall survive the Closing and delivery of the Deed. Consummation

of this Agreement by Buyer with knowledge of any such breach by Seller will not constitute a waiver or release by Buyer of any claims due to such breach. These warranties and the duty of indemnification shall survive Closing.

12. Buyer's Representations and Warranties. Buyer represents and warrants to Seller that Buyer has the requisite power and authority to enter into this Agreement and the Buyer's Closing Documents signed by Buyer. This Agreement and Buyer's Closing Documents will have been duly authorized by all necessary action on Buyer's part and will have been duly executed and delivered. Buyer's execution, delivery and performance of this Agreement and Buyer's Closing Documents does not conflict with or result in violation of any contract or agreement, or any judgment, order or decree of any court or arbiter to which Buyer is a party. This Agreement and Buyer's Closing Documents are Buyer's valid and binding obligations, and are enforceable in accordance with their terms. These warranties will survive Closing.

13. Condemnation. If, before the Closing Date, eminent domain proceedings are commenced against all or any part of the Property, Seller will immediately give notice to Buyer of such fact, together with a legal description of the property being taken, and Buyer shall have the right at its option to terminate this Agreement by giving notice to Seller within 30 days after receiving Seller's notice or to purchase any remaining part of the Property which has not been so taken by condemnation or eminent domain, with a pro rata reduction in the Purchase Price based on the number of square feet taken. Upon termination of this Agreement pursuant to this Section, the Earnest Money shall be returned to Buyer and neither party will have further obligations under this Agreement. If this Agreement is not terminated under this Section, any awards from such condemnation or eminent domain proceedings shall belong to Seller. Before the Closing Date, Seller will not designate counsel, appear in, or otherwise act with respect to the condemnation proceedings without Buyer's prior written consent, which shall not be unreasonably withheld.

14. Mutual Indemnification. To the extent allowed by law, Seller and Buyer agree to indemnify each other against, and hold each other harmless from, all liabilities (including reasonable attorneys' fees in defending against claims) arising out of the ownership, operation or maintenance of the Property for their respective periods of ownership. Such rights to indemnification will not arise to the extent that: (a) the party seeking indemnification actually receives insurance proceeds or other cash payments directly attributable to the liability in question (net of the cost of collection, including reasonable attorneys' fees); or (b) the claim for indemnification arises out of the act or neglect of the party seeking indemnification. If and to the extent that the indemnified party has insurance coverage, or the right to make claim against any third party for any amount to be indemnified against as set forth above, the indemnified party will, upon full performance by the indemnifying party of its indemnification obligations, assign such rights to the indemnifying party or, if such rights are not assignable, the indemnified party will diligently pursue such rights by appropriate legal action or proceeding and assign the recovery and/or right of recovery to the indemnifying party to the extent of the indemnification payment made by such party.

15. Broker's Commission. Seller and Buyer represent and warrant to each other that they have dealt with no brokers, real estate agents, finders or the like in connection with this transaction other than CBRE, Inc. ("Seller's Broker"), which represents Seller. Seller shall pay

Seller's Broker as required by their specific agreement. To the extent allowed by law, Seller and Buyer agree to indemnify and hold each other harmless against all claims, damages, costs or expenses of or for any broker's fees or commissions resulting from their actions or agreements regarding the execution or performance of this Agreement, other than the fees payable to Seller's Broker as set forth above, and will pay all costs of defending any action or lawsuit brought to recover any such fees or commissions incurred by the other party, including reasonable attorney's fees.

16. Notices. Any notice required or permitted to be given by any party upon the other is given in accordance with this Agreement when it is: (a) delivered personally to the party or an officer of a party; (b) deposited in a sealed wrapper in the United States mail, postage prepaid; (c) deposited cost paid with a nationally recognized, reputable overnight courier; or (d) faxed or emailed, provided an original is personally delivered or deposited as provided herein, properly addressed as follows:

If to Seller: Kurt Ulrich
City Administrator
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

If to Buyer: Neal Kzryzaniak
NIK Management, Inc.
11736 177th Street West
Lakeville, MN 55044
Email: nealkay@live.com

Notices will be deemed effective on the earlier of the date of receipt or the date of deposit as aforesaid; provided, however, that if notice is given by deposit the time for response to any notice by the other party will commence to run one business day after any such deposit. Any party may change its address for the service of notice by giving written notice of such change to the other party, in any manner above specified, five (5) days prior to the effective date of such change.

17. Captions. The paragraph headings or captions appearing in this Agreement are for convenience only, are not a part of this Agreement and are not to be considered in interpreting this Agreement.

18. Entire Agreement; Modification. This written Agreement constitutes the complete agreement between the parties and supersedes any prior oral or written Agreements between the parties regarding the Property. There are no oral or side agreements that change this Agreement and no waiver of any of its terms will be effective unless in writing executed by the parties.

19. Binding Effect. This Agreement binds and benefits the parties and their respective successors and assigns.

20. Controlling Law. Minnesota law will govern this Agreement.

21. Time of the Essence. Time is of the essence with respect to all matters in this Agreement.

22. Remedies. If Buyer defaults under this Agreement, Seller shall have the right to terminate this Agreement by giving 30 days written notice to Buyer. If Buyer fails to cure the default within 30 days of service of the notice, this Agreement will terminate, and upon the termination, Seller will retain the Earnest Money. Upon Seller's default, Buyer shall have the right to receive all Earnest Money. In addition to and not in limitation of the foregoing, if prior to Closing, Seller defaults on any of the warranties, covenants or agreements in this Agreement or if any representation shall be untrue, then Buyer may at its option terminate this Agreement without liability to Buyer and all Earnest Money shall be refunded to Buyer.

23. Counterparts. This Agreement may be executed in any number of counterparts, all of which together shall constitute the Agreement. Facsimile and emailed signatures shall be sufficient for all purposes.

SELLER:

City of Ramsey

Dated: 1/14, **2015**

98

MAYOR

CITY ADMINISTRATOR

BUYER:

NIK Management, Inc.

Dated: 1-23, **2015**

By: _____

Its: President

CC Regular Session **7. 3.**

Meeting Date: 04/28/2015

Submitted For: Tim Gladhill, Community Development

By: Tina Goodroad, Community Development

Information

Title:

Adopt Resolution #15-04-093 Granting Preliminary Approvals for COR Parkview Addition and Parkview East

1. Preliminary Plat for Major Subdivision
2. Preliminary Site Plan for 121 Unit Apartment Building

Purpose/Background:

The purpose of this file is to review the Preliminary Plat and Preliminary Site Plan Review for the Parkview East Apartment Complex. Final Plat and Final Site Plan Review will be considered tentatively for May 12, 2015. At that time, the contingencies for plan revisions must be made.

The Subject Property is located south of Ramsey Parkway, east of Town Center Drive East and west of Rhinestone Street NW and north of Sunwood Drive. The property is located in COR-1 zoning sub-district. The application includes a plat to be called COR Parkview Addition and development of phase one apartment complex consisting of one four-story building with a total of 121 units with tuck under, detached garage and surface parking.

It is noted that the City Council is considering a contingent approval of the plans. The Developer desires to review the current plan set with the City Council as it relates to advisory board recommendations and seek preliminary approvals at the April 28 Meeting. A key milestone in the Purchase Agreement occurs on May 1 in which the City will retain earnest money if the Purchase Agreement is extended as allowed in the Agreement. The Developer desires an indication from the City Council on the status of the plans before that date occurs. There are a number of plan revisions that are required to satisfy the contingency of approval:

1. Resolve discrepancies in layout between architectural plan set and civil engineering set.
2. Address deficiency in 'build-to' line
3. Revise boulevard and sidewalk widths
4. Address Planning Commission and Environmental Policy Board recommendations regarding amount of surface parking area
5. Address EPB recommendation regarding internal landscaping and landscaping along southern property line to screen detached garages

Final background note: the revised architectural plan set will require revisions to the Civil Engineering plan set. Of key reference for future review, this will impact the layout of the proposed underground stormwater system. Staff cannot fully understand the impacts of this revision until revised plans are submitted for review as part of the Final Plat and Final Site Plan Review anticipated to be in front of the City Council on May 12.

Notification:

Staff attempted to notify all Property Owners within 700 feet of the Subject Property of the Public Hearing via Standard US Mail. A notification of Public Hearing was published in the Anoka County Union Herald.

Observations/Alternatives:

The property is zoned COR-1 Mixed Use Core Sub-District which is intended to provide a mix of residential, retail, and service uses. This sub-district allows the highest intensity of uses including high density housing. The proposed use as an apartment building meets the intent of the COR-1 Sub-District.

The COR Design Framework establishes maximum build to lines based on the roadway the property frontage. For buildings located along a Parkway, sixty (60) percent of the building (at least 300 feet) shall be located five (5) feet from the back of the sidewalk. As the Staff Review Letter notes, revisions to the boulevard width, sidewalk width, and placement of the building itself must be made.

The COR Design Framework includes guidelines on how to manage parking. This is particularly important in COR-1 Sub-District, being the most intense and pedestrian oriented. A variety of parking options are proposed for the site. The parking plan for the site is as follows:

Surface Stalls	125
Tuck Under Garage (Internal to Building)	44
Detached Garage Stalls	91
Total Proposed Parking Stalls	260
Parking Ratio	2.14
Needed Stall Reduction to Avoid CUP	18

Both the Environmental Policy Board and Planning Commission recommended that the Developer work to reduce the amount of surface parking on the site. The EPB noted very limited landscaping and green space internal to the site. The Planning Commission noted that there appears to be more parking supplied than will be demanded by the proposed use. The Developer has made an attempt to reduce the amount of off-street parking and increase the amount of green space internal to the site. The Planning Commission directed Staff to include the tuck-under garages in the total calculation and follow the guidelines of the Design Framework for total parking. The Design Framework specifies a maximum of two (2) stalls per unit, which can be increased by another 25% with the issuance of a Conditional Use Permit. The Developer shall either remove an additional eighteen (18) parking stalls or secure a Conditional Use Permit to run concurrently with the remainder of the review. The Developer could show 'proof of parking' to review the need for additional parking spaces at a later date. On-Street Parking is permitted on Sapphire Street and 145th Avenue to be constructed with the project.

The COR Design Framework includes Street Design Standards within the COR. The plans will need to be revised to reflect the revisions required in the Staff Review File. Generally speaking, both the sidewalk and boulevard area along Ramsey Parkway will need to be widened. The landscape plan includes rows of street trees along each of the three streets the site abuts. Ramsey Parkway and Rhinestone Street contain two types of trees while Sapphire Street and 145 th Avenue include one type. The proposed trees meet the requirements based on street type. No other landscaping is shown on the plan other than the required street trees. A community garden and playground space is include at the northwest corner. Additional detail and proposed landscaping for this area shall be submitted. The Environmental Policy Board made several advisory recommendations to enhance the internal landscaping plan, as outlined in the Staff Review File.

High quality architecture and building materials is an essential component in fulfilling the objectives of the COR Design Framework. Roof design, materials, amount of windows, and overall design that breaks up the different floors and walls are all important elements to the overall building design. In the COR-1 Sub-District buildings are placed closer to the street so greater emphasis is placed on materials and design features at the street level.

Architectural Elevations for all exterior walls have been completed. The proposed materials consist of stone and brick at the base. The rear elevation includes an enhanced stone entry with canopy and additional stone above. Other materials include composite panel (i.e. fiber cement panels) and steel lap and vertical siding. Metal siding can be used as a complementary material. In COR-1 Sub-District buildings shall be primarily brick or comparable

alternative and shall comprise a minimum of fifty (50) percent of the non-glazed wall area. Calculations shall be provided for brick and stone for each elevations.

Full colored elevation plans should be provided. The combination of composite and steel in the differing patterns divides the floors and sections of the building. Multiple sections of the building are articulated to break up the flat wall. In addition windows and decks are proposed for each unit that provide further breaks in the building wall design. Additional information is required for the specific appearance of the individual air conditioning units. Staff is concerned over the appearance, color, size and overall look of units on each elevation.

The south elevation includes garage doors for tuck under garages. Garage doors shall be in colors that are complementary to the main building materials. The roof design is pitched with asphalt shingles. The elevation facing Ramsey Parkway is actually the rear of the building and contains the same materials as the front. The first floor contains windows to create street-level interest and pedestrian scale along this street frontage. The northern elevation does include an entrance for the building.

Five detached garage buildings are planned in the southern portion of the site. Three long buildings each containing 16 stalls are located in a row along the south property line with two additional buildings just north of this row containing 22 stalls each. The garage buildings contain the same materials as the apartment building. The roofs are pitched with additional accenting so that they are of a higher design standard than typical detached structures. The materials will include stone, horizontal lap siding, shake siding and an asphalt shingle roof. The sides will contain the stone and horizontal siding. The additional roof treatments and glass demonstrate a good effort in enhancing the design of these detached structures. The use of stone at the base will help improve the longevity of these structures. Staff would recommend considering all brick or stone on the back side of these garages in lieu of any lap siding. Although the garages will eventually be screened by future buildings, that timeline is undetermined. The Environmental Policy Board recommended additional landscaping along this wall to soften the view. The EPB noted that the number of plantings along public streets could be reduced to off-set the suggested plantings along the southern garages.

Funding Source:

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

Recommendation:

The Planning Commission recommends approval of the request with required revisions as outlined in the Staff Review Letter.

The Planning Commission did have significant discussion about the original vision of the COR-1 Sub-District, especially as it relates to the definition of mixed-use in addition to managed parking. The original Ramsey Town Center placed a higher emphasis on vertically mixed uses within buildings. The revision to the Master Plan in 2012 shifted to more of a focus of mix of uses within a single block. The proposed building does not include a retail component, but does sit on a block with multiple other uses including retail and office.

The Planning Commission requests an opportunity to meet with the City Council in a Joint Work Session to discuss clarification and potential language changes to rectify a perceived disconnect between the Development Plan and language contained within the Design Framework. The Planning Commission desire the City Council's thoughts on the vision of The COR to potentially revise zoning language to better clarify said vision.

Action:

Motion to recommend that the City Council adopt Resolution #15-04-093 granting Preliminary Plat and Preliminary Site Plan Approval for COR Parkview Addition/Parkview East, with required revisions as outlined in the Staff Review Letter.

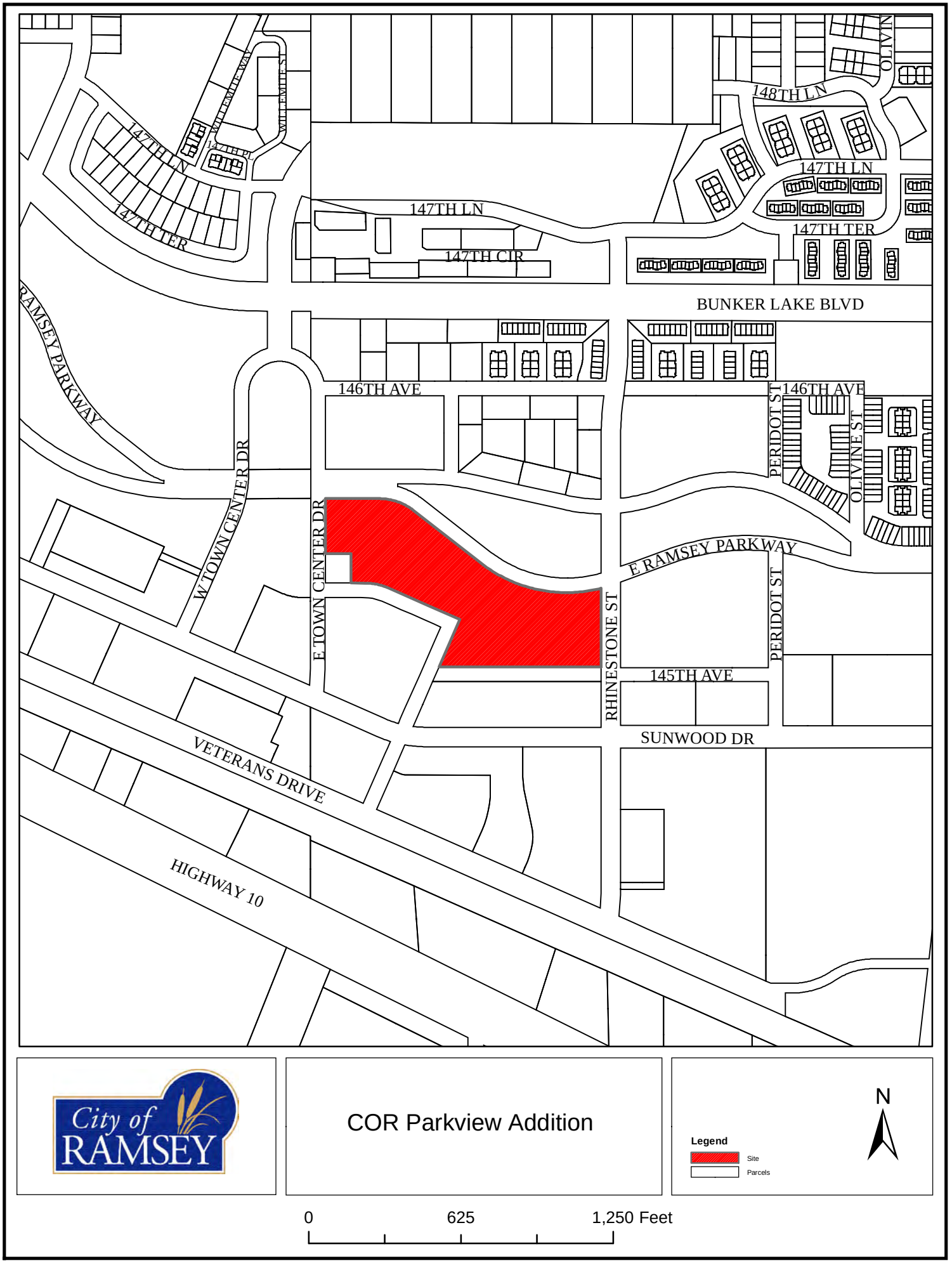
NOTE: this is not final approval of the project. The Developer will need to satisfy the contingencies of the approval of Preliminary Plat and Preliminary Site Plan. In addition, the Developer will need to secure Final Plat and Final Site Plan approval.

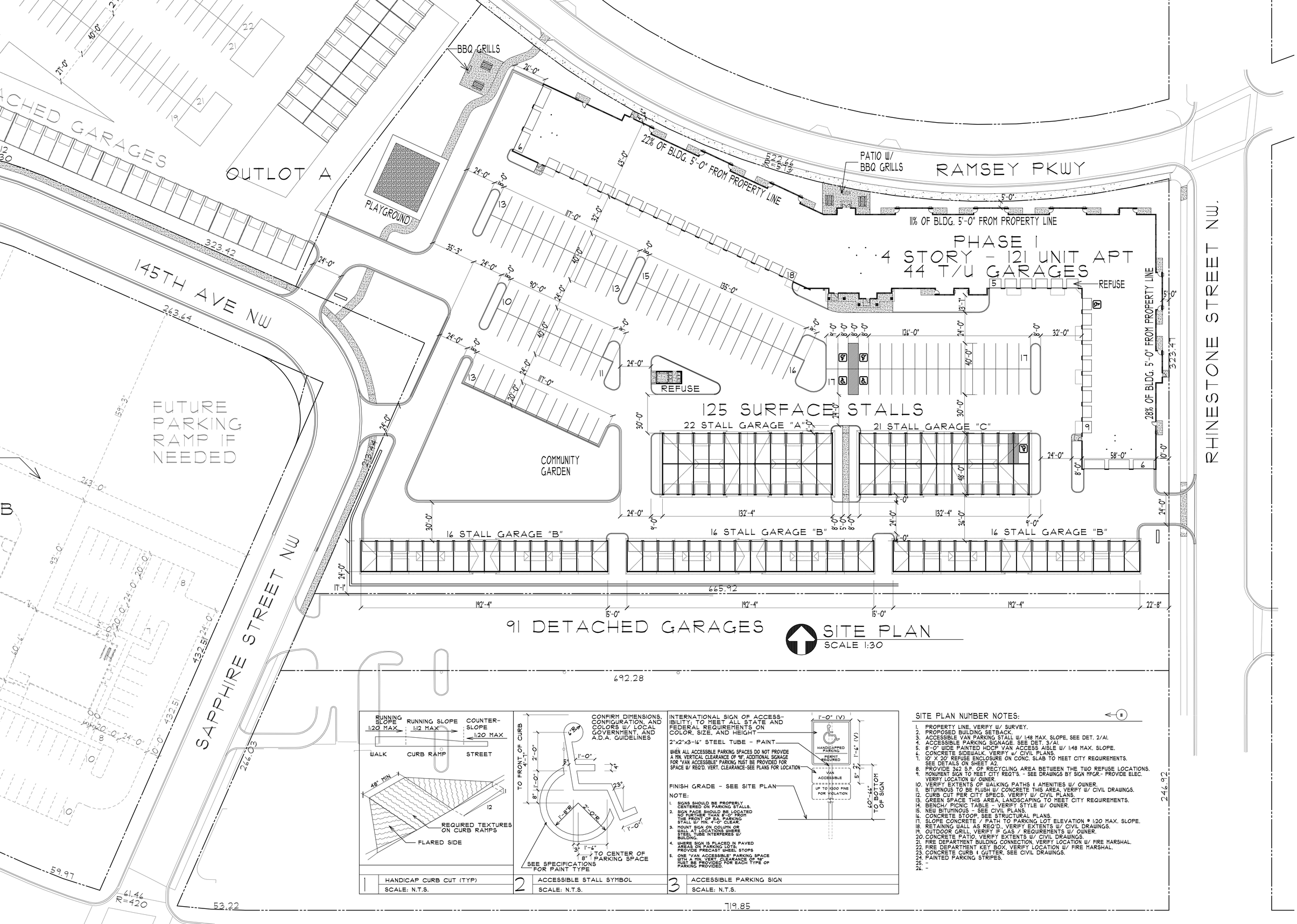
Attachments

Site Location Map
Architectural Plan Set
Civil Engineering Plan Set
Staff Review File
Environmental Policy Board Minutes dated March 31, 2015
DRAFT Planning Commission Minutes dated April 9, 2015
Resolution #15-04-093

Form Review

Inbox	Reviewed By	Date
Tim Gladhill (Originator)	Tim Gladhill	04/23/2015 07:44 AM
Kurt Ulrich	Kurt Ulrich	04/23/2015 12:01 PM
Form Started By: Tim Gladhill		Started On: 04/16/2015 08:47 AM
Final Approval Date: 04/23/2015		


147TH LN
147TH TER
147TH CIR
148TH LN
OLIVINE ST
BUNKER LAKE BLVD
RAMSEY PARKWAY
146TH AVE
PERIDOT ST
W TOWN CENTER DR
E TOWN CENTER DR
E RAMSEY PARKWAY
RHINESTONE ST
145TH AVE
SUNWOOD DR
VETERANS DRIVE
HIGHWAY 10
City of RAMSEY
COR Parkview Addition
Legend
Site
Parcels
N
0
625
1,250 Feet



SITE PLAN NUMBER NOTES:

1. PROPERTY LINE, VERIFY W/ SURVEY.
2. PROPOSED BUILDING SETBACK.
3. ACCESSIBLE VAN PARKING STALL W/ 1:48 MAX. SLOPE, SEE DET. 2/A1.
4. ACCESSIBLE PARKING SIGNAGE, SEE DET. 3/A1.
5. 8'-0" WIDE PAINTED HDCP VAN ACCESS AISLE W/ 1:48 MAX. SLOPE.
6. CONCRETE SIDEWALK, VERIFY W/ CIVIL PLANS.
7. 10' X 20' REFUSE ENCLOSURE ON CONC. SLAB TO MEET CITY REQUIREMENTS. SEE DETAILS ON SHEET A2.
8. PROVIDE 362 S.F. OF RECYCLING AREA BETWEEN THE TWO REFUSE LOCATIONS.
9. MONUMENT SIGN TO MEET CITY REQT'S. - SEE DRAWINGS BY SIGN MFGR.- PROVIDE ELEC. VERIFY LOCATION W/ OWNER.
10. VERIFY EXTENTS OF WALKING PATHS & AMENITIES W/ OWNER.
11. BITUMINOUS TO BE FLUSH W/ CONCRETE THIS AREA, VERIFY W/ CIVIL DRAWINGS.
12. CURB CUT PER CITY SPECS, VERIFY W/ CIVIL PLANS.
13. GREEN SPACE THIS AREA, LANDSCAPING TO MEET CITY REQUIREMENTS.
14. BENCH/ PICNIC TABLE - VERIFY STYLE W/ OWNER.
15. NEW BITUMINOUS - SEE CIVIL PLANS.
16. CONCRETE STOOP, SEE STRUCTURAL PLANS.
17. SLOPE CONCRETE / PATH TO PARKING LOT ELEVATION @ 1:20 MAX. SLOPE.
18. RETAINING WALL AS REQ'D., VERIFY EXTENTS W/ CIVIL DRAWINGS.
19. OUTDOOR GRILL, VERIFY IF GAS / REQUIREMENTS W/ OWNER.
20. CONCRETE PATIO, VERIFY EXTENTS W/ CIVIL DRAWINGS.
21. FIRE DEPARTMENT BUILDING CONNECTION, VERIFY LOCATION W/ FIRE MARSHAL.
22. FIRE DEPARTMENT KEY BOX, VERIFY LOCATION W/ FIRE MARSHAL.
23. CONCRETE CURB & GUTTER, SEE CIVIL DRAWINGS.
24. PAINTED PARKING STRIPES.
25. -
26. -

KUKER
PSD, LLC
7533 SUNWOOD DR
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PHONE: (763) 427-5955

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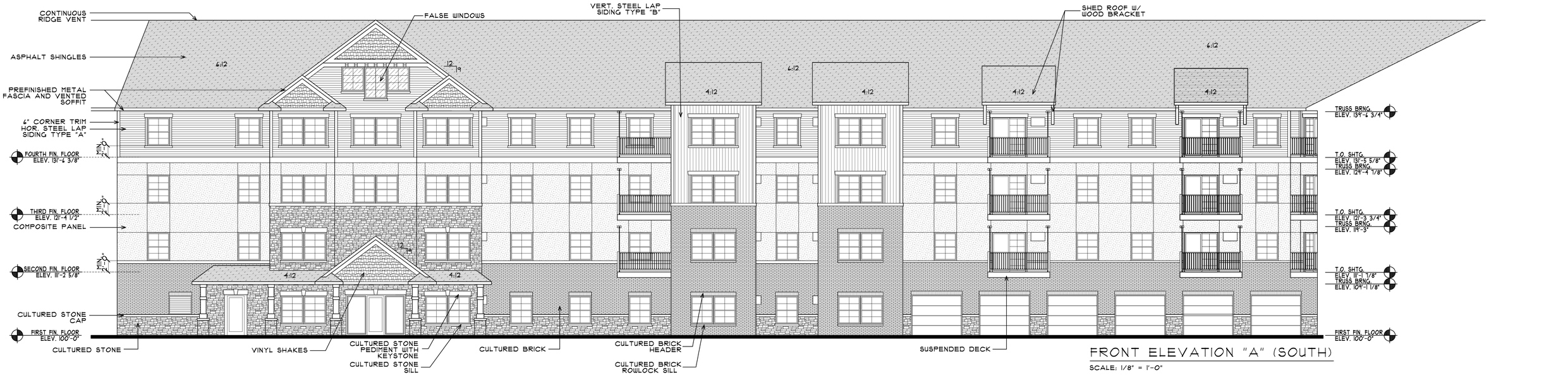
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Architect under the laws of the state of MINNESOTA
Date
Name NORMAN E. COLE Signature

PROPOSED:
PARKVIEW EAST APARTMENTS
RAMSEY, MN

Project No.
14082
Issue Date:
Revision:

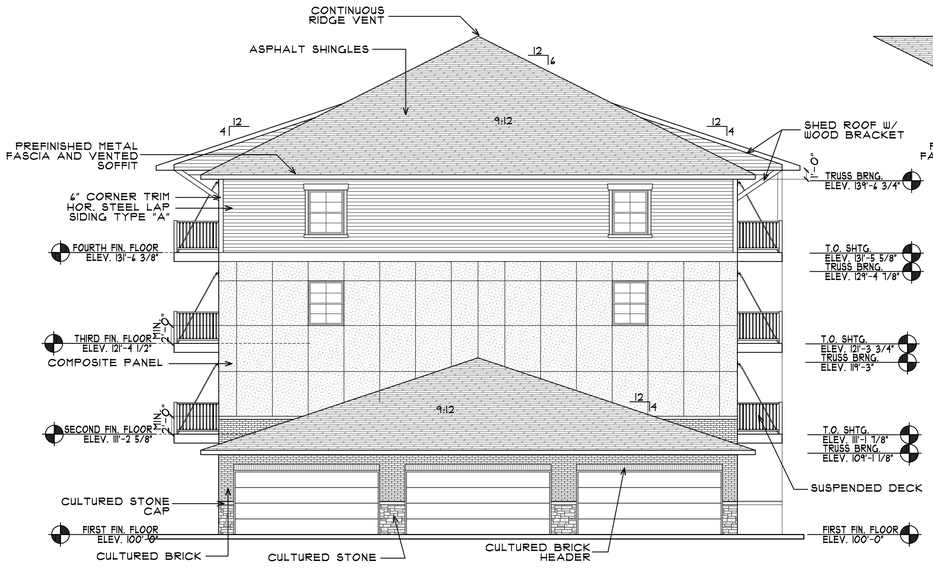
A1
OF 33

PLOTTED: 4-14-15 FILE: 140825 COM: 4



FRONT ELEVATION "A" (SOUTH)

SCALE: 1/8" = 1'-0"



FRONT ELEVATION "C" (SOUTH)

SCALE: 1/8" = 1'-0"

FRONT ELEVATION "B" (WEST)

SCALE: 1/8" = 1'-0"

FILE: 14082E COM: 4 PLOTTED: 4-14-15

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Date _____ # 22288 _____
Name NORMAN E. COLE Signature _____

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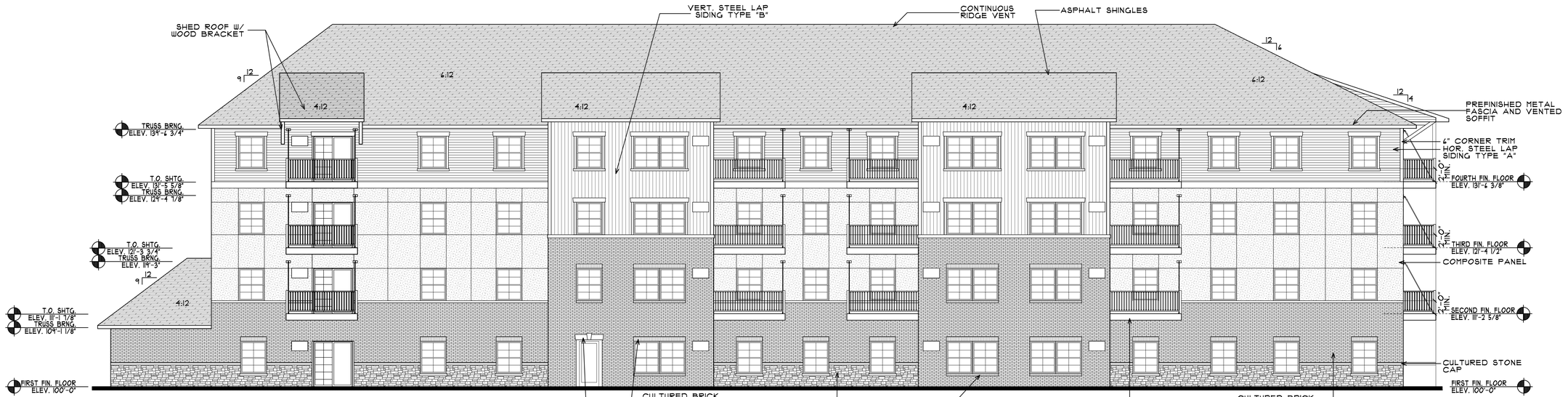
PROPOSED:
PARKVIEW EAST APARTMENTS
RAMSEY, MN

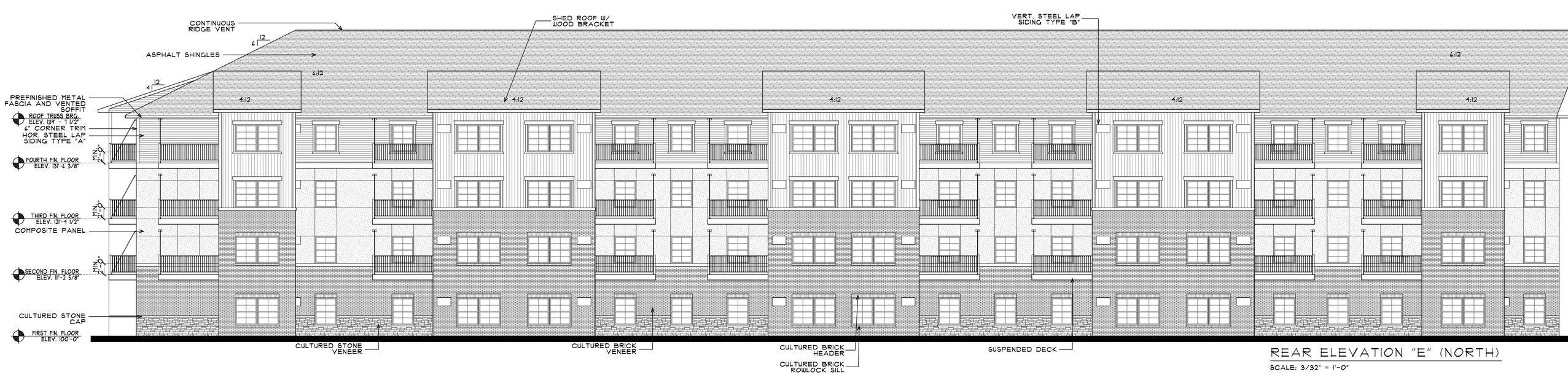
Project No. 14082
Issue Date: -
Revision: .

A31
OF 33



SIDE ELEVATION "D" (EAST)

SCALE: 1/8" = 1'-0"



REAR ELEVATION "E" (NORTH)

SCALE: 3/32" = 1'-0"

FILE: 14082E COM: 4 PLOTTED: 4-14-15

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PROPOSED:
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Project No. 14082

Issue Date: -

Revision: -

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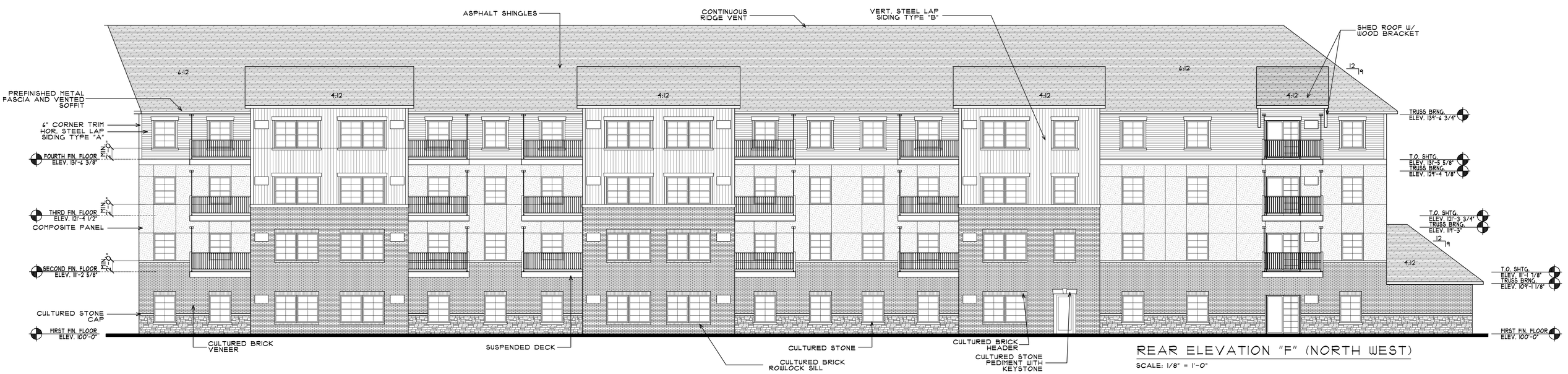
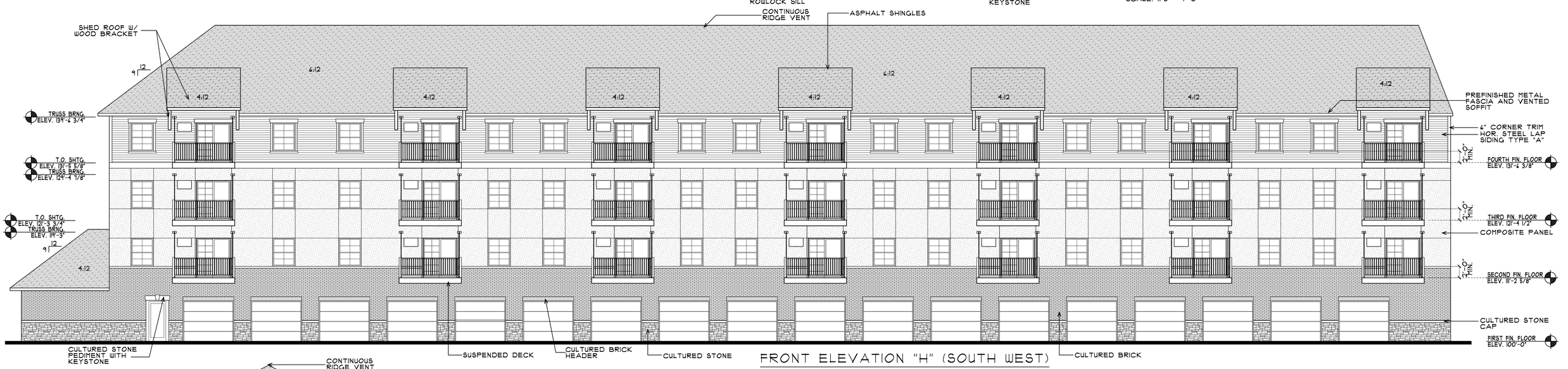
OF 33



REAR ELEVATION "F" (NORTH WEST)

SCALE: 1/8" = 1'-0"



FRONT ELEVATION "H" (SOUTH WEST)

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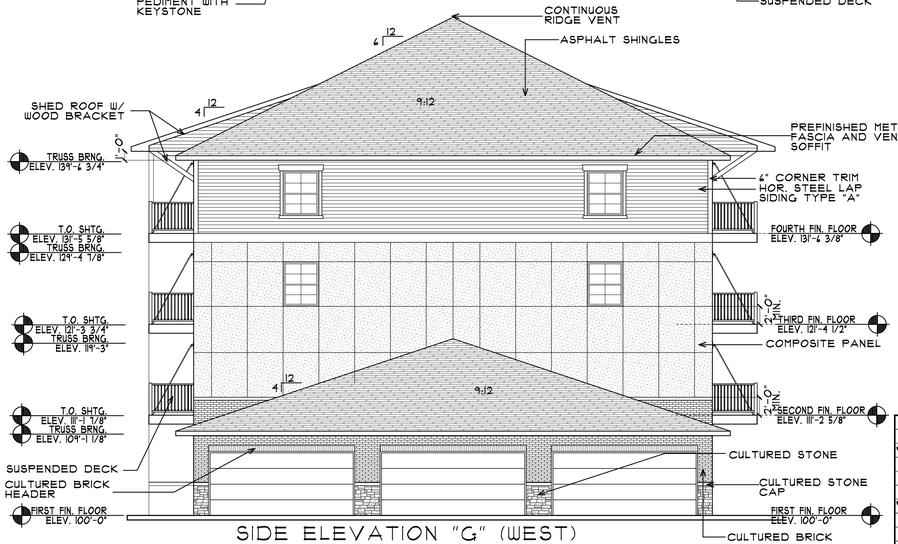

SIDE ELEVATION "G" (WEST)

SCALE: 1/8" = 1'-0"

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Name NORMAN E. COLE Signature _____

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PROPOSED:
PARKVIEW EAST APARTMENTS
RAMSEY, MN

FILE: 14082E COM: 4 PLOTTED: 4-14-15

Project No. 14082

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Revision:

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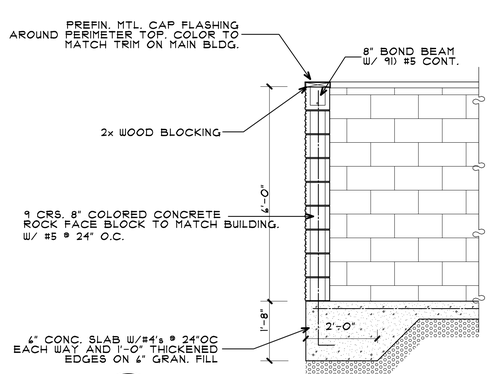
OF 33



4 / A2 TRASH ENCLOSURE SECTION
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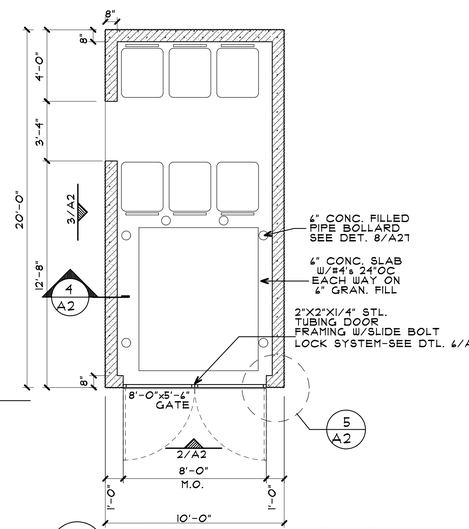

1 / A2 TRASH ENCLOSURE PLAN
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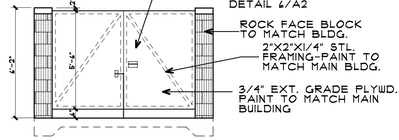

2 / A2 FRONT ELEVATION
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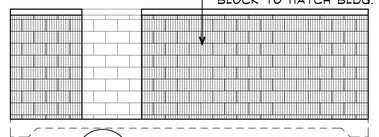
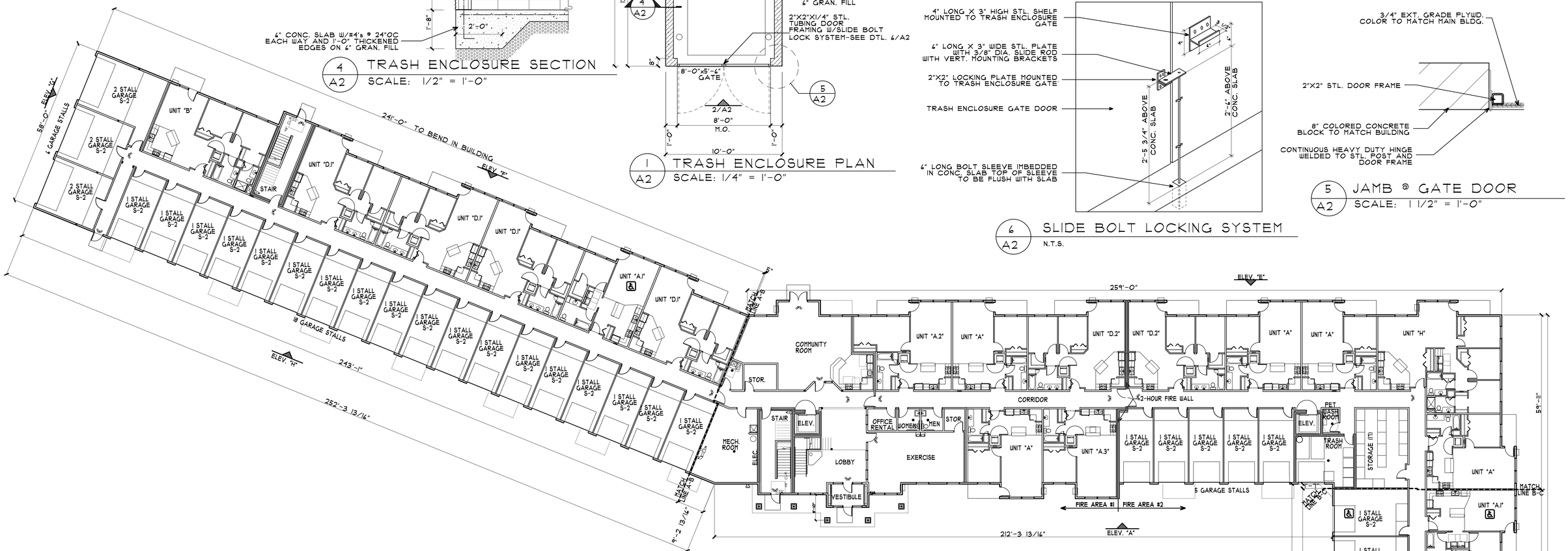


3 / A2 SIDE ELEVATION
SCALE: 1/4" = 1'-0"

6 / A2 SLIDE BOLT LOCKING SYSTEM
N.T.S.

5 / A2 JAMB @ GATE DOOR
SCALE: 1 1/2" = 1'-0"



FIRST FLOOR OVERALL PLAN
SCALE: 1/16" = 1'-0"

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Date ---
Lic. # 22288
Name NORMAN E. COLE Signature

MATT KUKER
PSD, LLC
7533 SUNWOOD DR
SUITE 315
RAMSEY, MN 55303
PHONE: (763) 427-5955

PROPOSED:
PARKVIEW EAST APARTMENTS
RAMSEY, MN

Project No.
14082
Issue Date:
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Revision:
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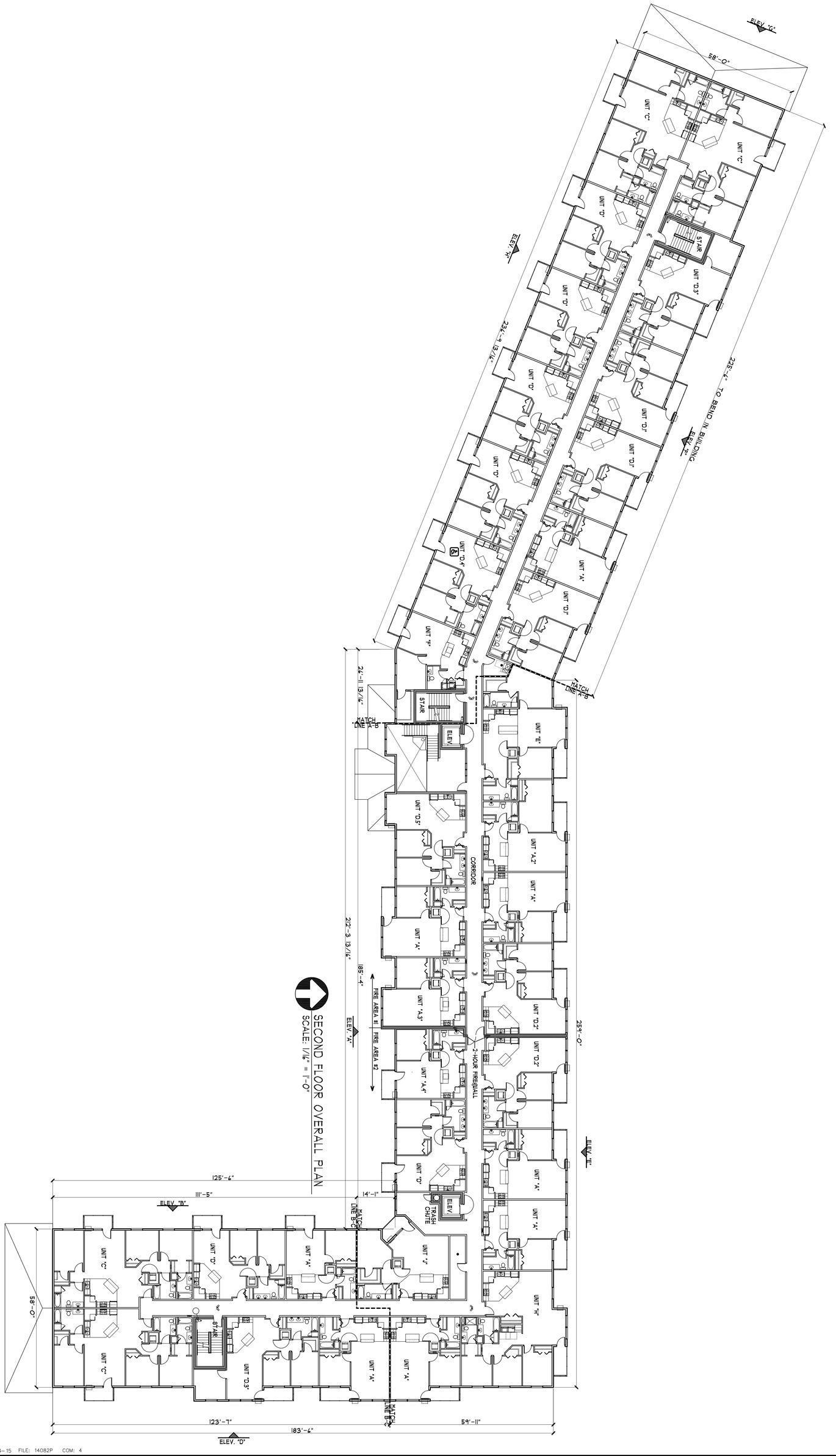
A2
OF 33

PLOTTED: 4-14-15 FILE: 14082P COM: 4



SECOND FLOOR OVERALL PLAN
SCALE: 1/16" = 1'-0"

PLOTTED: 4-14-15 FILE: 14082P COM: 4

PROPOSED:
PARKVIEW EAST APARTMENTS
RAMSEY, MN

Project No. 14082
Issue Date:
Revisions:
-

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GP 38

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RAMSEY, MN 55303
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Date -
22288
Name NORMAN E. COLE Signature

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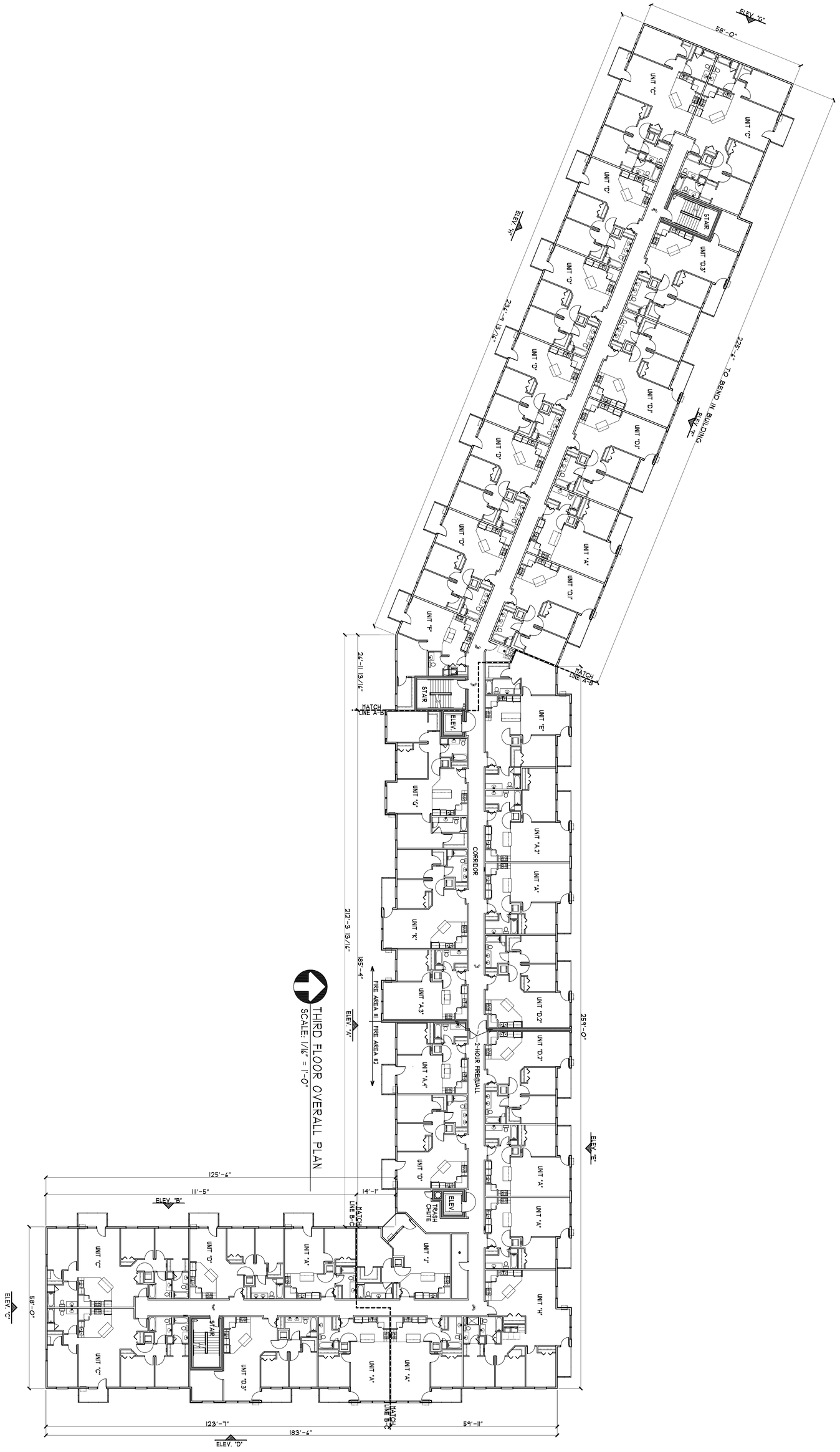
(320) 654-6570
www.colegrouparchitects.com



THIRD FLOOR OVERALL PLAN
SCALE: 1/16" = 1'-0"

PLOTTED: 4-14-15 FILE: 14082P COM: 4

A4
OF 33

PROPOSED:
PARKVIEW EAST APARTMENTS
RAMSEY, MN

Project No. 14082
Issue Date:
Revision: 1

MATT KUKER
PSD, LLC
7533 SUNWOOD DR
SUITE 315
RAMSEY, MN 55303
PHONE: (763) 427-5955

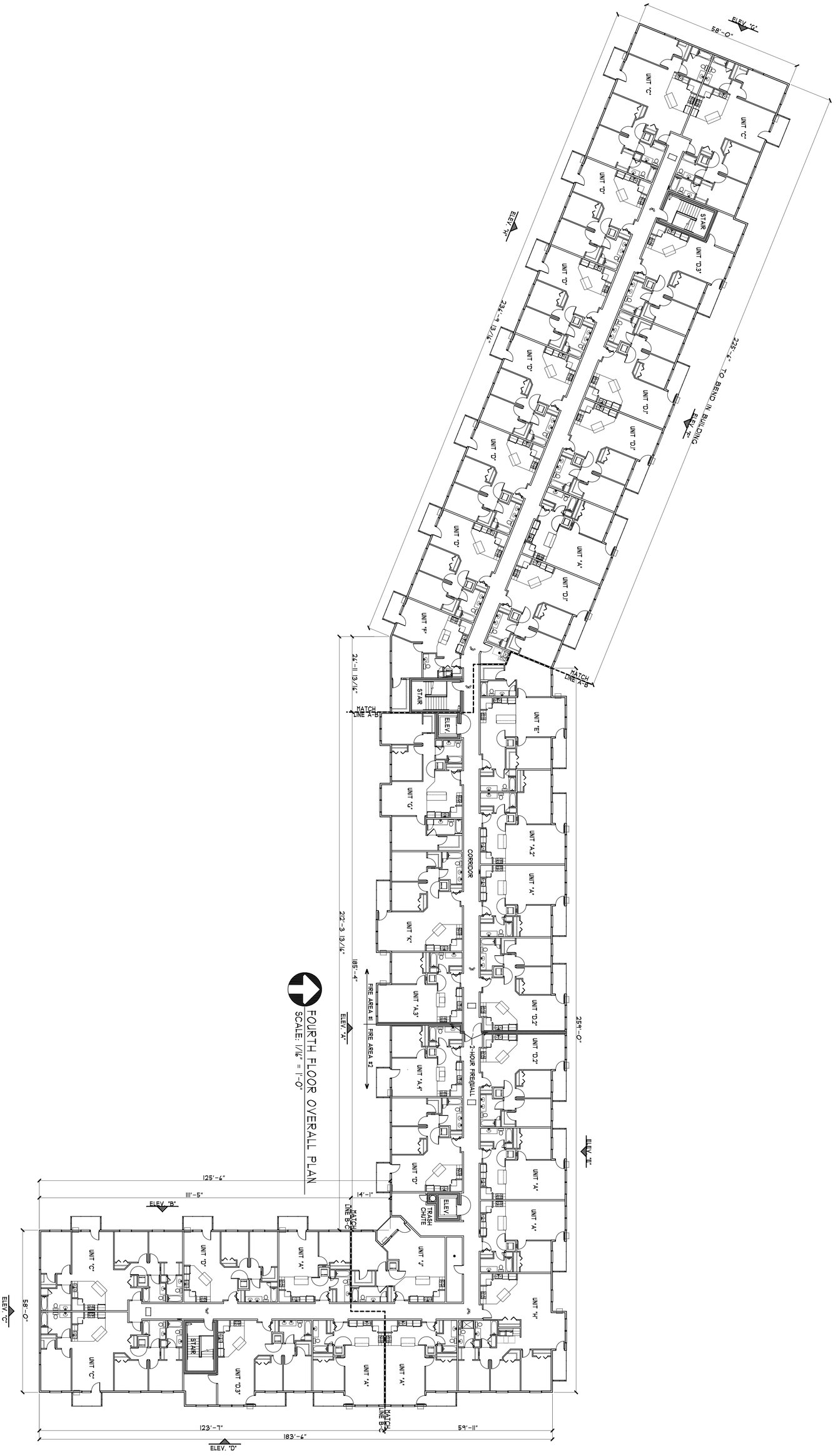
These documents are not valid for building permit unless signed in ink and oversealed. Copies are not valid.

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Architect under the laws of the state of MINNESOTA

Date _____ # 22288

Name NORMAN E. COLE Signature _____

COLE GROUP
ARCHITECTS LLC.
214 Park Avenue South
Suite 102
Saint Cloud, MN 56301
(320) 654-4570
www.colegrouparchitects.com



FOURTH FLOOR OVERALL PLAN
SCALE: 1/16" = 1'-0"

PLOTTED: 4-14-15 FILE: 14082P COM: 4

PROPOSED:
PARKVIEW EAST APARTMENTS
RAMSEY, MN

Project No. 14082
Issue Date:
Revision:

A2
OF 33

MATT KUKER
PSD, LLC
7533 SUNWOOD DR
SUITE 315
RAMSEY, MN 55303
PHONE: (763) 427-5955

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Date _____ # 22288

Name NORMAN E. COLE Signature _____

COLE GROUP
ARCHITECTS LLC.
214 Park Avenue South
Suite 102
Saint Cloud, MN 56301
(320) 654-6570
www.colegrouparchitects.com

CITY OF RAMSEY, MN

CIVIL CONSTRUCTION PLANS FOR

PARKVIEW EAST APARTMENT COMPLEX

GRADING, AGGREGATE BASE, SANITARY SEWER, WATERMAIN, STORM SEWER,
PEDESTRIAN CURB RAMPS, CONCRETE SIDEWALK, & BITUMINOUS SURFACING.
MAY, 2015

SHEET INDEX

SHEET NO.	TITLE
C.0	TITLE SHEET
C1.0	LEGEND
C1.1 - C1.5	DETAILS
C1.6	TYPICAL SECTIONS
C1.7	INTERSECTION DETAILS AND CONSTRUCTION NOTES
C2.0	SWPPP
C2.1	SWPPP
C2.2	SWPPP
C2.3	EXISTING CONDITIONS AND REMOVALS
C2.4	SITE PLAN
C2.5	GRADING AND STORM UTILITY PLAN
C2.6	EROSION CONTROL PLAN
C2.7	STORM UNDERGROUND STORAGE
C2.8	LANDSCAPE/TREE PLAN
C3.0	PLAN AND PROFILE - 145TH AVENUE NW
C3.1	PLAN AND PROFILE - PARKVIEW SITE
C3.2	STORM PROFILES - PARKVIEW SITE

THIS PLAN CONTAINS 21 SHEETS

1000 0 1000
SCALE FEET

MAP OF THE
CITY OF RAMSEY
ANOKA COUNTY, MN

SCALES

PLAN 0' 20'
PROFILE 0' 20' HORIZ.
0' 5' VERT.
INDEX MAP 0' 500'

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PROJECT LOCATION
ANOKA COUNTY, MN

NOTE: EXISTING UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN PROVIDED BY THE UTILITY OWNER. THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE LAW. NOTIFY GOPHER STATE ONE CALL, 1-800-252-1166 OR 612-454-0002.

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS UTILITY QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

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.

CODY L. HOLMES REG. NO. 49143 DATE: 3/3/2015

PROJECT DATUM:
HORIZONTAL: Anoka County Coordinates (1996 Adjustment)
VERTICAL: NGVD 29

DESIGNED CLH
DRAWN JEN
CHECKED CLH

BOLTON & MENK, INC.
Consulting Engineers & Surveyors
MANKATO, MN FAIRMONT, MN SLEEPY EYE, MN BURNSVILLE, MN
WILLMAR, MN CHASKA, MN RAMSEY, MN MAPLEWOOD, MN
BAXTER, MN ROCHESTER, MN AMES, IA SPENCER, IA

RECORD DRAWING INFORMATION
OBSERVER:
CONTRACTOR:
DATE:

PSD LLC, RAMSEY, MINNESOTA
PARKVIEW EAST APARTMENT COMPLEX
TITLE SHEET

SHEET C.0

EXISTING

- IRON PIPE MONUMENT SET
- MONUMENT FOUND
- CAST IRON MONUMENT FOUND
- STONE MONUMENT FOUND
- POST SET
- BENCH MARK
- AUTO SPRINKLER
- ANTENNA
- AIR CONDITIONER
- ANCHOR
- AIR PUMP
- APRON
- BASKETBALL HOOP
- BIRD FEEDER
- BENCH
- BRACE POLE
- CATCH BASIN
- CLOTHES LINE POLE
- CONTROL POINT
- CLEAN OUT
- COMMUNICATION PEDESTAL
- CURB STOP VALVE
- DITCH TOP
- DRINKING FOUNTAIN
- DOWN SPOUT
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC PEDESTAL
- ELECTRIC TRANSFORMER
- EXHAUST VENT
- FLAG POLE
- FILL PIPE
- GAS MANHOLE
- GAS REGULATOR
- GAS VALVE
- GAS METER
- ACCESS GRATE
- HANDICAPPED PARKING
- HAND HOLE
- HYDRANT
- IRRIGATION CONTROL VALVE
- LIGHT DECORATIVE
- LIGHT POLE
- MAILBOX
- METER
- POST
- MANHOLE
- LIFT STATION MANHOLE
- MONITORING WELL
- ORDER MICROPHONE
- PARK GRILL
- GAS PUMP
- POST INDICATOR VALVE
- PARKING METER
- SANITARY MANHOLE
- SATELLITE DISH
- SEMAPHORE TRAFFIC LIGHT
- SIGNAL BOX
- SIGNAL POLE - RR
- SOIL BORING
- SIREN
- SPRINKLER HEAD
- STORM MANHOLE
- TELEPHONE MANHOLE
- PUBLIC TELEPHONE
- TILE INLET
- TILE RISER
- TRAFFIC ARM BARRIER
- TRAFFIC SIGN
- TRANSMISSION TOWER
- UTILITY POLE
- VACUUM
- VENT PIPE
- DECIDUOUS TREE
- CONIFEROUS TREE
- STUMP
- BUSH
- WELL
- WATER MANHOLE
- WATER METER
- WATER SPIGOT
- WATER VALVE
- WETLAND / MARSH
- WETLAND - DELINEATED

PROPOSED

- ALIGNMENT/CENTERLINE (22+00)
- RIGHT-OF-WAY LINE
- TEMPORARY EASEMENT
- CONSTRUCTION LIMITS
- CURB & GUTTER
- CURB & GUTTER (OUT)
- BITUMINOUS EDGE
- CONCRETE EDGE
- GRAVEL EDGE
- SILT FENCE-PREASSEMBLED
- SILT FENCE-HEAVY DUTY
- EROSION PROTECTION AT INLET
- MANHOLE
- CATCH BASIN
- STORM INLET
- APRON
- STORM SEWER
- PERFORATED PIPE DRAIN
- STORM DRAIN TILE
- CULVERT W/APRON
- STORM MANHOLE NUMBER (1)
- SANITARY SEWER
- SANITARY FORCEMAIN
- SANITARY SEWER SERVICE
- SANITARY LIFT STATION (L)
- SANITARY MANHOLE
- SANITARY MANHOLE NUMBER (A)
- WATERMAIN
- WATERMAIN SERVICE
- WATER SYSTEM MANHOLE
- HYDRANT
- HYDRANT W/ VALVE
- VALVE
- CURBSTOP
- BEND
- REDUCER
- CROSS
- TEE
- CAP
- SLEEVE
- SIGN
- LIGHT POLE
- GUARD RAIL
- SOIL BORING (B-?)
- WETLAND
- BUSH
- CONIFEROUS TREE
- DECIDUOUS TREE

- OVERHEAD ELECTRIC LINE (EO)
- UNDERGROUND ELECTRIC LINE (EU)
- GAS LINE (G)
- FIBER OPTIC LINE (FO)
- UNDERGROUND COMMUNICATIONS LINE (CU)
- OVERHEAD UTILITY LINE (OU)
- WATER SYSTEM
- STORM SEWER
- TILE LINE
- SANITARY SEWER
- SANITARY FORCEMAIN
- CULVERT
- INTERMEDIATE CONTOURS
- INDEX CONTOURS
- COUNTY LINE
- CITY LIMITS
- SIXTEENTH LINE
- QUARTER LINE
- SECTION LINE
- ADJACENT LINES
- EASEMENT LINE
- BUILDING SETBACK LINE
- FENCE LINE
- GUARD RAIL
- ACCESS CONTROL LINE
- CENTERLINE
- PROPERTY / LOT LINE
- ROAD RIGHT-OF-WAY LINE
- RAILROAD RIGHT-OF-WAY LINE
- GRAVEL EDGE
- BITUMINOUS EDGE
- CONCRETE EDGE
- CURB & GUTTER
- WATER EDGE
- WATER CENTERLINE
- HIGHWATER LINE
- WETLAND EDGE
- SWALE CENTERLINE
- RAILROAD TRACKS
- TREE DRIP LINE

NOTE: DETAILS NOT TO SCALE

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CODY L. HOLMES
LIC. NO. 49143 DATE 3/3/2015

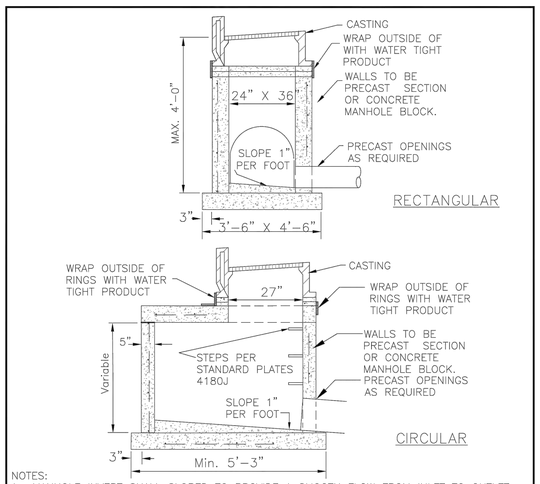
DESIGNED CLH
DRAWN JEN
CHECKED CLH

BOLTON & MENK, INC.
Consulting Engineers & Surveyors
MANKATO, MN FAIRMONT, MN SLEEPY EYE, MN BURNSVILLE, MN
WILLMAR, MN CHASKA, MN RAMSEY, MN MAPLEWOOD, MN
BAXTER, MN ROCHESTER, MN AMES, IA SPENCER, IA

REV.	BY	DATE

PSD LLC, RAMSEY, MINNESOTA
PARKVIEW EAST APARTMENT COMPLEX
LEGEND

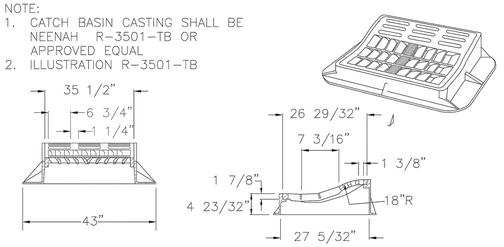
SHEET C1.0



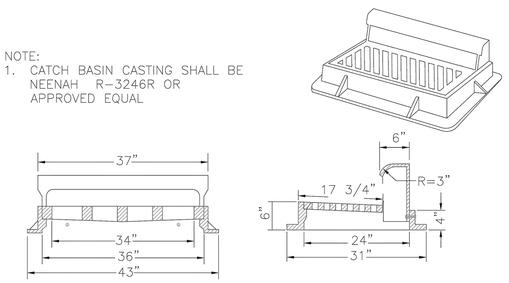
NOTES:
1. MANHOLE INVERT SHALL SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET
2. CONCRETE BASE SHALL BE 6" POURED IN PLACE OR 5" PRECAST SLAB.
3. CONCRETE ADJUSTING RINGS TO BE INSTALLED MAX.7-2" RINGS, MIN 2-2" RINGS
4. GROUT BETWEEN RINGS,SHIMS SHALL BE METAL, CONCRETE OR PLASTIC
5. INSPECTION OF MANHOLE REQUIRED BEFORE BACKFILLING
6. A 10 GAUGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL STORM LINES.
7. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
8. STEPS ARE REQUIRED IF STRUCTURE FROM THE CASTING TO THE INVERT IS GREATER THAN 4 FEET
9. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS

APPROVED DATE 4-2007	City of RAMSEY	STANDARD DETAILS CATCH BASIN CITY PLATE No. STO-7

NOTE:
1. CATCH BASIN CASTING SHALL BE NEENAH R-3501-TB OR APPROVED EQUAL
2. ILLUSTRATION R-3501-TB

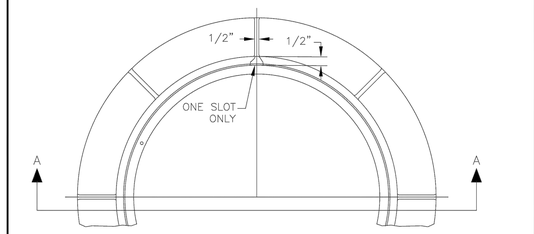


NOTE:
1. CATCH BASIN CASTING SHALL BE NEENAH R-3246R OR APPROVED EQUAL

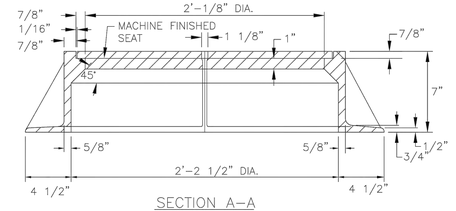


STANDARD CATCHBASIN CASTING

APPROVED DATE 2-2007	City of RAMSEY	STANDARD DETAILS STORMWATER CASTINGS CITY PLATE No. STO-2

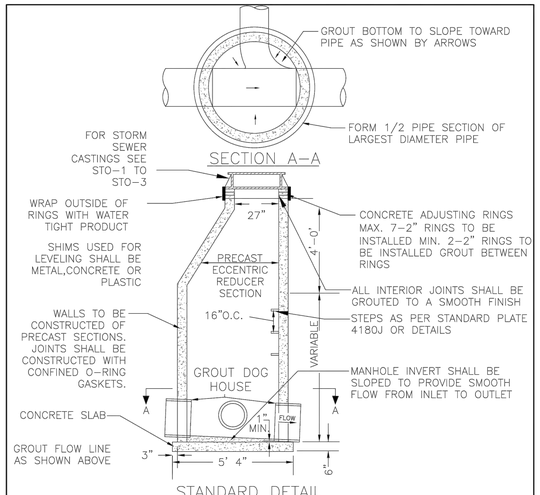


HALF TOP VIEW



SECTION A-A
7" CASTING

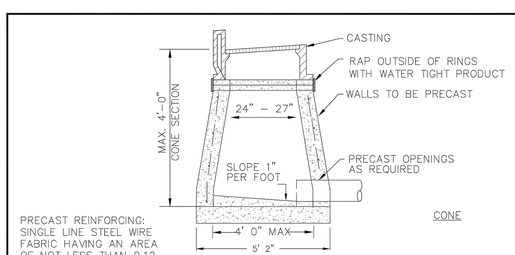
APPROVED DATE 7-93	City of RAMSEY	STANDARD DETAILS RING CASTING FOR NON-INLET STRUCTURE CITY PLATE No. STO-1



STANDARD DETAIL

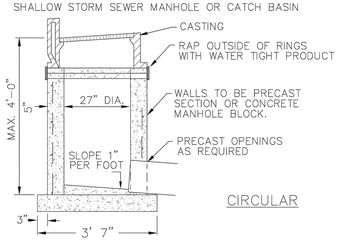
NOTES:
1. MANHOLE INVERT SHALL SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET
2. INSPECTION OF MANHOLE REQUIRED BEFORE BACKFILLING
3. ALL INLET INVERTS TO BE 0.10 ABOVE OUTLET INVERTS UNLESS OTHERWISE NOTED
4. A 10 GAUGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL STORM LINES.
5. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
6. STEPS ARE REQUIRED IF STRUCTURE FROM THE CASTING TO THE INVERT IS GREATER THAN 4 FEET
7. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS

APPROVED DATE 1-2006	City of RAMSEY	STANDARD DETAILS STORM MANHOLE CATCH BASIN CITY PLATE No. STO-4



PRECAST REINFORCING: SINGLE LINE STEEL WIRE FABRIC HAVING AN AREA OF NOT LESS THAN 0.12 SQ INCH PER FOOT OF HEIGHT.

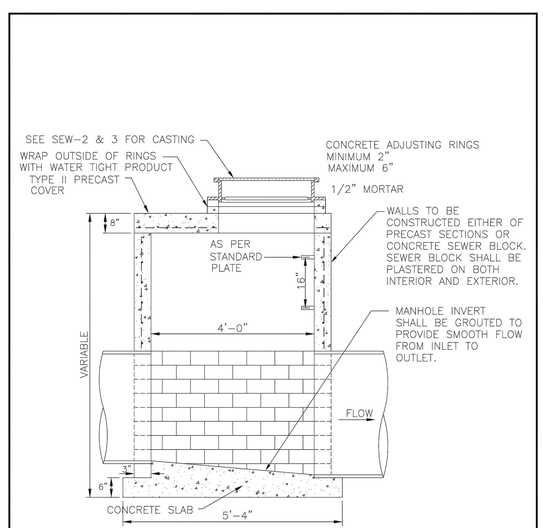
SHALLOW STORM SEWER MANHOLE OR CATCH BASIN



SHALLOW STORM SEWER MANHOLE OR CATCH BASIN

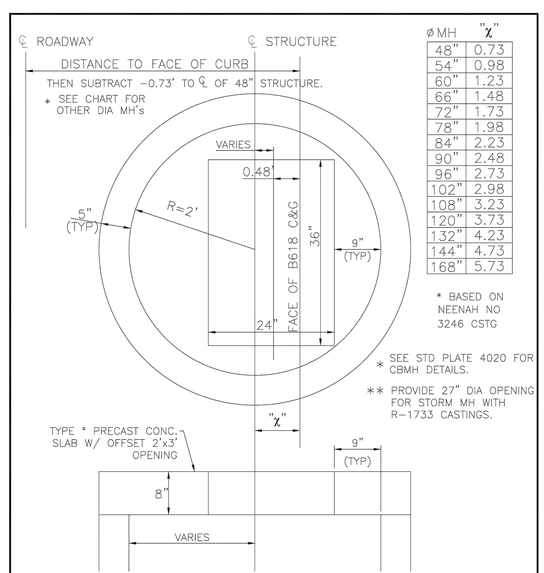
NOTES:
1. MANHOLE INVERT SHALL BE SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET.
2. CONCRETE BASE SHALL BE 6" POURED IN PLACE OR 5" PRECAST SLAB.
3. CONCRETE ADJUSTING RINGS TO BE INSTALLED MAX 7-2" RINGS, MIN 2-2" RINGS.
4. GROUT BETWEEN RINGS
5. SHIMS USED FOR LEVELING SHALL BE METAL OR CONCRETE.
6. A 10 GAGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL SEWER LINES.
7. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
8. TRACER WIRED ARE TO END IN STRUCTURES, AT FINIHED GRADE ON ALL SERVICES AND STUBS.

APPROVED DATE 6-2008	City of RAMSEY	STANDARD DETAILS STORM AREA INLET CITY PLATE No. STO-6



SLAB-TOP MANHOLE
N.T.S.

APPROVED DATE 9-2011	City of RAMSEY	STANDARD DETAILS STANDARD DETAILS SLAB-TOP MANHOLE CITY PLATE No. SEW-6



ØMH	"X"
48"	0.73
54"	0.98
60"	1.23
66"	1.48
72"	1.73
78"	1.98
84"	2.23
90"	2.48
96"	2.73
102"	2.98
108"	3.23
120"	3.73
132"	4.23
144"	4.73
168"	5.73

* BASED ON NEENAH NO 3246 CSTG

* SEE STD PLATE 4020 FOR CBMH DETAILS.

** PROVIDE 27" DIA OPENING FOR STORM MH WITH R-1733 CASTINGS.

APPROVED DATE 4-2005	City of RAMSEY	STANDARD DETAILS SLAB TOP MANHOLE FOR CBMH CITY PLATE No. STO-5

NOTE: DETAILS NOT TO SCALE

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CODY L. HOLMES
LIC. NO. 49143 DATE 3/3/2015

DESIGNED	CLH
DRAWN	JEN
CHECKED	CLH

BOLTON & MENK, INC.
Consulting Engineers & Surveyors
MANKATO, MN FAIRMONT, MN SLEEPY EYE, MN BURNSVILLE, MN
WILLMAR, MN CHASKA, MN RAMSEY, MN MAPLEWOOD, MN
BAXTER, MN ROCHESTER, MN AMES, IA SPENCER, IA

REV.	BY	DATE

PSD LLC, RAMSEY, MINNESOTA
PARKVIEW EAST APARTMENT COMPLEX
DETAIL SHEET

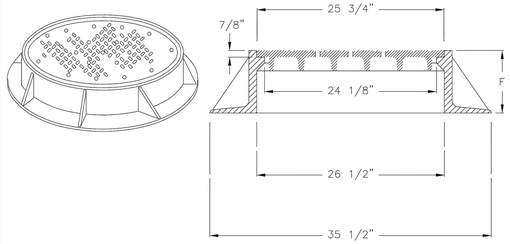
SHEET C1.1

R–1733 Series
Manhole Frames, Vented Lids

Heavy Duty

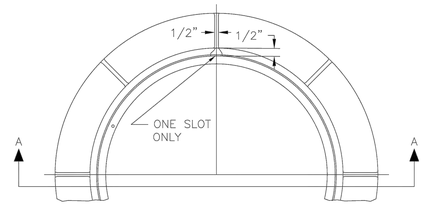
Specify:
1. catolog number.
2. Solid lid with two lift holes.

Catalog No.	Height F	Wt. Lbs.
R–1733–1	4"	405
R–1733	7"	425
R–1733–A	8"	485
R–1733–B	9"	490
R–1733–C	10"	500

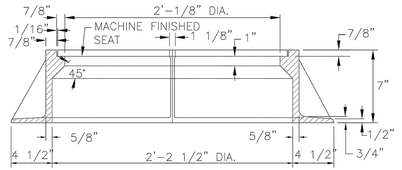


SANITARY SEWER CASTING

APPROVED		STANDARD DETAILS STANDARD DETAILS Sanitary SEWER CASTING
DATE 9–2011	City of RAMSEY	CITY PLATE No. SEW–3



HALF TOP VIEW

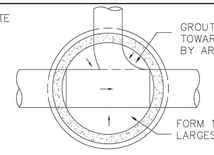


SECTION A–A
7" CASTING

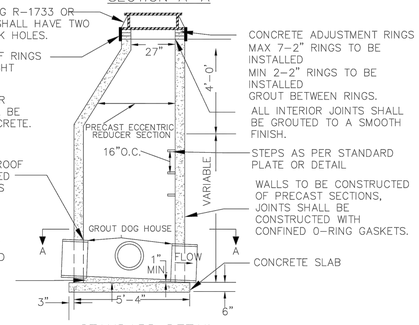
RING CASTING FOR
SANITARY SERVICE STRUCTURES

APPROVED		STANDARD DETAILS STANDARD DETAILS Sanitary SEWER SERVICE
DATE 9–2011	City of RAMSEY	CITY PLATE No. SEW–2

A 5 FT. GREEN CARSONITE MARKER SHALL BE INSTALLED NEXT TO ALL STRUCTURES NOT IN A PAVED SURFACE.



SECTION A–A



STANDARD DETAIL

NOTES:
1. A 10 GAGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL SEWER LINES.
2. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE.
3. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS.
4. 6" BASE FOR ALL MANHOLES LESS THAN 14 FT. OF DEPTH, INCREASE BASE THICKNESS 2" PER 6 FT. OF DEPTH BEYOND 14 FT.
5. 5" PRECAST BASE MAY BE USED FOR MANHOLES LESS THAN 14 FT. DEEP.
6. ALL INVERTS TO BE 0.10' ABOVE OUTLET,

APPROVED		STANDARD DETAILS MANHOLE
DATE 1–2006	City of RAMSEY	CITY PLATE No. SEW–4

NOTE: DETAILS NOT TO SCALE

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CODY L. HOLMES
LIC. NO. 49143 DATE 3/3/2015

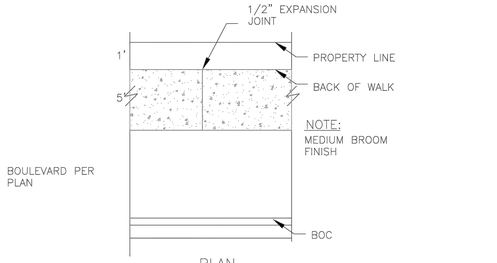
DESIGNED	DRAWN	CHECKED
CLH	JEN	CLH

BOLTON & MENK, INC.
Consulting Engineers & Surveyors
MANKATO, MN FAIRMONT, MN SLEEPY EYE, MN BURNSVILLE, MN
WILLMAR, MN CHASKA, MN RAMSEY, MN MAPLEWOOD, MN
BAXTER, MN ROCHESTER, MN AMES, IA SPENCER, IA

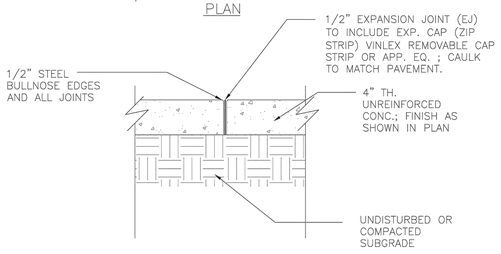
REV.	BY	DATE

PSD LLC, RAMSEY, MINNESOTA
PARKVIEW EAST APARTMENT COMPLEX
DETAIL SHEET

SHEET
C1.2



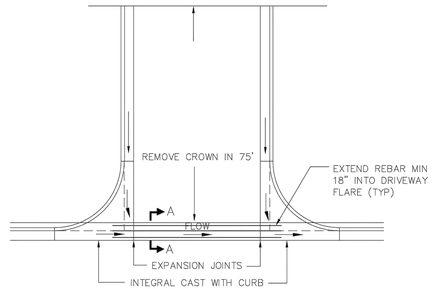
PLAN



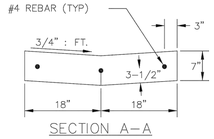
SECTION W/ GRANULAR BASE MATERIAL

NOT TO SCALE

APPROVED		STANDARD DETAILS
DATE 7-2011	City of RAMSEY	CONCRETE SIDEWALK
		CITY PLATE No. STR-03



PLAN

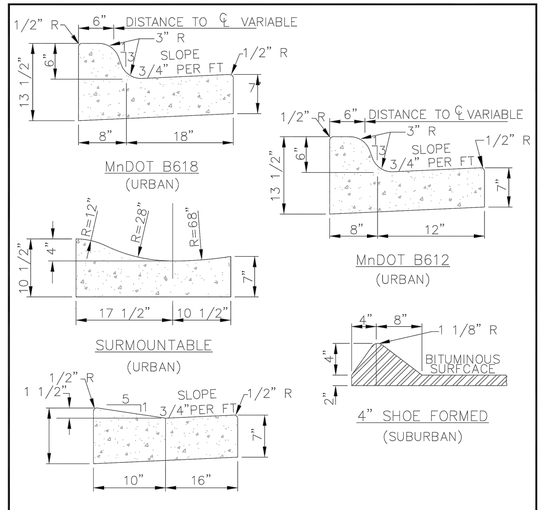


SECTION A-A

CONCRETE VALLEY GUTTER

NOTES:
1. WITH REMOVAL OF EXISTING CURB AT A STREET, MILL BITUMINOUS TO A DEPTH OF 1.5" ANS A WIDTH OF 18" IN EXISTING STREET.
2. TO BE USED WHENEVER CROSS DRAINAGE IS < 2%

APPROVED		STANDARD DETAILS
DATE 4-2007	City of RAMSEY	CROSS GUTTER
		CITY PLATE No. STR-2

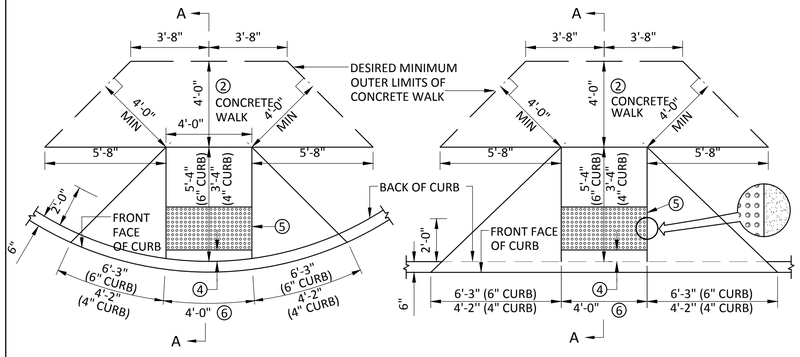


DRIVEWAY FOR B618

NOTES:

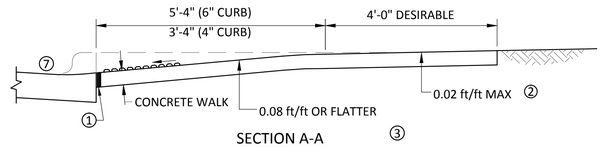
1. ON WEAR COURSE MILL THE EXISTING BITUMINOUS 1.5" BY 24" IN FRONT OF THE REPLACEMENT CURB.
2. ON BASE COURSE SAW CUT AND REMOVE EXISTING BITUMINOUS 18" IN FRONT OF THE REPLACEMENT CURB.

APPROVED		STANDARD DETAILS
DATE 04-12	City of RAMSEY	CURB AND GUTTER
		CITY PLATE No. STR-1



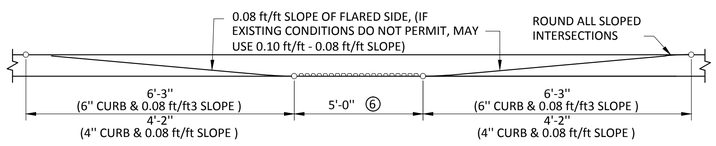
PLAN VIEW OF DIAGONAL RAMP

PLAN VIEW OF PERPENDICULAR RAMP



SECTION A-A

NOT TO SCALE



ELEVATION OF RAMP

NOTES:

1. 1/2 INCH PREFORMED JOINT FILLER MATERIAL, AASHTO M 213.
2. WHEN POSSIBLE, PROVIDE A PATH OF TRAVEL 4'-0" WIDE BEHIND THE PEDESTRIAN RAMP. A RELATIVELY FLAT 4'x4' LANDING WILL ALLOW WHEELCHAIRS TO NAVIGATE AROUND THE PEDESTRIAN RAMP.
3. WHEN A MEDIAN IS NOT WIDE ENOUGH FOR TWO PEDESTRIAN RAMPS AND A 48" LANDING BETWEEN THEM, THE PEDESTRIAN CROSSING SHALL BE CUT THROUGH THE MEDIAN AT STREET LEVEL.
4. 4" to 6" IS THE REQUIRED OFFSET OF THE DETECTABLE WARNINGS/TRUNCATED DOME AREA FROM THE BACK OF CURB.
5. ADA REQUIRED TRUNCATED DOME AREA SHALL BE 2'-0" MIN. IN DIRECTION OF TRAVEL AND SHALL EXTEND THE FULL WIDTH (4'-0" TYP.) OF THE CURB RAMP. THIS 2'-0" BY 4'-0" WIDTH (TYP.) TRUNCATED DOME AREA SHALL CONTRAST VISUALLY WITH THE ADJACENT WALKING SURFACE. THE ENTIRE TRUNCATED DOME AREA SHALL BE A DARK COLOR (RED, BLACK, DARK GRAY, OR BRIGHT YELLOW) WHEN THE ADJACENT SIDEWALK IS A "WHITE" OR LIGHT GRAY CEMENT COLOR.
6. 5'-0" FOR NEW CONSTRUCTION.
7. FLATTEN GUTTER OF CURB 0.02% AT TRUNCATED DOMES.

PED RAMP, WITH TRUNCATED DOMES

NOT TO SCALE

NOTE: DETAILS NOT TO SCALE

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CODY L. HOLMES
LIC. NO. 49143 DATE 3/3/2015

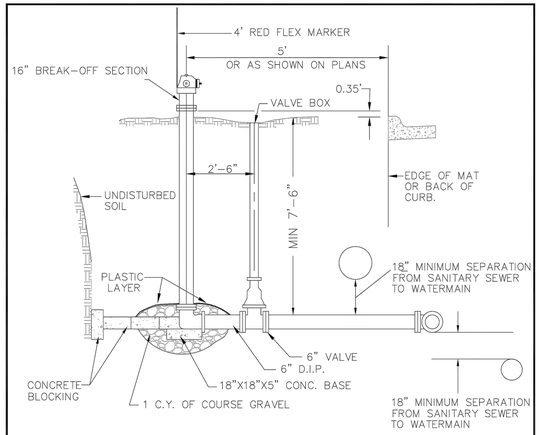
DESIGNED CLH
DRAWN JEN
CHECKED CLH

BOLTON & MENK, INC.
Consulting Engineers & Surveyors
MANKATO, MN FAIRMONT, MN SLEEPY EYE, MN BURNSVILLE, MN
WILLMAR, MN CHASKA, MN RAMSEY, MN MAPLEWOOD, MN
BAXTER, MN ROCHESTER, MN AMES, IA SPENCER, IA

REV.	BY	DATE

PSD LLC, RAMSEY, MINNESOTA
PARKVIEW EAST APARTMENT COMPLEX
DETAIL SHEET

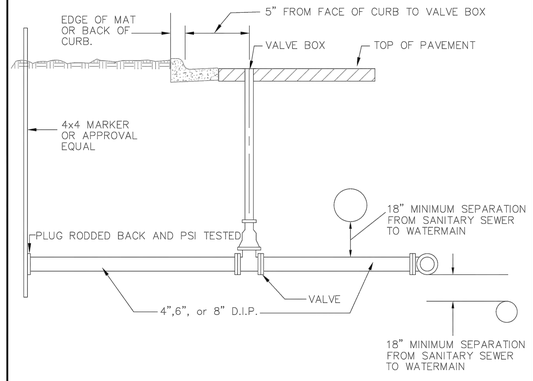
SHEET C1.3



NOTES:

1. HYDRANTS TO BE ORDERED FOR 8'-0" BURY. IN AREAS OF EXTRA DEPTH ON THE WATERMAIN, HYDRANTS EXTENSIONS MAY BE REQUIRED.
2. HYDRANTS SHALL BE BLOCKED OR TIED TO THE TEE AT MAIN WITH 2-3/4" DIAMETER TIE RODS. ALL TIE RODS TO BE COAL TAR COATED AFTER INSTALLATION. RESTRAINED JOINT PIPE AND RETAINING GLANDS MAY BE USED.
3. TOP NUT OF HYDRANT 2.5' ABOVE TOP BACK OF CURB OR BITUMINOUS SURFACE.
4. HYDRANTS BURIED BELOW WATER TABLE, DRAIN HOLES NEED TO BE PLUGGED AND HYDRANT MARKED BY PAINTING 5" CAP YELLOW.
5. BRUSH PAINT ALL HYDRANTS AFTER INSTALLATION IS COMPLETE.

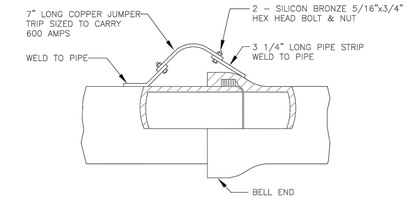
APPROVED DATE 4-2005	City of RAMSEY	STANDARD DETAILS HYDRANT
		CITY PLATE No. WAT-3



NOTES:

1.SHALL BE BLOCKED OR TIED TO THE MAIN WITH 2-3/4" DIAMETER TIE RODS. ALL TIE RODS TO BE COAL TAR COATED AFTER INSTALLATION. RESTRAINED JOINT PIPE AND RETAINING GLANDS MAY BE USED.

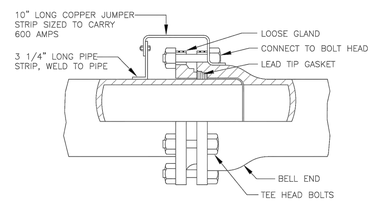
APPROVED DATE 2-2013	City of RAMSEY	STANDARD DETAILS COMMERCIAL SERVICE
		CITY PLATE No. WAT-6



PUSH ON JOINT

NOTE: DO NOT PASS CURRENT THROUGH PIPE UNLESS PIPE IS FULL OF WATER.

ALTERNATE METHOD BY AMERICAN CAST -IRON USING 4 COPPER CONTACT STRIPS IS AN APPROVED EQUAL TO ABOVE



MECHANICAL JOINT

APPROVED DATE 7-93	City of RAMSEY	STANDARD DETAILS JOINT CONNECTION FOR ELECTRICAL CONDUCTIVITY
		CITY PLATE No. WAT-1

NOTE: DETAILS NOT TO SCALE

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REV.	BY	DATE

PSD LLC, RAMSEY, MINNESOTA
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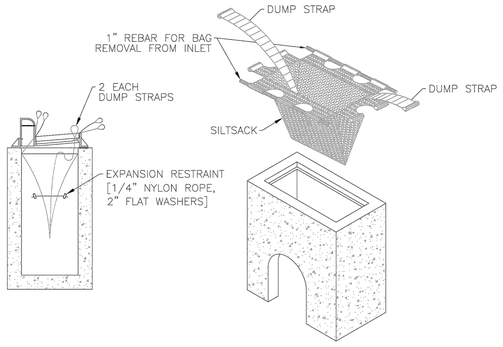
DETAIL SHEET

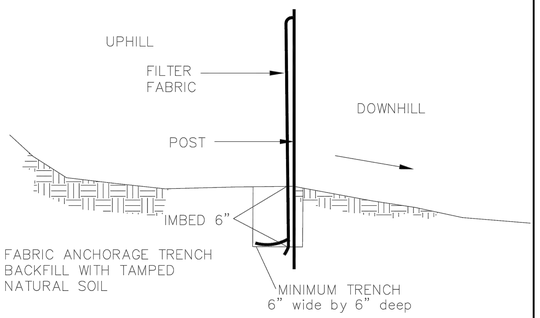
SHEET C1.4



CATCH BASIN SEDIMENT FILTER SACK

NOT TO SCALE

APPROVED DATE 7-2011	City of RAMSEY	STANDARD DETAILS CB SEDIMENT FILTER SACK CITY PLATE No. STO 11

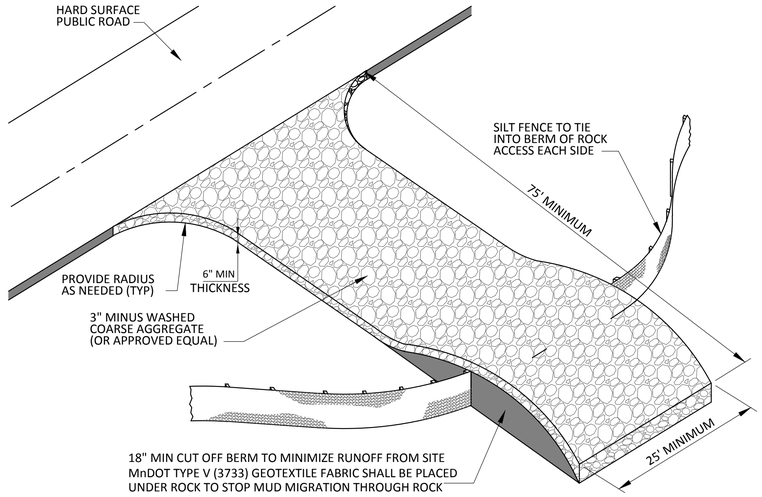


INSTALL AS PER FILTER FABRIC MANUFACTURER'S RECOMMENDATIONS

SILT FENCE DETAIL

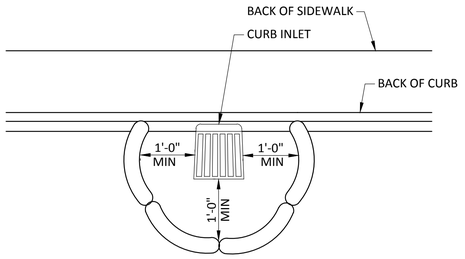
NO SCALE

APPROVED DATE 2-2005	City of RAMSEY	STANDARD DETAILS SILT FENCE CITY PLATE No. ERO-3

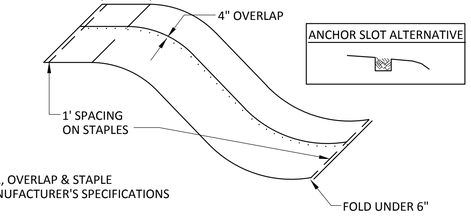


ROCK CONSTRUCTION ENTRANCE

NOT TO SCALE



NOTE:
THIS INLET PROTECTION IS USED DURING ROUGH GRADING ONLY, USE BEFORE ROAD IS OPEN TO TRAFFIC OR IS PAVED



NOTE:
ANCHOR, OVERLAP & STAPLE PER MANUFACTURER'S SPECIFICATIONS

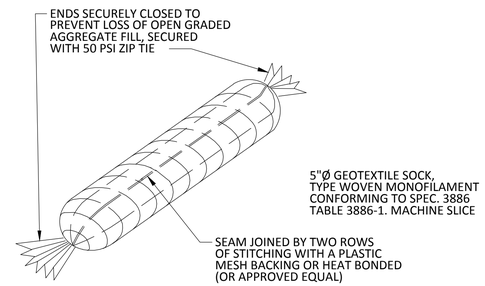
EROSION CONTROL BLANKET INSTALLATION

NOT TO SCALE

FILL ROCK LOG WITH 45 LBS. OF OPEN GRADED AGGREGATE CONSISTING OF SOUND, DURABLE PARTICLES OF CRUSHED QUARRY ROCK OR GRAVEL CONFORMING TO THE FOLLOWING GRADATION.

GRADATION	
SIEVE SIZE	PERCENT PASSING
1 1/2"	100
1"	95-100
3/4"	65-95
3/8"	30-65
NO 4	10-35
NO 10	3-20
NO 40	0-8
NO 200	0-3

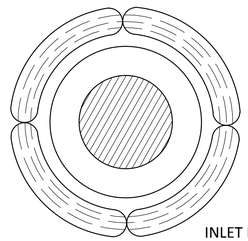
NOTE:
CRUSHED CONCRETE OR BITUMINOUS SHALL NOT BE USED FOR OPEN GRADED AGGREGATE.



INLET PROTECTION ROCK BAG

NOT TO SCALE

PAYMENT SHALL INCLUDE ALL MATERIALS, FILLING OF LOG, PLACEMENT, MAINTENANCE & REMOVAL;
80% OF BID PRICE SHALL BE PAID UPON PROPER PLACEMENT WITH THE FINAL 20% PAID UPON REMOVAL



INLET PROTECTION WITH ROCK LOG

NOTE: DETAILS NOT TO SCALE

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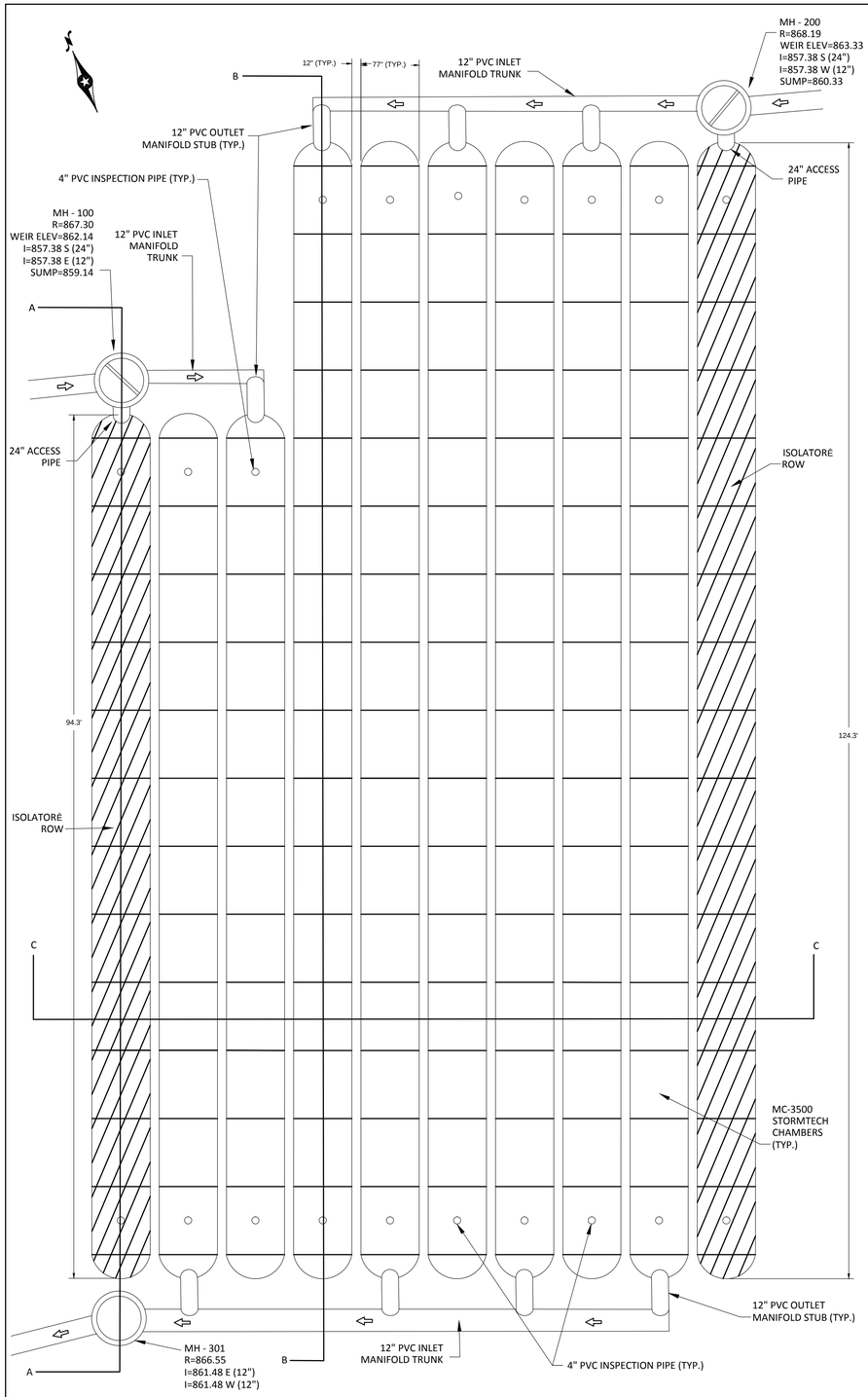
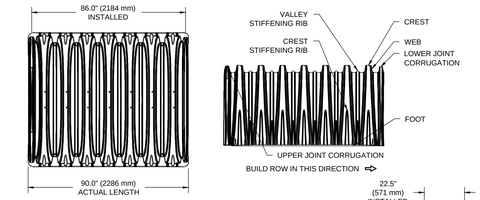
REV.	BY	DATE

PSD LLC, RAMSEY, MINNESOTA
PARKVIEW EAST APARTMENT COMPLEX
DETAIL SHEET

SHEET C1.5



NOTE: DETAILS NOT TO SCALE



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	77.0" X 45.0" X 86.0"	(1956 mm X 1143 mm X 2184 mm)
CHAMBER STORAGE	109.9 CUBIC FEET	(3.11 m³)
MINIMUM INSTALLED STORAGE*	178.9 CUBIC FEET	(5.06 m³)
WEIGHT	135.0 lbs.	(61.2 kg)

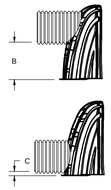
NOMINAL END CAP SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	77.0" X 45.0" X 22.5"	(1956 mm X 1143 mm X 571 mm)
END CAP STORAGE	14.9 CUBIC FEET	(0.42 m³)
MINIMUM INSTALLED STORAGE*	46.0 CUBIC FEET	(1.30 m³)
WEIGHT	50.0 lbs.	(22.7 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
MC3500IEPP06T	6" (150 mm)	33.21" (844 mm)	---
MC3500IEPP06B		---	0.66" (17 mm)
MC3500IEPP08T	8" (200 mm)	31.16" (791 mm)	---
MC3500IEPP08B		---	0.81" (21 mm)
MC3500IEPP10T	10" (250 mm)	29.04" (738 mm)	---
MC3500IEPP10B		---	0.93" (24 mm)
MC3500IEPP12T	12" (300 mm)	26.36" (670 mm)	---
MC3500IEPP12B		---	1.35" (34 mm)
MC3500IEPP15T	15" (375 mm)	23.39" (594 mm)	---
MC3500IEPP15B		---	1.50" (38 mm)
MC3500IEPP18TC	18" (450 mm)	20.03" (509 mm)	---
MC3500IEPP18BC		---	1.77" (45 mm)
MC3500IEPP24TC	24" (600 mm)	14.48" (368 mm)	---
MC3500IEPP24BC		---	2.06" (52 mm)
MC3500IEPP30BC	30" (750 mm)	---	

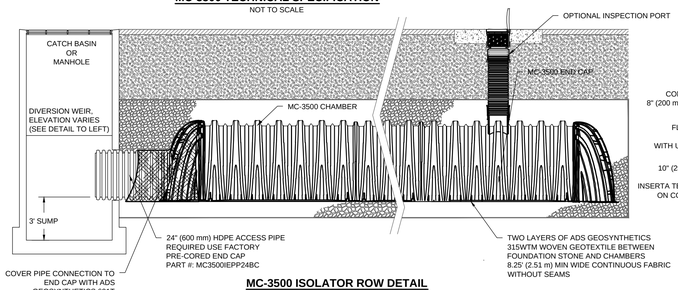


NOTE: ALL DIMENSIONS ARE NOMINAL

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-3500 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.

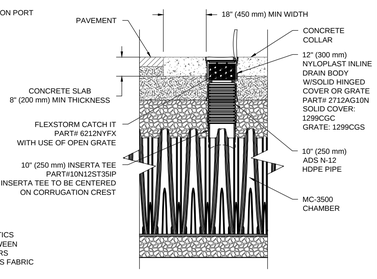
MC-3500 TECHNICAL SPECIFICATION

NOT TO SCALE



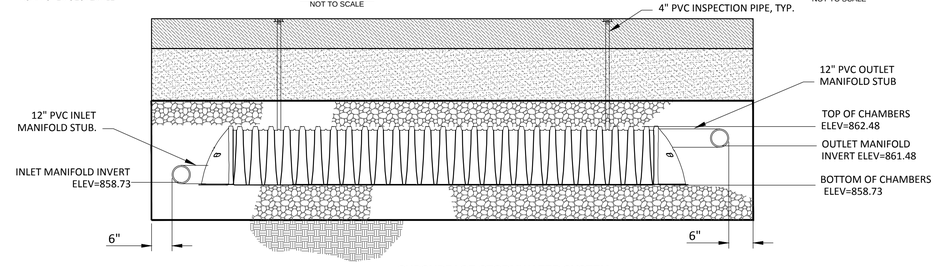
MC-3500 ISOLATOR ROW DETAIL
SECTION A-A

NOT TO SCALE



MC-3500 INSPECTION PORT DETAIL

NOT TO SCALE



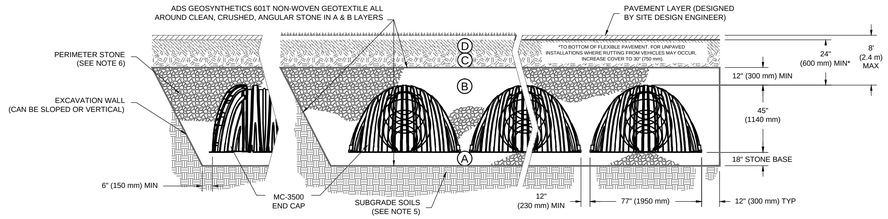
SUBSURFACE STORMWATER SYSTEM
SECTION B-B

NOT TO SCALE

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 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† A-1, A-2-4, A-3 OR AASHTO M43† 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† 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† 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ‖ ‖

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.



SECTION C-C

NOT TO SCALE

Notes:
1. MC-3500 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. MC-3500 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.

INSPECTION AND MAINTENANCE NOTES:

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 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.

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CODY L. HOLMES
LIC. NO. 49143 DATE 3/3/2015

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DRAWN JEN
CHECKED CLH

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Consulting Engineers & Surveyors
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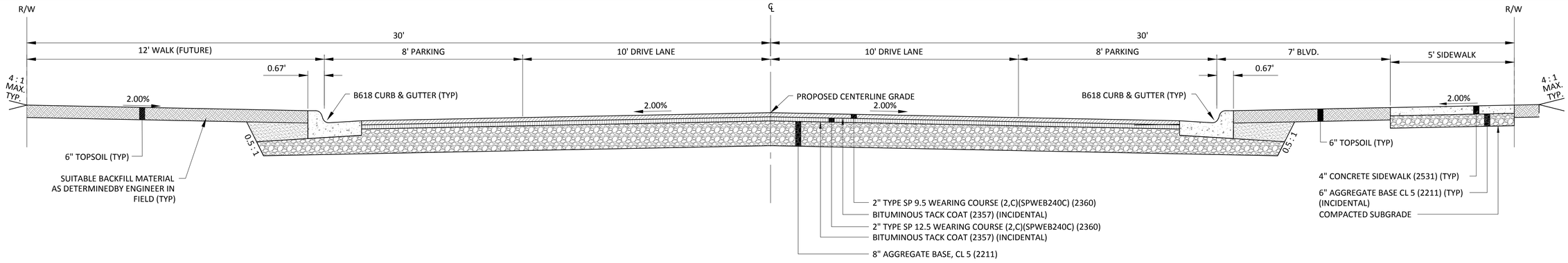
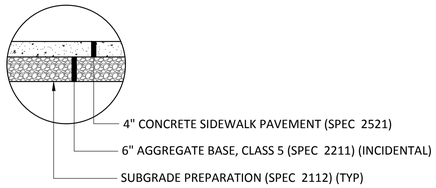
REV.	BY	DATE

PSD LLC, RAMSEY, MINNESOTA
PARKVIEW EAST APARTMENT COMPLEX
UNDERGROUND STORAGE DETAILS

SHEET C1.6

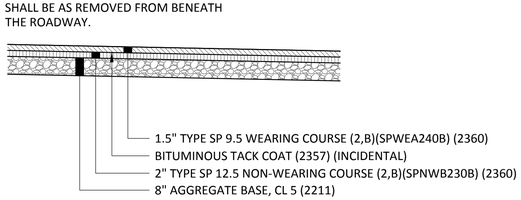


TYPICAL 36'-0" STREET SECTION
NOT TO SCALE

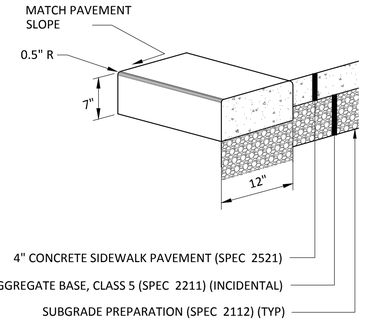


4" CONCRETE WALK
NOT TO SCALE

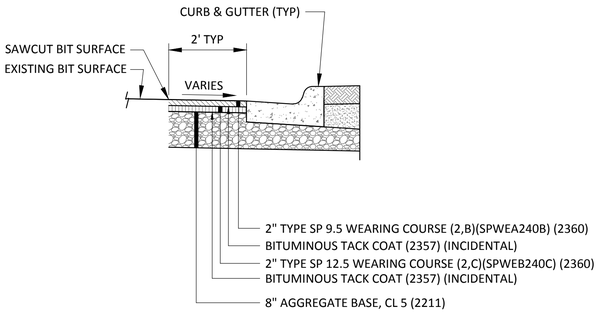
NOTE:
ALL ORGANIC OR UNSUITABLE MATERIAL SHALL BE AS REMOVED FROM BENEATH THE ROADWAY.



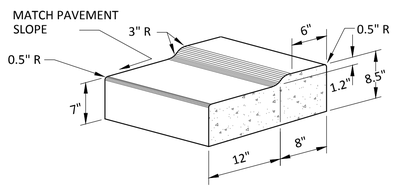
TYPICAL BITUMINOUS PARKING LOT SECTION
NOT TO SCALE



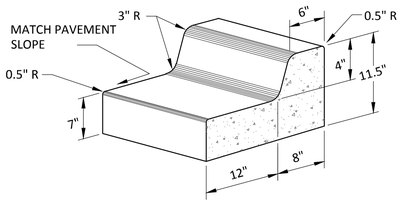
CONCRETE RIBBON AT BUILDING ENTRANCE
NOT TO SCALE



BITUMINOUS REPAIR, CURB AND GUTTER INSTALLATION
NOT TO SCALE



CONCRETE CURB & GUTTER AT TRANSISITION AREAS
NOT TO SCALE



CONCRETE CURB & GUTTER DESIGN B412
NOT TO SCALE

NOTE: DETAILS NOT TO SCALE

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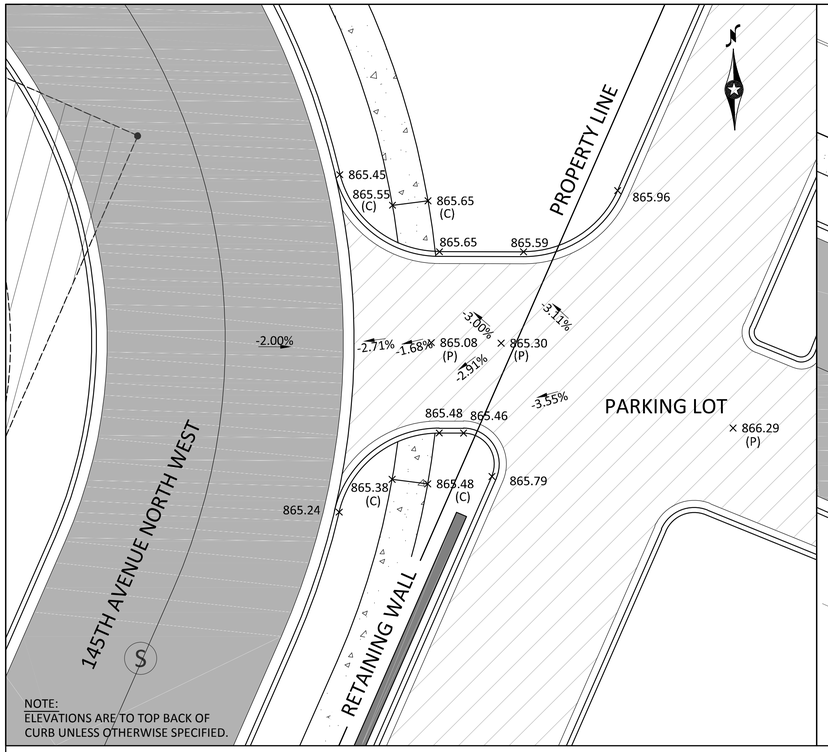
BAXTER, MN ROCHESTER, MN AMES, IA SPENCER, IA

REV.	BY	DATE

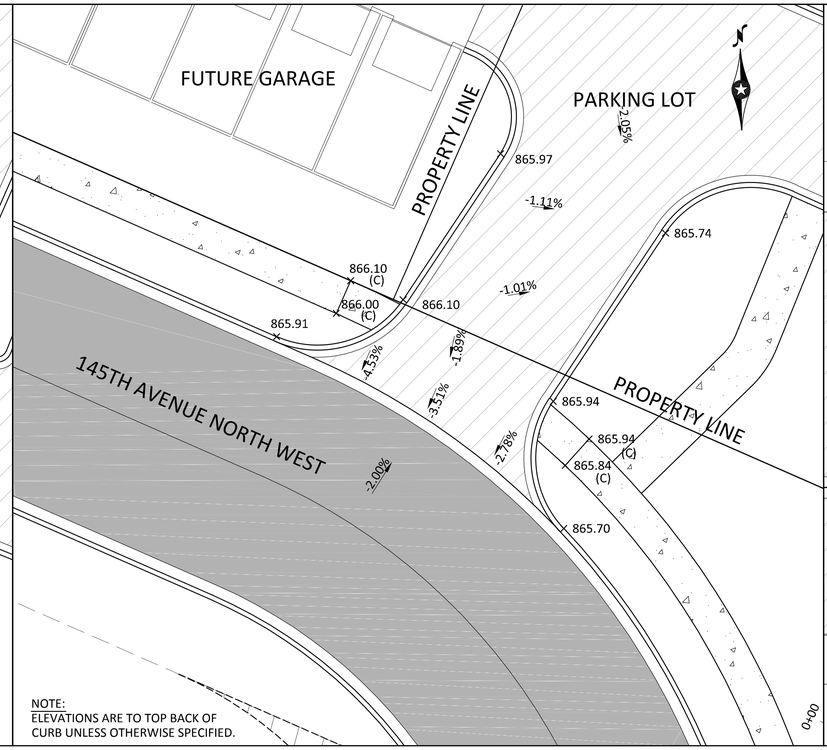
PSD LLC, RAMSEY, MINNESOTA
PARKVIEW EAST APARTMENT COMPLEX
TYPICAL SECTIONS

SHEET C1.7



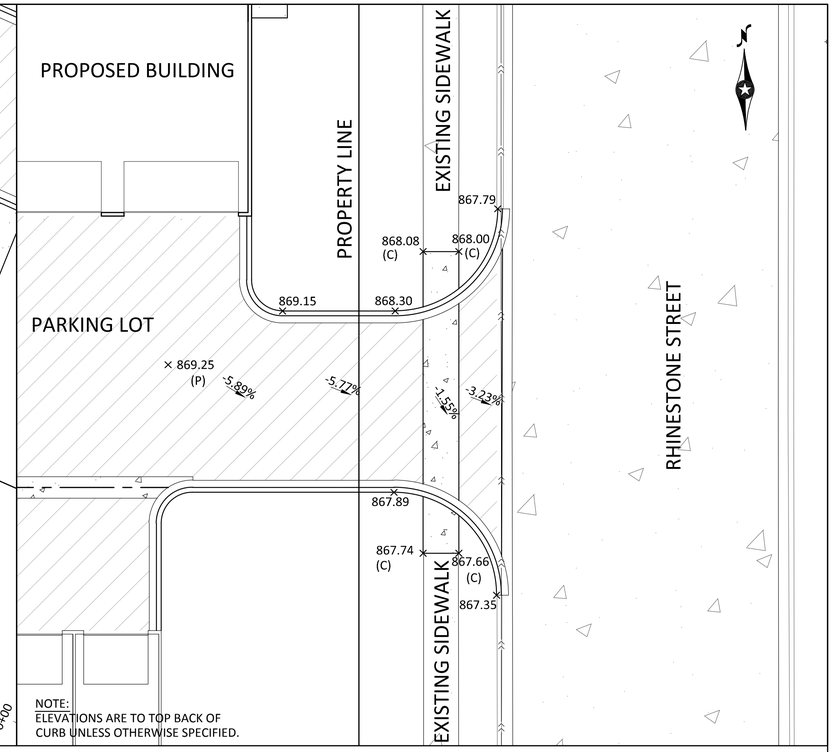
145TH AVENUE NORTH WEST & SOUTH PARKING LOT ENTRANCE

SCALE: 1' = 10'



145TH AVENUE NORTH WEST & NORTH PARKING LOT ENTRANCE

SCALE: 1' = 10'



RHINESTONE STREET & EAST PARKING LOT ENTRANCE

SCALE: 1' = 10'

STORM SEWER TABLE

STRUCT.	ALIGNMENT	OFFSET STATION	OFFSET DIST. FROM ALIGN.	LT/RT	RIM ELEV. FLOW LINE	STRUCT. FLOW OUT ELEV.	FLOWS TO STRUCT.	FLOWS TO ELEV.	DRAINAGE STRUCTURE DESIGN DESIGN H	DRAINAGE STRUCTURE DESIGN R-1 (2'x3')	DRAINAGE STRUCTURE DESIGN 48"-4022	DRAINAGE STRUCTURE DESIGN 60"-4022	DRAINAGE STRUCTURE DESIGN 84" -4022	CASTING ASSEM. EACH	RC PIPE (DESIGN 3006) 12" CL V PIPE	RC PIPE (DESIGN 3006) 18" CL V PIPE	RC PIPE (DESIGN 3006) 24" CL V PIPE	PIPE GRADE	CONNECT TO EXISTING STM. SEWER PIPE	CONNECT TO EXISTING STM. SEWER STRUCTURE	NOTES
		FT	FT		FT	FT		FT	LIN FT	LIN FT	LIN FT	LIN FT	LIN FT	EACH	LIN FT	LIN FT	LIN FT	%	EACH	EACH	
100	STORM 100	11+58.37	0.00'	CL	867.30	859.38	STORAGE	859.38				7.92		R-1733			15	0.00			
101	STORM 100	11+04.90	0.00'	CL	867.42	859.60	100	859.38				7.82		R-1733			53	0.41			
102	STORM 100	10+31.12	0.00'	CL	865.14	861.14	101	860.60		4.00				R-3067-L	74			0.73			
103	STORM 100	11+03.81	78.88'	RT	865.00	860.00	101	859.60			5.00			R-3067-L			80	0.50			
104	STORM 100	11+04.09	105.69'	RT	864.85	860.85	103	860.72		4.00				R-3067-L	26			0.50			
200	STORM 200	26+65.41'	0.00'	CL	868.19	860.00	STORAGE	860.00			8.19			R-1733		45		0.00			
201	STORM 200	25+01.23'	0.00'	CL	867.90	861.46	200	860.03			6.44			R-3067-L		164		0.87			
202	STORM 200	23+13.94'	0.00'	CL	868.44	862.89	201	861.96		5.55				R-3067-L	187			0.49			
203	STORM 200	22+54.53'	0.00'	CL	868.02	863.19	202	862.89		4.83				R-3067-L	59			0.50			
204	STORM 200	22+08.10'	0.00'	CL	868.40	863.42	203	863.19			4.98			R-3067-L	46			0.50			
205	STORM 200	20+00.00'	0.00'	CL	868.46	864.46	204	863.42		4.00				R-3067-L	208			0.50			
300	Storm 300	31+65.58'	0.00'	CL	864.67	861.48	EXISTING	862.48'					3.19	R-3067-L					1		(2)
301	Storm 300	30+59.82'	0.00'	CL	866.55	861.48	300	861.68'			5.07			R-1733	106			0.76			
STORAGE	Storm 300	26+00.00	4.37'	RT	-	861.48	301	861.48						-	60			0.00			
400	STORM 400	40+00.00	0.00	CL	867.40	864.40	EXISTING 401	864.13	3.00					R-4342	27			1.00		1	
								TOTALS	3.00	22.38	29.68	15.74	3.19	14	793.00	209.00	148.00	6.76	1	1	

SANITARY SEWER TABLE

STRUCT.	ALIGNMENT	OFFSET STATION	OFFSET DIST. FROM ALIGN.	LT/RT	RIM ELEV. FLOW LINE	STRUCT. FLOW OUT ELEV.	FLOWS TO STRUCT.	FLOWS TO ELEV.	SANITARY STRUCTURE DESIGN H 48-4700C	SANITARY CASTING ASSEM.	8" PVC SDR 26 PIPE	PIPE GRADE	CONNECT TO EXISTING SAN SEWER PIPE	NOTES
		FT	FT		FT	FT		FT	LIN FT	EACH	LIN FT	%	EACH	
A	PRO SANITARY	0+00.00	0.00	CL	865.75	856.20	EXISTING	856.04	9.55	1	41	0.40	1	
D	PRO SANITARY	1+64.66	0.00	CL	868.71	856.96	A	856.30	11.75	1	165	0.40		
E	PRO SANITARY	4+47.16	0.00	CL	869.23	858.19	D	857.06	11.04	1	282	0.40		
SERVICE	PRO SANITARY	4+57.66	0.00	CL	-	858.33	E	858.29			10	0.40		
STUB	PRO SANITARY	1+64.66	66.15	LT		857.32	D	857.06			66	0.40		
								TOTALS	32.34	3	564.00	2.00	1	

NOTE: DETAILS NOT TO SCALE

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WILLMAR, MN CHASKA, MN RAMSEY, MN MAPLEWOOD, MN
BAXTER, MN ROCHESTER, MN AMES, IA SPENCER, IA

REV.	BY	DATE

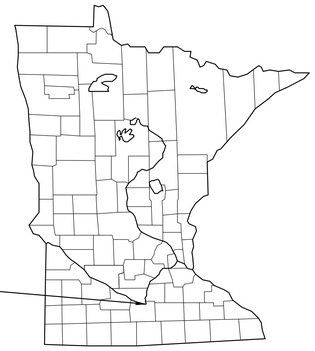
PSD LLC, RAMSEY, MINNESOTA
PARKVIEW EAST APARTMENT COMPLEX
INTERSECTION DETAILS & CONSTRUCTION NOTES

SHEET C1.8

STORM WATER POLLUTION PREVENTION PLAN (SWPPP)

<PROJECT NAME -YEAR>

CITY OF <ADD CITY>
<ADD COUNTY> COUNTY, MINNESOTA



RESPONSIBLE PARTIES:
The Contractor and Owner must apply for coverage under the MPCA's General Storm Water Permit for Construction Activity as required by the National Pollutant Discharge Elimination System (NPDES) Phase II program. Coverage under the permit will begin automatically 7 calendar days after the electronic submittal date or after the postmarked date of a complete application. [Longer time frames apply to sites that disturb areas greater than 50 acres.]

	COMPANY	CONTACT PERSON	PHONE
OWNER:			
SWPPP DESIGNER:	Bolton & Menk, Inc.	TIM OLSON	651-704-9970
CONTRACTOR:			
SITE MANAGER:			
PARTY RESPONSIBLE FOR LONG TERM O&M:			

Individuals listed above, including the SWPPP preparer, individual overseeing implementation of, revising, and amending the SWPPP, individuals performing or supervising the installation, maintenance and repair of BMPs must be trained. At least one individual present on the permitted project, or available on site within 72 hours, shall be trained in the applicable job duties. Documentation showing training commensurate with the job duties and responsibilities is required to be included in the SWPPP prior to any work beginning on the site. Copies of the SWPPP preparer information is included in the Project Manual. The Contractor shall provide information for the individual(s) overseeing implementation, supervising installation, maintenance, and repair of BMP's to be included in the Project Manual prior to the start of construction. This information shall be kept up to date until the project NOT is filed.

Documentation shall include:
a. Names of trained personnel associated with this project.
b. Dates of training, names of instructor(s) and entity providing training.
c. Content of training course or workshop including the number of hours trained.
d. As an alternative to a, b, and c listed above, a photocopy of a current Erosion and Stormwater Management card issued by the University of Minnesota can be attached to the SWPPP as suitable documentation of training.

SPECIAL ENVIRONMENTAL CONSIDERATIONS:

Was an environmental review required for this project or any part of a common plan of development or sale that includes all or any portion of this project?	NO
Does any portion of the site have the potential to affect threatened or endangered species or their critical habitat?	NO
Does any portion of this site discharge to a Calcareous fen and the letter of approval from the DNR is located in the Project Manual.	NO
Will any portion of the site potentially affect properties listed on the National Register of Historic Places or a known or discovered archeological site?	NO
Have any Karst features have been identified in the project vicinity?	NO
Is compliance with temporary or permanent stormwater management design requirements infeasible for this project?	NO
Has the MN DNR promulgated "work in water restrictions" for any Public Water this site disharges to during fish spawning?	NO

charge

3. Peak flow rates and stormwater volumes to minimize erosion at outlets and downstream channel and stream bank erosion.
4. The range of soil particle sizes expected to be present on the site.

LEGEND

PROJECT BOUNDARY

IMPAIRED, SPECIAL OR PROTECTED WATERS

NATIONAL WETLANDS INVENTORY

PROJECT AREAS:

Total Project Size (disturbed area) =	14.7	ACRES
Existing area of impervious surface =	0.0	ACRES
Post construction area of impervious surface =	4.9	ACRES
Total new impervious surface area created =	4.9	ACRES

Planned Construction Start Date:	07/01/2015
Estimated Construction Completion Date:	12/31/2015

PERMANENT STORMWATER MANAGEMENT SYSTEM:
Type of storm water management used if more than 1 acre of new impervious surface is created:

	Wet Sedimentation Basin
X	Infiltration/Filtration
	Regional Pond
	Permanent Storm Water Management Not Required

PROJECT LOCATION:

COUNTY	TOWNSHIP	RANGE	SECTION	LATITUDE	LONGITUDE
ANOKA	32N	25W	28	45.233710	-93.456399

BMP SUMMARY:

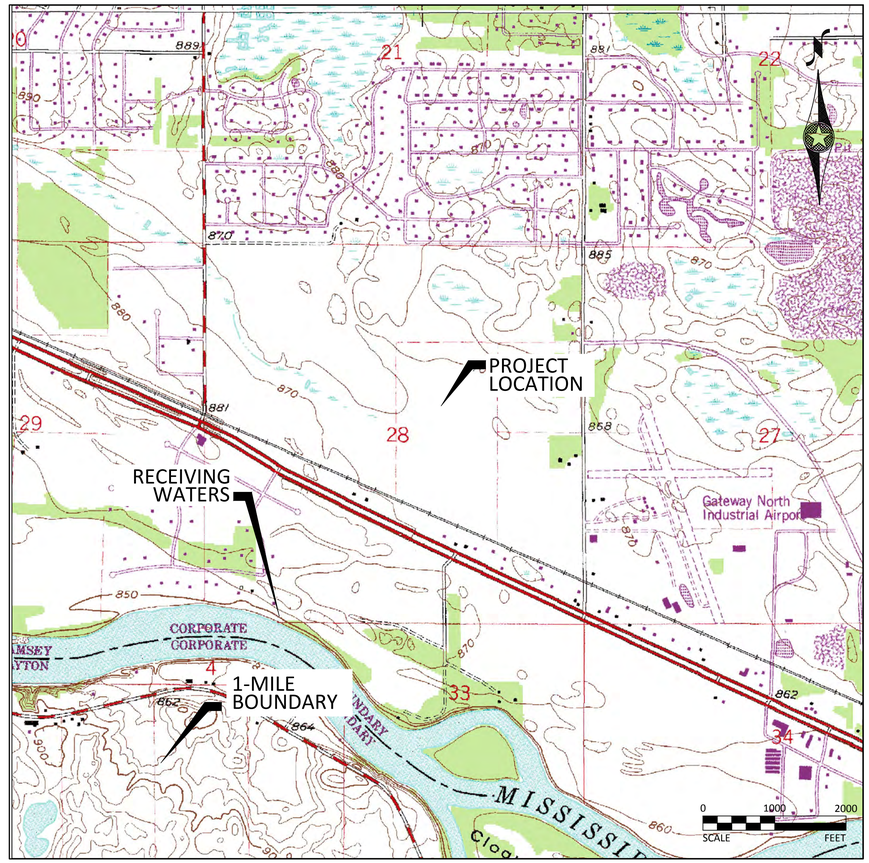
BMP	QUANTITY	UNIT
HYDROMULCH, SEED MIX 25-131 & FERTILIZER TYPE 3 (22-5-10)	0.90	AC
SILT FENCE	1956	LIN FT
INLET PROTECTION	8	EACH

DESCRIPTION OF CONSTRUCTION ACTIVITIES AND STORMWATER MANAGEMENT:
Construction activities include: Site grading, sanitary sewer and water main extensions, temporary erosion and sediment control, and permanent stabilization.

PSD, LLC is proposing to construct a 4-story apartment complex and road to the west. Drainage will flow overland into area inlets where it will be conveyed to a proposed underground storage system. This system will tie into the existing conveyance system along Sapphire Street and be discharged south of the site.

Existing drainage patterns and discharge rates are to be maintained in the proposed condition. All modifications to this SWPPP shall be approved by the engineer and remain on site during construction.

DOCUMENT RETENTION
The following documentation will be retained for a period of not less than 3-years from the date of submittal of the NOT in compliance with Part III.E of the Permit.
1. The final SWPPP
2. Copies of all stormwater related permits required for the project
3. Records of all inspection and maintenance conducted during construction
4. Copies of all permanent operation and maintenance agreements; including all right-of-way, contracts, covenants and other binding requirements regarding perpetual maintenance, and
5. All required calculations for design of the temporary and permanent BMPs.



RECEIVING WATERS:
Receiving waters, including surface water, wetlands, Public Waters, and stormwater ponds, are identified on the USGS 7.5 min quad map within one mile of the project boundary. Receiving waters that are impaired, the impairment, and WLA are listed as follows. All specific BMPs relative to construction activities listed in this permit for special and impaired waters have been incorporated into this plan. All specific BMPs listed in approved TMDLs and those BMPs listed for construction related waste load allocations have also been incorporated.

NAME OF WATER BODY	TYPE (ditch, pond, wetland, lake, etc.)	Appendix A Special Water?	Flows to Impaired Water Within 1 Mile?	USEPA Approved TMDL?
MISSISSIPPI RIVER	RIVER	YES	YES	YES
Impairments:				

IMPLEMENTATION SCHEDULE AND PHASING:
1) Submit SWPPP Updates to Engineer. Submittal shall include any requested changes to the SWPPP, including but not limited to: Trained Personnel, Locations for Stockpiles, Concrete Washout, Sanitation Facilities, Types and Locations of Erosion & Sediment Control. Failure to submit updates shall be considered acceptance of the SWPPP as designed with no changes.
2) Install perimeter sediment control, inlet protection, and construction exit.
3) Rough grade site.
4) Construct underground infiltration chamber and storm sewer.
5) Construct parking and building areas. Protect all catch basins to ensure construction sediment does not enter infiltration chamber.
6) Add additional temporary BMPs as necessary during construction based on inspection reports.
7) Ensure final stabilization measures are complete.
8) Submit Notice of Termination (NOT) to MPCA within 30 days of final stabilization.

PROJECT INFORMATION AND LOCATION MAP

HORZ. 0 40 80 SCALE FEET

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REV.	BY	DATE

PSD LLC, RAMSEY, MINNESOTA
PARKVIEW EAST APARTMENT COMPLEX
STORMWATER POLLUTION PREVENTION PLAN

SHEET C2.0

STORMWATER POLLUTION PREVENTION PLAN NARRATIVE

Information contained in this SWPPP summarizes requirements of the GENERAL PERMIT AUTHORIZATION TO DISCHARGE STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM/STATE DISPOSAL SYSTEM PROGRAM - Permit No: MN RI0000I as they apply to this project. All provisions of the permit including those not specifically cited herein shall apply to this project. The Contractor is responsible to be familiar with and comply with all conditions of the permit. The full text of the permit is available at: http://www.pca.state.mn.us/index.php/water/water-types-and-programs/stormwater/construction-stormwater/mpca-to-re-issue-construction-stormwater-general-permit.html.

SWPPP AMENDMENTS

Permittee must amend SWPPP as necessary to include additional requirements to correct problems identified or address the following situations.

1. There is a change in design, construction, operation, maintenance, weather or seasonal conditions.
2. Inspections or investigations by site owner or operators, USEPA or MPCA officials determine the SWPPP is not minimizing discharge of pollutants to surface waters or underground waters or discharges are causing water quality standard exceedances.
3. The SWPPP is not achieving the objectives of minimizing pollutants in stormwater discharges associated with construction activity, or the SWPPP is not consistent with the terms and conditions of the permit.
4. The MPCA determines that the project's stormwater discharges may cause, have reasonable potential to cause, or contribute to non-attainment of any applicable water quality standard, or the SWPPP does not incorporate the applicable requirements of the permit.

EROSION PREVENTION PRACTICES:

The location of areas not to be disturbed must be delineated on the project before site work begins.

Disturbance on steep slopes (>33.3%) shall be minimized. Where required, techniques such as phasing and stabilizing practices designed for steep slopes shall be used.

All exposed soils must be stabilized as soon as possible but in no case later than 7 days after the construction activity has temporarily or permanently ceased.

For public waters that have been promulgated "work in water restrictions" during fish spawning time frames, all exposed soil areas that are within 200 feet of the water's edge, and drain to these waters must complete stabilization within 24-hours during the time period.

Stormwater conveyance channels shall be routed around unstabilized areas. Erosion controls and velocity dissipation devices shall be used at outlets within and along the length of any constructed conveyance channel.

The normal wetted perimeter of all ditches or swales, including storm water management pond slopes, that drain waters from the site must be stabilized within 200' of any property edge or discharge point, including storm sewer inlets, within 24 hours of connection.

Stabilization of the remaining portions of any temporary or permanent ditches or swales with 7 calendar days after connecting to a surface water or property edge and construction in that portion of the ditch has temporary or permanently ceased.

Temporary or permanent ditches or swales used as sediment containment during construction do not need to be stabilized during temporary period of use and shall be stabilized within 24 hours after no longer used as sediment containment.

Mulch, hydromulch, tackifier, or similar practice shall not be used in any portion of a temporary or permanent drainage ditch. Refer to erosion and sediment control plan for temporary and permanent stabilization measures for ditches and swales.

Stormwater discharges shall be directed to vegetated areas where feasible. Velocity dissipation devices shall be used at discharge point.

Phased construction will be used to extent practical or as indicated in the plans to minimize exposed soils.

Rapid stabilization shall be of type and quantity indicated in the project specifications. Additional rapid stabilization may be necessary to minimize erosion throughout the duration of the project. Type and quantity shall be determined by the engineer or inspector prior to installation. In extreme cases, the contractor shall use any available rapid stabilization to immediately mitigate erosion, then further remedy the situation with approval by owner or engineer.

SEDIMENT CONTROL PRACTICES:

Practices must be established on all down gradient perimeters and be located up gradient of any buffer zones. Perimeter controls must be in place before up gradient land- disturbing activities begin and shall remain in place until final stabilization.

All sediment controls practices shall be re-installed if they have been adjusted or removed to accommodate short-term activities and replaced immediately after the short term activity has ceased. Short term activities shall be performed as quickly as possible. Sediment control practices shall be re-installed even before the next precipitation event if the activity is not complete.

All storm drains must be protected by appropriate BMPs during construction until all sources to the inlet have been stabilized. Inlet protection may be removed for specific safety concerns identified by the Permittee or jurisdictional authority. The removal shall be documented in the SWPPP and retained on site. Temporary stockpiles must have silt fence or other effective sediment controls and shall not be placed in surface waters or natural buffers.

Vehicle tracking BMPs shall be installed to minimize track out of sediment from the construction site. Method shall be approved by engineer prior to commencement of construction activities. Street sweeping shall be used if vehicle tracking BMPs are not adequate to prevent sediment from being tracked onto the street.

Soil compaction shall be minimized and topsoil shall be preserved, unless infeasible or if construction activities dictate soil compaction or topsoil stripping.

A 100 foot natural buffer, or redundant BMPs (where a buffer is infeasible) must be maintained when a surface water is located within 100 feet of disturbance activities and site runoff flows to the surface water.

If polymers, flocculants, or other sedimentation treatment chemicals are used on site, 1) conventional erosion and sediment controls shall be sowed prior to chemical placement, 2) chemicals shall be chosen based on soil types, and expected turbidity, pH, and flow rate of stormwater flowing into the treatment system, and 3) chemicals shall be used with accepted engineering practices and dosing specifications.

TEMPORARY SEDIMENTATION BASINS:

The temporary sedimentation basin shall be constructed and made operational prior to disturbance of 5 or more acres draining to a common location.

Temporary sedimentation basins are required prior to runoff leaving the construction site or entering surface waters when 5 or more acres of disturbed soils drain to a common location. The basin must provide 3,600 cubic feet of storage below the outlet per acre drained. If hydraulic calculations are available, the temporary sedimentation basin must provide a storage volume equivalent to the 2-year, 24-hour storm, but in no case less than 1800 cubic feet per acre drained. The temporary sedimentation basin must be constructed and made operational concurrent with the start of soil disturbance up gradient of the pond. The temporary sedimentation basin shall be designed to prevent short circuiting. The outfall shall be designed to remove floatable debris, allow for complete drawdown of the pond for maintenance activities, and have energy dissipation. The emergency spillway shall be stabilized.

Temporary sedimentation basins shall be situated outside of surface waters and any required buffer zone, and must be designed to avoid draining wetlands, unless the impact is in compliance with the requirements of this permit.

Excessive sediment-laden water that is not properly filtered will not be permitted to discharge from site.

DEWATERING AND BASIN DRAINING

Turbid or sediment-laden waters related to dewatering or basin draining shall be discharged to a temporary or permanent sedimentation basin on the project site unless infeasible. The temporary or permanent basin may discharge to surface waters if the basin water has been visually checked to ensure adequate treatment has been obtained in the basin and that the nuisance conditions will not result from the discharge. Discharge points shall be adequately protected from erosion and proper velocity dissipation provided.

All water from dewatering or basin-draining activities must be discharged in a manner that does not cause nuisance conditions, erosion in the receiving channels or on down slope properties, or inundation in wetlands causing significant adverse impacts to the wetland.

If filters with backwash waters are used, the backwash water shall be hauled away for disposal, returned to the beginning of the treatment process, or incorporated into site in a manner that does not cause erosion. Backwash water may be discharged to sanitary sewer if permission is granted by the sanitary sewer authority.

POLLUTION PREVENTION:

Building products that have the potential to leach pollutants must be under cover to prevent discharge or protected by an effective means designed to minimize contact with stormwater.

Pesticides, herbicides, insecticides, fertilizers, treatment chemicals, and landscape materials must be under cover.

Hazardous materials and toxic waste must be properly stored in sealed containers to prevent spills, leaks or other discharge. Restricted access storage areas must be provided to prevent vandalism.

Solid waste must be stored, collected and disposed of in compliance with Minn. R. CH 7035.

Portable toilets must be positioned so that they are secure and will not be tipped or knocked over. Sanitary waste must be disposed of properly in accordance with Minn. R. CH 7041.

Discharge of spilled or leaked chemicals, including fuel, from any area where chemicals or fuel will be loaded or unloaded shall be prevented using drip pans or absorbents. Supplies shall be available at all times to clean up discharged materials and that an appropriate disposal method must be available for recovered spilled materials.

Exterior vehicle or equipment washing on the project site shall be limited to a defined area of the site. Runoff from the washing area shall be contained in a sediment basin or other similarly effective controls and waste from the washing activity must be properly disposed of. No engine degreasing is allowed on site.

Effective containment for all liquid and solid wastes generated by concrete and other washout operations related to construction activity shall be effectively contained. Liquid and solid washout waste shall not contact the ground, and containment must be designed so that it does not result in runoff from the washout operations or areas. A sign must be installed adjacent to each washout facility that requires site personnel to utilize the proper facilities for disposal of concrete and other washout wastes.

INFESTED WATERS:

MN DNR permits are not valid for work in waters that are designated as infested waters unless accompanied by and Infested Waters Permit or written notification from MN DNR that an Infested Waters Permit is not required. There is no exception for pre-existing permits. If a MN DNR Permit has been issued for the project and the water is later designated as infested, the Contractor shall halt all work covered by the MN DNR Permit until an Infested Water Permit or written notification that in Infested Water is not required is obtained.

INSPECTION & MAINTENANCE:

A trained person shall routinely inspect the entire construction site at least once every 7 days during active construction and within 24-hours after a rainfall event greater than 0.5 inches in 24 hours. Following an inspection that occurs within 24-hours after a rainfall event, the next inspection must be conducted within 7 days.

All inspections and maintenance conducted during construction must be recorded within 24 hours in writing and records must be retained with the SWPPP. Inspection report forms are available in the Project Specifications. Inspection report forms other than those provided shall be approved by the engineer.

Where parts of the project site have permanent cover, but work remains on other parts of the site, inspections may be reduced on these areas to once per month.

Where the site has permanent cover on all exposed areas and no construction activity is occurring anywhere on site, the site must be inspected during non-frozen conditions at least once per month for 12 months. Following the 12th month of permanent cover and no construction activity, inspections shall be terminated until construction activity resumes or notification from MPCA has been issued that erosion has been detected at the site.

During frozen ground conditions, inspections may be suspended and shall resume within 24 hours after runoff occurs or 24 hours prior to resuming construction activity, whichever is first.

Inspection and maintenance shall resume until another Permittee has obtained coverage under this Permit or the project has undergone Final Stabilization, and an NOT has bee submitted.

All erosion prevention and sediment control BMPs shall be inspected to ensure integrity and effectiveness during all routine and post-rainfall inspections. All non-functioning BMPs must be repaired, replaced, or supplemented with functional BMPs by the end of the next business day after discovery, or as soon as field conditions allow access.

All perimeter control devices must be repaired, replaced, or supplemented when they become non-functional or the sediment reaches one-half (1/2) of the height of the device. These repairs must be made by the end of the next business day after discovery, or as soon as field conditions allow.

Temporary and permanent sediment basins must be drained and the sediment removed when the depth of sediment collected in the basin reaches one-half (1/2) the storage volume. Drainage and sediment removal must be completed within 72 hours of discovery, or as soon as field conditions allow.

Surface waters, including drainage ditches and conveyance systems, must be inspected for erosion and sediment deposition during each inspection. All deltas and sediment deposited in drainage ways, catch basins, and other drainage systems shall be removed. The removal and stabilization must take place within seven (7) days of discovery unless precluded by legal, regulatory, or physical access constraints. The Permittee is responsible for obtaining all applicable permits prior to conducting any work in surface waters.

Construction site vehicle exit locations must be inspected for evidence of off-site sediment tracking onto paved surfaces. Tracked sediment must be removed from all paved surfaces both on and off site within 24-hours of discovery, or if applicable, within a shorter time to comply with the permit.

Streets and other areas adjacent to the project must be inspected for evidence of off-site accumulations of sediment. If sediment is present, it must be removed in a manner and at a sufficient frequency to minimize off-site impacts.

All infiltration areas must be inspected to ensure that no sediment from ongoing construction activity is reaching the infiltration area and that equipment is not being driven across the infiltration area.

FINAL STABILIZATION:

Final Stabilization is not complete until all of the following requirements have been met:

1. All soil disturbing activities at the site have been completed and all soils are stabilized by a uniform perennial vegetative cover with a density of 70% of its expected final growth density over the entire pervious surface area, or other equivalent means necessary to prevent soil failure under erosive conditions.
2. Permanent stormwater management system is constructed, meets all requirements of the Permit, and is operating as designed. Temporary or permanent sedimentation basins that are to be used as permanent water quality management basins have been cleaned of any accumulated sediment. All sediment has been removed from conveyance systems, and ditches are stabilized with permanent cover.
3. All temporary synthetic and structural erosion prevention and sediment control BMPs have been removed. BMPs designed to decompose on site may be left in place.
4. For residential construction only, individual lots are considered finally stabilized if the structure(s) are finished, temporary erosion protection and down gradient perimeter control has been completed and the residence has been sold to the homeowner. Also, the "Homeowner Fact Sheet" has been provided to the homeowner.

NARRATIVE

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CODY L. HOLMES
LIC. NO. 49143 DATE 3/3/2015

DESIGNED CLH
DRAWN JEN
CHECKED CLH

BOLTON & MENK, INC.
Consulting Engineers & Surveyors
MANKATO, MN FAIRMONT, MN SLEEPY EYE, MN BURNSVILLE, MN
WILLMAR, MN CHASKA, MN RAMSEY, MN MAPLEWOOD, MN
BAXTER, MN ROCHESTER, MN AMES, IA SPENCER, IA

REV.	BY	DATE

PSD LLC, RAMSEY, MINNESOTA
PARKVIEW EAST APARTMENT COMPLEX
STORMWATER POLLUTION PREVENTION PLAN

SHEET C2.1

LEGEND

- PROJECT BOUNDARY
- SOIL TYPE
- IMPAIRED, SPECIAL OR PROTECTED WATERS
- NATIONAL WETLANDS INVENTORY
- DWSMA, LOW VULNERABILITY
- STEEP SLOPES (>33.3%)

SOIL TYPE SUMMARY

Map Unit Symbol	Soil Name	Hyd. Soil Group
MUSYM	MUNAME	HYDGRP
Dp	DUELM	A
HuA	HUBBARD	A

NHEL - Not Highly Erodible Land
PHEL - Potentially Highly Erodible Land
HEL - Highly Erodible Land

SITE AND SOILS MAP

HORZ. 0 100 200
SCALE FEET

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PSD LLC, RAMSEY, MINNESOTA
PARKVIEW EAST APARTMENT COMPLEX
STORMWATER POLLUTION PREVENTION PLAN

SHEET C2.2

LEGEND

- BITUMINOUS PAVEMENT REMOVAL
- CONCRETE CURB REMOVAL
- CONCRETE PAVEMENT REMOVAL

EAST RAMSEY PARKWAY

S 52°01'55" E 352.07

OUTLOT A
AREA = 3.90 ACRES
(FUTURE SITE)

B L O C K 1

TOWN CENTER DR

S 00°01'19" W 120.00

S 89°58'41" E 59.51

L=95.12 R=230.00 Δ=23°41'45"

145TH AVENUE NW

S 66°16'56" E 323.42

S 17°30'09" W 6.81

S 2°43'04" W 6.81

OUTLOT V
RAMSEY TOWN CENTER ADDITION

OWNER: RAMSEY HRA
PID#: 283225130007
ZONING DISTRICT: THE COR

OWNER: RAMSEY HRA
PID#: 283225140007
ZONING DISTRICT: THE COR

OWNER: RAMSEY HRA
PID#: 283225420018
ZONING DISTRICT: THE COR

OWNER: HOUSING AND REDEVELOPMENT AUTHORITY
PID#: 283225420008
ZONING DISTRICT: THE COR

OWNER: RAMSEY HRA
PID#: 283225420019
ZONING DISTRICT: THE COR

OWNER: RAMSEY PROFESSIONAL CENTER LLC
PID#: 283225420020
ZONING DISTRICT: THE COR

LOT 1
AREA = 5.12 ACRES
(PROPOSED SITE)

S 00°00'00" E 323.47

N 00°00'00" W 665.93

RHINESTONE STREET NW

SAPPHIRE STREET NW

SUNWOOD DRIVE

REMOVE 14 LF
CONCRETE CURB AND GUTTER

REMOVE 53 SQ.FT.
CONCRETE WALK

REMOVE TREE

REMOVE TREE

REMOVE TREES

ADJUST GATE VALVES (5)

ADJUST FRAME AND
RIM CASTING

REMOVE 270 LF
BITUMINOUS CURB

REMOVE 765 SQ YD
BITUMINOUS PAVEMENT

REMOVE 206 SQ.FT.
CONCRETE WALK

REMOVE 54 LF
CONCRETE CURB AND GUTTER

ELECTRICAL TRANSFORMER

PROPOSED
ROADWAY
EASEMENT

CB R=867.76 I=SE (15") 863.66

CB R=866.62 I=NW (15") 862.47 I=SE (15") 862.39

CB R=865.76 I=SW (18") 861.36 I=SE (18X24") 861.26 I=NW (15") 861.36

CB R=866.86 I=NW (18X24") 860.60 I=SE (30") 860.56 I=SW (18") 860.60

CB R=867.64 I=N (54") 860.39 I=NW (30") 860.39 I=E (42") 863.49 I=S (36") 860.49

CB R=869.36 I=S (42") 860.61 I=W (42") 860.56 I=NE (15") 863.41

CB R=869.24 I=NW (42") 860.79 I=S (42") 860.69

CB R=866.40 I=SE (24") 861.46 I=W (24") 861.40

CB R=865.56 I=NE (15") 861.46 I=NW (24") 861.43 I=S (15") 861.46

CB R=866.57 I=N (42") 861.12 I=W (18") 861.47 I=E (24") 861.17

SAN MH R=870.51 I=N (18") 85 I=S (18") 85 I=NW (8") 85

SAN MH R=866.54 I=E (8") 860.04 I=E (8")(DROP) 854.98 I=W (8") 854.33 I=N (18") 853.47 I=S (18") 853.47

CB R=864.00 I=N 857.90 I=S 857.90 I=E (27") 858.40 I=W (24") 858.55

CB R=864.08 I=W (27") 858.40 I=SE (24") 858.42

CB R=864.68 I=NW (24") 858.73 I=E (24") 858.78 I=S (12") 859.04

CB R=864.21 I=W (24") 859.21 I=E (24") 859.31

CB R=864.45 I=W (24") 859.35 I=SE (18") 859.43

CB R=863.44 I=SW (12") 859.14

CB R=862.72 I=NW (18") 859.66 I=E (15") 859.72

CB R=863.44 I=N (12") 859.06 I=W (24") 858.94 I=E (24") 859.06

CB R=864.02 I=N 857.42 I=S 857.22 I=E 858.72

CB R=863.66 I=S (15") 860.03

CB R=863.98 I=W (15") 860.03

SAN MH R=864.77 I=N (8") 854.93 I=E (8") 854.97 I=W (8") 854.97 I=S (8") 854.79

SAN MH R=865.59 I=NW (30") 853.19 I=SE (30") 853.19 I=N (10") 854.08 I=S (8") 854.51

STM MH R=864.71 I=NE 857.21 I=SW 857.21

STM MH R=865.19 I=N (8") 856.04 I=S (8") 856.01 I=E (8") 856.04 I=W (8") 856.04

FF= 868.28

FF= 868.36

FF= 867.24

FF= 867.27

HORZ. SCALE 0 40 80 FEET

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LIC. NO. 49143 DATE 3/3/2015

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WILLMAR, MN CHASKA, MN RAMSEY, MN MAPLEWOOD, MN
BAXTER, MN ROCHESTER, MN AMES, IA SPENCER, IA

REV.	BY	DATE

PSD LLC, RAMSEY, MINNESOTA
PARKVIEW EAST APARTMENT COMPLEX
EXISTING CONDITIONS AND REMOVALS

SHEET C2.3

LEGEND

- CONCRETE
- ROADWAY PAVEMENT SECTION
- PARKING PAVEMENT SECTION

NOTE:
ALL DIMENSIONS ARE TO FACE OF BACK OF CURB UNLESS OTHERWISE NOTED.

EAST RAMSEY PKWY

L=522.66, R=573.00
CB=S 78°09'47" E, CH=504.73
Δ=52°15'43"

145TH AVENUE NW

SAPPHIRE STREET NW

RHINESTONE STREET NW

CONCRETE SIDEWALK

B412 CONCRETE CURB GUTTER OUT

B618 CONCRETE CURB & GUTTER

B612 CONCRETE CURB & GUTTER (TYP)

CONCRETE/ RIBBON CURB FOR HANDICAP ACCESS

CURB KNOCKDOWNS

RETAINING WALL BEGIN

RETAINING WALL

RETAINING WALL END

TAPER CURB

375 L.F. CONCRETE VALLEY GUTTER

F.F.E= 870.00

F.F.E. =869.31

F.F.E. =869.24

12" STM

S 00°00'00" E 323.47

N 90°00'00" W 665.93

608.33

HORZ. SCALE 0 30 60 FEET

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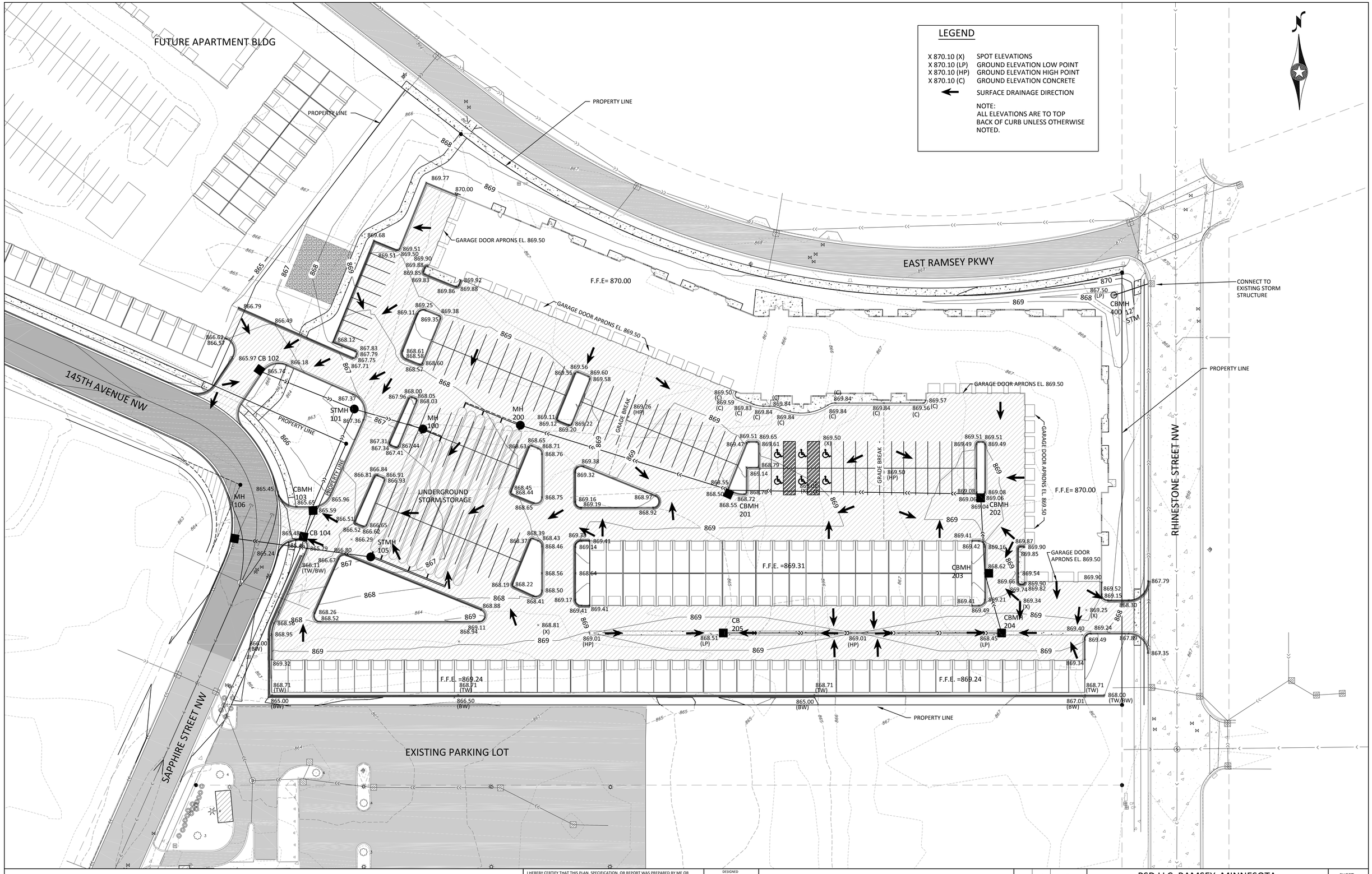
PSD LLC, RAMSEY, MINNESOTA
PARKVIEW EAST APARTMENT COMPLEX
SITE PLAN

SHEET C2.4



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WILLMAR, MN CHASKA, MN RAMSEY, MN MAPLEWOOD, MN
BAXTER, MN ROCHESTER, MN AMES, IA SPENCER, IA

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PSD LLC, RAMSEY, MINNESOTA
PARKVIEW EAST APARTMENT COMPLEX
GRADING & STORM UTILITY PLAN

SHEET C2.5

NOTES:

SILT FENCE

CONSTRUCT ROCK CONSTRUCTION ENTRANCE

CB 102

STMH 101

MH 100

MH 200

CBMH 103

MH 106

CB 104

STMH 105

CBMH 201

CBMH 202

CBMH 203

CB 205

CBMH 204

CBMH 400

F.F.E= 870.00

F.F.E. =869.31

F.F.E. =869.24

NOTES:

1. INSTALL EROSION CONTROL MEASURES PRIOR TO COMMENCING CONSTRUCTION.
2. KEEP ALL STREET SWEPT CLEAN OF TRACKED DIRT AND SAND.
3. ALL SILT FENCE TO BE REMOVED ONCE SEED IS ESTABLISHED.

LEGEND

- HYDROMULCH, SEED MIX 25-131 & FERTILIZER TYPE 3 (22-5-10)
- SILT FENCE
- INLET PROTECTION
- SURFACE FLOW ARROW

HORZ. SCALE 0 30 60 FEET

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PSD LLC, RAMSEY, MINNESOTA
PARKVIEW EAST APARTMENT COMPLEX
EROSION CONTROL PLAN

SHEET C2.6

LEGEND

LEGEND

SIENNA GLEN MAPLE (10' ON CENTER) (2" DIA)

BUTTERNUT HICKERY (16' ON CENTER) (2" DIA)

GYNKGO (16' ON CENTER) (2" DIA)

EAST RAMSEY PARKWAY

TOWN CENTER DR

145TH AVENUE NW

SAPPHIRE STREET NW

RHINESTONE STREET NW

SUNWOOD DRIVE

OUTLOT V
RAMSEY TOWN CENTER ADDITION

RAMSEY TOWN CENTER ADDITION

RAMSEY TOWN CENTER 11TH ADDITION

OUTLOT B

OUTLOT A

OUTLOT C

OUTLOT D

OUTLOT E

OUTLOT F

OUTLOT G

OUTLOT H

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OUTLOT SS

OUTLOT TT

OUTLOT UU

OUTLOT VV

OUTLOT WW

OUTLOT XX

OUTLOT YY

OUTLOT ZZ

EXISTING BLDG.

FUTURE GARAGES

PROPOSED BUILDING

PROPOSED GARAGES

ELECTRICAL TRANSFORMER

8" WMN

12" WMN RAW

12" WMN DOM

12" DIP WMN

8" DIP WMN

RAMSEY TOWN CENTER

11TH ADDITION

LOT 1

BLOCK 1

0 40 80
HORZ. SCALE FEET

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CODY L. HOLMES
LIC. NO. 49143 DATE 3/3/2015

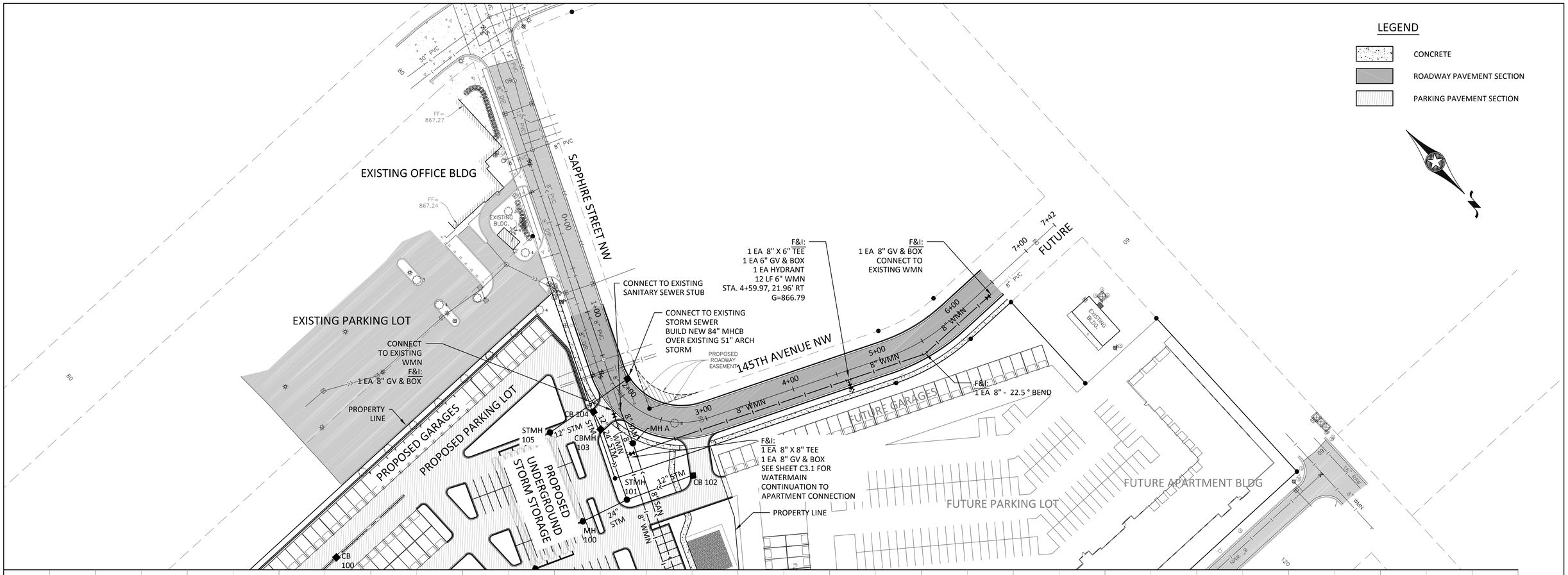
DESIGNED CLH
DRAWN JEN
CHECKED CLH

BOLTON & MENK, INC.
Consulting Engineers & Surveyors
MANKATO, MN FAIRMONT, MN SLEEPY EYE, MN BURNSVILLE, MN
WILLMAR, MN CHASKA, MN RAMSEY, MN MAPLEWOOD, MN
BAXTER, MN ROCHESTER, MN AMES, IA SPENCER, IA

REV.	BY	DATE

PSD LLC, RAMSEY, MINNESOTA
PARKVIEW EAST APARTMENT COMPLEX
LANDSCAPE TREE PLAN

SHEET C2.7



HORZ. 0 50 100 SCALE FEET

VERT. 0 5 10 SCALE FEET

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BAXTER, MN ROCHESTER, MN AMES, IA SPENCER, IA

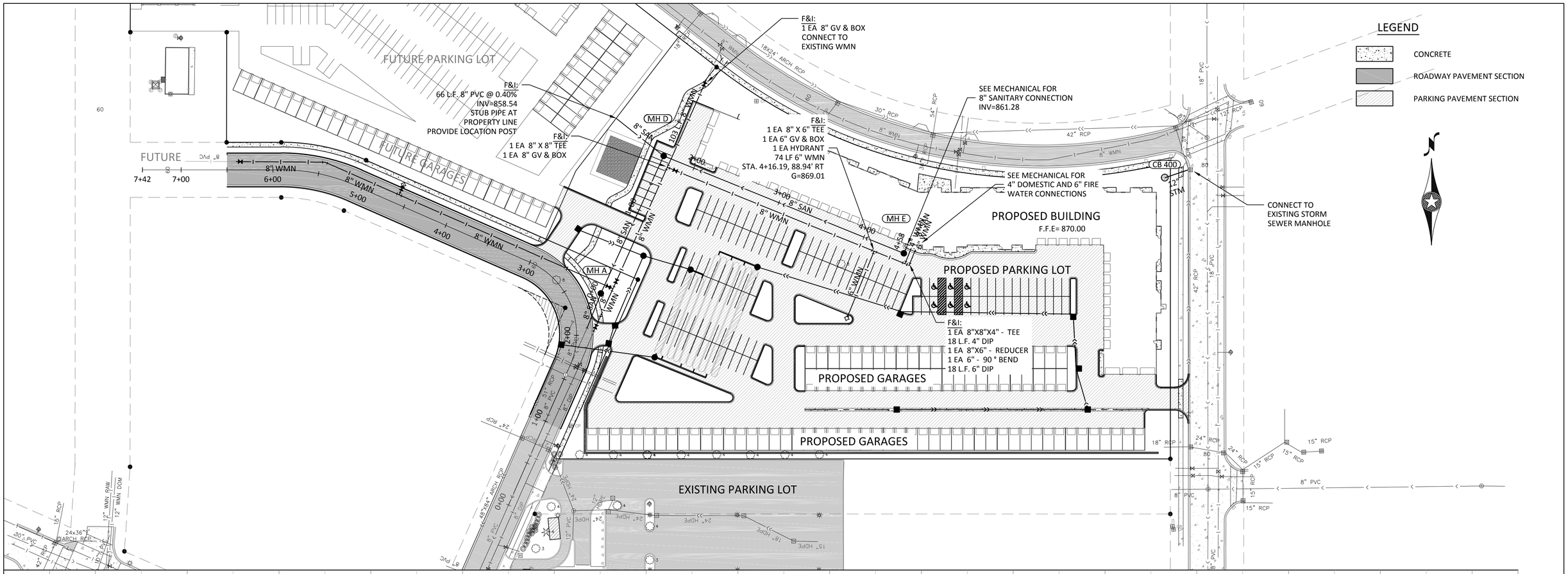
REV.	BY	DATE

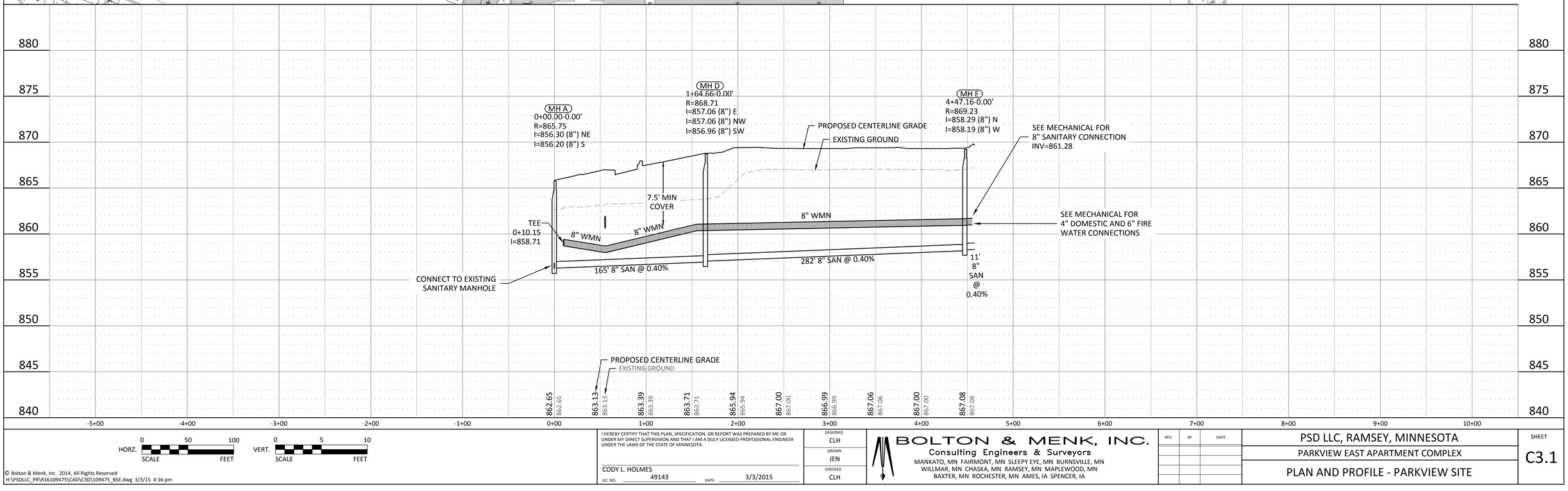
PSD LLC, RAMSEY, MINNESOTA

PARKVIEW EAST APARTMENT COMPLEX

PLAN AND PROFILE - 145TH AVENUE NW

SHEET C3.0





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VERT. SCALE 0 5 10 FEET

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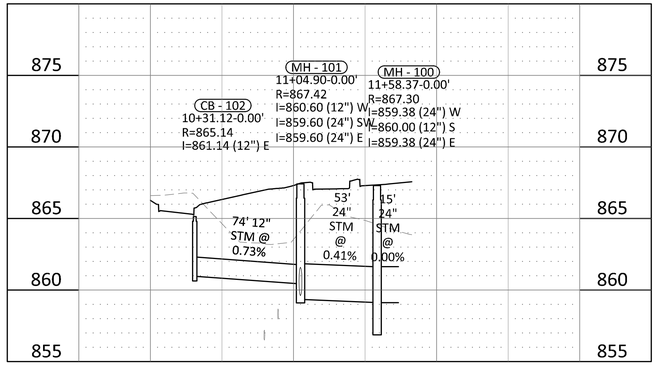
BAXTER, MN ROCHESTER, MN AMES, IA SPENCER, IA

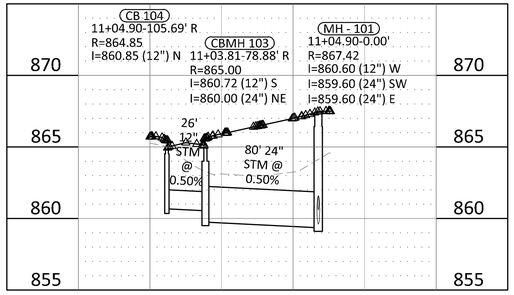
REV.	BY	DATE

PSD LLC, RAMSEY, MINNESOTA
PARKVIEW EAST APARTMENT COMPLEX
PLAN AND PROFILE - PARKVIEW SITE

SHEET C3.1



CB-102 TO CB-100



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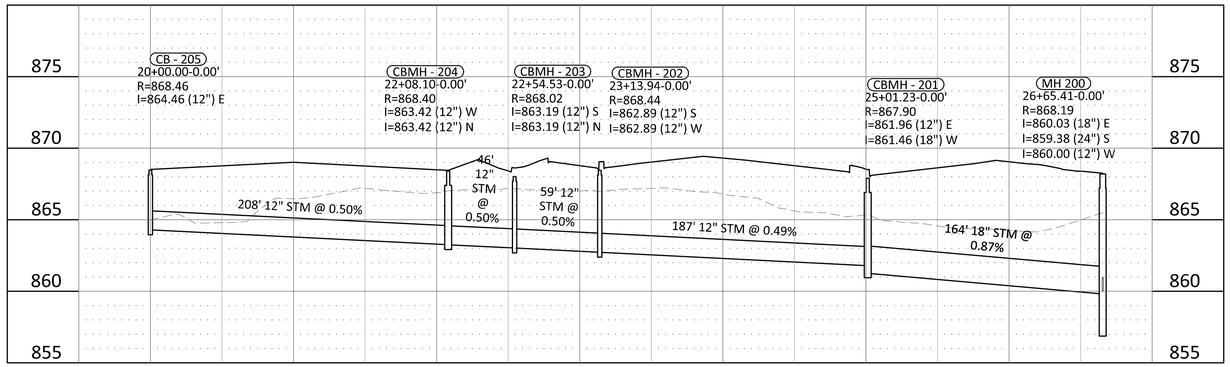

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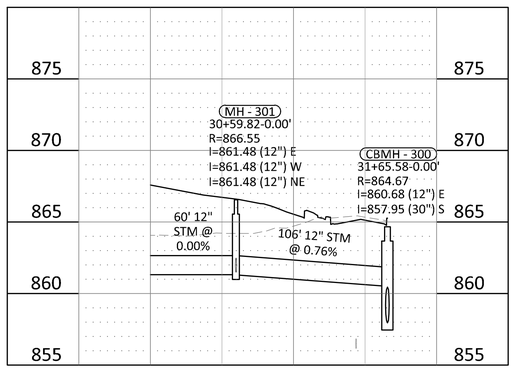
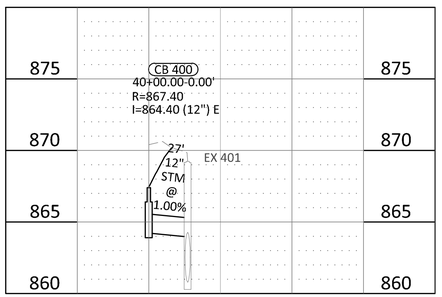


STORAGE BASIN TO CB-300



CB-400 TO EX-401

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CODY L. HOLMES
LIC. NO. 49143 DATE 3/3/2015

DESIGNED CLH
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CHECKED CLH

BOLTON & MENK, INC.
Consulting Engineers & Surveyors
MANKATO, MN FAIRMONT, MN SLEEPY EYE, MN BURNSVILLE, MN
WILLMAR, MN CHASKA, MN RAMSEY, MN MAPLEWOOD, MN
BAXTER, MN ROCHESTER, MN AMES, IA SPENCER, IA

REV.	BY	DATE

PSD LLC, RAMSEY, MINNESOTA
PARKVIEW EAST APARTMENT COMPLEX
STORM SEWER PROFILES

SHEET C3.2

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	APRIL 3, 2015	**PROJECT ADDRESS**	15153 NOWTHEN BOULEVARD
PROJECT. TITLE	PARK VIEW EAST – PRELIMINARY AND FINAL PLAT AND SITE PLAN REVIEW		
ESCROW #	114538		
DEPARTMENT:	Community Development: Planning Division (Comprehensive Plan and Zoning Code)		
PRIMARY CONTACT	Name: Tim Gladhill, Community Development Director Phone: 763-433-9826 Email: tgladhill@cityoframsey.com		
TECHNICAL REVIEW ASSISTANCE:	Name: Tina Goodroad, AICP Phone: 763-496-6751 Email: tgoodroad@loucksassociates.com		

General: The purpose of this file is to review the official Preliminary and Final Plat and Site plan Review for the Parkview East Apartment Complex. The subject property is located south of Ramsey Parkway, east of Town Center Drive East and west of Rhinestone Street NW and north of Sunwood Drive. The property is located in COR-1 zoning district. The application includes a plat to be called COR Parkview Addition and development of phase one apartment complex consisting of one four-story building with a total of 121 units with tuck under, detached garage and surface parking.

Based on current zoning the proposed Preliminary and Final Plat and Site Plan Review is being reviewed per City Code Section 117-118 entitled COR-1, requirements of the COR Design Framework and Chapter 117, Article III entitled Subdivisions.

The plans will require amendments as outlined in this report. Most notably, the Civil Engineering Plans developed by Bolton and Menk will need to be revised to match the most recent architectural set prepared by Cole Architect Group. The revisions must be made before forwarding to City Council. Of note, the row of detached garages along the southern property line has been divided into several smaller buildings. This is not reflected on the Civil Engineering Plans.

Zoning: The COR-1 Mixed Use Core Sub-district is intended to provide a mix of residential, retail, and service uses. This sub-district allows the highest intensity of uses including high density housing. The proposed use as an apartment building meets the intent of the COR-1 district.

Dimensional Standards. The COR Design Framework establishes maximum build to lines based on the roadway the property frontage. The purpose of the build to line is to locate the majority of the building frontage close to the street to define the edge and create a strong pedestrian feel along the street. For buildings located along a Parkway, sixty (60) percent of the building (at least 300 feet) shall be located five (5) feet from the back of the side walk. The proposed building is located ten (10) and in some portions greater than ten (10) feet. The site does curve causing more difficulty in meeting this build to line. However, efforts should be made to meet the five (5) foot maximum for at least sixty (60) percent of the building façade along Ramsey Parkway. Later in this review a suggestion will be made to widen the boulevard which will help shift the sidewalk slightly closer to the building.

In addition, because the building has frontage on more than one street, the building shall be located five (5) feet from the back of curb along Rhinestone Street. There are minimum or maximums for rear and internal side yard setbacks.

The minimum Floor Area Ratio (FAR) is 0.65 in the COR-1 district. The applicant shall provide the proposed FAR for the first phase building on Lot 1, Block 1, COR Parkview Addition.

The site plan indicates a patio along the north side of the building for outdoor grills. Due to the required maximum five (5) build to line this patio will should be relocated. It may be possible to use space immediately adjacent to the west side of the building, which would create an excellent community space to be shared between Phase I and Phase II.

Access. The site will gain access via Rhinestone Street NW on the east side of the site and from Sapphire Street NW at the southwest corner of the site. Vehicular access shall not be granted to Ramsey Parkway.

Parking: The COR Design Framework includes guidelines on how to manage parking. This is particularly important in COR-1 sub-district, being the most intense and pedestrian oriented. Surface lots shall be located either behind or to the side of building, not located along major street frontages. A variety of parking options are proposed for the site. The building will include forty-four (44) tuck under garages with garage door entries on the south elevation internal to the site. An additional ninety-one (91) garage spaces are provided within five (5) detached garage structures. Finally, 148 surface parking spaces are planned south of the building internal to the south for a total of 283 spaces. No surface parking areas are abutting a street.

Typically the spaces internal to the building would not be counted dropping the total to 239 spaces. The COR Design Framework sets a maximum parking allotment of two (2) spaces per unit for multi-family structures. The development incudes 121 units requiring 242 parking spaces. The site meets and even slightly exceeds the maximum allowed with the internal garage spaces. The additional spaces are not in a response to building code but rather based on perceived need by the Developer due to the number of two (2) and three (3) bedroom units in the building which could result in more parking demand. The proposed break down in units is forty-one (41) percent one (1) bedroom; forty-five (45) percent two (2) bedroom and fourteen (14) percent three bedroom. The additional spaces will also prevent potential use of on-street parking which is particularly important during summer months when the adjacent park is programmed. However, Staff would encourage the Developer to utilize available on-street parking availability on Sapphire Street and 145th Avenue, which is not directly impacted by events in The Draw Park and Amphitheater.

The intent of the maximum surface parking is to encourage developments to better manage their parking. In this case, parking is managed to a degree by create 44 stalls within the building in lieu of surface parking stalls. Similar to if stalls are provided in a park ramp/structure, the City does not calculate these stalls in the maximum parking calculation.

As the surface parking lot is well screened by either the apartment building or the detached garage structures, and therefore not visible from the roadways, staff supports the additional parking. If concern exists the Planning Commission could recommend that some excess parking be included as a proof of parking area until the need for additional spaces is evident.

This topic was also addressed by the City's Environmental Policy Board, who suggested at looking at ways to reduce the amount of surface parking area and enhancing the internal landscaping for the benefit of future residents. Details on the EPB discussion are covered in the Landscape Technical Report.

Architectural Standards. High quality architecture and building materials is an essential component in fulfilling the objectives of the COR Design Framework. Roof design, materials, amount of windows, and overall design that breaks up the different floors and walls are all important elements to the overall building design. In the COR-1 sub-district buildings are placed closer to the street so greater emphasis is placed on materials and design features at the street level.

Plans for the front elevation (south) and rear elevation (north) for the apartment building have been provided. Plans for each side elevation will also be required. The proposed materials consist of stone and brick at the base. The rear elevation includes an enhanced stone entry with canopy and additional stone above. Other materials include composite panel (i.e. fiber cement panels) and steel lap and vertical siding. Metal siding can be used as a complementary material. In COR-1 sub-district buildings shall be primarily brick or comparable alternative and shall comprise a minimum of fifty (50) percent of the non-glazed wall area. Calculations shall be provided for brick and stone for each elevations. The City can approve deviations to the 50% brick or stone requirement provided that another high-quality material is provided.

Colors have not been provided. Full colored elevation plans should be provided. The combination of composite and steel in the differing patterns divides the floors and sections of the building. Multiple sections of the building are articulated to break up the flat wall. In addition windows and decks are proposed for each unit that provide further breaks in the building wall design. Additional information is required for the specific appearance of the individual air conditioning units. Staff is concerned over the appearance, color, size and overall look of units on each elevation.

The south elevation includes garage doors for tuck under garages. Garage doors shall be in colors that are complementary to the main building materials. The roof design is pitched with asphalt shingles. The elevation facing Ramsey Parkway is actually the rear of the building and contains the same materials as the front. The first floor contains windows to create street-level interest and pedestrian scale along this street frontage.

Five detached garage buildings are planned in the southern portion of the site. Three long buildings each containing 16 stalls are located in a row along the south property line with two additional buildings just north of this row containing 22 stalls each. The garage buildings contain the same materials as the apartment building. The roofs are pitched with additional accenting so that they are of a higher design standard than typical detached structures. The materials will include stone, horizontal lap siding, shake siding and an asphalt shingle roof. The sides will contain the stone and horizontal siding. The additional roof treatments and glass demonstrate a good effort in enhancing the design of these detached structures. The use of stone at the base will help improve the longevity of these structures.

The Planning Commission, Economic Development Authority (EDA), Environmental Policy Board (EPB), and City Council all expressed questions and potential concern regarding the use of detached garages as it relates to architectural quality. Staff acknowledges that the Developer has enhanced the architecture of these detached garages, but seeks policy direction regarding the status of this design. Staff would recommend considering removing all horizontal lap siding on the back side of the southern garages and enhance the landscaping along said southern wall. The EPB did recommend that landscape be added along this wall.

Trash enclosures are shown on the site plan in the parking lot and at the northeast corner of the building on the south elevation. Details shall be provided as to the proposed material and design of the proposed enclosure.

Development Fees. The Developer will be required to pay development fees consistent with the City's approved schedule of Rates and Charges.

Fee	Amount	# of Units	Total
Park Dedication	$2,600/unit	121	$314,600
Trail Development	$700/unit	121	$84,700
Water Trunk	$1,597/unit	121	$193,237
Sanitary Sewer Trunk	$1,126	121	$136,246
Stormwater Management	$459/unit	121	$55,539
Street Light	$1,300/light	TBD	TBD
Street Light O & M	$294/light	TBD	TBD

The Developer will also be responsible for a Financial Guarantee in the amount of 125% the costs of the required public infrastructure and 150% the costs of the required private infrastructure (excluding the building itself).

Building Permit Fees. The Developer shall contact the City's Building Division to provide an estimate of fees due with each Building Permit. It is hereby noted that Sewer Availability Charges (SAC) and Water Availability Charges are due at time of building permit in addition to the above at a rate of $2,485 per unit and $1,177 per unit respectively.

Recommendation. City Staff is recommending that the City approve the Preliminary Plat, Final Plat, and Site Plan.

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	APRIL 3, 2015	**PROJECT ADDRESS**	WEST OF RHINESTONE STREET, SOUTH OF EAST RAMSEY PARKWAY
PROJECT. TITLE	COR PARKVIEW ADDITION PRELIMINARY PLAT/ PARKVIEW EAST APARTMENT COMPLEX SITE PLAN		
ESCROW #	114584		
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 the Preliminary Plat of COR Parkview Addition and Site Plan Approval of the Parkside East Apartments. The submittal consists of 25 sheets prepared by Bolton & Menk, Inc. dated March 3, 2015.

General: The submitted plat proposes to plat Outlot A, Ramsey Town Center 11th Addition to create 1 multifamily lot and 1 Outlot. The subject property is generally located south of East Ramsey Parkway and west of Rhinestone Street.

Streets and Access: The development accesses Sapphire Street and Rhinestone Street. The proposed access to Rhinestone Street does not line up with 145th Avenue, The access must be shifted south to line up with 145th Avenue and provide one (1) access to Lot 1 Block 1 COR Parkview addition and the east end of Lot 1, Block 1 Ramsey Town Center 11th Addition. There is not adequate separation on Rhinestone Street between this proposed access and the future access to the Ramsey Town Center 11th Addition.

The project will construct 145th Avenue from Sapphire Street to Center Street.

The internal parking and access aisles will be private.

Traffic Analysis Report: An AUAR was prepared for the Ramsey Town Center Development which included an extensive traffic analysis. The needed traffic improvements were identified, many have been constructed. The remainder of the improvements will be constructed as development occurs.

Grading and Drainage Plans: A final grading and drainage plan has been prepared for this subdivision by Bolton & Menk, Inc. Staff offers the following comments on this plan:

1. The grading and storm utility plans are combined. Notes must be added to sheets C2.5 and C3.2 linking the plan view utilities to the profile views.

2. The plans show a series of catch basins in the parking areas with garages on either side. Stormwater calculations must be submitted showing that the 100 year overflow from the catchbasins will not enter the garages.

A permit from the Lower Rum River Water Management Organization (LRRWMO) will be required. The project is within the 10 year capture zone of a municipal well. Infiltration is not permitted in the 10 year capture zone. Alternative volume reduction strategies will need to be investigated and documented per the LRRWMO rules.

Submit a copy of the MPCA Construction stormwater permit to the City prior to construction. Submit copies of erosion inspection results to the City prior to Certificate of Occupancy.

Utilities: The building will be served by municipal sewer and water extended from Sapphire Street. Construction plans and specifications are subject to review of the City Engineering Department.

Park Dedication: Park Dedication was satisfied with the Ramsey Town Center Master development agreement.

Trail Fee: Trail Fees were satisfied with the Ramsey Town Center Master development agreement.

Sewer and Water Trunk Fee: Trunk sewer and water fees must be paid for all new lots being created. The rate in effect at the time of final plat approval must be paid prior to the City's release of the final plat for recording.

Stormwater Management Fee: A stormwater management fee must be paid for all new lots being created. The rate in effect at the time of final plat approval must be paid prior to the City's release of the final plat for recording

Stormwater Pollution Prevention Plan: Hydraulic Grade calculations must be submitted for the storm sewer system. A copy of the stormwater calculations provided to the LRRWMO for plan approval must be submitted to the City.

Sheet Specific Comments:

C1.3 – Detail STR-03 Revise sidewalk to 6" thick. Ped Ramp Detail, revise ramp flat area width to 6 feet at curb [Note 6]. Add MNDOT pedestrian ramp details (5 Sheets). Add MNDOT details for pedestrian detour routes. Add detailed diagram for each ped ramp showing elevations, slopes and dome plate layout with radius (as needed). Add Detail for Valley Gutter shown on plans.

C1.5 – Rock Construction Entrances are ineffective in Ramsey. Add the following text to the SWPPP and Grading Plan Notes: "A street sweeper must be available within 3 hours upon notice from the City that the streets need to be swept."

C1.6 – The underground storage may not be perforated or allow infiltration.

C1.7 – Revise typical street section - 6" Premium Topsoil, 6' wide sidewalk, all references to Class 5 shall read Class 5, Ramsey Modified. Gradation is shown on Ramsey Street Details. Use Ramsey Detail STR-25 for connection to existing street.

C1.8 – Pipe from STMH 105 – MH106 is not listed in table. Pipe from 300 to 301 is not shown on plans.

C2.0 – This sheet is incomplete. Needs project name and details.

All Plan Sheets – Show continuation notes for 145th Avenue. Provide plan sheet showing entire plat with proposed improvements.

C2.3 – There is an existing 6" watermain from Sapphire Street to Rhinestone Street across Lot 1, Block 1, Ramsey Town Center 11th Addition, This must be shown. Move the label out of the underground storage area. Only 1 access will be permitted to Rhinestone Street from this plat and 11th Addition. A detailed Temporary Pedestrian Access Route Detour must be added to the plan set. The Ramsey HRA does not own the existing commercial lot. Revise the data. A special detail will be required for the Rhinestone Street Connection as it is a concrete street. Coordinate with the City for the specific requirements of this detail.

C2.4 – Provide details for the retaining wall on the east side of Sapphire Street. All sidewalks are 6' wide. Pedestrian ramps are required at all intersections in Public right of way and where the sidewalk crosses internal drives. A detail for each is required as noted above.

C2.5 – There is existing storm pipe north east of MH106. This is 52" arch pipe. Add notes to detail disposition of this pipe (ie. Removal, reconnection)

C3.0 – The plan and profile alignments must line up. Break the plan view into two windows if necessary. Show disposition of 52" arch pipe north of MH106. Run Watermain under sanitary sewer at MH A. Add note: "All watermain 6" and smaller shall be Class 53. Watermain 8" and larger shall be Class 52."

C3.1 – Use 2-45º bends in place of 90º bends. Provide drainage and utility easement over all watermain in site.

Specifications

Include City where ever Engineer or Owner is referenced in Specifications.

Section 01310 – Section 01315 is not in book. Paragraph 1.2.B -Include City in those notified. Sunday work is not permitted in the City of Ramsey without City Council approval. Working hours are 7:00 am – 10:00 pm. 48 hour notice is required for Saturday Work.

Section 01410 – Paragraph 1.3.A -The contractor must have a City License.

Section 01555 – Paragraph A.7 – A City right-of-way permit is required prior to working in the ROW.

Section 02510 – Add Notes:
Only City Personnel shall operate valves.
All valves not in paved surfaces shall have blue carsonite markers.
Paragraph 2.7.C.2 – Valve nut extensions are not used in the City of Ramsey.

Section 02510 – Add note:
All manholes not in paved surfaces shall have green carsonite markers.
All sanitary sewer shall have 10 gauge solid copper tracer wire.

Section 02630 – Add note:
All manholes not in paved surfaces shall have green carsonite markers.
All storm sewer shall have 10 gauge solid copper tracer wire.

Section 02630 – Include City on all Correspondence. Paragraph 1.6.A – All plant material in City ROW shall have two (2) year warranty.

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	3/27/15	**PROJECT ADDRESS**	TBD
PROJECT. TITLE	PARKVIEW EAST		
ESCROW #	114584		
DEPARTMENT:	Community Development: Planning Division (Landscape Plan & Environmental Resources)		
TECHNICAL REVIEWER:	Name: Chris Anderson, City Planner Phone: 763-433-9817 Email: canderson@cityoframsey.com		

The COR Design Framework outlines the required streetscape elements such as tree species, tree spacing, boulevard width, and sidewalk width based on the street hierarchy. There site abuts three (3) different streets, each with a different designation (Downtown, Connector, and Parkway). However, along Rhinestone Street, there is existing sidewalk and boulevard, which shall be utilized. Similarly, along Sapphire Street south of the project site, sidewalk and boulevard dimensions have already been established and the intention should be to mimic those to maintain a consistent appearance. Along Ramsey Parkway, boulevard and sidewalk width both should be six (6) feet. Finally, tree spacing for streetscape plantings should be between thirty (30) and thirty-five (35) feet.

We offer the following comments regarding the Landscape Plan prepared by Bolton & Menk, Inc. and dated March 3, 2015:

- The width of the boulevard area along Ramsey Parkway is not specified on the plans. The width should be at least six (6) feet and the additional width should be toward the building not the curb. This may require shifting the sidewalk closer to the building but that would benefit the project by improving the build to requirement (which is measure from edge of sidewalk). If this results in the public sidewalk being partially on private property, a permanent public easement over that portion of the sidewalk shall also be granted to the City for public purposes. *Please revise Sheet C2.4 to identify the boulevard width as six (6) feet*.
- The plans show a sidewalk connecting Ramsey Parkway and 145th Ave, which was requested by the City. It is presumed that park patrons (or other public) may traverse this sidewalk and thus, it would be beneficial to encumber this with a permanent public easement.
- Sidewalk width along 145th Ave should be increased to six (6) feet with the expansion being toward the future building (away from the curb). *Please revise Sheet C2.4 to accordingly.*
- The boulevard area must be finished with topsoil and sod and the developer (and eventually the management company) shall be responsible for its establishment (e.g.

watering). *Please revise Sheet C2.7 to specify that boulevards will be established with topsoil and sod.*

- *Planting details must be added to Sheet C2.7 to include the following*
  - *Planting depth shall be such that the 1st set of primary roots is at finished grade*
  - *Only prune out dead/broken/deformed branches at time of installation*
  - *Remove upper 1/3 of wire basket and burlap after being placed in planting hole*
  - *2-4 inches of wood chip mulch shall be included around all trees. Mulch shall not be piled against the trunk of trees.*
- The proposed street trees are too close together, the overall number should be reduced so that the spacing is equal to 30-35 feet on center. *Please revise Sheet C2.7 to reflect the proper spacing and update the quantities for each species accordingly.*
- All plantings shall be outside the vision clearance triangle at all intersections and access points. Definition of the vision clearance triangle can be found in City Code Section 117-348 (g). *Please revise Sheet C2.7 to identify the vision clearance triangle at all intersections and access points and ensure that no plantings are within this area.*
- Street trees should be planted with one (1) species per block or, if a standard block does not exist, such as along Ramsey Parkway and Rhinestone Street, in blocks or groups consisting of 5-6 trees of the same species. *Please revise Sheet C2.7 to reflect the street trees planted in linear groups of 5-6 trees per one species.*
- Street trees shall have a minimum branch height of not less than five (5) feet. *Please revise Sheet C2.7 to include this note.*
- There are no foundation plantings or internal landscape elements shown on the plan. Are any plantings proposed? How about within any of the parking lot islands? An internal landscaping plan shall be submitted for review.
- It appears that there will be a very narrow strip of vegetation between the sidewalk and the retaining wall along Sapphire Street. It would be recommended to eliminate that and just widen the sidewalk to abut the wall.
- The plan must be revised to identify turf establishment with sod. The notes refer to both sod and seed but there is no legend or labels to determine which is being used and where. Please note that any alternative to the sod requirement requires City Council approval.
- Upon acceptance of landscaping by City, a two (2) year maintenance guarantee is required to ensure survival of plantings.
- The project is subject to the City's topsoil requirement, which states that all disturbed areas not otherwise improved with walkways, driveway, home and other impervious surfacing, shall receive four (4) inches of topsoil meeting the City's topsoil specification. A topsoil inspection is required prior to landscaping being installed and copies of the load tickets are required as well. This is reviewed at time of Building Permit Application and request for Certificate of Occupancy. *Please update the Landscape Installation Notes to include this requirement.*

- The plans do not indicate whether an irrigation system will be installed or not. Establishment of the streetscape (trees and sod), including watering, is the responsibility of the Developer (and eventually the property management company). In ground irrigation within the boulevard area is subject to review and approval by the City.

Please submit a revised landscaping plan that addresses these matters.

Tree Preservation: This site is devoid of any significant tree cover and therefore, no tree preservation plan is necessary.

Stormwater: It appears that the site will utilize a subsurface stormwater system to achieve the required infiltration of the first one (1) inch of rainfall in accordance with the Lower Rum River Water Management Organization's 3rd Generation Plan. The system appears to be designed with an overflow outlet that allows runoff from larger events to outlet into the existing storm sewer infrastructure in Sapphire St where it will eventually be routed to a regional pond. The Engineering Division will be completing a more comprehensive review of the grading/drainage plans.

The plans were reviewed by the Environmental Policy Board (EPB) at their March 30, 2015 meeting and the EPB was generally supportive of the Landscape Plan. However, they request that some of the trees originally proposed as street trees be relocated south of the enclosed parking facilities. This would provide some visual relief and screening of the buildings from the south (without requesting more trees). Additionally, the EPB also noted their concern for a lack of landscaping internal to the site and requested the applicant provide additional detail on this component. Finally, the EPB also had some advisory comments that they desire the applicant to explore in more detail including:

- Is the site being over-parked? Could some of the surface parking be eliminated and replaced with greenspace?
- Could some of the larger islands within the parking lot be designed as swales with curb cuts and appropriate vegetation that could serve as small infiltration points?

The EPB did recommend approval of the Landscape Plan contingent upon compliance with the revisions requested in this Staff Review Letter.

5.03: Consider Landscape Plan Association with a Site Plan Application for Parkview East; Case of PSD, LLC

City Planner Anderson presented the staff report.

Board Member Stodola asked if the developer could put shrubbery in along the perimeter.

City Planner Anderson replied that the City is trying to stay clear of shrubbery installations on the boulevard area for maintenance reasons.

Board Member Lewis inquired about the ratio of parking spaces to apartment units.

Community Development Director Gladhill stated the number of parking spaces are more than the City would require and there are tuck under garages in the apartment building. He stated that the applicant feels that they are meeting the parking needs from a marketing perspective. If the issue becomes a storm water question, the Board will be addressing it.

Board Member Lewis stated that the planting proposal seems unimaginative to him and talked about the back wall of the parking stalls. He indicated that there was no photometric plan included in the proposal.

City Planner Anderson agreed and stated that plans for internal landscaping and photometrics have not yet been received from the applicant.

Community Development Director Gladhill stated that currently the architectural plans don't match up with civil engineering plans.

Board Member Hiatt asked if an internal landscaping plan can be required as part of their proposal.

City Planner Anderson replied that it is not specifically required as part of the proposal but that it is reasonable to ask what the intentions are and the City will be reaching out to the applicant.

Board Member Hiatt stated that the City should make sure the applicant is aware that we are expecting an internal landscaping plan from them and that suggested addressing the landscaping along the back wall of the garage.

Community Development Director Gladhill asked the Board if they wanted to continue the trend to prescribe the plantings in the boulevard area for a consistent look and the Board's desire with regard to reducing the parking lot size.

Board Member Hiatt stated that the Board could not take the number of parking spaces below the code for minimum parking spaces.

Board Member Lewis stated he was not proposing that the Board force the applicant down to the minimum number of parking spaces, but that it seemed to him that there was inordinate amount of

parking. He would like to know if the parking is appropriate for the size of the building and he would like to see more imaginative landscaping.

City Council Liaison LeTourneau stated he would like to know about any economic reasons for having that much parking.

City Planner Anderson confirmed the Board's general consensus to explore the question of parking and if there is an ability to shrink it and to offset it with landscaping.

Board Member Valentine stated that it would be useful to look at landscaping to provide drainage and a way to handle storm water management.

City Council Liaison LeTourneau stated his concern is any storm water that makes it back into the river and he would want to think about it before we asked them to re-engineer.

Board Member Valentine stated he was not talking about major re-design of their storm water system but trying to create more pervious and impervious area.

City Planner Anderson stated that the Staff Review Letter can be revised and general advisory comments added regarding the parking lot and the storm water plan and stating that the City feels this is an issue worth exploring. He stated that the Board is identifying a best management practice that could be implemented on this site.

Community Development Director Gladhill will forward the Board's comments on the aesthetic components of development plans to the Planning Commission.

City Council Liaison LeTourneau stated that the Board should be focused on the exterior development plan and that the garage issue does need to be addressed.

Board Member Lewis felt that it was important to look at the overall development plan.

City Council Liaison LeTourneau stated that the Board is making judgements without an internal concept.

Chairperson Stodola stated that the review process is new to the Board.

City Council Liaison LeTourneau stated that the feedback from the Board is very valuable.

City Planner Anderson stated he is looking for recommendation with regard to the landscape plan. He summarized the Board's wishes to explore with the project developer the quantity of parking on site and if there are opportunities to shrink that and offset it with additional green space and to consider as an advisory comment opportunities within the two largest islands for additional plantings of some sort. He stated that Staff is looking for a recommendation to approve the landscape plan contingent on compliance with the Staff Review Letter and upon exploring the quantity of parking and additional plantings raised by the Board.

Board Member Lewis added the issue of taking some of trees that are being displaced in the current plan and placing them in the back of garages.

City Council Liaison LeTourneau asked about the tree species along Ramsey Parkway being consistent with what is on the North side of the parkway.

City Planner Anderson stated that the North side is a park and it will look different.

Motion by Board Member Hiatt and seconded by Board Member Valentine to support Staff's recommendation of Option 1 with exploration with the developer the quantity of parking on site and if there are opportunities to shrink that and offset it with additional green space; an advisory comment to consider opportunities within the two largest islands for additional plantings of some sort; and to look at relocating landscaping to the South side of the enclosed parking structure.

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

5.04: Public Hearing: Consider Resolution #15-04-093 Granting Approvals for COR Parkview Addition and Parkview East

1. **Preliminary Plat for Major Subdivision**
2. **Site Plan for 121 Unit Apartment Building**

Public Hearing

Chairperson Levine called the public hearing to order at 9:08 p.m.

Presentation

Community Development Director Gladhill presented the staff report stating the purpose of this file is to review the official Preliminary Plat and Site Plan Review for the Parkview East Apartment Complex. The subject property is located south of Ramsey Parkway, east of Town Center Drive East and west of Rhinestone Street NW and north of Sunwood Drive. The property is located in COR-1 zoning sub-district. The application includes a plat to be called COR Parkview Addition and development of phase one apartment complex consisting of one-four-story building with a total of 121 units with tuck under, detached garage and surface parking. Staff reviewed the request in further detail and recommended approval contingent upon conditions in the Development Agreement.

Citizen Input

Matt Kuker, PSD, appreciated staff's assistance and for providing a thorough report on the preliminary plat and major subdivision. He provided further comment on the design of the apartment complex with the Planning Commission. He noted that parking was not being counted on off site. He indicated the building could be shifted slightly to address staff's concerns. He reported that a community garden green space was located on the site. He explained there would be great color variations on the building.

Commissioner VanScoy reported this building was located in a mixed use zoning district. He questioned what other uses were proposed for the site.

Mr. Kuker indicated he was only proposing to locate an apartment building on the property.

Community Development Director Gladhill clarified that there would be a variety of uses on the block. He noted the Ramsey Office Plaza was located on this block.

Commissioner VanScoy requested further clarification from staff at a future meeting on how the City was defining a block. He believed that the apartment complex was over parked and questioned why the applicant was proposing to have more than two parking spaces per apartment. He recalled that the intent of the COR was to have shared parking.

Community Development Director Gladhill stated the 44 tuck under garages were not included in the surface parking. He discussed the parking situation further and noted the site was just under

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the City's requirements with its surface lot. Staff was concerned with the level of surface parking within this development and the Commission could make a recommendation regarding this matter.

Mr. Kuker indicated he would be willing to eliminate one row of parking to create additional green space.

Community Development Director Gladhill reported that he would work with the applicant to address the parking issue. He briefly discussed the expense of a parking structure.

Commissioner Bauer believed that this was a fair compromise.

Commissioner Andrusko asked if the developer would be connecting his site to the adjacent park or providing any retail amenities on the property.

Mr. Kuker believed it would be difficult to draw a retailer to his property given the fact it was off the main drive and if a hotel was built, the retailer would have zero visibility. He reported that if the demand was there, he would be open to the possibility.

Commissioner Brauer was in favor of holding a joint meeting with the Council to further discuss The COR and how it was developing. He wanted to see the COR develop successfully.

Community Development Director Gladhill indicated the Council was currently reviewing a strategic plan ~~for The COR~~which could include a discussion on The COR.

Motion by Commissioner Brauer, seconded by Commissioner Maul, to close the public hearing.

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

Chairperson Levine closed the public hearing closed at 9:38 p.m.

Commission Business

Motion by Commissioner Bauer, seconded by Commissioner VanScoy, to recommend that City Council adopt Resolution #15-04-03 granting Preliminary Plat and Site Plan Approval for COR Parkview Addition/Parkview East, with the stipulation that the amount of surface parking be reduced and the amount of greenspace be increased.

Commissioner Brauer noted he would be abstaining from this vote as he did not have clear plans from the Council on how The COR should develop.

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

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

RESOLUTION #15-04-093

RESOLUTION GRANTING PRELIMINARY PLAT APPROVAL OF COR PARKVIEW ADDITION

WHEREAS, PSD, LLC, hereafter referred to as "Developer", properly applied for preliminary plat approval of the following described property located in the City of Ramsey:

Lots 4 & 5, MEADOW, Anoka County, Minnesota

(the "Subject Property")

WHEREAS, on March 5, 2015, the City received an Application for Major Plat from N.I.K., Management, Inc.; and

WHEREAS, the City finds that the Plat does not required an Environmental Assessment Worksheet (EAW) or Environmental Impact Statement (EIS) due to the size of the project and number of lots; and

WHEREAS, on April 9, 2015, the Planning Commission held a Public Hearing for the plat known as COR PARKVIEW ADDITION; and

WHEREAS, on April 28, 2015, the City Council reviewed the Preliminary Plat.

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

1) That the Ramsey City Council hereby grants preliminary plat approval to COR PARKVIEW ADDITION in accordance with relevant City Codes contingent upon compliance with the City Staff Review Letter dated April 3, 2015.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this 28th 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 **7. 4.**

Meeting Date: 04/28/2015

By: Chris Anderson, Community Development

Information

Title:

Introduce Ordinance #15-08 Amending City Code Section 117-355 Entitled Residential Off-Street Parking

Purpose/Background:

City Code Section 117-355 (Residential Development Off-Street Parking) currently outlines permissible locations for parking motor vehicles and equipment on residential lots. There are different standards for lots less than two (2) acres in size then there are for lots two (2) acres or larger in size. The purpose of this proposed amendment is to consider a standardized setback for parking motor vehicles and/or equipment in the side and rear yard of residential lots, regardless of their size.

Notification:

The Public Hearing was published in the Anoka County UnionHerald.

Observations/Alternatives:

Presently, on residential properties less than two (2) acres in size, City Code requires that all motor vehicles and equipment parked in the side and rear yards be closer to the principal structure than the property boundary. The intent was to try and limit visibility of stored vehicles/equipment from adjacent properties. In theory this seemed reasonable, however, application of this standard has proven to be impractical and hasn't necessarily accomplished the intended goal.

On residential properties that are two (2) acres or greater in size, motor vehicles and equipment parked in the side or rear yard of a property are required to be at least fifteen (15) feet from the property boundary. This provision was simply to ensure that items were not parked right along a property boundary.

The proposed amendment would simplify the off-street parking standards regarding where items (motor vehicles and equipment) can be parked on a residential lot by establishing a base setback of five (5) feet from side and rear property lines regardless of property size. This is compatible with the current setback requirement for driveways, which is applicable regardless of property size and residential zoning district. Under current regulations, a motor vehicle parked on a lawful driveway in the side or rear yard of a property could still be in violation of the off-street parking ordinance if the vehicle was either closer to the property line than the home (in the MUSA District) or within fifteen (15) feet of the side/rear property line (Rural Developing District). The proposed amendment would eliminate this contradiction.

Ideally, additional parking area would be accommodated along the side of a garage. However, attached and detached accessory buildings must maintain a minimum setback of at least six (6) feet (MUSA District) or ten (10) feet (Rural Developing District), oftentimes resulting in insufficient space to accommodate a driveway extension that meets the driveway setback and that does not encroach within a drainage and utility easement. While the

proposed amendment wouldn't solve this, it does not result in additional obstacles for individuals trying to accommodate off-street parking needs.

The Planning Commission conducted a Public Hearing at their April 9, 2015 meeting and there were no written or verbal comments received.

Alternatives

Option 1: Adopt Ordinance #15-08 amending the off-street parking regulations by establishing a consistent setback of five (5) feet for parking motor vehicles and equipment on residential properties, regardless of lot size. This simplifies off-street parking provisions by eliminating different standards based on lot size. The requirement that motor vehicles and equipment be stored closer to the principal structure than the lot line has proven impractical when applied in the field and has not necessarily achieved its intended goal. Furthermore, the amendment still ensures that items are not parked right along a property boundary, consistent with setback standards for driveways. Staff supports this option.

Option 2: Do not adopt Ordinance #15-08. If the amendment were not adopted, off-street parking standards would remain as is, including different provisions based on lot size. While Staff is not aware of any noted issues with a fifteen (15) foot setback (other than it being three [3] times the setback of a driveway), there have been concerns raised regarding parking items closer to the principal structure than the lot line. From an enforcement perspective, this has not been practical nor has it seemed to achieve its intended purpose of limiting the view of items from adjacent properties. Staff does not support this option.

Funding Source:

This ordinance is being prepared as part of normal Staff duties.

Recommendation:

The Planning Commission recommends adopting Ordinance #15-08.

Action:

Motion to introduce Ordinance #15-08.

Attachments

City Code Section 117-355 with Redlined Text

Draft Planning Commission Meeting Minutes Dated April 9, 2015

DRAFT Ordinance #15-08

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	04/22/2015 09:38 AM
Kurt Ulrich	Kurt Ulrich	04/23/2015 02:54 PM
Form Started By: Chris Anderson		Started On: 04/20/2015 09:42 AM
Final Approval Date: 04/23/2015		

Sec. 117-355. - Residential development off-street parking.

(a) In any residential district, inside parking of licensed and/or unlicensed motor vehicles and equipment, in any number, commercial or private, shall be permitted.

(b) In any residential district, outside parking of any motor vehicle(s) and/or recreational equipment is subject to the following conditions:

(1) *Number of items.*

a. Six items allows for outdoor storage and parking on parcels less than two acres in size.

b. Eight items allowed for outdoor storage and parking on parcels between two and 4.99 acres in size.

c. Ten items allowed for outdoor storage and parking on parcels five acres or greater in size.

d. Items stored or parked separate from other items shall count as one item each; multiple items stored or parked on a trailer, for instance, count as one item. (Example: two snowmobiles and an empty trailer on the ground are three items; two snowmobiles on a trailer are one item).

e. Items that will count towards the number restriction include, but are not limited to, the following examples: motor vehicles, recreational vehicles, campers, boats, canoes, snowmobiles, jet-skis, all terrain vehicles, go-carts, motocross bikes, motorcycles, fish houses, and other recreational equipment and self-propelled vehicles.

f. Exceptions: Items that will not count towards the number restriction include those items typically seen as accessory to a residential use. Examples would be lawnmowers, garden tractors and attachments, bicycles, wheelbarrows, play structures, stepladders, and other items used for routine home and lawn maintenance.

g. Increase in the number of items will be allowed through an administrative zoning permit at the discretion of the zoning administrator if the applicant can demonstrate a higher number of drivers, topographical issues on the lot or other practical difficulties.

(2) *Location and setbacks.*

a. On all residential parcels ~~less than two acres in size~~:

1. ~~Items, including motor vehicles and equipment, stored outdoors shall be stored closer to the principal structure than the lot lines. Items shall be required to meet all other setbacks in the underlying and/or overlay zoning district.~~ Motor vehicles parked or stored in a side or rear yard shall maintain a setback of at least 5 feet from the edge of the parking surface to the lot line(s).

2. Equipment parked or stored in the side yard shall maintain a setback of at least 5 feet from the edge of the parking surface to the lot line(s).

3. Equipment parked or stored in the rear yard shall maintain a setback of at least 5 feet from the lot line(s).

~~b. On parcels two acres or greater:~~

~~1. Motor vehicles stored or parked in a side or rear yard shall maintain a 15-foot setback from the edge of the parking surface to the lot line.~~

~~2. Equipment stored in the side or rear yard shall maintain a setback of 15 feet from the lot lines.~~

(3) *Surfacing.*

a. Inside the metropolitan urban service area (MUSA).

1. Currently licensed and operable motor vehicles, the primary purpose of which is for private transportation or recreational use may be parked:

   (i) In the front yard if on a driveway.

   (ii) In the side or rear yard provided it is parked on a residential parking surface that consists of either bituminous pavement or concrete.

2. Equipment, for which the primary purpose is private or personal/recreational use may be parked:

   (i) In the front yard if on a driveway.

   (ii) In the side yard on a residential parking surface of either bituminous pavement or concrete.

   (iii) In the rear yard on an unimproved surface.

b. Outside the metropolitan urban service area (MUSA).

1. Currently licensed and operable motor vehicles, the primary purpose of which is for private transportation or recreational use may be parked:

   (i) In the front yard if on a driveway.

   (ii) In the side or rear yard provided it is parked on a residential parking surface that consists of either bituminous pavement, concrete, or prepared gravel/Class V of at least two inches in depth that is applied to the entire area beneath the motor vehicle and extending 12 inches around the perimeter of the motor vehicle.

2. Equipment, for which the primary purpose is private or personal/recreational use may be parked:

   (i) In the front yard if on a driveway.

   (ii) In the side yard on a residential parking surface of bituminous pavement, concrete, or Class V of at least two inches in depth, that is applied to the entire area beneath the equipment and extending 12 inches around the perimeter of the equipment.

   (iii) In the rear yard on an unimproved surface.

c. An alternative surface, such as pervious pavement, may be considered with appropriate base and approval of the zoning administrator.

(4) Residents shall be allowed to have one unlicensed, inoperable motor vehicle that may be stored outdoors. This motor vehicle shall not be permitted to be stored in the front yard or driveway. This motor vehicle must be stored in the side or rear yard on a prepared surface and must be completely screened from adjacent properties and right of way. This motor vehicle shall still be subject to the city's public nuisance regulations.

(5) The material for the prepared parking surface must be at least two inches in depth. It is reiterated that City Code requires the surface to be applied under the entire motor vehicle or equipment and extend 12 inches beyond the perimeter of the motor vehicle or equipment.

(6) At no time shall a motor vehicle or equipment be parked such that any portion of the motor vehicle or equipment extends into a sidewalk or trail, as these are considered public right of ways.

(c) Commercial use motor vehicles and equipment may be parked outside for short-term periods, defined as eight hours or less in one 24-hour period, or for longer periods under the following conditions:

(1) *Inside the MUSA:*

a. Said items shall be screened to a degree of 75 percent at ground level view from the public right-of-way and adjacent properties.

b. Said items shall be parked only in the side or rear yard of the subject property and said items shall be parked on a residential parking surface that consists of bituminous pavement or concrete.

c. Commercial use motor vehicles and equipment intended to be parked outside that cannot meet criteria established in subsections (c)(1)a. and b. above, but can provide for alternatives to same, shall be required to obtain an interim use permit or home occupation permit, where applicable.

d. Commercial use motor vehicles and equipment shall count towards the total number of allowable items that may be stored outside as defined in this section.

(2) *Outside the MUSA:*

a. Said items shall be screened to a degree of 50 percent at ground level view from the public right-of-way and adjacent properties.

b. Said items shall be parked only in the side or rear yard of the subject property and said items shall be parked on a residential parking surface that consists of bituminous pavement, concrete, or Class V with a minimum of a two-inch base.

c. Commercial use motor vehicles and equipment intended to be parked outside that cannot meet criteria established in subsection (c)(2)a. and b. above, but can provide for alternatives to same, shall be required to obtain an interim use permit or home occupation permit, where applicable.

d. Commercial use motor vehicles and equipment shall count towards the total number of allowable items that may be stored outside as defined in this section.

(d) Active agricultural motor vehicles and equipment necessary to sustain agricultural uses are allowed and not required to be parked on a prepared surface nor screened.

(e) Private and/or commercial use motor vehicles and equipment shall not be parked on a parcel unless said personal property is owned or leased by a person residing on the parcel, or owned or leased by the employer of a person residing on the parcel. The Minnesota Department of Motor Vehicles registration records shall be used to determine the owner of registered vehicles and/or equipment and said owner's address.

(f) The "GF game fair parking overlay district," is established as shown on the official zoning map accompanying this code. Notwithstanding the provisions of section 117-355 to the contrary, game fair parking on residentially zoned property may be permitted in required side and front yards only during the period of the annual "game fair" conducted by Armstrong Kennels.

(Code 1978, § 9.11.08; Ord. No. 73-05, 5-21-1973; Ord. No. 03-30, 9-15-2003; Ord. No. 08-27, § 2(9.11.08), 10-14-2008; Ord. No. 10-02, § 2, 1-26-2010; Ord. No. 12-12, § 2, 8-13-2012)

5.07: Public Hearing: Consider Ordinance #15-08 Amending Off-Street Parking Regulations

Public Hearing

Chairperson Levine called the public hearing to order at 10:19 p.m.

Presentation

City Planner Anderson presented the staff report stating City Code Section 117-355 (Residential Development Off-Street Parking) currently outlines permissible locations for parking motor vehicles and equipment on residential lots. There are different standards for lots less than two (2) acres in size then there are for lots two (2) acres or larger in size. The purpose of this proposed amendment is to consider a standardized setback for parking motor vehicles and/or equipment in the side and rear yard of residential lots, regardless of their size. Staff reviewed the code amendment further and recommended approval of Ordinance #15-08.

Citizen Input

Motion by Commissioner Bauer, seconded by Commissioner Maul, to close the public hearing.

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

Chairperson Levine closed the public hearing closed at 10:22 p.m.

Commission Business

Motion by Commissioner VanScoy, seconded by Commissioner Maul, to recommend that City Council adopt Ordinance #15-08.

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

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ORDINANCE #15-08
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 117-355 (RESIDENTIAL DEVELOPMENT OFF-STREET PARKING) 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 117-355 Subsection (B) (2) a. is amended to read as follows:

a. On all residential parcels:
    1. Motor vehicles stored or parked in a side or rear yard shall maintain a setback of at least 5 feet from the edge of the parking surface to the lot line(s).
    2. Equipment parked or stored in the side yard shall maintain a setback of at least 5 feet from the edge of the parking surface to the lot line(s).
    3. Equipment parked or stored in the rear yard shall maintain a setback of at least 5 feet from the lot line(s).

SECTION 3. SUMMARY

The following is the official summary of Ordinance #15-08, 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 #15-08 to amend Ramsey, Minnesota City Code Sections 117-355 to:

- Eliminate the provision that on properties less than two (2) acres in size motor vehicles and equipment shall be parked closer to the principal structure than the lot line.
- Eliminate the provision that on properties two (2) acres or greater in size motor vehicles and equipment shall maintain a 15 foot setback from the lot line.
- Establish a minimum setback requirement of five (5) feet from side and rear property lines for motor vehicles and equipment parked on any residential property, regardless of property size.

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 May, 2015.

_____
Mayor

ATTEST:

_____
City Clerk

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

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

CC Regular Session **7. 5.**

Meeting Date: 04/28/2015

Submitted For: Patrick Brama, Administrative Services

By: Patrick Brama, Administrative Services

Information

Title:

Consider Amendment to Purchase Agreement By and Between the City of Ramsey and CommonBond Communities for Outlot A, COR ONE; Case of CommonBond Communities.

Purpose/Background:

The City entered into a Purchase Agreement (PA) with Common Bond Communities May 20, 2014 for property located within The COR, just northwest of the Ramsey Rail Station. The proposed use was a 47 unit workforce apartment complex. Attached to this case is the approved site plan. The PA was originally set to close on or before May 01, 2015. Per the original PA, Common Bond exercised their right to extend the PA to July, 2015.

This project continues to make progress. The project has been recommended for approval by the Planning Commission and will tentatively be considered for approval by the City Council on May 12. Moving forward, CommonBond needs to complete a handful of administrative items before closing. More importantly, CommonBond would like to re-bid the project. It's Staff's understanding the project was recently bid; and the results were unfavorable and unexpected for CommonBond (some areas of the project came in over 25% higher than expected). Additionally, CommonBond is attempting to address unexpected costs associated with soil remediation needs on the site. Finally, CommonBond has agreed to schedule the Subdivision and Site Plan Review for May 12 to allow time to revise the site plan to account for the Planning Commission recommendation and Staff Review Letter. As as result of the items above, CommonBond is requesting the attached PA be amended to close on, or before, October 1, 2015.

Recommendation:

Staff reviewed and responded to the requested contract extension by utilizing direction provided from the City's recently adopted Policy for the Sale of City Owned Land. As a result, a requirement of staff for the proposed amendment was to include an increase to earnest money; and to make earnest money hard. In this scenario, CommonBond has increased their earnest money from $5,000 (1.3% of purchase price) to $13,050 (3.0% of purchase price); and all dollars have become non-refundable.

Both Common Bond and Staff are confident this project will likely close on or before October 1. As mentioned in the Background Section of this case--nearly all required PA due diligence items have been fully completed.

Action:

Motion to approve the attached Assignment of, and Amendment to, a Purchase Agreement between the City of Ramsey and Common Bond Communities; subject to review and approval by the City Attorney.

Attachments

PA Amendment (Purpose of Case)

Executed PA between HRA and CommonBond
Transfer of Agreement
14-04-078 HRA EXECUTED
Request from CommonBond

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	04/22/2015 09:55 AM
Kurt Ulrich	Kurt Ulrich	04/23/2015 11:47 AM
Kurt Ulrich	Kurt Ulrich	04/23/2015 11:57 AM
Form Started By: Patrick Brama		Started On: 04/13/2015 12:43 PM
Final Approval Date: 04/23/2015		

ASSIGNMENT OF AND AMENDMENT TO PURCHASE AGREEMENT

THIS ASSIGNMENT OF AND AMENDMENT TO PURCHASE AGREEMENT (this "Amendment") is made and entered into as of April _____, 2015 by and between CommonBond Communities, a Minnesota nonprofit corporation ("CommonBond"), CB Ramsey Housing Limited Partnership, a Minnesota limited partnership (the "Buyer") and the City of Ramsey, Minnesota (the "Seller").

RECITALS

A. The Housing and Redevelopment Authority for the City of Ramsey, a Minnesota municipal corporation (the "HRA") and CommonBond entered into that certain Purchase Agreement dated May 20, 2014 (the "Original Purchase Agreement") for the purchase and sale of certain real property located in the City of Ramsey, Minnesota, as more specifically described in the Original Purchase Agreement (the "Property").

B. Pursuant to that certain Acknowledgment of Transfer of Real Estate Purchase Agreement dated December 31, 2014 (the "Acknowledgment"), the HRA transferred its interest in the Original Purchase Agreement to the Seller concurrent with the HRA's transfer of all of its real estate assets to the Seller and subsequent dissolution.

C. CommonBond now wishes to transfer its interests in the Original Purchase Agreement, as amended by the Acknowledgment, to the Buyer, and the parties have agreed to extend the Closing Date beyond the Initial Closing Date and Extended Closing Date, as provided in the Original Purchase Agreement.

D. The parties desire to further amend the Original Purchase Agreement upon the terms and conditions hereinafter set forth.

NOW, THEREFORE, in consideration of the mutual covenants herein, together with other undertakings of the parties hereto, and other good and valuable mutual consideration, the receipt and sufficient of which are hereby acknowledged, the parties agree as follows:

1. **Recitals; Defined Terms**. The parties acknowledge and agree that the above Recitals are correct and are incorporated herein by reference. All capitalized terms not otherwise defined in this Amendment shall have the meanings assigned to such terms in the Original Purchase Agreement and the Acknowledgment.

2. **Assignment and Assumption**. Pursuant to Section 15.8 of the Original Purchase Agreement, CommonBond hereby assigns all of its right, title, and interest in and to the Original Purchase Agreement, as amended by the Acknowledgment and as further amended by this Amendment (collectively, the "Purchase Agreement") to the Buyer and the Buyer hereby accepts the foregoing assignment and hereby agrees to assume all obligations of CommonBond under the Purchase Agreement.

3. **Closing Date.** From and after the date hereof, the Closing Date, as defined in the Purchase Agreement, shall mean a date that is mutually agreeable to Buyer and Seller on or before October 1, 2015.

4. Earnest Money. From and after the date hereof, Earnest Money shall mean the sum of Thirteen Thousand Fifty Dollars and 00/100 ($13,050.00), along with any interest or earnings accrued thereon while such funds are held by the Title Company. Within three (3) business days of full execution of this Amendment, Buyer shall deposit the sum of Eight Thousand Fifty Dollars ($8,050.00) with the Title Company, being the difference between the earnest money as defined in the Original Purchase Agreement and the Earnest Money as increased pursuant to this Amendment. From and after the date hereof, the Earnest Money shall be nonrefundable to the Buyer except in the event of a default under the Purchase Agreement by the Seller.

5. Miscellaneous. Except as expressly set forth herein, the Purchase Agreement remains unmodified and in full force and effect. The parties hereby ratify and confirm the Purchase Agreement, subject to the modifications contained in this Amendment. This Amendment may be executed in any number of counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument. This Amendment may be evidenced by facsimile or electronic (pdf) signature pages.

[*signature page to follow*]

IN WITNESS WHEREOF, the parties have executed this Assignment of and Amendment to Purchase Agreement effective as of the date first above stated.

SELLER:

CITY OF RAMSEY, MINNESOTA

_____
By: Sarah Strommen
Its: Mayor

_____
By: Kurt Ulrich
Its: City Administrator

COMMONBOND:

COMMONBOND COMMUNITIES,
a Minnesota nonprofit corporation

_____
By: Ellen Higgins
Its: Vice President

BUYER:

CB RAMSEY HOUSING LIMITED PARTNERSHIP,
a Minnesota limited partnership

By: CB Ramsey Housing LLC,
Its: General Partner

_____
By: Ellen Higgins
Its: Chief Manager

PURCHASE AGREEMENT

THIS PURCHASE AGREEMENT ("Agreement") is made and entered into effective as of May 20, 2014 (the "Effective Date") by and between COMMONBOND COMMUNITIES, a Minnesota nonprofit corporation, its successors and / or assigns ("Buyer"), and the HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF RAMSEY, MINNESOTA, a Minnesota municipal corporation ("Seller").

In consideration of the Earnest Money, the mutual covenants set forth in this Agreement, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Buyer agree as follows:

1. Capitalized Terms and Other Key Terms. Capitalized terms used in this Agreement that are not otherwise defined herein shall have the meanings assigned to such terms as set forth on Exhibit A hereto, which is hereby incorporated by reference.

2. Sale of Property. Seller agrees to sell to Buyer, and Buyer agrees to buy from Seller, the Property, upon and subject to the terms, conditions, and limitations herein contained.

3. Purchase Price and Manner of Payment. The Purchase Price shall be payable by Buyer to Seller as follows:

   3.1. Earnest Money Deposit. Within two (2) business days following the Effective Date, Buyer shall deposit the Earnest Money in the form of cash with the Title Company and such funds shall be held and disbursed pursuant to the Escrow Agreement and this Agreement; provided, however, that if there are any inconsistent terms between the Escrow Agreement and this Agreement, the terms of this Agreement shall control. Except as otherwise provided herein, the Earnest Money shall be credited against the Purchase Price at the Closing.

   3.2. Balance of Purchase Price. The balance of the Purchase Price, as increased or decreased by any and all other adjustments set forth in this Agreement, shall be paid by wire transfer of immediately available funds at the Closing.

4. Inspection Period. Within ten (10) days after the Effective Date, Seller shall deliver to Buyer copies of all of the documents set forth in Exhibit C hereto in the possession or reasonable control of Seller. During the Inspection Period, Buyer shall have the right, at Buyer's sole cost, expense, and risk, to enter upon and examine and inspect the Property to conduct environmental reviews, soil condition testing, survey, engineering studies, and appraisals of the Property. Buyer shall promptly restore the Property to substantially the same condition it existed immediately prior to any physical tests conducted by or on behalf of Buyer. Further, Buyer agrees to indemnify and hold Seller harmless from and against any liability, loss, claim, or damages to Seller that arise solely from Buyer's physical inspections of the Property. During the Executory Period, Seller agrees not to market the Property for sale and/or to negotiate with any third parties for the sale of the Property unless Buyer and Seller in writing terminate this Agreement.

5. Title Examination.

5.1. Title Commitment and Survey. Within twenty (20) days after the Effective Date, Seller shall, at its expense, provide the Title Company with any and all documents or materials needed for the Title Company to issue the Title Commitment that are in Seller's possession within thirty (30) days after the Effective Date. Buyer, at its sole expense, may obtain an updated Survey at any time during the Inspection Period.

5.2. Title Objections. During the Inspection Period, Buyer shall be allowed to examine the Title Evidence and deliver any objections ("Title Objections") thereto. Title Objections not made in writing by the expiration of the Inspection Period shall be deemed to be waived by Buyer. Seller shall use diligent efforts to correct any valid Title Objections within thirty (30) days after receipt of said Title Objections, or such longer period as the parties mutually may agree, and, pending such correction, the parties agree that the Closing Date shall be postponed, if necessary. If the Closing Date has been postponed as a result of Title Objections, within fifteen (15) days after written notice of correction of such Title Objections given by Seller to Buyer, Seller and Buyer shall perform this Agreement according to its terms. If the Title Objections are not cured within such thirty (30) day period above provided (or such longer period as the parties mutually may agree), Buyer will have the option to do any of the following:

5.2.1. terminate this Agreement and obtain the Earnest Money from the Title Company;

5.2.2. withhold from the Purchase Price an amount which, in the reasonable judgment of the Title Company, is sufficient to ensure correction of the uncured Title Objection(s); or

5.2.3. waive the uncured Title Objections and proceed to Closing.

6. Buyer's Contingencies. The obligations of Buyer under this Agreement are contingent upon each of the following:

6.1. Representations, Warranties, and Covenants. The representations, warranties, and covenants of Seller contained in this Agreement must be true as of the Effective Date and on the Closing Date as if made on the Closing Date.

6.2. Title. Title to the Property shall have been found acceptable, or been made acceptable, in accordance with the requirements and terms of Section 5 of this Agreement.

6.3. Access and Inspection. Seller shall have allowed Buyer, and Buyer's agents, immediate access to the Property during the Inspection Period without charge and at all reasonable times for the purpose of Buyer's investigation and testing the same in accordance with Section 4 of this Agreement, and Buyer shall have been

satisfied in its sole discretion with the results of such investigation and testing before the expiration of the Inspection Period.

6.4. Document Review. Buyer shall have determined, on or before the expiration of the Inspection Period, that it is satisfied with its review and analysis of the Contracts, the Reports, the Permits, and the Warranties.

6.5. Government Approvals. Buyer shall have obtained on or before the Closing Date all final approvals from all Governmental Authorities necessary in Buyer's judgment to make the use of the Property which Buyer intends. Seller shall, at the request of Buyer, and at no cost to Seller, reasonably cooperate with Buyer in connection with Buyer's application(s) for project and development approvals from Governmental Authorities as provided in this Agreement (including, without limitation, joining in the execution of the materials described in this Section) in connection with (i) applications, agreements, amendments, approvals and annexation agreements relating to, among other things, zoning, site plan, planned development, subdivision, protective covenants, utility and other development matters to permit the use and/or development of the Property in accordance with Buyer's proposed development plans, and (ii) any requirements of any Governmental Authorities relating to the proposed use and/or development of the Property.

6.6. Financing. Buyer shall have received, on or before the Closing Date, the proceeds of financing necessary and sufficient, in Buyer's sole discretion, to complete the purchase of the Property and to implement Buyer's planned use of the Property, including, but not limited to, an award of Low Income Housing Tax Credits from the Minnesota Housing Finance Agency in an amount and under terms acceptable to Buyer to facilitate the development of the Real Property as intended by Buyer and an award of funding in an amount not less than $250,000 from the Anoka County Housing and Redevelopment Authority upon terms acceptable to Buyer.

Buyer may terminate this Agreement by written notice to Seller on or before the last day of the applicable periods as specified above. Upon termination of this Agreement for failure to satisfy one of Buyer's contingencies set forth in this Section 6, neither party will have any further rights or obligations regarding this Agreement or the Property and the Earnest Money shall be returned to Buyer. All the contingencies are specifically for the benefit of Buyer, and Buyer shall have the right to waive any contingency by written notice to Seller.

7. Seller's Contingency. The obligations of Seller under this Agreement are contingent upon the representations, warranties, and covenants of Buyer contained in this Agreement being true as of the Effective Date and as of the Closing Date.

8. Closing. The Closing shall occur on the Closing Date. The Closing shall take place at a location mutually agreeable to Seller and Buyer. Seller agrees to deliver possession of the Property to Buyer on the Closing Date.

8.1. Seller's Closing Documents. On the Closing Date, Seller shall execute and deliver to Buyer the following documents (collectively, the "Seller's Closing Documents"), all in form and content reasonably satisfactory to Buyer:

8.1.1. The Deed.

8.1.2. The Closing Statement.

8.1.3. An Assignment of Contracts, Permits, Warranties, any development agreements relating to the ongoing use and development of the Property that are consented to and approved by Buyer, and miscellaneous documents conveying Seller's interest to Buyer together with the consent of all parties having a right to consent to such Assignment.

8.1.4. A non-foreign affidavit, properly executed, containing such information as is required by Code Section 1445(b)(2) and the regulations promulgated thereunder.

8.1.5. A Designation Agreement designating the "reporting person" for purposes of completing Internal Revenue Service ("IRS") Form 1099 and, if applicable, IRS Form 8594.

8.1.6. Any executed documents that may be required in the State or other jurisdiction where the Property is located in order for the Deed to be recorded properly on the Closing Date.

8.1.7. A Certification to Buyer whereby Seller shall certify that the representations and warranties set forth in Section 11 of this Agreement are true and correct as of the Closing Date.

8.1.8. All other documents determined by Buyer or the Title Company to be necessary to transfer the Property to Buyer free and clear of all encumbrances other than the Permitted Encumbrances.

8.2. Buyer's Closing Documents. On the Closing Date, Buyer will execute and deliver to Seller the following (collectively, the "Buyer's Closing Documents"):

8.2.1. The funds representing the remaining portion of the Purchase Price due hereunder, subject to any adjustments and/or prorations required hereunder.

8.2.2. A Designation Agreement designating the "reporting person" for purposes of completing IRS Form 1099 and, if applicable, IRS Form 8594.

8.2.3. The Closing Statement.

8.3. Extended Closing Date. Notwithstanding anything to the contrary herein, Buyer shall have the right to extend the date on which the Closing shall occur from the Initial Closing Date to a date on or before the Extended Closing Date by providing written notice of such election to Seller on or before the Initial Closing Date.

9. Prorations. Seller and Buyer agree to the following prorations and allocation of costs regarding this Agreement:

9.1. Title Insurance and Closing Fee. Seller will pay all costs of the issuance of the Title Commitment and the fees charged by the Title Company for any escrow required regarding Buyer's Title Objections. Buyer will pay all additional premiums required for the issuance of any lender's and owner's Title Policies and any endorsements requested by Buyer that are not necessary to cure Title Objections as provided in Section 5 of this Agreement. Seller and Buyer will each pay one-half (1/2) of any closing fee or charge imposed by any closing agent or by the Title Company.

9.2. Real Estate Taxes and Special Assessments. All real estate taxes payable in the years prior to the year in which the Closing occurs and any and all and pending special assessments (regardless of when such assessments are due) shall be paid by Seller at the Closing. Real estate taxes payable in the year in which Closing occurs shall be prorated between Buyer and Seller based upon the Closing Date. Seller shall receive a credit for the amount in the real estate tax escrow as of the Closing Date.

9.3. Recording Fees. Seller will pay any recording fees in connection with the release of all mortgages, liens and encumbrances and security interests against the Property that are not being assumed by Buyer. Seller shall also pay any deed tax due in connection with the sale of the Property pursuant to applicable State statutes. Buyer shall pay the recording fee in connection with the recording of the Deed.

9.4. Funds. Any account balances or other funds connected to the Property shall be retained by Seller.

9.5. Other Costs. All other operating costs of the Property shall be prorated between Seller and Buyer as of the Closing Date so that Seller pays that part of operating costs payable before the Closing Date, and Buyer pays that part of operating costs payable from and after the Closing Date.

9.6. Attorneys' Fees. Each of the parties will pay its own attorney's fees, except that a party defaulting under this Agreement or any document referenced in this Agreement will pay the reasonable attorneys' fees and court costs incurred by the nondefaulting party to enforce its rights hereunder.

10. Seller's Covenants During Executory Period. During the Executory Period, Seller covenants to comply with the following conditions:

10.1. Seller shall maintain the Property in the ordinary course of business in accordance with prudent, reasonable business standards, including the maintenance of adequate liability insurance.

10.2. Without obtaining the Consent of Buyer, Seller shall refrain (i) from creating any mortgage, easement, lien, pledge or any other encumbrance in any way affecting the Property, (ii) from conveying any interest in the Property, and/or (iii) from entering into any other contracts or agreements pertaining to the Property, except contracts or agreements which are consistent with Buyer's rights hereunder and that may be terminated on or prior to the Closing Date.

10.3. Seller shall refrain from committing any waste or nuisance upon the Property.

10.4. Seller shall not market the Property for sale and/or to negotiate with any third parties for the sale of the Property unless Buyer and Seller in writing terminate this Agreement.

10.5. Seller shall, at the request of Buyer, and at no cost to Seller, reasonably cooperate with Buyer in connection with Buyer's application(s) for project and development approvals from Governmental Authorities as provided in Section 6.5 of this Agreement. This Section shall survive Closing and delivery of the Deed.

10.6. Without the Consent of Buyer, Seller shall not allow any labor to be performed on the Property that could give rise to the filing of a mechanic's lien against any portion of the Property if the costs of such labor are not timely paid.

11. Representations and Warranties of Seller. Seller represents and warrants to Buyer as of the Effective Date and the Closing Date as follows:

11.1. Title to Property. Seller has good and marketable, fee simple title to the Property, subject only to the Permitted Encumbrances. The Property constitutes a separate tax parcel eligible for development in accordance with the Regulations without need for further subdivision.

11.2. Authority; Consents. Seller represents and warrants to and covenants with Buyer that: (i) Seller is duly organized and has received all requisite authority to transact business in the State in which the Property is located; (ii) Seller has the power and authority to enter into this Agreement and all of the Seller's Closing Documents signed or to be signed by it; (iii) the execution, delivery and performance of Seller of the Seller's Closing Documents do not conflict with or result in violation of Seller's organizational documents, any judgment, order or decree of any court or arbiter to which Seller is a party, or any local ordinance, or statute, rule, or law of the State; (iv) upon execution, the Seller's Closing Documents will be valid and binding obligations of Seller, and are enforceable in accordance with their terms,

subject to applicable bankruptcy, insolvency, reorganization, moratorium, creditor's rights and other similar laws; and (v) the consents of no other parties are required as a condition to the Closing.

11.3. Unrecorded Agreements. There are no unrecorded agreements, undertakings or restrictions which affect the Property.

11.4. Leases. There are no leases or possessory rights of others regarding the Real Property.

11.5. No Default Notice. Seller has not received notice of a default or breach of any agreement to which Seller is a party, and is not aware of any facts that would result in Seller being in default or breach of any agreement to which it is a party.

11.6. Reports. The Reports delivered or to be delivered to Buyer hereunder are correct and complete and, to Seller's actual knowledge, do not contain any false information.

11.7. Operations. Seller has received no notice of actual or threatened cancellation or suspension of any utility services at or on the Real Property, nor has Seller received any notice of any violation of any Regulations. Except as disclosed in the Title Commitment, Seller has received no notice of actual or threatened special assessments or reassessments, condemnation, or eminent domain proceedings with respect to the Real Property.

11.8. Environmental Laws. To Seller's actual knowledge, no Hazardous Substances have been generated, treated, stored, transferred from, released or disposed of, or otherwise placed, deposited in or located on the Property, nor has any activity been undertaken on the Property that would cause or contribute to the Property becoming a treatment, storage or disposal facility within the meaning of, or otherwise bring the Property within the ambit of, any Regulations relating to the protection of the environment. To Seller's actual knowledge, there are no Hazardous Substances in or on the Property that may support a claim or cause of action under any Regulations relating to the protection of the environment. To Seller's actual knowledge, the Property is not now, and never has been, listed on any list of sites contaminated with Hazardous Substances, nor used as landfill, dump, disposal or storage site for Hazardous Substances.

11.9. FIRPTA. Seller is not a "foreign person," "foreign partnership," "foreign trust," or "foreign estate," as those terms are defined in Code Section 1445 and the regulations promulgated thereunder.

11.10. No Proceedings. No legal or administrative proceeding is pending or, to Seller's actual knowledge, threatened (i) against Seller or any of its affiliates which would adversely affect its right to convey the Property to Buyer as contemplated in this Agreement, or (ii) affecting the Property. There are no condemnation or eminent

domain proceedings pending or, to Seller's knowledge, threatened with respect to the Property.

11.11. Additional Interests. There are no property interests or other improvements that are owned by Seller and which are necessary or useful for the use and operation of the Property that are not being conveyed pursuant to this Agreement.

11.12. Private Sewage Systems; Wells. There are no private sewage systems or wells located on the Property.

11.13. Use of Property. To the best of Seller's knowledge, no methamphetamine production has occurred on the Property.

11.14. Unpaid Labor and Materials. Neither Seller nor any other party is indebted for labor or material that might give rise to the filing of notice of mechanic's lien against any portion of the Property.

11.15. No Broker. Seller has not engaged the services of any broker in connection with the sale and purchase contemplated by this Agreement except CBRE, to whom Seller will pay all real estate commissions due and owning no later than the Closing Date.

11.16. Property Notice / No Redemption Rights. There exist no outstanding redemption rights in any third parties with respect to all or any portion of the Property and the Seller has given all proper notices and obtained all requisite approvals necessary to sell and convey the Property to the Buyer pursuant to the terms of this Agreement.

Seller will indemnify the Indemnified Parties, against, and will hold each of the Indemnified Parties harmless from, any expenses or damages, including reasonable attorneys' fees, that the Indemnified Parties incur because of the breach of any of the above representations and warranties. Each of the foregoing representations and warranties shall be deemed remade as of the Closing Date with respect to the Property.

12. Representations and Warranties of Buyer. Buyer represents and warrants to Seller as of the Effective Date and the Closing Date as follows:

12.1. Buyer is duly organized or incorporated under the laws of the State of its formation and has received all requisite authority to transact business in the State in which the Property is located.

12.2. Buyer has the power and authority to enter into this Agreement and all of the Buyer's Closing Documents signed or to be signed by it.

12.3. Buyer's execution, delivery and performance this Agreement and of the Buyer's Closing Documents do not conflict with or result in violation of Buyer's

organizational documents or any judgment, order or decree of any court or arbiter to which Buyer is a party

12.4. Upon execution, the Buyer's Closing Documents will be valid and binding obligations of Buyer, and are enforceable in accordance with their terms, subject to applicable bankruptcy, insolvency, reorganization, moratorium, creditor's rights and other similar laws.

12.5. No consents or approvals from any third parties are required for Buyer to perform its obligations under this Agreement.

12.6. Buyer has not engaged the services of any broker in connection with the sale and purchase contemplated by this Agreement. Buyer is purchasing the Property for an investment with the intent of making a profit.

13. Casualty; Condemnation. If all or any part of the Property is substantially damaged by fire, casualty, the elements, or any other cause, Seller immediately shall give written notice to Buyer, and Buyer shall have the right to terminate this Agreement by giving written notice within thirty (30) days after Buyer receives written notice from Seller of the same. If Buyer shall fail to give notice of termination, then the parties shall proceed to Closing and Seller shall assign to Buyer all rights to insurance proceeds resulting from such event. If eminent domain proceedings are threatened or commenced against all or any part of the Property, Seller immediately shall give written notice to Buyer, and Buyer shall have the right to terminate this Agreement by giving written notice within thirty (30) days after Buyer receives written notice from Seller of the same. If Buyer shall fail to give notice of termination, then the parties shall proceed to Closing and Seller shall assign to Buyer all rights to appear in and receive any award from such proceedings.

14. Remedies.

14.1. If Buyer defaults in its obligation to proceed to the Closing in accordance with the terms of this Agreement and fails to cure such default within ten (10) days after being notified in writing thereof, Seller shall be entitled, as its sole and exclusive remedy, to terminate this Agreement and to retain the Earnest Money as liquidated damages. The parties agree that in the event of default by Buyer, subject to the expiration of the cure period above, Seller's damages will be difficult or impractical to ascertain and the Earnest Money will be deemed to constitute a reasonable estimate of Seller's damages and shall not be deemed to constitute a forfeiture or penalty. Seller shall not have the right to recover any other damages of any kind from Buyer or to obtain other equitable adjustment to the terms of the sale of the Property.

14.2. If Seller defaults on any of its material obligations under this Agreement and fails to cure such default within ten (10) days after receiving written notice thereof, Buyer shall be entitled to exercise any remedies available to Buyer at law or equity for a default by Seller hereunder including, without limitation, (i) the

immediate return of the Earnest Money, (ii) to apply for and to receive from a court of competent jurisdiction equitable relief by way of specific performance to enforce Seller's performance of the terms of this Agreement, and/or (iii) to seek and recover from Seller damages for nonperformance of this Agreement for all of Buyer's out-of-pocket costs and fees, including without limitation, reasonable attorneys' fees, accountants' fees and other consultants' fees incurred by Buyer in preparing and negotiating this Agreement, preparing for the Closing, obtaining financing commitments, investigating the status, title and condition of the Property, and other similar and reasonable costs and expenses.

14.3. If either party hereto shall bring suit against the other to enforce the terms of this Agreement, the losing party shall pay to the prevailing party the prevailing party's cost and expenses (including, without limitation, reasonable attorneys' fees and costs) incurred in enforcing such prevailing party's rights under this Agreement.

15. Miscellaneous.

15.1. Construction. This Agreement shall not be construed more strictly against one party than against the other, merely by virtue of the fact that it may have been prepared primarily by counsel for one of the parties, it being recognized that both Buyer and Seller have contributed substantially and materially to the preparation of this Agreement.

15.2. Headings. The headings preceding the text of the paragraphs and subparagraphs hereof are inserted solely for convenience of reference and shall not constitute a part of this Agreement, nor shall they affect its meaning, construction or effect.

15.3. Further Acts. Each party hereto agrees to do such further acts and execute, deliver, file and record such further documents and instruments as may be reasonably necessary to effectuate, evidence, and record the transactions contemplated by this Agreement.

15.4. Severability. The invalidity or unenforceability of any term or terms of this Agreement shall not invalidate, make unenforceable or otherwise affect any other term of this Agreement, and this Agreement shall be construed in all respects as if such invalid or unenforceable provision were omitted, and in such event, the remaining terms of this Agreement shall remain in full force and effect.

15.5. Governing Law; Parties in Interest. This Agreement shall be governed by and be construed in accordance with the laws of the State.

15.6. Computation of Time. In computing any period of time pursuant to this Agreement, the day of the act or event from which the designated period of time begins to run will not be included. The last day of the period so computed will be included, unless it is a Saturday, Sunday or legal holiday, in which event the

period runs until the end of the next day which is not a Saturday, Sunday or such legal holiday.

15.7. Time of the Essence. All times, wherever specified herein for the performance by Seller or Buyer of their respective obligations hereunder, are of the essence of this Agreement.

15.8. Assignment. Neither party shall be entitled to assign or convey any interest in this Agreement to any third party, without first obtaining the prior written consent of the other party. Notwithstanding the foregoing, Buyer shall have the right to assign its interest in this Agreement to an entity affiliated with, or controlled by Buyer, without the consent of Seller; provided, however, that Buyer shall provide Seller with a copy of any such assignment promptly after it has been executed. The parties' rights and obligations under this Agreement shall inure to the benefit of and shall be binding on successors and assigns.

15.9. Notices. All notices and other communications in respect to this Agreement shall be deemed to have been duly given, if in writing and delivered personally or if mailed in a sealed wrapper by United Sates registered or certified mail, return receipt requested, postage prepaid, or via facsimile, properly addressed to the parties as provided in Exhibit A attached hereto.

15.10. Complete Agreement. This instrument and any exhibits, schedules or addendums attached hereto contain the entire Agreement of the parties, and supersedes all prior negotiations, agreements or understandings, whether oral or in writing. This Agreement may not be changed orally but only by an Agreement in writing signed by the party against whom enforcement of any such waiver, change, modification, extension or discharge is sought.

15.11. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall constitute an original but all of which, taken together, shall constitute but one and the same instrument.

[THE REMAINDER OF THIS PAGE HAS BEEN LEFT BLANK INTENTIONALLY.]

IN WITNESS WHEREOF, Seller and Buyer have executed this Purchase Agreement effective as of the Effective Date.

SELLER:

THE HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF RAMSEY, MINNESOTA,
a Minnesota municipal corporation

By: _____
Name: Randy Backous
Title: Chair

By: _____
Name: Theodore LaFrance
Title: Executive Director

BUYER:

COMMONBOND COMMUNITIES,
a Minnesota nonprofit corporation

By: _____
Name: Ellen Higgins
Title: Vice President

9042408v2

EXHIBIT A

Key Terms and Definitions

A. Definitions. For purposes of this Agreement, the following capitalized terms shall have the following meanings:

1. "Agreement" shall mean the Purchase Agreement between Buyer and Seller to which this Exhibit is attached.

2. "Buyer" shall have the meaning assigned to such term in the opening paragraph of this Agreement.

3. "Buyer's Closing Documents" shall have the meaning assigned to such term in Section 8.2 of the Agreement.

4. "Closing" shall mean the closing of the purchase and sale of the Property contemplated by this Agreement.

5. "Closing Date" shall mean the later of the Initial Closing Date or the Extended Closing Date, as applicable.

6. "Closing Statement" means a closing statement prepared by the Title Company to be executed by Seller, Buyer, and the Title Company at the Closing that accurately describes the economic terms of transaction described this Agreement

7. "Code" shall mean the Internal Revenue Code of 1986, as amended.

8. "Consent" means the prior written consent of Buyer, which consent may be withheld in Buyer's sole discretion unless otherwise stated in this Agreement.

9. "Contracts" shall mean all service and maintenance contracts and other contracts relating to the Property.

10. "Deed" shall mean a Warranty Deed conveying the Real Property to Buyer, free and clear of all encumbrances, except the Permitted Encumbrances, at the Closing.

11. "Earnest Money" means Five Thousand Dollars ($5,000.00), along with any interest or earnings accrued thereon while such funds are held by the Title Company.

12. "Effective Date" shall be as defined in the opening paragraph of this Agreement.

13. "Escrow Agreement" shall mean any form of acknowledgement of escrow deposit in the form required by the Title Company upon its receipt of the Earnest Money.

14. "Executory Period" shall mean the period of time from the Effective Date through and including the Closing Date.

15. "Extended Closing Date" means the date which is 60 days after the Initial Closing Date.

16. "Governmental Authority" means any state, federal, local, municipal or other governmental authority, agency, or licensing authority of any kind having jurisdiction over the Property or Seller.

17. "Hazardous Substances" shall mean toxic or hazardous substances or wastes, pollutants or contaminants (including, without limitation, asbestos, urea formaldehyde, the group of organic compounds known as polychlorinated biphenyls, petroleum products including gasoline, fuel oil, crude oil and various constituents of such products, and any hazardous substance as defined in any state, local or federal Regulations relating to the protection of the environment.

18. "Indemnified Parties" means collectively, Buyer, its officers, directors, members, partners, governors, managers, and employees and their respective successors and assigns

19. "Initial Closing Date" means May 1, 2015.

20. "Inspection Period" shall mean the period of time from the Effective Date through and including the Closing Date.

21. "Land" shall mean the real property located near the intersection of Zeolite Street NW and Civic Centre Drive in the City of Ramsey, Anoka County, Minnesota, described on Exhibit B to this Agreement.

22. "Permits" shall mean all permits, licenses, and trade names relating to the Property.

23. "Permitted Encumbrances" means any defects or encumbrances on the Real Property to which Buyer does not submit a written Title Objection during the Inspection Period, or any defect or encumbrance that is waived by Buyer in accordance with the terms of this Agreement.

24. "Property" shall mean collectively the Real Property, the Contracts, the Permits, and the Warranties.

25. "Purchase Price" means Four Hundred Thirty-Five Thousand Dollars ($435,000.00), as the same may be adjusted pursuant to the terms and conditions of this Agreement.

26. "Real Property" shall mean collectively the Land, any improvements located thereon, and all easements and rights benefiting or appurtenant to the Land.

27. "Regulations" means the rules and regulations applicable to the Property or Seller of any Governmental Authority having jurisdiction.

28. "Reports" means all feasibility studies, soil reports, environmental reports, permits, licenses, service contracts, title policies, surveys, and other appraisals, inspections, tests, reports, or studies in the possession or reasonable control of Seller with respect to the Property.

29. "Seller" shall have the meaning assigned to such term in the opening paragraph of this Agreement.

30. "Seller's Closing Documents" shall have the meaning assigned to such term in Section 8.1 of the Agreement.

31. "State" shall mean the State of Minnesota.

32. "Survey" means an updated ALTA/ACSM survey of the Real Property prepared by a surveyor acceptable to Buyer in its sole discretion.

33. "Title Commitment" means a commitment for an ALTA Owner's Policy of Title Insurance insuring fee simple title to the Real Property in the amount of the Purchase Price, which shall (i) commit the Title Company to insure fee simple title to the Real Property subject only to the Permitted Encumbrances, (ii) so long as Buyer obtains the Survey, affirmatively insure Buyer against any and all encroachments or mechanic's liens not of record, (iii) provide that the Title Company will increase its coverage at any time to reflect increase in the property values and/or improvements being made to the Property, upon payment to the Title Company of a standard policy premium for the amount of the increased insurance coverage; and (iv) provide that the Real Property is zoned properly for Buyer's intended use of the Property and that the Real Property is in compliance with all applicable zoning requirements.

34. "Title Company" shall mean Commonwealth Land Title Insurance Company or such other title insurance company as Buyer may select in its reasonable discretion.

35. "Title Evidence" shall mean the Title Commitment and the Survey, together.

36. "Title Objections" shall have the meaning assigned to such term in Section 5.2 of this Agreement.

37. "Warranties" shall mean all warranties and guaranties relating to the Property.

B. **Notices**. Notices, as provided in this Agreement, shall be given to the parties at the following addresses, or such other address as any of the parties may reasonably notify the other parties of in accordance with this Agreement:

If to Buyer: CommonBond Communities

Prior to August 1, 2014: 328 Kellogg Boulevard West
Saint Paul, Minnesota 55102
Attention: Vice President of Development
Facsimile Number: (651) 291-1003

From and after August 1, 2014: 1080 Montreal Avenue
Saint Paul, Minnesota 55116
Attention: Vice President of Development

Facsimile Number: (651) 291-1003

With a copy to:

Winthrop & Weinstine, P.A.
Capella Tower, Suite 3500
225 South Sixth Street
Minneapolis, Minnesota 55402
Attention: Jeffrey J. Koerselman
Facsimile Number: (612) 604-6802

If to Seller:

City of Ramsey
7550 Sunwood Drive NW
Ramsey, Minnesota 55303
Attention: Ted LaFrance
Facsimile Number: _____

With a copy to:

Ratwik, Roszak, & Maloney, P.A.
730 Second Avenue South, Suite 300
Minneapolis, MN 55402
Attention: Joseph Langel
Facsimile Number: (612) 339-0038

EXHIBIT B

Legal Description

Outlot A, COR ONE, according to the recorded plat thereof, City of Ramsey, Anoka County, Minnesota.

EXHIBIT C

List of Required Documents

Copies of the following:

- Exiting title policies, title commitments and surveys;
- Real estate tax statements and other tax bills (including special assessments) affecting the Property for the last two calendar years;
- All inspections, reports, clearances and other documentation issued by any Governmental Authority having jurisdiction of the Property in the last three calendar years;
- Any environmental reports in connection with the Property in Seller's possession;
- Copy of the plat for the Property; and
- All other material Contracts, Reports, and Warranties not specifically referenced above (as each term is defined in the foregoing Agreement).

ACKNOWLEDGEMENT OF TRANSFEI OF REAL ESTATE PURCHASE AGREEMENT

This Acknowledgement is entered into by and between **Common Bond Communities,** the **Housing and Redevelopment Authority for the City of Ramsey** ("the HRA"), and the **City of Ramsey**, Minnesota on December 31, 2014.

Recitals

1. Common Bond Communities and the HRA entered into a Real Estate Purchase Agreement dated May 20, 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. Common Bond Communities 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

Common Bond Communities

Ellen Higgins, Vice President

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

RESOLUTION HRA #14-04-078

RESOLUTION REQUESTING THAT ANOKA COUNTY HOUSING AND REDEVELOPMENT AUTHORITY (HRA) ALLOCATE $250,000 OF ITS LEVY TOWARD THE DEVELOPMENT OF AN AFFORDABLE HOUSING COMPLEX BY COMMON BOND

WHEREAS, annually the Anoka County HRA levies an HRA levy on Ramsey residents; and

WHEREAS, the levy has been used to help in funding certain development projects within the City of Ramsey; and

WHEREAS, the City of Ramsey Housing and Redevelopment Authority (HRA) is requesting that the Anoka County HRA utilize its available tax levy in the amount not to exceed $250,000; and

WHEREAS, the total requested funds from the Anoka County HRA for the development of an affordable housing complex by Common Bond will be in the amount of $250,000; and

WHEREAS, the City of Ramsey HRA is committed to partnering with the Anoka County HRA to continue maintaining and developing a healthy City for the benefit of all.

NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

1) That the Ramsey HRA authorizes the request to the Anoka County HRA to allocate $250,000 of its levy toward the development of an affordable housing complex by Common Bond in Ramsey, Minnesota .

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

Chairperson Backous
Commissioner Strommen
Commissioner LeTourneau
Commissioner Johns
Commissioner Kuzma
Commissioner Riley

and the following voted against the same:

Commissioner Tossey

and the following abstained:

None

and the following were absent:

None

Whereupon said resolution was declared duly passed and adopted by the City of Ramsey HRA this the 22nd day of April, 2014.

Chairperson Randy Backous

ATTEST:

HRA Executive Director

CommonBond
COMMUNITIES

1080 Montreal Avenue
St. Paul, MN 55116
651.291.1750 (P)
651.291.1003 (F)

Kurt Ulrich
City Administrator
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

Re: Purchase Agreement Amendment

CommonBond respectfully submits this request to amend the purchase agreement to extend the allowed closing date to 10/1/2015 for Outlot A, COR One in Ramsey that was signed on May 20, 2014.

The primary reasons for the extension are the changes to the new building and energy codes that went into effect in February 2015. The new codes had a variety of design implications that required additional review and discussion between our contractors, engineers and architects.

CommonBond is confident that it will acquire the property prior to 10/1/2015. To demonstrate this commitment, we have agreed to increase our earnest money deposit to $13,050 and made the earnest deposit non-refundable.

We appreciate the consideration of this request. Please contact me with any questions on this matter.

Sincerely,

Justin Eilers
Housing Development Manager
CommonBond Communities
1080 Montreal Ave
St. Paul, MN 55116

CC Regular Session **7. 6.**

Meeting Date: 04/28/2015

Submitted For: Len Linton, Engineering/Public Works

By: Len Linton, Engineering/Public Works

Information

Title:

Consider the Surface Water Management Plan Update

Purpose/Background:

The purpose for this case is to review proposed updates to the Surface Water Management Plan (SWMP).

State Statute requires Cities to prepare a SWMP. The City of Ramsey has prepared several plans since the law went into effect. The attached document represents the latest update to the SWMP 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 SWMP. The Minnesota Pollution Control agency issued a revised Municipal Separate Storm Sewer System (MS4) permit in 2013. 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 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 Storm Water Pollution Prevention Program (SWPPP). The SWPPP is also being updated. The updated SWPPP will be included in the final SWMP before it is adopted by City Council, which is anticipated to occur in August 2015.

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 re-suspension 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 was also reviewed by the Public Works Committee at their March meeting. They were in general agreement with the content of the SWMP and passed a motion to recommend City Council approval.

The SWMP was the subject of a Public Hearing before the Planning Commission at the April meeting with particular emphasis on the recommended changes to City Code related to land use. A Public Hearing is required when considering changes to City Code and any potential ordinance amendments resulting from the SWMP will also be subject to the public hearing process.

The SWMP is being considered this evening by the City Council.

The SWMP will then be sent to the LRRWMO and the Metropolitan Council during the first week of May for concurrent reviews. The LRRWMO has sixty (60) days to review and approve the plan, while the Metropolitan Council has forty-five (45) days for review. The SWMP will then be updated as necessary after comments are received and will be brought back to City Council for formal 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 within its borders. Managing the discharge of stormwater 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 framework 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.

The tables and an overall map of the watersheds is attached for reference. The 10 year storm sewer capacity map and 100 year pond capacity map for the D43 watershed have also been attached to the case. The descriptions of the tables and maps is included in the plan. Lastly, all Council members received a CD several weeks ago that includes the entire SWMP document as currently proposed.

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 approving the preliminary updated Surface Water Management Plan and forwarding it to the Lower Rum River Watershed Management Organization and Metropolitan Council for review. The Surface Water Management Plan will be brought back to the City Council for final approval after comments have been received and addressed, most likely in August.

Action:

Motion to approve the preliminary updated Surface Water Management Plan and forward it to the Lower Rum River Watershed Management Organization and Metropolitan Council for review.

Attachments

SWMP
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Tables_2
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Figure 10
Figure 11

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	04/22/2015 03:22 PM
Grant Riemer	Grant Riemer	04/22/2015 03:28 PM
Kurt Ulrich	Kurt Ulrich	04/23/2015 03:02 PM
Form Started By: Len Linton		Started On: 04/20/2015 11:36 AM
Final Approval Date: 04/23/2015		

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

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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

DRAFT

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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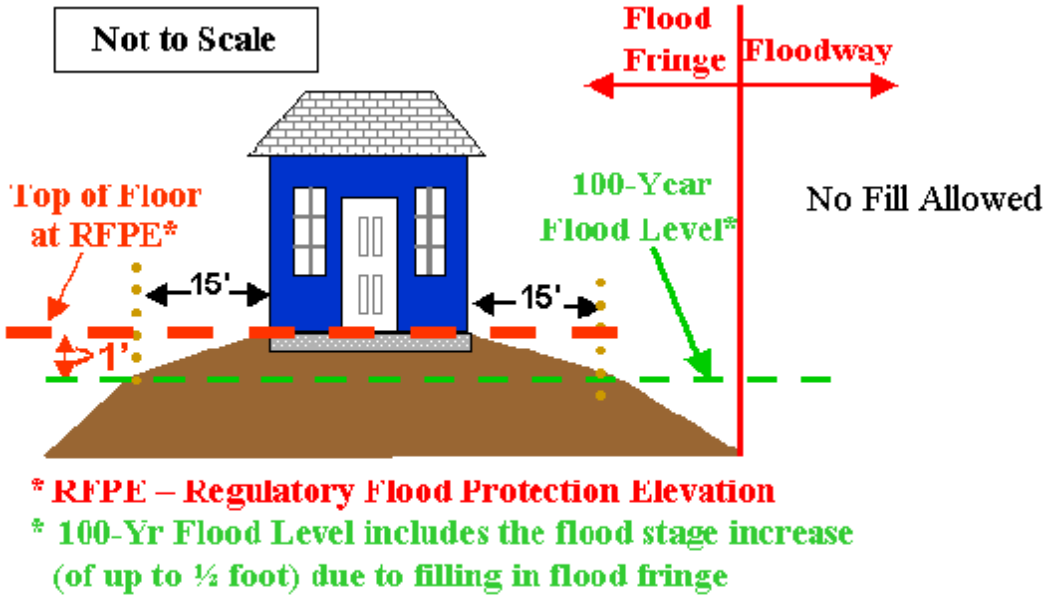
In areas adjacent to designated flood plains as mapped on a Flood Insurance Rate Map, the Regulatory Flood Protection Elevation (RFE) applies. The RFE is defined as the mapped 100-year flood elevation plus 1 foot. However, the LRRWMO requires that the low floor elevation of structures be 2 feet above 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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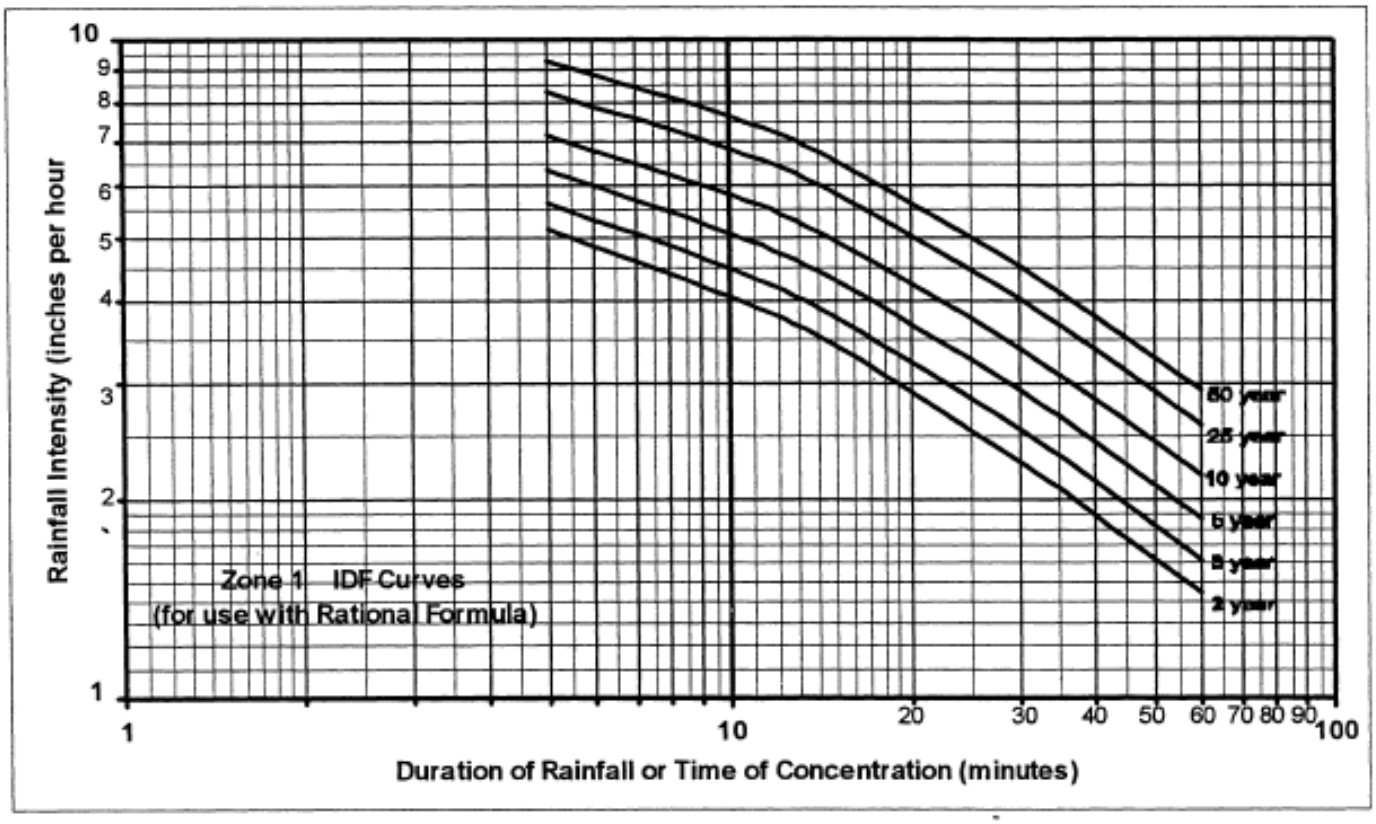

Figure 3.4 Zone 1 Southern Minnesota Rainfall Intensity - Duration - Frequency (IDF) Curves

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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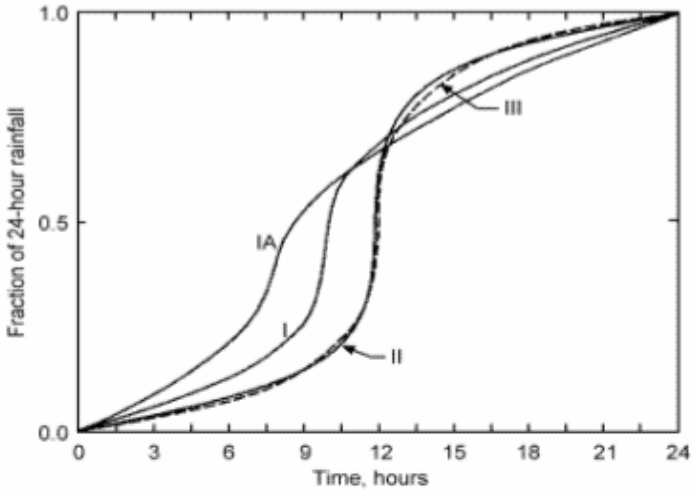
A. SCS 24-hour rainfall distributions (SCS, 1986):



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

Pond ID	Ground Elev	DS Link	Outlet Invert Elevation (ft)	Outlet Shape	Outlet Size	100 Year Peak Elev (ft)	Peak Outflow (cfs)
P23202	880	L23240	873.2	CIRCULAR	18	881.9	10.58
P23218	882		0		0	876.83	0.85
P23310	874	L23308	870	CIRCULAR	15	871.79	9.06
P23320	866.5	OC23318	863.5	RECT_OPEN		863.91	55.24
P23400	866	L23320	864	CIRCULAR	24	866.37	16.01
P23402	872.5	L23400	864.5	CIRCULAR	42	868.01	49.05
P23404	874	L23402	866	CIRCULAR	24	869.29	12.73
P23406	874	L23404	868	CIRCULAR	18	869.83	7.84
P24212	861	L24TH47-1	858.92	ARCH	18.25	860.77	8.17
P24310	880	L24308	872	CIRCULAR	15	879.1	8.24
P24322	861	L24213	858.46	CIRCULAR	12	862.14	6.21
P24324	865	L24321	860	CIRCULAR	12	863.47	5.23
P24324A	867	ZC24324A	865.5	RECT_OPEN		866.27	4.65
P24324B	866	ZC24324B	865.5	RECT_OPEN		866.24	4.31
P24326	864	L24324	862	CIRCULAR	15	866.32	12.29
P24330	864	OC24213	863.5	RECT_OPEN		863.8	18.4
P24350	870	L24348	864	CIRCULAR	12	868.81	8.44
P24354	866	OC24327	865	RECT_OPEN		866.33	50.93
P24355	868		0		0	866.33	25.35
P24366	863	L24TH47	860.15	CIRCULAR	15	861.27	37.67
P24368	864	L24366	860.2	CIRCULAR	18	862.09	9.88
P24374	864	L24TH47-4	858.21	ARCH	18.25	863.72	29.98
P24389	867.39		0		0	860.96	0.11
P24391	860.5		0		0	862.07	4.24
P24392	868	L24387	864	CIRCULAR	12	866.22	4.76
P25204	858	L25202	854	CIRCULAR	24	855.59	12.27
P25216	850	L25214	847.8	CIRCULAR	48	850.76	106.84
P25304	856	L25302	852	CIRCULAR	15	856.85	17.52
P25315	862.3	L26215	859.42	CIRCULAR	12	861.82	17.49
P25317	867	L25319	861.93	CIRCULAR	12	866.18	5.86
P25319	872.5	L25321	866	CIRCULAR	15	866.91	3.17
P25321	879.5	L25329	875.56	CIRCULAR	15	877.78	2.92
P25328	858	C25326	852.8	RECT_OPEN		857.44	27.06
P25400	868	L25400	866	CIRCULAR	15	869.38	4.81
P25402	876	L25402	870	CIRCULAR	18	877.29	15.44
P25424	866	L25420	862	CIRCULAR	12	866.17	6
P25426	863	L25425	863	CIRCULAR	15	859.21	6
P25442	880	L25439	878	CIRCULAR	12	880.07	5.09
P25454	868	D43-P559	866	CIRCULAR	12	868.53	18.79
P25456	868	L25447	863	CIRCULAR	12	866.85	5.32
P25458	860	C25456	860	RECT_OPEN		860	33.48
P25484	872	L25482	870	CIRCULAR	12	872.02	5.26

Pond ID	Ground Elev	DS Link	Outlet Invert Elevation (ft)	Outlet Shape	Outlet Size	100 Year Peak Elev (ft)	Peak Outflow (cfs)
P25488	880.19	L25488	873	CIRCULAR	18	881.93	2.1
P25490	880		0		0	881.93	0.06
P25492	879.29		0		0	885.35	0
P26112	870	L26110	866	CIRCULAR	12	869.32	4.87
P26118	866	L26117	860	CIRCULAR	24	862.71	15.91
P26136	874	L26135	871	CIRCULAR	15	871.58	5.51
P26144	868	L26442	863	CIRCULAR	15	864.32	2.99
P26158	864	L26154	860	CIRCULAR	18	862.86	7.89
P26168	864		0		0	863.41	0
P26176	866	L25418	862.39	CIRCULAR	15	867.88	7.06
P26190	872	L26187	868	CIRCULAR	12	870.39	4.39
P26200	860	C25329	856	RECT_OPEN		857.45	24.41
P26204	862	L26200	858.2	CIRCULAR	15	861.65	8.56
P26206	864	L26209	858.39	CIRCULAR	30	863.83	29.9
P26226	866	L26415	865.24	CIRCULAR	15	864.14	0
P26302	862		0		0	856	23.1
P26304	874	L26323	868	CIRCULAR	18	874.2	10.47
P26306	876	L26326	870.96	CIRCULAR	15	873.54	4.66
P26308	872	C26313	871.5	RECT_OPEN		876.47	8.31
P26310	874		0		0	876.47	5.69
P26312	860	L28313	852.55	CIRCULAR	18	855.37	3.96
P26400	865		0		0	860.9	0.03
P26402							
864	864		0	0	0	864.07	0
P26420	865	L26418	861	CIRCULAR	15	863.51	7.31
P26424	866	L26423	860	CIRCULAR	24	861.49	10.62
P26428	865		0		0	864.14	7.44
P26458	872	L26456	868.9	CIRCULAR	15	869.92	5.15
P28313	858	L28315	850	CIRCULAR	18	854.32	3.74
P36400	855	L25236	850.82	CIRCULAR	36	853.33	33.77

Pond ID	Ground Elev	DS Link	Outlet Invert Elevation (ft)	Outlet Shape	Outlet Size	100 Year Peak Elev (ft)	Peak Outflow (cfs)
P09308	878	C16406	875	RECT_OPEN		875.31	11.68
P11338	874	ZC14436	872	RECT_OPEN		872.81	39.3
P11340	878	ZC11338	874	RECT_OPEN		874.43	29.08
P13314	872	ZC13312	871	RECT_OPEN		871.18	23.14
P13408	864	L13406	850.77	CIRCULAR	36	862.63	138.87
P14104	866	L14102	861.5	CIRCULAR	12	867.58	7.57
P14118	866	L14116	862	CIRCULAR	18	863.93	10.71
P14122	866	L14120	858	CIRCULAR	12	868.37	10.75
P14124	878	L14132	870	RECT_CLOSE	48	870.33	7.86
P14126	870	L14127	866	CIRCULAR	12	867.96	3.25
P14140	874	L14137	868.9	CIRCULAR	12	872.55	4.71
P14148	872	ZC14455	871	RECT_OPEN		870.27	0
P14156	874	ZC14156	865.5	RECT_OPEN		867.58	19.84
P14166	874		0			873.18	0
P14202	888	C23157	868	RECT_OPEN		869.33	97.68
P14218	864	ZC14215	861	RECT_OPEN		863.31	56.12
P14220	870	L14218	853.63	CIRCULAR	48	864.35	106.51
P14228	866.5	ZC14223	864.5	RECT_OPEN		865.13	48.77
P14230	872	ZC14228	871.7	RECT_OPEN		870.71	0
P14240	888	L14238	882	CIRCULAR	21	884.25	6.75
P14246	888	L14237	884	CIRCULAR	12	884.78	6.09
P14260	865	L14258	861	CIRCULAR	12	865.29	11.86
P14268	868	L14263	865	CIRCULAR	12	867.74	4.71
P14270	881	Link-12	878	CIRCULAR	15	879.54	4.77
P14334	870		0		0	869.34	0
P14432	870	L14430	861.4	CIRCULAR	36	867.05	111.97
P14436	874	L14434	870	CIRCULAR	15	872.3	10.48
P14438	874	L14438	871	CIRCULAR	15	873.07	13.61
P14440	872	ZC14422	871	RECT_OPEN		871.09	1.26
P14442	872	ZC14423	871	RECT_OPEN		871.47	21.25
P14446	872	ZC14456	870.5	RECT_OPEN		872.3	10.29
P14449	875	L14440	871.9	CIRCULAR	18	873.07	9.82
P14450	870	ZC14453	869	RECT_OPEN		869.16	6.09
P15102	876	C15334	875.2	RECT_OPEN		875.57	34.75
P15236	878	L15234	863.6	CIRCULAR	36	867.33	32.36
P15240	871.5	L15238	865	CIRCULAR	36	868.4	30.44
P15244	872	C15243	870	RECT_OPEN		870.52	87.92
P15246	872	C22145	872	RECT_OPEN		872.05	1.3
P15248	878	C15250	877	RECT_OPEN		873.45	0
P15250	874	C15246	873.2	RECT_OPEN		873.26	0.87
P15252	877	C15248	877	RECT_OPEN		875.78	0
P15350	874	L15348	867.46	CIRCULAR	36	870.96	80.07

Pond ID	Ground Elev	DS Link	Outlet Invert Elevation (ft)	Outlet Shape	Outlet Size	100 Year Peak Elev (ft)	Peak Outflow (cfs)
P15352	872	L15347	867.66	CIRCULAR	18	871.68	17.43
P15402	876		0		0	873.56	0
P16104	872	L16102	868	CIRCULAR	12	873.08	6.2
P16114	878	L16138	868.1	CIRCULAR	12	878.27	6.95
P16128	872	C16201	871	RECT_OPEN		870.53	0.2
P16140	873	L16254a	869	CIRCULAR	18	871.95	24.44
P16252	872	C15350	870.5	IRREGULAR		871.08	175.98
P16402	874	C16200	871	RECT_OPEN		872	44.07
P16404	874	L16402	872	CIRCULAR	15	873.32	4.59
P16406	874	L16404	871	CIRCULAR	15	873.48	8.72
P19E304	848	L19302	845	CIRCULAR	21	854.5	14.4
P22110	886	L22208	885	CIRCULAR	15	886.72	5.46
P22150	876	ZC23447	875.8	RECT_OPEN		875.94	4.09
P22208	886	L22206	881.4	CIRCULAR	15	884.6	5.87
P22216	874		0		0	873.07	0.13
P22220	876	L22218	872	CIRCULAR	15	876.51	8.27
P22402	872		0		0	871.11	7.22
P22404	872	L22402	868.5	CIRCULAR	15	871.03	11.91
P22406	874	L22404	868.4	CIRCULAR	15	871.03	3.99
P22408	872	ZC22408	867.72	TRAPEZOIDA		871.27	15.93
P22410	874	L22408	871	CIRCULAR	18	874.47	37.18
P22454	872	ZC22408A	866.47	TRAPEZOIDA		871.28	43.04
P23102	870	L23101	865.8	CIRCULAR	12	877.22	17.63
P23118	870	L24412	866	CIRCULAR	15	869.38	11.21
P23158	868	P23158	864	CIRCULAR	18	865.68	1.03
P23160	868	L23159	862.5	CIRCULAR	15	866.16	5.37
P23186	867.2	L23185	864.27	CIRCULAR	15	866.16	9.81
P23302	872		0		0	867.78	4.34
P23312	869		0		0	867.34	0.04
P23416	872	L23408	866.16	CIRCULAR	18	871.12	11.57
P23438	868	C23158	866	RECT_OPEN		867.08	36.78
P23444	872	C15241	868.9	RECT_OPEN		869.18	4.89
P23446	872	L23444	871	CIRCULAR	18	872.38	39.06
P24114	870	L24112	858.71	CIRCULAR	21	867.43	11.03
P24118	868.3	L24116	864.24	CIRCULAR	15	868.52	8.34
P24126	880	L24124	878	CIRCULAR	21	879.04	12.71
P24148	874	L24146	864.5	CIRCULAR	15	871.94	20.32
P24222	890	L24150	883.07	CIRCULAR	15	887.22	6.85
P24230	888	L24228	884	CIRCULAR	12	887.81	7.71
P24244	890	L24242	886	CIRCULAR	15	889.44	4.78
P24402	868	L24451	861	CIRCULAR	15	865.7	4.33
P24406	868	L24404	862.3	CIRCULAR	15	866.13	5.79

Pond ID	Ground Elev	DS Link	Outlet Invert Elevation (ft)	Outlet Shape	Outlet Size	100 Year Peak Elev (ft)	Peak Outflow (cfs)
P24426	868	L24425	864.2	CIRCULAR	15	866.31	6.66
P24440	868	L24138	857.4	CIRCULAR	15	865.93	6.03
P24450	866	L24448	862.04	CIRCULAR	18	865.35	12.42
P24452	872	L24449	870	CIRCULAR	18	872.17	13.52
P24454	872	C24450	871.2	RECT_OPEN		871.31	4.18

Pond ID	Ground Elev	DS Link	Outlet Invert Elevation (ft)	Outlet Shape	Outlet Size	100 Year Peak Elev (ft)	Peak Outflow (cfs)
P22302	870	L27116	864.5	CIRCULAR	12	866.38	2.42
P22304	870	L22302	866	CIRCULAR	15	866.69	3.87
P22306	888	C22304	887.6	RECT_OPEN		886.49	0
P27102	868	L27119	864.5	CIRCULAR	18	862.5	0
P27104	870	C27104	870.5	RECT_OPEN		869.49	0
P27106	872	C27108	871.2	RECT_OPEN		868.61	0
P27108	872		0			864.92	0
P27110	872	C27109	870.4	RECT_OPEN		867.02	0
P27112	872	C27107	870	RECT_OPEN		869.18	0
P27114	872	C27106	870.6	RECT_OPEN		869.75	0
P27116	870	C27411	870.3	RECT_OPEN		866.38	1.81
P27118	866		0		0	862.53	0.01
P27202	866	L27232	857.65	CIRCULAR	36	865.45	42.67
P27234	866	L27229	861.6	CIRCULAR	15	863.71	37.61
P27268	868	C27269	864.5	RECT_OPEN		864.78	7.32
P27270	866		0		0	862.59	0.02
P27276	880	C27270				873.81	0
P27302	867	L27344	858.2	CIRCULAR	15	866.01	12.46
P27316	866	L27301	865	CIRCULAR	24	865.51	2.21
P27330	866	L27328	858	CIRCULAR	18	865.43	8.49
P27338	862	C34176	862	RECT_OPEN		862.28	8.03
P27346	865	L27404	862	CIRCULAR	18	863.9	9.95
P27402	868	L27118	862.5	CIRCULAR	24	861.82	0.14
P27404	868	C27402	868.2	RECT_OPEN		867.36	0
P27406	868	C27403	868.2	RECT_OPEN		868.36	3.18
P27408	870		0		0	865.44	0
P27416	872	L27414	868	CIRCULAR	15	870.95	7.31
P27434	880	L27432	876	CIRCULAR	12	878.04	4.73
P27446	870	L27401	863.84	CIRCULAR	12	869.08	6.09
P27456	872		0		0	870.59	0
P34106	859	L34104	857.4	CIRCULAR	24	859.03	22.17
P34137	864	L34137	854	CIRCULAR	15	859.1	10.41
P34148	860	L34149	853.8	CIRCULAR	24	857.94	11.19
P34150	862	L34152	854.49	CIRCULAR	30	861.21	29.48
P34164	866		0		0	864.74	0
P34166	868		0		0	868.07	0
P34168	860		0		0	861.93	0
P34170	862	L34139	858.5	CIRCULAR	15	862.2	13.82
P34172	868		0		0	869.01	0
P34174	863.49	L27274	860.79	CIRCULAR	15	863.36	14.12
P34402	861	L34405	855.72	ARCH	36	860.68	8.09
P34408	860	C34106	858.5	RECT_OPEN		859.04	13.2

Pond ID	Ground Elev	DS Link	Outlet Invert Elevation (ft)	Outlet Shape	Outlet Size	100 Year Peak Elev (ft)	Peak Outflow (cfs)
P34410	862	C34408	862	RECT_OPEN		862.12	14.93
P34412	864	C34410	864	RECT_OPEN		864.08	7.99
P34414	862		0			860.49	0
P34416	862	C34414	862	RECT_OPEN		860.57	0
P35402	856	L35317	848.5	CIRCULAR	18	852.5	10.56
P35407	860	L35407	851	CIRCULAR	36	858.21	9.78
P35420	862	L35420	858	CIRCULAR	42	860.22	38.76
P35422	862	P35418	856.2	CIRCULAR	42	860.29	8.51
P35424	860		0		0	861.3	58.55
P35438	862	L35436	858	CIRCULAR	12	861.9	5.69
P35446	866		0		0	866.72	2.74
P35464	868	L35462	861.5	CIRCULAR	12	866.72	5.75
P35474	868	L35432	866.8	CIRCULAR	15	867.13	27.53
P35476	882		0		0	881.35	0
P35478	866		0		0	864.39	0
P35480	866		0		0	865.91	0

Pond ID	Ground Elev	DS Link	Outlet Invert Elevation (ft)	Outlet Shape	Outlet Size	100 Year Peak Elev (ft)	Peak Outflow (cfs)
P10242	884	C11340	883	RECT_OPEN		883.02	0.62
P10244	884	C10242	883.5	RECT_OPEN		883.56	0.4
P10246	878		0			875.15	0
P10248	878	C10246	876.3	RECT_OPEN		876.33	0.91
P10254	884	C10243	886.9	RECT_OPEN		882.35	0
P11104	884		0			885.69	0
P11106	882	C11105	880.6	RECT_OPEN		880.79	14.44
P11108	888	C11106	886.3	RECT_OPEN		878.38	0
P11110	884	C11107	882.9	RECT_OPEN		876.05	0
P11112	880	C11210	880.7	PARABOLIC		881.08	16.24
P11114	878	C11113	878	RECT_OPEN		878.15	10.05
P11116	882	L11118	877.7	CIRCULAR	18	879.35	1.75
P11118	878	L11120	873	CIRCULAR	18	874.13	9.15
P11202	874	L11211	868	CIRCULAR	12	870.59	3.12
P11206	876	L11204	871.5	CIRCULAR	24	872.93	10.64
P11208	878	C11205	875.9	PARABOLIC		873.89	0
P11210	878	C11208	877.4	PARABOLIC		877.62	1.23
P11212	878	C11215	875.5	TRAPEZOIDA		876.77	11.25
P11213	872.5	C11202	870	TRAPEZOIDA		870.66	8.41
P11306	886	C11104	885.1	RECT_OPEN		885.69	23.83
P11308	880	C11406	878.8	RECT_OPEN		875.6	0
P11310	881	C11308	880.1	RECT_OPEN		880.32	6.79
P11312	881	C11310	880.5	RECT_OPEN		880.69	12.39
P11314	881		0			880.69	1.34
P11316	876	C11407	872.1	CIRCULAR	18	872.92	7.51
P11318	878	C11316	877.5	RECT_OPEN		877.6	4.58
P11320	878	C11206	876.1	RECT_OPEN		876.48	40.08
P11338	874	C14436	872	RECT_OPEN		872.53	42.52
P11340	878	L11338	874	CIRCULAR	18	875.03	13.39
P11402	874		0		0	872.82	0
P11404	874	C11402	872.7	RECT_OPEN		873.03	44.2
P11406	878	C11404	877.5	RECT_OPEN		873.01	0
P11408	874	C11403	872.4	RECT_OPEN		873.5	73.31
P11410	882	C11408	880.5	RECT_OPEN		880.6	45.05
P12302	860	C12300	856	RECT_OPEN		856.73	44.89
P12304	862	C12302	860	RECT_OPEN		860.6	28.45
P12306	878	C12301	877.1	PARABOLIC		877.14	1.18
P12312	876	C12303	874	RECT_OPEN		874.23	30.27
P12313	860	L12306	857.8	CIRCULAR	15	858.07	9.44
P12314	858	C12307	856	TRAPEZOIDA		856.79	2.02
P13402	880		0			879.01	0
P13404	879	C13410	878.6	RECT_OPEN		878.37	0

Pond ID	Ground Elev	DS Link	Outlet Invert Elevation (ft)	Outlet Shape	Outlet Size	100 Year Peak Elev (ft)	Peak Outflow (cfs)
P13408	865	L13406	863.4	CIRCULAR	12	864.06	7.24
P13410	868	C13408	866.8	RECT_OPEN		866.87	2.3
P14106	876	L14104	874.5	CIRCULAR	12	876.69	5.87
P14108	881	C14106	880.2	RECT_OPEN		880.31	16.37
P14401	877.5	L14435	871.5	CIRCULAR	15.72	876.81	8.6
P14402	896		0		0	894.11	0
P14436	874	L14434	870	CIRCULAR	15	872.53	7.32
P15150	888	C10248	887.3	RECT_OPEN		884.28	0
P15152	888	C15150	888.7	RECT_OPEN		882.14	0

Pond ID	Ground Elev	DS Link	Outlet Invert Elevation (ft)	Outlet Shape	Outlet Size	100 Year Peak Elev (ft)	Peak Outflow (cfs)
P34304	848	P34304	841.96	CIRCULAR	24	848.9	35.63
P34311	854	P34311	850	CIRCULAR	15	853.49	5.3
P34316	856	P34316	851.95	CIRCULAR	15	855.68	6.5
P34418	856	P34418	850.1	CIRCULAR	24	859.81	28.94
P34434	856	P34434	852.96	CIRCULAR	15	859.31	6.98
P34451	854	P34451	849.12	CIRCULAR	18	853.57	9.56
P34452	854	P34452	849.32	CIRCULAR	18	853.57	5.24
P34460	858	P34460	853.21	CIRCULAR	27	856.34	10.54

Pond ID	Ground Elev	DS Link	Outlet Invert Elevation (ft)	Outlet Shape	Outlet Size	100 Year Peak Elev (ft)	Peak Outflow (cfs)
P01108	864	C01200	863.7	RECT_OPEN		863.42	0
P01304	858	C01301	856.5	RECT_OPEN		858.23	95.14
P01306	870	C01304	867.3	RECT_OPEN		867.53	18.81
P01307	864	C01303	862.7	RECT_OPEN		862.72	0.96
P01308	874	L01306	870	FILLED_CIR	18	871.78	7.33
P01314	870	C01305	869	RECT_OPEN		869.22	32.99
P01410	872	C01108	870.5	RECT_OPEN		870.8	40.47
P02110	890	C02208	888.9	RECT_OPEN		889.14	26.06
P02112	890	C02211	889.62	RECT_OPEN		889.85	8.99
P02114	900	C02112	899.5	RECT_OPEN		893.94	0
P02116	902	C02114	900	RECT_OPEN		900.03	0.26
P02206	868	C02204	858	IRREGULAR		861.94	474.75
P02208	864	C02205	863.8	RECT_OPEN		864.06	40.2
P02212	886	C01311	885.1	RECT_OPEN		885.12	2.26
P02310	872	C02209	871	RECT_OPEN		871.25	34.43
P02412	892	C02410	888.3	RECT_OPEN		888.59	39.25
P03212	874	C02310	873.5	RECT_OPEN		873.78	35.61
P03314	886	L03312	882	CIRCULAR	18	884.8	14.67
P03316	888	C03314	886.9	RECT_OPEN		888.71	37.84
P03330	886	C03315	884.9	RECT_OPEN		885	2.7
P03418	890	C03316	889	RECT_OPEN		889.45	37.09
P03432	892	L03419	889	CIRCULAR	18	889.5	3.34
P04220	896	C03418	892	RECT_OPEN		893.27	41.34
P05338	892	L05336	886	CIRCULAR	42	888.17	96.12
P05340	894	L05338	890	CIRCULAR	42	892.36	92.62
P05344	906	C08135	904.5	RECT_OPEN		905.96	111.92
P05346	908	C05344	905.6	RECT_OPEN		906.73	106.98
P05444	894	C05443	892	RECT_OPEN		891.96	1
P06148	900	C06146	899.5	RECT_OPEN		900.17	24.58
P06302	896		0		0	896.37	0
P06404	891	L04402	887	CIRCULAR	18	889.66	12.64
P06410	898	L06408	890	CIRCULAR	18	892.53	11.89
P06414	906	L06412	902	CIRCULAR	18	902.95	12.95
P06418	904	L06416	901	CIRCULAR	18	901.97	13.53
P06424	912	L06422	910	CIRCULAR	18	910.75	6.89
P07102	892	L07414	889	CIRCULAR	15	893.29	18.24
P07104	892	C07102	892.81	RECT_OPEN		893.3	15.7
P07106	892	L07107	889.2	CIRCULAR	24	894.08	19.6
P07107	892	L07102	889	CIRCULAR	24	893.61	13.23
P07112	892	L08410	890	ARCH	27.6	891.57	16.89
P07114	890	C08411	889.9	RECT_OPEN		890.35	24.31
P07116	894		0		0	892.03	0

Pond ID	Ground Elev	DS Link	Outlet Invert Elevation (ft)	Outlet Shape	Outlet Size	100 Year Peak Elev (ft)	Peak Outflow (cfs)
P07204	890	L07202	885	CIRCULAR	18	888.27	12.57
P07206	902	L07204	898	CIRCULAR	18	903.86	23.45
P07210	878	C07203	877	RECT_OPEN		877.13	4.18
P07340	880	C07338	879	IRREGULAR		880.01	8.34
P07414	892	C07112	893	RECT_OPEN		893.17	16.62
P08130	878	C08228	873	RECT_OPEN		875.53	468.11
P08134	884	C08132	880	RECT_OPEN		881.24	334.67
P08304	888	L08302	886	CIRCULAR	18	887.47	14.66
P08330	878	L08328	868	ARCH	60	871.38	197.28
P08406	888	C08304	887	RECT_OPEN		887.49	24.06
P08408	886		0			889.43	11.02
P08410	890	C08408	889.8	RECT_OPEN		889.99	28.99
P08412	890	C08409	889.5	RECT_OPEN		889.84	23.45
P08414	896	C08412	895.2	RECT_OPEN		895.54	36.2
P08416	886	L08408	882.2	CIRCULAR	15	887.82	10.99
P08418	896	L08407	891.7	CIRCULAR	18	892.58	13.62
P08420	900	L08418	893.5	CIRCULAR	15	897.67	10.8
P08430	880	C08229	879	RECT_OPEN		879.55	26.49
P08434	903	C08133	903	RECT_OPEN		901.73	0
P08436	904	C08434	904	RECT_OPEN		904.23	17.93
P09118	890	C09215	889	RECT_OPEN		889.04	3.22
P09120	902	C09118	899	RECT_OPEN		899.12	12.44
P09122	892	C09221	890.5	RECT_OPEN		890.63	12.07
P09124	900	C09122	898.2	RECT_OPEN		898.31	8.59
P09222	874	C09220	872.3	RECT_OPEN		872.37	1.96
P09320	872	L09218	864	ARCH	60	868.61	224.9
P09330	876	C09323	873.5	RECT_OPEN		873.73	9.8
P09422	890	C04220	899.27	RECT_OPEN		890.74	0
P09424	898	C09422	896.6	RECT_OPEN		893.25	0.17
P09426	896	L09324	893	CIRCULAR	15	893.57	3.15
P09428	894	L09326	892	CIRCULAR	15	892.96	1.53
P09432	892	L09330	886.5	CIRCULAR	15	889.68	7.11
P09434	890	L09123	889	CIRCULAR	15	886.81	1.31
P10114	890	L10112	886	HORIZ_ELLI	18	887.25	14.05
P10116	890	C10114	888.8	RECT_OPEN		888.99	5.47
P10118	890	C10116	889.1	RECT_OPEN		889.52	17.31
P10120	890	C10118	888.5	RECT_OPEN		889.51	4.1
P10122	890	L10122	888	CIRCULAR	15	888.99	4.54
P10214	890	C10413	889.8	RECT_OPEN		890.25	11.28
P10216	888	C10415	887.6	RECT_OPEN		886.02	0
P10412	867	L10110	863	ARCH	84	866.65	239.3
P10416	884	C10417	883.1	RECT_OPEN		883.28	41.7

Pond ID	Ground Elev	DS Link	Outlet Invert Elevation (ft)	Outlet Shape	Outlet Size	100 Year Peak Elev (ft)	Peak Outflow (cfs)
P10418	888	C10419	886	RECT_OPEN		886.37	29.76
P15424	876	C09222	875.3	RECT_OPEN		875.03	0
P15426	876	C15424	874.6	RECT_OPEN		875.03	11.75
P16424	892	C09325	890.4	RECT_OPEN		889.16	0
P17106	878	C17404	876.2	RECT_OPEN		875.57	0
P17108	898	C17106	897.2	RECT_OPEN		894.86	0
P17110	892	C17107	889.5	RECT_OPEN		889.82	51.69
P17124	886	C09321	885	RECT_OPEN		885.15	7.22
P17126	894	C08223	892.5	RECT_OPEN		892.59	11.54
P17402	880	C08329	878.2	RECT_OPEN		874.48	0
P17404	876	C17402	875.3	RECT_OPEN		875.4	1.41
P17407	880	L17405	878	CIRCULAR	15	874.94	0
P17409	874	C07233	873	RECT_OPEN		873.22	6.52
P17410	880	C17408	879.3	RECT_OPEN		878.92	0

Pond ID	Ground Elev	DS Link	Outlet Invert Elevation (ft)	Outlet Shape	Outlet Size	100 Year Peak Elev (ft)	Peak Outflow (cfs)
1P	867	Link-40	858.5	CIRCULAR	18	869.6	128.05
2P	870	2 Pipe	864	CIRCULAR	21	869.74	106.97
3P	872	3 pipe	869	CIRCULAR	18	871.36	35.83
9P	869	9 outlet	867.16	CIRCULAR	15	869	3.36
P16300	900		0		0	900.63	0
P16302	900		0		0	900.92	0
P17200	888	C17307	888	RECT_OPEN		887.4	0
P17202	884		0			879.98	0
P17204	884	C17302	883.5	RECT_OPEN		883.61	4.17
P17300	872	C19105	872	RECT_OPEN		872.13	53.86
P17302	874	C17301	872	RECT_OPEN		872.21	68.53
P17304	874	C17300	872	RECT_OPEN		871.81	0.85
P17306	874		0		0	875.49	0
P17400	874	L17400	870.5	CIRCULAR	15	873.47	9.82
P17406	876	L174111	873.1	CIRCULAR	15	873.98	2.53
P17408	876	C17305	872	RECT_OPEN		872.47	25.65
P18100	876	C18102	883.6	RECT_OPEN		875.59	0
P18102	876		0			875.46	0
P18104	874	C18100	873.7	RECT_OPEN		875.59	24.52
P18106	874		0			873.03	0
P18108	874	C18106	874	RECT_OPEN		874.14	4.12
P18110	874	C18108	874	RECT_OPEN		873.83	0.73
P18112	874	C18107	874	RECT_OPEN		873.21	0
P18200	884		0			874.13	0
P18202	872	C19107	870	RECT_OPEN		871.87	73.89
P18300	886		0			868.89	185.16
P18334	885	C18332	881	RECT_OPEN		883.02	12.52
P18336	882		0			883.96	0
P18338	884		0			883.41	0
P18400	886	C18406	883.5	RECT_OPEN		883.98	59.76
P18402	894	C18400	886	RECT_OPEN		886.44	40.68
P18404	886	C18407	885.3	RECT_OPEN		885.75	61.07
P18406	884		0			880.25	0
P18408	882		0			881.64	0
P18410	878		0			875.15	0
P19100	874		0			871.87	0
P19102	888	C19109	886	RECT_OPEN		886.16	9.47
P19200	870	C20308	870	RECT_OPEN		869.37	0
P19202	872	C19101	875	RECT_OPEN		872.15	0
P19206	868	C19300	868	RECT_OPEN		868.23	70.98
P19304	858	C19302	856	RECT_OPEN		856.13	24.53
P19306	858	C19304	858	RECT_OPEN		858.17	12.06

Pond ID	Ground Elev	DS Link	Outlet Invert Elevation (ft)	Outlet Shape	Outlet Size	100 Year Peak Elev (ft)	Peak Outflow (cfs)
P19400	888	L19400	885	RECT_OPEN		886.71	58.52
P19402	884		0			886.05	0
P19404	882		0			879.79	0
P19406	882	C19404	880.6	RECT_OPEN		880.97	19.75
P19408	881		0			880.95	0
P19410	888	L19410	885	RECT_OPEN		886.46	42.42
P20100	880		0			875.12	0
P20102	880	C20100	880	RECT_OPEN		877.34	0
P20104	880		0			879.97	0
P20106	882	C20104	882	RECT_OPEN		882.15	8.17
P20200	874	C29107	874	RECT_OPEN		874.15	6.65
P20300	870		0			871.48	0
P20302	880	C29105	878	RECT_OPEN		878.54	31.26
P20304	868	C29104	868	RECT_OPEN		868.22	15.3
P20306	870	C20304	871.5	RECT_OPEN		871.04	0.49
P20308	868	C20305	868	RECT_OPEN		868.23	6.3
P20400	872	L20306	870	CIRCULAR	24	871.04	1.57
P20402	884	C20400	884	RECT_OPEN		884.06	5.16
P20404	878	C19103	878	RECT_OPEN		871.89	0
P21202-E	870	L28136-E	867	CIRCULAR	18	869.85	7.27
P21204-E	870	L21202-E	866.5	CIRCULAR	15	870.04	3.7
P21206-E	870	L21204-E	867	CIRCULAR	15	870.29	6.27
P21208-E	870	ZC21206-E	869	RECT_OPEN		870.29	24.82
P21210-E	872	ZC21208-E	871.4	RECT_OPEN		872.31	28.24
P21300	876	C21405	876	RECT_OPEN		875.96	0
P21400	876		0			868.77	0
P21402	882	L21400	876	CIRCULAR	24	877.87	24.3
P21404	881.9	C21401	881.1	RECT_OPEN		881.58	77.52
P21406	886	C21403	885.2	RECT_OPEN		885.58	43.85
P27306	862	L27301	862	CIRCULAR	18	863.46	3.48
P28102	867	L28100	860	ARCH	44.64	866.24	101.81
P28104	867	L28118	859	CIRCULAR	15	866.24	62.67
P28104-E	870	L28102-E	862.5	CIRCULAR	24	865.76	14.26
P28106-E	868	L28104-E	864	CIRCULAR	18	867.51	17.04
P28124	871.45	L28122	865.25	CIRCULAR	18	869.36	12.12
P28136-E	870	L28134-E	867	CIRCULAR	15	869.67	6.28
P28143-E	870	L28154-E	861.5	CIRCULAR	18	868.37	13.34
P28200	870		0		0	868	0
P28220	868.12	L28218	856	RECT_CLOSE	36	863.61	227.25
P28228	864.03	L28219	855.78	ARCH	72	863.44	110.35
P28242	864.6	L28240	858.49	CIRCULAR	42	865.28	28.57
P28244	864.86	L28237	859.5	ARCH	31.32	865.22	42.52

Pond ID	Ground Elev	DS Link	Outlet Invert Elevation (ft)	Outlet Shape	Outlet Size	100 Year Peak Elev (ft)	Peak Outflow (cfs)
P28248	864	L28246	858.84	CIRCULAR	33	865.67	22.47
P28258	862		0		0	862.24	0
P28304	864	L28302	850.79	CIRCULAR	42	861.32	80.46
P28310	865	L28201	853	CIRCULAR	48	862.97	138.87
P28320	866.12	L28318	859.24	CIRCULAR	48	865.56	62.21
P28326	865.43	L28244	860.36	ARCH	31.32	865.89	35.36
P28332	872		0		0	874.19	0
P28334	870	L28301	847	CIRCULAR	30	860.28	62.46
P28336	867	PipeÂ 16	858.5	CIRCULAR	15	864.62	9.45
P28342	865	PipeÂ 40	860	CIRCULAR	18	862.74	5.73
P28353	872		0		0	871.84	5.47
P28401	881		0		0	881.32	7.48
P28402	879		0		0	877.36	10.78
P28403	872	L28422	866	CIRCULAR	27	867.38	6.13
P28404	872.18	L28424	869.16	CIRCULAR	21	871.69	8.12
P28405	871.45	L28425	868.17	CIRCULAR	24	870.94	11.23
P28406	870.85	L28427	867.34	CIRCULAR	24	870.16	13.99
P28407	870.05	L28428	866.52	CIRCULAR	24	869.09	16.78
P28408	871	L28406	854	RECT_CLOSE	24	865.41	130.07
P28409	871.7	L28440	869.18	CIRCULAR	18	870.37	3.66
P28410	870	L28439	868.09	CIRCULAR	18	870	6.65
P28411	869.8	L28441	867.21	CIRCULAR	18	869.8	6.2
P28412	868	L28410	862	CIRCULAR	48	865.42	33.16
P28413	869.5	L28442	866.35	CIRCULAR	18	869.11	4.21
P28414	868	C28412	862	TRAPEZOIDA		865.43	32.01
P28415	868.86	Link-30	865.24	CIRCULAR	21	868.57	8.42
P28416	867	L28414	862.7	CIRCULAR	30	868.19	85.74
P28417	868.54	Link-31	864.42	CIRCULAR	24	868.31	4.07
P28418	868	C28416	862.7	IRREGULAR		868.19	17.35
P28420	868	L28449	865	CIRCULAR	15	863.93	2.13
P28440	865.5		0		0	865.08	14.1
P28441	868	LROut	865.7	TRAPEZOIDA		861.3	0
P28472	866.13	L28470	860.61	CIRCULAR	33	866.37	27.27
P28474	866.93	L28472	860.76	CIRCULAR	33	867.2	30.2
P28486	869.19	L28484	863.07	CIRCULAR	27	869.3	18.69
P28492	870	L28490	857.67	CIRCULAR	36	868.9	41.6
P29100	872	C29207	871.5	RECT_OPEN		870.89	10.42
P29102	874	L29100	868.53	CIRCULAR	18	870.13	4.59
P29104	869	L28416	864	CIRCULAR	24	867.93	23.22
P29202	856	C29200	854	RECT_OPEN		854.66	82.46
P29204	864	C29205	863.5	RECT_OPEN		863.8	11.53
P29304	858	C29203	857.5	RECT_OPEN		860.09	17.72

Pond ID	Ground Elev	DS Link	Outlet Invert Elevation (ft)	Outlet Shape	Outlet Size	100 Year Peak Elev (ft)	Peak Outflow (cfs)
P29400	870	C29304	869.5	RECT_OPEN		870.28	57.57
P29402	878	C29400	877	RECT_OPEN		877.41	41.19
P29404	878		0			880.58	0
P33402	862	C33400	861.5	RECT_OPEN		856.65	0
P34400	862	L27308	862	ARCH	18	864.18	15.7
P34402	862	C34400	862	RECT_OPEN		864.63	15.21
P34404	862	C34402	862	RECT_OPEN		864.63	18.96
P34406	862	C34404	862	RECT_OPEN		864.63	5.28
P-6	876	Link-35	866	CIRCULAR	36	874.5	243.75

PIPE ID	FROM NODE	TO NODE	LENGTH (ft)	AVERAGE PIPE SLOPE %	PIPE SHAPE	PIPE DIAMETER (in)	PIPE WIDTH (in)	DESIGN FLOW CAPACITY (cfs)	MAXIMUM US HGL (ft)	MAXIMUM DS HGL (ft)	PEAK FLOW DURING ANALYSIS (CFS)	PIPE FLOWING FULL?
D43-P559	P25454	P24366	100.00	4.00	CIRCULAR	12	12	7.13	867.52	860.62	7.08	No
L23138	CB23240	CB23238	19.83	0.35	CIRCULAR	18	18	6.24	880.22	879.94	9.12	Yes
L23200	CB23200	P23320	304.00	3.49	CIRCULAR	15	15	12.06	876.28	863.74	6.60	No
L23202	CB23204	P23202	50.00	0.60	CIRCULAR	24	24	17.52	880.59	880.56	14.00	Yes
L23203	CB23244	P23202	48.00	0.96	CIRCULAR	18	18	10.28	880.82	880.56	9.84	Yes
L23204	CB23206	CB23204	155.04	2.68	CIRCULAR	18	18	17.19	885.33	880.59	14.64	Yes
L23206	CB23208	CB23206	204.40	1.78	CIRCULAR	12	12	4.75	887.05	885.33	2.01	Yes
L23207	CB23212	CB23206	200.86	2.09	CIRCULAR	12	12	5.15	887.2	885.33	3.56	Yes
L23208	CB23110	CB23208	164.70	0.84	CIRCULAR	12	12	3.26	885.26	887.05	2.21	No
L23213	CB23214	CB23206	209.07	0.82	CIRCULAR	12	12	3.23	887.62	885.33	5.16	Yes
L23214	CB23216	CB23214	290.15	0.70	CIRCULAR	12	12	2.98	887.31	887.62	3.40	Yes
L23218	CB23220	P23218	161.77	3.14	CIRCULAR	12	12	6.31	881.03	874.33	8.14	Yes
L23219	CB23228	CB23220	230.80	0.36	CIRCULAR	12	12	2.15	876.71	881.03	4.51	No
L23220	CB23222	CB23220	334.25	0.54	CIRCULAR	12	12	2.61	886.96	881.03	5.69	Yes
L23221	CB23226	CB23220	110.70	0.53	CIRCULAR	12	12	2.60	882.52	881.03	4.04	Yes
L23222	CB23224	CB23222	164.49	2.53	CIRCULAR	12	12	5.67	889.22	886.96	4.49	Yes
L23232	CB23234	CB23232	221.08	0.27	CIRCULAR	18	18	5.43	878.15	873.91	8.06	No
L23234	CB23236	CB23234	42.31	0.21	CIRCULAR	18	18	4.84	878.57	878.15	8.06	Yes
L23236	CB23238	CB23236	213.89	0.25	CIRCULAR	18	18	5.28	879.94	878.57	8.06	Yes
L23240	P23202	CB23240	30.00	0.33	CIRCULAR	18	18	6.06	880.56	880.22	14.05	Yes
L23244	CB23246	CB23244	207.72	0.71	CIRCULAR	18	18	8.84	885.85	880.82	9.84	Yes
L23246	CB23248	CB23246	231.66	2.58	CIRCULAR	15	15	10.37	884.03	885.85	4.88	No
L23301	CB23302	J23316	116.00	2.10	CIRCULAR	27	27	44.92	867.95	862.44	26.43	No
L23302	CB23304	CB23302	55.85	1.00	CIRCULAR	21	21	15.87	869.85	867.95	23.11	Yes
L23304	CB23306	CB23304	139.87	0.99	CIRCULAR	18	18	10.47	872.16	869.85	12.49	Yes
L23306	CB23308	CB23306	203.63	0.78	CIRCULAR	15	15	5.71	876.99	872.16	9.50	Yes
L23308	P23310	CB23308	232.32	0.87	CIRCULAR	15	15	6.02	870.51	876.99	3.21	No
L23311	CB23312	J23316	114.00	4.52	CIRCULAR	15	15	13.73	867.98	862.44	3.26	No

PIPE ID	FROM NODE	TO NODE	LENGTH (ft)	AVERAGE PIPE SLOPE %	PIPE SHAPE	PIPE DIAMETER (in)	PIPE WIDTH (in)	DESIGN FLOW CAPACITY (cfs)	MAXIMUM US HGL (ft)	MAXIMUM DS HGL (ft)	PEAK FLOW DURING ANALYSIS (CFS)	PIPE FLOWING FULL?
L23313	CB23314	P23320	180.00	0.71	CIRCULAR	15	15	5.43	868.97	863.74	3.02	No
L23320	P23400	P23320	140.00	0.14	CIRCULAR	24	24	8.55	865.35	863.74	7.28	No
L23321	CB23230	P23320	160.00	1.88	CIRCULAR	18	18	14.38	870.06	863.74	14.14	No
L23400	P23402	P23400	310.00	0.16	CIRCULAR	42	42	35.02	866.69	865.35	23.80	No
L23402	P23404	P23402	630.00	0.24	CIRCULAR	24	24	11.04	867.54	866.69	9.09	No
L23404	P23406	P23404	190.00	1.05	CIRCULAR	18	18	10.78	868.77	867.54	5.59	No
L24112	CB24314	CB24312	168.09	0.32	CIRCULAR	12	12	2.00	877.02	875.71	0.00	No
L24212	CB24214	P24212	196.00	0.09	CIRCULAR	18	18	3.18	862.16	859.61	12.76	Yes
L24213	P24322	P24212	48.00	0.54	CIRCULAR	12	12	2.62	860.27	859.61	3.83	Yes
L24214	CB24216	CB24214	227.10	0.11	CIRCULAR	18	18	3.55	862.17	862.16	3.02	Yes
L24216	CB24218	CB24216	138.13	0.10	CIRCULAR	18	18	3.34	862.11	862.17	3.05	Yes
L24218	CB24218	CB25104	177.74	1.16	CIRCULAR	18	18	11.31	862.11	859.49	12.67	Yes
L24219	CB24220	CB24218	162.72	0.92	CIRCULAR	12	12	3.42	868.13	862.11	5.52	No
L24266	CB24302	P24366	570.00	1.40	CIRCULAR	27	27	31.80	870.56	860.62	4.29	No
L24302	CB24304	CB24302	365.76	0.23	CIRCULAR	15	15	3.10	873.11	870.56	4.29	No
L24304	CB24306	CB24304	248.53	0.17	CIRCULAR	15	15	2.66	874.3	873.11	4.29	Yes
L24306	CB24308	CB24306	218.54	0.17	CIRCULAR	15	15	2.66	875.36	874.3	4.29	Yes
L24308	P24310	CB24308	77.00	0.48	CIRCULAR	15	15	4.48	875.7	875.36	3.92	Yes
L24310	CB24312	P24310	40.00	0.50	CIRCULAR	24	24	16.00	875.71	875.7	18.62	Yes
L24312	CB24314	CB24312	168.04	0.30	CIRCULAR	24	24	12.34	877.02	875.71	18.62	Yes
L24314	CB24316	CB24314	461.23	0.61	CIRCULAR	18	18	8.20	880.75	877.02	10.12	Yes
L24316	CB24318	CB24316	345.34	0.82	CIRCULAR	15	15	5.85	881.84	880.75	4.81	Yes
L24321	P24324	P24322	48.00	0.35	CIRCULAR	12	12	2.12	861.39	860.27	3.64	No
L24323	CB24330	P24322	20.00	0.35	CIRCULAR	15	15	3.82	860.27	860.27	7.50	Yes
L24324	P24326	P24324	610.00	0.49	CIRCULAR	15	15	4.53	863.02	861.39	3.96	No
L24326	CB25128	P24326	154.00	1.30	CIRCULAR	15	15	7.36	865.35	863.02	5.37	No
L24331	CB24332	P24330	133.00	0.45	CIRCULAR	24	24	15.19	863.64	863.6	15.03	Yes
L24332	CB24334	CB24332	125.88	0.47	CIRCULAR	24	24	15.49	863.64	863.64	11.61	Yes

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L24333	CB24342	CB24332	76.09	1.25	CIRCULAR	24	24	25.28	863.64	863.64	11.51	No
L24334	CB24336	CB24334	65.55	0.24	CIRCULAR	18	18	5.19	863.92	863.64	9.00	Yes
L24336	CB24338	CB24336	113.46	1.60	CIRCULAR	15	15	8.16	864.51	863.92	5.23	No
L24338	CB24340	CB24338	68.00	7.51	CIRCULAR	15	15	15.35	869.07	864.51	2.57	No
L24344	CB24346	CB24344	261.34	0.23	CIRCULAR	24	24	10.84	864.85	863.64	7.14	No
L24346	CB24348	CB24346	196.90	0.23	CIRCULAR	24	24	10.81	865.08	864.85	6.20	No
L24348	P24350	CB24348	36.00	0.19	CIRCULAR	12	12	1.57	866.65	865.08	6.19	Yes
L24350	CB24352	P24350	171.00	7.60	CIRCULAR	12	12	9.82	878.46	866.65	4.29	No
L24354	CB24356	P24354	36.00	1.39	CIRCULAR	24	24	26.66	867.06	865.08	27.79	No
L24356	CB24358	CB24356	194.91	1.80	CIRCULAR	24	24	30.31	870.64	867.06	27.93	Yes
L24357	CB24364	CB24358	163.15	0.61	CIRCULAR	12	12	2.79	872.67	870.64	4.11	Yes
L24358	CB24360	CB24358	428.23	3.74	CIRCULAR	24	24	37.90	884.98	870.64	18.46	No
L24359	CB24362	CB24358	36.32	3.30	CIRCULAR	12	12	6.48	881	870.64	7.00	Yes
L24366	P24368	P24366	100.00	0.20	CIRCULAR	18	18	4.07	861.2	860.62	3.36	No
L24368	CB24370	P24368	65.00	0.31	CIRCULAR	15	15	3.58	866.27	861.2	12.08	Yes
L24369	CB24374	P24368	52.00	0.96	CIRCULAR	15	15	6.33	862.44	861.2	4.57	No
L24370	CB24372	CB24370	247.55	1.94	CIRCULAR	15	15	9.00	871.07	866.27	9.45	Yes
L24374	CB24392	P24374	67.00	0.60	CIRCULAR	15	15	4.99	864.29	862.08	8.46	No
L24375	CB24376	P24374	135.00	0.19	CIRCULAR	21	21	6.82	864.91	862.08	14.30	No
L24376	CB25478	CB24376	427.93	0.68	CIRCULAR	21	21	13.07	868.33	864.91	13.65	Yes
L24387	P24392	CB24388	27.82	3.63	CIRCULAR	12	12	6.79	864.99	864.86	3.74	No
L24388	CB24388	CB24376	209.48	0.35	CIRCULAR	15	15	3.84	864.86	864.91	2.17	Yes
L24389	CB24390	CB24388	213.97	0.24	CIRCULAR	15	15	3.15	860.41	864.86	2.72	No
L24390	J24390	P24391	73.71	4.07	CIRCULAR	18	18	18.37	861.19	861.19	0.60	No
L24391	J24391	P24389	16.00	4.63	CIRCULAR	18	18	19.58	869.91	860.84	12.42	No
L24392	J24392	J24391	148.00	0.50	CIRCULAR	18	18	6.44	873.34	869.91	12.41	Yes
L24393	J24393	J24392	337.00	0.50	CIRCULAR	18	18	6.47	875.36	873.34	7.17	Yes
L24394	J24394	J24393	289.00	0.61	CIRCULAR	18	18	7.08	875.71	875.36	7.17	Yes

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L24395	J24395	J24394	96.01	1.84	CIRCULAR	15	15	7.60	871.75	875.71	9.83	Yes
L24396	CB23228	J24395	248.00	3.40	CIRCULAR	15	15	10.32	876.71	871.75	6.41	No
L24TH47	P24366	P24212	129.00	0.50	CIRCULAR	15	15	4.59	860.62	859.61	1.18	No
L24TH47-1	P24212	J24tH47-1	40.00	0.12	Arch	11	18	1.76	859.61	860.1	3.85	No
L24TH47-2	J24tH47-1	J24TH47-2	197.00	0.14	Arch	11	18	1.88	860.1	861.46	3.85	Yes
L24TH47-3	J24TH47-2	P24374	72.00	0.18	Arch	11	18	2.12	861.46	862.08	3.85	Yes
L24TH47-4	P24374	J24TH47-3	153.86	0.08	Arch	11	18	1.45	862.08	861.25	3.32	Yes
L24TH47-5	J24TH47-3	J24TH47-4	192.00	0.15	Arch	11	18	1.94	861.25	860.48	3.32	Yes
L24TH47-6	J24TH47-4	D43-CB444	270.00	0.15	Arch	11	18	1.69	860.48	860.42	3.32	Yes
L24TH47-7	D43-CB444	CB24390	30.00	0.27	Arch	11	18	2.58	860.42	860.41	3.32	Yes
L25100	CB25102	O-25-1-02	292.23	3.10	CIRCULAR	30	30	72.22	854.27	844.99	53.25	No
L25102	CB25104	CB25102	420.00	0.54	CIRCULAR	30	30	30.09	859.49	854.27	37.32	No
L25104	CB25106	CB25104	360.02	0.47	CIRCULAR	27	27	21.28	860.34	859.49	13.73	Yes
L25105	CB25108	CB25104	219.32	0.23	CIRCULAR	18	18	4.35	867.63	859.49	12.99	No
L25106	CB25110	CB25106	186.34	9.03	CIRCULAR	15	15	19.41	876.53	860.34	7.05	No
L25108	CB24390	CB25106	375.86	0.13	CIRCULAR	27	27	11.07	860.41	860.34	6.28	Yes
L25114	CB25116	CB25114	349.60	0.21	CIRCULAR	18	18	4.87	864	861.51	8.89	Yes
L25116	CB25118	CB25116	105.68	0.47	CIRCULAR	12	12	2.45	862.94	864	6.07	Yes
L25118	CB25420	CB25118	218.94	2.28	CIRCULAR	12	12	5.38	863.57	862.94	3.31	Yes
L25120	CB25122	O-25-1-01	215.00	7.44	CIRCULAR	18	18	28.66	866.72	851.9	13.43	No
L25200	CB25202	O-25-2-05	163.41	0.31	CIRCULAR	24	24	12.51	854.61	853.91	6.59	No
L25202	P25204	CB25202	115.84	0.43	CIRCULAR	24	24	14.86	854.94	854.61	6.38	No
L25204	CB25114	P25204	220.00	0.34	CIRCULAR	18	18	6.13	861.51	854.94	8.89	No
L25206	CB25208	O-25-2-04	214.21	0.23	CIRCULAR	18	18	5.07	853.49	850.71	9.84	No
L25210	CB25212	O-25-2-03	220.00	2.93	CIRCULAR	18	18	17.97	852.14	849	9.50	Yes
L25214	P25216	O-25-2-01a	140.00	0.21	CIRCULAR	48	48	66.49	850.12	849.34	37.96	No
L25216	CB25218	P25216	130.00	0.37	CIRCULAR	48	48	87.28	850.27	850.12	46.85	No
L25218	CB25220	CB25218	274.00	0.19	CIRCULAR	42	42	43.83	851.47	850.27	42.23	No

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L25220	CB25222	CB25220	133.11	0.44	CIRCULAR	30	30	27.31	852.51	851.47	26.78	No
L25221	CB25232	CB25220	555.34	0.61	CIRCULAR	15	15	5.02	857.93	851.47	7.32	Yes
L25222	CB25224	CB25222	575.08	0.39	CIRCULAR	30	30	25.54	854.17	852.51	20.82	No
L25224	CB25226	CB25224	59.08	0.41	CIRCULAR	27	27	19.74	854.68	854.17	18.22	No
L25225	CB25236	CB25220	349.00	0.10	CIRCULAR	36	36	21.42	851.55	851.47	20.46	No
L25226	CB25228	CB25226	296.51	0.42	CIRCULAR	24	24	14.75	855.22	854.68	9.79	No
L25228	CB25230	CB25228	133.48	0.78	CIRCULAR	12	12	3.14	858.41	855.22	5.27	Yes
L25232	CB36136	CB25232	208.57	0.48	CIRCULAR	12	12	2.47	859.19	857.93	4.91	Yes
L25233	CB25234	CB25232	76.26	3.93	CIRCULAR	12	12	7.07	858.65	857.93	3.82	Yes
L25236	P36400	CB25236A	236.00	0.33	CIRCULAR	36	36	38.59	852.43	851.55	20.25	No
L25236A	CB25236A	CB25236	90.00	0.71	CIRCULAR	36	36	56.25	851.55	851.55	20.26	No
L25301	CB25302	P36400	40.00	0.18	CIRCULAR	15	15	2.70	855.3	852.43	12.68	Yes
L25302	P25304	CB25302	89.63	0.30	CIRCULAR	15	15	3.55	855.07	855.3	7.72	Yes
L25303	FES25301	CB25340	217.12	1.65	CIRCULAR	15	15	8.29	867.84	864.35	7.64	Yes
L25306	CB25306	P25304	140.00	0.17	CIRCULAR	24	24	9.37	855.22	855.07	16.95	Yes
L25307	CB25308	P36400	172.00	0.10	CIRCULAR	36	36	20.97	853.55	852.43	41.24	No
L25308	CB25310	CB25308	280.08	0.10	CIRCULAR	36	36	21.46	854.18	853.55	29.32	Yes
L25310	CB25312	CB25310	314.81	0.10	CIRCULAR	36	36	20.59	855.49	854.18	22.58	Yes
L25312	CB25314	CB25312	289.61	0.09	CIRCULAR	24	24	6.78	854.74	855.49	6.79	Yes
L25313	CB25316	CB25312	170.00	0.29	CIRCULAR	30	30	22.02	854.87	855.49	16.13	Yes
L25316	CB25318	CB25316	154.03	0.14	CIRCULAR	27	27	11.70	855.09	854.87	14.69	Yes
L25317	CB36418	CB25312	129.05	0.42	CIRCULAR	12	12	2.30	856.5	855.49	3.35	Yes
L25318	CB25320	CB25318	145.08	0.05	CIRCULAR	27	27	6.80	855.12	855.09	14.59	Yes
L25319	P25317	P26200	164.00	1.15	CIRCULAR	12	12	3.82	863.95	856.67	4.45	No
L25320	CB25322	CB25320	112.54	0.08	CIRCULAR	27	27	8.76	855.11	855.12	14.26	Yes
L25321	P25319	CB25331	10.00	2.00	CIRCULAR	15	15	9.14	866.9	862.5	3.08	No
L25322	CB25324	CB25322	184.35	0.20	CIRCULAR	27	27	13.87	855.03	855.11	14.06	Yes
L25323	CB25323	CB25325	421.45	0.88	CIRCULAR	18	18	9.87	870.44	867.47	0.89	No

PIPE ID	FROM NODE	TO NODE	LENGTH (ft)	AVERAGE PIPE SLOPE %	PIPE SHAPE	PIPE DIAMETER (in)	PIPE WIDTH (in)	DESIGN FLOW CAPACITY (cfs)	MAXIMUM US HGL (ft)	MAXIMUM DS HGL (ft)	PEAK FLOW DURING ANALYSIS (CFS)	PIPE FLOWING FULL?
L25324	CB25326	CB25324	93.53	0.10	CIRCULAR	27	27	9.61	855.32	855.03	14.06	Yes
L25325	CB25325	CB25328	493.16	0.50	CIRCULAR	24	24	15.95	867.47	865.54	8.68	No
L25327	CB25327	CB25325	203.11	1.88	CIRCULAR	15	15	8.86	872.24	867.47	8.68	No
L25328	CB25330	P25328	112.00	0.18	CIRCULAR	18	18	4.44	860.03	855.33	20.99	Yes
L25329	P25321	CB25329	283.09	-0.16	CIRCULAR	15	15	2.60	876.61	876.29	0.89	No
L25330	CB25332	CB25330	228.73	0.44	CIRCULAR	18	18	6.95	860.14	860.03	10.16	Yes
L25331	CB25329	CB25360	53.35	1.48	CIRCULAR	18	18	12.78	876.29	875.76	0.89	No
L25332	CB25335	CB25332	466.28	0.21	CIRCULAR	18	18	4.86	861.04	860.14	7.57	Yes
L25334	CB25336	CB25335	400.04	0.20	CIRCULAR	15	15	2.89	861.16	861.04	4.57	Yes
L25336	CB25338	CB25336	99.80	0.20	CIRCULAR	15	15	2.89	861.2	861.16	4.82	Yes
L25339	CB25331	P25328	72.05	0.28	CIRCULAR	15	15	3.40	862.5	855.33	12.01	Yes
L25340	CB25340	CB25341	99.97	0.17	CIRCULAR	18	18	4.33	864.35	863.47	7.64	No
L25341	CB25341	CB25342	170.25	0.64	CIRCULAR	18	18	8.41	863.47	861.02	7.59	No
L25342	CB25342	CB25344	186.28	0.27	CIRCULAR	30	30	21.25	861.02	865.82	12.53	Yes
L25344	CB25344	P25315	179.99	0.22	CIRCULAR	30	30	19.34	865.82	860.97	17.49	Yes
L25346	CB25346	CB25348	57.18	0.38	CIRCULAR	15	15	4.01	886.17	885.33	6.06	Yes
L25348	CB25348	CB25350	140.92	0.30	CIRCULAR	15	15	3.53	885.33	878.81	6.06	No
L25350	CB25350	P25321	198.40	0.25	CIRCULAR	15	15	3.21	878.81	876.61	6.05	No
L25352	CB25352	CB25354	65.35	0.58	CIRCULAR	12	12	2.72	876.61	876.61	0.00	No
L25354	CB25354	P25321	177.99	0.29	CIRCULAR	18	18	5.68	876.61	876.61	0.05	No
L25356	CB25356	CB25358	38.14	1.18	CIRCULAR	12	12	3.87	875.76	875.76	0.07	No
L25358	CB25358	CB25360	158.78	1.37	CIRCULAR	18	18	12.28	875.76	875.76	0.38	No
L25360	CB25360	CB25323	209.09	-0.21	CIRCULAR	18	18	4.76	875.76	870.44	0.89	No
L25362	FES25362	CB25364	150.25	3.37	CIRCULAR	15	15	11.87	872.05	866.98	0.00	No
L25364	CB25364	CB25342	160.13	3.73	CIRCULAR	15	15	12.48	866.98	861.02	0.00	No
L25366	CB25366	CB25368	145.00	1.12	CIRCULAR	12	12	3.77	878.83	876.8	3.35	No
L25368	CB25368	CB25370	101.00	3.18	CIRCULAR	12	12	6.35	876.8	867.21	3.28	No
L25370	CB25370	P25319	295.12	0.78	CIRCULAR	18	18	9.29	867.21	866.9	3.25	No

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L25372	CB25372	CB25370	53.00	0.32	CIRCULAR	12	12	2.02	867.21	867.21	0.03	No
L25374	CB25374	P25319	53.00	0.81	CIRCULAR	12	12	3.21	866.9	866.9	0.01	No
L25376	CB25376	P25319	49.00	0.59	CIRCULAR	18	18	8.08	866.9	866.9	0.01	No
L25400	P25400	P24366	1295.66	0.39	CIRCULAR	15	15	4.01	866.75	860.62	2.45	No
L25402	P25402	CB25442	193.44	1.66	CIRCULAR	18	18	13.53	873.16	870.79	12.48	Yes
L25404	CB25404	P24366	143.00	0.35	CIRCULAR	15	15	3.82	863.37	860.62	6.31	No
L25405	CB25406	P24366	142.00	0.14	CIRCULAR	21	21	5.95	865.14	860.62	19.06	No
L25406	CB25408	CB25406	191.02	0.19	CIRCULAR	21	21	6.88	866.77	865.14	15.50	Yes
L25408	CB25410	CB25408	131.76	0.45	CIRCULAR	21	21	10.60	867.22	866.77	11.74	Yes
L25410	CB25412	CB25410	444.78	2.21	CIRCULAR	15	15	9.61	876.08	867.22	8.95	Yes
L25413	CB25414	P24366	120.00	0.42	CIRCULAR	18	18	6.78	864	860.62	8.40	No
L25414	CB25416	CB25414	256.00	0.23	CIRCULAR	18	18	5.00	864.54	864	5.85	Yes
L25416	CB25418	CB25416	179.01	0.61	CIRCULAR	15	15	5.04	863.94	864.54	5.10	Yes
L25418	P26176	CB25418	120.00	0.18	CIRCULAR	15	15	2.77	864.74	863.94	5.10	Yes
L25420	P25424	CB25420	27.10	3.69	CIRCULAR	12	12	6.84	863.62	863.57	1.66	Yes
L25424	CB25422	P25424	63.00	3.97	CIRCULAR	15	15	12.87	866.88	863.62	2.20	No
L25425	P25426	P25424	237.73	0.21	CIRCULAR	15	15	2.96	857.32	863.62	1.04	No
L25432	CB25434	CB25432	95.62	0.52	CIRCULAR	18	18	7.60	881.21	880.56	0.22	No
L25436	CB25438	CB25436	414.27	1.45	CIRCULAR	15	15	7.77	880.08	879.87	6.01	Yes
L25438	CB25440	CB25438	42.73	0.47	CIRCULAR	15	15	4.42	880.24	880.08	5.44	Yes
L25439	P25442	CB25438	157.24	1.27	CIRCULAR	12	12	4.02	879.06	880.08	4.02	Yes
L25444	P25454	CB25444	180.08	0.28	CIRCULAR	18	18	5.54	867.52	865.75	7.39	No
L25445	CB25447	CB25444	223.34	1.00	CIRCULAR	15	15	6.47	871.24	865.75	7.20	No
L254454	CB25442	P25454	146.97	1.22	CIRCULAR	18	18	11.59	870.79	867.52	12.77	Yes
L25446	CB25444	CB25446	72.39	5.37	CIRCULAR	21	21	36.73	865.75	864.45	13.87	No
L25447	P25456	CB25446	58.38	3.24	CIRCULAR	12	12	6.41	865.14	864.45	4.68	Yes
L25448	CB25446	CB25448	66.72	0.91	CIRCULAR	24	24	21.63	864.45	863.9	16.57	Yes
L25450	CB25448	CB25450	215.21	0.23	CIRCULAR	24	24	10.90	863.9	862.44	17.73	Yes

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L25452	CB25450	CB25452	222.88	0.36	CIRCULAR	24	24	13.55	862.44	860.83	18.25	No
L25454	CB25452	P25458	115.80	0.43	CIRCULAR	24	24	14.87	860.83	860	19.98	Yes
L25468	CB25466	CB25468	47.11	1.13	CIRCULAR	12	12	3.78	875.71	875.69	2.33	Yes
L25469	CB25466	CB25468	47.30	1.12	CIRCULAR	12	12	3.77	875.71	875.69	2.09	Yes
L25478	CB25486	CB25478	57.35	0.51	CIRCULAR	15	15	4.59	868.78	868.33	6.70	Yes
L25479	CB25480	CB25478	137.75	2.06	CIRCULAR	15	15	9.28	870.92	868.33	8.67	Yes
L25480	CB25482	CB25480	336.30	0.15	CIRCULAR	15	15	2.49	871.36	870.92	4.30	Yes
L25482	P25484	CB25482	98.15	1.53	CIRCULAR	12	12	4.40	870.98	871.36	2.71	No
L25488	P25488	P25490	210.00	0.00	CIRCULAR	18	18	0.23	876.34	876.34	0.85	Yes
L26102	CB26104	CB26102	71.73	0.78	CIRCULAR	15	15	5.71	867.57	867.3	4.71	Yes
L26104	CB26106	CB26104	108.03	0.78	CIRCULAR	12	12	3.14	867.55	867.57	2.53	Yes
L26106	CB26110	CB26106	173.29	0.78	CIRCULAR	12	12	3.14	867.67	867.55	2.51	Yes
L26110	P26112	CB26110	25.76	0.70	CIRCULAR	12	12	2.98	867.69	867.67	2.17	Yes
L26113	CB26114	J26186	85.00	2.35	CIRCULAR	12	12	5.47	863.55	860.93	5.42	No
L26115	CB26116	J26184	75.00	0.37	CIRCULAR	15	15	3.95	863.33	860.8	8.21	No
L26117	P26118	J26186	125.00	0.16	CIRCULAR	24	24	9.05	861.51	860.93	9.38	No
L26118	CB26122	P26118	52.00	0.38	CIRCULAR	24	24	14.03	862.65	861.51	12.71	No
L26119	CB26120	P26118	45.00	1.11	CIRCULAR	15	15	6.81	865.03	861.51	7.39	No
L26123	CB26124	CB26122	81.07	0.74	CIRCULAR	15	15	5.56	865.37	862.65	2.10	No
L26124	CB26126	CB26122	397.31	0.80	CIRCULAR	18	18	9.40	865.83	862.65	9.37	Yes
L26126	CB26456	CB26126	646.00	0.63	CIRCULAR	18	18	8.36	869.24	865.83	6.27	No
L26127	CB26128	J26180	130.00	1.21	CIRCULAR	27	27	34.09	861.99	860.03	15.23	No
L26128	CB26134	CB26128	97.50	1.38	CIRCULAR	18	18	12.36	862.81	861.99	5.41	No
L26129	CB26130	CB26128	317.70	1.98	CIRCULAR	15	15	9.09	867.73	861.99	5.07	No
L26130	CB26132	CB26130	204.02	1.87	CIRCULAR	12	12	4.88	871.49	867.73	3.30	No
L26134	CB26138	CB26134	176.50	1.04	CIRCULAR	18	18	10.73	864.61	862.81	4.00	No
L26135	P26136	CB26134	235.90	3.76	CIRCULAR	15	15	12.53	871.31	862.81	1.73	No
L26138	CB26142	CB26138	199.09	0.86	CIRCULAR	15	15	6.00	865.68	864.61	0.00	No

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L26139	CB26140	CB26138	62.22	1.19	CIRCULAR	12	12	3.89	872.28	864.61	4.05	No
L26145	CB26146	J26180	138.00	1.30	CIRCULAR	24	24	25.84	864.21	860.03	17.40	No
L26146	CB26148	CB26146	307.50	0.47	CIRCULAR	21	21	10.81	866.41	864.21	12.72	No
L26148	CB26186	CB26148	664.02	0.47	CIRCULAR	21	21	10.86	868.58	866.41	9.11	No
L26149	CB26150	J26182	73.00	5.89	CIRCULAR	12	12	8.65	864.34	860.4	4.41	No
L26151	CB26152	J26182	92.00	3.59	CIRCULAR	15	15	12.23	863.5	860.4	5.57	No
L26153	CB26156	CB26154	83.15	0.36	CIRCULAR	18	18	6.31	860.89	860.64	5.28	No
L26154	P26158	CB26156	118.00	0.42	CIRCULAR	18	18	6.84	861.21	860.89	5.28	No
L26156	CB26162	CB26160	167.01	0.34	CIRCULAR	15	15	3.74	866.09	864.27	7.59	Yes
L26158	CB26160	P26158	51.00	0.33	CIRCULAR	15	15	3.73	864.27	861.21	10.81	Yes
L26159	CB26166	P26158	156.00	5.45	CIRCULAR	15	15	15.08	875.7	861.21	15.58	Yes
L26162	CB26164	CB26162	76.83	0.35	CIRCULAR	12	12	2.11	866.1	866.09	4.32	Yes
L26166	CB25468	CB26166	235.65	0.70	CIRCULAR	15	15	5.41	875.69	875.7	7.65	Yes
L26167	CB25472	CB26166	196.25	1.83	CIRCULAR	12	12	4.83	873.37	875.7	3.32	No
L26168	CB26170	P26168	141.00	0.71	CIRCULAR	15	15	5.44	865.62	861.49	10.78	No
L26169	CB25430	P26168	114.00	0.88	CIRCULAR	18	18	9.84	869.33	861.49	0.98	No
L26170	CB26172	CB26170	221.03	1.81	CIRCULAR	15	15	8.69	869.04	865.62	7.87	Yes
L26171	CB26174	CB26170	68.67	1.46	CIRCULAR	12	12	4.30	866.12	865.62	4.73	Yes
L26172	CB25436	CB26172	414.30	1.21	CIRCULAR	15	15	7.10	879.87	869.04	10.19	Yes
L26176	CB26178	P26176	343.00	0.76	CIRCULAR	15	15	5.65	867.92	864.74	4.00	No
L26178	CB23280	CB26178	237.00	0.16	CIRCULAR	15	15	2.59	869.1	867.92	4.01	No
L26187	P26190	CB26186	109.70	0.59	CIRCULAR	12	12	2.74	869.04	868.58	2.81	Yes
L26200	P26204	P26200	170.00	0.41	CIRCULAR	15	15	4.15	859.98	856.67	5.58	No
L26201	CB26102	J26188	320.00	0.18	CIRCULAR	15	15	2.73	867.3	861.05	6.82	No
L26203	CB26154	P26204	180.00	0.11	CIRCULAR	18	18	3.50	860.64	859.98	5.28	No
L26206	CB26206	P26204	150.00	2.47	CIRCULAR	15	15	10.15	865.82	859.98	12.65	Yes
L26207	CB26208	P26204	100.00	0.27	CIRCULAR	30	30	21.31	859.98	859.98	28.18	Yes
L26208	CB26210	CB26208	68.80	0.29	CIRCULAR	15	15	3.48	862.58	859.98	8.66	No

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L26209	P26206	CB26208	635.00	0.26	CIRCULAR	30	30	20.72	861.2	859.98	23.41	No
L26211	CB26212	P26204	115.00	2.17	CIRCULAR	30	30	60.48	861.76	859.98	22.05	No
L26212	CB26214	CB26212	71.93	1.39	CIRCULAR	27	27	36.52	863.12	861.76	18.07	No
L26214	CB26216	CB26214	90.91	0.77	CIRCULAR	24	24	19.85	863.73	863.12	12.44	No
L26215	P25315	P26204	52.00	0.54	CIRCULAR	12	12	2.61	860.97	859.98	3.70	No
L26216	CB26218	CB26216	73.09	0.82	CIRCULAR	21	21	14.36	864.17	863.73	10.47	No
L26218	CB26220	CB26218	85.90	1.98	CIRCULAR	15	15	9.09	866.12	864.17	7.93	Yes
L26220	CB26222	CB26220	193.09	0.26	CIRCULAR	12	12	1.81	869.03	866.12	4.81	Yes
L26302	CB26304	CB26302	66.94	0.25	CIRCULAR	18	18	5.29	863.76	863.71	11.05	Yes
L26303	CB26316	CB26302	672.41	0.52	CIRCULAR	24	24	16.37	868.2	863.71	15.31	Yes
L26304	CB26308	CB26304	334.10	2.28	CIRCULAR	18	18	15.86	871.37	863.76	15.48	Yes
L26307	CB26302	P26206	210.00	0.09	CIRCULAR	30	30	12.01	863.71	861.2	41.32	No
L26309	CB26314	CB26308	292.78	1.19	CIRCULAR	15	15	7.05	876.77	871.37	8.48	Yes
L26310	CB26312	CB26310	698.89	0.86	CIRCULAR	15	15	5.98	881.87	876.06	5.80	Yes
L26311	CB26328	P26308	120.00	0.40	CIRCULAR	24	24	14.31	874.89	874.05	26.03	Yes
L26315	CB26336	P26310	120.50	2.00	CIRCULAR	15	15	9.14	874.05	874.05	7.72	Yes
L26316	CB26318	CB26316	208.59	0.36	CIRCULAR	24	24	13.57	869.47	868.2	15.86	Yes
L26317	CB26338	P26310	188.00	4.52	CIRCULAR	30	30	87.22	877.6	874.05	34.96	No
L26318	CB26320	CB26318	190.70	1.30	CIRCULAR	21	21	18.07	870.13	869.47	15.86	Yes
L26320	CB26322	CB26320	138.21	0.12	CIRCULAR	18	18	3.57	871.11	870.13	12.13	Yes
L26321	CB26326	CB26320	346.62	0.78	CIRCULAR	15	15	5.69	870.23	870.13	3.83	No
L26322	CB26324	CB26322	301.46	1.86	CIRCULAR	15	15	8.81	876.23	871.11	8.19	Yes
L26323	P26304	CB26322	132.89	1.14	CIRCULAR	18	18	11.20	871.42	871.11	10.25	Yes
L26325	CB26348	P26312	22.00	0.23	CIRCULAR	18	18	5.01	856.24	854.75	13.37	No
L26326	P26306	MH28328	300.00	0.10	CIRCULAR	15	15	2.08	872.71	871.64	3.83	No
L26327	CB26344	P26312	30.00	0.67	CIRCULAR	21	21	12.94	858	854.75	17.18	No
L26328	CB28329	P26306	224.00	0.21	CIRCULAR	15	15	2.99	873.77	872.71	6.10	Yes
L26329	CB26330	CB26328	250.00	0.35	CIRCULAR	18	18	6.23	875.47	874.89	7.35	Yes

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L26330	CB26332	CB26330	297.42	0.31	CIRCULAR	18	18	5.87	876.52	875.47	7.48	Yes
L26331	CB26224	P26312	80.00	0.25	CIRCULAR	12	12	1.78	860.52	854.75	7.01	Yes
L26332	CB26334	CB26332	400.00	0.41	CIRCULAR	15	15	4.11	879.1	876.52	5.31	Yes
L26333	CB26354	P26312	165.00	0.91	CIRCULAR	15	15	6.16	868	854.75	8.80	No
L26338	CB26340	CB26338	459.35	0.11	CIRCULAR	24	24	7.46	881.81	877.6	17.56	No
L26341	CB28330	CB26328	30.00	1.20	CIRCULAR	15	15	7.08	874.22	874.89	6.09	Yes
L26344	CB26346	CB26344	142.48	4.74	CIRCULAR	15	15	14.06	865.79	858	15.72	Yes
L26345	CB26344	P26302	17.00	-1.18	CIRCULAR	24	24	1.74	858	856	23.10	Yes
L26348	CB26350	CB26348	87.98	6.50	CIRCULAR	15	15	16.47	865.56	856.24	13.37	No
L26350	CB26352	CB26350	54.36	2.72	CIRCULAR	15	15	10.66	866.69	865.56	5.79	Yes
L26402	CB26404	P26402	186.00	0.39	CIRCULAR	18	18	6.58	867.16	864.81	9.30	No
L26403	CB26412	P26402	28.00	2.14	CIRCULAR	15	15	8.20	865.86	864.81	5.95	No
L26404	CB26406	CB26404	127.71	0.98	CIRCULAR	18	18	10.39	867.33	867.16	3.87	No
L26406	CB26408	CB26406	221.12	0.92	CIRCULAR	15	15	6.19	868.94	867.33	3.90	No
L26408	CB26310	CB26308	265.14	1.44	CIRCULAR	15	15	7.75	876.06	871.37	8.33	Yes
L26409	CB26410	CB26408	156.28	0.47	CIRCULAR	15	15	4.45	869.96	868.94	3.91	No
L26413	CB26414	P26400	48.00	0.75	CIRCULAR	18	18	9.10	862.87	860.03	15.26	No
L26414	CB26416	CB26414	270.63	0.15	CIRCULAR	18	18	4.04	863.72	862.87	5.66	Yes
L26415	P26226	CB26414	120.00	4.20	CIRCULAR	15	15	13.24	861.99	862.87	0.00	No
L26416	CB26418	CB26416	88.01	0.27	CIRCULAR	18	18	5.49	864.01	863.72	5.67	Yes
L26418	P26420	CB26418	202.07	0.08	CIRCULAR	15	15	1.82	862.05	864.01	3.03	No
L26422	CB26422	CB26414	214.72	0.24	CIRCULAR	15	15	3.18	864.66	862.87	6.55	Yes
L26423	P26424	P26400	150.00	0.33	CIRCULAR	24	24	13.06	860.7	860.03	3.06	No
L26426	P26226	P26428	33.00	1.21	CIRCULAR	12	12	3.92	861.99	861.99	3.66	Yes
L26428	CB26430	P26428	80.00	0.21	CIRCULAR	36	36	30.75	861.99	861.99	12.12	No
L26430	CB26432	CB26430	68.14	0.76	CIRCULAR	15	15	5.64	869.44	861.99	1.30	No
L26431	CB26434	CB26430	138.90	0.22	CIRCULAR	36	36	31.00	861.99	861.99	8.99	No
L26434	CB26436	CB26434	294.96	0.19	CIRCULAR	33	33	23.25	862.15	861.99	7.31	No

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L26436	CB26438	CB26436	113.74	0.21	CIRCULAR	27	27	14.23	862.43	862.15	6.45	No
L26438	CB26440	CB26438	227.48	0.20	CIRCULAR	21	21	7.05	862.57	862.43	2.45	No
L26440	CB26442	CB26440	232.65	0.35	CIRCULAR	15	15	3.84	862.96	862.57	0.91	No
L26442	P26144	CB26442	306.76	0.15	CIRCULAR	15	15	2.47	863.57	862.96	0.91	No
L26445	CB26446	P26428	81.00	1.00	CIRCULAR	15	15	6.46	862	861.99	6.17	No
L26446	CB26448	CB26446	90.70	3.12	CIRCULAR	15	15	11.41	864.26	862	5.67	No
L26448	CB26450	CB26448	149.29	0.35	CIRCULAR	15	15	3.81	865.37	864.26	4.11	No
L26450	CB26452	CB26450	135.32	0.35	CIRCULAR	15	15	3.81	865.57	865.37	2.49	No
L26452	CB26454	CB26452	224.07	0.33	CIRCULAR	15	15	3.69	865.83	865.57	1.11	No
L26456	P26458	CB26456	69.80	0.90	CIRCULAR	15	15	6.14	869.16	869.24	0.59	No
L26458	CB26460	P26458	125.00	0.58	CIRCULAR	15	15	4.90	869.17	869.16	8.24	Yes
L26460	CB26462	CB26460	68.88	0.38	CIRCULAR	15	15	3.44	869.18	869.17	8.26	Yes
L26462	CB26464	CB26462	114.15	0.25	CIRCULAR	15	15	3.20	870.13	869.18	6.77	Yes
L26463	CB26263	CB26462	94.18	7.78	CIRCULAR	12	12	9.94	872.04	869.18	1.95	No
L26464	CB26466	CB26464	163.76	0.52	CIRCULAR	15	15	4.65	871.13	870.13	4.90	Yes
L26466	CB26468	CB26466	50.57	0.85	CIRCULAR	15	15	5.96	871.2	871.13	2.56	Yes
L26467	CB26476	CB26466	62.62	0.70	CIRCULAR	18	18	8.81	871.2	871.13	3.90	Yes
L26468	CB26470	CB26468	143.74	0.49	CIRCULAR	15	15	4.54	871.22	871.2	1.89	Yes
L26470	CB26472	CB26470	236.36	0.50	CIRCULAR	15	15	4.56	871.4	871.22	2.78	Yes
L26472	CB26474	CB26472	103.95	5.37	CIRCULAR	15	15	14.97	873.8	871.4	2.76	No
L26476	CB26478	CB26476	101.05	0.76	CIRCULAR	15	15	5.64	871.21	871.2	2.60	Yes
L26478	CB26480	CB26478	146.10	0.17	CIRCULAR	15	15	2.67	871.21	871.21	2.52	Yes
L26480	CB26482	CB26480	110.88	4.88	CIRCULAR	12	12	7.87	872.91	871.21	3.52	No
L26482	CB26484	CB26482	107.55	0.60	CIRCULAR	12	12	2.75	873.82	872.91	2.24	No
L26486	CB26188	CB26186	70.92	0.47	CIRCULAR	15	15	4.41	868.8	868.58	3.50	No
L28312	CB28330	CB28329	10.00	0.40	CIRCULAR	15	15	4.09	874.22	873.77	6.11	Yes
L28313	P26312	P28313	140.00	-1.09	CIRCULAR	18	18	9.23	854.75	853.93	1.85	No
L28315	P28313	J28317	35.00	0.00	CIRCULAR	18	18	0.56	853.93	853.92	3.74	Yes

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L28317	J28317	O28301	40.00	1.33	CIRCULAR	24	24	26.04	853.92	853	1.15	No
L28328	MH28328	MH28329	23.00	0.74	CIRCULAR	15	15	5.55	871.64	871.43	3.83	No
L28329	MH28329	CB26326	137.00	0.51	CIRCULAR	15	15	4.62	871.43	870.23	3.83	No
L36400	CB36406	P36400	240.00	0.42	CIRCULAR	24	24	14.60	855.15	852.43	20.94	No
L36401	CB36402	P36400	184.00	0.27	CIRCULAR	18	18	5.48	853.3	852.43	7.49	No
L36402	CB36404	CB36402	132.52	0.38	CIRCULAR	12	12	2.19	854.38	853.3	2.89	Yes
L36406	CB36408	CB36406	333.90	0.46	CIRCULAR	15	15	4.40	855.93	855.15	4.84	Yes
L36407	CB36414	CB36406	116.23	0.50	CIRCULAR	18	18	7.42	856.17	855.15	10.52	Yes
L36408	CB36410	CB36408	98.14	0.46	CIRCULAR	15	15	4.37	857.07	855.93	1.24	Yes
L36409	CB36412	CB36408	111.18	0.40	CIRCULAR	15	15	4.11	857.54	855.93	3.62	Yes
L36414	CB36416	CB36414	174.66	0.50	CIRCULAR	15	15	4.56	856.53	856.17	3.21	Yes
Link-28	CB25328	P25317	198.62	0.20	CIRCULAR	24	24	10.02	865.54	863.95	8.68	No

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L13202	CB13204	J144278	177.65	3.34	CIRCULAR	18	18	19.21	863.98	856.9	19.48	YES
L13203	J144278	O-13-2-01	144.46	3.39	CIRCULAR	18	18	19.35	856.9	857.6	17.69	YES
L13204	CB13206	CB13204 A	107.3	0.4	CIRCULAR	21	21	10.03	865.42	864.52	13.15	YES
L13204 A	CB13204 A	CB13204	55.47	0.7	CIRCULAR	21	21	13.29	864.52	863.98	13.15	YES
L13206	CB13208	CB13206	394.22	0.36	CIRCULAR	21	21	9.48	865.56	865.42	10.77	YES
L13208	CB13210	CB13208	138	0.11	CIRCULAR	21	21	5.22	864.46	865.56	18.86	YES
L13209	CB13312	CB13208	158.18	5.37	CIRCULAR	12	12	8.26	872.72	865.56	8.92	YES
L13210	CB24112	CB13210	259	0.15	CIRCULAR	21	21	6.07	864.62	864.46	8.37	YES
L13402	J13404	J13402	67.47	0.13	CIRCULAR	48	48	31	857.84	856.11	110.08	YES
L13406	P13408	J13406	64.21	0.16	CIRCULAR	36	36	31.11	859.44	857.91	103.66	YES
L14102	P14104	CB14102	32	-6.25	CIRCULAR	12	12	8.91	866.32	865.98	3.01	YES
L14104	CB14106	P14104	99	0.32	CIRCULAR	21	21	9.01	866.35	866.32	10.85	YES
L14106	CB14108	CB14106	154.29	0.4	CIRCULAR	18	18	6.6	868	866.35	8.55	YES
L14108	CB14110	CB14108	181.64	0.3	CIRCULAR	18	18	5.78	868	868	7.72	YES
L14110	CB14112	CB14110	131.54	6.13	CIRCULAR	15	15	15.99	873.51	868	4.43	NO
L14111	CB14114	CB14110	216.58	0.48	CIRCULAR	12	12	2.48	869	868	1.63	YES
L14112	CB14214	CB14212	464.48	0.11	CIRCULAR	18	18	3.45	887.01	885.62	6.81	YES
L14116	P14118	CB14116	91.84	0.54	CIRCULAR	18	18	7.75	863.06	862.16	6.87	NO
L14118	CB14120	P14118	24	2.08	CIRCULAR	12	12	5.14	864.48	863.06	5.76	NO
L14120	P14122	CB14120	25	-20	CIRCULAR	12	12	15.93	865.56	864.48	5.76	YES
L14121	CB14134	P14122	149	0.68	CIRCULAR	21	21	13.11	865.57	865.56	10.95	NO
L14122	CB14124	P14122	149	0.3	CIRCULAR	24	24	12.43	865.61	865.56	15.03	YES
L14123	CB14132	CB14124	186.87	0.49	CIRCULAR	15	15	4.51	865.89	865.61	3.4	YES
L14124	CB14126	CB14124	136.24	0.34	CIRCULAR	21	21	9.31	866.63	865.61	10.36	YES
L14126	CB14128	CB14126	143.75	0.24	CIRCULAR	18	18	5.18	867.25	866.63	7.23	YES
L14127	P14126	P14118	503.35	0.16	CIRCULAR	12	12	1.42	866.91	863.06	1.42	NO
L14128	CB14130	CB14128	411.79	0.45	CIRCULAR	15	15	4.35	869.06	867.25	4.8	YES
L14132	P14124	J14132	389.16	1.54	Rectangular	48	48	227.09	870.17	861.1	2.77	NO

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L14134	CB14136	CB14134	288.03	1.39	CIRCULAR	18	18	12.36	868.87	865.57	7.77	NO
L14135	CB14142	CB14134	127.76	3.24	CIRCULAR	15	15	11.63	868.61	865.57	3.22	NO
L14136	CB14138	CB14136	25.16	1.79	CIRCULAR	15	15	8.64	869.03	868.87	2.41	NO
L14137	P14140	CB14136	212.98	0.42	CIRCULAR	12	12	2.3	869.44	868.87	1.31	NO
L14202	CB14204	P14202	180	1.67	CIRCULAR	36	36	86.11	873.17	868.65	62.72	NO
L14204	CB14206	CB14204	216.41	1.39	CIRCULAR	36	36	78.53	876	873.17	51.62	NO
L14205	CB14242	CB14204	41.31	1.21	CIRCULAR	15	15	7.11	874.19	873.17	8.29	YES
L14206	CB14208	CB14206	184.31	0.43	CIRCULAR	36	36	43.94	877.38	876	45.74	NO
L14207	CB14230	CB14206	198.09	3.03	CIRCULAR	12	12	6.2	883	876	6	YES
L14208	CB14210	CB14208	64.52	1.86	CIRCULAR	24	24	30.85	878.4	877.38	22.33	YES
L14209	CB14216	CB14208	62.32	1.93	CIRCULAR	30	30	56.92	877.63	877.38	23.07	NO
L14210	CB14212	CB14210	709.04	0.78	CIRCULAR	21	21	13.96	885.62	878.4	15.65	YES
L14216	CB14258	J14216	20	51.3	CIRCULAR	12	12	25.52	863.36	859.69	4.15	NO
L14217	CB14232	CB14216	558.68	0.21	CIRCULAR	30	30	19.01	879.18	877.63	17.49	NO
L14218	P14220	J14218	79.04	0.14	CIRCULAR	48	48	46.44	860.11	859.72	62.63	YES
L14219	CB14102	P14218	368	0.27	CIRCULAR	12	12	1.86	865.98	861.42	3.01	NO
L14224	J14226	J14224	75.71	0.15	CIRCULAR	36	36	22.03	860.99	860.16	49.26	YES
L14232	CB14234	CB14232	182.64	0.33	CIRCULAR	21	21	9.08	879.8	879.18	8.58	YES
L14233	CB14238	CB14232	442.17	0.97	CIRCULAR	21	21	15.63	882.31	879.18	6.86	NO
L14234	CB14236	CB14234	44.1	0.45	CIRCULAR	15	15	4.35	880.28	879.8	6.25	YES
L14236	CB14248	CB14236	117.98	0.42	CIRCULAR	12	12	2.32	882.06	880.28	4.44	YES
L14237	P14246	CB14236	147.51	4.07	CIRCULAR	12	12	7.19	884.35	880.28	1.87	NO
L14238	P14240	CB14238	147.06	0.34	CIRCULAR	21	21	9.24	882.84	882.31	3.87	NO
L14242	CB14244	CB14242	143.49	2.44	CIRCULAR	12	12	5.56	878.43	874.19	6.16	YES
L14254	CB14256	CB14254	78.82	0.38	CIRCULAR	15	15	3.99	879.91	877.86	7.86	NO
L14258	P14260	CB14258	20	-10	CIRCULAR	12	12	11.27	864.08	863.36	4.15	NO
L14260	CB14262	P14260	334.13	0.38	CIRCULAR	18	18	6.48	869.14	864.08	8.12	NO
L14262	CB14264	CB14262	366.88	0.54	CIRCULAR	15	15	4.76	867.17	869.14	3.93	NO

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L14263	P14268	CB14262	184	0.42	CIRCULAR	12	12	2.32	866.37	869.14	2.54	YES
L14264	CB14266	CB14264	192.35	0.32	CIRCULAR	15	15	3.67	867.98	867.17	3.92	NO
L14430	P14432	J14430	83.02	0.13	CIRCULAR	36	36	21.04	863.72	862.52	44.71	NO
L14434	P14436	J14434	623.82	0.03	CIRCULAR	15	15	0.68	871.41	869.87	0.99	NO
L14438	P14438	P14436	30	3.33	CIRCULAR	15	15	11.79	871.99	871.41	9.27	NO
L14440	P14449	J14442	715	0.97	CIRCULAR	18	18	10.32	872.38	861.64	2.18	NO
L15234	P15236	J15234	157.83	0.19	CIRCULAR	36	36	29.08	866.86	866.74	18.38	YES
L15238	P15240	J15238	108.17	0.65	CIRCULAR	36	36	46.5	867.82	867.69	19.56	NO
L15347	P15352	J15352A	113.73	0.69	CIRCULAR	18	18	7.59	869.95	869.22	10.64	YES
L15348	P15350	J15348	178.72	0.04	CIRCULAR	36	36	14.11	869.84	869.27	25.6	NO
L15402	J15404	P15402	1090	0.37	CIRCULAR	18	18	6.36	884.62	872.04	2.19	NO
L16102	P16104	CB16102	28	0.36	CIRCULAR	12	12	2.13	871.86	871.67	4.87	YES
L16104	CB16106	P16104	172	0.23	CIRCULAR	18	18	5	874.86	871.86	9.25	YES
L16106	CB16108	CB16106	358.52	0.66	CIRCULAR	15	15	5.24	875.74	874.86	6.14	YES
L16107	CB16110	CB16106	157.42	0.26	CIRCULAR	15	15	3.3	873.62	874.86	3.46	YES
L16114	CB16117	P16114	195.62	0.42	CIRCULAR	33	33	34.24	876.21	874.69	15.59	NO
L16115	CB16134	P16114	57.69	0.38	CIRCULAR	12	12	2.2	874.7	874.69	4.86	YES
L16116	CB16118	CB16116	103.2	0.69	CIRCULAR	24	24	18.76	880.58	880.4	7.92	YES
L16117	CB16117	CB16116	175.89	1.18	CIRCULAR	15	15	7.01	876.21	880.4	9.51	YES
L16118	CB16120	CB16118	151.27	0.62	CIRCULAR	27	27	24.41	880.65	880.58	7.43	YES
L16119	CB16132	CB16118	251.79	0.26	CIRCULAR	15	15	3.28	880.95	880.58	2.41	YES
L16120	CB16122	CB16120	123.14	0.25	CIRCULAR	18	18	5.27	880.94	880.65	5.18	YES
L16122	CB16124	CB16122	407.52	0.64	CIRCULAR	15	15	5.16	882.53	880.94	3.96	YES
L16123	CB16126	CB16122	55.11	0.45	CIRCULAR	12	12	2.4	880.98	880.94	2.35	YES
L16127	CB16102	P16128	255	0.78	CIRCULAR	12	12	3.16	871.67	869.82	2.33	NO
L16128	CB16130	CB16117	332.14	1.83	CIRCULAR	12	12	4.82	885.96	876.21	4.15	NO
L16129	CB16138	P16128	255	0.24	CIRCULAR	12	12	1.73	873.65	869.82	4.06	NO
L16134	CB16136	CB16134	118.4	5.07	CIRCULAR	15	15	14.54	883.52	874.7	4.86	NO

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L16138	P16114	CB16138	64	0.16	CIRCULAR	12	12	1.41	874.69	873.65	4.1	YES
L16254a	P16140	J16254	72	-2.08	CIRCULAR	18	18	15.16	871.35	870.93	3.39	NO
L16255	P16140	J16254	72	-0.14	CIRCULAR	18	18	7.83	871.35	870.93	5.35	NO
L16402	P16404	P16402	110	0.45	CIRCULAR	15	15	3.77	872.64	871.54	1.85	NO
L16404	P16406	P16404	115	-0.87	CIRCULAR	15	15	5.22	872.72	872.64	1.71	NO
L19300	CB19302	O-19E-3-01	101.19	0.99	CIRCULAR	12	12	3.54	854.5	854.5	9.33	YES
L19302	P19E304	CB19302	50	2	CIRCULAR	21	21	22.41	854.5	854.5	20.6	YES
L19304	CB19306	P19E304	619.81	6.7	CIRCULAR	18	18	27.18	888.33	854.5	16.09	NO
L19306	CB19308	CB19306	123.51	0.4	CIRCULAR	18	18	6.68	889.44	888.33	8.79	NO
L22146	J22148	J22146	111.28	0.45	CIRCULAR	24	24	15.16	884.55	882.65	17.49	NO
L22204	CB22206	CB22204	468.08	0.75	CIRCULAR	15	15	5.61	882.04	877.92	5.71	NO
L22206	P22208	CB22206	145.84	0.53	CIRCULAR	15	15	4.72	883.04	882.04	5.35	YES
L22208	P22110	P22208	484	0.72	CIRCULAR	15	15	5.49	885.97	883.04	5.21	NO
L22216	CB22218	P22216	240	0.63	CIRCULAR	15	15	5.11	876.03	870.25	8.97	NO
L22218	P22220	CB22218	430	0.12	CIRCULAR	15	15	2.2	874.73	876.03	5.29	YES
L22220	J22222	P22220	145	0.32	CIRCULAR	15	15	3.64	875.04	874.73	4.95	NO
L22402	P22404	J22404A	108.91	0.33	CIRCULAR	15	15	3.71	869.83	869.83	3.62	YES
L22404	P22406	J122406A	124.72	0.26	CIRCULAR	15	15	3.27	869.83	869.83	3	YES
L22406	J22408A	P22408	96.96	0.55	CIRCULAR	15	15	4.78	869.83	869.81	3.98	YES
L22408	P22410	P22402	160	1.25	CIRCULAR	18	18	11.74	873.58	869.83	13.91	NO
L23101	P23102	P23158	55	0.55	CIRCULAR	12	12	2.63	872.64	865.25	10.48	YES
L23102	CB23104	P23102	104.77	1.34	CIRCULAR	30	30	47.41	872.75	872.64	37.17	YES
L23103	CB23106	CB23104	47.85	1.5	CIRCULAR	12	12	4.37	872.75	872.75	7.2	YES
L23104	CB23108	CB23104	245.93	1.5	CIRCULAR	27	27	37.88	874.41	872.75	32.44	YES
L23108	CB23112	CB23108	314.43	1.5	CIRCULAR	24	24	27.69	879.4	874.41	26.87	YES
L23109	CB23136	CB23108	207.37	2.47	CIRCULAR	15	15	10.15	876.91	874.41	6.71	NO
L23110	CB24412	CB23110	123.08	0.45	CIRCULAR	15	15	4.32	868.01	868	4.62	YES
L23112	CB23114	CB23112	115.59	1.5	CIRCULAR	21	21	19.38	881.41	879.4	20.1	YES

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L23114	CB23116	CB23114	147.64	1.49	CIRCULAR	18	18	12.82	883.51	881.41	16.87	YES
L23116	CB23118	CB23116	225.26	1.5	CIRCULAR	18	18	12.87	887.21	883.51	12.72	YES
L23117	CB24420	P23118	94	0.2	CIRCULAR	21	21	7.12	869.2	867.53	17.93	NO
L23118	CB23128	CB23118	207.78	1.49	CIRCULAR	15	15	7.89	888.16	887.21	7.1	YES
L23119	CB23120	CB23118	47.96	1.5	CIRCULAR	15	15	7.91	888.4	887.21	8.56	YES
L23120	CB23122	CB24420	154.67	0.2	CIRCULAR	21	21	7.09	871.59	869.2	17.93	YES
L23122	CB23124	CB23122	250.45	0.2	CIRCULAR	18	18	4.69	871.85	871.59	8.04	YES
L23129	CB23130	P23158	140	1.25	CIRCULAR	18	18	11.74	869.82	865.25	9.08	NO
L23130	CB23132	CB23130	48.84	0.31	CIRCULAR	18	18	5.82	870.23	869.82	7.94	NO
L23132	CB23134	CB23132	203.67	0.54	CIRCULAR	15	15	4.75	870.84	870.23	3.56	NO
L23138	CB23140	CB23138	171.5	0.99	CIRCULAR	15	15	6.43	872.5	868.5	6.89	YES
L23142	CB23144	CB23142	75.51	1.8	CIRCULAR	12	12	4.78	870.43	866.4	7.37	NO
L23144	CB23146	CB23144	345.73	1.82	CIRCULAR	15	15	8.71	873.86	870.43	4.74	NO
L23159	P23160	P23158	90	-1.11	CIRCULAR	15	15	5.9	865.25	865.25	3.43	YES
L23160	CB23162	P23160	130.62	0.38	CIRCULAR	18	18	6.5	867.11	865.25	12.71	NO
L23161	CB23168	CB23162	57.62	3.47	CIRCULAR	12	12	6.64	868.21	867.11	4.56	YES
L23162	CB23164	CB23162	103.54	0.97	CIRCULAR	15	15	6.35	869.25	867.11	8.75	YES
L23164	CB23166	CB23164	174.29	0.57	CIRCULAR	15	15	4.89	870.09	869.25	6	YES
L23169	CB23170	P23158	77	0.3	CIRCULAR	24	24	12.36	867.92	865.25	13.64	NO
L23170	CB23172	CB23170	113.96	0.3	CIRCULAR	24	24	12.36	868.5	867.92	13.64	NO
L23172	CB23174	CB23172	121.13	0.3	CIRCULAR	24	24	12.33	868.77	868.5	10.1	NO
L23173	CB23184	CB23172	96.08	0.3	CIRCULAR	12	12	1.96	869.41	868.5	3.29	YES
L23174	CB23176	CB23174	53.2	0.3	CIRCULAR	21	21	8.69	868.83	868.77	4.63	YES
L23176	CB23178	CB23176	80.98	0.3	CIRCULAR	21	21	8.63	868.9	868.83	4.36	NO
L23178	CB23180	CB23178	132.97	0.3	CIRCULAR	15	15	3.54	869.45	868.9	4.37	YES
L23180	CB23182	CB23180	64.98	0.31	CIRCULAR	12	12	1.98	869.88	869.45	2.79	YES
L23185	P23186	P23158	10	0.8	CIRCULAR	15	15	5.78	865.27	865.25	4.6	NO
L23186	CB23188	P23186	181	3.87	CIRCULAR	18	18	20.66	871.8	865.27	11.21	NO

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L23302	CB22204	P23302	165	4.3	CIRCULAR	15	15	13.39	877.92	865.91	9.52	NO
L23312	CB23314	P23312	130	0.22	CIRCULAR	18	18	4.96	865.88	865.88	5.11	NO
L23314	CB23314	P23302	60	1.58	CIRCULAR	15	15	8.13	865.88	865.91	7.32	YES
L23402	CB23404	CB23402	215.66	2.56	CIRCULAR	15	15	10.33	876.22	868.81	4.41	NO
L23403	CB23402	P23444	52	0.79	CIRCULAR	15	15	5.74	868.81	867.05	9.52	NO
L23404	CB23406	CB23404	63.3	1.42	CIRCULAR	15	15	7.7	877.03	876.22	2.29	NO
L23407	CB23408	P23444	197	0.15	CIRCULAR	18	18	4.1	868.83	867.05	8.24	NO
L23408	P23416	CB23408	48.31	-0.06	CIRCULAR	18	18	2.62	869.27	868.83	10.65	YES
L23410	CB23412	CB23410	111.09	1.04	CIRCULAR	18	18	10.69	874.32	872.85	6.44	NO
L23412	CB23414	CB23412	83.34	1.32	CIRCULAR	15	15	7.42	875.04	874.32	2.57	NO
L23416	CB23410	P23416	55.82	7.67	CIRCULAR	18	18	29.09	872.85	869.27	7.44	NO
L23417	CB23418	P23416	107	3.52	CIRCULAR	18	18	19.72	872.43	869.27	7.03	NO
L23418	CB23420	CB23418	213.98	0.34	CIRCULAR	15	15	3.77	873.67	872.43	4.24	NO
L23444	P23446	P23444	110	1.82	CIRCULAR	18	18	14.16	872.06	867.05	10.52	NO
L24111	J24113	CB24112	70	0.2	CIRCULAR	21	21	7.09	864.62	864.62	11.01	YES
L24112	P24114	J24113	80.47	-1.34	CIRCULAR	21	21	18.36	864.64	864.62	10.92	YES
L24113	CB24115	P24114	135	0.37	CIRCULAR	12	12	2.17	881.6	864.64	9.21	YES
L24114	CB24116	P24114	247	0.12	CIRCULAR	18	18	3.66	872.32	864.64	5.32	YES
L24116	P24118	CB24116	778	0.29	CIRCULAR	15	15	3.45	865.37	872.32	3.34	NO
L24118	CB24120	P24118	192	1.29	CIRCULAR	24	24	25.66	868.6	865.37	23.24	NO
L24119	CB24164	P24118	230	3.19	CIRCULAR	36	36	119.15	866.32	865.37	24.94	NO
L24120	CB24122	CB24120	220.75	2.42	CIRCULAR	21	21	24.64	873.25	868.6	11.85	NO
L24121	CB24128	CB24120	170	0.71	CIRCULAR	21	21	13.31	869.69	868.6	7.87	NO
L24122	CB24124	CB24122	145.6	0.37	CIRCULAR	21	21	9.65	874.11	873.25	8.08	NO
L24124	P24126	CB24124	223.44	2.27	CIRCULAR	21	21	23.87	878.55	874.11	5.08	NO
L24128	CB24130	CB24128	178	0.38	CIRCULAR	21	21	9.79	869.88	869.69	4.48	NO
L24130	CB24252	CB24130	331.49	2.91	CIRCULAR	15	15	11.01	879.61	869.88	4.38	NO
L24135	CB24136	CB24116	311	0.12	CIRCULAR	15	15	2.2	864.25	872.32	3.3	YES

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L24136	CB24138	CB24136	541	0.07	CIRCULAR	15	15	1.73	863.79	864.25	3.39	YES
L24137	CB24152	CB24136	220	2.32	CIRCULAR	15	15	9.84	872.99	864.25	2.81	NO
L24138	P24440	CB24138	50	-3.68	CIRCULAR	15	15	12.39	863.84	863.79	3.39	YES
L24140	CB24142	P24440	392.47	1.03	CIRCULAR	21	21	16.1	865.67	863.84	14.66	YES
L24142	CB24144	CB24142	203.48	0.49	CIRCULAR	18	18	7.36	867.77	865.67	11.43	YES
L24143	CB24150	CB24142	47.34	4.33	CIRCULAR	12	12	7.41	865.17	865.67	3.63	YES
L24144	CB24146	CB24144	102.3	0.27	CIRCULAR	18	18	5.5	867.71	867.77	4.86	YES
L24146	P24148	CB24146	482.84	0.37	CIRCULAR	15	15	3.91	868.21	867.71	4.25	YES
L24148	CB24154	P24148	189.27	0.77	CIRCULAR	30	30	35.9	868.34	868.21	15.31	YES
L24149	P24118	P24148	150	0.33	CIRCULAR	18	18	6.06	865.37	868.21	7.94	NO
L24150	P24222	CB24250	127	1.09	CIRCULAR	15	15	6.73	885.03	885.41	4.52	YES
L24152	CB24250	CB24252	917	0.28	CIRCULAR	15	15	3.44	885.41	879.61	4.38	NO
L24154	CB24156	CB24154	132.36	1.46	CIRCULAR	27	27	37.4	868.42	868.34	13.69	NO
L24156	CB24158	CB24156	220.97	1.05	CIRCULAR	21	21	16.2	870.77	868.42	10.46	NO
L24158	CB24160	CB24158	177.61	2.63	CIRCULAR	18	18	17.03	874.93	870.77	5.16	NO
L24159	CB24162	CB24158	223.7	0.59	CIRCULAR	15	15	4.94	871.76	870.77	3.37	NO
L24164	CB24172	CB24164	117.66	4.31	CIRCULAR	18	18	21.81	870.93	866.32	5.57	NO
L24165	CB24166	CB24164	384.44	0.18	CIRCULAR	33	33	22.73	867.56	866.32	14.42	NO
L24166	CB24168	CB24166	362.68	4.4	CIRCULAR	30	30	86.02	882.49	867.56	7.22	NO
L24167	CB24170	CB24166	46.52	12.75	CIRCULAR	18	18	37.5	879.91	867.56	5.67	NO
L24172	CB24174	CB24172	169.36	0.89	CIRCULAR	15	15	6.08	872.6	870.93	3.26	NO
L24175	CB24176	P24118	175	0.57	CIRCULAR	27	27	23.41	865.84	865.37	25.45	NO
L24176	CB24178	CB24176	35.75	0.28	CIRCULAR	24	24	11.96	866.32	865.84	22.05	YES
L24178	CB24180	CB24178	227.07	0.22	CIRCULAR	18	18	4.93	870.11	866.32	13.62	YES
L24180	CB24182	CB24180	108.04	8.33	CIRCULAR	15	15	18.64	876.02	870.11	13.85	YES
L24182	CB24184	CB24182	322.72	2.17	CIRCULAR	15	15	9.51	880.51	876.02	3.31	NO
L24183	CB24186	CB24182	189.5	0.26	CIRCULAR	12	12	1.83	877.15	876.02	4.56	YES
L24185	CB24188	P24118	400	1.36	CIRCULAR	15	15	7.52	871.82	865.37	7.82	NO

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L24186	CB24190	CB24188	154.69	3.38	CIRCULAR	12	12	6.55	879.33	871.82	7.92	YES
L24189	CB24194	P24118	231.55	1.51	CIRCULAR	15	15	7.94	868.74	865.37	4.96	NO
L24221	CB24238	P24222	150	3	CIRCULAR	18	18	18.19	887.21	885.03	18.2	YES
L24222	CB24224	P24222	140	0.26	CIRCULAR	15	15	3.28	885.06	885.03	7	YES
L24224	CB24226	CB24224	564.98	0.2	CIRCULAR	15	15	2.86	889.22	885.06	5.75	YES
L24226	CB24228	CB24226	63.11	0.13	CIRCULAR	15	15	2.3	889.11	889.22	2.92	YES
L24228	P24230	CB24228	198.62	0.35	CIRCULAR	12	12	2.12	886.76	889.11	4.39	YES
L24230	CB24232	P24230	40	0.25	CIRCULAR	15	15	3.23	886.53	886.76	5.06	YES
L24231	CB24234	CB24232	162.95	0.09	CIRCULAR	15	15	1.96	886.53	886.53	4.26	NO
L24232	CB24236	CB24232	994.12	0.1	CIRCULAR	15	15	2.05	889.31	886.53	3.62	YES
L24234	CB24234	O-24-2-01	143.71	21.57	CIRCULAR	12	12	16.55	886.53	854.5	15.01	YES
L24238	CB24240	CB24238	223.33	0.22	CIRCULAR	15	15	3.06	891.51	887.21	10.11	YES
L24241	CB24242	P24222	132	0.38	CIRCULAR	15	15	3.98	886.8	885.03	7.82	YES
L24242	P24244	CB24242	232.02	0.86	CIRCULAR	15	15	6	887.59	886.8	5.07	YES
L24245	CB24246	P24222	313	0.26	CIRCULAR	18	18	5.31	889.17	885.03	8.06	NO
L24246	CB24248	CB24246	123.85	0.16	CIRCULAR	18	18	4.22	891	889.17	7.22	YES
L24402	CB24104	P24402	240	0.17	CIRCULAR	15	15	2.64	863.96	863.1	4.72	YES
L24403	CB23150	P24402	110	1.82	CIRCULAR	18	18	14.16	870.14	863.1	11.5	NO
L24404	P24406	CB24104	90	0.44	CIRCULAR	15	15	4.31	864.5	863.96	4.72	YES
L24405	CB23138	P24406	98	0.82	CIRCULAR	15	15	5.84	868.5	864.5	6.95	NO
L24406	CB24408	P24406	22	2	CIRCULAR	15	15	9.14	865.89	864.5	15.9	YES
L24407	CB23142	P24406	86	1.8	CIRCULAR	24	24	30.37	866.4	864.5	9.59	NO
L24408	CB24428	CB24408	147.52	2.7	CIRCULAR	21	21	26.06	867.66	865.89	14.55	NO
L24409	CB23110	CB24408	298.32	0.69	CIRCULAR	15	15	5.37	868	865.89	5.5	YES
L24412	P23118	CB24412	51	1.86	CIRCULAR	15	15	8.82	867.53	868.01	7.72	YES
L24413	CB24414	CB24412	230.88	1.98	CIRCULAR	15	15	9.09	872.26	868.01	8.4	YES
L24414	CB24416	CB24414	167.29	0.54	CIRCULAR	12	12	2.63	873.62	872.26	2.63	YES
L24425	P24426	CB24408	186	0.04	CIRCULAR	15	15	1.34	863.95	865.89	3.8	NO

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L24428	CB24430	CB24428	219.66	1.63	CIRCULAR	18	18	13.43	870.87	867.66	8.05	NO
L24430	CB24432	CB24430	271.51	0.61	CIRCULAR	18	18	8.21	872.93	870.87	8.05	NO
L24432	CB24434	CB24432	173.89	0.88	CIRCULAR	15	15	6.06	874.97	872.93	6.63	YES
L24434	CB24436	CB24434	163.1	0.44	CIRCULAR	15	15	4.26	875.79	874.97	3.18	YES
L24440	CB24442	P24440	40	6.88	CIRCULAR	24	24	59.32	863.84	863.84	34.15	YES
L24442	J24444	CB24442	265.78	0.13	CIRCULAR	18	18	3.81	865.85	863.84	12.51	YES
L24444	J24446	J24444	798.9	0.13	CIRCULAR	18	18	3.77	866.52	865.85	3.03	YES
L24446	J24448	J24446	400.9	0.12	CIRCULAR	18	18	3.63	864.59	866.52	7.13	YES
L24448	P24450	J24448	70	0.17	CIRCULAR	18	18	4.35	863.04	864.59	12.05	NO
L24449	P24452	P24450	110	0.91	CIRCULAR	18	18	10.02	871.52	863.04	10.09	NO
L24451	P24402	P24450	146	-0.34	CIRCULAR	15	15	3.78	863.1	863.04	2.09	YES
L24453	P23158	P24402	205	0.3	CIRCULAR	18	18	5.73	865.25	863.1	1.15	NO
L25250	CB23152	CB23150	38.26	7.84	CIRCULAR	18	18	25.49	872.74	870.14	10.22	NO
Link-12	P14270	P14220	300	0.45	CIRCULAR	15	15	4.32	878.77	860.11	2.72	NO
ZC15352	J22454	J22454A	93.96	0.28	CIRCULAR	15	15	2.95	869.97	872	4.98	YES
ZC24414A	CB24416	CB24414	140.12	0.65	CIRCULAR	15	15	4.51	873.62	872.26	4.73	YES

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C27270	P27276	P27270	90	2	CIRCULAR	18	18	12.87	873.81	862.59	0	No
L22302	P22304	P22302	85	1.76	CIRCULAR	15	15	4.65	866.69	866.38	2.72	No
L27116	P22302	P27116	75	0.4	CIRCULAR	12	12	1.22	866.38	866.38	1.81	Yes
L27118	P27402	P27118	150	0.13	CIRCULAR	24	24	7.16	861.82	862.53	0.01	No
L27119	P27102	P27118	150	0.33	CIRCULAR	18	18	6.06	862.5	862.53	0	No
L27168	CB27170	CB27168	205	0.15	CIRCULAR	15	15	2.47	867.67	867.37	0	No
L27202	CB27204	P27202	246.08	0.57	CIRCULAR	27	27	23.44	866.3	865.45	24.72	Yes
L27203	CB27216	P27202	253	0.09	CIRCULAR	36	36	19.67	866.12	865.45	42.67	Yes
L27204	CB27206	CB27204	249.76	0.2	CIRCULAR	27	27	13.86	869.34	866.3	25.01	Yes
L27206	CB27208	CB27206	358.38	0.2	CIRCULAR	27	27	13.78	869.8	869.34	25.01	Yes
L27207	CB27214	CB27208	355.78	0.2	CIRCULAR	24	24	10.11	870.6	869.8	11.6	Yes
L27208	CB27210	CB27208	274.29	0.3	CIRCULAR	24	24	12.37	870.36	869.8	14.62	Yes
L27210	CB27212	CB27210	249.7	0.3	CIRCULAR	15	15	3.54	870.13	870.36	5.78	Yes
L27216	CB27218	CB27216	411.98	1.28	CIRCULAR	21	21	17.94	867.07	866.12	11.83	Yes
L27217	CB27220	CB27216	432.3	0.13	CIRCULAR	30	30	15.02	866.34	866.12	21.41	Yes
L27220	CB27222	CB27220	56.19	1.25	CIRCULAR	18	18	11.72	867.62	866.34	16.14	Yes
L27221	CB27322	CB27220	90.48	0.13	CIRCULAR	18	18	3.83	866.34	866.34	9.28	Yes
L27222	CB27224	CB27222	239.52	2.3	CIRCULAR	15	15	9.79	869.62	867.62	6.22	Yes
L27226	CB27228	CB27226	242.8	0.1	CIRCULAR	36	36	20.97	863.21	862.64	46.6	Yes
L27228	CB27230	CB27228	92.2	0.1	CIRCULAR	36	36	20.84	863.73	863.21	38.76	Yes
L27229	P27234	CB27228	30	0.27	CIRCULAR	15	15	3.34	863.71	863.21	8.85	Yes
L27230	CB27232	CB27230	203	0.06	CIRCULAR	36	36	16.88	864.6	863.73	38.76	Yes
L27232	P27202	CB27233	24	-1.46	CIRCULAR	36	36	80.55	865.45	865.14	41.41	Yes
L27234	CB27236	P27234	60	0.42	CIRCULAR	36	36	43.05	863.88	863.71	37.61	Yes
L27236	CB27238	CB27236	261.17	0.51	CIRCULAR	36	36	47.42	864.47	863.88	29.91	Yes
L27238	CB27240	CB27241	53.52	0.3	CIRCULAR	30	30	22.43	865.69	865.14	29.39	Yes
L27238A	CB27241	CB27238	276.59	0.54	CIRCULAR	33	33	38.95	865.14	864.47	24.32	Yes
L27240	CB27242	CB27240	261.17	0.2	CIRCULAR	30	30	18.13	865.74	865.69	4.72	Yes

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L27242	CB27244	CB27242	184.51	0.26	CIRCULAR	24	24	11.54	865.75	865.74	4.05	Yes
L27243	CB27246	CB27244	68.2	0.22	CIRCULAR	18	18	4.93	865.87	865.75	4.2	Yes
L27244	CB27274	CB27244	38	0.71	CIRCULAR	21	21	13.36	864.88	865.75	18.08	Yes
L27248	CB27250	CB27248	107	0.21	CIRCULAR	15	15	2.99	858.22	858.04	0	No
L27250	CB27252	CB27250	247	0.18	CIRCULAR	15	15	2.76	858.68	858.22	0	No
L27252	CB27254	CB27252	291	0.15	CIRCULAR	15	15	2.54	859.11	858.68	0	No
L27254	CB27256	CB27254	250	1.84	CIRCULAR	15	15	8.75	863.7	859.11	0	No
L27256	CB27258	CB27256	400.78	0.21	CIRCULAR	15	15	2.96	864.54	863.7	0	No
L27258	CB27260	CB27258	394	0.12	CIRCULAR	15	15	2.28	865.03	864.54	0	No
L27260	CB27262	CB27260	387	0.1	CIRCULAR	15	15	2.08	865.43	865.03	0	No
L27262	CB27264	CB27262	400	0.21	CIRCULAR	15	15	2.98	866.28	865.43	0	No
L27264	CB27266	CB27264	403	0.12	CIRCULAR	15	15	2.25	866.77	866.28	0	No
L27266	CB27168	CB27266	403	0.15	CIRCULAR	15	15	2.49	867.37	866.77	0	No
L27272	CB27226	MH27235	136	0.16	CIRCULAR	42	42	40.47	862.64	862.61	46.56	Yes
L27274	P34174	CB27274	14	0.71	CIRCULAR	15	15	5.46	863.36	864.88	17.32	Yes
L27276	MH27235	P27270	40	0.55	CIRCULAR	42	42	74.61	862.61	862.59	46.53	Yes
L27301	P27316	P27302	120	0.67	CIRCULAR	24	24	18.47	865.51	866.01	4.53	No
L27302	CB27304	P27302	202.82	0.2	CIRCULAR	24	24	10.05	866.45	866.01	16.94	Yes
L27303	CB27310	P27302	156.58	0.32	CIRCULAR	18	18	5.94	866.18	866.01	16.87	Yes
L27304	CB27306	CB27304	412.06	0.1	CIRCULAR	24	24	7.05	866.48	866.45	12.67	Yes
L27306	CB27308	CB27306	333.84	0.1	CIRCULAR	24	24	7.22	866.56	866.48	10.9	Yes
L27310	CB27312	CB27310	502.07	0.22	CIRCULAR	18	18	4.92	866.64	866.18	7.11	Yes
L27312	CB27314	CB27312	131.05	0.31	CIRCULAR	15	15	3.57	866.64	866.64	2.02	Yes
L27322	CB27324	CB27322	273.79	0.13	CIRCULAR	18	18	3.76	866.69	866.34	6.59	Yes
L27324	CB27326	CB27324	220.51	0.13	CIRCULAR	18	18	3.74	865.51	866.69	9.75	Yes
L27326	CB27328	CB27326	268.85	0.54	CIRCULAR	18	18	7.71	865.42	865.51	9.66	Yes
L27328	P27330	CB27328	20	0	CIRCULAR	18	18	0.74	865.43	865.42	9.51	Yes
L27330	CB27332	P27330	128	0.31	CIRCULAR	30	30	22.93	865.43	865.43	23.9	Yes

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L27332	CB27334	CB27332	353.86	0.23	CIRCULAR	27	27	14.73	865.43	865.43	17.63	Yes
L27334	CB27336	CB27334	397.22	0.2	CIRCULAR	18	18	4.71	865.58	865.43	7.89	Yes
L27338	CB27340	P27338	136	0.2	CIRCULAR	21	21	7.06	862.48	862.28	8.86	Yes
L27340	CB27342	CB27340	396.9	0.2	CIRCULAR	21	21	7.11	863.11	862.48	8.86	Yes
L27342	CB27344	CB27342	388.64	0.17	CIRCULAR	21	21	6.63	863.81	863.11	8.86	Yes
L27344	P27302	CB27344	143.35	0	CIRCULAR	15	15	0.17	866.01	863.81	8.86	Yes
L27346	CB27348	P27346	70	0.71	CIRCULAR	30	30	34.67	864.39	863.9	31.34	No
L27347	CB27352	P27346	108	0.37	CIRCULAR	21	21	9.64	863.97	863.9	14.02	Yes
L27348	CB27350	CB27348	660.47	0.08	CIRCULAR	24	24	6.22	866.62	864.39	12.74	Yes
L27352	CB27354	CB27352	233.15	0.09	CIRCULAR	21	21	4.64	864.63	863.97	7.92	Yes
L27401	P27446	CB27447	81.71	-1.6	CIRCULAR	12	12	4.51	869.08	867.33	4.78	Yes
L27402	CB27447	P27102	96	0.72	CIRCULAR	12	12	3.02	867.33	862.5	4.78	No
L27404	P27346	P27402	100	0.5	CIRCULAR	18	18	7.43	863.9	861.82	9.95	No
L27407	CB27444	P27408	204	1.96	CIRCULAR	15	15	9.05	872.72	865.44	5.41	No
L27408	CB27410	P27408	174	0.34	CIRCULAR	21	21	9.3	868.14	865.44	9.85	No
L27409	CB27438	P27408	856.87	0.18	CIRCULAR	24	24	9.47	872	865.44	13.24	No
L27410	CB27412	CB27410	55.74	0.36	CIRCULAR	18	18	6.29	868.83	868.14	9.41	Yes
L27412	CB27414	CB27412	257.7	0.35	CIRCULAR	18	18	6.21	870.16	868.83	7.82	Yes
L27414	P27416	CB27414	55	0.55	CIRCULAR	15	15	4.77	870.95	870.16	7.31	Yes
L27415	CB27436	CB27414	184.49	0.6	CIRCULAR	18	18	8.11	870.15	870.16	2.99	No
L27416	CB27418	P27416	164	0.37	CIRCULAR	21	21	9.58	873.82	870.95	15.85	No
L27417	CB27426	P27416	148	0.54	CIRCULAR	21	21	11.65	871.12	870.95	12.62	Yes
L27418	CB27420	CB27418	209.66	0.29	CIRCULAR	21	21	8.48	874.69	873.82	11.29	Yes
L27420	CB27422	CB27420	94.92	0.32	CIRCULAR	18	18	5.91	875.67	874.69	9.46	Yes
L27422	CB27424	CB27422	167.88	0.3	CIRCULAR	15	15	3.53	878.02	875.67	7.2	Yes
L27426	CB27428	CB27426	35.71	0.56	CIRCULAR	18	18	7.86	871.25	871.12	11.38	Yes
L27428	CB27430	CB27428	63.59	0.79	CIRCULAR	15	15	5.73	872.9	871.25	9.19	Yes
L27430	CB27432	CB27430	407.35	1.35	CIRCULAR	12	12	4.14	880	872.9	3.96	Yes

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L27432	P27434	CB27432	158.66	0.63	CIRCULAR	12	12	2.83	878.04	880	3.61	Yes
L27438	CB27440	CB27438	247.67	0.81	CIRCULAR	18	18	9.44	874.02	872	12.13	Yes
L27440	CB27442	CB27440	220.83	0.91	CIRCULAR	15	15	6.15	876.06	874.02	7.9	Yes
L27446	CB27448	P27446	48	2.06	CIRCULAR	15	15	9.28	869.22	869.08	5.86	Yes
L27447	CB27454	P27446	160	1.08	CIRCULAR	12	12	3.7	869.51	869.08	2.15	Yes
L27448	CB27450	CB27448	144	1.14	CIRCULAR	15	15	6.89	870.1	869.22	7.22	Yes
L27450	CB27452	CB27450	124	1.05	CIRCULAR	15	15	6.61	870.84	870.1	4.32	No
L34104	P34106	CB34104	254.91	1.45	CIRCULAR	24	24	27.25	859.03	854	22.17	No
L34118	CB34120	CB35318	152.36	0.47	CIRCULAR	42	42	68.68	852.66	851.72	61.47	No
L34120	CB34122	CB34120	105.12	0.47	CIRCULAR	42	42	68.69	853.46	852.66	61.46	No
L34121	CB34152	CB34130	710	0.2	CIRCULAR	30	30	18.34	860.69	856.88	29.48	Yes
L34122	CB34124	CB34122	145.85	0.71	CIRCULAR	42	42	84.96	854.26	853.46	61.46	No
L34124	CB34126	CB34124	31	0.13	CIRCULAR	42	42	36.14	854.82	854.26	61.46	No
L34128	CB34130	CB34128	194	0.14	CIRCULAR	42	42	37.53	856.88	856.5	38.83	Yes
L34130	CB34132	CB34130	80	0.18	CIRCULAR	42	42	42.09	856.9	856.88	9.39	Yes
L34132	CB34134	CB34132	44	0.73	CIRCULAR	21	21	13.51	857.13	856.9	9.39	Yes
L34134	CB34136	CB34134	233	0.15	CIRCULAR	21	21	6.05	858.01	857.13	9.39	Yes
L34136	CB34138	CB34136	304	0.16	CIRCULAR	21	21	6.43	858.02	858.01	2.37	Yes
L34137	P34137	CB34136	41.71	-1.03	CIRCULAR	15	15	6.56	859.1	858.01	10.41	Yes
L34138	CB34140	CB34138	321.89	0.14	CIRCULAR	21	21	6.05	858.02	858.02	2.23	Yes
L34139	P34170	CB34182	200	0.08	CIRCULAR	15	15	1.83	862.2	861.34	5.71	Yes
L34140	CB34142	CB34140	324	0.21	CIRCULAR	21	21	7.26	858.03	858.02	1.76	Yes
L34142	CB34144	CB34142	404	0.13	CIRCULAR	18	18	3.77	858.02	858.03	1.11	No
L34144	CB34146	CB34144	396	0.17	CIRCULAR	18	18	4.29	858.03	858.02	0.58	No
L34146	CB27248	CB34146	386	0.19	CIRCULAR	18	18	4.54	858.04	858.03	0.06	No
L34149	P34148	CB34128	522	0.38	CIRCULAR	24	24	14	857.94	856.5	11.19	Yes
L34150	CB34154	P34150	141	0.23	CIRCULAR	36	36	32.27	861.28	861.21	38.77	Yes
L34152	P34150	CB34152	46	0.2	CIRCULAR	30	30	18.14	861.21	860.69	29.48	Yes

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L34154	CB34156	CB34154	270	0.05	CIRCULAR	36	36	14.64	861.75	861.28	39.77	Yes
L34156	CB34158	CB34156A	20.21	-0.54	CIRCULAR	36	36	49.21	862.2	861.97	40.68	Yes
L34156B	CB34156A	CB34156	18	0.61	CIRCULAR	36	36	52.14	861.97	861.75	40.52	Yes
L34158	CB34160	CB34158	344	0.09	CIRCULAR	36	36	20.34	863.08	862.2	37.44	Yes
L34160	CB34162	CB34160	311	0.13	CIRCULAR	36	36	23.62	863.8	863.08	35.1	Yes
L34174	CB34176	CB34178	300	0.1	Arch	15.48	26.04	3.49	862.02	861.35	9.14	Yes
L34178	CB34178	CB34180	350	0.1	Arch	15.48	26.04	3.49	861.35	864.27	10.49	Yes
L34180	CB34180	CB34162	352	0.1	CIRCULAR	36	36	18.23	864.27	863.8	25.16	Yes
L34182	CB34182	P34150	80	0.54	CIRCULAR	15	15	4.74	861.34	861.21	5.71	Yes
L34405	P34402	MH34404	44	-2.66	Arch	15.48	26.04	17.99	860.68	860.5	8.88	Yes
L34406	CB34406	P34402	47	0.06	CIRCULAR	24	24	5.72	860.68	860.68	8.09	Yes
L34412	CB34408	CB34406	188	0.16	CIRCULAR	24	24	9.04	860.76	860.68	8.09	Yes
L34416	CB34410	CB34408	247	0.09	CIRCULAR	24	24	6.9	861	860.76	8.09	Yes
L35126	CB34128	CB34126	417	0.14	CIRCULAR	42	42	37.2	856.5	854.82	61.46	Yes
L35300	CB35302	O35301	209.03	1.91	CIRCULAR	27	27	42.84	851.81	842.1	63.94	Yes
L35302	CB35304	CB35302	385.37	1.04	CIRCULAR	27	27	31.55	857.57	851.81	43.25	Yes
L35304	CB35306	CB35304	426.8	0.94	CIRCULAR	24	24	21.9	857.59	857.57	27.03	Yes
L35310	CB35312	O34204	269.57	0.48	CIRCULAR	48	48	99.37	849.68	847.91	92.16	No
L35312	CB35314	CB35312	73.86	0.47	CIRCULAR	48	48	98.88	850.52	849.68	92.15	No
L35314	CB35316	CB35314	86.54	0.46	CIRCULAR	48	48	97.66	851.02	850.52	75.23	No
L35316	CB35318	CB35316	431.98	0.47	CIRCULAR	48	48	98.23	851.72	851.02	65.95	No
L35317	P35402	CB35316	126.17	1.16	CIRCULAR	18	18	11.3	852.5	851.02	10.56	Yes
L35400	J34101	O34203	32	1.84	CIRCULAR	21	21	21.52	843.93	842.5	45.28	Yes
L35401	CB34102	J34101	470	1.1	CIRCULAR	21	21	20.74	855	843.93	23.3	Yes
L35402	CB35403	CB35404	430	0.1	CIRCULAR	36	36	21.09	857.13	857.61	24.07	Yes
L35403	MH34404	CB34176	150	0.12	Arch	15.48	26.04	4.41	860.5	862.02	9.14	Yes
L35404	CB35404	CB35406	225	0.1	CIRCULAR	36	36	23.11	857.61	858.05	23.85	Yes
L35406	CB35406	CB35407	110	0.14	CIRCULAR	36	36	24.63	858.05	858.21	23.64	Yes

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L35407	P35407	CB35407	40	-1.32	CIRCULAR	36	36	76.78	858.21	858.21	68.88	Yes
L35408	CB35408	CB35410	205	0.13	CIRCULAR	42	42	35.83	859.34	859.7	41.68	Yes
L35410	CB35410	P35420	296.71	0.27	CIRCULAR	42	42	52.24	859.7	860.22	38.76	Yes
L35411	CB35412	CB35410	109.33	0.91	CIRCULAR	42	42	96.22	859.7	859.7	11.35	Yes
L35414	CB35416	CB35414	355.99	0.27	CIRCULAR	48	48	74.59	860.75	860.25	52.78	Yes
L35416	CB35418	CB35416	349.36	0.27	CIRCULAR	48	48	74.51	861.64	860.75	37.62	Yes
L35419	CB35440	P35420	735.61	0.48	CIRCULAR	30	30	28.37	862	860.22	29.94	Yes
L35420	P35420	P35424	133	0.38	CIRCULAR	42	42	61.69	860.22	861.3	58.55	No
L35421	CB35414	P35420	148.95	0.34	CIRCULAR	48	48	83.22	860.25	860.22	52.78	Yes
L35422	SB35409	SB35411	220	0.27	CIRCULAR	36	36	37.62	858.54	859.2	44.31	Yes
L35423	CB35407	SB35409	202	0.21	CIRCULAR	36	36	30.77	858.21	858.54	46.55	Yes
L35424	CB35426	P35424	180	0.28	CIRCULAR	54	54	103.64	861.57	861.3	59.26	Yes
L35425	CB35403	CB35402	295	-0.1	CIRCULAR	36	36	21.27	857.13	856.88	24.29	Yes
L35426	CB35428	CB35427	374.3	0.11	CIRCULAR	48	48	48.69	862.55	862.42	41	Yes
L35427	CB34129	CB34128	41	0.39	CIRCULAR	36	36	41.67	856.55	856.5	24.6	Yes
L35428	CB35402	CB34129	502	-0.1	CIRCULAR	36	36	21.05	856.88	856.55	24.5	Yes
L35429	CB35434	CB35428	209.63	0.24	CIRCULAR	24	24	11.05	862.61	862.55	10.05	Yes
L35430	CB35430	CB35428	459	0.15	CIRCULAR	42	42	39.01	863.03	862.55	39.29	Yes
L35431	CB35432	CB35430	121.33	0.15	CIRCULAR	36	36	25.69	863.26	863.03	35.15	Yes
L35432	P35474	CB35432	331.18	3	CIRCULAR	15	15	11.19	867.13	863.26	1.69	No
L35434	CB35436	CB35434	50.99	0.59	CIRCULAR	12	12	2.73	862.28	862.61	3.62	Yes
L35436	P35438	CB35436	87.43	0.57	CIRCULAR	12	12	2.69	861.9	862.28	4.47	Yes
L35440	CB35442	CB35440	203.01	0.75	CIRCULAR	30	30	35.49	861.99	862	22.68	Yes
L35442	CB35444	CB35442	255.69	0.77	CIRCULAR	30	30	35.91	862.64	861.99	26.76	Yes
L35445	CB35454	P35446	497.39	0.6	CIRCULAR	30	30	31.85	866.72	866.72	18.45	Yes
L35446	CB35466	CB354466A	363	1	CIRCULAR	27	27	31.01	872.06	867.73	32.79	No
L35446A	CB354466A	CB35466B	180	4.28	CIRCULAR	27	27	64.1	867.73	866.72	32.54	No
L35446B	CB35466B	P35446	26	1.46	CIRCULAR	27	27	37.44	866.72	866.72	27	Yes

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L35447	CB35470	P35446	470.04	1.17	CIRCULAR	30	30	44.37	866.72	866.72	15.51	Yes
L35448	CB35448	P35446	187.07	4.01	CIRCULAR	21	21	31.73	866.81	866.72	16.95	Yes
L35449	CB35450	CB35448	492.25	0.81	CIRCULAR	18	18	9.47	868.32	866.81	6.26	No
L35450	CB35452	CB35450	332.39	3.16	CIRCULAR	15	15	11.48	877.9	868.32	2.6	No
L35454	CB35456	CB35454	121.65	2.06	CIRCULAR	24	24	32.43	866.72	866.72	4.42	Yes
L35455	CB35458	CB35454	110.77	0.45	CIRCULAR	24	24	15.2	866.72	866.72	7.18	Yes
L35458	CB35460	CB35458	127.61	1.41	CIRCULAR	18	18	12.48	866.72	866.72	3.25	Yes
L35460	CB35462	CB35460	41.58	0.48	CIRCULAR	15	15	4.48	866.72	866.72	2.25	Yes
L35462	P35464	CB35462	84.51	0.59	CIRCULAR	12	12	2.74	866.72	866.72	4.51	Yes
L35466	CB35468	CB35466	174.06	1.19	CIRCULAR	18	18	11.48	874.27	872.06	11.89	Yes
L35468A	CB35468A	CB35468	115	0.61	CIRCULAR	18	18	8.2	876.16	874.27	12.36	Yes
L35468B	CB35468B	CB35468A	40	0.6	CIRCULAR	18	18	8.14	877.17	876.16	12.37	Yes
L35470	CB35472	CB35470	545.93	0.22	CIRCULAR	24	24	10.61	866.72	866.72	5.96	Yes
P243	CB35476	CB35474	398.8	0.26	CIRCULAR	42	42	50.88	861.09	862	24.35	Yes
P244	CB35474	CB35418	399.36	0.27	CIRCULAR	42	42	52.32	862	861.64	33.7	Yes
P247	SB35411	CB35408	65	0.31	CIRCULAR	42	42	55.81	859.2	859.34	42.93	Yes
P248	CB35427	CB35426	518.65	0.11	CIRCULAR	48	48	47.62	862.42	861.57	59.25	Yes
P35418	P35422	CB35476	392.31	0.05	CIRCULAR	42	42	22.72	860.29	861.09	10.41	Yes

PIPE ID	FROM NODE	TO NODE	LENGTH (ft)	AVERAGE PIPE SLOPE %	PIPE SHAPE	PIPE DIAMETER (in)	PIPE WIDTH (in)	DESIGN FLOW CAPACITY (cfs)	MAXIMUM US HGL (ft)	MAXIMUM DS HGL (ft)	PEAK FLOW DURING ANALYSIS (CFS)	PIPE FLOWING FULL?
C11407	P11316	P11338	50	0.2	CIRCULAR	18	18	4.07	872.52	872.16	0.95	No
L11118	P11116	P11118	100	-1.1	CIRCULAR	18	18	11.02	879.23	874.09	1.25	No
L11120	P11118	P11402	100	1	CIRCULAR	18	18	10.5	874.09	871.52	8.71	No
L11204	P11206	J11204	85	0.24	CIRCULAR	24	24	10.97	872.51	871.98	7.03	No
L11211	P11202	J11206	398.43	-0.1	CIRCULAR	12	12	1.13	869.63	868.81	1.24	No
L11212	J11206	J11207	100	1	CIRCULAR	12	12	3.56	868.81	867.99	1.24	No
L11213	J11207	J11208	672.77	0.34	CIRCULAR	12	12	2.09	867.99	864.98	1.24	No
L11216	J11209	J11210	63.25	0.47	CIRCULAR	12	12	2.45	875.29	874.16	4.92	No
L11218	J11204	P11213	20	6.5	CIRCULAR	12	12	9.08	871.98	870.57	7.03	No
L11338	P11340	P11338	100	2	CIRCULAR	18	18	12.87	874.54	872.16	2.73	No
L11401	J11412	P11402	185	1.35	CIRCULAR	18	18	12.21	875.82	871.52	6.51	No
L12306	P12313	P12314	20	9	CIRCULAR	15	15	19.38	858.01	856.54	1.44	No
L13406	P13408	J13406	40	1	CIRCULAR	12	12	1.93	864.02	863.09	1.4	No
L14104	P14106	J14104	80	0.25	CIRCULAR	12	12	1.78	875.15	874.4	1.35	No
L14434	P14436	J14434	76	-0.66	CIRCULAR	15	15	4.54	871.49	870.61	3.37	No
L14435	P14401	O14429	715	0.91	CIRCULAR	15	15	6.98	874.89	866.31	7.77	Yes

PIPE ID	FROM NODE	TO NODE	LENGTH (ft)	AVERAGE PIPE SLOPE %	PIPE SHAPE	PIPE DIAMETER (in)	PIPE WIDTH (in)	DESIGN FLOW CAPACITY (cfs)	MAXIMUM US HGL (ft)	MAXIMUM DS HGL (ft)	PEAK FLOW DURING ANALYSIS (CFS)	PIPE FLOWING FULL?
L34106	CB34108	CB34106	444.35	0.56	CIRCULAR	18	18	7.88	857.72	855.24	11.71	Yes
L34200	CB34202	O34300	181.87	7.15	CIRCULAR	27	27	82.8	849.65	843	14.88	No
L34201	CB34204	O34301	340.29	3.23	CIRCULAR	27	27	55.68	852.25	843.3	48.9	Yes
L34204	CB34106	CB34204	562.32	0.53	CIRCULAR	27	27	22.62	855.24	852.25	32.89	Yes
L34300	CB34302	O34400	43	0.67	CIRCULAR	24	24	18.58	847.68	843.6	58.78	Yes
L34302	P34304	CB34302	90	1.14	CIRCULAR	24	24	24.2	846.98	847.68	28.44	Yes
L34304	CB34306	P34304	150	0.5	CIRCULAR	27	27	21.9	848.13	846.98	32.63	Yes
L34305	CB34342	P34304	165	0.3	CIRCULAR	18	18	5.78	848.43	846.98	13.32	Yes
L34306	CB34308	CB34306	251	0.39	CIRCULAR	27	27	19.45	851.44	848.13	32.63	Yes
L34308	CB34310	CB34308	225	0.45	CIRCULAR	27	27	20.75	853.26	851.44	21.32	Yes
L34310	CB34412	CB34310	147	0.48	CIRCULAR	27	27	21.37	852.1	853.26	19.49	Yes
L34311	P34311	CB34310	65	1.08	CIRCULAR	15	15	6.7	851.97	853.26	5.58	Yes
L34328	CB34442	CB34440	279	0.42	CIRCULAR	27	27	20.14	854.88	854.39	13.72	No
L34340	CB34344	CB34342	320	0.37	CIRCULAR	18	18	6.41	854.02	848.43	13.32	Yes
L34342	CB34346	CB34344	270	0.26	CIRCULAR	18	18	5.31	854.76	854.02	6.91	Yes
L34344	CB34448	CB34346	472	0.2	CIRCULAR	18	18	4.66	854.77	854.76	5.89	Yes
L344100	CB34485	CB34487	28.54	0.7	CIRCULAR	30	30	34.34	854.34	854.34	1.76	Yes
L344101	CB34487	CB34489	33.67	0	CIRCULAR	30	30	2.24	854.34	854.34	1.82	Yes
L344102	CB34488	CB34489	46.54	5.35	CIRCULAR	18	18	24.3	854.34	854.34	0.01	No
L344103	CB34486	CB34485	71.93	1.11	CIRCULAR	18	18	11.08	854.34	854.34	0.06	Yes
L344104	CB34489	CB34497	241.59	0.41	CIRCULAR	30	30	26.26	854.34	854.34	2.04	Yes
L344105	CB34474	CB34476	97.57	1.47	CIRCULAR	30	30	49.66	854.34	854.34	0.07	No
L34412	CB34414	CB34412	217	0.3	CIRCULAR	27	27	16.95	855.47	852.1	19.26	Yes
L34414	P34418	CB34414	380	0.42	CIRCULAR	24	24	14.68	854.34	855.47	19.1	Yes
L34415	P34316	CB34414	30	12.17	CIRCULAR	15	15	22.53	852.3	855.47	3.85	No
L34416	CB34418	P34418	157	0.21	CIRCULAR	42	42	46.13	854.35	854.34	37.39	Yes
L34417	CB34430	P34418	51	1	CIRCULAR	18	18	10.5	854.35	854.34	8.86	Yes
L34418	CB34420	CB34418	155	0.43	CIRCULAR	36	36	43.52	854.38	854.35	35.3	Yes

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L34420	CB34422	CB34420	450	0.34	CIRCULAR	36	36	39.14	854.43	854.38	28.05	No
L34422	CB34424	CB34422	219	0.39	CIRCULAR	30	30	25.55	855.58	854.43	21.69	No
L34424	CB34426	CB34424	219	0.61	CIRCULAR	24	24	17.63	856.54	855.58	15.02	No
L34426	CB34428	CB34426	143	0.44	CIRCULAR	24	24	15.02	857.32	856.54	15.28	No
L34430	CB34432	CB34430	65	1.25	CIRCULAR	15	15	7.21	854.37	854.35	8.87	Yes
L34432	P34434	CB34432	32	3.28	CIRCULAR	15	15	11.7	854.38	854.37	3.54	Yes
L34433	CB34433	CB34432	30	1.97	CIRCULAR	15	15	9.06	855.47	854.37	11.35	Yes
L34434	CB34436	P34434	54	0.43	CIRCULAR	36	36	43.53	854.38	854.38	26.33	Yes
L34436	CB34438	CB34436	149	0.13	CIRCULAR	36	36	24.44	854.38	854.38	26.34	Yes
L34438	CB34440	CB34438	333	0.4	CIRCULAR	30	30	26.02	854.39	854.38	25.37	No
L34442	CB34444	CB34442	183	0.59	CIRCULAR	24	24	17.38	855.78	854.88	14.47	No
L34444	CB34446	CB34444	282	0.72	CIRCULAR	15	15	5.47	857.51	855.78	3.6	No
L34448	CB34450	CB34448	204	0.84	CIRCULAR	18	18	9.62	852.29	854.77	11.21	Yes
L34450	CB34454	CB34450	168	0.21	CIRCULAR	18	18	4.86	853.26	852.29	7.55	Yes
L34451	P34451	CB34450	32	0.31	CIRCULAR	18	18	5.87	852.23	852.29	15.38	Yes
L34452	P34452	CB34450	62	0.48	CIRCULAR	18	18	7.31	852.34	852.29	7.25	Yes
L34454	CB34456	CB34454	267	0.25	CIRCULAR	18	18	5.22	854.72	853.26	7.9	Yes
L34456	CB34458	CB34456	140	0.36	CIRCULAR	15	15	3.86	857.07	854.72	7.1	Yes
L34458	P34460	CB34458	2.61	100	CIRCULAR	27	27	309.7	855.02	857.07	83.6	No
L34459	CB34493	CB34494	33.37	0.27	CIRCULAR	18	18	5.46	854.34	854.34	0.02	No
L34460	CB34496	CB34497	122.82	1.15	CIRCULAR	18	18	11.25	854.34	854.34	0.62	Yes
L34461	CB34494	CB34496	136.81	1.36	CIRCULAR	18	18	12.25	854.34	854.34	0.05	No
L34462	CB34495	CB34496	103.55	0.69	CIRCULAR	18	18	8.7	854.34	854.34	1.95	Yes
L34463	CB34492	CB34493	81.16	0.36	CIRCULAR	18	18	6.28	854.34	854.34	0.01	No
L34464	CB34497	CB34498	38.88	1.8	CIRCULAR	36	36	89.5	854.34	854.34	2.54	Yes
L34465	CB34498	P34418	45	0.82	CIRCULAR	36	36	60.48	854.34	854.34	2.59	Yes
L34466	CB34491	CB34497	119.39	1.37	CIRCULAR	18	18	12.27	854.34	854.34	0.17	Yes
L34467	CB34490	CB34491	109.2	0.62	CIRCULAR	18	18	8.29	854.34	854.34	0.06	Yes

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L34468	CB344102	CB344103	36.58	0.36	CIRCULAR	18	18	6.26	854.34	854.34	0.04	Yes
L34469	CB344104	CB344105	132.01	-0.05	CIRCULAR	21	21	3.65	854.34	854.34	0.25	Yes
L34470	CB344103	CB344104	72.86	2.14	CIRCULAR	21	21	23.19	854.34	854.34	0.14	Yes
L34471	CB344105	CB344106	117.23	0.38	CIRCULAR	21	21	9.82	854.34	854.34	0.56	Yes
L34472	CB344106	P34418	47	0.21	CIRCULAR	24	24	10.43	854.34	854.34	0.74	Yes
L34473	CB344100	P34418	20	1	CIRCULAR	12	12	10.17	854.34	854.34	0.03	Yes
L34474	CB34499	P34418	20	1	CIRCULAR	12	12	6.62	854.34	854.34	0.03	Yes
L34475	CB34459	CB34460	31.4	7.36	CIRCULAR	12	12	9.66	858.47	856.16	0	No
L34476	CB34461	CB34462	23.73	12.73	CIRCULAR	12	12	12.71	858.53	855.51	0	No
L34477	CB34460	CB34462	69.2	0.94	CIRCULAR	18	18	10.18	856.16	855.51	0	No
L34478	CB34462	CB34463	77.68	0.33	CIRCULAR	18	18	6.08	855.51	855.25	0	No
L34479	CB34463	CB34465	94.68	0.25	CIRCULAR	18	18	5.29	855.25	855.01	0	No
L34480	CB34464	CB34465	24.77	4.84	CIRCULAR	12	12	7.84	856.21	855.01	0	No
L34481	CB34465	CB34474	38.36	5.14	CIRCULAR	18	18	23.8	855.01	854.34	0	No
L34482	CB34466	CB34467	36	0.44	CIRCULAR	12	12	2.38	855.94	855.78	0	No
L34483	CB34467	CB34468	42.89	0.49	CIRCULAR	12	12	2.49	855.78	855.57	0	No
L34484	CB34468	CB34469	89.41	0.83	CIRCULAR	18	18	9.56	855.57	854.83	0	No
L34485	CB34469	CB34470	179.48	0.53	CIRCULAR	18	18	7.64	854.83	854.34	0	No
L34486	CB34471	CB34472	32.86	0.79	CIRCULAR	12	12	3.17	855.87	855.61	0	No
L34487	CB34472	CB34470	61.69	2.8	CIRCULAR	12	12	5.97	855.61	854.34	0	No
L34488	CB34470	CB34473	60.49	0.31	CIRCULAR	18	18	5.89	854.34	854.34	0.02	No
L34489	CB34473	CB34474	59.35	1.1	CIRCULAR	18	18	10.99	854.34	854.34	0.03	No
L34490	CB34475	CB34476	42.98	7.38	CIRCULAR	18	18	28.53	854.78	854.34	0	No
L34491	CB34477	CB34478	35.24	6.07	CIRCULAR	18	18	25.89	854.34	854.34	0.01	No
L34492	CB34476	CB34478	147.21	0	CIRCULAR	30	30	1.07	854.34	854.34	0.63	Yes
L34493	CB34479	CB34480	139.99	0.34	CIRCULAR	18	18	6.15	854.47	854.34	0	No
L34494	CB34480	CB34481	118.29	0.74	CIRCULAR	18	18	9.01	854.34	854.34	0.02	No
L34495	CB34481	CB34483	99.83	0.56	CIRCULAR	18	18	7.87	854.34	854.34	0.06	No

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L34496	CB34482	CB34483	133.04	0.56	CIRCULAR	18	18	7.89	854.34	854.34	0.04	No
L34497	CB34483	CB34478	108.36	0.88	CIRCULAR	18	18	9.84	854.34	854.34	0.24	Yes
L34498	CB34478	CB34484	126.56	-0.37	CIRCULAR	30	30	25	854.34	854.34	1.39	No
L34499	CB34484	CB34485	123.45	0.5	CIRCULAR	30	30	29.07	854.34	854.34	1.57	No

PIPE ID	FROM NODE	TO NODE	LENGTH (ft)	AVERAGE PIPE SLOPE %	PIPE SHAPE	PIPE DIAMETER (in)	PIPE WIDTH (in)	DESIGN FLOW CAPACITY (cfs)	MAXIMUM US HGL (ft)	MAXIMUM DS HGL (ft)	PEAK FLOW DURING ANALYSIS (CFS)	PIPE FLOWING FULL?
L01306	P01308	P01306	50	5	Filled Circula	6	18	3.5	871.14	867.44	1.01	No
L03312	P03314	J03312	70	1.43	CIRCULAR	18	18	10.88	882.68	881.11	3.74	No
L03419	P03432	P03418	150	0.67	CIRCULAR	18	18	7.43	888.84	888.25	0	No
L04402	P06404	J06402	98.38	0.51	CIRCULAR	18	18	6.49	888.35	887.31	9.38	No
L05336	P05338	J05136	20	5	CIRCULAR	42	42	194.97	887.18	885.2	32.42	No
L05338	P05340	P05338	150	2.67	CIRCULAR	42	42	142.39	891.19	887.18	31.28	No
L06408	P06410	J06408	107.95	0.93	CIRCULAR	18	18	8.76	890.97	889.13	5.91	No
L06412	P06414	J06412	96.03	2.08	CIRCULAR	18	18	13.14	902.52	900.07	2.47	No
L06416	P06418	J06416	99.94	2	CIRCULAR	18	18	12.88	901.54	899.08	2.72	No
L06419	J06420	J06419	39.28	20.37	CIRCULAR	18	18	41.08	909	900.16	20.07	No
L06422	P06424	J06422	106.7	0.47	CIRCULAR	18	18	6.23	910.32	909.55	0.5	No
L07102	P07107	P07102	100	0.5	CIRCULAR	24	24	13.86	892.23	892.21	6.28	yes
L07107	P07106	P07107	100	0.2	CIRCULAR	24	24	8.77	892.26	892.23	6.66	yes
L07202	P07204	J07202	300	4.33	CIRCULAR	18	18	12.92	885.57	872.38	3.07	No
L07204	P07206	P07204	77	10.39	CIRCULAR	18	18	20.01	900.36	885.57	19.87	No
L07206	J07208	P07206	100	0.5	CIRCULAR	18	18	6.44	901.33	900.36	12.83	yes
L07414	P07102	P07414	100	0.5	CIRCULAR	15	15	3.96	892.21	892.18	3.64	yes
L08302	P08304	J08302	90	2.78	CIRCULAR	18	18	15.17	886.37	883.56	1.41	No
L08328	P08330	J08328	91.17	1.1	Arch	60	108	481.07	870.15	870.11	81.1	No
L08406	CB08408	P08406	50	0.2	CIRCULAR	15	15	2.5	887.06	887.06	8.55	yes
L08407	P08418	P08408	50	11.4	CIRCULAR	18	18	21.96	892.43	884.97	10.04	No
L08408	P08416	P08408	35	0.57	CIRCULAR	15	15	4.23	884.97	884.97	8.05	yes
L08409	CB08406	P08406	50	3	CIRCULAR	18	18	15.77	888.59	887.06	19.17	yes
L08410	P07112	P08410	130	1.15	Arch	27.6	18	22.54	890.38	889.84	1.85	No
L08416	CB08420	P08416	30	13.33	CIRCULAR	15	15	20.44	884.97	884.97	9.73	No
L08417	CB08418	P08416	50	0.2	CIRCULAR	15	15	2.5	887.42	884.97	11.22	yes
L08418	P08420	P08418	105	1.05	CIRCULAR	15	15	5.73	896.24	892.43	8.83	No
L09123	P09434	P09122	1659.56	0.03	CIRCULAR	15	15	0.97	885.55	890.04	0.81	No

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L09218	P09320	J09218	110	0.23	Arch	60	108	218.98	867.05	866.9	88.64	No
L09324	P09426	P09424	100	0.5	CIRCULAR	15	15	3.96	892.84	892	0	No
L09326	P09428	P09426	1100.57	0.05	CIRCULAR	15	15	1.19	891.96	892.84	0.82	No
L09330	P09432	P09330	818.23	1.28	CIRCULAR	15	15	6.34	887.89	873.39	6.73	No
L10110	P10412	J10110	90	0.56	Arch	84	138	766.48	865.41	865.32	91.39	No
L10112	P10114	J10112	115	0.43	rizontal Ellip	18	24	11.1	886.78	885.74	5.68	No
L10122	P10122	P10120	100	1	CIRCULAR	15	15	5.6	888.47	888.61	1.47	No
L17405	P17407	P17404	100	3	CIRCULAR	15	15	9.7	873.54	874.21	0	No

PIPE ID	FROM NODE	TO NODE	LENGTH (ft)	AVERAGE PIPE SLOPE %	PIPE SHAPE	PIPE DIAMETER (in)	PIPE WIDTH (in)	DESIGN FLOW CAPACITY (cfs)	MAXIMUM US HGL (ft)	MAXIMUM DS HGL (ft)	PEAK FLOW DURING ANALYSIS (CFS)	PIPE FLOWING FULL?
2P Pipe	2P	1P	172	0.58	CIRCULAR	21	21	10.47	869.52	868.62	15.45	Yes
3P pipe	3P	2P	115	0.55	CIRCULAR	18	18	6.74	871.11	869.52	8.66	No
L17400	P17400	CB17400	107.87	-0.76	CIRCULAR	15	15	4.88	871.96	871.92	0.73	No
L17402	CB17401	MH17401	51.89	1.16	CIRCULAR	15	15	6.02	871.69	871.54	0.73	No
L174111	P17406	CB17402	100	0.3	CIRCULAR	15	15	3.07	873.34	873	0.21	No
L174112	CB17402	CB17403	31	0.65	CIRCULAR	15	15	4.5	873	872.78	0.21	No
L174113	CB17403	J17405	181.73	0.72	CIRCULAR	15	15	4.74	872.78	871.96	0.21	No
L18302	CB18304	J18302	195	0.39	CIRCULAR	24	24	14.22	883.1	868.68	27.27	No
L18304	CB18306	CB18304	48	0.15	CIRCULAR	24	24	8.64	883.22	883.1	8.32	No
L18305	CB18310	CB18304	168.05	1.79	CIRCULAR	15	15	8.65	885.43	883.1	7.68	Yes
L18306	CB18308	CB18306	224.92	0.12	CIRCULAR	15	15	2.28	883.71	883.22	4.7	Yes
L18307	CB18312	CB18304	484	0.4	CIRCULAR	15	15	4.07	886.52	883.1	6.2	Yes
L18312	CB18314	CB18312	169	0.5	CIRCULAR	15	15	4.58	887	886.52	5.63	Yes
L18316	J18318	L18316	164	6.9	CIRCULAR	15	15	14.7	879.18	868.54	6.45	No
L18318	CB18320	J18318	350	0.35	CIRCULAR	15	15	3.33	884.46	879.18	6.45	No
L18322	CB18324	J18322	320	4.54	CIRCULAR	15	15	13.76	881.94	868.61	12.07	No
L18326	CB18328	J18326	195	0.39	CIRCULAR	24	24	14.22	880.75	878.05	12.42	No
L18328	CB18330	CB18328	48	0.13	CIRCULAR	24	24	8	881.88	880.75	1.29	No
L18329	CB18340	CB18328	293	0.2	CIRCULAR	18	18	4.67	884.61	880.75	8.81	Yes
L18330	J18332	CB18330	275	0.1	CIRCULAR	15	15	2.06	882.45	881.88	1.17	No
L18336	CB18338	J18336	198	0.29	CIRCULAR	15	15	3.47	890.32	885.93	5.1	No
L18339	CB18339	CB18338	68	0.28	CIRCULAR	15	15	2.96	893.46	890.32	10.74	Yes
L20306	P20400	P20306	125	0	CIRCULAR	24	24	0.55	870.17	869.8	0.03	No
L21202-E	P21204-E	P21202-E	90	0.33	CIRCULAR	15	15	3.73	868.39	868.31	2.56	Yes
L21204-E	P21206-E	P21204-E	86	0.58	CIRCULAR	15	15	4.27	868.48	868.39	3.86	Yes
L21400	P21402	P21400	100	2	CIRCULAR	24	24	27.73	876.88	867.82	9.26	No
L27300	CB27302	J27300	176.06	0.01	CIRCULAR	18	18	15	863.45	863.4	5.07	No
L27301	P27306	J27300	120.3	0.06	CIRCULAR	18	18	2.62	862.85	863.4	4.48	No

PIPE ID	FROM NODE	TO NODE	LENGTH (ft)	AVERAGE PIPE SLOPE %	PIPE SHAPE	PIPE DIAMETER (in)	PIPE WIDTH (in)	DESIGN FLOW CAPACITY (cfs)	MAXIMUM US HGL (ft)	MAXIMUM DS HGL (ft)	PEAK FLOW DURING ANALYSIS (CFS)	PIPE FLOWING FULL?
L27302	CB27304	CB27302	153.25	0.03	CIRCULAR	18	18	1.9	863.5	863.45	2.73	Yes
L27308	P34400	O27308	90	0	Arch	18	15	0.33	863.09	860	3.37	No
L28100	P28102	CB28100	1050	0.25	Arch	45	72	99.29	865.33	864.47	68.29	Yes
L28100-E	CB28102-E	CB28136	120.01	-0.52	CIRCULAR	24	24	16.26	865.46	865.43	11.28	Yes
L28101	J28116	P28102	10	0	CIRCULAR	15	15	0.6	865.33	865.33	5.23	Yes
9P outlet	9P	1P	108	4.31	CIRCULAR	15	15	11.63	868.64	868.62	2.76	Yes
L28102-E	P28104-E	CB28102-E	415	0.36	CIRCULAR	24	24	13.6	864.3	865.46	12.23	No
L28103	CB28130	P28102	50	0.1	CIRCULAR	24	24	6.64	865.35	865.33	20.72	Yes
L28104	CB28106	P28104	43	0.22	Arch	36	58	52.8	865.34	865.33	63.99	Yes
L28104-E	P28106-E	P28104-E	70	0.71	CIRCULAR	18	18	8.88	865.75	864.3	10.14	No
L28105	J28132	P28102	150	0.39	CIRCULAR	60	60	151.67	865.33	865.33	79.89	No
L28105-E	MH28154-E	P28104-E	90	0.11	CIRCULAR	18	18	42	865.86	864.3	7.6	No
L28106	CB28254	P28104	70	0.21	CIRCULAR	42	42	43.25	865.35	865.33	40.55	Yes
L28106a	CB28108	CB28106	56	0.2	Arch	36	58	50.24	865.35	865.34	57.95	Yes
L28106-E	CB28108-E	P28106-E	100	0.46	CIRCULAR	48	48	97.42	866.79	865.75	33.33	No
L28107	CB28120	P28104	67	0.55	CIRCULAR	33	33	36.49	865.35	865.33	37.01	Yes
L28107a	CB28146	P28102	50	0.76	CIRCULAR	48	48	116.28	865.34	865.33	75.98	Yes
L28107-E	CB28142-E	P28106-E	282.65	0.18	CIRCULAR	18	18	4.42	867.94	865.75	6.84	No
L28108	J28110	CB28108	208	0.5	CIRCULAR	36	36	43.79	868.05	865.35	27.84	Yes
L28108-E	CB28110-E	CB28108-E	94.51	0.28	CIRCULAR	30	30	21.51	867.81	866.79	31.39	No
L28109	J28156	P28102	120	0.1	CIRCULAR	54	54	57.74	865.33	865.33	57.61	Yes
L28109-E	CB28138-E	CB28110-E	209.73	1.56	CIRCULAR	12	12	4.46	868.53	867.81	2.15	No
L28110	CB28112	J28110	300	0.5	CIRCULAR	30	30	26.93	869.5	868.05	27.84	Yes
L28110-E	CB28112-E	CB28110-E	110	0.55	CIRCULAR	27	27	23.06	869.22	867.81	28.12	Yes
L28111	CB28256	P28104	50	0.38	CIRCULAR	21	21	9.07	865.33	865.33	5.07	Yes
L28111-E	CB28134-E	CB28110-E	163.57	0.41	CIRCULAR	15	15	4.13	868.21	867.81	3.78	Yes
L28112	CB28114	CB28112	320	0.5	CIRCULAR	24	24	14.85	870	869.5	12.5	Yes
L28112-E	CB28114-E	CB28112-E	186.54	0.36	CIRCULAR	27	27	18.56	870.59	869.22	22.6	Yes

PIPE ID	FROM NODE	TO NODE	LENGTH (ft)	AVERAGE PIPE SLOPE %	PIPE SHAPE	PIPE DIAMETER (in)	PIPE WIDTH (in)	DESIGN FLOW CAPACITY (cfs)	MAXIMUM US HGL (ft)	MAXIMUM DS HGL (ft)	PEAK FLOW DURING ANALYSIS (CFS)	PIPE FLOWING FULL?
L28113-E	CB28140-E	CB28112-E	223.47	1.24	CIRCULAR	12	12	3.97	871.76	869.22	4.02	Yes
L28114-E	CB28116-E	CB28114-E	218.56	0.69	CIRCULAR	27	27	25.66	871	870.59	10.56	Yes
L17401	CB17400	CB17401	27	-0.3	CIRCULAR	15	15	3.05	871.92	871.69	0.73	No
L28115-E	CB28124-E	CB28114-E	62.98	0.79	CIRCULAR	24	24	20.16	870.9	870.59	13.63	Yes
L28116-E	CB28118-E	CB28116-E	286.64	0.23	CIRCULAR	21	21	7.55	871.8	871	6.29	Yes
L28118	P28104	N28118	10	0	CIRCULAR	15	15	0.6	865.33	865.33	6.99	Yes
L28118-E	CB28120-E	CB28118-E	134.75	1.22	CIRCULAR	15	15	7.15	870.87	871.8	1.37	No
L28119-E	CB28122-E	CB28118-E	78.67	0.6	CIRCULAR	18	18	8.12	872.64	871.8	5.04	Yes
L28120	J28122	CB28120	250	1	CIRCULAR	18	18	9.75	867.68	865.35	11.36	Yes
L28121	J28126	CB28120	191	0.5	CIRCULAR	30	30	26.86	865.8	865.35	24.45	Yes
L28122	P28124	J28122	40	0.5	CIRCULAR	18	18	6.9	868.23	867.68	12.03	Yes
L28124-E	CB28126-E	CB28124-E	332.53	0.23	CIRCULAR	24	24	10.74	871.25	870.9	11.45	Yes
L28126	CB28128	J28126	200	0.49	CIRCULAR	30	30	26.66	867.8	865.8	24.45	Yes
L28126-E	CB28128-E	CB28126-E	137.89	0.23	CIRCULAR	21	21	7.63	871.58	871.25	7.24	Yes
L28128-E	CB28132-E	CB28128-E	316.76	0.32	CIRCULAR	18	18	5.9	872.58	871.58	6.7	Yes
L28129-E	CB28130-E	CB28128-E	194.16	0.22	CIRCULAR	12	12	1.68	872	871.58	1.52	Yes
L28132	CB28134	J28132	300	0.09	CIRCULAR	60	60	73.88	865.34	865.33	81.11	No
L28134a	CB28136	CB28134	130	0.42	CIRCULAR	54	54	118.77	865.43	865.34	54.68	No
L28134-E	P28136-E	CB28134-E	193.08	0.83	CIRCULAR	15	15	5.9	867.76	868.21	3.78	No
L28136	J28138	CB28136	100	0.69	CIRCULAR	30	30	31.64	866.01	865.43	20.72	Yes
L28136-E	P21202-E	P28136-E	100	0.2	CIRCULAR	18	18	2.66	868.31	867.76	3.75	No
L28137	CB28144	CB28136	300	0.65	CIRCULAR	27	27	23.13	870.42	865.43	20.63	Yes
L28138	CB28140	J28138	250	0.44	CIRCULAR	27	27	18.99	869.91	866.01	20.71	Yes
L28143-E	MH28144-E	P28143-E	30	2.5	CIRCULAR	48	48	227.12	866.2	866.21	17.04	No
L28144-E	MH28146-E	MH28144-E	19.78	0.51	CIRCULAR	48	48	102.13	866.21	866.2	10.07	No
L28145-E	MH28148-E	MH28146-E	64.82	0.08	CIRCULAR	12	12	0.99	866.7	866.21	3.23	Yes
L28146	CB28148	CB28146	220	0.12	Arch	36	58	39.36	867.26	865.34	67.88	Yes
L28146-E	MH28150-E	MH28146-E	399.16	-0.03	CIRCULAR	36	36	11.07	866.41	866.21	6.91	No

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L28148	CB28150	CB28148	600	0.21	CIRCULAR	27	27	13.02	869.59	867.26	22.91	Yes
L28149	CB28154	CB28148	350	0.54	CIRCULAR	33	33	36.09	871.1	867.26	24.44	Yes
L28150	CB28152	CB28150	320	0.13	CIRCULAR	27	27	10.54	871.81	869.59	6.32	Yes
L28150-E	MH28152-E	MH28150-E	296.88	0.13	CIRCULAR	30	30	14.87	866.49	866.41	4.28	No
L28154-E	P28143-E	MH28154-E	40	0	CIRCULAR	18	18	0.53	866.21	865.86	12.39	Yes
L28156	CB28158	J28156	100	0.1	CIRCULAR	27	27	9.09	865.35	865.33	20.76	Yes
L28157	CB28162	J28156	300	0.1	CIRCULAR	30	30	12.04	865.34	865.33	14.12	Yes
L28158	CB28160	CB28158	180	0.39	CIRCULAR	21	21	9.18	866.4	865.35	14.06	Yes
L28159	CB28164	J28156	280	0.1	CIRCULAR	42	42	29.54	865.34	865.33	25.24	Yes
L28164	CB28166	CB28164	365	0.1	CIRCULAR	42	42	29.34	865.35	865.34	23.78	Yes
L28188	J28490	J28488	400	0.5	CIRCULAR	36	36	40.87	865.8	870	26.67	Yes
L28201	P28310	J28202	20	-0.15	CIRCULAR	48	48	51.66	862.42	861.43	111.37	Yes
L28202	J28204	J28202	120.29	0.12	CIRCULAR	60	60	217.8	861.42	861.43	36.81	Yes
L28204	J28206	J28204	141	0.1	CIRCULAR	60	60	76.2	861.37	861.42	36.82	Yes
L28206	J28208	J28206	343	0.1	CIRCULAR	60	60	71.07	861.25	861.37	36.8	Yes
L28208	J28210	J28208	360	0.1	CIRCULAR	60	60	76.48	861.13	861.25	36.8	Yes
L28210	J28212	J28210	360	0.1	CIRCULAR	60	60	76.48	861	861.13	36.8	Yes
L28212	J28214	J28212	360	0.1	CIRCULAR	60	60	76.48	860.89	861	36.8	Yes
L28214	J28216	J28214	360	0.1	CIRCULAR	60	60	76.48	860.75	860.89	36.81	Yes
L28216	J28218	J28216	246	0.1	CIRCULAR	60	60	77.1	862.16	860.75	150.66	Yes
L28218	P28220	J28218	210	2.33	Rectangular	36	84	351.74	863.46	862.16	150.66	Yes
L28219	P28228	P28220	591	-0.04	Arch	72	114	135.25	863.4	863.46	149.85	Yes
L28220	J28222	P28220	106	-0.33	Arch	54	88	192.7	863.62	863.46	94.17	Yes
L28221	CB28250	P28220	150	-0.31	CIRCULAR	36	36	34.67	864.91	863.46	49.71	Yes
L28222	CB28224	J28222	179	0.13	Arch	54	88	122.8	863.8	863.62	94.17	Yes
L28223	CB28252	P28220	200	-0.21	CIRCULAR	30	30	17.45	864.45	863.46	28.36	Yes
L28224	CB28226	CB28224	500	0.1	Arch	54	87	103.97	864.2	863.8	73.49	Yes
L28225	J27300	P28220	341.37	1.74	CIRCULAR	24	24	29.8	863.4	863.46	4.4	No

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L28226	CB28100	CB28226	300	0.1	Arch	54	87	102.22	864.47	864.2	72.97	Yes
L28228	CB28230	P28228	239	0.07	Arch	72	114	181.37	863.35	863.4	151.92	Yes
L28230	CB28232	CB28230	365	0.07	Arch	54	88	87.77	863.39	863.35	104.14	Yes
L28231	J28246	CB28230	750	0.17	Arch	36	58	45.69	865.41	863.35	31.87	Yes
L28232	CB28234	CB28232	265	0.07	Arch	54	88	87.4	863.33	863.39	76.97	Yes
L28234	J28236	CB28234	440	0.07	Arch	54	88	87.57	863.76	863.33	79.99	Yes
L28236	J28238	J28236	340	0.13	Arch	54	88	120.64	864.08	863.76	79.99	Yes
L28237	P28244	J28238	125	1.18	Arch	31	51	84.89	864.59	864.08	36.47	Yes
L28238	J28240	J28238	260	0.1	CIRCULAR	60	60	74.99	864.95	864.08	44.75	Yes
L28240	P28242	J28240	200	0.11	CIRCULAR	42	42	30.27	864.38	864.95	18.31	Yes
L28244	P28326	P28244	200	0.38	Arch	31	51	48.25	865.17	864.59	33.17	Yes
L28246	P28248	J28246	280	0.1	CIRCULAR	33	33	15.53	864.03	865.41	13.47	Yes
L28300	J28302	J28300	300	1.63	CIRCULAR	42	42	111.32	851.68	846.71	27.83	No
L28301	P28334	Mh28305	44	-3	CIRCULAR	30	30	61.57	854.3	853.54	27.83	Yes
L28302	P28304	P28334	146	0.25	CIRCULAR	42	42	47.03	854.41	854.3	24.97	Yes
L28303	Mh28305	J28302	400	0.1	CIRCULAR	42	42	27.57	853.54	851.68	27.83	No
L28305	MH28306	J28302	129.86	0.32	CIRCULAR	42	42	2.42	851.68	851.68	0.1	No
L28306	J28200	I28337	6.03	3.48	CIRCULAR	72	72	784.56	854.41	861.96	3.57	No
L28310	CB28312	P28310	187	0.18	CIRCULAR	54	54	153.42	863.04	862.42	136.9	Yes
L28312	CB28314	CB28312	560	0.1	CIRCULAR	84	84	187.59	863.34	863.04	119.47	No
L28314	CB28316	CB28314	357	0.1	CIRCULAR	84	84	188.37	863.55	863.34	104.53	No
L28316	CB28318	CB28316	506	0.1	CIRCULAR	84	84	187.59	863.76	863.55	94.51	No
L28317	CB28400	CB28318	650	0.1	CIRCULAR	72	72	124.36	863.91	863.76	66.26	No
L28318	P28320	CB28318	340	0.2	CIRCULAR	48	48	59.65	864.33	863.76	50.4	Yes
L28320	CB28324	P28320	300	1.34	CIRCULAR	18	18	11.28	868.1	864.33	10.33	Yes
L28321	CB28322	P28320	660	0.26	CIRCULAR	24	24	10.72	865.14	864.33	7.3	Yes
L28326	CB28328	P28326	400	0.1	Arch	26	43	15.76	866.45	865.17	22.78	Yes
L28400	J28102	CB28400	500	0.1	CIRCULAR	72	72	121.85	863.93	863.91	37.94	No

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L28401	J28488	CB28400	600	0.2	CIRCULAR	36	36	27.63	870	863.91	26.67	Yes
L28402	J28404	J28102	125	0.05	CIRCULAR	42	42	20.47	863.89	863.93	34.43	Yes
L28403	CB28476	J28102	420	0.27	Arch	45	72	105.6	864.2	863.93	52.77	No
L28404	J28406	J28404	605	0.05	CIRCULAR	42	42	20.8	864.16	863.89	34.41	Yes
L28405	CB28454	P28408	220	0.1	CIRCULAR	72	72	121.5	864.31	864.3	99.72	No
L28406	P28408	J28406	100	0.15	Rectangular	24	60	32.85	864.3	864.16	130.07	Yes
L28407	CB28430	P28408	100	0.6	CIRCULAR	21	21	11.4	864.33	864.3	12.83	Yes
L28408	CB28410	P28408	215	0.05	CIRCULAR	54	54	41.3	864.49	864.3	32.73	No
L28409	J28432	P28408	150	0.27	CIRCULAR	60	60	126.44	864.3	864.3	13.54	No
L28410	P28412	CB28410	107	0.05	CIRCULAR	48	48	28.83	864.3	864.49	24.49	No
L28411	CB28426	CB28410	330	0.1	CIRCULAR	42	42	29.54	866	864.49	35.94	No
L28413	CB28470	P28408	100	0.14	CIRCULAR	48	48	49.91	864.31	864.3	40.18	Yes
L28414	P28416	P28414	116	0.22	CIRCULAR	30	30	18.03	867.24	864.31	35.7	No
L28415	CB28401	P28402	220	0.5	CIRCULAR	18	18	6.41	877.41	876.61	3.17	No
L28416	P29104	P28416	60	0.1	CIRCULAR	24	24	6.2	866.31	867.24	16.54	No
L28417	MH28401	MH28402	24.7	2.06	CIRCULAR	15	15	8.04	873.09	872.71	1.48	No
L28418	MH28402	MH28403	232.36	0.5	CIRCULAR	18	18	6.43	872.71	871.36	1.48	No
L28419	MH28403	MH28404	43.44	0.99	CIRCULAR	24	24	19.51	871.36	870.85	1.48	No
L28420	MH28404	MH28405	30.14	1	CIRCULAR	24	24	19.56	870.85	870.66	1.48	No
L28421	MH28405	CB28406	324.57	1.04	CIRCULAR	24	24	19.98	870.66	866.22	4.68	No
L28422	P28403	CB28406	432.27	0.14	CIRCULAR	27	27	10	866.43	866.22	0.63	No
L28423	CB28407	P28404	94.17	0.46	CIRCULAR	18	18	6.15	870.37	869.94	2.72	No
L28424	P28404	P28405	164.3	0.6	CIRCULAR	21	21	10.66	869.94	869.2	4.35	No
L28425	P28405	P28406	177.99	0.47	CIRCULAR	24	24	13.39	869.2	868.49	6.26	No
L28426	CB28428	CB28426	380	0.21	CIRCULAR	33	33	22.39	866.76	866	19.05	Yes
L28427	P28406	P28407	148.52	0.55	CIRCULAR	24	24	14.57	868.49	867.93	7.73	No
L28428	P28407	CB28408	168.11	0.47	CIRCULAR	24	24	13.44	867.93	866.84	9.21	No
L28429	CB28408	CB28409	140.84	0.5	CIRCULAR	30	30	25.24	866.84	865.91	9.15	No

PIPE ID	FROM NODE	TO NODE	LENGTH (ft)	AVERAGE PIPE SLOPE %	PIPE SHAPE	PIPE DIAMETER (in)	PIPE WIDTH (in)	DESIGN FLOW CAPACITY (cfs)	MAXIMUM US HGL (ft)	MAXIMUM DS HGL (ft)	PEAK FLOW DURING ANALYSIS (CFS)	PIPE FLOWING FULL?
L28430	CB28409	CB28412	149.41	0.91	CIRCULAR	33	33	43.73	865.91	865.12	12.05	No
L28431	CB28406	CB28411	281.54	0.25	CIRCULAR	48	48	62.52	866.22	865.71	5.72	No
L28432	CB28434	P28440	214	0.26	Arch	45	72	103.21	864.32	863.56	31.94	No
L28433	CB28411	CB28412	315.8	0.14	CIRCULAR	60	60	84.25	865.71	865.12	18.23	No
L28434	CB28413	CB28411	142.32	1.1	CIRCULAR	36	36	60.71	866.42	865.71	10.72	No
L28435	CB28414	CB28413	87.52	1.58	CIRCULAR	30	30	44.64	867.76	866.42	6.5	No
L28436	CB28415	CB28414	109.46	0.59	CIRCULAR	24	24	15.11	868.81	867.76	6.54	No
L28437	CB28416	CB28415	98.08	0.53	CIRCULAR	18	18	6.63	868.99	868.81	2.65	No
L28439	P28410	CB28415	75.79	0.51	CIRCULAR	18	18	6.53	869.11	868.81	3.93	No
L28440	P28409	P28410	220.74	0.49	CIRCULAR	18	18	6.4	869.76	869.11	2.01	No
L28441	P28411	P28413	173.23	0.5	CIRCULAR	18	18	6.41	868.28	867.99	4.05	No
L28442	P28413	P28415	220.61	0.5	CIRCULAR	18	18	6.46	867.99	867.63	3.63	Yes
L28449	P28420	CB28412	142	0.39	CIRCULAR	15	15	3.48	861.81	865.12	0.08	No
L28454	CB28456	CB28454	300	0.23	CIRCULAR	54	54	88.21	865.3	864.31	79.85	No
L28455	J28466	CB28456	290	0.33	CIRCULAR	42	42	54.03	866.01	865.3	34.11	Yes
L28456	CB28458	CB28456	445	0.28	CIRCULAR	42	42	49.32	866.18	865.3	33.65	Yes
L28458	CB28460	CB28458	389	0.28	CIRCULAR	42	42	49.34	866.6	866.18	31.9	No
L28460	CB28462	CB28460	188	0.28	CIRCULAR	42	42	49.37	866.93	866.6	31.38	No
L28462	CB28464	CB28462	400	0.41	CIRCULAR	27	27	18.53	871.07	866.93	22.57	Yes
L28466	J28468	J28466	350	0.53	CIRCULAR	27	27	21.02	868.53	866.01	16.14	Yes
L28470	P28472	CB28470	360	0.13	CIRCULAR	33	33	17.74	864.44	864.31	22.59	Yes
L28472	P28474	P28472	150	0.1	CIRCULAR	33	33	15.53	864.97	864.44	23.15	Yes
L28475	CB28186	CB28476	100	0.27	CIRCULAR	54	54	94.88	864.21	864.2	1.3	No
L28476	J28478	CB28476	130	0.28	Arch	40	65	78.93	864.25	864.2	26.73	Yes
L28478	CB28480	J28478	210	0.1	CIRCULAR	42	42	29.54	864.47	864.25	27.68	No
L28480	CB28482	CB28480	170	0.11	CIRCULAR	42	42	30.4	864.68	864.47	24.79	No
L28482	CB28484	CB28482	150	0.11	CIRCULAR	42	42	30.51	864.79	864.68	18.4	No
L28484	P28486	CB28484	470	0.2	CIRCULAR	27	27	12.93	865.74	864.79	12.97	Yes

PIPE ID	FROM NODE	TO NODE	LENGTH (ft)	AVERAGE PIPE SLOPE %	PIPE SHAPE	PIPE DIAMETER (in)	PIPE WIDTH (in)	DESIGN FLOW CAPACITY (cfs)	MAXIMUM US HGL (ft)	MAXIMUM DS HGL (ft)	PEAK FLOW DURING ANALYSIS (CFS)	PIPE FLOWING FULL?
L28490	P28492	J28490	56	-0.38	CIRCULAR	36	36	57.93	866.15	865.8	39.95	Yes
L28492	J28494	P28492	28	0.5	CIRCULAR	36	36	43.79	866.39	866.15	65.44	Yes
L28494	J28496	J28494	46	0.5	CIRCULAR	36	36	43.79	868.22	866.39	65.45	Yes
L28496	CB28498	J28496	12.5	0.4	CIRCULAR	36	36	39.17	869.03	868.22	65.46	Yes
L28497	CB29106	CB28498	80	0.2	CIRCULAR	36	36	27.7	869.35	869.03	39.4	Yes
L28498	CB28499	CB28498	76	0.5	CIRCULAR	24	24	14.85	870.08	869.03	24.65	Yes
L29100	P29102	CB29105	371.55	0.5	CIRCULAR	18	18	6.42	869.44	868.43	3.85	No
L29102	CB29105	P29100	26.71	1.87	CIRCULAR	18	18	12.46	868.43	868.43	3.84	Yes
L29104	CB29104	P29102	39.89	0.18	CIRCULAR	12	12	1.29	871.2	869.44	5.04	No
L30102	CB30104	O30101	345.94	0.23	CIRCULAR	24	24	10.88	852.8	849	16.19	Yes
L30104	CB30106	CB30104	244.41	0.08	CIRCULAR	18	18	36	852	852.8	8.77	Yes
L30106	CB30108	CB30106	802.88	1.18	CIRCULAR	12	12	3.88	861.96	852	4.24	Yes
L33404	J33408	O33404	10	10	CIRCULAR	4	4	1.02	842.5	850.5	3.55	Yes
L33408	J33410	J33408	176	1.51	CIRCULAR	42	42	106.99	861.33	842.5	97.91	Yes
L33410	J33412	J33410	294	1.5	CIRCULAR	42	42	114.42	843.02	861.33	27.83	No
L33412	J28300	J33412	300	1.49	CIRCULAR	42	42	114.04	846.71	843.02	27.83	No
L5065	5065	CB28100	257.71	0.57	CIRCULAR	24	24	14.81	867.8	864.47	21.83	Yes
L5066	5066	5065	214.13	0.51	CIRCULAR	24	24	13.99	866.36	867.8	10.52	Yes
L5067	5067	5066	218.78	0.42	CIRCULAR	18	18	5.9	867.46	866.36	3.63	Yes
L5073	5073	5065	66.74	0.72	CIRCULAR	15	15	4.75	868.86	867.8	3.57	Yes
L5074	5074	5066	65.95	0.86	CIRCULAR	21	21	12.77	866.52	866.36	10.39	Yes
L5200	5200	5067	103.59	0.29	CIRCULAR	15	15	3.01	866.51	867.46	1.77	Yes
L5202	5202	5067	41.18	0.44	CIRCULAR	18	18	5.67	867.15	867.46	3.44	Yes
L5203	5203	5202	94.35	0.35	CIRCULAR	18	18	5.38	867.19	867.15	3.51	Yes
L5204	5204	5203	99.58	0.27	CIRCULAR	18	18	4.74	866.69	867.19	4.73	Yes
L-A1	A1	5065	65	1	CIRCULAR	24	24	19.61	868.16	867.8	14.12	Yes
L-A2	A2	A1	165	1	CIRCULAR	21	21	13.73	868.16	868.16	9.4	Yes
L-A3	A3	A2	40	1	CIRCULAR	15	15	5.6	867.8	868.16	5.54	Yes

PIPE ID	FROM NODE	TO NODE	LENGTH (ft)	AVERAGE PIPE SLOPE %	PIPE SHAPE	PIPE DIAMETER (in)	PIPE WIDTH (in)	DESIGN FLOW CAPACITY (cfs)	MAXIMUM US HGL (ft)	MAXIMUM DS HGL (ft)	PEAK FLOW DURING ANALYSIS (CFS)	PIPE FLOWING FULL?
Link-05	J28353A	I28348	47	0.4	CIRCULAR	12	12	1.96	870.01	861.96	3.74	Yes
Link-06	J28376	J28374	7.13	1.96	CIRCULAR	18	18	12.76	874.02	873.94	0.35	No
Link-07	J28374	I28372	27.33	0.88	CIRCULAR	18	18	8.53	873.94	861.96	0.35	No
Link-08	J28362	P28336	127	0.31	CIRCULAR	30	30	23.02	860.76	860.41	22.51	No
Link-10	I28366	I28364	62.51	1.68	CIRCULAR	18	18	11.8	861.96	861.96	1.49	No
Link-11	CB28412	CB28434	57	0.14	Arch	45	72	72.21	865.12	864.32	32.16	No
Link-12	I28362	I28364	34.22	0.7	CIRCULAR	18	18	7.62	861.96	861.96	0.34	No
Link-13	I28364	I28368	56.5	0.81	CIRCULAR	18	18	8.21	861.96	861.96	1.95	No
Link-14	J28380	I28380	61.28	0.46	CIRCULAR	18	18	6.15	870.77	861.96	1.37	No
Link-15	I28380	J28378	21.43	1.49	CIRCULAR	18	18	11.12	861.96	870.33	1.68	No
Link-25	I28337	P28304	91.97	0.34	CIRCULAR	72	72	228.32	861.96	854.41	16.91	No
Link-26	J28433	P28418	371.31	0.08	CIRCULAR	42	42	24.78	867.27	867.24	13.4	Yes
Link-27	J28431	J28433	130.06	1.66	CIRCULAR	24	24	25.27	867.43	867.27	9.34	Yes
Link-30	P28415	P28417	162.38	0.5	CIRCULAR	21	21	9.76	867.63	867.31	6.97	Yes
Link-31	P28417	J28430	95.49	1.15	CIRCULAR	24	24	21.04	867.31	870.93	5.2	Yes
Link-32	J28430	J28433	163.57	0.62	CIRCULAR	33	33	36.19	870.93	867.27	11.66	Yes
Link-35	P-6	P29104	50	-1.6	CIRCULAR	36	36	219.36	874.32	866.31	4.33	No
Link-40	1P	1P outlet	32	-5	CIRCULAR	18	18	20.36	868.62	868	8.41	Yes
Link-42	1P outlet	RTC Connect	426	0.12	CIRCULAR	36	36	19.8	868	868	0.22	Yes
P-33	I28360	I28358	10.85	1.66	CIRCULAR	18	18	11.73	861.96	861.96	0.26	Yes
P-38A	I28352	I28356	69.17	0.39	CIRCULAR	15	15	4.37	861.96	861.96	2.96	No
P391	I28372	I28370	73.42	6.69	CIRCULAR	18	18	23.54	861.96	861.96	0.35	No
P392	I28370	J28372	92.42	0.94	CIRCULAR	18	18	8.83	861.96	868.63	4.64	No
Pipe - (11)	I28348	I28346	37.5	0.51	CIRCULAR	15	15	4.6	861.96	861.96	4.15	No
Pipe - (28)	I28378	I28376	36	0.33	CIRCULAR	18	18	10.21	861.96	861.96	1.81	No
Pipe 10	I28336	I28334	35	0.26	CIRCULAR	15	15	3.28	861.96	861.96	2.92	No
Pipe 11	CBMH13	J28360	55	0.58	CIRCULAR	24	24	17.26	861.96	857.59	8.36	No
Pipe 12	J28360	J28358	454	0.22	CIRCULAR	24	24	10.62	857.59	856.78	8.19	No

PIPE ID	FROM NODE	TO NODE	LENGTH (ft)	AVERAGE PIPE SLOPE %	PIPE SHAPE	PIPE DIAMETER (in)	PIPE WIDTH (in)	DESIGN FLOW CAPACITY (cfs)	MAXIMUM US HGL (ft)	MAXIMUM DS HGL (ft)	PEAK FLOW DURING ANALYSIS (CFS)	PIPE FLOWING FULL?
Pipe 14	CBMH 14	CBMH13	34	0.5	CIRCULAR	18	18	7.43	861.96	861.96	6.92	No
Pipe 15	I28340	I28338	36.74	0.49	CIRCULAR	15	15	4.52	861.96	861.96	1.67	No
Pipe 16	P28336	CBMH 14	116	0.72	CIRCULAR	15	15	5.5	860.41	861.96	6.47	No
Pipe 18	J28364	J28362	164	0.44	CIRCULAR	30	30	27.18	861.56	860.76	22.57	No
Pipe 19	J28366	J28364	243	0.44	CIRCULAR	30	30	27.22	862.58	861.56	22.74	No
Pipe 20a	I28338	J28366	320.21	0.44	CIRCULAR	30	30	27.12	861.96	862.58	23.18	No
Pipe 21	I28342	I28338	195	0.35	CIRCULAR	30	30	24.4	861.96	861.96	20.11	No
Pipe 22	I28346	I28342	164	0.35	CIRCULAR	27	27	18.42	861.96	861.96	17.04	No
Pipe 24	I28344	I28342	38.2	0.5	CIRCULAR	18	18	7.41	861.96	861.96	1.82	No
Pipe 25	J28368	I28346	384	0.24	CIRCULAR	27	27	15.08	866.26	861.96	11.74	No
Pipe 27	J28370	J28368	248	0.25	CIRCULAR	27	27	15.36	866.8	866.26	11.97	No
Pipe 28	I28354	J28370	236	0.49	CIRCULAR	24	24	15.79	861.96	866.8	12.26	No
Pipe 29	I28376	I28368	34	0.32	CIRCULAR	18	18	5.97	861.96	861.96	2.17	No
Pipe 3	J28356	I28337	96	0.36	CIRCULAR	18	18	6.34	861.78	861.96	0.27	No
Pipe 30	I28368	I28370	38	0.34	CIRCULAR	18	18	6.14	861.96	861.96	4.31	No
Pipe 31	I28374	J28376	33	0.64	CIRCULAR	18	18	8.38	861.96	874.02	0.35	No
Pipe 312	J28358	I28337	267	0.22	CIRCULAR	24	24	10.72	856.78	861.96	10.14	No
Pipe 32	J28372	I28354	121	0.6	CIRCULAR	18	18	8.16	868.63	861.96	4.99	No
Pipe 35	I28356	I28354	39.01	1.1	CIRCULAR	18	18	11.03	861.96	861.96	5.81	No
Pipe 36	J28378	I28378	34	0.5	CIRCULAR	15	15	4.95	870.33	861.96	1.67	No
Pipe 37	I28350	I28352	10.54	1.23	CIRCULAR	15	15	7.77	861.96	861.96	2.98	No
Pipe 4	J28354	J28356	164	0.35	CIRCULAR	18	18	6.19	862.35	861.78	0.29	No
Pipe 40	P28342	J28354	115.58	-1.3	CIRCULAR	18	18	10.37	861.68	862.35	5.11	No
Pipe 5	J28352	J28354	93	0.35	CIRCULAR	18	18	6.26	863.72	862.35	5.41	No
Pipe 6	J28350	J28352	321	0.35	CIRCULAR	18	18	6.18	864.75	863.72	5.45	No
Pipe 8	I28334	J28350	115	0.35	CIRCULAR	18	18	6.2	861.96	864.75	5.51	No
Pipe PL	P28340	I28344	26	1.96	CIRCULAR	12	12	5.41	867.26	861.96	0	No

GENERAL WATERSHED MAP WITH HISTORIC FLOODING LOCATIONS

FIGURE NO. 8
APRIL, 2015

Trott

Golf

D66

Wmiss

D43

Emiss

Mmiss

Legend

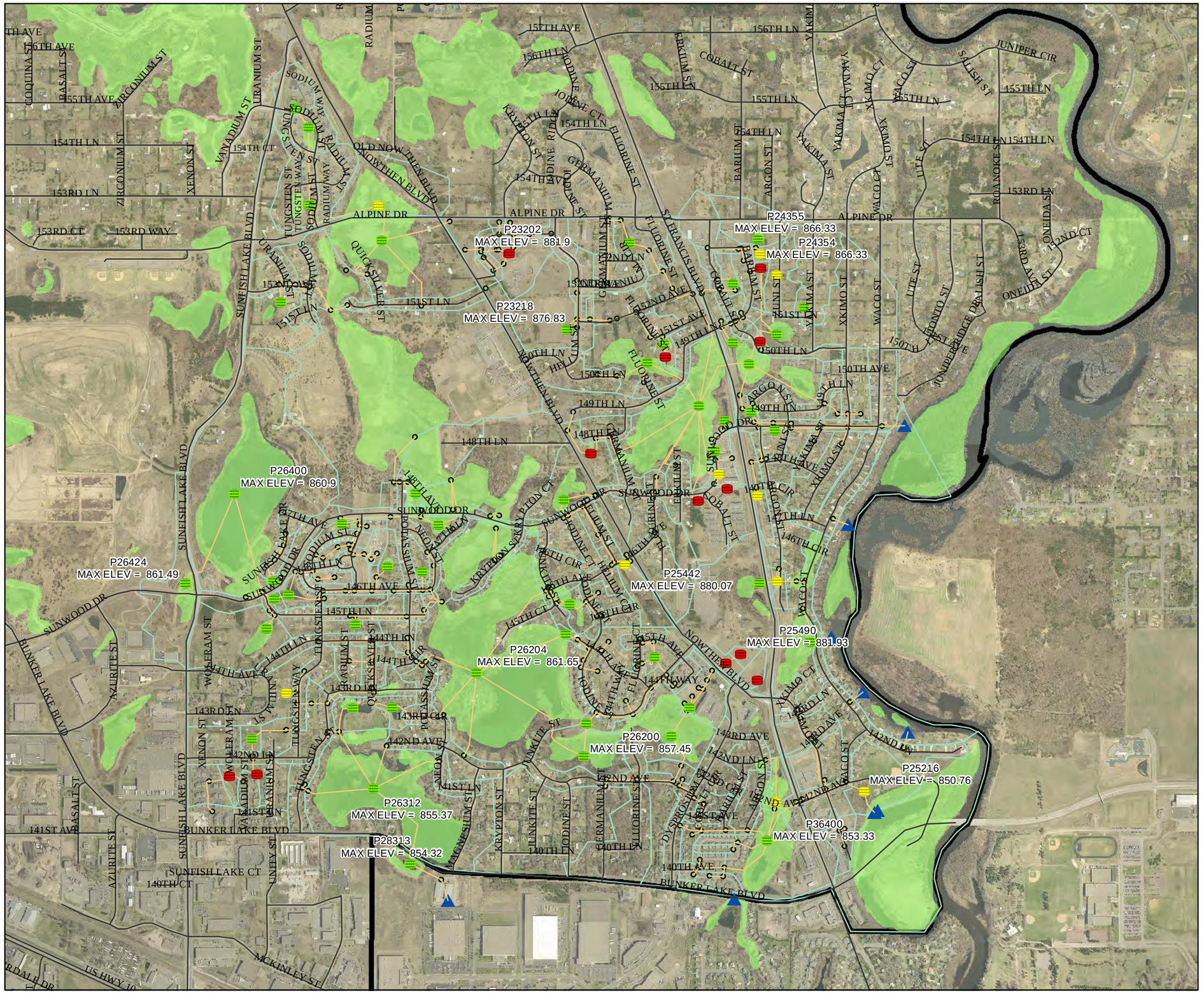
- Streets

HISTORIC FLOODING

- 10-18-85 CITY COUNCIL MEETING
- 1997 LIST
- CITY STAFF 2007
- 2011 LIST
- 2014 LIST
- NWI
- Creeks
- Rivers
- Lakes, Ponds
- City Limits
- Watersheds
- Parcels

N

0 2,000 4,000 8,000 Feet



D43 POND SUMMARY 100 YEAR PEAK ELEVATION

FIGURE NO. 10
APRIL, 2015

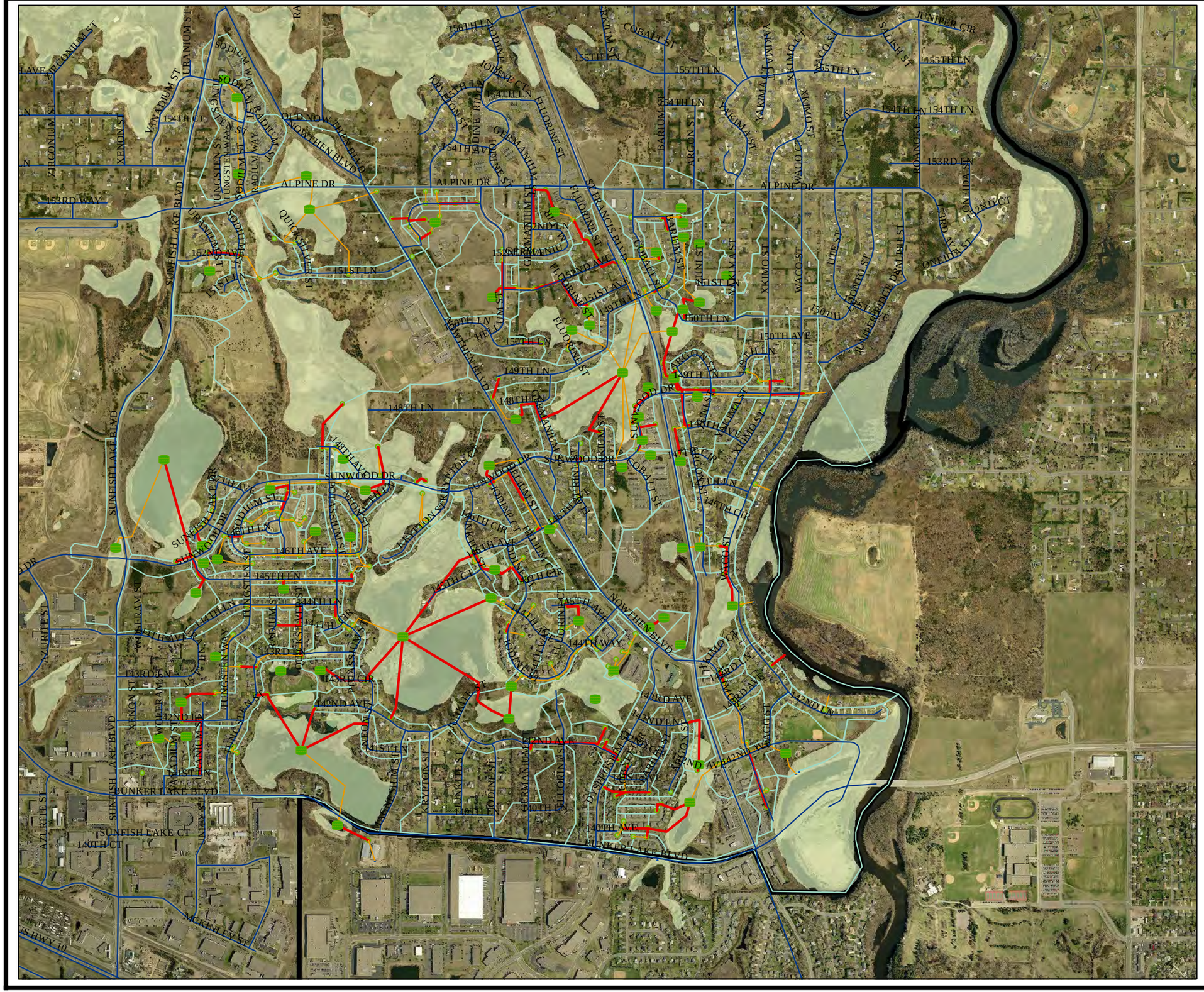
Legend

Pond Flood Status

- Functioning Properly
- EOF Utilized
- Potential Threat to Structures
- Pipe
- Junc
- Outfall
- Subbasin
- NWI
- City Limits

N

0 500 1,000 2,000 Feet



D43 PIPE SUMMARY
10 YEAR PIPE CAPACITY

FIGURE NO. 11
APRIL, 2015

Legend

- Pond
- Pipe
- Pipe Flowing Full
- Junc
- Outfall
- Subbasin
- NWI
- City Limits

N

0 500 1,000 2,000 Feet

CC Regular Session **7. 7.**

Meeting Date: 04/28/2015

By: Tim Gladhill, Community Development

Information

Title:

Review and Recommend a Response 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 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 its Housing Assistance Policy and 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.

The Planning Commission did recommend the addition of several statements. Those statements have been added to the end of the document and are indicated by red, underlined text. The requested revisions by the City Council have also been incorporated.

Staff is still working with Metropolitan Council Staff to clarify the intent of statements in the draft Amendment dealing with the utilization of the Sewer Accessibility Charge (SAC) to promote affordable housing. SAC is a financial tool of the Metropolitan Council intended to recoup the costs of the necessary infrastructure to process wastewater. The Metropolitan Urban Service Area (MUSA) is a planning tool go guide where future municipal

water and regional wastewater systems are to be extended to.

Funding Source:
This case is being handled as part of normal Staff duties.

Recommendation:
The Planning Commission recommends the attached response with revisions highlighted.

Action:
Motion to approve the draft response to the Housing Policy Plan.

Attachments

2015 Housing Policy Plan Amendment
DRAFT Response: Revised
PREVIOUS September 2014 Response
Planning Commission Minutes dated September 4, 2014
City Council Minutes dated September 23, 2014
DRAFT City Council Minutes dated April 14, 2015
DRAFT Planning Commission Minutes dated April 20, 2015

Form Review

Inbox	Reviewed By	Date
Tim Gladhill (Originator)	Tim Gladhill	04/23/2015 09:35 AM
Kurt Ulrich	Kurt Ulrich	04/23/2015 03:13 PM
Form Started By: Tim Gladhill		Started On: 04/22/2015 11:04 AM
Final Approval Date: 04/23/2015		

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:

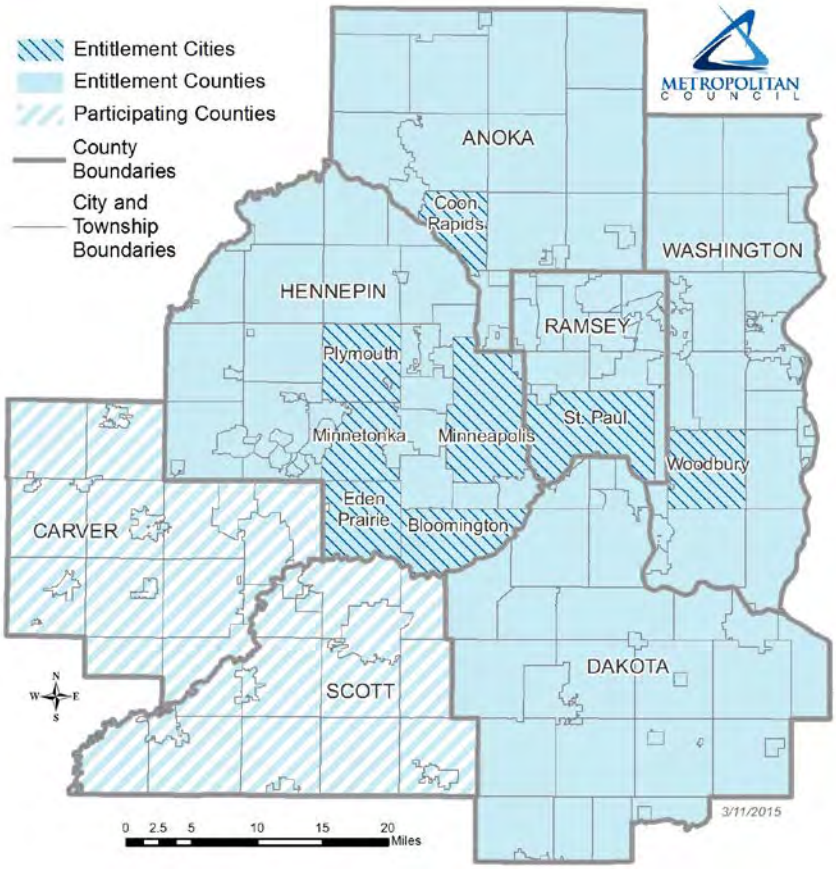
In July 2013, HUD issued a proposed rule on Affirmatively Furthering Fair Housing. As of ~~November 2014~~March 2015, HUD has not released a final version of the rule. Moreover, in January 2015, the Supreme Court heard oral arguments on Texas Department of Housing and Community Affairs v. The Inclusive 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

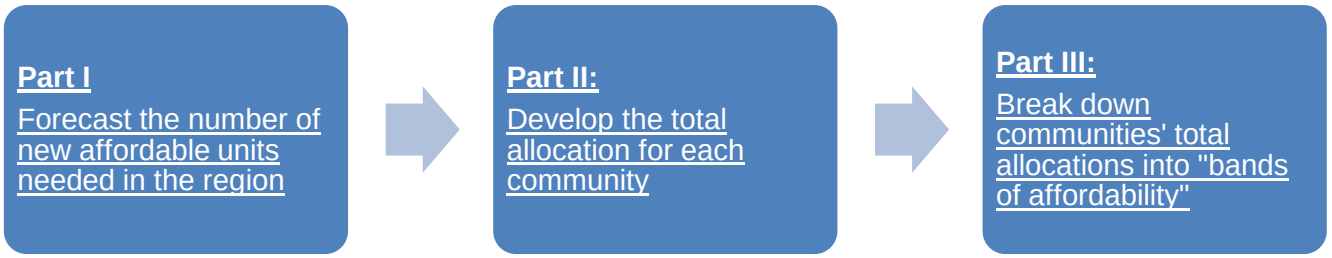
Appendix B provides a detailed methodology to the Allocation of Affordable Housing Need for 2021-2030. This updated methodology has three main steps:

- 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.

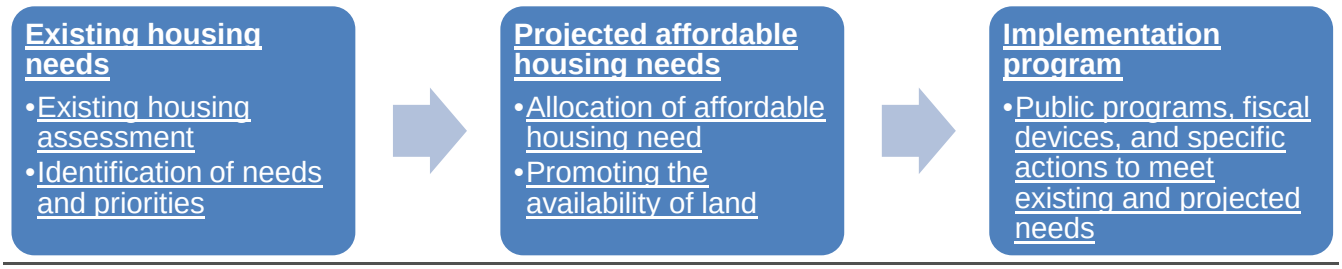
The Council reviews updated local comprehensive plans based on the requirements of the Metropolitan Land Planning Act and the comprehensive development guide (*Thrive MSP 2040* and the system and policy plans). The Council considers each local comprehensive plan's compatibility with the plans of other 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:

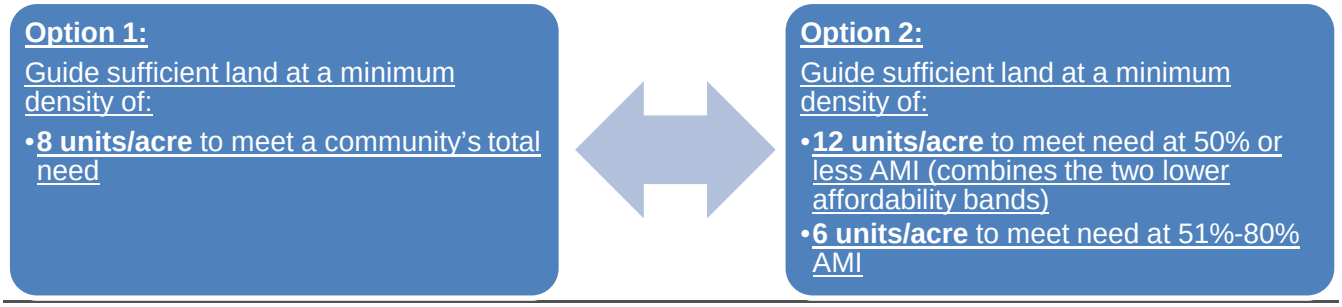
- Option 1: Guide sufficient land at a minimum density of 8 units/acre to meet the community's total Need.

  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.

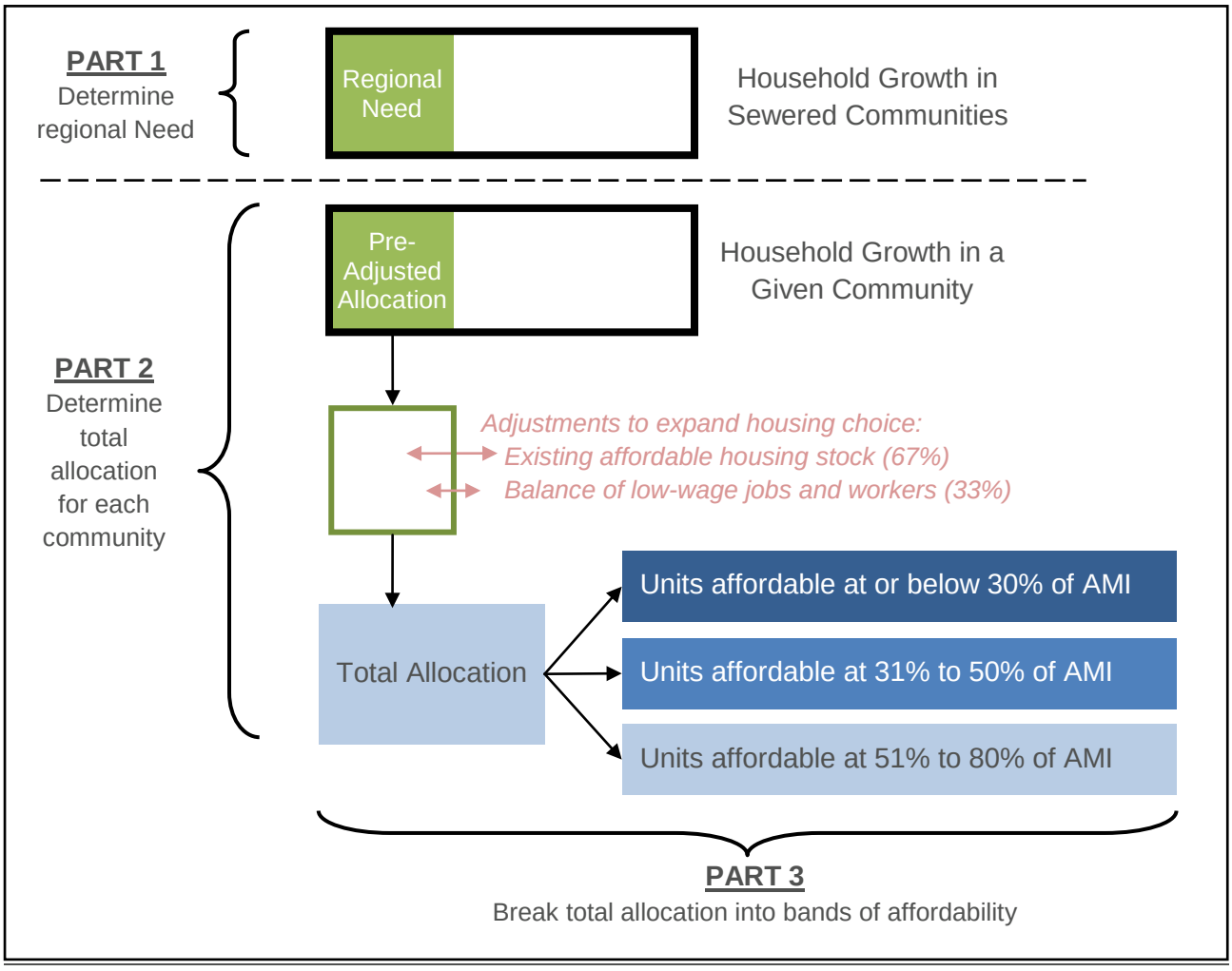
[4] Source: Metropolitan Council, 2013 Manufactured Housing Park Survey. We assume that all manufactured homes are affordable to households with income at or below 30% of AMI.

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

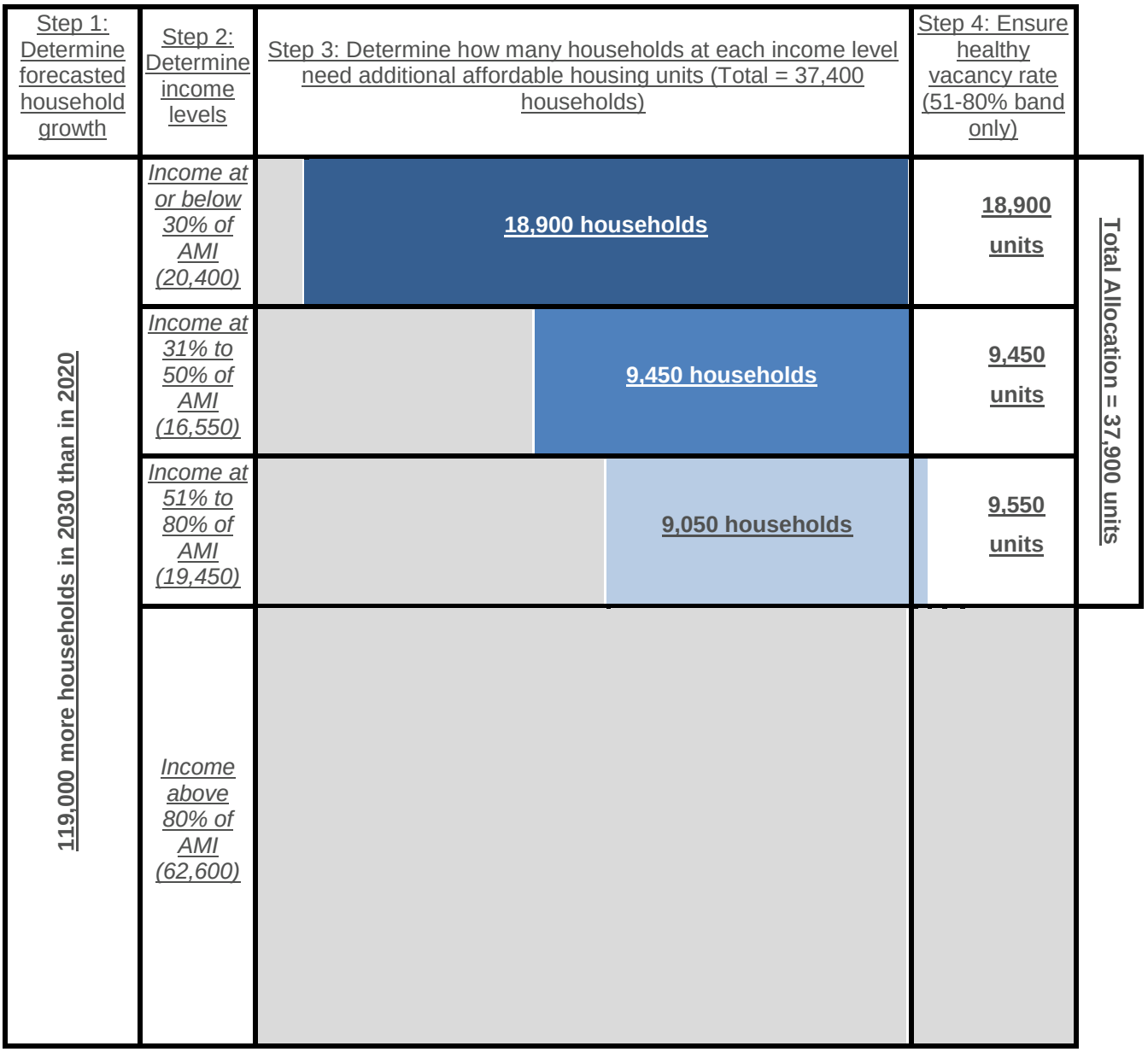


[5] Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics (LEHD) Origin-Destination Employment Statistics (LODES), 2011. "Low-wage jobs" are those paying $3,333 or less per month (equivalent to $40,000 or less per year). "Residents who work in low-wage jobs" are people whose primary job 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.

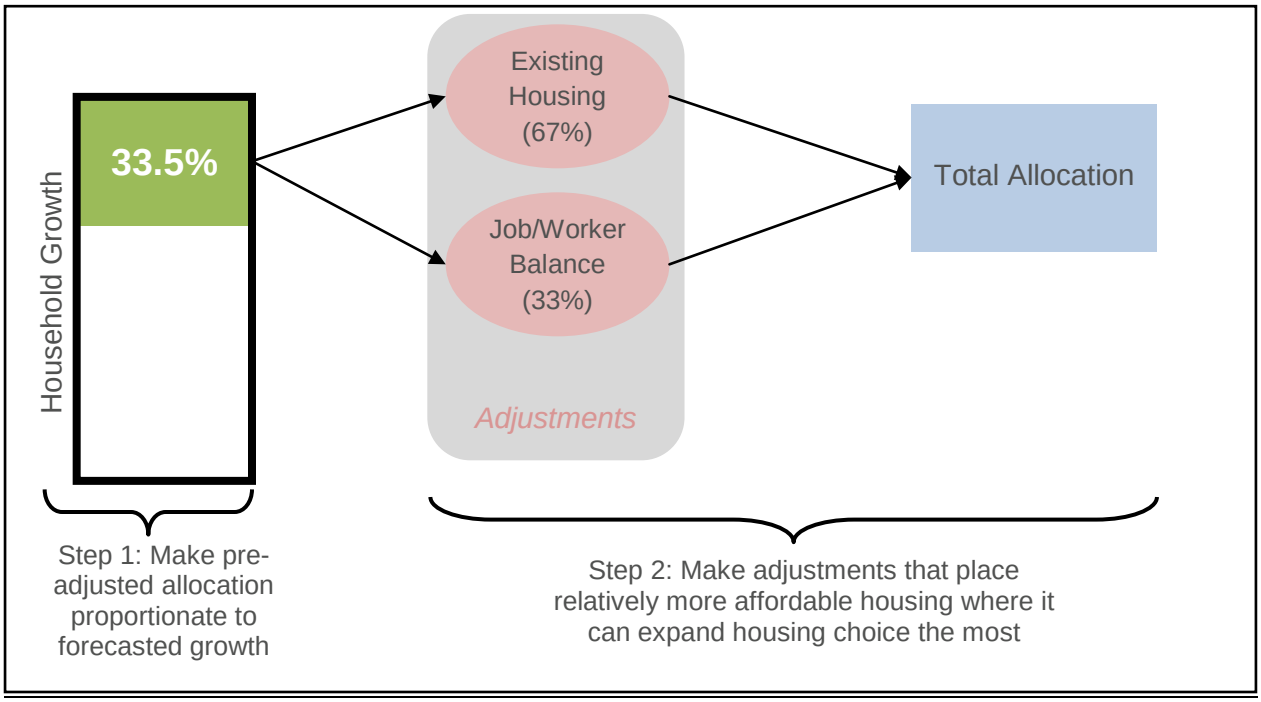
Part 2: Develop the Total Allocation for Each Community

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

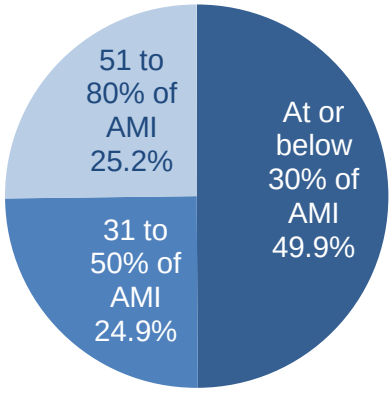
Part 3: Break Down Communities' Total Allocations into "Bands of Affordability"

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

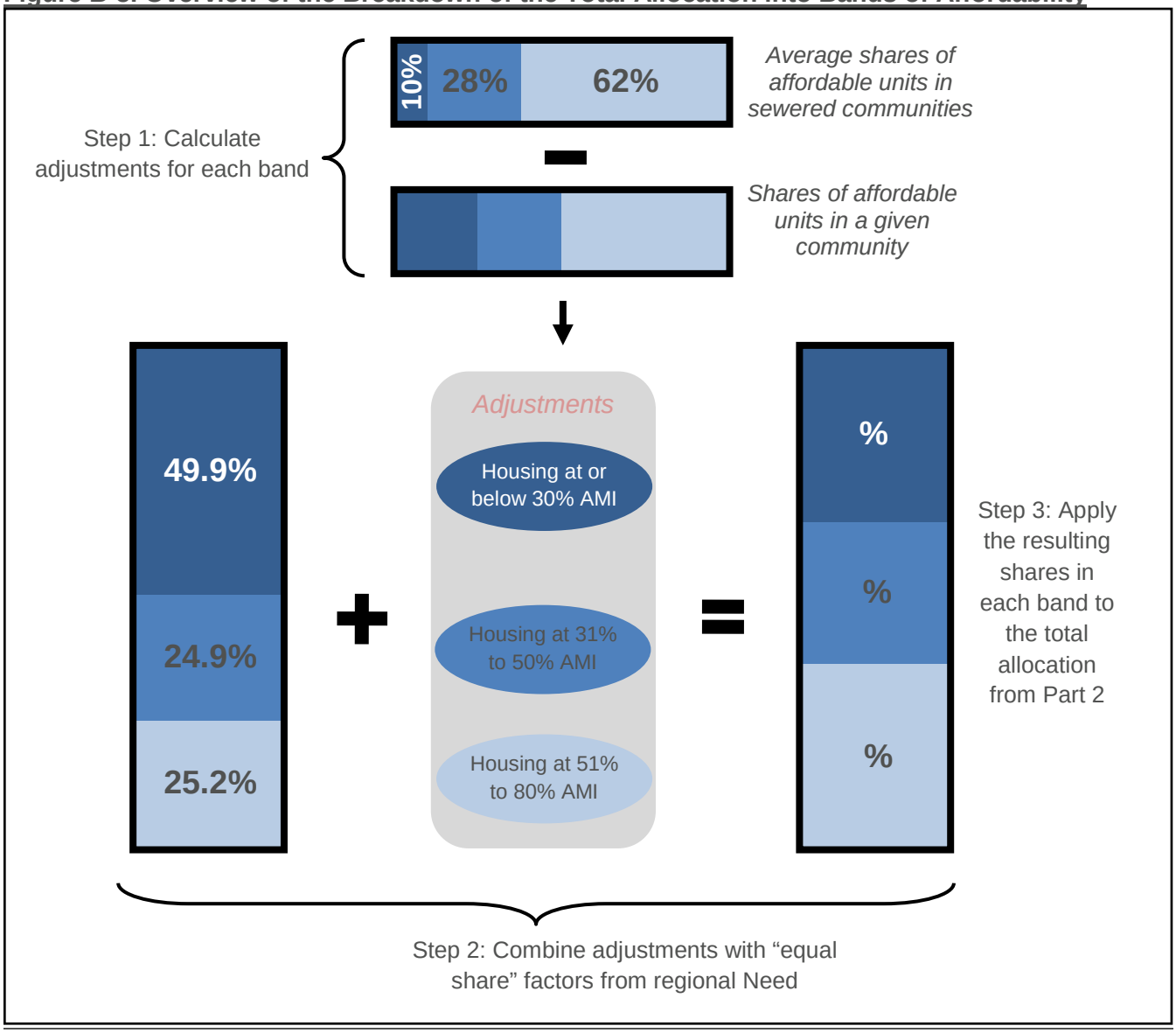


Applying these regional shares to each community's adjusted allocation does not reflect the diversity within communities' existing housing stock. For example, one community might have a higher-than-average share of housing in the 51-80% band and lower-than-average shares of housing in the other two bands. 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

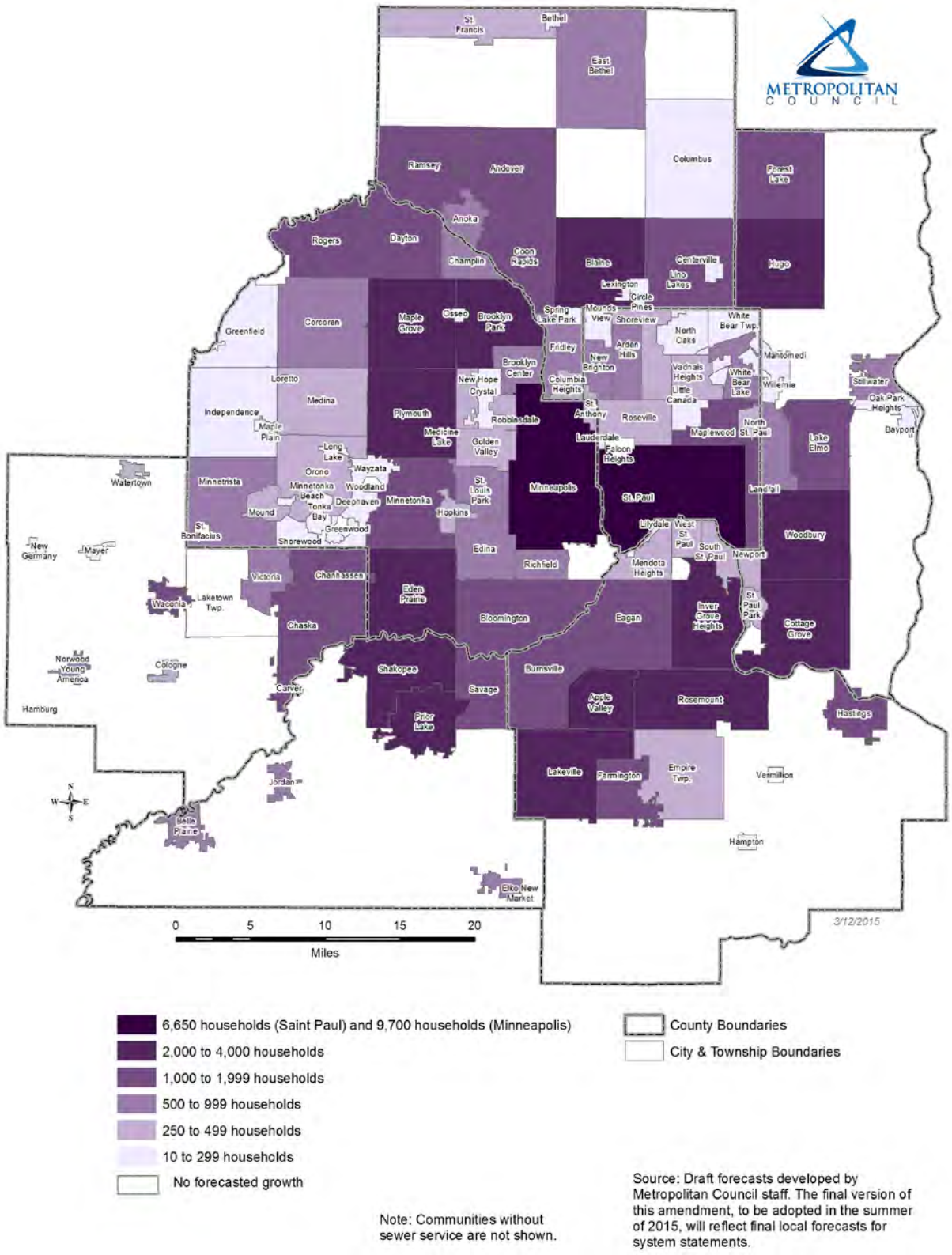


Exhibit 2: Existing Affordable Housing Shares

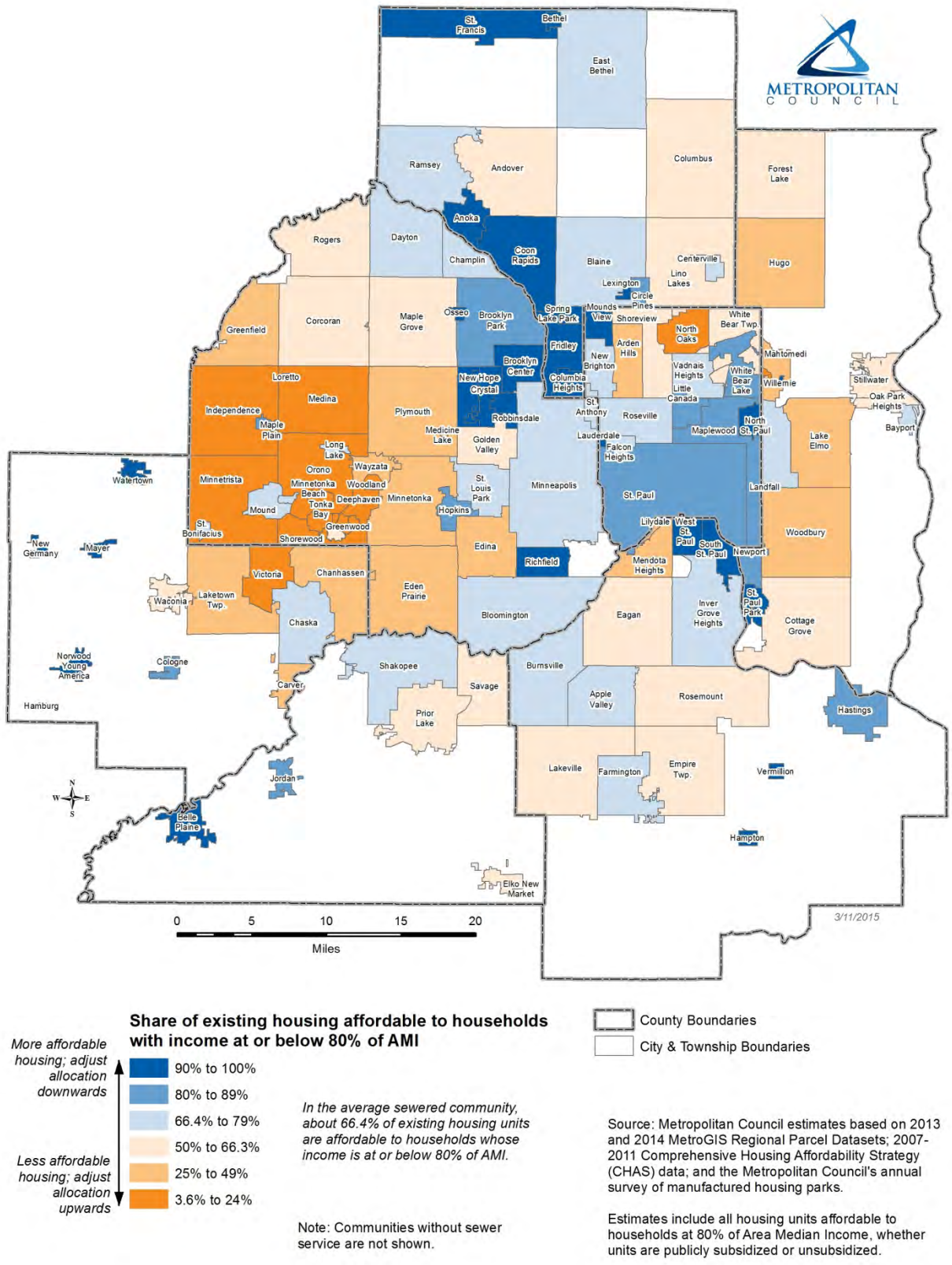


Exhibit 3: Balance of Low-Wage Jobs and Workers

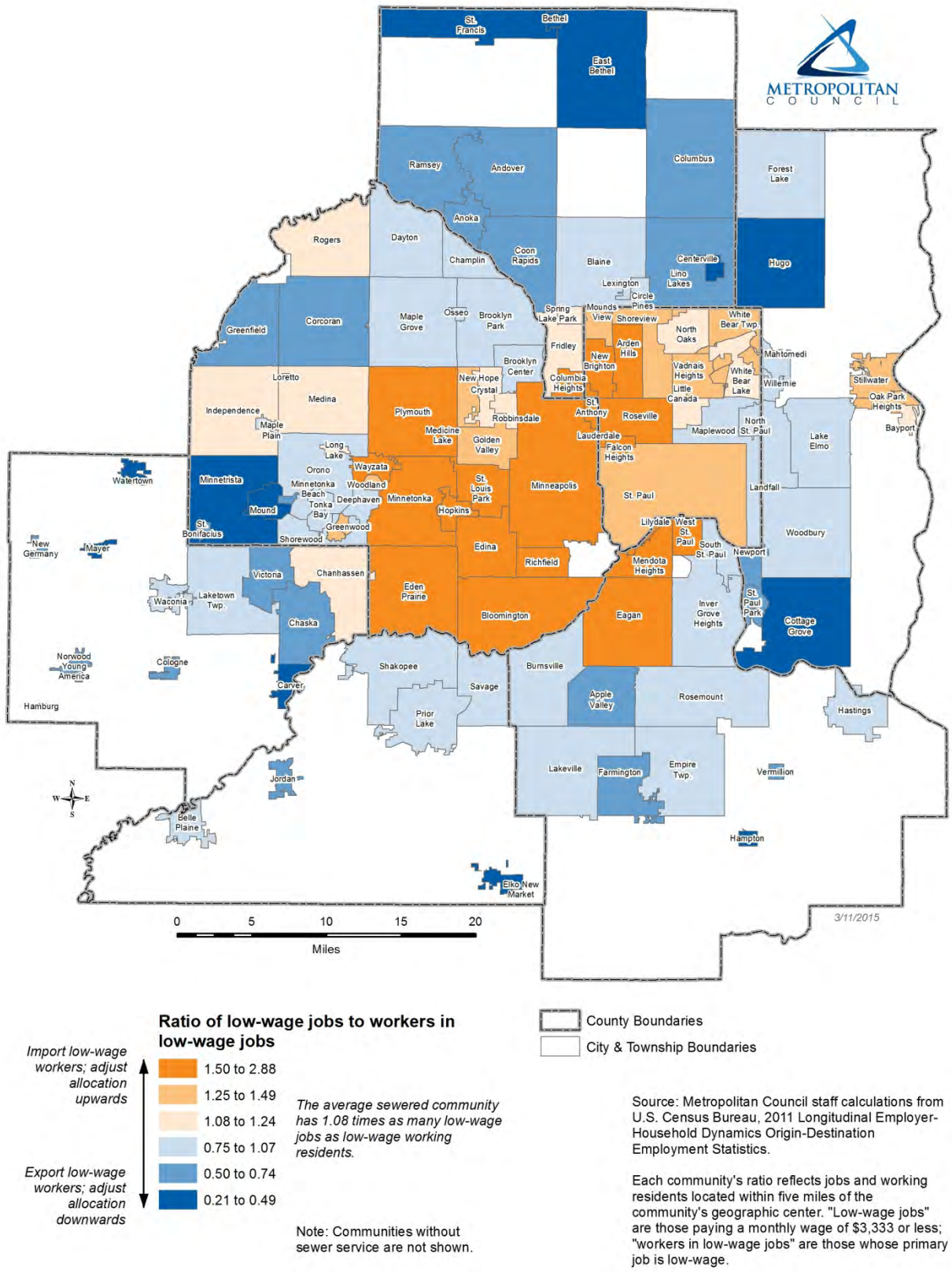


Exhibit 4: Total Allocation (Number of Units Affordable At or Below 80% of Area Median Income)

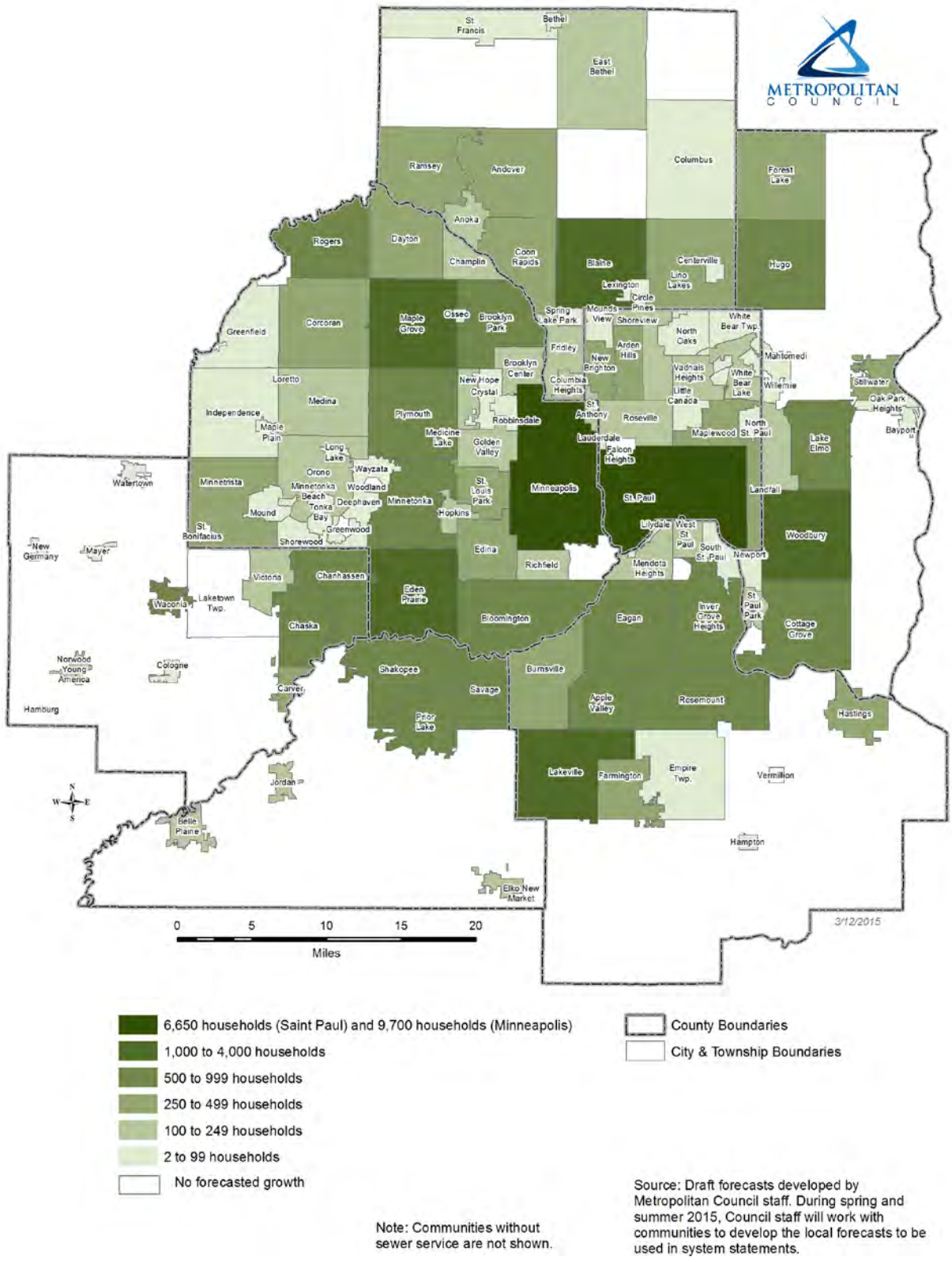

METROPOLITAN COUNCIL
St. Francis
Bethel
East Bethel
Ramsey
Andover
Columbus
Forest Lake
Anoka
Rogers
Dayton
Champlin
Coon Rapids
Blaine
Centerville
Lino Lakes
Hugo
Lexington
Circle Pines
Greenfield
Corcoran
Maple Grove
Osseo
Brooklyn Park
Spring Lake Park
Mounds View
Shoreview
White Bear Twp.
North Oaks
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

* 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.

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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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[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.

[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).

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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

* 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.

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)	
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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[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)	
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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[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)
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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[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)
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

[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.

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)
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

** Cities that are split between two counties are shown in the county with the largest share of households.

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)
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)

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)
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~~29, 2015

Metropolitan Council
Attn: ~~Housing Policy Plan~~Adam Duininck, Chair
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. The City supports the Metropolitan Council's goals in promoting its housing goals. However, the City wants to ensure that it does not result in mandates that might be in conflict with our existing land use goals. The following comments are compiled of consensus of our Planning Commission and City Council.

General Assumption

- The following comments are based on the assumption that no changes to our Future Land Use Map nor our Housing Assistance Policy 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

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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.

- 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.
- Regarding language on page 8 and 13, the City desires to clarify that SAC policies should not result in limitations in future expansion of the MUSA.
- The City of Ramsey wishes that there was additional representation from Anoka County communities on the Working Group.
- The City of Ramsey feels that the report fails to quantify different socioeconomic factors between individual communities. It appears that the methodology is focused heavily on existing regional and local forecasts.
- The City of Ramsey feels that the report lacks a focus on an increasing in aging population.

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- The City of Ramsey continues to express a concern with our published forecasts. While we acknowledge our Land Use Plan can accommodate these forecasts, we feel the system plans for Transportation and Water Supply lack the necessary investments to accommodate this growth.

Sincerely,

CITY OF RAMSEY

Tim Gladhill
Community Development Director

CC: Edward Reynoso, Metropolitan Council Member, District 9

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.

DRAFT

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.

DRAFT

7.04: Review and Respond to the Metropolitan Council Regional Housing Policy Plan 2015 Amendment

Community Development Director Gladhill presented the draft response to the Metropolitan Council Regional Housing Policy Plan and recommended authorization to send it to the Metropolitan Council.

Councilmember Riley stated support for considering a general statement that Ramsey is comfortable with the concept of promoting affordable housing but not that the Metropolitan Council can force a city to accept more affordable housing than they choose. He referenced the following sentence as contained in the Metropolitan Council's Proposed Amendment to the 2040 Housing Policy Plan (redlined version): Page 8 *"As a result, it is both politically and financially challenging to leverage SAC to promote affordable housing."* Councilmember Riley stated this sentence acknowledges the Metropolitan Council will use political and financial means and sewer access to promote affordable housing. The second sentence of concern was on Page 13, "*Collaboratively explore opportunities to promote affordable housing production through its handling of Sewer Availability Charge..."* Councilmember Riley stated the Metropolitan Council is again making reference to using sewer access to push affordable housing. He would like this addressed to create a singular purpose to promote affordable housing but not through sewer access.

Mayor Strommen asked what the Metropolitan Council is trying to achieve through those two statements and suggested the City ask for clarification.

Community Development Director Gladhill stated his understanding is that it has to do with credits or reductions in SAC infrastructure for affordable housing projects. He stated the policy question is whether the Council supports reducing fees for infrastructure costs for affordable housing. He stated this consideration can be delayed to the April 28, 2015, if the Council would like staff to obtain that clarification.

Mayor Strommen supported a postponement to gain a more informed position.

Councilmember Riley stated staff's explanation sounds good and his concern is that the Metropolitan Council would hold it over a city that straddles the MUSA line so it cannot expand unless it accepts additional affordable housing.

Mayor Strommen asked if other City Boards and Commissions have reviewed this response and provided recommendation.

Community Development Director Gladhill stated unfortunately there was not time to gain that input but he will bring it before the Planning Commission and Environmental Policy Board at their next meetings.

Mayor Strommen supported gaining that input. She stated her other question was with respect to the relationship with the City's Housing Assistance Policy, SAC charges, and reduction of fees, noting the City already has a policy in how to address affordable housing goals and who's in the

'driver's seat.' Mayor Strommen stated the City also has its own Housing Assistance Goals, some of which relate to affordable housing. She asked staff to add reference to that Policy and indicate the Council supports those defined City goals.

Community Development Director Gladhill stated he will make those revisions.

Mayor Strommen asked staff to determine the specific Metropolitan Council staff to whom the City's response should be submitted.

Motion by Councilmember Kuzma, seconded by Councilmember Johns, to table consideration of the City's response to the Metropolitan Council Regional Housing Policy Plan to the April 28, 2015, Council meeting to allow time for revisions and staff to obtain the requested clarification.

Further discussion: Councilmember Shryock suggested the City's response be mailed to the Metropolitan Council Director. Community Development Director Gladhill recommended mailing the response to the Metropolitan Council Interim Community Development Director and copied to Ramsey's Metropolitan Council representative.

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

DRAFT

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a special meeting on Monday, April 20, 2015, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Gary Levine Commissioner Andrew Andrusko Commissioner Randy Bauer Commissioner Ralph Brauer Commissioner Matthew Maul
Members Absent:	Commissioner Cindy Nosan Commissioner Gary VanScoy
Also Present:	Development Services Manager Timothy Gladhill City Planner Chris Anderson City Council Liaison John LeTourneau

1. CALL TO ORDER

Chairperson Levine called the regular meeting to order at 8:25 p.m.

2. CITIZEN INPUT

None.

3. APPROVAL OF AGENDA

None.

4. COMMISSION BUSINESS

4.01: Review and Recommend a Response to the Metropolitan Council Regional Housing Policy Plan 2015 Amendment

Presentation

Community Development Director Gladhill explained that the Planning Commission was discussing an amendment to the Metropolitan Council Housing Plan that has been released for public comment. Housing is one of four Metropolitan Council plans (Water Resources, Transportation, Parking and Housing) that influence the City's Comprehensive Plan. He stated

that the Housing Plan was different in that it was not necessarily infrastructure improvements but it does guide some of the investments the Metropolitan Council makes, especially grants that the City works to access through the Livable Communities Program. He stated that the City does participate in the voluntary Livable Communities Program with the Metropolitan Council. With this program, housing performance scores are utilized to help gauge our grant applications in a competitive scoring process against other participating communities. He stated that the City has received several grants through this process and that this is an important document as it relates to regional investments within the City of Ramsey. He stated that the City is not opposed to the amendment as long as these are not required mandates but are voluntary goals that the community aspires to. There would be no penalty for not meeting the affordable housing thresholds published in the document but it gives the City something to strive for. He stated that this has been a controversial document for many of the suburbs in the area. He stated that the City did respond to the preliminary document based on the standards being voluntary and the plan not requiring amendments to the City's current Future Land Use Plan or its Housing Assistance Policy, or the housing chapter of the Comprehensive Plan. He stated that the Council did make minor adjustments to the language as it relates to the land use plan and not wanting to restrict the City from expanding the MUSA or urban service area in the future. He highlighted things that were incorporated from the City's previous comments including trying to normalize the City's housing performance score across years.

Commissioner Bauer spoke about issues not becoming mandates. It is important to have guidelines that the City tries to follow.

Commissioner Andrusko stated it is his understanding that the Metropolitan Council doesn't have the necessary staff to review, in depth, every land use plan submitted to them. So along with that line, these should be guidelines until the Metropolitan Council can fully say, with every page and every policy that each individual municipality recommends. He felt it needs to come full circle before it does become a requirement.

Commissioner Brauer stated he sent an e-mail to Community Development Director Gladhill outlining his issues with the Metropolitan Council document and the City's response omissions. He stated that out of 53 members, there was only one from Anoka County and the document favors rich gated communities over communities like Ramsey because of the criteria it uses.

Chairperson Levine asked if the communities are privately owned property.

Commissioner Andrusko stated that there are community-associated properties but they still have to provide the legal amount for the federal government.

Community Development Director Gladhill stated that the Metropolitan Council's role is to look at how much is necessary and then looks at the various local land use plans. Looking at what the plan could sustain with regard to density was important. He noted that the City's allocation was less than it was in the past.

Commissioner Brauer stated that the criteria they use doesn't take into account the individuality of the communities. Just to use income and population takes out geography and environmental considerations.

Community Development Director Gladhill stated that wetlands and developmental areas are excluded from the calculation. He stated other socio economic factors are involved.

Commissioner Brauer stated that if their figures on the population increase are correct, every city is going to reach a stage where there is no room and the criteria doesn't make allowance for that. He talked about Ramsey Three being implemented as a result of a Metropolitan Council report that thought the City could continue to grow at the rate it had been in the past.

Community Development Director Gladhill stated that that is why the City included the comment that it generally supports the document as long as it is not a required allocation that the City needs to meet and the City doesn't need to change their current/future land use map/vision.

Commissioner Brauer talked about the aging population trend and stated he doesn't see the Metropolitan Council doing anything about it. He talked about Aitkin County's dilemma with their large snowbird population.

Chairperson Levine asked if the scenario is going to play out the same everywhere.

Commissioner Bauer asked about age in Ramsey County.

Community Development Director Gladhill stated that he did not know that information, but that the community will experience the baby boomer bubble and that is seen in the need for senior independent housing. He asked for consensus on including Commissioner Brauer's headers in the document response.

Chairperson Levine stated he is struggling with Commissioner Brauer's point about the gated communities because the property is privately owned.

Commissioner Brauer stated he would not have a problem leaving that header out and that it may not be appropriate in a document like this.

Chairperson Levine could have consensus on the rest of headers.

Commissioner Andrusko stated that he doesn't agree with putting in the 1 out 53 members were from Anoka County header. He would rephrase it as there should be more representation from Anoka County.

Commissioner Brauer stated that Staff could reword the headers.

Community Development Director Gladhill stated that the headers will be reworded before they go to the City Council. He confirmed that there was consensus to include the headers, to take out

the section about the gated communities, to reword the header regarding Anoka County representation and to give latitude to Staff to reword the headers as needed.

Commission Business

Motion by Commissioner Brauer, seconded by Commissioner Maul, to recommend that City Council approve the draft response to the Metropolitan Council's Housing Policy Plan with the changes noted.

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

5. COMMISSION / STAFF INPUT

None.

6. ADJOURNMENT

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

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

The regular meeting of the Planning Commission adjourned at 8:44 p.m.

Respectfully submitted,

_____
Tim Gladhill
Development Services Manager

ATTEST:

_____
JoAnn Shaw
Community Development Assistant

Drafted by Denise Berndt
TimeSaver Off Site Secretarial, Inc.

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: 04/28/2015

By: Kurt Ulrich, Administrative Services

Information

Title:

Request for HeartSafe Funding

Purpose/Background:

Mr. Tim Hoffman, the citizen volunteer coordinator of the Ramsey Heart Safe-Ramsey program, is requesting an additional contribution by the City to purchase an Automatic External Defibrillator (AED) for the Elmcrest Park building. It is the mission of the Ramsey Heart Safe-Ramsey program to increase survival rates of SCA (sudden cardiac arrest) by educating the public in quality CPR and proper use of an AED.

Part of the program's efforts are to ensure proper coverage of public access to defibrillators in the community. It is a goal of Ramsey Heart Safe-Ramsey program to obtain an AED for the newly constructed Community Building at Elmcrest Park. This is considered an important location as it is used by the local soccer club (Northern Lights Soccer) and draws a variety of players, coaches, and spectators on a regular basis. Ramsey Heart Safe-Ramsey program has been working with members of the Anoka Ramsey Athletic Association (ARAA) and the NLS board to get as many players, coaches and their families trained in bystander CPR and AED use.

Ramsey HeartSafe has already set aside $500 towards the Elmcrest AED. However, they need approximately $1100 to complete this purchase and are requesting funds from Lawful Gambling account to be utilized for this purpose. The donation would be used as an event to mark Ramsey's achievement in becoming a HeartSafe community in July of this year.

Observations/Alternatives:

The Council may approve, deny, or approve a modified version of this request.

The HeartSafe program was identified as a strategic action item that would be supported by the City. Limited City staff time and many hours of citizen volunteer time have supported this community effort.

Based upon the current language of the ordinance governing the Lawful gambling Fund, approval of this request would not be consistent. Council had prevviously requested that this ordinance come back for review and that review is anticipated in May or June of this year at work session. Current language is below:

7. Lawful Gambling Fund.

(a) The Lawful Gambling Fund shall be used to account for revenues from lawful gambling received by the City in accordance with Code Section 7.61.

(b) Funding shall consist of the following sources:

(1) Lawful gambling proceeds received in accordance with Code Section 7.61; and

(2) Outside donations from lawful gambling proceeds; and
(3) Interest earnings on the Lawful Gambling Fund from the distribution of pooled interest earnings.

(c) Expenditures shall consist of the following uses:
(1) Expenditures exclusively for recreation, community and athletic facilities, as adopted in the annual Capital Improvement Program, intended primarily for persons under age 21, provided that such facilities and activities do not discriminate on the basis of a gender and that such revenue not be used for operating equipment, supplies, wages or any other non-capital expenditure; and
(2) It is intended that the expenditures will occur at no greater than a 50% match to outside donations; and
(3) Requests for fund expenditures, and donations toward fund expenditures, received during the prior calendar year will be ranked each year by the Park and Recreation Commission and authorized by the Council Finance Committee prior to May 31 of each year; and
(4) Capital purchases of $1,000 toward which donations are received and to which no City expenditures are required may occur after review and approval by the Park and Recreation Commission.
d. This fund is eligible for inter-fund loans.

Funding Source:

The source of the proposed funding is the City's Council Contingency Fund, which has a current balance of $26,000, and is meant to be used for unbudgeted expenditures. As an alternative, an allocation could be made from the Lawful Gambling Fund account which is projected to have a balance of $68,553 at the end of 2015, pending amendments to the ordinance to provide for this expenditure.

Recommendation:

It is recommended that the City Council approve an allocation of $1100 from the City's Council Contingency Fund to be used to purchase an AED for the Elmcrest park building.

Action:

Motion to approve an allocation of $1100 from the City's Council Contingency Fund to be used to purchase an Automatic External Defibrillator (AED) for the Elmcrest park building.

Attachments

heartsafe request
Charitible Gambling Fund

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich (Originator)	Kurt Ulrich	04/23/2015 11:34 AM
Form Started By: Kurt Ulrich		Started On: 04/23/2015 10:07 AM
Final Approval Date: 04/23/2015		

To whom it may concern,

My name is Tim Hoffman, I am the Champion of the Heart Safe-Ramsey program, which many of you know and support. It is our mission to increase survival rates of SCA (sudden cardiac arrest) by educating the public in quality CPR and proper use of an AED. We also want to help ensure proper coverage of public access defibrillators in our City. From the time we first launched this program, it has been a goal to obtain an AED for the newly constructed Community Building at Elmcrest Park. This is a vital location as it is used by our local soccer club (Northern Lights Soccer). We have been working with members of the ARAA and NLS board to get as many players, coaches and their families trained in bystander CPR and AED use. The process has been slow but is beginning to gain traction.

Thanks to donations from The Ramsey Rotary and The Lions Club, we have been able to buy equipment and supplies to support our mission. We have already set aside $500 towards the Elmcrest AED. However, we still need approximately $1100 to complete this purchase. We were hoping that the funds raised from the charitable gambling money could be utilized for this purpose.

Our hope is that the City of Ramsey can celebrate its Heart Safe designation by donating the AED during an event at Elmcrest Park featuring the members of the City Council, The Lions, The Rotary, NLS and ARAA. We can arrange for press coverage and would also invite anyone who wants to attend, encouraging Ramsey businesses and organizations to become "Heart Safe" as well. Our goal is to obtain the official Heart Safe designation (by Allina and AHA standards) by July 1, 2015.

Please consider this request and let us know if you need any additional information or assistance.

Thank you for your time!

Tim Hoffman
Champion of Heart Safe-Ramsey
Board member of The City of Ramsey Foundation (501c3 nonprofit)
Member of Coon Rapids Heart Safe and The MN SCA Survivors Network
Email: savedbycpr@Hotmail.com
Phone: 763.438.2416
Website: www.cityoframsey.com/heartsafe
Like us on Facebook: Heart Safe-Ramsey

LAWFUL GAMBLING FUND #270

	Actual 2009	Actual 2010	Actual 2011	Actual 2012	Actual 2013	Thru 11-14 Projected 2014	Projected 2015	Projected 2016	Projected 2017	Projected 2018	Projected 2019
FUND BALANCE, Beginning of Year	216,537.90	114,383.69	138,492.02	138,114.09	162,476.69	154,025.52	140,445.90	68,552.59	54,552.59	80,552.59	106,552.59
REVENUES:											
Required Contributions:											
Anoka Area Ice Arena Association	4,353.83	4,055.03	3,151.50	3,256.92	5,058.48	4,700.00	4,000.00	4,000.00	4,000.00	4,000.00	4,000.00
Climb Theatre	11,356.76	9,360.78	9,889.04	13,243.11	13,374.93	12,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00
Ramsey Lions Club	21,359.70	16,090.28	18,456.34	18,484.08	25,472.24	30,000.00	25,000.00	25,000.00	25,000.00	25,000.00	25,000.00
Ramsey Lions Donation-Heart Safe						1,000.00					
Donations	920.00	5,585.00	385.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Interest Earnings	6,097.00	4,517.24	3,239.79	2,378.49	(2,970.05)	2,310.38	2,106.69	0.00	0.00	0.00	0.00
Total Revenues	44,087.29	39,608.33	35,122.07	37,362.60	40,935.60	50,010.38	41,106.69	39,000.00	39,000.00	39,000.00	39,000.00
EXPENDITURES:											
Park Improvement Program											
Central Park Entrance Sign/locks	3,235.00										
Lake Itasca Observation Boardwalk								40,000.00			
Observation Deck-Mississippi											85,000.00
Boat Launch			20,000.00								
Elmcrest Park Playground							100,000.00				
Lions Pavillion Improvements											
Draw Park Restroom						46,040.00					
Heartsafe						1,000.00					
Youth First		500.00	5,500.00	8,000.00	3,000.00	8,000.00	8,000.00	8,000.00	8,000.00	8,000.00	8,000.00
Juvenile Diversion		5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00
North Commons Park				0.00	41,386.77	3,550.00					
Ramsey Foundation-Cor Performance		5,000.00									
Safety Camp		5,000.00	5,000.00								
Community Programs	11,250.00										
Dog Park-Alpine Park	6,959.50										
Skateboard Park in Alpine Park	124,797.00										
Transfers to Other Funds -											
Total Expenditures	146,241.50	15,500.00	35,500.00	13,000.00	49,386.77	63,590.00	113,000.00	53,000.00	13,000.00	13,000.00	98,000.00
Increase (Decrease) in Cash	(102,154.21)	24,108.33	(377.93)	24,362.60	(8,451.17)	(13,579.62)	(71,893.31)	(14,000.00)	26,000.00	26,000.00	(59,000.00)
FUND BALANCE, End of Year	**114,383.69**	**138,492.02**	**138,114.09**	**162,476.69**	**154,025.52**	**140,445.90**	**68,552.59**	**54,552.59**	**80,552.59**	**106,552.59**	**47,552.59**