City of Ramsey
Agenda
Regular City Council
Tuesday May 12, 2015
7:00 pm
Council Chambers, 7550 Sunwood Drive NW

1. Call to Order

2. Presentation - Legislative Update

3. Citizen Input

4. Consent Agenda

1. Receive Cash and Investments for Period Ending April 30, 2015

2. Approve Exemption for a Gambling License for Capable Partners - Game Fair

3. Approve Five Year Lease Agreement Extension to PACT Charter School for use of 6701 Hwy 10 Cold Storage Area.

4. Approve Two Year Lease Agreement Extension to Northern Light Church for use of 6701 Hwy 10 Office Space.

5. Approve the Following Meeting Minutes:
1. City Council Work Session dated 04/28//2015
2. City Council Regular dated 04/28/2015

6. Approve Request from Northern Starz Children's Theater to Utilize a Portable Storage Unit at 7925 Sunwood Drive

7. Approve Authorization to Seek Proposals for City Towing Services

8. Adopt Funding and Site Agreement for the Electric Vehicle Charging Station in The Municipal Parking Ramp

9. Adopt Resolution # 15-05-117 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of April 23, 2015 through May 6, 2015

10. Adopt Resolution Vacating Drainage and Utility Easement and Release of Development Agreement for Outlots A & E, SWEETBAY RIDGE Related to COUNTRY CLUB HILLS; Case of Lennar Homes

11. Adopt Resolution #15-05-115 Approving a Development Agreement for Brookfield 6th Addition; Case of Brookfield Land, LLC

12. Adopt Resolution #15-05-116 Accepting Temporary Road Easement from Brookfield Land LLC over a Portion of Lot 10 Block 3 Brookfield 4th Addition

13. Adopt Resolution #15-05-123 to Hire Paid-on-call Firefighters

14. Adopt Resolution #15-05-124 to Hire Seasonal Public Works Maintenance Workers and Temporary Interns

5. Approve Agenda

6. Public Hearing

7. Council Business

1. Consider Resolution #15-05-092 Granting Preliminary Plat Approval to Harvest Estates, a Major Plat; Case of G S Land, LLC.

2. Adopt Resolution #15-05-127 to Promote a Patrol Officer to Sergeant, Hire a Patrol Officer, and Hire Two Part-time Community Service Officers

3. Introduce Ordinance #15-11 Amending the Ramsey City Code Chapter 6, Section 6-34 Hours and Days of Sale, Subd. (c) Intoxicating Liquor; Sunday Sales; On Sale.

4. Consider Request for Public Workshop to Review Acceptable Park Dedication Approach for Remaining Northfork Development; Case of Northfork, Inc.

5. Consider Approvals Related to Final Plat and Site Plan Review for Sunwood Village; Case of CommonBond Communities

1. Resolution #15-05-120: Final Plat
2. Resolution #15-05-121: Site Plan
3. Resolution #15-05-122: Development Agreement

6. Consider Approvals Related to Ridgepoint Located at 6080 Highway 10 NW; Case of Village Bank

1. Introduce Ordinance #15-09 Approving a Zoning Amendment to R-1 Residential (MUSA)
2. Introduce Ordinance #15-10 Vacating Permanent Road Easement
3. Adopt Resolution #15-05-118 Granting Final Plat Approval

7. Adopt Resolution 15-05-111 Approving Plans and Specifications and Authorizing Advertisements for Bids for Ridgepoint Residential Development Public Improvements, Improvement Project #15-21

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

8. Mayor/Council/Staff Input

9. Adjournment

CC Regular Session **4. 1.**

Meeting Date: 05/12/2015

By: Diana Lund, Finance

Information

Title

Receive Cash and Investments for Period Ending April 30, 2015

Purpose/Background:

Purpose: Receive reports of the city's cash and investments for the period ending April 30, 2015.

Cash and investment report shows the monthly cash flow - receipts and expenditures through April 30, 2015 with the current listing of the city's investment portfolio.

Action:

None required. Informational only.

Attachments

Cash & Investments for Period Ending April 30, 2015

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	05/07/2015 09:52 AM
Form Started By: Diana Lund		Started On: 04/29/2015 12:59 PM
Final Approval Date: 05/07/2015		

CITY OF RAMSEY
REPORT OF POOLED CASH FLOWS
Period Ended April 30, 2015

	April-15 CURRENT MONTH	2015 YEAR-TO-DATE
CASH AND TEMPORARY INVESTMENTS		
BEGINNING BALANCE	$ 47,019,924.30	$ 48,282,687.30
CASH INFLOWS:		
Daily Deposit	2,105,247.61	4,111,062.05
Tax Settlements	-	80,548.50
U/B Receipts	48,245.86	825,686.74
Credit Cards	79,005.08	307,650.77
Interest Earnings [Net of Interest Paid on Investments]	58,358.82	212,522.30
Bond Proceeds	-	-
TOTAL CASH INFLOW	$ 2,290,857.37	$ 5,537,470.36
TOTAL CASH AVAILABLE	$ 49,310,781.67	$ 53,820,157.66
CASH OUTFLOWS:		
Prepaid Checks	459,887.11	$ 1,864,119.25
Bills Lists	550,003.93	1,827,790.74
Pay Estimates	-	262,019.96
Credit Cards	2,038.09	9,013.97
Payroll - Net	265,335.31	1,220,531.32
Flex Reimbursement	7,273.21	24,594.86
Void Checks/Dormant Checks Paid	-	(11,031.46)
Debt Service	-	596,875.00
Miscellaneous [Bank Charges; etc.]	-	-
TOTAL CASH OUTFLOW	$ 1,284,537.65	$ 5,793,913.64
POOLED CASH AND TEMPORARY INVESTMENTS ENDING BALANCE	**$ 48,026,244.02**	**$ 48,026,244.02**
MEMO - NET 2015 CASH INFLOW (OUTFLOW)	**1,006,319.72**	**(256,443.28)**
INVESTMENT PORTFOLIO SUMMARY		
BEGINNING BALANCE	**$ 42,561,594.75**	**43,917,588.88**
Purchases	1,270,000.00	4,513,000.00
Maturities/Sales	(1,495,160.61)	(6,094,154.74)
ENDING BALANCE	**$ 42,336,434.14**	**$ 42,336,434.14**

Prepared by the City of Ramsey Finance Department
5/1/2015

2015 CASH AND INVESTMENT ACTIVITY

CITY INVEST #	STATED MAT DATE	BROKER	SECURITY DESCRIP	CUSIP	PRIN BAL 1/1/2015	PURCH 2015	SOLD/ MATURE 2015	BV PRIN BAL 12/31/2015	PAR	YTM
14M1205A	9/18/2014	4M	CD-BANNER CAPITAL BA	19274	246,700.00		0.00	246,700.00	246,700	0.70%
14M1205B	9/18/2014	4M	CD-CAPITAL BANK NA (I	35278	83,300.00		0.00	83,300.00	83,300	0.85%
14M1205C	9/18/2014	4M	CD-SONABANK (BOND P	57968	161,000.00		0.00	161,000.00	161,000	0.75%
14M1212A	9/18/2014	4M	CD-BANK OF THE OZARI	110	198,000.00		0.00	198,000.00	198,000	0.26%
14M1212B	9/18/2014	4M	CD-ONEWEST BANK NA	58978	150,000.00		0.00	150,000.00	150,000	0.30%
141009	4/9/2015	4M	Term Series 4M		1,000,000.00		1,000,000.00	0.00	1,000,000	0.17%
141212B	12/14/2015	4M	Term Series 4M		1,000,000.00		0.00	1,000,000.00	1,000,000	0.25%
								1,839,000.00		
150330	12/30/2019	BAIRD	FHLMC	3134G6KS1		500,000.00	0.00	500,000.00	500,000	2.00%
140904	9/1/2021	BAIRD	OKLAHOMA TAXABLE	678519RP6	535,000.00		0.00	535,000.00	535,000	2.45%
								1,035,000.00		
141212A	6/12/2017	ICD SEC	CD-ALLY BANK	02006LMP5	100,000.00		0.00	100,000.00	100,000	1.20%
140709	7/11/2016	ICD SEC	CD-ALLY BANK	02006LFP3	76,000.00		0.00	76,000.00	76,000	0.65%
121219A	12/21/2015	ICD SEC	CD-ALLY BANK	02005QU76	58,000.00		0.00	58,000.00	58,000	0.90%
141211	12/12/2016	ICD SEC	CD-AMERICAN EXPRESS	02587DWT1	250,000.00		0.00	250,000.00	250,000	1.05%
140725B	1/25/2017	ICD SEC	CD-AMERICAN WEST BA	03059OD59	200,000.00		0.00	200,000.00	200,000	0.80%
140813	2/16/2016	ICD SEC	CD-BANCO POPULAR	05967ES75	250,000.00		0.00	250,000.00	250,000	0.65%
150415	4/13/2017	ICD SEC	CD-BANK CASTILE	061077BC6		150,000.00	0.00	150,000.00	150,000	0.70%
141224B	6/24/2015	ICD SEC	CD-BANK INDIA	06278CG66	100,000.00		0.00	100,000.00	100,000	0.35%
131224A	12/27/2016	ICD SEC	CD-BANK OF BARODA	06062ACN7	249,000.00		0.00	249,000.00	249,000.00	1.00%
140716	7/16/2019	ICD SEC	CD-BARCLAYS BANK	0674OKHF7	250,000.00		0.00	250,000.00	250,000	2.05%
150220	8/19/2016	ICD SEC	CD-BBCN BANK	073296BJ3		198,000.00	0.00	198,000.00	198,000	0.55%
131127	11/25/2015	ICD SEC	CD-BEAL BANK USA	07370WBF2	78,000.00		0.00	78,000.00	78,000	0.65%
131218	12/16/2015	ICD SEC	CD-BEAL BANK USA	07370WC27	150,000.00		0.00	150,000.00	150,000.00	0.65%
121123C	11/16/2016	ICD SEC	CD-BMW BANK OF NORT	05568P2K2	100,000.00		0.00	100,000.00	100,000	1.20%
141126	11/28/2016	ICD SEC	CD-CAPITAL ONE BANK	140420RA0	150,000.00		0.00	150,000.00	150,000	1.05%
130726A	1/26/2016	ICD SEC	CD-CATHAY BANK	149159JA4	248,000.00		0.00	248,000.00	248,000	0.70%
140818	8/18/2016	ICD SEC	CD-COMENITY BANK	20033AGB6	250,000.00		0.00	250,000.00	250,000	0.80%
130925	9/25/2015	ICD SEC	CD-COMPASS BANK	20451PEM4	100,000.00		0.00	100,000.00	100,000	0.75%
131030	10/30/2015	ICD SEC	CD-COMPASS BANK	20451PGF7	150,000.00		0.00	150,000.00	150,000	0.75%
140723A	1/23/2018	ICD SEC	CD-CUSTOMERS BANK	23204HBR8	200,000.00		0.00	200,000.00	200,000	1.30%
130710A	7/10/2015	ICD SEC	CD-DISCOVER BANK	254671RU6	100,000.00		0.00	100,000.00	249,000	0.70%
130724	7/24/2015	ICD SEC	CD-DISCOVER BANK	254671SP6	149,000.00		0.00	149,000.00	249,000	0.65%
141218	12/19/2016	ICD SEC	CD-ENERBANK	29266NG27	115,000.00		0.00	115,000.00	115,000	0.90%
140715	1/15/2016	ICD SEC	CD-EVERBANK	29976DTD2	250,000.00		0.00	250,000.00	250,000	0.45%
130731	2/9/2016	ICD SEC	CD-FARMERS TRUST & S	310756AB7	100,000.00		0.00	100,000.00	249,000	0.70%
131129	11/30/2015	ICD SEC	CD-FIRST BANK OF PUER	33764JJ63	200,000.00		0.00	200,000.00	200,000	0.80%
131230D	9/30/2016	ICD SEC	CD-FIRST CREDIT BANK	320055BF2	249,000.00		0.00	249,000.00	249,000.00	0.75%
150226	8/26/2015	ICD SEC	CD-FIRST NIAGARA BAN	33583CMS5		100,000.00	0.00	100,000.00	100,000	0.60%
141231	6/30/2016	ICD SEC	CD-FIRST NIAGARA BAN	33583CLU1	149,000.00		0.00	149,000.00	149,000	0.65%
140821	2/21/2017	ICD SEC	CD-FIRST SAVINGS BANI	33621LBA0	249,000.00		0.00	249,000.00	249,000	1.00%
131230A	6/30/2016	ICD SEC	CD-FLUSHING BANK	34387AAB5	249,000.00		0.00	249,000.00	249,000.00	0.75%
131220	12/20/2016	ICD SEC	CD-GE CAPITA RETAIL B	36157QTX5	50,000.00		0.00	50,000.00	50,000.00	1.00%
140822	2/22/2017	ICD SEC	CD-GE CAPITAL BANK	36161TX59	49,000.00		0.00	49,000.00	49,000	1.00%
130301	3/1/2018	ICD SEC	CD-GE CAPITAL BANK	3616ITJB2	200,000.00		0.00	200,000.00	200,000	1.10%
130823	2/23/2015	ICD SEC	CD-GE CAPITAL RETAIL	36157QNH6	198,000.00		198,000.00	0.00	198,000	0.60%
130327	9/28/2015	ICD SEC	CD-GOLDMAN SACHS	38147JCG5	100,000.00		0.00	100,000.00	100,000	0.65%
131227A	12/27/2016	ICD SEC	CD-GOLDMAN SACHS	38147JQU9	149,000.00		0.00	149,000.00	149,000.00	1.00%
140828	2/28/2017	ICD SEC	CD-GREAT SOUTHERN B	3912OVRK2	249,000.00		0.00	249,000.00	249,000	1.00%
140717	4/17/2017	ICD SEC	CD-GUARANTY BANK &	40082OBK1	250,000.00		0.00	250,000.00	250,000	0.85%
131230C	9/30/2016	ICD SEC	CD-HOME SAVINGS BAN	43733LAT4	155,000.00		0.00	155,000.00	155,000.00	0.75%
131106	8/8/2016	ICD SEC	CD-INSBANK	45776NBJ4	250,000.00		0.00	250,000.00	250,000	0.75%
141230A	9/30/2015	ICD SEC	CD-INTEGRITY BANK	45824ABT2	250,000.00		0.00	250,000.00	250,000	0.40%
150128	7/28/2016	ICD SEC	CD-KEY BANK NA	49306SUJ3		250,000.00	0.00	250,000.00	250,000	0.55%
141223	9/23/2015	ICD SEC	CD-LAKESIDE BANK	5121OSKN6	250,000.00		0.00	250,000.00	250,000	0.40%
130417	10/16/2015	ICD SEC	CD-MARLIN BUSINESS B	57116AFUS	200,000.00		0.00	200,000.00	200,000	0.45%
140610	6/9/2017	ICD SEC	CD-MEDALLION BANK	58403BP26	250,000.00		0.00	250,000.00	250,000	1.00%
141217	12/19/2016	ICD SEC	CD-MERCANTILE COMM	58733ABD0	250,000.00		0.00	250,000.00	250,000	1.00%
150130	1/30/2017	ICD SEC	CD-MERRICK BANK	59013JDA4		100,000.00	0.00	100,000.00	100,000	0.75%
130726B	1/26/2015	ICD SEC	CD-MERRICK BANK	56012Y4E4	100,000.00		100,000.00	0.00	249,000	0.50%
130206	2/8/2016	ICD SEC	CD-ORIENTAL BANK & T	6861845S2	200,000.00		0.00	200,000.00	200,000	0.90%
141230B	9/30/2015	ICD SEC	CD-PACIFIC WESTERN B	69506YBS7	250,000.00		0.00	250,000.00	250,000	0.45%
141210	12/12/2016	ICD SEC	CD-PEOPLE'S UNITED BA	7127OQKU9	250,000.00		0.00	250,000.00	250,000	1.00%
131004	10/4/2016	ICD SEC	CD-PRIVATEBANK & TR	74267GTZ0	100,000.00		0.00	100,000.00	100,000	1.00%
150225	8/25/2016	ICD SEC	CD-RIVERBANK	76857RCD4		250,000.00	0.00	250,000.00	250,000	0.55%
120131	1/30/2015	ICD SEC	CD-SAFRA NATIONAL BA	786584YA2	100,000.00		100,000.00	0.00	100,000	1.00%
130515	5/15/2015	ICD SEC	CD-SAFRA NATIONAL BA	78658AGG	99,000.00		0.00	99,000.00	99,000	0.40%
140924	9/25/2017	ICD SEC	CD-SALLIE MAE BANK	40082OBK1	249,000.00		0.00	249,000.00	249,000	1.40%

2015 CASH AND INVESTMENT ACTIVITY

CITY INVEST #	STATED MAT DATE	BROKER	SECURITY DESCRIP	CUSIP	PRIN BAL 1/1/2015	PURCH 2015	SOLD/ MATURE 2015	BV PRIN BAL 12/31/2015	PAR	YTM
141224A	12/24/2015	ICD SEC	CD-SANTANDER BANK	8028OJCS8	250,000.00		0.00	250,000.00	250,000	0.55%
140725A	4/25/2017	ICD SEC	CD-SECURITY FEDERAL	81423LBL5	250,000.00		0.00	250,000.00	250,000	1.00%
120123	1/23/2015	ICD SEC	CD-STATE BANK OF INDI	33664	150,000.00		150,000.00	0.00	150,000	1.10%
131018	10/19/2015	ICD SEC	CD-STATE BANK OF INDI	856284Q98	100,000.00		0.00	100,000.00	100,000	0.85%
140305	3/6/2017	ICD SEC	CD-SYNOVOUS BANK	87164DEB2	200,000.00		0.00	200,000.00	200,000	0.85%
131230B	9/30/2016	ICD SEC	CD-TOWN & COUNTRY B	89210PBD4	249,000.00		0.00	249,000.00	249,000.00	0.75%
150227	11/28/2016	ICD SEC	CD-TRADITION CAPITAL	89269FBV6		150,000.00	0.00	150,000.00	150,000	0.65%
141209	6/9/2016	ICD SEC	CD-UNITED BANK	909552AQ4	250,000.00		0.00	250,000.00	250,000	0.65%
111005	10/5/2026	ICD SEC	CD-WELLS FARGO BANK	949748K97	150,000.00		150,000.00	0.00	150,000	3.00%
			2014 Investments					11,066,000.00		
090102A	1/25/2033	Com Sec	FNR 2003-19 ME	31392JJG5	8,948.75		2,005.75	6,943.00	165,176	3.95%
090102B	12/25/2018	Com Sec	FNR 2003-120 BY	31393UGR8	52,279.98		6,300.63	45,979.35	200,000	3.98%
								52,922.35		
110913A	12/1/2015	Northland	APPLETON MN TAXABLE	03805A-KR-8	140,000.00		0.00	140,000.00	140,000	1.60%
150109	10/1/2022	Northland	HUBBARY COUNTY TAX	443348-DE-4		135,000.00	0.00	135,000.00	140,000	2.70%
150430	2/1/2022	Northland	MINNETONKA ISD #276	604195-YG-6		270,000.00	0.00	270,000.00	270,000	3.00%
150211	6/1/2016	Northland	MITCHELL COUNTY TAX	606521-ES-7		70,000.00	0.00	70,000.00	70,000	1.00%
110913B	12/1/2016	Northland	APPLETON MN TAXABLE	038051-KS-6	110,000.00		0.00	110,000.00	110,000	2.00%
110114B	3/1/2016	Northland	APPLETON WIS SCHOOL	038106-JN-1	100,000.00		100,000.00	0.00	100,000	2.77%
130412	2/1/2024	Northland	BECKER MN TAX	075671LJ4	50,000.00		0.00	50,000.00	50,000	2.75%
110310	2/1/2020	Northland	BROOKLYN CENTER ISD	113853-KG-9	285,000.00		0.00	285,000.00	285,000	4.65%
090420B	12/1/2015	Northland	BURLINGTON VT PUB IM	022062-ML-3	200,000.00		0.00	200,000.00	200,000	3.75%
120215B	6/1/2026	Northland	CEDAR RAPIDS IO TAX	150528-JU-2	50,000.00		0.00	50,000.00	50,000	4.55%
120606B	6/1/2022	Northland	CEDAR RAPIDS IO TAX	150528-N2-6	135,000.00		0.00	135,000.00	135,000	2.50%
120606A	6/1/2023	Northland	CEDAR RAPIDS IO TAX	150528-PA-9	140,000.00		0.00	140,000.00	140,000	2.70%
130815A	12/1/2020	Northland	CHASKA, MN TAX	161664-DY-0	75,000.00		0.00	75,000.00	75,000	2.50%
130815B	12/1/2021	Northland	CHASKA, MN TAX	161664-DZ-7	75,000.00		0.00	75,000.00	75,000	2.75%
100223A	6/1/2016	Northland	DAVENPORT IOWA TAX/	238388-FU-1	335,000.00		0.00	335,000.00	335,000	3.25%
110301A	6/1/2015	Northland	DES MOINES IA COMM C	250097-YS-5	100,000.00		0.00	100,000.00	100,000	2.50%
131205	12/28/2018	Northland	FNMA	3136GO-RB-9	500,000.00		0.00	500,000.00	500,000	1.38%
090914	2/1/2015	Northland	GRAND RAPIDS MN EQU	386334-2L-9	115,000.00		115,000.00	0.00	115,000	3.70%
110114A	2/1/2017	Northland	HOPKINS ISD #270	439881-HB-2	100,000.00		0.00	100,000.00	100,000	2.75%
121211B	6/1/2015	Northland	IOWA WESTERN COMM (	462612-QK-1	175,000.00		0.00	175,000.00	175,000	0.50%
121211C	6/1/2016	Northland	IOWA WESTERN COMM (	462616-QL-9	100,000.00		0.00	100,000.00	100,000	0.65%
121228A	6/1/2017	Northland	IOWA WESTERN COMM (	462612-QM-7	100,000.00		0.00	100,000.00	100,000	0.85%
081106	6/1/2015	Northland	KIRKWOOD COMM COLL	497595-VC-9	245,000.00		0.00	245,000.00	245,000	5.50%
120321	3/1/2022	Northland	MADISION WI SCHOOL D	558495-KN-6	500,000.00		0.00	500,000.00	500,000	2.50%
110208	12/30/2015	Northland	MCGREGOR ISD #004	580705-GN-5	95,000.00		0.00	95,000.00	95,000	2.35%
110203A	4/1/2017	Northland	MEDFORD WIS SCHOOL I	58434T-DK-3	40,000.00		0.00	40,000.00	40,000	2.75%
121228B	9/1/2023	Northland	MIDDLETON WIS REFUN	596782-T6-7	300,000.00		0.00	300,000.00	300,000	2.36%
120214B	9/1/2025	Northland	MIDDLETON WIS REFUN	596782-TJ-1	315,000.00		0.00	315,000.00	315,000	2.85%
130702A	1/1/2019	Northland	MINNETONKA ISD #276	604195-VW-4	285,000.00		0.00	285,000.00	285,000	1.40%
130702B	1/1/2021	Northland	MINNETONKA ISD #276	604195-VY-0	400,000.00		0.00	400,000.00	400,000	2.10%
120215A	1/1/2028	Northland	MINNETONKA ISD #276	604195-SB-4	50,000.00		0.00	50,000.00	50,000	5.20%
130722	2/1/2021	Northland	MOUND MN TAXABLE	620S35-W4-2	95,000.00		0.00	95,000.00	95,000	2.00%
090715B	2/1/2015	Northland	MOWER CTY MIN JAIL	624662-AJ-1	250,000.00		250,000.00	0.00	250,000	4.10%
100803A	2/1/2015	Northland	NEW PRAGUE BAB	648159-TU-5	60,000.00		60,000.00	0.00	60,000	2.65%
100803B	2/1/2018	Northland	NEW PRAGUE BAB	648159-TX-9	70,000.00		0.00	70,000.00	70,000	3.75%
100803C	2/1/2019	Northland	NEW PRAGUE BAB	648159-TY-7	45,000.00		0.00	45,000.00	45,000	4.00%
140117	11/1/2019	Northland	HONOLULU TAXABLE	438670-Q4-6	275,000.00		0.00	275,000.00	275,000	1.84%
141205A	9/1/2018	Northland	WYANDOTTE KANSAS SI	982696-QE-9	125,000.00		0.00	125,000.00	125,000	1.93%
141104	2/1/2022	Northland	DULUTH MN TAXABLE	264438-G5-5	150,000.00		0.00	150,000.00	150,000	3.00%
141006	6/1/2020	Northland	NORTHEAST IOWA COMI	664214-JQ-7	320,000.00		0.00	320,000.00	320,000	1.90%
140320A	3/1/2019	Northland	HAWLEY MN SCHOOL DI	420416-EZ-8	390,000.00		0.00	390,000.00	390,000	1.85%
140320B	3/1/2016	Northland	HAWLEY MN SCHOOL DI	420416-E-5	180,000.00		0.00	180,000.00	180,000	0.60%
140730A	6/1/2019	Northland	DES MOINES IA TAXABL	25009X-GB-5	115,000.00		0.00	115,000.00	115,000	2.00%
140730B	6/1/2020	Northland	DES MOINES IA TAXABL	25009X-GC-3	145,000.00		0.00	145,000.00	145,000	2.10%
140326	9/26/2017	Northland	FHLB	313OA15P9	350,000.00		0.00	350,000.00	350,000	1.00%
140502	2/15/2020	Northland	COLLINGSWOOD NJ TAX	194756-PQ-9	145,000.00		0.00	145,000.00	145,000	3.00%
140620	12/1/2020	Northland	CELINA OHIO SCHOOL D	151069-FD-8	300,000.00		0.00	300,000.00	300,000	2.13%
100803D	2/1/2020	Northland	NEW PRAGUE BAB	648159-TZ-4	70,000.00		0.00	70,000.00	70,000	4.25%
090206	2/1/2015	Northland	NORTH ST PAUL MAPLE\	6621406D9	355,000.00		355,000.00	0.00	355,000	3.70%
111031	6/1/2018	Northland	RACINE WIS TAXABLE	750021-6D-4	755,000.00		0.00	755,000.00	755,000	2.10%
130624A	2/1/2023	Northland	RAMSEY COUNTY TAXA	751622-HH-7	595,000.00		0.00	595,000.00	595,000	2.75%
130624B	2/1/2022	Northland	RAMSEY COUNTY TAXA	751622-HG-9	285,000.00		0.00	285,000.00	285,000	2.50%
120308A	12/1/2020	Northland	SHOREWOOD WIS TAX	825230-KU-8	150,000.00		0.00	150,000.00	150,000	2.50%
120308B	12/1/2022	Northland	SHOREWOOD WIS TAX	825230-KW-4	150,000.00		0.00	150,000.00	150,000	2.80%
120308C	12/1/2027	Northland	SHOREWOOD WIS TAX	825230-LB-9	225,000.00		0.00	225,000.00	225,000	3.25%
120308D	12/1/2028	Northland	SHOREWOOD WIS TAX	825230-LC-7	465,000.00		0.00	465,000.00	465,000	3.15%
120214B	4/1/2017	Northland	ST FRANCIS ISD#15	789466-PU-7	250,000.00		0.00	250,000.00	250,000	4.40%
090217C	3/1/2016	Northland	STILLWATER ISC #834	860758-QA-2	245,000.00		0.00	245,000.00	245,000	4.20%

2015 CASH AND INVESTMENT ACTIVITY

CITY INVEST #	STATED MAT DATE	BROKER	SECURITY DESCRIP	CUSIP	PRIN BAL 1/1/2015	PURCH 2015	SOLD/ MATURE 2015	BV PRIN BAL 12/31/2015	PAR	YTM
110608	2/1/2019	Northland	WADENA MN BAB	930217-JD-7	95,000.00		0.00	95,000.00	95,000	3.94%
130624C	6/1/2018	Northland	WATERLOO IOWA TAXA	941647-NZ-8	345,000.00		0.00	345,000.00	345,000	2.00%
110714B	10/1/2016	Northland	WAUWATO WIS REFUND	943504-R2-8	300,000.00		0.00	300,000.00	300,000	1.90%
090528A	2/1/2015	Northland	WAYZATA ISD #284	946813-TF-9	500,000.00		500,000.00	0.00	500,000	3.15%
090310	4/1/2015	Northland	WEST ALLIS WIS COMM	951172-7R-0	340,000.00		340,000.00	0.00	340,000	3.75%
120215C	10/1/2019	Northland	WESTERN LAKE SUPERI(	958522-WU-4	100,000.00		0.00	100,000.00	100,000	3.15%
110816A	10/1/2016	Northland	WESTIN LAKE SUPERIOR	958522-WR-1	350,000.00		0.00	350,000.00	350,000	2.10%
110816B	10/1/2017	Northland	WESTIN LAKE SUPERIOR	958522-WS-9	350,000.00		0.00	350,000.00	350,000	2.50%
110201B	6/1/2016	Northland	WINDSOR HTS IOWA TA	973602-KT-1	130,000.00		0.00	130,000.00	130,000	2.30%
			2014 Investment					12,940,000.00		
010328	6/25/2023	UBS	FHG14A	312916PD5R	4,000.00		2,000.00	2,000.00	152,000	6.00%
150212	4/30/2018	UBS	FNMA	3136G1LB3		300,000.00	0.00	300,000.00	300,000	0.75%
150407	1/30/2023	UBS	FNMA	3136G1B81		300,000.00	0.00	300,000.00	300,000	2.25%
150414	8/22/2022	UBS	FHLB	31338OC47		300,000.00	0.00	300,000.00	300,000	1.25%
150428	7/24/2023	UBS	FFCB	3133EA2M3		250,000.00	0.00	250,000.00	250,000	2.38%
150310	4/1/2020	UBS	MONTGOMERY ALA TA	613035L69		400,000.00	0.00	400,000.00	400,000	2.15%
150311	3/11/2025	UBS	CD-HSBC BANK	40434ASB6		240,000.00	0.00	240,000.00	240,000	2.25%
150318	5/20/2020	UBS	FHLB STEP	313382WR0		300,000.00	0.00	300,000.00	300,000	1.00%
150323	9/27/2021	UBS	FNMA	313382FD0		250,000.00	0.00	250,000.00	250,000	1.50%
120822	8/22/2022	UBS	FHLB	313380C47	500,000.00		0.00	500,000.00	500,000	1.25%
130404	10/25/2027	UBS	FHLB	31338OUU9	750,000.00		0.00	750,000.00	750,000	2.13%
131121	4/30/2018	UBS	FNMA	3136G1LB3	500,000.00		0.00	500,000.00	500,000	1.33%
131002	11/26/2027	UBS	FHLB	313381BA2	500,000.00		0.00	500,000.00	500,000	2.00%
130710B	6/20/2023	UBS	FHLB	313383DZ1	750,000.00		750,000.00	0.00	750,000	2.03%
130606B	11/1/2019	UBS	NYC GEN TAX	64971QH63	1,000,000.00		0.00	1,000,000.00	1,000,000	1.73%
130611	5/21/2018	UBS	FNMA	3135GOXDO	750,000.00		0.00	750,000.00	750,000	1.29%
130627	6/5/2019	UBS	FHLB	3133835X5	500,000.00		0.00	500,000.00	500,000	1.99%
130628B	5/26/2023	UBS	FHLB	313383CQ2	500,000.00		500,000.00	0.00	500,000	1.78%
130425	4/25/2023	UBS	FHLB	313382QZ9	500,000.00		0.00	500,000.00	500,000	1.63%
130807	12/27/2024	UBS	FHLB	3133816K5	500,000.00		0.00	500,000.00	500,000	1.25%
131203	12/11/2020	UBS	FHLB	313383BE0	500,000.00		0.00	500,000.00	500,000	2.56%
131206B	8/23/2027	UBS	FHLB	313380DF1	500,000.00		500,000.00	0.00	500,000	4.05%
131223	5/20/2020	UBS	FHLB	313382WR0	500,000.00		0.00	500,000.00	500,000	2.43%
131224B	5/16/2023	UBS	FHLB	313382V83	500,000.00		500,000.00	0.00	500,000	3.01%
131227B	10/25/2022	UBS	FHLB	31338OX51	840,000.00		0.00	840,000.00	840,000	3.95%
121123A	11/23/2027	UBS	FHLB	313381BT1	500,000.00		0.00	500,000.00	500,000	2.16%
121123B	11-23-27	UBS	FHLB	313381BD6	500,000.00		0.00	500,000.00	500,000	2.00%
121128	11/28/2022	UBS	FHLB	313381AC9	500,000.00		0.00	500,000.00	500,000	1.25%
121221	12/21/2027	UBS	FHLB	313381FPS	750,000.00		0.00	750,000.00	750,000	2.00%
120730	7/30/2024	UBS	FHLB-STEP	3133803H8	500,000.00		0.00	500,000.00	500,000	1.90%
000417	8/15/2021	UBS	FHLMC REMIC 181e	312904AU9C	802.21		184.65	617.56	88,604	7.00%
970917B	9/15/2021	UBS	FHLMC REMIC SERIES FI	312904GT6C	1,849.63		266.84	1,582.79	255,714	7.21%
020826	10/15/2022	UBS	FHR 1391D	312912LUO	1,614.37		86.23	1,528.14	59,990	6.00%
030630A	6/15/2018	UBS	FHR 2628 AB	31393VMQ1C	10,546.78		1,796.68	8,750.10	200,000	3.12%
030930A	9/15/2018	UBS	FHR 2677 KH	31394JTP2	17,796.95		3,444.44	14,352.51	300,000	4.50%
040730A	7/15/2019	UBS	FHR 2822 DB	31395C3S8	36,350.04		5,606.59	30,743.45	500,000	5.00%
040730B	7/15/2019	UBS	FHR 2822 DQ	31395C3U3	2,380.39		1,328.74	1,051.65	500,000	5.00%
970625	2/25/2021	UBS	FNMA FNR-1991-7 H	31358FZW2	1,000.00		0.00	1,000.00	129,000	7.84%
021004	8/25/2022	UBS	FNR 1992-125L	31358PS40C	2,069.84		154.02	1,915.82	52,000	7.00%
030730A	8/25/2018	UBS	FNR 2003-74-KN	31393EAL3C	21,171.81		2,849.65	18,322.16	300,000.00	3.59%
001127	7/25/2022	UBS	FNR G92-35	31358PHV2C	1,778.13		130.52	1,647.61	75,215	7.49%
121207	11/1/2018	UBS	NYC GEN TAX	64971QH55	500,000.00		0.00	500,000.00	500,000	1.28%
140723B	1/30/2023	UBS	FHLB	313381X26	400,000.00		400,000.00	0.00	400,000	1.00%
140716A	5/23/2024	UBS	FHLB	313379G45	500,000.00		0.00	500,000.00	500,000	2.00%
141212C	1/30/2023	UBS	FNMA	3136G1B81	300,000.00		0.00	300,000.00	300,000	2.49%
141205B	5/24/2027	UBS	FNMA	3136GOJG7	450,000.00		0.00	450,000.00	450,000	2.25%
141205C	4/25/2028	UBS	FNMA	3136G1KL2	400,000.00		0.00	400,000.00	400,000	2.38%
140710	7/10/2019	UBS	CD-AMERICAN EXPRESS	02587CAC4	240,000.00		0.00	240,000.00	240,000	1.95%
120817A	5/1/2018	UBS	NYC-TAXABLE	64971QTU7	500,000.00		0.00	500,000.00	500,000	1.60%
								15,403,511.79		

2015 CASH AND INVESTMENT ACTIVITY

CITY INVEST #	STATED MAT DATE	BROKER	SECURITY DESCRIP	CUSIP	PRIN BAL 1/1/2015	PURCH 2015	SOLD/ MATURE 2015	BV PRIN BAL 12/31/2015	PAR	YTM
	TOTAL INVESTMENTS				43,917,588.88	4,513,000.00	6,094,154.74	42,336,434.14		
			Unamortized Premiums		1,296,460.04	10,393.90		1,306,853.94		
			Unamortized Discounts		(3,266,297.99)	-794.00		-3,267,091.99		
			BOW		2,967,864.86	17,543,264.51	17,230,692.59	3,280,436.78		
			Village Bank Checking		(54,198.68)			-54,198.68		
			Money Market Accounts		3,422,422.15	1,001,387.68		4,423,809.83		
			Net Cash and Investments		48,283,839.26	23,067,252.09	23,324,847.33	48,026,244.02		

CC Regular Session **4. 2.**

Meeting Date: 05/12/2015

By: Diana Lund, Finance

Information

Title

Approve Exemption for a Gambling License for Capable Partners - Game Fair

Purpose/Background:

Purpose: The State Gambling Board requires a city to give approval to a non-profit organization for a gambling event that is located within its city limits by acknowledging this approval by signing off on an application for exempt permit.

The attached application is from Capable Partners for exemption from a lawful gambling license to hold a fund-raising raffle at Game Fair the weekends of August 7-9 and August 14-16, 2015. Capable Partners is a non-profit organization of sport persons whose mission is to volunteer their time and talents to provide hunting, fishing and related opportunities to the physically challenged.

Capable Partners meets all of the requirements which allow them to remain exempt from licensing, primarily from the standpoint that commodities to be raffled are less than $50,000 in a calendar year.

Recommendation:

Staff recommends that Council approve the exemption from a lawful gambling license for Capable Partners to hold a raffle at Game Fair the weekends of August 7-9 and August 14-16, 2015.

Action:

Motion to recommend Council approve the exemption from a lawful gambling license for Capable Partners to hold a raffle at Game Fair August 7-9 and August 14-16, 2015.

Attachments

Exemption Permit-Capable Partners

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Diana Lund	05/06/2015 07:36 AM
Diana Lund (Originator)	Diana Lund	05/06/2015 07:38 AM
Kurt Ulrich	Kurt Ulrich	05/07/2015 09:52 AM
Form Started By: Diana Lund		Started On: 04/29/2015 12:56 PM
Final Approval Date: 05/07/2015		

RECEIVED
APR 30 2015

MINNESOTA LAWFUL GAMBLING

8/14
Page 1 of 2

LG220 Application for Exempt Permit

An exempt permit may be issued to a nonprofit organization that:
- conducts lawful gambling on five or fewer days, and
- awards less than $50,000 in prizes during a calendar year.

If total prize value for the year will be $1,500 or less, contact the Licensing Specialist assigned to your county.

Application fee (nonrefundable)
If the application is postmarked or received 30 days or more before the event, the application fee is **$50**; otherwise the fee is **$100**.

Organization Information

Organization Name: Gamble Partners

Previous Gambling Permit Number: X 31483-15-012

Minnesota Tax ID Number, if any:

Federal Employer ID Number (FEIN), if any:

Type of Nonprofit Organization (check one):

[ ] Fraternal [ ] Religious [ ] Veterans [X] Other Nonprofit Organization

Mailing Address:	City:	State and Zip:	County:
PO Box 27664	Golden Valley	MN 55427	

Name of Chief Executive Officer (CEO):

Daytime Phone:

Email:

Nonprofit Status

Attach a copy of ONE of the following for proof of nonprofit status:

[X] **Nonprofit Articles of Incorporation OR a current Certificate of Good Standing.**
Don't have a copy? This certificate must be obtained each year from:

Minnesota Secretary of State
Business Services Division
60 Empire Drive, Suite 100
St. Paul, MN 55103
Phone: 651-296-2803

[ ] **IRS income tax exemption (501(c)) letter in your organization's name.**
Don't have a copy? To obtain a copy of your federal income tax exempt letter, have an organization officer contact the IRS at 877-829-5500.

[ ] **IRS - Affiliate of national, statewide, or international parent nonprofit organization (charter).**
If your organization falls under a parent organization, attach copies of **both** of the following:
a. an IRS letter showing your parent organization is a nonprofit 501(c) organization with a group ruling, and
b. the charter or letter from your parent organization recognizing your organization as a subordinate.

Gambling Premises Information

Name of premises where the gambling event will be conducted (for raffles, list the site where the drawing will take place):

Anderson Armstrong Ranch - Game Fair

Address (do not use PO box):	City or Township:	Zip Code:	County:
8804 161st Ave NW	Anoka	55303	Anoka

Date(s) of activity (for raffles, indicate the date of the drawing):

~~7-8-15~~ 8-7-15 to ~~7-16-15~~ 8-16-15 16th drawing

Check each type of gambling activity that your organization will conduct:

[ ] Bingo* [ ] Paddlewheels* [ ] Pull-Tabs* [ ] Tipboards*

[X] Raffle **(total value of raffle prizes awarded for the year: $**_____**)** Not purchased yet About $8000

***Gambling equipment** for bingo paper, paddlewheels, pull-tabs, and tipboards must be obtained from a distributor licensed by the Minnesota Gambling Control Board. EXCEPTION: Bingo hard cards and bingo number selection devices may be borrowed from another organization authorized to conduct bingo.

To find a licensed distributor, go to **www.mn.gov/gcb** and click on ***Distributors*** under the ***LIST OF LICENSEES***, or call 651-539-1900.

LG220 Application for Exempt Permit

Local Unit of Government Acknowledgment

CITY APPROVAL for a gambling premises located within city limits

- [X] The application is acknowledged with no waiting period.
- [ ] The application is acknowledged with a 30-day waiting period, and allows the Board to issue a permit after 30 days (60 days for a 1st class city).
- [ ] The application is denied.

Print City Name: City of Ramsey

Signature of City Personnel:

Title: Finance Director Date: 3/4/15

Local unit of government must sign.

COUNTY APPROVAL for a gambling premises located in a township

- [ ] The application is acknowledged with no waiting period.
- [ ] The application is acknowledged with a 30-day waiting period, and allows the Board to issue a permit after 30 days.
- [ ] The application is denied.

Print County Name: _____

Signature of County Personnel:

Title: _____ Date: _____

TOWNSHIP (if required by the county).
On behalf of the township, I acknowledge that the organization is applying for exempted gambling activity within the township limits. (A township has no statutory authority to approve or deny an application, per Minn. Statutes, section 349.166.)

Print Township Name: _____

Signature of Township Officer: _____

Title: _____ Date: _____

Chief Executive Officer's Signature

The information provided in this application is complete and accurate to the best of my knowledge. I acknowledge that the financial report will be completed and returned to the Board within 30 days of the event date.

Chief Executive Officer's Signature: _____ Date: 4-23-15

Print Name: Nate Solin

Requirements

Complete a separate application for:
- all gambling conducted on two or more consecutive days, or
- all gambling conducted on one day.

Only one application is required if one or more raffle drawings are conducted on the same day.

Send application with:
____ a copy of your proof of nonprofit status, and
____ application fee (nonrefundable). If the application is postmarked or received 30 days or more before the event, the application fee is $50; otherwise the fee is $100. Make check payable to **State of Minnesota**.

To: Gambling Control Board
1711 West County Road B, Suite 300 South
Roseville, MN 55113

Financial report and recordkeeping required.
A financial report form and instructions will be sent with your permit, or use the online fill-in form available at www.mn.gov/gcb.

Within 30 days of the event date, complete and return the financial report form to the Gambling Control Board. Your organization must keep all exempt raffle records and reports for 3-1/2 years (Minn. Statutes, section 349.166, subd. 2(f)).

Questions?
Call the Licensing Section of the Gambling Control Board at 651-539-1900.

This form will be made available in alternative format (i.e. large print, Braille) upon request.

Data privacy notice: The information requested on this form (and any attachments) will be used by the Gambling Control Board (Board) to determine your organization's qualifications to be involved in lawful gambling activities in Minnesota. Your organization has the right to refuse to supply the information; however, if your organization refuses to supply this information, the Board may not be able to determine your organization's qualifications and, as a consequence, may refuse to issue a permit. If your organization supplies the information requested, the Board will be able to process the application. Your organization's name and address will be public information when received by the Board. All other information provided will be private data about your organization until the Board issues the permit. When the Board issues the permit, all information provided will become public. If the Board does not issue a permit, all information provided remains private, with the exception of your organization's name and address which will remain public. Private data about your organization are available to Board members, Board staff whose work requires access to the information; Minnesota's Department of Public Safety; Attorney General; Commissioners of Administration, Minnesota Management & Budget, and Revenue; Legislative Auditor, national and international gambling regulatory agencies; anyone pursuant to court order; other individuals and agencies specifically authorized by state or federal law to have access to the information; individuals and agencies for which law or legal order authorizes a new use or sharing of information after this notice was given; and anyone with your written consent.

CC Regular Session **4. 3.**

Meeting Date: 05/12/2015

Submitted For: Patrick Brama, Administrative Services

By: Patrick Brama, Administrative Services

Information

Title

Approve Five Year Lease Agreement Extension to PACT Charter School for use of 6701 Hwy 10 Cold Storage Area.

Purpose/Background:

Purpose of Case:

Approve Five Year Lease Agreement extension.

Background:

Premier Commercial Properties, the City's contracted property management company, recently approached Staff regarding a request from PACT Charter School to renew their existing Lease Agreement with the City of Ramsey by five years. PACT Charter's existing Lease Agreement is set to expire on July 31, 2015.

Currently, PACT Charter utilizes approximately 5,400 square feet of space at 6701 U.S. Highway 10 for the storage of ten school buses. PACT Charter made a couple improvements to the City's property that will remain when the tenant no longer occupies this space (i.e. power garage door openers and electrical outlets for engine block heaters).

NOTE: when this agreement is executed staff will evaluate a potential expansion of pavement to the east side of 6701. The purpose of this potential pavement expansion would be to provide a "turn-around area" for the PACT Charter buses. Currently,the buses are utilizing an unpaved portion of property--and it is creating an unfavorable view shed from U.S. Highway 10.

Notification:

NA

Observations/Alternatives:

SUMMARY OF LEASE:

Premises: 5,460 square feet (420 heated, 5,040 square feet cold storage)
Term: five-year term, beginning August 1, 2014
Cancelation: if needed by City for Highway 10 improvements, nine month notice. After three years, either party can cancel with a two month notice.
Insurance: $1,000,000 public liability insurance
Rent: checked by Premier Commercial Realty (is market rate)

August 1, 2015 – July 31, 2016 $627.27 monthly (7,527.24 annually)
August 1, 2016 – July 31, 2017 $646.09 monthly (7,753.08 annually)
August 1, 2017 – July 31, 2018 $665.47 monthly (7,985.64 annually)
August 1, 2018 – July 31, 2019 $685.43 monthly (8,225.16 annually)
August 1, 2019 – July 31, 2020 $706.00 monthly (8,472.00 annually)

Electric: Self-metered. Will pay city directly for monthly usage at current monthly electric rates.
Property Taxes: Will remain tax exempt - City and PACT are both tax-exempt entities
Permitted Use: the Subject Property will be used and occupied by tenant solely for the purpose of storage of ten school buses with Tenant's primary business operation located at 6701 West Highway 10.

Funding Source:

Proceeds will be deposited into the designated RALF account.

This lease agreement requires a "commission payment" to be made: 5% of lease rate, $376.36 in year 1, $387.65 in year 2, and $399.28 in year 3 ($1,163.29 total). This payment will be made to premier commercial realty, the City's contracted lease broker.

Recommendation:

To date, PACT Charter has been a responsible and cooperative tenant; and has paid rent consistently on time. Based on input from the City's real estate broker, the proposed lease rate is competitive with the private market; and the tenant has maintained a positive and professional relationship.

Recommendation:
Approve the attached five year Lease Agreement extension: PACT Charter School use of 6701 Hwy 10 cold storage area.

Action:

Motion:
Approve the attached five year Lease Agreement extension to PACT Charter School for use of 6701 Highway cold storage area; subject to final review and amendments by the City Attorney.

Attachments

Lease Amendment III (purpose of case)
Original Lease Agreement
Lease Agreement Amendment (previous)

Form Review

Inbox	Reviewed By	Date
Diana Lund	Diana Lund	05/07/2015 09:36 AM
Kurt Ulrich	Kurt Ulrich	05/07/2015 10:26 AM
Form Started By: Patrick Brama		Started On: 05/06/2015 12:20 PM
Final Approval Date: 05/07/2015		

AMENDMENT THREE TO LEASE AGREEMENT

6701 Highway 10 N.W., Ramsey, Minnesota 55303

WHEREAS, **City of Ramsey** (Landlord) and **PACT Charter School** (Tenant) entered into a Lease Agreement dated July 11, 2013 ("Lease"), Amendment One of the Lease, dated October 1, 2013, and Amendment Two of the Lease dated June 13, 2014; and

WHEREAS, the Tenant wishes to extend the Lease for an additional five (5) year term and Landlord is amenable to such extension.

NOW THEREFORE: Landlord and Tenant agree to the following:

1) Tenant's term shall be extended for an additional five (5) years beginning August 1, 2015 and expiring on July 31, 2020 ("Extended Term").

2) Beginning on month thirty-seven (37) of the Extended Term, and at any time thereafter, this lease may be cancelled by either Tenant or Landlord by providing the other with sixty (60) days advance written notice of the intent to cancel. The lease may be cancelled by either party for any reason.

3) Beginning at the commencement of the Extended Term, the Landlord may terminate this lease with a nine (9) month written notice if all, or a portion of, the Subject Property is required for improvements related to U.S. Highway 10. This paragraph supersedes paragraph 2 above.

4) The lease rate for the Extended Term shall be as follows:
    a. August 1, 2015 – July 31, 2016 $627.27
    b. August 1, 2016 – July 31, 2017 $646.09
    c. August 1, 2017 – July 31, 2018 $665.47
    d. August 1, 2018 – July 31, 2019 $685.43
    e. August 1, 2019 – July 31, 2020 $706.00

    Tenant shall continue to be responsible for Additional Rent as defined in the Lease.

5) Except as expressly amended hereby, all of the terms, provisions, covenants and conditions of the Lease are hereby ratified and confirmed and shall continue in full force and effect.

Landlord City of Ramsey	Tenant PACT Charter School
By:_____	By:_____
Its:_____	Its:_____
By:_____	
Its:_____	
Date:_____	Date: _____

LEASE AGREEMENT

This Lease Agreement, dated this 11th day of July, 2013, (this "Lease") by and between the **CITY OF RAMSEY**, Anoka County, Minnesota, a Minnesota municipal corporation ("Landlord") and **Pact Charter School**, a Minnesota non-profit company (hereinafter referred to as "Tenant").

DEFINITION :

"Leased Property". Approximately 5,460 square feet of unheated storage space (including 420 square feet of heated storage space) located within the building sited on the real property described as Lot 3, Block 1, DEAL INDUSTRIAL PARK, Anoka County, Minnesota, and commonly known as 6701 highway 10 NW, Ramsey, Minnesota, sometimes called the "Premises". The said 18,360 square feet of building leased is depicted on the attached Exhibit A and is a portion of the northerly two thirds of the building shown on attached Exhibit A. The Leased Property also includes the ground area outlined in red on attached Exhibit A. Also depicted on said Exhibit A is the common area which Tenant has the nonexclusive right to use in conjunction with other tenants of the building located on the said Lot 3, Block 1.

WITNESSETH THAT:

1. TERM:

a. **Initial Term.** For and in consideration of the rents, additional rents, terms, provisions and covenants herein contained, landlord hereby lets, leases and demises to Tenant the Leased Property for the term of twelve (12) months commencing on the 1st day of August, 2013 (sometimes called "the Commencement Date") and expiring the 30th day of July, 2014 (sometimes called "Expiration Date"), ("Initial Term") unless sooner terminated as hereinafter provided.

2. BASE RENT:

a. **Rent.** Tenant shall pay Landlord, a total rent payment in advance without offset, deduction or demand, in monthly installments as follows due upon the first day of each and every month of the Term in the amount of $455.00 (sometimes called "Base Rent"). First months rent shall be due upon execution of the Lease.

b. **Late Fee:** Tenant shall pay a late fee to Landlord of $50.00 each time the rent is not paid by the 1st of each month when due plus $10.00 per day after the 1st day of the month the rent is not paid, up to a maximum late fee of $100.00 per month.

Failure to pay operating expenses when due shall constitute a default under this lease.

3. ADDITIONAL RENT:

a. **Operating Expenses.** Tenant shall pay for operating expenses to include a pro-rata share of the electricity of the Building which shall be measured by a Tenant installed electrical sub-meter. The term "Operating Expenses" shall also include maintenance and repair

within the premises, lighting (greasing the garage doors and replacing light bulbs) and snow plowing of the ingress and egress areas shown on Exhibit B.

The payment of the sums set forth in this paragraph 3 shall be in addition to the Base Rent payable pursuant to paragraph 2 of this Lease. If Tenant fails to pay the Operating Expenses when due, Landlord may pay same and the same shall be immediately due to Landlord from Tenant together with 10% interest per annum.

b. Tenant shall not be responsible for the payment of any real estate taxes. Real estate taxes shall be the sole responsibility of Landlord.

4. COVENANTS TO PAY RENT:

The covenants of Tenant to pay the Base Rent and the Additional Rent are each independent of any other covenant, condition, provision or agreement contained in this Lease. All rents are payable to Landlord at Ramsey Municipal Center, 7550 Sunwood Drive, Ramsey, Minnesota, or such other place as Landlord may designate.

5. UTILITIES:

Landlord shall provide mains and conduits to supply electricity to the Leased Property. Tenant shall pay, when due, all charges for, garbage disposal, refuse removal, electricity, telephone and/or other utility services or energy source furnished to the Leased Property during the term of this Lease, or any renewal or extension thereof. If Landlord elects to furnish any of the foregoing utility services of other services furnished or caused to be furnished to Tenant, then the rate charged by Landlord shall not exceed the rate Tenant would be required to pay to a utility company or service company furnishing any of the foregoing utilities or services. The charges thereof shall be deemed additional rent in accordance with paragraph 3. Landlord shall not be liable for, and Tenant shall not be entitled to any abatement or reduction of Base Rent or Minimum Rent by reason of Landlord's failure to furnish any of the foregoing utilities, when such failure is caused by accident, breakage, repairs (including replacements), strikes, lockouts or other labor disturbances or labor disputes of any character, or for any other causes.

6. CARE AND REPAIR OF LEASED PROPERTY:

Tenant shall, at all times throughout the term of this Lease, including renewals and extension, and at its sole expense, keep and maintain the Leased Property in a clean, safe, sanitary and first class condition and in compliance with all applicable laws, codes, ordinances, rules and regulations. Tenant's obligations hereunder shall include but not be limited to the maintenance and repair of all lighting and equipment, fixtures, motors and machinery including the overhead door's opening systems, all interior walls, partitions, doors and windows, including the regular painting thereof, all exterior entrances, windows and doors and the replacement of all broken glass. Tenant shall further be responsible at its expense to replace, if necessary, (1) any overhead doors and/or door opening equipment, and (2) the wood frame cubicles within the Leased Property. The Tenant shall keep and maintain all portions of the Leased Property and the sidewalk and areas adjoining the same in a clean and orderly condition, free of accumulation of dirt, rubbish, snow and ice.

If Tenant fails, refuses or neglects to maintain or repair the Leased Property as required in this Lease after notice shall have been given Tenant, in accordance with paragraph 32 of this Lease, Landlord may make such repairs without liability to Tenant for any loss or damage that may accrue to Tenant's merchandise, fixtures or other personal property or to Tenant's business by reason thereof, and upon completion thereof, Tenant shall pay to Landlord all costs incurred by Landlord in making such repairs upon presentation to Tenant of bill therefore.

Landlord shall repair, at its expense, the structural portions of the Leased Property, provided, however, where structural repairs are required to be made by reason of the acts of Tenant, the costs thereof shall be borne by Tenant and payable by Tenant to Landlord upon demand.

7. SIGNS: This paragraph is intentionally omitted

8. ALTERATIONS, INSTALLATION, FIXTURES:

Except as hereinafter provided, Tenant shall not make any alternation, additions, or improvements in or to the Leased Property or add, disturb or in any way change any plumbing or wiring therein without the prior written consent of Landlord. In the event alterations are required by any governmental agency by reason of the use and occupancy of the Leased Property by Tenant, Tenant shall make such alterations at its own cost and expense after first obtaining Landlord's approval of plans and specifications therefore and furnishing such indemnification as Landlord may reasonably require against liens, costs, damages and expenses arising out of such alterations. Alterations or additions by Tenant must be built in compliance with all laws, ordinances and governmental regulations affecting the Leased Property and Tenant shall warrant to Landlord that all such alterations, additions, or improvements shall be in strict compliance with all relevant laws, ordinances, governmental regulations, and insurance requirements. Construction of such alterations or additions shall commence only upon Tenant obtaining and exhibiting to Landlord the requisite approvals, licenses and permits and indemnification against liens. All alterations, installations, physical additions or improvements to the Leased Property made by Tenant shall at the option of Landlord become the property of Landlord and shall be either removed by Tenant at Tenant's sole cost or surrendered to Landlord upon the termination of this Lease; provided, however, this clause shall not apply to movable equipment or furniture owned by Tenant which may be removed by Tenant at the end of the term if this Lease of Tenant is not then in default.

Tenant shall be allowed to make the following improvements to the space, all of which will remain the Landlords property at the expiration of the Lease term:

- **Electrical operators (door openers) for doors described in Exhibit A.**
- **Electrical sub-meter and wiring for outlets to power engine block heaters.**

9. POSSESSION:

Except as hereinafter provided Landlord shall deliver possession of the Leased Property to Tenant in the condition required by this Lease on or before the Commencement Date, but

delivery of possession prior to or later than such Commencement Date shall not affect the expiration date of this Lease. The rentals herein reserved shall commence on the date when possession of the Leased Property is delivered by Landlord to Tenant. Any occupancy by Tenant prior to the beginning of the term shall in all respects be the same as that of Tenant under this Lease. Landlord shall have no responsibility or liability for loss or damage to fixtures, facilities or equipment installed or left on the Leased Property. If Leased Property is not ready for occupancy by Commencement Date and possession is later than Commencement Date, rent shall begin on date of possession. If for any reason, Landlord cannot deliver possession of the Leased Property to Tenant by the Commencement Date, in no event shall landlord be subject to any liability for a delay in delivery and such failure shall not affect the validity of this Lease or the obligations of tenant under, and Tenant's remedies for such delay shall be limited to termination of this Lease in the event that Landlord fails to deliver the Leased Property to Tenant within 30 days of the Commencement Date.

10. SECURITY AND DAMAGE DEPOSIT:

Tenant contemporaneously with the execution of this Lease, has deposited with Landlord the sum of Four Hundred Twenty and 00/100 Dollars ($420.00), receipt of which is hereby acknowledged by Landlord, which deposit is to be held by Landlord, as a security and damage deposit for the faithful performance by Tenant during the term hereof or any extension hereof. Prior to the time when Tenant shall be entitled to the return of this security deposit, Landlord may commingle such deposit with Landlord's own funds and to sue such security deposit for such purpose as Landlord may determine. In the event of the failure of Tenant to keep and perform any of the terms, covenants and conditions of this Lease to be kept and performed by Tenant during the term hereof or any extension hereof, then Landlord, either with or without terminating this Lease may (but shall not be required to) apply such portion of said deposit as may be necessary to compensate or repay Landlord for all losses or damages sustained or to be sustained by Landlord due to such breach on the part of Tenant, including, but not limited to overdue and unpaid rent, any other sum payable by Tenant to Landlord pursuant to the provisions of this Lease, damages or deficiencies in the reletting of the Leased Property, and reasonable attorney's fees incurred by Landlord. Should the entire deposit or any portion thereof, be appropriated and applied by Landlord, in accordance with the provisions of this paragraph, Tenant upon written demand by landlord, shall remit forthwith to Landlord a sufficient amount of cash to restore said security deposit to the original sum deposited, and tenant's failure to do so within five (5) days after receipt of such demand shall constitute a breach of this Lease. Said security deposit shall be returned to Tenant, less any depletion thereof as the result of the provisions of this paragraph, at the term of this Lease or any renewal thereof, or upon the earlier termination of this Lease. Tenant shall have no right to anticipate return of said deposit by withholding any amount required to be paid pursuant to the provision of this Lease or otherwise.

11. USE:

The Leased Property shall be used and occupied by Tenant solely for the purposes of cold storage for the storage of school buses and theater props and such use by Tenant shall at all times be in full compliance with all applicable laws, ordinances and governmental regulations affecting the and Leased Property. The Leased Property shall not be used in such manner that, in

accordance with any requirement of law or of any public authority, Landlord shall be obligated on account of the purpose or manner of said use to make any addition or alteration to or in the Leased Property. The Leased Property shall not be used in any manner which will increase the rates required to be paid for public liability or for fire and extended coverage insurance covering the Leased Property. Tenant shall occupy the Leased Property, conduct its business and control its agents, employees, invitees and visitors in such a way as is lawful, and reputable and will not permit or create any nuisance, noise, odor, or otherwise interfere with, annoy or disturb any other Tenant in the Leased Property in its normal business operations or Landlord in its management of the Leased Property. Tenant's use of the Leased Property shall conform to all Landlords' rules and regulations relating to the use of the Leased Property as listed on Exhibit A attached hereto.

12. ACCESS TO LEASED PROPERTY:

The Tenant agrees to permit Landlord and the authorized representatives of Landlord to enter the Leased Property at all times during usual business hours for the purpose of inspecting the same and making any necessary repairs to the Leased Property and performing any work therein that may be necessary to comply with any laws, ordinances, rules, regulations or requirements of any public authority or of the Board of Fire Underwriters or any similar body or that Landlord may deem necessary to prevent waste or deterioration in connection with the Leased Property. Nothing herein shall imply any duty upon the part of Landlord to do any such work which, under any provision of this Lease, Tenant may be required to perform and the performance thereof by Landlord shall not constitute a waiver of Tenant's default in failing to perform the same. The Landlord may, during the progress of any work in the Leased Property, keep and store upon the Leased Property all necessary materials, tools and equipment. The Landlord shall not in any event be liable for inconvenience, annoyance, disturbance, loss of business, or other damage of Tenant by reason of making repairs or the performance on any work in the Leased Property, or on account of bringing materials, supplies and equipment into or through the Leased Property during the course thereof and the obligations of Tenant under this Lease shall not thereby be affected in any manner whatsoever.

Landlord reserves the right to enter upon the Leased Property at any time in the event of an emergency and at reasonable hours to exhibit the Leased Property to prospective purchasers or others; and to exhibit the Leased Property to prospective Tenants and to display "For Lease" or similar signs on windows or doors in the Leased Property during the last one hundred eighty (180) days of the term of this Lease, all without hindrance or molestation by Tenant.

13. EMINENT DOMAIN:

In the event of any eminent domain or condemnation proceeding or private sale in lieu thereof in respect to the Leased Property during the term thereof, the following provisions shall apply:

a. **Leased Property Acquired** If the whole of the Leased Property shall be acquired or condemned by eminent domain for any public or quasi-public use or purpose, then the term of this Lease shall cease and terminate as of the date possession shall be taken in such proceeding and all rentals shall be paid up to that date. Notwithstanding the above, Landlord, upon receipt of written notice of a condemnation proceeding regarding the Property being filed

in a Court of competent jurisdiction, shall forth with notify Tenant in writing of said Notice. Upon receipt of same, Tenant shall have the right to terminate the Lease upon 30 days written notice to Landlord. Landlord shall provide Tenant a one year notice of any eminent domain or condemnation proceeding or private sale in lieu thereof before possession may be taken by a condemning authority.

b. **Part of Leased Property Acquired.** If any part constituting less than the whole of the Leased Property shall be acquired or condemned as aforesaid, and in the event that such partial taking or condemnation shall materially affect the Leased Property so as to render the Leased Property unsuitable for the business of Tenant, then the term of this Lease shall cease and terminate as of the date possession shall be taken by the condemning authority and rent shall be paid to the date of such termination.

In the event of a partial taking or condemnation of the Leased Property which shall not materially affect the Leased Property so as to render the Leased Property unsuitable for the business of Tenant, this Lease shall continue in full force and effect but with a proportionate abatement of the Base Rent and Additional Rent based on the portion if any, of the Leased Property taken. Landlord reserves the right, at its option, to restore the Leased Property to substantially the same condition as they were prior to such condemnation. In such event, Landlord shall give written notice to Tenant, within 30 days following the date possession shall be taken by the condemning authority, of Landlord's intention to restore. Upon Landlord's notice of election to restore, Landlord shall commence restoration and shall restore the Leased Property with reasonable promptness, subject to delays beyond Landlord's control and delays in the making of condemnation or sale proceeds adjustment by Landlord; and Tenant shall have no right to terminate this Lease except as herein provided. Upon completion of such restoration, the rent shall be adjusted based upon the portion, if any, of the Leased Property restored.

c. **Tenant Waiver.** Subject to the notice provision in paragraph 13 a. above, in the event of any condemnation or taking as aforesaid, whether whole or partial, Tenant shall not be entitled to any part of the award paid for such condemnation and Landlord is to receive the full amount of such award, Tenant hereby expressly waives any right to claim to any part thereof.

d. **Tenant Damages.** Although all damages in the event of any condemnation shall belong to Landlord whether such damages are awarded as compensation for diminution in value of the leasehold or to the fee of the Leased Property, Tenant shall have the right to claim and recover from the condemning authority, but not from Landlord, such compensation as may be separately awarded or recoverable by Tenant in Tenant's own right on account of any and all damage to Tenant's business by reason of the condemnation and of or on account of any cost or loss to which Tenant might be put in removing Tenant's merchandise, furniture, fixtures, leasehold improvements and equipment. However, Tenant shall have no claim against Landlord or make any claim with the condemning authority of the loss of its leasehold estate, any unexpired term of loss of any possible renewal or extension of said lease or loss of any possible value of said lease, any unexpired term, renewal or extension of said Lease.

14. DAMAGE OR DESTRUCTION:

In the event of any damage or destruction to the Leased Property by fire or other cause during the term hereof, the following provisions shall apply:

a. **Significant Damages.** If the Leased Property is damaged by fire or any other cause to such extent that the cost of restoration, as reasonably estimated by Landlord, will equal or exceed thirty percent (30%) of the replacement value of the Leased Property (exclusive of foundations) just prior to the occurrence of the damage, then Landlord may, no later than the sixtieth (60^{th}) day following the damage, give Tenant written notice of Landlord's election to terminate this Lease.

b. **Date of Termination.** In the event Landlord elects to terminate this Lease, it shall be deemed to terminate on the date of the occurrence of damage or destruction and all rentals shall be paid up to that date. Tenant shall have no claim against Landlord for the value of any unexpired term of this Lease except for prepaid rent.

Notwithstanding anything contained in this paragraph 14 to the contrary, Landlord shall only be obligated to restore the Leased Property to the extent of the insurance proceeds actually received, but if the insurance proceeds actually received do not permit Landlord to restore the Leased Property, Landlord shall so notify Tenant and either Landlord or Tenant may terminate this Lease by written notice given within 60 days after Landlord's notice. If Landlord restores the Leased Property in accordance with the provisions of this Section, then Tenant shall not have any right to terminate this Lease because of such damage pursuant to (i) any common law rights, (ii) Minnesota Statutes §504.131 as now in effect or as it may be hereafter amended or supplemented, or (iii) any comparable right established b a similar statute.

15. CASUALTY INSURANCE:

a. **Landlord and Tenant Obligations.** Landlord shall at all times during the term of this Lease, at its expense, maintain a policy or policies of insurance with premiums paid in advance issued by an insurance company licensed to do business in the State of Minnesota insuring the Leased Property against loss or damage by fire, explosion or other insurable hazards and contingencies for the full insurance value, provided that Landlord shall not be obligated to insure any furniture, equipment, machinery, goods or supplies not covered by this Lease which Tenant may bring upon the Leased Property or any additional improvements which Tenant may construct or install on the Leased Property. Tenant shall at all times during the term of this Lease, at its expense, maintain a policy or policies of insurance with premiums paid in advance issued by an insurance company licensed to do business in the State of Minnesota insuring its property of whatever nature against loss or damage by fire, expulsion or other insurable hazards and contingencies for the full insurable value of said Tenant's property, including Tenants improvements to the Leased Property and Tenant's personal Property.

b. **Tenant Restriction.** Tenant shall not carry any stock of goods or do anything in or about the Leased Property which will in any way impair or invalidate the obligation of the insurer under any policy of insurance required by this Lease.

c. **Waiver of Liability.** Landlord hereby waives and releases all claims, liabilities and causes of action against Tenant and its agents, servants and employees for loss or damage to,

or destruction of, the Leased Property or any portion thereof, including the buildings and other improvements situated thereon, resulting from fire, explosion and other perils included in standard extended coverage insurance, whether caused by the negligence of any of said persons or otherwise. Likewise, Tenant hereby waives and releases all claims, liabilities and causes of action against Landlord and its agents, servants and employees for loss or damage to, or destruction of, any of the improvements, fixtures, equipment, supplies, merchandise and other Leased Property, whether that of Tenant or of others, upon or about the Leased Property resulting from fire, explosion or the other perils included in standard extended coverage insurance, whether caused by the negligence of any of said persons or otherwise. The waiver shall remain in force whether or not Tenant's insurer shall consent thereto.

d. **Tenant Payment.** In the event that the use of the Leased Property by Tenant increases the premium rate for insurance carried by Landlord, Tenant shall pay Landlord, upon demand, the amount of such premium increase. If tenant installs any electrical equipment that overloads the power lines to the building or its wiring, Tenant shall, at its own expense, make whatever changes are necessary to comply with the requirements of the insurance underwriter, insurance rating bureau and governmental authorities having jurisdiction.

16. INSURANCE:

Tenant agrees to purchase, in advance, and to carry in full force and effect general liability insurance, providing coverage on an "occurrence" rather than a "claims made" basis, which policy shall include coverage for Bodily Injury, Property Damage, personal injury, Contractual Liability (applying to this Lease) and Independent Contractors, in current Insurance Services Office form or other form which provides coverage at least as broad. Tenant shall maintain a combined policy limit of at least $1,000,000.00 applying to Bodily Injury, Property Damage and Personal Injury, which limit may be satisfied by Tenant's basic policy, or by the basic policy in combination with umbrella excess policies so long as coverage is at least as broad as that required herein. Such liability, umbrella and/or excess policies may be subject to aggregate limits so long as the aggregate limits have not at any pertinent time been reduced to less than the policy limited stated above, and provided further that any umbrella or excess policy provides coverage from the point that such aggregate limits in the basic policy become reduced or exhausted. The Tenant shall provide an insurance certificate naming the City of Ramsey as an additional insured. Landlord shall receive written notice of insurance termination 30 days prior to cancellation.

If the above insurance policy ceases to be available, or is available on terms so unacceptable that prudent landlords or tenants, as the case may be, generally do not carry such insurance, then in lieu of such insurance the pertinent party may carry the most comparable insurance which is available and generally carried by prudent parties.

17A. DEFAULT:

17.1 Any one of the following events shall constitute an event of Default:

(i) Tenant shall fail to pay monthly installment of Base Rent and such default shall continue for a period of five (5) days after the due date therefor;

(ii) Tenant shall violate of fail to perform any of the other conditions, covenants or agreements herein made by Tenant and such default shall continue for fifteen (15) days after notice from Landlord, provided, however, that if the nature of such default is such that Tenant can cure the default, but not within fifteen (15) days, then the Event of Default shall be suspended for a period not in excess of thirty (30) additional days so long as Tenant commences cure within fifteen (15) days and thereafter and continuously prosecutes the curing of the default, and so long as continuation of the default does not create material risk to the Premises or to persons using the Premises;

(iii) Tenant shall file or have filed against it any bankruptcy or other creditor's action, or make an assignment for the benefit of its creditors.

17.2 If an Event of Default shall have occurred and bee continuing, Landlord may at its sole option by written notice to Tenant terminate this Lease. Neither the passage of time after the occurrence of the Event of Default nor exercise by Landlord of any other remedy with regard to such Event of Default shall limit the Landlord's rights under this Section 17.2.

17.3 If an Event of Default shall have occurred and be continuing, whether or not Landlord elects to terminate this Lease, Landlord may enter upon and repossess the Premises (said repossession being hereinafter referred to as "Repossession") by summary legal proceedings or legal eviction or other lawful means, and may remove Tenant and all other persons and property therefrom pursuant to Court Order.

17.4 From time to time after Repossession of the Premises, whether or not this Lease has been terminated, Landlord may, but shall not be obligated to, attempt to relet the Premises for the account of Tenant in the name of Landlord or otherwise, for such term or terms (which may be greater of less than the period which would otherwise have constituted the balance of the Term) and for such terms (which may include concessions or free rent) and for such uses as Landlord, in its uncontrolled discretion, may determine, and may collect and receive the rent therefor. Any rent received shall be applied against Tenant's obligations hereunder, but Landlord shall not be responsible or liable for any failure to collect any rent due upon any such reletting.

17.5 No termination of this Lease pursuant to Section 17.2 and no Repossession of the Premises pursuant to Section 17.3 or otherwise shall relieve Tenant of its liabilities and obligations under this Lease, all of which shall survive any such termination or Repossession. In the event of any such termination or Repossession, whether or not the Premises shall have been relet, Tenant shall pay to Landlord the Base Rent and other sums and charges to be paid by Tenant up to the lime of such termination or Repossession, and thereafter Tenant, until the end of what would have been the Term in the absence of such termination or Repossession, shall pay to Landlord, as and for liquidated and agreed current damages for Tenant's default, the equivalent of the amount of the Rent payable under this Lease by Tenant if this Lease were still in effect, less the net proceeds, if any, of any reletting effected pursuant to the

provisions of Section 17.4 after deducting all of Landlord's expenses in connection with such reletting, including, without limitation, all repossession costs, brokerage and management commissions, operating expenses, legal expenses, attorney's fees, alteration costs, and expenses of preparation for such reletting, Tenant shall pay such current damages to Landlord monthly on the days on which the Rent would have been payable under this Lease if this Lease were still in effect, and Landlord shall be entitled to recover the same from Tenant on each such day. At any time after such termination or Repossession, whether or not Landlord shall have collected any current damages as aforesaid, Landlord shall be entitled to recover from Tenant, and Tenant shall pay to Landlord on demand, as and for liquidated and agreed final damages for Tenant's default, an amount equal to the then present value of the excess of the Rent and other sums or charges reserved under this Lease from the day of such termination or Repossession for what would be the then unexpired term if the same had remained in effect, over the amount of rent Tenant demonstrates that Landlord could in all likelihood actually collect for the Premises for the same period, said present value to be arrived at on the basis of a discount of four percent (4%) per annum.

17.6 Landlord shall in no event be considered to be in default of Landlord's obligations hereunder until the expiration of a reasonable time after notice of default from Tenant.

a. **Landlord's Rights.** Should Landlord elect to re-enter the Leased Property, as herein provided, or should it take possession of the Leased Property pursuant to legal proceedings or pursuant to any notice provided for by law, it may either terminate this Lease or it may from time to time, without terminating this Lease, make such alterations and repairs as may be necessary in order to relet the Leased Property, and relet the Leased Property or any part thereof upon such term or terms (which may be for a term extending beyond the term of this Lease) and at such rental or rentals and upon such other terms and conditions as Landlord in its sole discretion may deem advisable. Upon each such subletting all rentals received by Landlord from such reletting shall be applied first to the payment of any indebtedness other than rent due hereunder from Tenant to Landlord; second, to the payment of any costs and expenses of such reletting, including brokerage fees and attorney's fees and costs of such alterations and repairs; third, to the payment of the rent due and unpaid payment of future rent as the same may become due and payable hereunder. If such rentals received from such reletting during any month be less than that to be paid during that month by Tenant hereunder, possession of the Leased Property by Landlord shall be construed as an election on its part to terminate this Lease unless a written notice of such intention be given to Tenant or unless the termination thereof be decreed by a court of competent jurisdiction. Notwithstanding any such reletting without termination, Landlord may at any time after such re-entry and reletting elect to terminate this Lease for any such breach, in addition to any other remedies it may have, it may recover from Tenant all damages it may incur by reason of such breach, including the cost of recovering the Leased Property, reasonable attorney's fees, and including the worth at the time of such termination of the excess, if any, of the amount of rent and charges equivalent to rent reserved in this Lease for the remainder of the stated term, minus the amount of rental loss which Tenant proves could have been reasonably avoided, all of which amounts shall be immediately due and payable from

Tenant to Landlord. Landlord shall also be entitled to any other amounts necessary to compensate Landlord for all detriment proximately caused by Tenant's failure to comply with the requirements of this Lease.

b. **Landlord May Cure Default.** Landlord may, at its option, instead of exercising any other rights or remedies available to it in this Lease or otherwise by law, statute or equity spend such money as is reasonably necessary to cure any default of Tenant herein and the amount so spent, and costs incurred, including attorney's fees incurring such default, shall be paid by Tenant, and additional rent, upon demand.

c. **Tenant Payment.** In the event suit shall be brought for recovery of possession of the Leased Property, for the recovery of rent of any other amount due under the provisions of this Lease, or because of the breach of any other covenant herein contained on the part of Tenant to be kept or performed, and a breach shall be established, Tenant shall pay to Landlord all expenses incurred therefore, including a reasonable attorney's fee, together with interest on all such expenses at a reasonable the rate of interest from the date of such breach of the covenants of this Lease.

d. **Waiver of Rights of Redemption.** Tenant hereby expressly waives any and all rights of redemption granted by or under any present or future laws in the event of Tenant being evicted or dispossessed for any cause, or in the event of Landlord obtaining possession of the Leased Property, by reason of the violation by Tenant of any of the covenants or conditions of this Lease, or otherwise. Tenant also waives any demand for possession of the Leased Property, and any demand for payment of rent and any notice of intent to re-enter the Leased Property, or of intent to terminate this Lease, other than the notices above provided in this paragraph, and waives any and every other notice or demand prescribed by any applicable statutes or laws.

e. **No Exclusive Remedy.** No remedy herein or elsewhere in this Lease or otherwise by law, statute or equity, conferred upon or reserved to Landlord or Tenant shall be exclusive of any other remedy, but shall be cumulative, and may be exercised from time to time and as often as the occasion may arise.

17B. DEFAULT OF LANDLORD:

Landlord Payment. In the event suit shall be brought for by the Tenant because of the breach of any covenant herein contained on the part of Landlord to be kept or performed, and a breach shall be established, Landlord shall pay to Tenant all expenses incurred therefore, including a reasonable attorney's fees, together with interest on all such expenses at a reasonable rate of interest from the date of such breach of the covenants of this Lease.

18. INDEMNITY & HOLD HARMLESS:

Except to the extent that liability for damages or loss is caused by the gross negligence of Landlord, its agents or employees, Tenant shall indemnify, protect, defend (at Landlord's request and with counsel approved by Landlord) and hold Landlord and each of its respective officers and employees harmless from and against every demand, claim, cause of action, judgment and expense, including, but not limited to, reasonable attorney's fees and disbursements of counsel, whether suit is initiated or not, and all loss and damage arising from: (a) any injury, loss or

damage to the person or property of Tenant, or to any other person rightfully in the Leased Property, specifically including the owners who are renting space in the Leased Property for the storage of boats, RV vehicles and other similar type recreation equipment and vehicles stored in the Leased Property, (i) occurring in or about the Leased Property, or (ii) caused by the negligence or misconduct of Tenant, or Tenant's affiliates or any of their respective employees, representatives, agents or contractors, or (iii) resulting from the violation of any legal requirements or the provisions of this Lease by Tenant, or Tenant's affiliates or any of their respective employees, representatives, agents or contractors; (b) any loss or damage, however caused, to books, records, computer or other electronic equipment or data or media, files, artwork, money, securities, negotiable instruments or papers in the Leased Property; (or (c) any loss or damage resulting from interference with or obstruction of deliveries to or from the Leased Property caused by Tenant or Tenant's affiliates or any of their respective employees, representatives, agents or contractors. All property kept, maintained or stored on the Leased Property shall be so kept, maintained or stored at the sole risk of Tenant. If any mechanic's lien is filed against any part of the Leased Property for work claimed to have been done for, or materials claimed to have been furnished to Tenant, such mechanic's lien shall be discharged by Tenant within ten (10) days thereafter, at Tenant's sole cost and expense, by the payment thereof or by making any deposit required by law or by posting a bond with such surety, in such amount and in such form as landlord deems proper. Tenant shall immediately notify Landlord of any mechanic's lien or other lien filed against the Leased Property or any part thereof by a contractor or subcontractor of Tenant or otherwise by reason of work claimed to have been done for or materials claimed to have been furnished to Tenant. If Tenant fails to remove such lien or post such bond within the ten (10) day period following the filing thereof, Landlord may, at its sole discretion and without waiving its right and remedies based on such breach by Tenant and without releasing Tenant from any of its obligations, cause such lien to be released by any means it shall deem proper, including payment in satisfaction of the claim giving rise to such lien. Tenant shall, in such event, pay to Landlord at once, upon notice by Landlord, any sum paid by Landlord to remove such lien, together with interest at a reasonable rate from the date of such payment by Landlord. Landlord shall have the right at all times to post and keep posted on the Leased Property any notices permitted or required by applicable law, or that Landlord shall deem proper for the protection of Landlord, the Leased Property, the property of and any other party having an interest therein, from liens. All material suppliers, contractors, artisans, mechanics, laborers and other parties contracting with Tenant for the furnishing of any labor, services, materials, supplies or equipment with respect to any portion of the Leased Property are hereby charged with notice that they must look solely to Tenant for payment of the same and Tenant's purchase orders, contracts and subcontracts in connection therewith must clearly sate this requirement.

19. NON-LIABILITY:

Subject to the terms and conditions of paragraph 14 hereof, Landlord shall not be liable for damage to any property of Tenant or of others located on the Leased Property, specifically including the owners who are renting space in the Leased Property for the storage of boats, RV vehicles and other similar type recreation equipment and vehicles stored in the Leased Property, not for the loss of or damage to any property of Tenant or of others by theft or otherwise. Landlord shall not be liable for any injury or damage to persons or property resulting from fire, explosion, falling plaster, steam, gas, electricity, water, rain or snow or leaks from any part of the

Leased Property or from the pipes, appliances, or plumbing works or from the roof, street or subsurface or from any other place or by dampness or by any other cause of whatsoever nature. Landlord shall not be liable for any such damage caused by Tenants or persons in the Leased Property, occupants of adjacent property, of the buildings, or the public or caused by operations in connection of any private, public or quasi-public work. Landlord shall not be liable for any latent defect in the Leased Property. All property of Tenant kept or stored on the Leased Property shall be so kept or stored at the risk of Tenant only and Tenant shall hold Landlord harmless from any claims arising out of damage to the same, including subrogation claims by Tenant's insurance carrier.

20. ASSIGNMENT OR SUBLETTING:

Tenant agrees to use and occupy the Leased Property throughout the entire term hereof for the purpose or purposes herein specified and for no other purposes, in the manner and to substantially the extent now intended, and not to assign, sublet, license, concession or otherwise transfer this Lease or Tenant's rights in the Leased Property, or any part thereof, whether by voluntary act, operation of law, or otherwise, without obtaining the prior written consent of Landlord in each instance. Tenant shall seek such consent of Landlord by a written request therefore, setting forth such information as Landlord may deem necessary. Landlord agrees not to withhold consent unreasonably. Consent by Landlord to any assignment of this Lease or to any subletting of the Leased Property shall not be a waiver of Landlord's rights under this paragraph as to any subsequent assignment or subletting. Landlord's rights to assign this Lease are and shall remain unqualified. No such assignment or subleasing shall relieve Tenant from any of Tenant's obligations in this Lease contained, nor shall any assignment or sublease or other transfer of this Lease be effective unless the assignees, subtenant or transferee shall at the time of such assignment, sublease or transfer, assume in writing for the benefit of Landlord, its successors or assigns, all of the terms, covenants and conditions of this Lease thereafter to be performed by Tenant and shall agree in writing to be bound thereby. Should Tenant sublease in accordance with the terms of this Lease, fifty percent (50%) of any increase in rental received by Tenant over the per square foot rental rate which is being paid by Tenant shall be forwarded to and retained by Landlord, which increase shall be in addition to the Base Rent and Additional Rent due landlord under this Lease. NOTWITHSTANDING the preceding, this paragraph 20. is NOT applicable to those Boat and RV Storage Contracts which Tenant enters into with individual owners for the storage of boat and or RV equipment at the Leased Property

21. ATTORNMENT:

In the event of any sale, transfer or assignment of Landlord's interest in the Leased Property, or this Lease, or if the Leased Property comes into custody or possession of a mortgagee or any other party whether because of a mortgage foreclosure, or otherwise, Tenant shall attorn to such assignee or other party and recognize such party as Landlord hereunder; provided, however, Tenant's peaceable possession will not be disturbed so long as Tenant faithfully performs it obligations under this Lease. Tenant shall execute, on demand, any attornment agreement required by any such party to be executed, containing such provisions and such other provisions as such party may require.

22. NOVATION IN THE EVENT OF SALE:

In the event of the sale of the Leased Property, Landlord shall be and hereby is relieved of all of the covenants and obligations created hereby accruing from and after the date of sale, and such sale shall result automatically in the purchaser assuming and agreeing to carry out all the covenants and obligations of Landlord herein. Notwithstanding the foregoing provisions of this paragraph, Landlord, in the event of a sale of the Leased Property, shall cause to be included in the agreement of sale and purchase a covenant whereby the purchaser of the Leased Property assumes and agrees to carry out all of the covenants and obligations of Landlord herein.

The Tenant agrees at any time and from time to time upon not less than ten (10) days prior written request by Landlord to execute, acknowledge and deliver to Landlord a statement in writing certifying that this Lease is unmodified and in full force and effect as modified and stating the modifications, and the dates to which the basic rent and other charges have been paid in advance, if any, it being intended that any such statement delivered pursuant to this paragraph may be relied upon by any prospective purchaser of the fee or mortgagee or assignee of any mortgage upon the fee of the Leased Property. In the event that Tenant fails to execute and return the estoppel certificate within such ten (10) day period, the holder of such encumbrance shall be entitled to rely, as against the Tenant, that: (i) this Lease is in full force and effect, without amendment except as specified by the Landlord, (ii) Tenant has no offsets against rent nor any defenses to Tenant's performance under this Lease, (iii) Tenant has no right to any offset or defenses to the payment of rent, and (iv) Tenant has not paid any rental under this Lease more than six months in advance.

23. SUCCESSORS AND ASSIGNS:

The terms, covenants and conditions hereof shall be binding upon and inure to the successors and assigns of the parties hereto.

24. REMOVAL OF FIXTURES:

Notwithstanding anything contained in paragraph 8, paragraph 29 or elsewhere in this Lease, if Landlord requests then Tenant will promptly remove at the sole cost and expense of Tenant all fixtures, equipment and alterations made by Tenant simultaneously with vacating the Leased Property and Tenant will promptly restore the Leased Property to the condition that existed immediately prior to said fixtures, equipment and alterations having been made all at the sole cost and expense of Tenant.

25. QUIET ENJOYMENT:

Landlord warrants that it has full right to execute and to perform this Lease and to grant the estate demised, and that Tenant, upon payment of the rents and other amounts due and the performance of all the terms, conditions, covenants and agreements on Tenant's part to be observed and performed under this Lease, may peaceably and quietly enjoy the Leased Property for the business uses permitted hereunder, subject, nevertheless, to the terms and conditions of this Lease.

26. RECORDING:

Tenant shall not record this Lease without the written consent of Landlord. However, upon the request of either party hereto, the other party shall join in the execution of the Memorandum lease for the purposes of recordation. Said Memorandum lease shall describe the parties, the Leased Property and the term of the Lease and shall incorporate this Lease by reference.

27. SURRENDER:

On the Expiration Date or upon the termination hereof upon a day other than the Expiration Date, Tenant shall peaceably surrender the Leased Property broom-clean in good order, condition and repair, reasonable wear and tear only excepted. On or before the Expiration Date or upon termination of this Lease on a day other than the Expiration Date, Tenant shall, at its expense, remove all trade fixtures, personal property and equipment and signs from the Leased Property and any not removed shall be deemed to have been abandoned. Any damage caused in removal of such items shall be repaired by Tenant and at its expense. All alterations, additions, improvements and fixtures (other than trade fixtures) which shall have been made or installed by Landlord or Tenant upon the Leased Property and all floor covering so installed shall at the option of Landlord remain upon and be surrendered with the Leased Property as a part thereof, without disturbance, molestation or injury, and without charge, at the expiration or termination of this Lease. If the Leased Property is not surrendered on the Expiration Date or the date of termination, Tenant shall indemnify Landlord against loss or liability, claims, without limitation, made by any succeeding Tenant founded on such delay. Tenant shall promptly surrender all keys for the Leased Property to Landlord at the place then fixed for payment of rent and shall inform Landlord of combinations of any locks and safes on the Leased Property.

28. HOLDING OVER:

In the event of a holding over by Tenant after expiration or termination of this Lease without the consent in writing of Landlord, Tenant shall be deemed a Tenant at sufferance and shall pay rent for such occupancy at the rate of twice the lease-current aggregate Base and Additional Rent, prorated for the entire holdover period, plus all attorney's fees and expenses incurred by Landlord in enforcing its rights hereunder, plus any other damages occasioned by such holding over. Except as otherwise agreed, any holding over with the written consent of Landlord shall constitute Tenant as a month-to-month Tenant.

29. ABANDONMENT:

In the event Tenant shall remove its fixtures, equipment or machinery or shall vacate the Leased Property or any part thereof prior to the Expiration Date of this Lease, or shall discontinue or suspend the operation of its business conducted on the Leased Property for a period of more than thirty (30) consecutive days (except during any time when the Leased Property may be rendered untenantable by reason of fire or other casualty), then in any such event Tenant shall be deemed to have abandoned the Leased Property and Tenant shall be in default under the terms of this Lease.

30. CONSENTS BY LANDLORD:

Whenever provision is made under this Lease for Tenant securing the consent or approval by Landlord, such consent or approval shall only be in writing.

31. **NOTICES:**

Any notice required or permitted under this Lease shall be deemed sufficiently given or secured if sent by registered or certified return receipt mail to Tenant at **Pact Charter School 7250 East Ramsey Parkway Ramsey, Minnesota 55303**, and to Landlord at the address then fixed for the payment of rent as provided in paragraph 4 of this Lease, and either party may by like written notice at any time designate a different address to which notices shall subsequently be sent or rent to be paid.

32. **RULES AND REGULATIONS:**

Tenant shall observe and comply with the rules and regulations as Landlord may prescribe and as listed on Exhibit A attached hereto, on written notice to Tenant for the safety, care and cleanliness of the Leased Property.

33. **INTENT OF PARTIES:**

Except as otherwise provided herein, Tenant covenants and agrees that if it shall any time fail to pay any such cost or expenses, or fail to take out, pay for, maintain or deliver any of the insurance policies above required, or fail to make any other payment or perform any other act on its part to be made or performed as in this Lease provided, then Landlord may, but shall not be obligated so to do, and without notice to or demand upon Tenant and without waiving or releasing Tenant from any obligations of Tenant in this Lease contained, pay any such cost or expense, effect any such insurance coverage and pay premiums therefore, and may make any other payment or perform any other act on the part of Tenant to be made and performed as in this Lease provided, in such manner and to such extent as Landlord may deem desirable, and in exercising any such right, to also pay all necessary and incidental costs and expenses, employ counsel and incur and pay reasonable attorney's fees. All sums so paid by Landlord and all necessary and incidental costs and expenses in connection with the performance of any such act by Landlord, together with interest thereon at the a reasonable rate from the date of making of such expenditure, by Landlord, shall be deemed Additional Rent hereunder, and shall be payable to Landlord on demand. Tenant covenants to pay any such sum or sums with interest as aforesaid and landlord shall have the same rights and remedies in the event of the non-payment thereof by Tenant as in the case of default by Tenant in the payment of the Base Rent payable under this Lease.

34. **GENERAL:**

a. **Landlord Tenant Relationship.** This Lease does not create the relationship of principal and agent or of partnership or of joint venture or of any association between Landlord and Tenant, the sole relationship between the parties hereto being that of Landlord and Tenant.

b. **Effect of Waivers.** No waiver of any default of Tenant hereunder shall be implied from any omission by Landlord to take any action on account of such default if such default persists or is repeated, and no express waiver shall affect any default other than the

default specified in the express waiver and that only for the time and to the extent therein stated. One or more waivers by Landlord shall not then be construed as a wavier of a subsequent breach of the same covenant, term or condition. The consent to or approval by Landlord of any act by Tenant requiring Landlord's consent or approval shall not waive or render necessary Landlord's consent to or approval of any subsequent similar act by Tenant. No action required or permitted to be taken by or on behalf of Landlord under the terms or provisions of this Lease shall be deemed to constitute an eviction or disturbance of Tenant's possession of the Leased Property. All preliminary negotiations are merged into and incorporated in this Lease. The laws of the State of Minnesota shall govern the validity, performance and enforcement of this Lease.

c. **Entire Agreement.** This Lease and the exhibits, if any, attached hereto and forming a part hereof, constitute the entire agreement between Landlord and Tenant affecting the Leased Property and there are no other agreements, either oral or written, between them other than are herein set forth. No subsequent alteration, amendment, change or addition to this Lease shall be binding upon Landlord or Tenant unless reduced to writing and executed in the same form and manner in which this Lease is executed.

d. **Enforceability of Provisions.** If any agreement, covenant or condition of this Lease or the application thereof to any person or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Lease, or the application of such agreement, covenant or condition to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby and each agreement, covenant or condition of this Lease shall be valid and be enforced to the fullest extent permitted by law.

e. **No Personal Obligations.** The obligations of Landlord under this Lease do not constitute the personal obligations of the individual officers or employees of Landlord. If Landlord shall fail to perform any covenant, term or condition of this Lease required of landlord, Tenant shall be required to deliver to Landlord written notice of the same. If, as a consequence of such default, Tenant shall recover a money judgment against Landlord, such judgment shall be satisfied only out of the proceeds of sale received upon execution of such judgment and levied thereon against the right, title and interest of Landlord in the Leased Property and out of rent or other income from the Leased Property receivable by Landlord, or out of consideration received by Landlord from the sale or other disposition of all or any part of Landlord's right, title or interest in the Leased Property, and no action for any deficiency may be sought or obtained by Tenant.

35. NO WASTE OR NUISANCE AND COMPLIANCE WITH LAWS:

a. **Leased Property Use.** The Leased Property shall be used by and/or at the sufferance of Tenant only for the purpose set forth in paragraph 11 above and for no other purposes. Tenant shall not use or permit the use of the Leased Property in any manner that will tend to create waste or a nuisance. Tenant, its employees and all persons visiting or doing business with Tenant in the Leased Property shall be bound by and shall observe the reasonable rules and regulations as listed on Exhibit A attached hereto, made by Landlord relating to the Leased Property, of which notice in writing shall be given to Tenant, and all such rules and regulations shall be deemed to be incorporated into and form a part of this Lease.

b. **Obey Laws.** Tenant covenants throughout the Lease Term, at Tenant's sole cost and expense, promptly to comply with all laws and ordinances and the orders, rules and regulations and requirements of all federal, state and municipal governments and appropriate departments, commissions, boards, and officers thereof, and the orders, rules and regulations of the Board of Fire Underwriters where the Leased Property are situated, or any other body now or hereafter created with jurisdiction over the Leased Property, and whether or not the same require structural repairs or alterations, which may be applicable to the Leased Property, or the use or manner of use of the Leased Property. Tenant will likewise observe and comply with the requirements of all policies of public liability, fire and all other policies of insurance at any time in force with respect to the buildings and improvements on the Leased Property and the equipment thereof.

37. HAZARDOUS MATERIAL:

In the event any Hazardous material (hereinafter defined) is brought or caused to be brought into or onto the Leased Property by Tenant, Tenant shall handle any such material in compliance with all applicable federal, state and/or local regulations. For purposes of this paragraph, "Hazardous Material" means and includes any hazardous, toxic or dangerous waste, substance or material defined as such in (or for purposes of) the Comprehensive Environmental Response, Compensation, and Liability Act, and so-called "Superfund" or "Super lien" law, or any federal, state or local statute, law, ordinance, code, rule, regulation, order decree regulation, relating to, or imposing liability or standards of conduct concerning, any hazardous, toxic or dangerous waste, substance or material, as now or at any time hereafter in effect. Tenant shall submit to Landlord on an annual basis copies of its approved hazardous materials communication plan, OSHA monitoring plan, and permits required by the Resource Recovery and Conservation Act of 1976, if Tenant is required to prepare, file or obtain any such plans or permits. Tenant will indemnify and hold harmless Landlord from any losses, liabilities, damages, costs or expenses (including reasonable attorney's fees) which Landlord may suffer or incur as a result of Tenant's introduction into or onto the Leased Property, of any Hazardous Material. This paragraph shall survive the expiration or sooner termination of this Lease.

38. CAPTIONS:

The captions are inserted only as a mater of convenience and for reference, and in no way define, limit or describe the scope of this Lease nor the intent or any provision thereof.

39. ATTACHMENTS:

See the Exhibits attached hereto and made a part hereof.

Exhibit	Description
Exhibit A	Graphic Depiction of Leased Property
Exhibit B	Leased Property Rules and Regulations

40. SUBMISSION:

Submission of this instrument to Tenant or proposed Tenant or its agents or attorneys for examination, review, consideration or signature does not constitute or imply an offer to lease,

reservation of space, or option to lease, and this instrument shall have no binding legal effect until execution hereof by both Landlord/Owner and Tenant or its agents.

41. **LEASE GUARANTEE:** This paragraph intentionally omitted

IN WITNESS WHEREOF, landlord and Tenant have caused these presents to be executed in form and manner sufficient to bind them at law, as of the day and year first above written.

LANDLORD:

CITY OF RAMSEY, a Minnesota Municipal Corporation

By: _____
Its Mayor
Date: 7/24/14

By: _____
Its CITY ADMINISTRATOR
Date: 7/24/13

TENANT:

Pact Charter School

By: _____
Its Board Chair
Date: 7/11/13

EXHIBIT A
Depiction

Exhibit A

Cold storage space
of approximately 5,040 sq ft
Includes doors 2, 3, 4, 12, 13, 14, 15
Joint or common
access and drive lane
Heated and demised bay
of 420 rsf

EXHIBIT B
TO LEASE AGREEMENT
DATED July 1, 2013

LEASED PROPERTY RULES AND REGULATIONS

1. Any sign, lettering, picture, notice or advertisement installed on or in any part of the Leased Property and visible from the exterior of the Leased Property, shall be installed at Tenant's sole cost and expense, and in such manner, character and style as Landlord may approve in writing. Anything herein to the contrary notwithstanding, approval as to signs shall be subject to Landlord's approval which may be withheld in Landlord's sole discretion. In the event of a violation of the foregoing by Tenant, landlord may remove the same without any liability and may charge the expense incurred by such removal to Tenant.

2. Tenant assumes full responsibility for protecting its space from theft, robbery and pilferage, which includes keeping doors locked and other means of entry to the Leased Property closed and secured after normal business hours.

3. Tenant shall comply with all applicable federal, state and municipal laws, ordinances and regulations, and building rules and shall not directly or indirectly make any use of the Leased Property which may be prohibited by any of the foregoing or which may be dangerous to persons or Leased Property or may increase the cost of insurance or require additional insurance coverage.

4. The Leased Property shall not be used for cooking (as opposed to heating of food), lodging, sleeping or for any immoral or illegal purpose.

5. Unless expressly permitted by Landlord, no additional locks or similar devices shall be attached to any door or window and no keys other than those provided by Landlord shall be made for any door. If more than two keys for one lock are desired by Tenant, Landlord may provide the same upon payment by Tenant. Upon termination of this Lease or of Tenant's possession, Tenant shall surrender all keys of the Leased Property and shall explain to Landlord all combination locks on safes, cabinets and vaults.

6. The restrooms, drinking fountains and other plumbing fixtures shall not be used for any purpose other than for which they are constructed, and no sweepings, rubbish, rags, coffee grounds or other substances shall be thrown therein. All damages resulting from any misuse of the fixtures shall be borne by Tenant who, or whose employees, agents, visitors or licensees have caused same. No person shall waste water by interfering or tampering with the faucets or otherwise.

7. Tenant shall be responsible for any damage to the building or the Leased Property of its employees or others and injuries sustained by any person whomsoever resulting from the use or moving of such articles in or out of the Leased Property, and shall make all repairs and improvements required by Landlord or governmental authorities in connection with the use or moving of such articles.

8. Wherever in these Leased Property Rules and Regulations the word "Tenant" occurs, it is understood and agreed that it shall mean Tenant's associates, employees, agents, clerks, invitees, and visitors. Wherever the word "Landlord" occurs, it is understood and agreed that it shall mean Landlord's assigns, agents, clerks, and visitors.

9. Landlord shall have the right to enter upon the Leased Property at all reasonable hours for the purpose of inspecting the same.

10. Landlord shall have the right to enter the Leased Property at hours convenient to Tenant for the purpose of exhibiting the same to prospective tenants.

11. Tenant shall be responsible for all repair and maintenance of mechanical systems and devices if any associated with Tenant's Leased Property, including, but not limited the electrical system, the garage door opening system and the Leased Property's individual boat and RV storage stalls and facilities. Tenant shall further be responsible at its expense to replace, if necessary, (1) any overhead doors and/or door opening equipment, and (2) the wood frame cubicles used to store boats and RV vehicles within the Leased Property.

12. Alterations of any nature to the Leased Property by Tenant costing in excess of $3000.00 shall require written approval of Landlord. Such approval shall be at the sole discretion of Landlord. In the event of a violation of the foregoing by Tenant, Landlord may remove the same without any liability and may charge the expense incurred by such removal to Tenant.

13. Tenant and Tenant's employees, agents, visitors and licensees shall observe faithfully and comply strictly with the foregoing rules and regulations and such other and further appropriate rules and regulations as Landlord or Landlord's agent may from time to time adopt. Reasonable notice of any additional rules and regulations shall be given in such manner as Landlord may reasonably elect.

14. Landlord reserves the right at any time to rescind, alter or waive, in whole or in part, any of these Rules and Regulations when deemed necessary, desirable, or proper, in Landlord's judgment, for its best interest or for the best interest of the tenants of the Complex. Tenant reserves the right to refuse compliance with any subsequent additional rules and regulations added to those agreed to at the time of signing the Lease.

15. To the extent these rules are in conflict with the terms of the Lease, the terms of the Lease shall rule and govern.

M1307046070

Policy Change Request

07/23/2013

Agency	Insured
Lee F. Murphy Inc. 2361 Highway 36 West St. Paul, MN 55113	PACT Charter School 7250 East Ramsey Parkway Ramsey, MN 55303-6902

Company	Policy Number	Policy Period
Hanover Insurance Company 8300 Norman Center Drive Suite 250 Bloomington, MN 55437	ZHX-A039869-00	07/01/2013 07/01/2014

Regarding	First Request	Add Ramsey location
Effective	08/01/2013	Add Ramsey MN Location

Comments

Applicant Information
Premises Information
001) Add Loc #00002: 6701 Highway 10 NW, Hennepin, Ramsey, MN 55303

002) Add Loc #00002 Bldg #00001: 6701 Highway 10 NW, Hennepin, Ramsey, MN 55303, Description: Storage Garage, City Limits:Inside, Interest: Tenant, Part Occupied: 20% (420 rsf)

Property
Coverage
003) Add Loc #00002 Bldg #00001: Storage Garage 6701 Highway 10 NW, Hennepin, Ramsey, MN 55303

Add BPP (included in blanket): 100,000, Replacement Cost

Add Special form
% CoIns: 90
Deductible: 5,000

Add Equipment Breakdown: Included

004) Amend Blanket

Amend Building & BPP: 20,100,000, Replacement Cost
Change Subject Of Insurance
from Building & BPP: 20,000,000, Replacement Cost
to Building & BPP: 20,100,000, Replacement Cost

Additional Other Interests
005) Add Loc #00002: Bldg #00001, Additional insured - City of Ramsey
Address: 7550 SunwoodDrive NW, Ramsey, MN 55303
Item Description: Landlord-Include 30 day notice of cancel & Waiver of Sub on GL

POLICY MEMO 990 (4/1997)
© AMS Inc. 1997

ACORD CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 07/23/2013

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Lee F. Murphy Inc. 2361 Highway 36 West St. Paul, MN 55113	CONTACT NAME: PHONE (A/C, No, Ext): 651.644.7200 FAX (A/C, No): 651.644.9137 E-MAIL ADDRESS:
INSURED PACT Charter School 7250 East Ramsey Parkway Ramsey, MN 55303-6902	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A: Hanover Insurance Company — 22292 INSURER B: Massachusetts Bay Insurance Co — 22306 INSURER C: INSURER D: INSURER E: INSURER F:

COVERAGES **CERTIFICATE NUMBER: 13-14 MASTER** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	GENERAL LIABILITY [X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [X] POLICY [ ] PRO-JECT [ ] LOC	X		ZHX-A039869-00	07/01/2013	07/01/2014	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 500,000 $ 15,000 $ 1,000,000 $ 3,000,000 $ Included
B	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] ALL OWNED AUTOS [ ] SCHEDULED AUTOS [X] HIRED AUTOS [X] NON-OWNED AUTOS			ADX-A039906-00	07/01/2013	07/01/2014	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
A	[X] UMBRELLA LIAB [X] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [X] RETENTION $ 0			UHX-A039870-00	07/01/2013	07/01/2014	EACH OCCURRENCE AGGREGATE	$ 1,000,000 $ 1,000,000
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N [ ] (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		WDX-A039932-00	07/01/2013	07/01/2014	[X] WC STATU-TORY LIMITS [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 500,000 $ 500,000 $ 500,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

RE: 6701 Highway 10 NW, Ramsey MN. Certificate holder is included as additional insured with respect to the general liability, which includes waiver of subrogation and 30 day notice of cancel (10 day notice for nonpayment per MN State Statute).

CERTIFICATE HOLDER

City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Brian L. Becker

Brian Becker/CATHY

© 1988-2010 ACORD CORPORATION. All rights reserved.

The ACORD name and logo are registered marks of ACORD

AMENDMENT TWO TO LEASE
DATE: June 13th, 2014

PROPERTY ADDRESS

6701 Highway 10 Hwy 10 NW Ramsey, Minnesota 55303

WHEREAS, **City of Ramsey** (Landlord) and **Pact Charter School** (Tenant) have entered into a Lease Agreement dated July 11th, 2013 ("Lease") and Amendment One of the Lease, dated October1, 2013 ("Amendment").

WHEREAS, The Tenant wishes to extend the Lease for an additional one (1) year term.

NOW THEREFORE: Landlord and Tenant agree to the following:

1) Tenant's term shall be extended for One (1) year beginning August 1, 2014 and expiring on July 31, 2015.
2) Except as expressly amended hereby, all of the terms, provisions, covenants and conditions of the Lease are hereby ratified and confirmed and shall continue in full force and effect.

Landlord
City of Ramsey

By:_____
Its:_____
Date:_____

Tenant
Pact Charter School

By:_____
Its: HR & FINANCE MANAGER
Date: 6/16/2014

CC Regular Session **4. 4.**

Meeting Date: 05/12/2015

Submitted For: Patrick Brama, Administrative Services

By: Patrick Brama, Administrative Services

Information

Title

Approve Two Year Lease Agreement Extension to Northern Light Church for use of 6701 Hwy 10 Office Space.

Purpose/Background:

Purpose of Case:

Approve Two Year Lease Agreement extension.

Background:

Premier Commercial Properties, the City's contracted property management company, recently approached Staff regarding a request from Northern Light Church to renew their existing Lease Agreement with the City of Ramsey by two years. Northern Light Church's existing Lease Agreement is set to expire on October 31, 2015. Currently, Northern Light Church utilizes approximately 4,820 square feet of office space at 6701 U.S. Highway 10 for a worship / gathering area.

NOTE: once this lease agreement is executed, staff plans on re-painting the exterior of 6701 Hwy 10 (front portion only). Additionally, in order to accommodate a larger number of uses/ followers, Northern Light Church has requested the existing (vacant and unused) parking located in the rear of 6701 be opened up for use. Staff reviewed the request (including PD and FD), and intends to remove a section of fence located on the east side of the property to allow for overflow parking in the rear of 6701.

Notification:

NA

Observations/Alternatives:

Premises: 4,820 square feet
Term: two-year term, beginning November 1, 2014
Cancelation: After one year, either party can cancel with a three month notice.
Insurance: $1,000,000 public liability insurance
Rent: checked by Premier Commercial Realty (is market rate)
August 1, 2015 – July 31, 2016 $2,711.25 monthly ($32,535 annually)
August 1, 2016 – July 31, 2017 $2,792.58 monthly ($33,511 annually)
Utilities: tenant responsible for all utilities.
Property Taxes: will remain tax exempt.
Permitted Use: the Subject Property will be used and occupied by tenant solely for the purpose of office and worship space use.

Funding Source:

Proceeds will be deposited into the designated RALF account.

This lease agreement does require a "commission payment" to be made: $1.00 psf x 4,820 = $4,820. This payment will be made to Premier Commercial Realty, the City's contracted lease broker for RALF properties.

Recommendation:

To date, Northern Light Church has been a responsible and cooperative tenant; and has paid rent consistently on time. Based on input from the City's real estate broker, the proposed lease rate is competitive with the private market; and the tenant has maintained a positive and professional relationship. Northern Light Church is a strong supporter/ contributor to the City of Ramsey Happy Days. This agreement has been reviewed by the City Attorney.

Recommendation:
Approve the attached two year Lease Agreement extension: Northern Light Church use of 6701 Hwy 10 office area.

Action:

Motion:
Approve the attached two year Lease Agreement extension to Northern Light Church for use of 6701 Highway 10 office area; subject to final review and amendments by the City Attorney.

Attachments

New Lease Agreement (purpose of case)
Original Lease Agreement

Form Review

Inbox	Reviewed By	Date
Diana Lund	Diana Lund	05/07/2015 09:14 AM
Kurt Ulrich	Kurt Ulrich	05/07/2015 10:28 AM
Form Started By: Patrick Brama		Started On: 05/06/2015 02:23 PM
Final Approval Date: 05/07/2015		

LEASE AGREEMENT

THIS LEASE AGREEMENT (hereinafter "Lease") made as of this ____ day of _____, 2015, is entered into by and between the **City of Ramsey**, a Minnesota municipal corporation, 7550 Sunwood Drive, Ramsey, Minnesota 55303 ("Landlord") and **United Methodist Church of Anoka**, a non-profit corporation organized under the laws of the State of Minnesota, **d/b/a Northern Light Church**, 850 South Street, Anoka, Minnesota ("Tenant"). The Landlord and the Tenant are hereinafter collectively referred to as "the parties" and individually as a "party."

IN CONSIDERATION OF the mutual agreements expressed herein, the parties agree as follows:

1. **Purpose.** Landlord is the fee owner of the Premises described in Paragraph 2 of this Agreement. Tenant desires to rent the Premises from Landlord for Tenant's use as a place of worship and related uses. Landlord is willing to lease the Premises to Tenant pursuant to the terms and conditions of this Lease.

2. **Premises.** The "Premises" consists of the Westerly 4,820 square feet of the office area located in the building located at 6701 Highway 10 Northwest, in Ramsey, Minnesota and which building ("Building") is located on the following legally described property:

Lot 3, Block 1, DEAL INDUSTRIAL PARK, Anoka County, Minnesota.

The Premises also include the nonexclusive use of the paved parking areas adjacent to the Building, excluding the fenced in area. The Tenant's employees and invitees shall not be permitted to the use of those parking areas which interfere with the reasonable use of other tenants located within the Building.

The Premises is depicted on the attached Exhibit A hereto, and is labeled "4,820 sf Office Space" and "Parking." Exhibit A is incorporated herein as if fully set forth in this Lease.

3. **Term.** The term of this Lease is for a period of two years, commencing on November 1, 2015 (the "Commencement Date") and ending at midnight on October 31, 2017, unless extended by written agreement of both parties or sooner terminated as provided herein ("Lease Term"). If Tenant desires to end this Lease after a period of one year, Tenant may do so by providing Landlord with 90 days prior written notice. However, in no event may Tenant terminate this Lease earlier than October 31, 2016. Notwithstanding the Lease Term, Landlord may terminate this Lease at any time at Landlord's sole option upon 90 days prior written notice to Tenant.

4. **Use.** The Premises shall be used by Tenant as a commercial use for worship, educational and outreach purpose programs as directed by Northern Light Church. Tenant will not make or suffer any unlawful or offensive use of the Premises or any use or occupancy thereof contrary to any federal law, state law or ordinance of the City of Ramsey now or subsequently hereto made. Tenant will not conduct or permit to be conducted any activity, or place any equipment in or about the Premises, which will in any way increase the rate of fire insurance or other insurance on the Premises; and if any increase in the in the rate of fire insurance or other insurance is stated by any insurance company or by the applicable Insurance Rating Bureau to be due to activity or equipment of Tenant in or about the Premises, such statement shall be conclusive evidence that such increase in such rate is due to such activity or equipment and, as a result thereof, Tenant shall be liable for such increase and shall reimburse Landlord therefore and further, shall discontinue or cause the discontinuance of such conduct or shall remove such equipment upon Landlord's demand made at any time thereafter.

5. **Rent.** Tenant covenants and agrees to pay to Landlord at the Landlord's office without demand, monthly rent in the following amounts:

Year 1 (11/1/15 through 10/31/16): $2,711.00
Year 2 (11/1/16 through 10/31/17): $2,792.33

All Rent shall be payable on the first day of each month during the Lease Term. If Landlord does not receive the Rent by the fifth day of the month, Tenant must pay a late fee equal to five percent of the overdue rent payment as an additional rent. Rent is "paid" when Landlord receives it, not when mailed or sent by Tenant.

6. **Additional Rent.** In addition to the Rent set forth in Paragraph 5 of this Lease, Tenant covenants and agrees to pay as additional rent all monies required to be paid by Tenant as set forth in the balance of this Lease. Specifically, but not by way of limitation, the reasonable value of any action taken or materials used by Landlord to correct or mitigate any violations of this Lease by the Tenant shall be deemed additional rent and charged to Tenant payable with the Rent as set forth in Paragraph 5.

7. **Utilities and Trash Removal.** Tenant is solely responsible for paying for all utilities servicing the Premises, including but not limited to, water, natural gas and electricity. Tenant is also responsible for paying for the removal of all trash and recycling materials generated as a result of Tenant's use of the Premises. Landlord is not responsible for any interruption in such services beyond the reasonable control of Landlord.

8. **Real Estate Taxes and Special Assessments.** Landlord is responsible for the payment of all real estate taxes and special assessments pertaining to the Premises during the Lease Term.

9. **Repair and Maintenance.** Tenant shall keep in good order and repair all glass, including plate glass, and the interior of the Premises, and heating, sprinkler, water and electric fixtures in and upon the Premises, ordinary wear and tear excepted. Tenant shall protect such systems against freezing and damage due to neglect of Tenant, and Tenant shall keep the abutting sidewalks and parking areas free of ice and snow. Tenant shall pay all costs and expenses necessary to maintain the plumbing, heating, air conditioning and electrical systems in and upon the Premises in good order and repair. Landlord shall have the plumbing, heating, air conditioning, and electrical systems in working order on the Commencement Date. Tenant shall arrange for all necessary maintenance of the Premises, including but not limited to snow removal, except that Landlord shall be responsible for all lawn (grass) maintenance on the grassy areas around the Building. Tenant shall also be responsible for any flower, shrubbery plantings, and or tree pruning it may choose on the front and east side of the Building. Except for lawn (grass) maintenance above referenced, Tenant shall pay 100% of all costs and expenses for such maintenance of any plantings it chooses and/or tree pruning. Tenant shall be solely and exclusively responsible for any and all costs and expenses of any nature or kind whatsoever attributable to the Premises except as herein otherwise provided. Tenant agrees to and shall maintain and keep the interior and exterior areas of the Premises in the same high degree of maintenance and upkeep as when the Tenant takes possession. Provided, however, that Landlord shall be responsible for repair of the foundation, the exterior walls excluding glass and doors, the roof and any defect that is pre-existing as of the date hereof.

10. **Tenant's Improvements, Alterations and Remodeling.** Tenant shall be permitted to perform improvements, alterations or remodeling on or to the Premises consistent with its intended use thereof; provided however, that such improvements shall be done at the sole expense of Tenant and provided that any single improvement reasonably expected to exceed $2,500.00 in cost may be done only with Landlord's prior written consent. Notwithstanding the above, Tenant shall not make any alterations to the structure, plumbing, electrical, or HVAC systems of the Building without the prior written consent of Landlord.

11. **Landlord's Improvements.** Landlord agrees, at Landlord's expense, to remove the fence on the North side of the Building, allowing for access to the rear of the Building. Landlord further agrees, at Landlord's expense, to repaint the front facade of the Building.

12. **Assignment or Subletting.** Tenant may not assign, transfer, mortgage or encumber this Lease, and may not sublet, rent or permit occupancy or use of the Premises, or any part thereof, by any third party; no assignment or transfer of this Lease shall be effectuated voluntarily, by operation of law, or otherwise. Any of the foregoing will hereinafter be referred to as an "Assignment" for purposes of this Lease.

13. **Destruction of Premises.** If the Premises are totally destroyed (or so substantially damaged as to be wholly untenable) by storm, fire, earthquake or other casualty, this Lease shall terminate as of the date of such destruction or damage, and Rent shall be accounted for between Landlord and Tenant as of that date. If the Premises are damaged but not rendered wholly untenable and the damage can be fully repaired within 90 days from the date of the damage, Rent shall abate in proportion as the Premises have been damaged, and Landlord shall restore within said 90 day time limit, whereupon payment of full Rent shall re-commence. In the event Landlord fails or refuses to fully repair the Premises within said 90 days, Tenant may terminate this Lease.

14. **Removal of Fixtures.** Unless otherwise approved by Landlord, Tenant must, prior to the termination of this Lease, remove all fixtures and equipment which Tenant has placed in the Premises. Tenant must repair all damage caused by removal of fixtures or equipment.

15. **Entry by Landlord.** Landlord or its agents or representatives may enter the Premises at all reasonable hours to inspect the same, clean, make repairs, alterations and additions thereto or exhibit the Premises to prospective tenants, purchasers or others, or for other reasonable purposes as Landlord may deem necessary or desirable, and Tenant shall not be entitled to any abatement or reduction of Rent, or any other sums due. Tenant waives any claim for damages or for any injury or inconvenience or for interference with Tenant's business, and any other loss occasioned thereby.

16. **Default.** If Tenant defaults for 10 days after written notice from Landlord in paying any Rent, including additional rent, or if Tenant shall be declared bankrupt or insolvent according to law or if Tenant shall make an assignment for the benefit of its creditors or if Tenant shall violate or default in any other covenants, agreements, stipulations or conditions herein and such violation or default shall continue for ten 10 days after written notice from Landlord of such violation or default, then and in such case Landlord lawfully may immediately, or at any time thereafter, and without notice or demand, enter into and upon the Premises, or any part thereof, in the name of the whole, and repossess the same and expel Tenant and those claiming under it and remove their effects, forcibly if necessary, without being taken or deemed to be guilty of any manner of trespass, and prejudice, and Landlord shall have all remedies and recourse which might otherwise be used by Landlord for arrears of Rent or any breach of covenants contained in this Lease.

17. **Quiet Enjoyment.** Landlord covenants and agrees to allow Tenant to peacefully have, hold and enjoy the Premises during the Lease Term, provided that Tenant pays the Rent set forth herein and performs all of Tenant's other agreements and obligations set forth herein.

18. **Nuisance.** Tenant shall conduct its business and control its agents, employees, invitees and visitors in such a manner as not to create waste, odors, nuisance, or interfere with, annoy or disturb any other tenant of Landlord in its operation of the Building or the Premises.

19. **Hold Harmless and Liability Insurance.** Except in the case of the negligence of Landlord, its agents or its employees, Tenant agrees to indemnify, save, hold harmless and defend Landlord against all claims, losses or liabilities for injury or death to any person or for damage to or loss of use of any property arising or resulting from the occupancy or use by Tenant of the Premises. Landlord shall not be liable to Tenant, its agents, employees, representatives, customers or invitees for any personal injury, death or damage to property caused by theft, burglary, water, gas, electricity, fire or for any other cause occurring on or about the Premises. All property kept, stored or maintained in the Premises shall be so kept, stored or maintained at the sole risk of the Tenant. Tenant further agrees to indemnify, defend and hold harmless Landlord from and against any and all claims arising from any breach or default in the performance of any obligation on Tenant's part to be performed under the terms of this Lease. Further, in no event shall Landlord be liable for damages caused by Tenant or Tenant's employees or agents. The provisions of this Paragraph shall survive the expiration or termination of this Lease with respect to any damage, injury, death, breach or default occurring prior to such expiration or termination.

During the Lease Term and any extension thereof, Tenant shall at all times have in full force and effect a policy of general public liability insurance in the amount of the greater of $2,000,000.00 or the maximum liability for tort liability pursuant to Minnesota Statutes Section 466.04 and any amendments thereto, which insurance shall insure Landlord and Tenant against liability for acts of Landlord and Tenant.

20. **Hazard Insurance.** It shall be the responsibility of Landlord to keep the Premises and its interest therein covered by hazard insurance against loss or damage by fire and other perils. Landlord shall provide to Tenant copies of such insurance policies upon reasonable request of Tenant.

21. **Time of the Essence.** Time is of the essence with regard to this Lease and the terms therein.

22. **Relationship of Parties.** This Lease shall create the relationship of Landlord and Tenant between the parties and none other.

23. **Holding Over.** If Tenant remains in possession of the Premises, or any part thereof, after the expiration or termination of the Lease Term with the express written consent of Landlord, Tenant shall be deemed to be occupying the Premises as a Tenant at will, subject to all the conditions, provisions and obligation of this Lease insofar as the same can be applicable to a tenant at will; provided, however, that the Rent required to be paid by Tenant during any holdover period shall be a minimum of 1.5 times the monthly Rent which Tenant was obligated to pay for the month immediately preceding the end of the Lease Term, for each month or any part thereof, of any such holdover period. In the event of holding over by Tenant after expiration or termination of this Lease without the written consent of Landlord, Tenant shall be in breach of this Lease and Landlord shall be entitled to all of its rights and remedies under this Lease, in law, or in equity. No holding over by Tenant after the Lease Term shall operate to extend the Lease Term or renew this Lease. In the event of any unauthorized holding over, Tenant shall indemnify Landlord against all claims for damages by any other tenant to whom Landlord may have leased all or any part of the Premises covered hereby effective upon the expiration or termination of the Lease.

24. **Surrender of Premises.** At the termination of this Lease, Tenant shall surrender the Premises and all keys thereof to Landlord.

25. **Eminent Domain.** If the entire Premises are taken by any public authority under the power or threat of eminent domain, then the term of this Lease shall cease as of the day possession shall be taken by such public authority, and the Landlord shall make a pro rata refund of any Rent that has been paid in advance by Tenant for a period beyond the date of the taking. In the event that less than the entire Premises is so taken and provided the Premises are not rendered untenable thereby, then this Lease shall terminate only at the option of the Landlord. In the event that only a part of the Premises is so taken and that this Lease does not so terminate, there shall be a pro rata reduction in Rent to the extent that such taking interferes in any way with Tenant's use of the Premises, and all other terms and provisions of this Lease shall remain in full force and effect. All damages awarded for such taking shall belong to and be the property of the Landlord, irrespective of the basis on which they were awarded.

26. **Subordination.** Tenant agrees that, at the Landlord's election, this Lease shall be subordinate to any land Lease or mortgage now on or to be placed in the future on the Premises or Building and to any and all advances to be made thereunder and to the interest thereon and to all renewals, replacements and extensions thereof, provided that such subordination shall not materially affect either party's obligations under this Lease.

Tenant hereby appoints Landlord as its attorney-in-fact to execute such documents as may be required to accomplish such subordination.

27. **No Waiver.** No reference to any specific right or remedy shall preclude Landlord from exercising any other right or from having any other remedy or from maintaining any action to which it may otherwise be entitled ether at law or in equity. Landlord's failure to insist upon a strict performance of any covenant of this Lease or to exercise any option or right herein contained shall not be a waiver or relinquishment for the future of such covenant, right or option; but the same shall remain in full force and effect.

28. **Captions.** The captions and headings herein are for convenience and reference only.

29. **Brokers.** Each of the parties represents and warrants to the other that there are no claims for brokerage commission or finder's fees in connection with the execution of this Lease, and agrees to indemnify the other against, and hold it harmless from, all liabilities arising from any such claim including, without limitation, reasonable attorney's fees in connection therewith.

30. **No Partnership.** This Lease does not create a joint venture or partnership relation between the parties hereto.

31. **Notices.** All communications, demands, notices or objections permitted or required to be given or served under this Lease shall be in writing and shall be deemed to have been duly given or served if delivered in person to the other party or its duly authorized agent or if deposited in the United States mail, postage prepaid, for mailing by certified or registered mail, return receipt requested, and addressed to the other party to this Lease at the addresses set forth below for each party, or if to a person not a party to this Lease, to the address designated by a party to this l\Lease in the foregoing manner.

Landlord: City Administrator
City of Ramsey
7550 Sunwood Drive
Ramsey, Minnesota 55303

Tenant: United Methodist Church of Anoka
d/b/a Northern Light Church
850 South Street
Anoka, Minnesota 55303

Either party may, by written notice to the other party, designate a different address to which notices must be sent. Such written notice designating a different address must state the party's newly designated address, and must be provided by following the above notice requirements. Commencing on the 10th day after a party gives notice designating a new address to which notices must be sent, the newly designated address shall be the party's address for the purpose of all communication, demands, notices or objections permitted or required to be given or served under this Lease.

32. **Force Majeure.** The time within which any of the parties hereto shall be required to perform any act or acts under this Lease, except for the payment of monies, shall be extended to the extent that the performance of such act or acts shall be delayed by acts of God, fire, windstorm, flood, explosion, collapse or structures, riot, war, labor and/or legal disputes, delays or restrictions by government bodies, inability to obtain or use necessary materials or any cause beyond the reasonable control of such party, provided however that the party entitled to such extension hereunder shall give prompt notice to the other party of the occurrence causing such delay.

33. **Minnesota Law.** This Lease shall be construed and enforced in accordance with the laws of the State of Minnesota. The parties agree that the Minnesota state courts will have exclusive jurisdiction over any dispute arising out of this Lease.

34. **Entire Agreement.** This Lease constitutes the entire agreement between the parties relating to the subject matter described herein. The terms of this Lease are contractual and are intended to be legally binding. This Lease supersedes any and all prior agreements between the parties relating to the subject matter described herein. No party has relied upon any statements, representations, or promises that are not set forth in this Lease. No changes to this Lease will be valid or enforceable unless they are in writing and signed by all of the parties.

35. **Equal Drafting.** In the event any party asserts a provision of this Lease is ambiguous, this Lease must be construed to have been drafted equally by the parties.

36. **Savings Clause.** Each provision of this Lease is separate and distinct and individually enforceable. In the event any provision hereof or the application of any such provision under any circumstance is declared to be unlawful or invalid, the enforceability of all the other provisions shall not be affected.

37. **Counterparts.** This Lease may be executed in multiple counterparts, each of which shall be an original, but all of which together shall constitute a single agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Lease the date and year first above written.

Landlord's Address:

City Administrator
7550 Sunwood Drive
Ramsey, Minnesota 55303

CITY OF RAMSEY

By: _____
Its: Mayor

ATTEST:

By: _____
Its: City Administrator

Approved as to Form:

_____
Joseph J. Langel, City Attorney

Tenant's Address:

850 South Street
Ramsey, Minnesota 55303

UNITED METHODIST CHURCH OF ANOKA, a Minnesota Non-Profit Organization

By: _____
Its:

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this _____ day of _____, 2015, by Sarah Strommen, the Mayor, and Kurtis G. Ulrich, the City Administrator, of the City of Ramsey, a Minnesota Municipal Corporation, under the laws of the State of Minnesota on behalf of the Corporation.

_____
Notary Public

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this _____ day of _____, 2015, by _____, the _____ of the United Methodist Church of Anoka, a Minnesota Non-Profit Corporation, under the laws of the State of Minnesota on behalf of the Corporation.

_____
Notary Public

199985

EXHIBIT A

LEASE FOR PART OF
COMMERCIAL BUILDING
LOCATED AT 6701 HIGHWAY 10 NW
RAMSEY, MINNESOTA

THIS LEASE AGREEMENT (this "Lease"), made and entered into this 21st day of October, 2011, by and between the **CITY OF RAMSEY**, a Minnesota Municipal corporation, 7550 Sunwood Drive, Ramsey, Minnesota 55303, ("LESSOR") and **UNITED METHODIST CHURCH of ANOKA,** a Non-Profit Corporation organized under the laws of the State of Minnesota, **dba NORTHERN LIGHT CHURCH**, 850 South Street, Anoka, Minnesota, ("LESSEE").

RECITALS

1. **Purpose.** LESSOR is the fee owner of the Premises described in paragraph 2 below, LESSEE desires to provide space for LESSEE's use of the Premises as a place of worship and related uses. LESSOR is willing to Lease the Premises to LESSEE pursuant to the terms and conditions of this Lease.

2. **Premises**. LESSOR does hereby demise, Lease and let to LESSEE the Westerly 4,820 square feet of the office area located in the building located at 6701 Highway 10 NW, Ramsey, Minnesota (the "Premises") and which building (the "Building") is located on the following legally described property:

Lot 3, Block 1, DEAL INDUSTRIAL PARK, Anoka County, Minnesota.

The Premises also include the nonexclusive use of the paved parking areas adjacent to the Building, excluding the fenced in area. LESSEE'S employees and invitees shall not be permitted to the use of those parking areas which interfere with the reasonable use of other tenants located within the Building.

3. **Term.** The Lease Term shall commence on the **first day of November, 2011**, (the "Commencement Date") and end on the **31st day of October, 2015**, at midnight,

unless extended or sooner terminated as hereinafter provided (the "Lease Term"). Notwithstanding the Lease Term, LESSOR, at LESSOR'S sole option, may terminate the Lease upon 90 days prior written notice to LESSEE.

4. **Use**. The Premises shall be used by LESSEE as a commercial use for worship, educational and outreach purpose programs as directed by Northern Light Church. LESSEE will not make or suffer any unlawful or offensive use of the Premises or any use or occupancy thereof contrary to any law of the state or any ordinance of the City of Ramsey now or subsequently hereto made. LESSEE will not conduct or permit to be conducted any activity, or place any equipment in or about the Premises, which will in any way increase the rate of fire insurance or other insurance on the Premises; and if any increase in the rate of fire insurance or other insurance is stated by any insurance company or by the applicable Insurance Rating Bureau to be due to activity or equipment of LESSEE in or about the Premises, such statement shall be conclusive evidence that such increase in such rate is due to such activity or equipment and, as a result thereof, LESSEE shall be liable for such increase and shall reimburse LESSOR therefore and, further, shall discontinue or cause the discontinuance of such conduct or shall remove such equipment upon LESSOR'S demand made at any time thereafter.

5. **Rent**. The LESSEE covenants and agrees to pay to the LESSOR at the LESSOR'S office without demand, rent for a term of four years as follows:

a. Rent for the term of November 1, 2011 through October 31, 2012, shall be $2,008.00/month.

b. Rent for the term of November 1, 2012 through October 31, 2013, shall be $2,209.00/month

c. Rent for the term of November 1, 2013 through October 31, 2014, shall be $2,275.00/month.

d. Rent for the term of November 1, 2014 through October 31, 2015, shall be $2,344.00/month.

All rent shall be payable on the first day of each month during the lease term. If LESSOR does not receive the rent by the fifth day of the month, LESSEE must pay a late fee equal to five percent (5%) of the overdue rent payment as additional rent if requested in writing by LESSOR. Rent is "paid" when LESSOR receives it, not when mailed or sent by LESSEE. The rent described in this paragraph 5. is hereafter referenced as the "Fixed Rent".

6. **Additional Rent**. In addition to the Fixed Rent, the LESSEE covenants and agrees to pay as additional rent all monies required to be paid by the LESSEE as set forth in the balance of this Lease. Specifically, but not by way of limitation, the reasonable value of any action taken or materials used by the LESSOR to correct or mitigate any violations of this Lease by the LESSEE shall be deemed additional rent and charged to the LESSEE, payable with the Fixed Rent payment.

7. **Utilities**. LESSEE shall pay water use for the Premises and all bills for natural gas, electricity, fuel, light, heat or power for the Premises or used by LESSEE in connection therewith.

8. **Real Estate Taxes and Special Assessments**. LESSOR shall be responsible for the payment of real estate taxes and special assessments during the term of the Lease.

9. **Repair and Maintenance**. LESSEE shall keep in good order and repair all glass, including plate glass, and the interior of the Premises, and, also, heating, sprinkler, water and electric fixtures in and upon the Premises, ordinary wear and tear excepted. LESSEE shall protect such systems against freezing and damage due to neglect of LESSEE, and LESSEE shall keep the abutting sidewalks and parking areas free of ice and snow.

LESSEE shall pay all costs and expenses necessary to maintain the plumbing, heating, air conditioning and electrical systems in and upon the Premises in good order and repair. LESSOR shall have the plumbing, heating, air conditioning, and electrical systems in working order on the Commencement Date. LESSEE shall arrange for all necessary maintenance of the Premises, including snow removal, EXCEPT that LESSOR shall be responsible for all lawn (grass) maintenance on the grassy areas around the Building. LESSEE shall also be responsible for any flower, shrubbery plantings, and or tree pruning it may choose on the front and east side of the Building. Except for the lawn (grass) maintenance above referenced, LESSEE shall pay 100% of all costs and expenses for such maintenance any plantings it chooses and or tree pruning. This is a net, net, net Lease, and LESSEE shall be solely and exclusively responsible for any and all costs and expenses of any nature or kind whatsoever attributable to the Premises except as herein specifically otherwise provided. LESSEE agrees to and shall maintain and keep the interior and exterior areas of the Premises in the same high degree of maintenance and upkeep as in when the LESSEE takes possession. Provided, however, that LESSOR shall be responsible for repair of the foundation, the exterior walls excluding glass and doors, the roof and any defect that is pre-existing as of the date hereof.

10. **Improvements, Alterations and Remodeling**. The LESSEE shall be permitted to perform improvements, alterations or remodeling on or to the Premises consistent with its intended use thereof; provided, however, that such improvements shall be done at the sole expense of the LESSEE and provided that any single improvement reasonably expected to exceed $2,500 in cost may be done only with the LESSOR'S prior

written consent. Any other improvements, alterations or remodeling shall be performed only with the written consent of the LESSOR.

11. **Assignment**. LESSEE will not assign, transfer, mortgage or encumber this Lease or sublet or rent or permit occupancy or use of the Premises, or any part thereof by any third party; no assignment or transfer of this Lease shall be effectuated by operation of law or otherwise, (any of the foregoing being hereinafter referred to as an "Assignment").

12. **Destruction of Premises**. If Premises are totally destroyed (or so substantially damaged as to be wholly untenable) by storm, fire, earthquake or other casualty, this Lease shall terminate as of the date of such destruction or damage, and rent shall be accounted for as between LESSOR and LESSEE as of that date. If Premises are damaged but not rendered wholly untenable and the damage can be fully repaired in ninety days, rent shall abate in proportion as the Premises have been damaged, and LESSOR shall restore within said time limit, whereupon rent in full shall re-commence. Should LESSOR fail or refuse to fully repair the Premises within said ninety days, LESSEE may terminate this Lease agreement.

13. **Removal of Fixtures**. LESSEE, prior to the expiration of this Lease or renewal thereof, may remove all fixtures and equipment, which it has placed in Premises. LESSEE shall repair all damage caused by removal of fixtures or equipment.

14. **Entry by LESSOR**. LESSOR may at all reasonable times enter to view the Premises, to make repairs or show the Premises to persons who may wish to Lease the same.

15. **Default**. If the LESSEE defaults for ten days after written notice from the LESSOR in paying any rent or if the LESSEE shall be declared bankrupt or insolvent

according to law or shall make an assignment for the benefit of its creditors or if the LESSEE shall violate or default in any of the other covenants, agreements, stipulations or conditions herein and such violation or default shall continue for ten days after written notice from the LESSOR of such violation or default, then and in such case the LESSOR lawfully may immediately, or at any time thereafter, and without notice or demand, enter into and upon the Premises, or any part thereof, in the name of the whole, and repossess the same and expel the LESSEE and those claiming under it and remove their effects, forcibly if necessary, without being taken or deemed to be guilty of any manner of trespass, and prejudice, and the LESSOR shall have all remedies and recourse which might otherwise be used by the LESSOR for arrears of rent or any breach of covenants herein contained.

16. **Quiet Possession**. LESSOR further covenants and warrants that if the LESSEE shall discharge the obligations herein set forth, the LESSEE shall have and enjoy, during the term hereof, quiet and undisturbed possession of the Premises.

17. **Hold Harmless and Liability Insurance**. Except in the case of the negligence of the LESSOR, its agents or its employees, the LESSEE agrees to save, hold harmless and defend the LESSOR for any liability for damages to any person or property in or about the Premises. The LESSOR shall not be liable to the LESSEE, its agents, employees, representatives, customers or invitees for any personal injury, death or damage to property caused by theft, burglary, water, gas, electricity, fire or for any other cause occurring on or about the Premises. All property kept, stored or maintained in the Premises shall be so kept, stored or maintained at the sole risk of the LESSEE. During the term hereof and during renewal LESSEE shall at all times have in full force and effect a policy of general public liability insurance in the amount of at least Two Million and no/100 Dollars

($2,000,000.00) per occurrence, or such greater amount as the parties may agree to from time to time, which insurance shall insure LESSOR as landlord and LESSEE as tenant against liability for acts of LESSOR and LESSEE.

18. **Hazard Insurance**. It shall be the responsibility of the LESSOR to keep the Premises and its interest therein covered by hazard insurance against loss or damage by fire and other perils. The LESSOR shall provide to LESSEE copies of such insurance policies upon reasonable request of LESSEE.

19. **Damage or Loss and Waiver of Subrogation**. LESSOR and LESSEE hereby agree that neither shall be liable to the other for loss arising out of damage to or destruction of the Premises, or the contents thereof, when such loss is caused by any of the perils included within a standard form of fire and extended coverage insurance.

This agreement shall be binding whether or not such damage or destruction is caused by the negligence of LESSOR or LESSEE, or their agents, servants or employees and further, any and all right of subrogation by any insurance carrier is hereby waived.

20. **Time of the Essence**. Time is of the essence of this Lease.

21. **Relationship of Parties**. This contract shall create the relationship of landlord and tenant between LESSOR and LESSEE and none other.

22. **Holding Over**. If the LESSEE remains in possession after expiration of the term hereof, with LESSOR'S acquiescence and without any distinct agreement of parties, the LESSEE shall be a tenant at will, and there shall be no renewal of this Lease by operation of law.

23. **Surrender of Premises**. At the termination of this Lease, LESSEE shall surrender Premises and keys thereof to LESSOR.

24. **Definitions**. "LESSOR" as used in this Lease shall include LESSOR, its representatives, assigns and successors in title to Premises; "LESSEE", if this Lease shall be validly assigned or sublet, shall include its successors and shall include also LESSEE'S assignees and sublessees. "LESSOR" and "LESSEE" shall include male and female, singular and plural, corporation, partnership or individual as may fit the particular parties.

25. **Eminent Domain**. If the entire Premises are taken by any public authority under the power or threat of eminent domain, then the term of this Lease shall cease as of the day possession shall be taken by such public authority, and the LESSOR shall make a pro rata refund of any rent that may have been paid in advance. In the event that less than the entire Premises is so taken and provided the Premises are not rendered untenantable thereby, then this Lease shall terminate only at the option of the LESSOR. In the event that only a part of the Premises is so taken and that this Lease does not so terminate, there shall be a pro rata reduction in rent to the extent such taking interferes in any way with LESSEE'S use of the Premises, and all other terms and provisions hereof shall remain in full force and effect. All damages awarded for such taking shall belong to and be the property of the LESSOR, irrespective of the basis on which they are awarded.

26. **Subordination**. The LESSEE agrees that at the LESSOR'S election this Lease shall be subordinate to any land Lease, or mortgage now on or to be placed in the future on the Premises or Building and to any and all advances to be made thereunder and to the interest thereon and to all renewals, replacements and extensions thereof, provided that such subordination shall not materially affect either party's obligations under this Lease. The LESSEE hereby appoints the LESSOR as its attorney-in-fact to execute such documents as may be required to accomplish such subordination.

27. **Notices**. All communications, demands, notices or objections permitted or required to be given or served under this Lease shall be in writing and shall be deemed to have been duly given or served if delivered in person to the other party or its duly authorized agent or if deposited in the United States mail, postage prepaid, for mailing by certified or registered mail, return receipt requested, and addressed to the other party to this Lease to the address set forth next to that party's signature at the end of this Lease, or if to a person not a party to this Lease, to the address designated by a party to this Lease in the foregoing manner. Any party may change its address by giving notice in writing, stating its new address, to any other party as provided in the foregoing manner. Commencing on the tenth day after the giving of notice, the newly designated address shall be that party's address for the purposes of all communications, demands, notices or objections permitted or required to be given or served under this Leas3

28. **Further Assurances**. In addition to any other information which may reasonably be requested, either party shall without charge, at any time and from time to time hereafter, within ten days after written request, certify by written instrument duly executed and acknowledged to any person, firm or corporation specified in such request:

(a) Whether this has been supplemented or amended, and, if so, the substance and manner of such supplement or amendment;

(b) The validity and force and effect of this Lease, in accordance with its tenor as then constituted;

(c) The existence of any default thereunder;

(d) The existence of any offsets, counterclaims or defenses thereto on the party of such other party; and

(e) The commencement and expiration dates of the term of this Lease.

Any such certificate may be relied on by the party who requested it and by any other person, firm or corporation to whom it may be exhibited or delivered, and the contents of such certificate shall be binding on the party executing it.

29. **Minnesota Law**. This Lease shall be construed and enforced in accordance with the laws of the State of Minnesota.

30. **Entire Agreement**. This Lease contains the entire agreement of the parties and no representations, inducements, promises or agreements, oral or otherwise, between the parties not embodied herein shall be of any force or effect.

31. **Attachment**. The Exhibit A attached is incorporated herein as if fully set forth at this point. Exhibit A is titled: Property Rules and Regulations.

32. **Rent Escrow**: In order to insure the payment of the Rent described in paragraph 5. above, LESSEE agrees to establish an account in the amount of $100,000.00 at Village Bank, 7125 Riverdale Drive, Highway 10 NW, Ramsey, Minnesota, pursuant to the terms stated on the attached Exhibit B, which Exhibit B is incorporated herein as if fully set forth at this point.

IN WITNESS WHEREOF the parties hereto have executed these presents in quadruplicate, this day and year first above written.

LESSOR'S ADDRESS:

City Administrator
7550 Sunwood Drive
Ramsey, Minnesota 55303

CITY OF RAMSEY

By: _____
Its: Mayor

ATTEST:

By: _____
Its: City Administrator

Approved at to Form:

William K. Goodrich, City Attorney

LEESSEE'S ADDRESS:

850 South Street
Anoka, MN 55303

UNITED METHODIST CHURCH OF ANOKA, a Minnesota Non-Profit Organization

By: Charles Chovnacki

Its CHARLES CHOVNACKI
CHAIR, BOARD OF TRUSTEES
UNITED METHODIST CHURCH OF ANOKA

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this 1/4b 27th day of November October, 2011, by Bob Ramsey, the Mayor, and Kurt Ulrich, the City Administrator, of the City of Ramsey, a Minnesota Municipal Corporation, under the laws of the State of Minnesota on behalf of the Corporation.

Pamela Joy Miller
Notary Public

PAMELA JOY MILLER
Notary Public
Minnesota
My Commission Expires January 31, 2015

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this 21st day of October, 2011, by Charles Chovnacki, the Chair, Bd of Trustees of United Methodist Church of Anoka, a Minnesota Non-Profit Corporation under the laws of the State of Minnesota on behalf of the Corporation.

Pamela Joy Miller
Notary Public

PAMELA JOY MILLER
Notary Public
Minnesota
My Commission Expires January 31, 2015

EXHIBIT B
TO THAT CERTAIN LEASE DATED OCTOBER 21, 2011
FOR PART OF THE PREMISES LOCATED AT
6701 HIGHWAY 10, RAMSEY, MN
CITY OF RAMSEY, LESSOR AND
UNITED METHODIST CHURCH OF ANOKA, LESSOR (the "Lease")

RENT ESCROW

LESSEE will cause a $100,000.00 account to be owned by both LESSEE and LESSOR to be established at Village Bank, 7125 Riverdale Drive, Highway 10 NW, Ramsey, Minnesota. The $100,000.00 used to fund the account shall come from LESSEE'S assets. The parties agree that the only funds that may be withdrawn from the account will be the monthly rent payment in those amounts as required in paragraph 5. of the Lease. The rent withdrawal shall be an automatic withdrawal of the rent amount payable to LESSOR during the term of the Lease. Upon termination of the Lease, any balance of the account plus any accrued interest shall be the sole property of LESSEE.

CC Regular Session **4. 5.**

Meeting Date: 05/12/2015

By: Jo Thieling, Administrative Services

Information

Title

Approve the Following Meeting Minutes:

1. City Council Work Session dated 04/28//2015
2. City Council Regular dated 04/28/2015

Purpose/Background:

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

Background: Attached are the meeting minutes referenced above.

Action:

Motion to approve the following Council meeting minutes:

1. City Council Work Session dated 04/28//2015
2. City Council Regular dated 04/28/2015

Attachments

042815 CCWS Mts

042815 CC Mts

Form Review

Form Started By: Jo Thieling Started On: 05/06/2015 04:22 PM

Final Approval Date: 05/06/2015

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

The Ramsey City Council conducted a City Council Work Session on Tuesday, April 28, 2015, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Mayor Pro tem Chris Riley Mayor Sarah Strommen (arrived at 5:58 p.m.) Councilmember Jill Johns Councilmember Melody Shryock Councilmember Kristine Williams
Member Absent:	Councilmember Mark Kuzma Councilmember John LeTourneau
Also Present:	City Administrator Kurtis Ulrich Finance Director Diana Lund Fire Chief Dean Kapler Police Chief Jeff Katers Public Works Superintendent Grant Riemer Human Resources Manager Colleen Lasher City Clerk Jo Ann Thieling Community Development Director Timothy Gladhill City Engineer Bruce Westby City Attorney Joe Langel

1. CALL TO ORDER

Mayor Pro tem Riley called the City Council Work Session to order at 5:44 p.m.

2. TOPICS FOR DISCUSSION

2.01: Emergency Management Plan Review

Fire Chief Kapler explained that to enhance severe weather awareness, he will present a review of the City's Emergency Management Plan. He presented what is defined as an emergency/disaster, which is not considered to be an average snowfall or vehicle accident. However, situations such as a heavy snowfall (2.5 feet) or ice storm effecting overhead power lines or a large accident that impedes traffic could be considered an emergency. A disaster would be considered a situation that threatens the resident's safety such as a major storm, flooding, or railroad derailment.

Fire Chief Kapler noted the City has documented an Emergency Management Plan that identifies roles to ensure coordination. Typically, one practical exercise is conducted each year as a review

and for training. He explained that the Emergency Management Plan identifies several individuals per key position in the event someone is on vacation or unavailable. In addition, the Plan includes a preparedness resource list should a contractor need to be called in to assist.

The Emergency Operations Center (EOC) is identified as the Alexander Ramsey Room at the Municipal Center. Fire Chief Kapler described the backup power generator that has been installed to assure available power should it be needed. The backup EOC is Fire Station #1 and when Fire Station #2 is completed, it will officially be named as the backup EOC due to its proximity to the Municipal Center and railroad tracks. Fire Chief Kapler stated the Plan also includes guidelines, identifies responsibilities, and includes the County All-Hazard Mitigation Plan.

Fire Chief Kapler reviewed the rules that give the Mayor or designee the authority to declare a local emergency for a period of three days. Council action is required to extend a local emergency beyond three days. During a three-day local emergency, the open meeting rules are suspended as well as the purchasing, contract, and competitive bidding requirements.

Fire Chief Kapler stated his responsibility as the Emergency Management Director is to coordinate between disciplines/agencies, consider risk versus available resources, facilitate the Emergency Operations Plan, and assure adequate training. He then described staff's role to determine the extent of the situation, potential impact, appropriate initial response, safety concerns, stabilize the situation, and communicate to the Administrator who acts as the communication conduit to the Mayor and City Council.

Fire Chief Kapler reviewed the role of the City Administrator to communicate with the Council, coordinate Council directives, and consider the big picture in providing continuity of services to residents. The Council's role is to be ultimately responsible for the City, to make policy decisions, determine what to provide or not provide, and assure a timely response to resident inquiries. Fire Chief Kapler stated if there were an emergency during which cellular telephones are not in use, the Council would be asked to respond to the Eddy Lake Room in the Municipal Center.

City Administrator Ulrich asked if the members of the Council have access to the Eddy Lake Room.

Fire Chief Kapler stated he will find out as he is unsure.

Mayor Strommen arrived at 5:58 p.m.

Councilmember Williams raised the issue of coordination with Burlington Northern, noting that Burlington Northern has a training facility in Colorado that is available to staff.

Fire Chief Kapler stated the Fire Marshall is pursuing that training in 2015. He explained that after the recent derailment debriefing, he hoped it was understood what constituted an emergency. However, since the rail cars were empty, nothing was spilled, and the derailment was contained within the Burlington Northern right-of-way, Burlington Northern did not

consider it to be an emergency. Fire Chief Kapler explained that Ramsey and other local jurisdictions and agencies find that if a train leaves the track it is an emergency and local jurisdictions should be involved. He suggested a tabletop with the Burlington Northern to have that discussion as it does impact our community and is the 'public eye.'

Councilmember Riley asked what can be done to further the City's position.

Fire Chief Kapler stated if such a meeting can be facilitated, it would be important that it include a representative of the Council.

City Administrator Ulrich stated he and Fire Chief Kapler were at the Governor's Listening Session and their comment was taken to heart that local governments need to be notified any time a train leaves the track.

Mayor Strommen agreed that it had traction with the Governor and stated the City should work with the Department of Public Safety so it can be advocated at the State level.

Fire Chief Kapler stated the State Fire Marshal visited last week and had estimated the times you fully activate the Emergency Management Plan is 2%, making it a rare occurrence. But, should it ever ramp up to be declared a disaster, all need to be trained.

City Administrator Ulrich agreed that when it happens, it results in a scurry of activity so that is why the Emergency Management Plan is reviewed periodically to keep everyone up-to-date as it impacts your role as a public official and someone who has to work to get the community together, communicate a unified message, and deliver a calm presentation with the steps to be taken clearly laid out. City Administrator Ulrich stated the City's staff is trained to handle this type of emergency/disaster situation even though it is infrequently used.

2.02: Review Revised Draft Strategic Planning Document

City Administrator Ulrich reviewed the types of format revisions made to the draft three-year Strategic Action Plan based on Council's direction from the last time it was discussed.

The Council considered the Strategic Initiative to improve the budget preparation to identify operational efficiencies and cost-savings, tactics, and key outcome indicators/metrics. He noted this creates a more robust budget process and identified how to be more efficient and address top priorities.

The Council offered no revisions.

The Council considered the Strategic Initiatives to increase economic growth and development, and to leverage outside funding sources, tactics, and key outcome indicator/metrics.

The Council offered no revisions.

The Council considered the Strategic Initiative to improve the safety and mobility of US Highway 10, tactic, and key outcome indicator/metrics. City Administrator Ulrich noted the tactics had been reordered, as directed by the Council, to place the highest priority at the top of the list.

Mayor Strommen stated to her the key outcome indicators/metrics are listing a product rather than a desired outcome that identifies things such as more businesses and employment opportunities. She asked staff to address the key outcome indicators/metrics to assure each affects the goal rather than a listing of product.

The Council considered the Strategic Initiatives to improve the safety and mobility of County Highway 5 corridor and to improve the safety and mobility of Minnesota State Highway 47 corridor, and to create a diverse and robust offering of recreational opportunities, tactics, and key outcome indicator/metrics.

Councilmember Riley asked about Tactic 13), Develop a comprehensive recreation plan that inventories existing recreation programs, services, and infrastructure at the local, regional, and national level, noting the additional resources required indicates that park capital costs are identified by district. He asked what is meant by 'district.'

Councilmember Johns stated there are 17 Park Districts.

Councilmember Riley asked if it should be identified by Park District within the Strategic Plan.

Finance Director Lund noted the CIP is identified by project, not Park Districts.

City Administrator Ulrich stated the idea was to look at community balance beyond project by project.

Councilmember Johns agreed and stated the park dedication monies from developments should stay within its Park District.

Community Development Gladhill stated from a development perspective, the Park District concept is to create improvements within a logical and walkable area. It also facilitates the decision whether to accept property for park development or cash in lieu of property dedication.

Mayor Strommen noted additional resources are required to complete this tactic so it is really about developing the plan rather than implementing the plan. She suggested that nothing beyond the first outcome indicator/metric is needed for this document but the Plan itself may identify a host of other resources that are needed for implementation.

The Council agreed with the revisions suggested by Mayor Strommen.

The Council considered the Strategic Initiative to improve the safety of the community, tactics, and key outcome indicator/metrics.

Councilmember Shryock asked whether the requested new position would be a police officer or dedication of a staff person.

Police Chief Katers stated the position would be a full-time position and most likely filled with a current experienced police officer and backfilled with a new patrol officer. He stated Ramsey is one of the few that do not have a full-time officer assigned to the Anoka County Drug Task Force.

The Council offered no revisions.

The Council considered the Strategic Initiatives to create a strong positive image for residential neighborhoods and business districts, and enhance community engagement, tactics, and key outcome indicator/metrics.

Councilmember Riley noted Tactic 19) is to meet or exceed community expectations in regard to response times for Code complaints and the key outcome indicators/metrics is to meet it in 14-30 days. He doubted residents would be satisfied if their complaint was not responded to for 30 days.

City Administrator Ulrich explained that communication on the complaint should be made immediately but the time for resolution will take 14 to 30 days.

Community Development Director Gladhill explained this section used to be expanded to include many more metrics but had been refined. The 14-30 day timeframe relates to Code compliance complaints to accommodate the mailing of notification and resolution.

Mayor Strommen agreed it is a resolution timeframe, not a response timeframe.

The Council agreed with the suggestion of Councilmember Riley to revise the language to indicate 14-30 days is a resolution timeframe.

The Council considered the Strategic Initiatives to enhance community engagement, tactics, and key outcome indicator/metrics.

Councilmember Riley referenced Tactic 21) and asked about the need for a volunteer coordinator staff position.

City Administrator Ulrich stated that was included as a placeholder but existing staff could be reallocated to fill that role.

Mayor Strommen stated staff is needed to coordinate volunteers so that resource is needed.

Councilmember Riley stated that may be the first volunteer, the coordinator

Mayor Strommen referenced the initiative to create a strong positive image for residential neighborhoods and business districts, which she felt was nicely worded, yet the only thing listed is to enforce the Code, which seems like a negative when considering the positively worded strategic initiative. She suggested rewording to create a positive outcome.

Councilmember Johns suggested working in something about creating more of a public appreciation of the City's value to try and get out the message so residents understand and appreciate the value the City brings.

City Administrator Ulrich stated enhance community engagement is a strategic initiative but, perhaps, that one could be taken out and instead indicate build a program for public recognition. With the volunteer work, he suggested it could be a tactic to create stronger fabric of the neighborhoods. City Administrator Ulrich stated staff will add some things to that category and make the requested revision.

Mayor Strommen noted that with the strategic initiative to enhance community engagement, Tactic 22) Increase engagement opportunity in future land use decisions, the outcome indicators/metrics are focused on the Comprehensive Plan.

Councilmember Riley asked if this is a new initiative.

City Administrator Ulrich stated it was added because the City will be doing a lot with the Comprehensive Plan Update in the next few years so staff felt it should be included to engage the public.

The Council considered the Strategic Initiative to enhance the level of customer service in Community Development, tactics, and key outcome indicator/metrics.

Councilmember Riley asked if the Tech position is the same one recently considered.

Community Development Director Gladhill explained that due to the high permit levels, the part-time position does not provide enough hours so it involves reallocation to move the part-time position to a full-time position.

Councilmember Riley asked if that is a better answer than contracting it out.

Community Development Director Gladhill explained why it is difficult to contract out the permit administration piece because it includes tracking and customer service over the counter and telephone.

City Administrator Ulrich stated people spend a lot of money on building permits and expect to receive timely service and inspections. He stated staff is trying to assure getting permits and inspections out on time because it is expected by the contractors.

Mayor Strommen noted there is overlap between Tactics 23) and 24) and asked staff to review both.

Community Development Director Gladhill explained that Tactic 23) relates to the staff resources it takes and Tactic 24) relates to staff's request for quotes to look at the software system.

Mayor Strommen stated that shows the resources are driving the tactics.

Councilmember Johns suggested evaluating the process to determine if staff is needed or software is needed.

Mayor Strommen stated both may be needed but she felt they were the same tactic whether addressed through staff or software.

The Council considered the Strategic Initiative to define and promote Ramsey brand, tactics, and key outcome indicator/metrics.

Councilmember Riley asked if this is an area to add the issue of zip code, which would be important for the Ramsey brand.

Mayor Strommen relayed what happened recently while signing refinancing documents that each identified her house as being located in Anoka, Minnesota. She felt this reflected that Ramsey has lost its brand to Anoka.

The Council agreed to add the issue of zip code to this strategic initiative.

The Council considered the Strategic Initiative to improve the image of key corridors (Highway 10, County Road 5, and Highway 47), tactics, and key outcome indicator/metrics.

Councilmember Riley stated he does not agree with Tactic 27) Use property owner/citizen engagement strategies to establish a Corridor Improvement Statement of Goals and Policies, as they will be happy with what is going on with their property. He felt it was more an opportunity for leadership and that the way it is communicated could be softened. Councilmember Riley stated if you ask what the biggest problem is, it is not the cars on the right-of-way so he doubts engaging owners/citizens will be effective.

City Administrator Ulrich stated he understands that but thinks the value of bringing them to the table is laying out the City's goals and objectives and gaining feedback.

Councilmember Riley stated with a lot of communication, method of delivery is the important part.

Mayor Strommen stated it does not say how they will be engaged but that they will be engaged, which is the important point.

Councilmember Shryock suggested, maybe to what Councilmember Riley is saying, the City needs to come up with the ideas or plans but it is important to discuss it with residents at some point before it is finalized to ask if it is feasible and how it can be worked out.

Mayor Strommen stated this is bringing forward the details of how it will be done and suggested it be left as "Use property owner/citizen engagement."

The Council considered the Strategic Initiatives to ensure long-term sustainability of public water system, and develop a communications plan, tactics, and key outcome indicator/metrics.

City Administrator Ulrich stated they will look at a model provided by Councilmember Williams that bases staff recognition on those reflecting the organization's values and goals.

Councilmember Riley asked for more discussion on Tactic 32) Initiate a strategy to highlight City employees and job duties (put a face to a name and highlight their contribution to the community), as he does not remember it being discussed previously or being identified as a problem.

The Council considered the Strategic Initiatives to continue to implement process improvement initiatives, tactics, and key outcome indicator/metrics.

Councilmember Shryock asked that staff reword Tactic 33) using broader language to just "Review existing events and value to the City," so it is open to changes or modification.

The Council considered the Strategic Initiatives to plan for public facilities to meet City's growth, tactics, and key outcome indicator/metrics.

Councilmember Riley asked staff to add language to identify efficiencies and how it will benefit the City.

City Administrator Ulrich stated both work efficiency and equipment maintenance can be incorporated.

The consensus of the Council was to continue discussion at a future Work Session.

3. TOPICS FOR FUTURE DISCUSSION

City Administrator Ulrich asked if the Council supported holding a ground breaking ceremony for Fire Station #2.

The Council indicated they would be interested in scheduling that event on May 5th at 6 p.m.

4. MAYOR / COUNCIL / STAFF INPUT

None

5. ADJOURNMENT

Mayor Strommen declared the Work Session of the City Council was adjourned at 6:57 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.

TABLE OF CONTENTS

1. CALL TO ORDER 2
2. PRESENTATION 2
2.02: Police Department Update 2
3. CITIZEN INPUT 3
4. CONSENT AGENDA 3
5. APPROVE AGENDA 4
6. PUBLIC HEARING 4
7. COUNCIL BUSINESS 4
7.01: Adopt Resolution #15-04-087 Approving Plans and Specifications and Authorizing Advertisement for Bids for Garnet Street and 168th Avenue Reconstruction, Improvement Project #13-10 4
7.02: Consider Multiple Actions Related to the Sale and Redevelopment of the City's Former Municipal Center Site Located at 15153 Nowthen Boulevard 5
7.03: Adopt Resolution #15-04-093 Granting Preliminary Approvals for COR Parkview Addition and Parkview East 6
7.04: Introduce Ordinance #15-08 Amending City Code Section 117-355 Entitled Residential Off-Street Parking 8
7.05: Consider Amendment to Purchase Agreement by and between the City of Ramsey and CommonBond Communities for Outlot A, COR ONE; Case of Common Bond Communities 8
7.06: Consider the Surface Water Management Plan Update 8
7.07: Review and Recommend a Response to the Metropolitan Council Regional Housing Policy Plan 2015 Amendment 9
7.08: Request for HeartSafe Funding 10
8. MAYOR, COUNCIL AND STAFF INPUT 11
9. ADJOURNMENT 11

CITY COUNCIL
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey City Council conducted a regular meeting on Tuesday, April 28, 2015, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Mayor Sarah Strommen
Councilmember Jill Johns
Councilmember John LeTourneau
Councilmember Chris Riley
Councilmember Melody Shryock
Councilmember Kristine Williams

Members Absent: Councilmember Mark Kuzma

Also Present: City Administrator Kurtis Ulrich
Finance Director Diana Lund
Fire Chief Dean Kapler
Police Chief Jeff Katers
Public Works Superintendent Grant Riemer
Civil Engineer II Leonard Linton
City Clerk Jo Ann Thieling
Community Development Director Timothy Gladhill
City Engineer Bruce Westby
City Attorney Joe Langel

1. CALL TO ORDER

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

2. PRESENTATION

2.02: Police Department Update

Police Chief Katers presented an update on Ramsey Police Department activities and stated he is proud of the Department.

The Council complimented Police Chief Katers on his presentation and indicated it is also proud of the Police Department.

3. CITIZEN INPUT

None.

4. CONSENT AGENDA

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

4.01: Receive March 2015 Financial Reports – General Fund and Enterprise Funds
4.02: 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 Meeting Minutes dated March 30, 2015
4.03: Approve the following Meeting Minutes:
1) City Council Joint Meeting with the City of Anoka dated April 13, 2015
2) City Council Work Session dated April 14, 2015
3) City Council Regular dated April 14, 2015
4.04: Approve Request to Declare Surplus Property
4.05: Authorize the 60-Day Extension of Agreement for Interim Fire Chief Services with the City of St. Francis
4.06: Adopt Resolution #15-04-104 Approving Cash Disbursements Made and Authorize Payment of Accounts Payable Invoicing Received during the Period of April 9, 2015 through April 22, 2015
4.07: Adopt Resolution #15-04-103 Granting Approval of Final Plat for Brookfield 6th Addition; Case of Brookfield Land, LLC and Capstone Homes, Inc.
4.08: Adopt Resolution #15-04-108 Approving Right of Entry Agreement for Construction of the Highway 10 and Armstrong Boulevard Interchange
4.09: Adopt Resolution #15-04-105 Accepting Grant Award from the Metropolitan Council for Sunwood Village in the Amount of $780,000 and Approving Grant Agreement; Case of CommonBond Communities
4.10: Adopt Resolution #15-04-107 Accepting Access Easement and Permanent Sign Easement from Casey's General Stores, Inc.
4.11: 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
4.12: 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 Street NW

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

5. APPROVE AGENDA

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

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

6. PUBLIC HEARING

None.

7. COUNCIL BUSINESS

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

City Engineer Westby presented the Garnet Street and 168th Avenue Reconstruction Improvement Project #13-10 totaling $1,048,400 of which it is proposed to assess $78,000 to benefiting properties. He also presented Alternate Bid #1 in the amount of $25,533 for a permanent Feldspar Street cul-de-sac and Alternate Bid #2 in the amount of $49,921 for a temporary 168th Avenue cul-de-sac. The City Engineer advised that the City has received no formal objections to the assessment but one resident questioned being assessed for the street, thinking it had not been constructed to standards in the first place. He indicated staff recommends to adopt the resolution approving final plans and specifications and authorizing advertisement for bids to ensure this project can be completed in 2015 and prevent the City from falling further behind in its long-term street maintenance program.

Councilmember Riley stated this project has been discussed for over a year. He clarified the City is discussing installing City water and sewer, it will be stubbed at both ends, and it could be extended to a new Brookfield Addition.

City Engineer Westby stated that is correct, it is set up to connect watermain along Garnet Street, will create a looped system, and 168th Street will have a watermain installed to connect to Garnet Street and a future Brookfield Addition. It is also proposed to install sanitary sewer since the road will be opened. One set of services will be installed to each of the 12 properties.

Councilmember Riley noted this will prevent having to reopen the street in the future and residents will not be required to connect at this time.

Motion by Councilmember Riley, seconded by Councilmember Johns, to Adopt Resolution #15-04- 087 Approving Plans and Specifications and Authorizing Advertisement for Bids for Garnet Street and 168th Avenue Reconstruction, Improvement Project #13-10.

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

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

7.02:1 Land Swap Agreement with Meadow Creek Builders, Inc.

Community Development Director Gladhill explained the Council is asked to consider three actions related to the sale and redevelopment of the City's former Municipal Center site located at 15153 Nowthen Boulevard to allow the development of Harvest Estates comprised of 44 detached single-family homes. He described the location of the two properties involved and displayed the legal description as being Lot 1, Block 2, MEADOW, for the temporary easement for ingress, egress, drainage and utility purposes. Community Development Director Gladhill reviewed the estimated costs to relocate utilities and purchase a permanent utility and trail easement and the lower costs associated with a land swap.

Mayor Strommen stated her concern that the City is not paying for something twice and accommodations had not been made originally when the City attained this easement.

Community Development Director Gladhill stated this is a temporary easement, not a permanent easement, but staff will verify there had not been a prior cash contribution or other consideration given.

7.02:2 First Amendment to Purchase Agreement with GS Land, LLC

Community Development Director Gladhill reviewed the terms in the First Amendment to the Purchase Agreement with GS Land, LLC. It was noted the total original offer was $920,000 and the total adjusted transaction price is now $895,960 with the per acre offer for Phase 1 and 2 remaining the same.

7.02:3 Request for Use of Anoka County Housing Redevelopment Authority Dollars to Assist with Redevelopment Costs

Community Development Director Gladhill presented the request to use Anoka County Housing Redevelopment Authority (HRA) dollars to help defray some of the redevelopment costs and allow Phase 2 of Harvest Estates to occur.

Motion by Councilmember Shryock, seconded by Councilmember Riley, to Approve the Land Swap Agreement with Meadow Creek Builders, Inc.; the First Amendment to the Purchase Agreement with GS Land, LLC; and, authorize use of Anoka County Housing Redevelopment Authority (HRA) dollars to assist with redevelopment costs.

Further discussion: Councilmember Riley noted the land swap keeps the City's options open, fixes past problems so the City will now own property on which its utilities are located, and the

purchase price reduction is related to the one-quarter acre that is being moved from one developer to another.

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

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

7.03:1 Preliminary Plat for Major Subdivision

7.03:2 Preliminary Site Plan for 121 Unit Apartment Building

Community Development Director Gladhill reviewed the staff report, described the proposed project, and recommendation of the Planning Commission, Environmental Policy Board, and staff to approve the Preliminary Plat for Major Subdivision and Preliminary Site Plan for the Parkview East Apartment Complex. It was noted the developer will need to satisfy the contingencies of the Preliminary Plat and Preliminary Site Plan approval and secure Final Plat and Final Site Plan approval.

Councilmember Shryock asked whether the back of the garage stalls will face the road or parking lot.

Community Development Director Gladhill displayed a site plan, noting the series of three garage buildings, totaling 16 stalls, that will back to Sunwood Drive and be visible until other buildings are constructed along Sunwood Drive. He also presented exterior elevations and described views from the amphitheater and Ramsey Parkway. Community Development Director Gladhill stated the Environmental Policy Board (EPB) had recommended additional landscaping to soften the rear view of those garages.

Councilmember Riley stated a lot has been made of the number of parking stalls but it appears the real intent is to avoid an expansive asphalt parking lot by constructing tuck-under garages and detached garages to house vehicles inside and reduce the number of outdoor stalls.

Community Development Director Gladhill reviewed the Planning Commission's focused discussion on the Design Framework language relating to minimum and maximum parking stalls. He stated the Planning Commission decided that in this circumstance, all parking stalls should be counted. Community Development Director Gladhill stated they have the right to go above two stalls per unit through a CUP.

Matt Kuker, PSD, LLC, stated the parking in this situation is different because of the next door park and successful concerts that result in a flood of parking that may create issues for tenants resulting in having to offer a rent reduction or satisfy their parking need in another way. They tried to shield the parking as much as possible as it is not feasible to construct parking underground. Mr. Kuker stated the majority of units have two to three bedrooms so there may be more than two drivers per unit. Based on their experience with other similar projects, he and his

partner support a higher ratio of parking. Mr. Kuker stated he thinks this project will bring a lot of traffic to The COR and be beneficial to everyone.

Mayor Strommen stated the Council may want to discuss parking ratios in the future to assure they are reasonable, provide adequate parking, and meet the resident's needs.

Councilmember Shryock stated support for considering the park area when designing this project. She stated she is comfortable keeping the additional parking as proposed but wants to encourage residents to park on their side to assure parking is available on Ramsey Parkway for visitors and those who want to use the park.

Mr. Kuker stated another option would be to sign the park side of the road for three hour parking.

Mayor Strommen stated she finds it reasonable to address the concern of creating a sea of parking through landscaping and the concern of providing adequate parking for park users through signage.

Councilmember Shryock stated she does not have a problem with the profile of the garages as they contain architectural features. She encouraged breaking up the visual aspect through intermittent green plantings such as trees rather than only low landscaping such as bushes.

Mr. Kuker stated he will work with staff to assure the landscaping is adequate and appropriate.

Councilmember Johns supported the comments of Councilmember Shryock to address the view of the garages with softscapes and incorporating as many trees as possible. She asked staff to address the spaces between the road surfaces and asked if there will be medians and sidewalks.

Community Development Director Gladhill stated along the street, the Design Framework is prescriptive of plantings, grassy boulevards, and sidewalk widths.

Councilmember LeTourneau agreed the City will struggle with parking requirements and assuring resident's needs are met as the community develops. He stated he appreciates the great spirit of cooperation with PSD, LLC and understands this is a market driven project. Councilmember LeTourneau stated he also appreciates the input of the EPB in how they want the interior to be occupied with green space. He noted the stormwater management piece is unique and sets a new standard to collect and use runoff from asphalt surfaces for irrigation so they can rely less on the aquifer while creating a better aesthetic value.

Motion by Councilmember LeTourneau, seconded by Councilmember Williams, to Adopt Resolution #15-04-093 Granting Preliminary Plat and Preliminary Site Plan Approvals for COR Parkview Addition/Parkview East, with required revisions as outlined in the Staff Review Letter.

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

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

Community Development Director Gladhill reviewed the staff report and recommendation to amend City Code Section 117-355, Residential Off-Street Parking, and create a consistent setback of five feet for parking motor vehicles and equipment on residential properties regardless of lot size.

Motion by Councilmember Shryock, seconded by Councilmember Johns, to Introduce Ordinance #15-08 Amending City Code Section 117-355 Entitled Residential Off-Street Parking.

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

7.05: Consider Amendment to Purchase Agreement by and between the City of Ramsey and CommonBond Communities for Outlot A, COR ONE; Case of Common Bond Communities

Community Development Director Gladhill reviewed the staff report and request of Common Bond to extend its Purchase Agreement to close on, or before, October 1, 2015.

The Council indicated it supported this recommendation and thanked staff for negotiating this positive outcome.

Motion by Councilmember Riley, seconded by Councilmember Williams, to Approve Amendment to the Purchase Agreement by and between the City of Ramsey and CommonBond Communities for Outlot A, COR ONE; Case of Common Bond Communities, subject to review and approval by City Attorney.

Further discussion: Councilmember LeTourneau asked about the anticipated date of opening. Community Development Director Gladhill stated it is hoped the transaction will close early but even if it closes by October 1, 2015, footings can be installed and the project constructed with an opening in 2016.

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

7.06: Consider the Surface Water Management Plan Update

Civil Engineer II Linton reviewed the proposed updates to the Surface Water Management Plan (SWMP) and staff's recommendation for approval. It was noted the Environmental Policy Board (EPB) reviewed the SWMP at its March meeting and was in general agreement with its contents.

Councilmember LeTourneau thanked Civil Engineer II Linton for the informative presentation and the EPB for its detailed consideration of this Plan.

City Administrator Ulrich recognized Civil Engineer II Linton for this effort, noting he is truly an expert on water management and most times, this type of complex plan would have been contracted out.

Mayor Strommen concurred and asked staff to clarify specific reference to the wetland buffer to clarify that is not currently part of the City's Code.

Civil Engineer II Linton explained the Plan was revised to remove the consultant speaking to the City and some references to the buffer as that is not part of the City's ordinances. He stated he will review that issue.

Mayor Strommen commented that this is an important document in the issue of stormwater management, drainage, and water quality and will become even more important in the future to reduce impact on the aquifer. She stated her hope the Council will understand the importance of this Plan through more frequent review and use.

Motion by Councilmember LeTourneau, seconded by Councilmember Shryock, 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.

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

7.07: Review and Recommend a Response to the Metropolitan Council Regional Housing Policy Plan 2015 Amendment

Community Development Director Gladhill reviewed the City's response to the Metropolitan Council's Regional Housing Policy Plan and stated staff had asked Ramsey's new sector representative if the affordable housing goals being published are going to be utilized to allow or not allow expansion of the MUSA. He reviewed the four additional statements added at the end of the document as recommended by the Planning Commission.

Mayor Strommen stated her appreciation to the Planning Commission for their consideration and additional comments. She asked staff to refine the statement on aging population.

Councilmember Riley thanked staff for addressing his questions in the revisions and concern that the Metropolitan Council sector representative has not yet made a response. Since that is the case, he supported removing language indicating: "*…leverage SAC to promote affordable housing"* and "*…explore opportunities to promote affordable housing production through its handling of Sewer Availability Charge..."*

Community Development Director Gladhill asked Councilmember Riley if he supports removing that verbiage if the intent is to limit future expansion.

Councilmember Riley answered in the affirmative.

Mayor Strommen noted the outcome is to clarify that it shall not result in that limitation so the language asks for clarification and also expresses the City's concern about the outcome.

Community Development Director Gladhill stated language can be added that if this is intended to limit future MUSA expansion, then the City would definitely object to that provision and ask that the language be stricken.

Mayor Strommen stated it is more than striking the language but also the City's objection to the policy behind that language.

Councilmember Williams concurred and noted the order of questions and comments does not follow logically the chronology of amendment or order of concern. She stated the Council has talked about the SAC policy, which is a significant concern, but its current location does not convey the amount of concern behind that particular ruling. Councilmember Williams suggested staff take another look at the response, pull forward the top items, and correct exhibit titles that are not matching.

Community Development Director Gladhill stated staff understands the order of priorities and can arrange it in such a way.

Mayor Strommen stated they can either be listed in priority order or broken into categorical sections such as general assumptions, comments on amended plan, policy comments, format comments, and then working group comments.

Motion by Mayor Strommen, seconded by Councilmember LeTourneau, to Approve the City's draft response to the Metropolitan Council's Regional Housing Policy Plan with revisions as directed by the Council.

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

7.08: Request for HeartSafe Funding

City Administrator Ulrich reviewed the request of Tim Hoffman, citizen volunteer coordinator of the Ramsey HeartSafe-Ramsey Program, for a financial contribution of $1,100 towards the purchase an Automatic External Defibrillator (AED) for the Elmcrest Park building. If approved, staff recommends funding through the Council Contingency Fund.

Councilmember Williams stated she agrees with staff that this will be a timely and important addition to Elmcrest Park. She asked whether this should be the start of a broader policy to further support HeartSafe training in the community and provide this resource at other City facilities.

Mayor Strommen concurred and stated support to discuss making this a Citywide policy. She asked staff to bring this topic forward to a Work Session for discussion.

Motion by Councilmember Johns, seconded by Councilmember Williams, to Approve an Allocation of $1,100 from the City Council's Contingency Fund to be used to purchase an Automatic External Defibrillator (AED) for the Elmcrest Park building.

Further discussion: Councilmember LeTourneau stated this is a great use for these funds especially considering the amount of activity that occurs at Elmcrest Park

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

8. MAYOR, COUNCIL AND STAFF INPUT

City Administrator Ulrich reported on testimony given before the Legislature related to the Rail Separation Grant and Highway 10 corridor.

City Administrator Ulrich announced the success of the Pet Clinic and upcoming Pet Clinic scheduled for May 17, 2015. He provided updates on construction projects including Armstrong Boulevard and announced upcoming events.

Mayor Strommen reported on her attendance at the Minnesota Mayor's Conference and noted the Environmental Policy Board may be interested in the DNR presentation on groundwater. Mayor Strommen announced she will be meeting this week with members of the Northfork Homeowner's Association.

Civil Engineer II Linton displayed a copy of the 2008 Surface Water Management Plan he had earlier referenced and described the format that will be used for the updated Plan.

9. ADJOURNMENT

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

Motion carried.

The regular meeting of the City Council adjourned at 8:51 p.m.

Respectfully submitted,

_____
Kurtis G. Ulrich
City Administrator

ATTEST:

_____
Jo Ann M. Thieling

City Clerk

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

CC Regular Session **4. 6.**

Meeting Date: 05/12/2015

By: Chris Anderson, Community Development

Information

Title

Approve Request from Northern Starz Children's Theater to Utilize a Portable Storage Unit at 7925 Sunwood Drive

Purpose/Background:

Northern Starz Children's Theater has contacted the City seeking permission to utilize a portable storage unit at the Northgate Performing Arts Center, located at 7295 Sunwood Drive NW (the "Subject Property") in conjunction with one of their upcoming productions. The Subject Property is located within the COR-3 Sub-district, which prohibits outside storage.

Notification:

Notification is not required.

Observations/Alternatives:

Northern Starz Children's Theater is preparing for an upcoming production that will include a lot of props and stage sets. They have approached the City seeking permission to utilize a portable storage container on the Subject Property from May 22 through June 15 for temporary storage of their sets and materials. The owner of the Subject Property, Northgate Church, has acknowledged and approved this request, pending City approval.

The storage unit, which would be sixteen feet long by eight feet wide (16' x 8'), would be placed in one of the parking stalls on the Subject Property. Their desired location is in the southeastern most parking stall as shown on the attached exhibit. This location keeps the unit close enough to the doors of the building while also providing *some* screening via the existing knee wall(s). The request is to allow the use of the portable storage unit for twenty-five (25) days.

In response to this request, Staff has discussed with Northern Starz Children's Theater that any future needs for storage of sets/props should be accommodated within the building or within an enclosure similar to what was provided to screen the dumpster on the Subject Property.

Alternatives

Option #1: Approve the use of a 16' x 8' portable storage unit on the Subject Property from May 22 through June 15. The request is temporary in nature to accommodate a production that has greater quantities of sets and props than normal. This is a unique situation and the one time use of a portable storage container seems reasonable. Additionally, Staff has informed Northern Starz Children's Theater that any future temporary storage needs will need to be addressed within the building or with the installation of screening similar to what was used to screen the dumpster on site. Staff supports this option.

Option #2: Do not approve the request to utilize a portable storage unit. This is a temporary situation to accommodate additional sets/props that will be used in a production over the first two weekends in June of this year. If the request is not approved, production sets/materials will need to be stored internally, where there is not sufficient space without impacting the church's day to day operations. Staff does not support this option.

Funding Source:

This request is being handled as part of Staff's regular duties.

Recommendation:

Staff recommends approving the request to allow the temporary use of a portable storage unit at 7295 Sunwood Drive NW from May 22 through June 15, 2015.

Action:

Motion to approve the request to utilize a portable storage container on the property located at 7295 Sunwood Drive NW temporarily from May 22 through June 15, 2015.

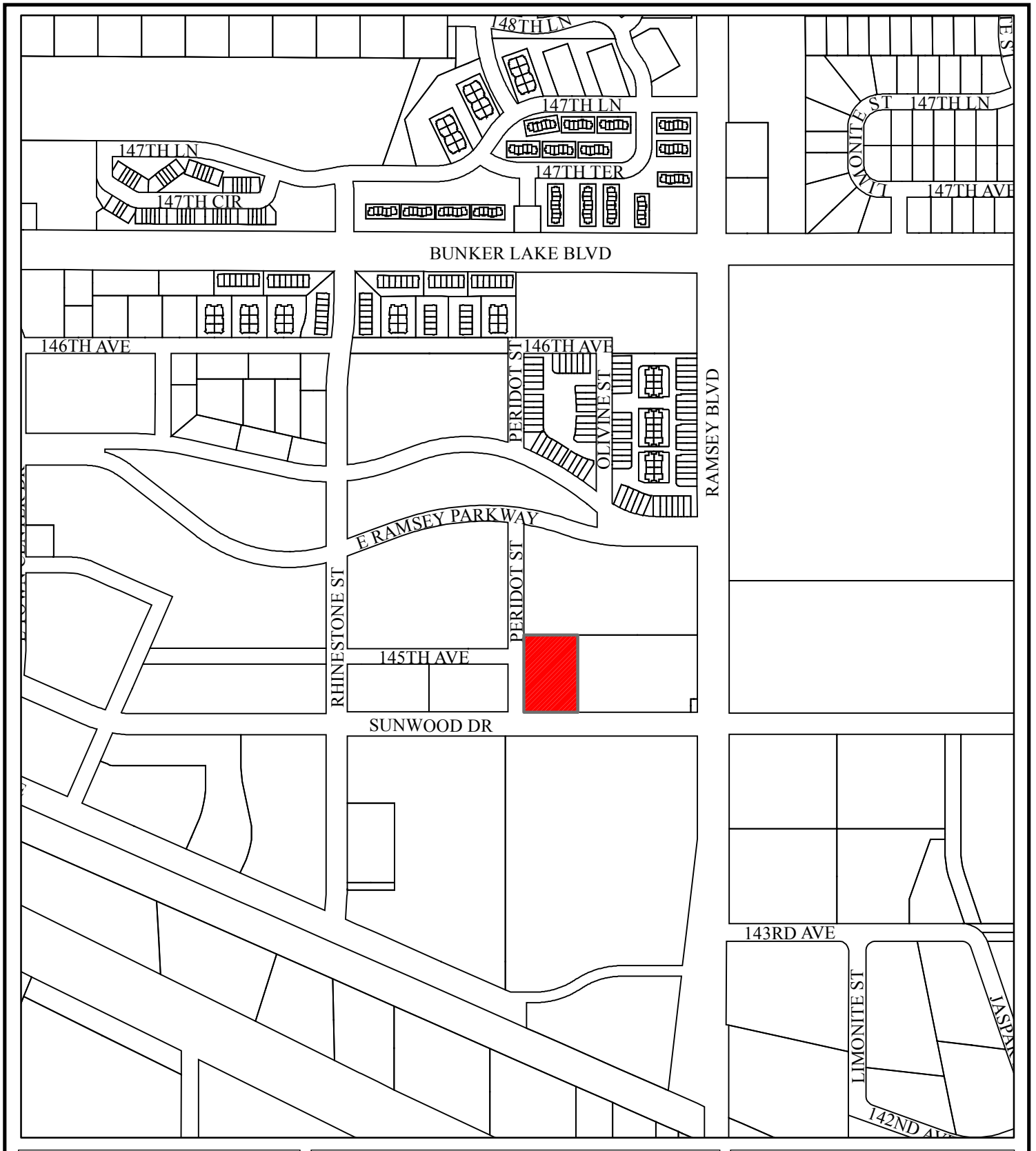
Attachments

Site Location Map

Storage Unit Exhibit

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	05/06/2015 11:33 AM
Kurt Ulrich	Kurt Ulrich	05/07/2015 09:57 AM
Form Started By: Chris Anderson		Started On: 05/05/2015 09:16 AM
Final Approval Date: 05/07/2015		



City of RAMSEY

Northgate Church

Legend

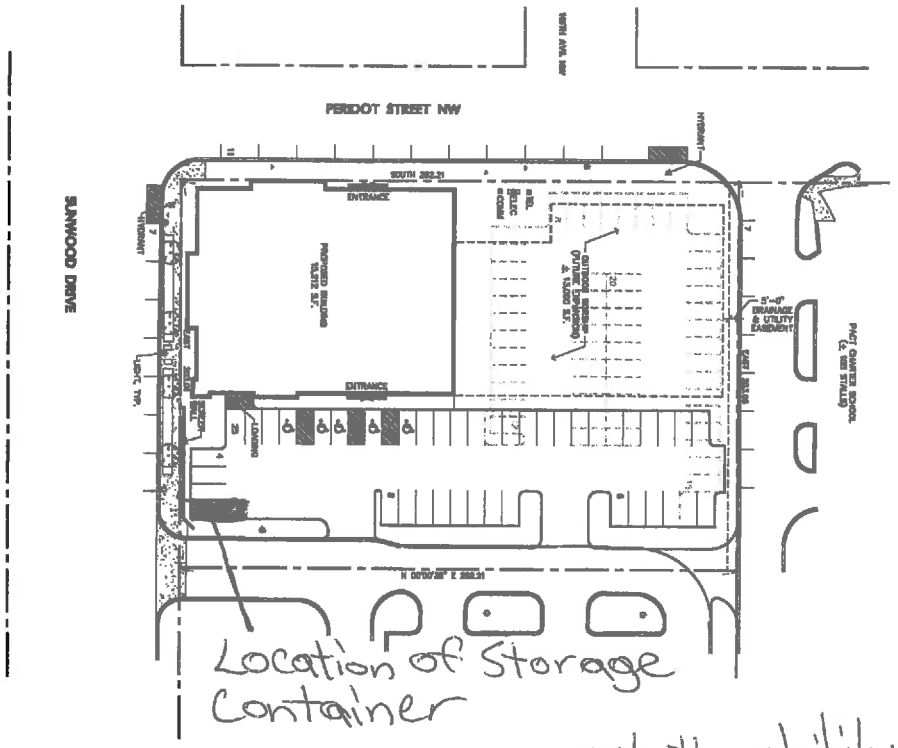
Site

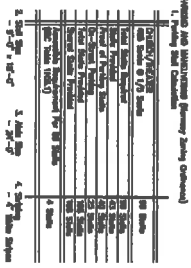
Parcels

N

0 625 1,250 Feet

Filename





We request the ability to have a storage container on Northgate Church property. To alleviate conjestion in the storage rooms of the Church. This will happen from May 22, 2015 to June 15, 2015 for the production of Peter Pan.

Brian Aldhagen
Board member
Northern Starz
Children's theatre

Wayne Skaff
WAYNE SKAFF
EXEC. PASTOR
NORTHGATE CHURCH
4/23/15

NORTHGATE
Performing Arts Center
Ramsey, Minnesota

SITE PLAN

A1

Project No. 120613-3

CC Regular Session **4. 7.**

Meeting Date: 05/12/2015

Submitted For: Jeff Katers, Police **By:** Jeff Katers, Police

Information

Title

Approve Authorization to Seek Proposals for City Towing Services

Purpose/Background:

The City of Ramsey currently has a contract for towing services with Champlin Towing, LLC that expires June 30th, 2015. Staff is asking for authorization to seek contract proposals for the City of Ramsey towing needs for a two year period.

A notice will be published in the Anoka County Union once a week for two weeks beginning May 15th, 2015. The deadline for proposals will be Monday, June 15th, 2015, at 4:30 p.m.

Staff is aware of four towing companies that have shown interest in providing a proposal for service. These four companies will be mailed requests for proposals during the release date.

It is the intent of staff to use the RFP that was used in 2013, with some minor changes. The 2013 RFP is attached as an example. The 2015 RFP is currently under review by the city attorney.

Funding Source:

Administration - posting of a public notice in the Anoka County Union.

Recommendation:

Staff recommends authorization to advertise for RFP for towing services.

Action:

Motion by City Council to authorize staff to formally advertise "Request for Proposal" for towing services with the intended purpose to secure a contract with a vendor for two (2) years.

Attachments

Towing RFP 2013

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Jo Thieling	05/07/2015 05:46 PM
Form Started By: Jeff Katers		Started On: 05/07/2015 05:09 PM
Final Approval Date: 05/07/2015		

CITY OF RAMSEY

REQUEST FOR PROPOSAL

TOWING, IMPOUNDING AND STORAGE OF MOTOR VEHICLES

Proposal Release Date: March 1, 2013
Proposal Due Date: April 1, 2013 4:30pm

Chief James Way
Ramsey Police Department
7550 Sunwood Dr.
Ramsey, MN 55303
(753)-427-6812

Introduction

The City of Ramsey, Minnesota, hereby issues a Request for Proposal for the intended purpose of retaining a service to provide Towing, Impounding and Storage of Motor Vehicles for the City 24 hours per day, 365 days per year, on an as needed and directed basis. Such direction is to be by the Chief of Police, the Fire Chief, the Director of Public Works and the Director of Fire and Building Inspections, of the City of Ramsey or their authorized and legal representatives.

Interested parties in the Towing service business may submit a proposal for Towing, Impounding and Storage of Motor Vehicles services. Each proposal must be submitted in a sealed envelope. To be considered a valid proposal, all interested Towing service businesses must submit proposals consistent with the terms and conditions outlined herein on or by 4:30 p.m. on Monday, April 1, 2013. A copy of the RFP may be received by contacting Chief James Way, Ramsey Police Department, 7550 Sunwood Dr NW, Ramsey, MN 55303.

The contract for service shall commence on July 1, 2013 and terminate on June 30, 2015.

RFP Process and Limitations

Prospective Towing service businesses please note that this is a request for proposal process and not a request for bids. The City of Ramsey will take all factors into consideration when determining the appropriate service provider for Ramsey. This RFP outlines minimum terms and conditions that must be met in order to be considered a viable proposal. Any proposal that does not meet the minimum requirements will be rejected. Towing service businesses have the option of making a proposal that is above and beyond the minimum terms and conditions. There will be no public bid opening.

The RFP does not commit the City of Ramsey to award or pay any costs incurred in preparation of a Towing service business's proposal. The City may modify any part of the RFP at any time prior to the contract selection. The City will modify the RFP only by issuing a written addendum. Addenda will be consecutively numbered in the order they are issued. The City reserves the right to reject all proposals. The City reserves the right to cancel this RFP if it is in the best interest of the City. The selection of this contract is contingent upon the approval of the Ramsey City Council.

Any addenda issued by the City will be mailed to all that are specifically known by the City to have received an original RFP. The City is not responsible for a Towing service business that does not receive an addendum.

Each towing service business may supplement their proposal once in response to each addendum. Towing service businesses may also clarify their proposals in response to a written request by the City for supplemental information. The City will consider no other proposal supplements.

All submissions by the towing service business will become part of the selected towing service business's contract by the City.

Any proposal received after 4:30 p.m. on April 1, 2013 will not be considered and will be returned to the towing service business unopened. Once the City receives the proposals, Towing service businesses cannot modify or withdraw their proposal unless directed by the City. All proposals become the property of the City of Ramsey, and will be considered public information after a proposal has been selected. Towing service businesses may label certain sections as "Proprietary," as allowed by the Minnesota Government Data Practices Act, and those sections will not be made public.

Submittal of RFP

Proposal shall be submitted to the attention of

Chief James Way
Ramsey Police Department
7550 Sunwood Dr NW
Ramsey, MN 55303

Deadline for submission of proposals is 4:30 p.m., Monday, April 1, 2013.

Questions relative to the RFP should be directed to Chief Way at (763) 427-6812. Requests for clarification(s) will be considered until five (5) working days prior to proposal due date.

Terms and Conditions

1. In order to qualify for consideration under these terms and conditions, the potential Contractor's proposal must state what satisfactory equipment the Towing service actually owns, plans to buy, or is planning to rent at the time the proposal is submitted. The potential Contractor must also have direct access to trained, available personnel at the time the contract begins, in order to provide immediate and prompt service as ordered and requested by the authorized City officials. The qualifying of proposals to meet this will be permitted, such as the acquisition of equipment being dependent upon proposal selection, etc. Failure to have or have access to the listed equipment when the contract is to commence will void the contract.

2. The successful Contractor must own or have available within a 10-mile radius of the Intersection of Ramsey Blvd NW (Co Rd 56) and Industry Ave NW (Co Rd 116), Ramsey, MN 55303, the following equipment as a minimum:

    A. To tow passenger vehicles, including cars, light trucks, vans, utility vehicles, 4-wheel drive vehicles, motorcycles, and recreational vehicles (to include ATV's, snowmobiles and mini-bikes), one truck having a manufacturer's gross vehicle weight rating of 12,000 lbs., to be equipped with a crane and winch, and further equipped to control movement of the towed vehicle, and

    B. To tow vehicles of ¾ ton to 1 ½ ton capacity, one truck having a manufacturer's gross vehicle weight rating of 16,000 lbs., to be equipped with a crane and winch, and further equipped to control movement of the towed vehicle, and

C. One truck having a manufacturer's gross vehicle weight rating of 52,000 lbs., to be equipped with a crane and winch, and further equipped to control movement of the towed vehicle, and

D. Equipment sufficient and designed to move vehicles not amenable to towing or to move a completely demolished vehicle by means of dollies or low bed trailers.

E. Equipment for 2-way communications with Anoka County Central Communications (Dispatch).

A listing of all equipment to be utilized shall be submitted with the proposal. Such listing shall show the make and model of all equipment available for use under this contract, along with size and all other pertinent information, such as specialized equipment not necessarily herein specified, but which may be a factor in performing effectively and efficiently.

All equipment to be used by the Contractor under this contract shall be maintained in good repair and condition. The City reserves the right to inspect the equipment from time to time for the purpose of determining that equipment condition is in conformance with the terms and conditions and the contract.

3. In order to be in consideration for proposal selection, all storage and parking lot facilities and all equipment to be used by the Contractor under this contract must be located within a 10-mile radius of the Intersection of Ramsey Blvd NW (Co Rd 56) and Industry Ave NW (Co Rd 116), Ramsey, MN 55303. The storage and parking lot facilities must meet all of the applicable State building code standard and municipal license and zoning requirements, including those relating to screening and landscaping of the City in which the facility is located.

4. The facilities proposed to be utilized under this contract must have the capability of storing a minimum of one (1) vehicle inside and a further capability of providing storage for a minimum of ten (10) vehicles outside. Inside storage will be necessary only when so requested or directed by an authorized official of the City of Ramsey as identified in these terms and conditions. When a direction is given to store a unit inside, such directions may be accompanied by certain instructions for security measures to be employed. The security responsibilities become the responsibility of the storing agent while the unit is in his/her keeping.

5. The Contractor performing under this contract shall assume all and full responsibility for the conduct of his/her employees. The Contractor guarantees that <u>all</u> of the employees performing under this contract will be adequately trained in their profession, will respond promptly to all calls, will provide safe and adequate equipment (as herein specified), be clean and neat in appearance, use decent language, free of profanity, and treat the public courteously at all times. <u>Request for service from the Ramsey Police Department must be given first priority by all towing dispatchers serving as agents for the Contractor.</u>

6. The Contractor will be solely responsible for loss or damage to any vehicle, including all equipment and contents, from the time direction is given by the authorized City representative turning the vehicle over to the Contractor or his Agency and until such time as the vehicle is legally released to the registered or actual owner or legal agent thereof.

7. The performing Contractor must agree to maintain proper records of all vehicles received. The record keeping system shall meet the approval of the Ramsey Chief of Police and records are to be available at all times for inspection by authorized City officials. The records must include a copy of the police impounding report. A report shall be submitted monthly to the Ramsey Chief of Police detailing all vehicles towed for the City and charges incurred during that current month. All contents of such reports shall meet the approval of the Ramsey Chief of Police.

8. All vehicles towed or impounded are to be released only upon receipt of the proper legal release form to be issued by the Ramsey Police Department, except for private tows. In special cases, a verbal release may be given by the Ramsey Police Department. The release form will then include the name of the department official that approved the release.

9. While performing under this contract and under these terms and conditions, the Contractor or his/her designated representative(s) must be present at the storage facility for the purpose of releasing vehicles to authorized persons Monday through Friday, between the hours of 8:30 a.m. and 4:30 p.m. (excluding legal holidays). During Saturdays, Sundays, and legal holidays, the Contractor must be available between 12:00 p.m. and 2:00 p.m. by appointment only. It is not necessary that the Contractor or his/her designated representatives be physically present at the storage facility, but the City must be able to contact the Contractor or his/her designated representative on an as needed basis during these times. Providing the City with a phone number where the Contractor can be reached during these times would be adequate for purposes of this paragraph.

10. It shall be agreed under this contract that motor vehicles will not be driven at anytime during the towing procedure. In the event that the vehicle is without tires or has flat tires, the performing Contractor agrees to tow the vehicle without damaging the wheels and further agrees not to tow any vehicle on its rims, on wheels without tires, or on flat tires.

11. Upon arrival at the scene of a tow where a vehicle accident has occurred, the performing Contractor, in addition to the physical removal of the vehicle, assumes full responsibility for removing any vehicular parts or other debris, excluding liquids and other commercial cargo, resulting from the accident. This clean-up is to be completed without any additional compensation.

12. The performing Contractor shall be entitled to a charge for his/her towing and storage services pursuant to the fees submitted in the accompanying proposal. The Contractor shall agree that neither the City nor any Department thereof is responsible for any charges as a result of towing and/or storage and that the Contractor assumes all liability for any and all unpaid charges. NOTE: This provision and these terms and conditions are in no way a law or regulation relating to the “price, route, or service of

any motor carrier… with respect to the transportation of property" under 49 U.S.C. Sec. 14501 (C)(1)(1997).

13. If an involved private owner/operator makes a timely request for a tow by other than our Contractor, such request shall be honored by the Police Department. In either instance, the owner/operator is solely responsible for all associated charges.

14. For vehicles identified by the Police Department as subject to forfeiture, and subsequently released to the Police Department pending the outcome of forfeiture proceedings, the performing Contractor shall indicate a flat rate charge per forfeited vehicle. The flat rate shall include towing, storage on the date of the tow, and three days of storage after the date of the tow. The flat rate applies to all cars, light trucks, vans, utility vehicles, 4-wheel drive vehicles, motorcycles, and recreational vehicles (to include ATV's, snowmobiles and mini-bikes), identified by the Police Department as subject to forfeiture by the City.

15. Should the Contractor fail to appear at a designated tow point **within twenty (20) minutes** after receiving a call for a tow, the City reserves the right to call another towing service to perform the work.

    If the Contractor is called and is unable to respond due to conditions beyond his/her control, the authorized City officials shall be immediately so informed, and the right is hereby reserved to call another service to perform the work.

    In the event that at any time, it becomes necessary for the City to request the services of another towing service for the reasons detailed above, the City retains the right to hold the Contractor retained under this contract responsible for any additional charges over and above the fee schedule recorded in this proposal. Such charges shall be assessed only if the response time is due to negligence or laxity on the part of the Contractor, which negligence might include equipment failure.

16. The Contractor performing under this contract shall operate and maintain its parking and storage facility in compliance with the terms of this contract and all State and City applicable laws, ordinances, rules and regulations that are presently in effect or which may hereafter be adopted. Pursuant to Minnesota Statutes sections 168B.06, subdivisions 1 and 2, it is the responsibility of the Contractor taking a vehicle in custody to give notice of the taking within five (5) days to the vehicle owner and/or lien holder(s).

17. The Contractor performing under this contract shall allow other towing companies into their facility to retrieve or claim vehicles that they have been authorized to removed.

18. No alterations or modifications of the terms of this contract shall be valid unless made in writing and signed by authorized representatives of both parties hereto.

19. In the event of a breach by the Contractor of any terms or conditions of this agreement, the City shall have, in addition to any other legal recourse, the right to terminate this agreement forthwith.

20. Either party may terminate this contract upon the serving of such termination notice to the other, in writing, thirty (30) days prior to the intended termination date.

21. A copy of this contract, along with the authorized fee schedule, shall be posted in a conspicuous place in the Contractor's place of business.

Failure to meet any or all of the requirements of this section may result in termination of the contract at any time, as per the conditions specified for contract termination.

Insurance

The successful Contractor shall not commence work under the contract until the specified insurance coverages have been obtained. The Contractor shall file, within seven (7) days following notification of proposal selection, with the Ramsey City Clerk, all certificates of insurance or documentation thereof indicating that all specific insurance has been obtained and is in full force. The City of Ramsey shall be named as an additional insured on said comprehensive general liability policy.

The following coverage's are required as minimums:

A.

1. Public Liability Insurance: $1,000,000 Comprehensive General Liability (including assault)

2. Business Auto Policy with all coverage's (all vehicles) with $1,000,000 limits.

3. Garage Keepers Legal Liability.

B. Workers' Compensation Insurance covering all employees of the Contractor, or his/her agents, working under this contract in accordance with the Minnesota Workers' Compensation Law.

The Contractor shall agree to provide to the Ramsey City Clerk, thirty (30) days prior written notice in the event any policy is canceled or a material change is effected and each policy must contain a provision that the insurer notify the Ramsey City Clerk immediately if a policy is canceled or a material change has been effected.

Performance Bond

On or before the date that the contract between the City and the towing service becomes effective, the Contractor shall file with the Ramsey City Clerk an acceptable Corporate surety bond in the amount of $10,000, payable to the City of Ramsey and subject to the approval by the Ramsey City Attorney for the faithful performance of all duties and obligations imposed under the terms and conditions of the contract.

Proposal Evaluation and Selection of Contract

It is the intent of the City to enter into a contract with the towing service that will best serve the City's needs and who meets all of the terms and conditions set forth herein. In addition, the City will evaluate proposals in a manner consistent with the following:

Performance Standards

All towing service proposals will be evaluated on their ability to provide the following services and the cost that each towing service business will charge for providing each service. The towing and storage services listed below have been given a point total based on service provided to citizens and the City of Ramsey. Proposals can score a maximum of **75 points.** The towing service business that offers to provide each service for the lowest cost shall receive the highest point value for that service. The towing service business with the highest aggregate point total is the low proposal in terms of cost, but is not necessarily the Towing service that will best serve the City's needs.

1. Base charge for towing of passenger vehicles; including cars, light trucks (3/4 ton or less), vans, utility vehicles, 4-wheel drive vehicles, motorcycles, and recreational vehicles (to include ATV's, snowmobiles and mini-bikes), i.e.- a basic impound tow. ***10 points possible- 5 each***
    a) tow truck
    b) flat bed

2. Base charge for towing of passenger vehicles (listed above) that have been involved in an accident. ***10 points possible- 5 each***
    a) tow truck
    b) flat bed

3. Base charge for towing of vehicles ¾ ton to 1½ ton capacity ***5 points possible***
    a) tow truck
    b) flat bed

4. Base charge for towing of vehicles larger than 1½ ton capacity ***5 points possible***

5. Base charge for towing of vehicles larger than 1½ ton capacity involved in an accident ***5 points possible***

6. Wench out charge (use the following location for purposes of this proposal: median of Hwy 10 NW, 30 feet off roadway) ***5 points possible***

7. "Hook up" or "Impound" charge (in lieu of fees charged in #1, #2, #3 or #4 above) Charge for vehicle dropped at same location- not removed ***5 points possible***

8. "Loaded Mile" rate for transporting vehicle to impound lot ***5 points possible***

9. Charge for each 24 hours of storage; including day of tow.
    Inside storage ***5 points possible***
    Outside storage ***5 points possible***

10. Flat rate charge for designated forfeiture vehicles released to Police ***5 points possible***

11. Charge for towing of marked or unmarked police vehicles, fire department administrative vehicles, and public works utility vehicles and equipment ***5 points possible***

12. Administrative fee (per tow) ***5 points possible***

All prices or rates for these services contained in a towing business's proposal are considered the prices that will be used when the City enters into the contract for Towing services with the Contractor. The Contractor may not change, modify, alter, or amend the prices or rates for services contained in its proposal when entering into the contract for towing services. The Contractor also may not change, modify, alter, or amend the prices or rates for services contained in its proposal for the duration of the contract period, unless such change, modification, alteration, or amendment is made in writing and approved by both the City and the Contractor.

The City retains the right to waive any informality or irregularity in any proposal or proposals received; and to select the proposal(s) which in its judgment is in its own best interest. Upon selection, the Towing service shall negotiate with the City for the purpose of entering into a contract implementing the terms of the proposal. Unsuccessful Towing service businesses will receive notification within ten (10) working days after the selection of the Towing services.

Each proposal shall address items called out in the Terms and Conditions section along with each of the performance standards.

CC Regular Session **4. 8.**

Meeting Date: 05/12/2015

By: Grant Riemer, Engineering/Public Works

Information

Title

Adopt Funding and Site Agreement for the Electric Vehicle Charging Station in The Municipal Parking Ramp

Purpose/Background:

On May 27th 2014 the City of Ramsey received a grant from the American Lung Association in partnership with the National Renewable Energy Laboratory and the National Park Service for the purchase and installation of an electric vehicle charging station in our Municipal Parking Ramp, and the station is now in place. The purpose of the grant is to install electric vehicle charging stations within the Mississippi National River and Recreation Area corridor of the National Park Service. The grant covers all costs associated with purchasing and installation of the stations up to $10,333.33. For our charging station city staff chose the ChargePoint+ CT4011 single wall mount unit and contracted with Phasor Electric for the equipment installation.

Notification:

N/A

Observations/Alternatives:

In January of 2015 the station was installed and activated, with the invoice for the work performed by Phasor Electric forwarded to the American Heart Association for payment, per our agreement. In April of this year, we received notice from Phasor Electric that the invoice had not been paid. Staff resubmitted the invoice to the American Heart Association on 4/10/2015 and was informed that the 'Funding and Site Agreement' needed to be signed and returned before payment could be issued. The City of Ramsey has paid Phasor Electric for their services and will be reimbursed once the 'Funding and Site agreement is signed and returned.

Funding Source:

Grant funds will pay for the installation

Recommendation:

Staff recommends council approval of the Funding and Site Agreement from the American Lung Association

Action:

Motion to:
Council approve the Funding and Site Agreement for the electric vehicle charging station from the American Lung Association

Attachments

Phasor Electric Invoice

Funding and Site Agreement

Form Review

Inbox	Reviewed By	Date

Kurt Ulrich	Kurt Ulrich	05/07/2015 09:54 AM
Form Started By: Grant Riemer		Started On: 05/04/2015 10:08 AM
Final Approval Date: 05/07/2015		

PHASOR ELECTRIC COMPANY
2160 108TH LANE NE

BLAINE MN 55449-5246
763-780-3401
763-780-3405 FAX

RECEIVED
JAN 26 2015

INVOICE NUMBER
043196

DATE
01/23/15

2015

PAGE 1

BILL TO:
City of Ramsey
7550 Sunwood Drive NW
Ramsey MN 55303

SHIP TO:
City of Ramsey - Parking Ramp
7550 Sunwood Drive
Ramsey MN

CUST #	JOB #	P O NUMBER	TERMS
23711	8675706	Grant	Net 30

DATE	DESCRIPTION	AMOUNT
	Provide electrical for new car charging station at parking ramp	
	Quoted Amount	4,860.00

Vendor # 114134

Date Rec'd: 1/27 Total Due: _____

Reviewed By: _____

Dept Approval: _____

PHASOR
ELECTRIC COMPANY

TOTAL THIS INVOICE 4,860.00

FUNDING AND SITE AGREEMENT

THIS AGREEMENT was made this ____ day of _____, 2014, between the American Lung Association in Minnesota, a nonprofit corporation under the laws of the State of Minnesota ("ALAMN"), and City of Ramsey acting by and through COR and Northstar Parking Ramp ("RAMP")

WITNESSETH:

WHEREAS, ALAMN has partnered with the National Renewable Energy Laboratory and the National Park Service to secure a grant from the Federal Department of Energy to install electric vehicle charging stations within the Mississippi National River and Recreation Area (MNRRA) corridor of the National Park Service ("Stations"), to reduce the negative impacts of vehicle emissions on the environment and public health.

WHEREAS, the RAMP owns and operates The COR and Northstar Park Ramp in the City of Ramsey;

WHEREAS, ALAMN and the RAMP have agreed on one specific sites within the Parks to install the Stations for public use;

WHEREAS, the RAMP of Commissioners has approved the installation of the Station within the Park and has agreed to maintain and operate said Station; and

WHEREAS, ALAMN has agreed that the grant will cover all costs associated with purchasing and installing the Stations up to $10,333.33..

NOW THEREFORE, in consideration of the mutual covenants hereinafter stated, the parties hereto agree as follows:

1. Station Equipment. The ALAMN, as administrator of the grant funds, agrees to order one ChargePoint Stations and related hardware on behalf of RAMP. The ALAMN shall be solely responsible for costs associated with purchasing Station, electrical connections, and related equipment at the Station Site up to a maximum of $4,810.00 per site.

2. Installation of Stations. The RAMP agrees to install an electrical connection and a charging station, plus associated metering equipment, at the specific site within the Park as shown on Exhibit A which is attached hereto and made a part of this Agreement ("Station Site"). The Station, connections to electricity and any related equipment will be installed according to the specifications of the manufacturer. The Stations will be installed by August 30, 2014.

3. Reimbursement of Installation Expenditures. The ALAMN agrees to reimburse the MPRB for installation labor and equipment costs up to $5,523.33 per station

location. The RAMP will submit invoices to the ALAMN for labor and materials upon completion of the project.

4. Maintenance of Stations, Including Cost of Maintenance. Once the Station is installed, the RAMP shall be solely responsible for the maintenance of the Station, electrical connections and equipment on the Station Site, except as covered by warranty. The RAMP's maintenance shall include, but not be limited to, the proper upkeep for the Station, repair and replacement of electrical connections to power same, as well as general upkeep of the Station Site.

5. Station Network and Operations. The first three years of network connection costs for Station, will be included in purchase price. The RAMP agrees to maintain operation of the Station for the three-year period. The RAMP will identify a staff person to serve as a main contact on project operations, coordinate data collection on station usage via the ChargePoint network, and facilitate any future actions regarding the Station. Data from station use shall be shared between ALAMN & RAMP.

6. Security. Following the installation of the Station, the RAMP shall be responsible for providing security to the Station Site in accordance with its ordinary practice of providing security to its other property.

7. Term. The term of this Agreement shall be for no more than three (3) years, commencing on the date of execution and terminating on the third anniversary of the date of installation.

8. Liability. Each Party agrees that it will be responsible for its own acts and omissions, the acts and omissions of its officials, officers, and employees, and any liability resulting there from to the extent authorized by law. Neither Party shall be responsible for the acts of the others and the results thereof. Each Party acknowledges and agrees that it is insured or self-insured consistent with the limits established in Minnesota State Statutes. The RAMP shall indemnify, save, and hold ALAMN, its representatives and employees harmless from any and all claims or causes of action arising from the performance of this contract by the RAMP or the RAMP'S agents or employees. Each Party agrees to promptly notify the other Party if it becomes aware of any potential claim(s) related to this Agreement, or facts giving rise to such claims. Notwithstanding the foregoing, the terms of this Agreement are not to be construed as, nor operate as, waivers of either Party's statutory or common law immunities or limitations on liability.

9. Risk. Except for warranty extensions to be purchased by ALAMN as described below, the RAMP assumes all risk of loss or damage to the Station, electrical service and equipment, and any improvements thereon at the Station Site including any loss or damage caused by water leakage, fire, windstorm, explosion, theft, or other cause. Warranty included covers three total years for equipment and network repair and/or replacement.

10. Ownership Interests. The Station shall become and then remain the property of the RAMP once purchased and installed. The ALAMN shall not acquire any interest in the Station Site on which the Station and equipment are installed.

11. Contacts. The following are designated as points of contact regarding all communication contemplated under this Agreement:

For the ALAMN: Lisa Thurstin
490 Concordia Avenue
St. Paul, MN 55103

For the MPRB: Grant Riemer
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

12. Entire Agreement. This Funding and Site Agreement contains the entire agreement between the parties and there are no other terms, obligations, covenants, representations, statements or conditions, oral or otherwise of any kind whatsoever. Any agreement hereafter made shall be ineffective to change, modify, discharge or affect this Funding and Site Agreement in whole or in part unless such agreement is in writing and signed by the parties against whom enforcement of the change, modification or discharge is sought.

AMERICAN LUNG ASSOCIATION
IN MINNESOTA

By:_____
Its_____

By: _____
Its_____

CITY OF RAMSEY, ACTING BY
AND THROUGH COR AND
NORTHSTAR PARKING RAMO

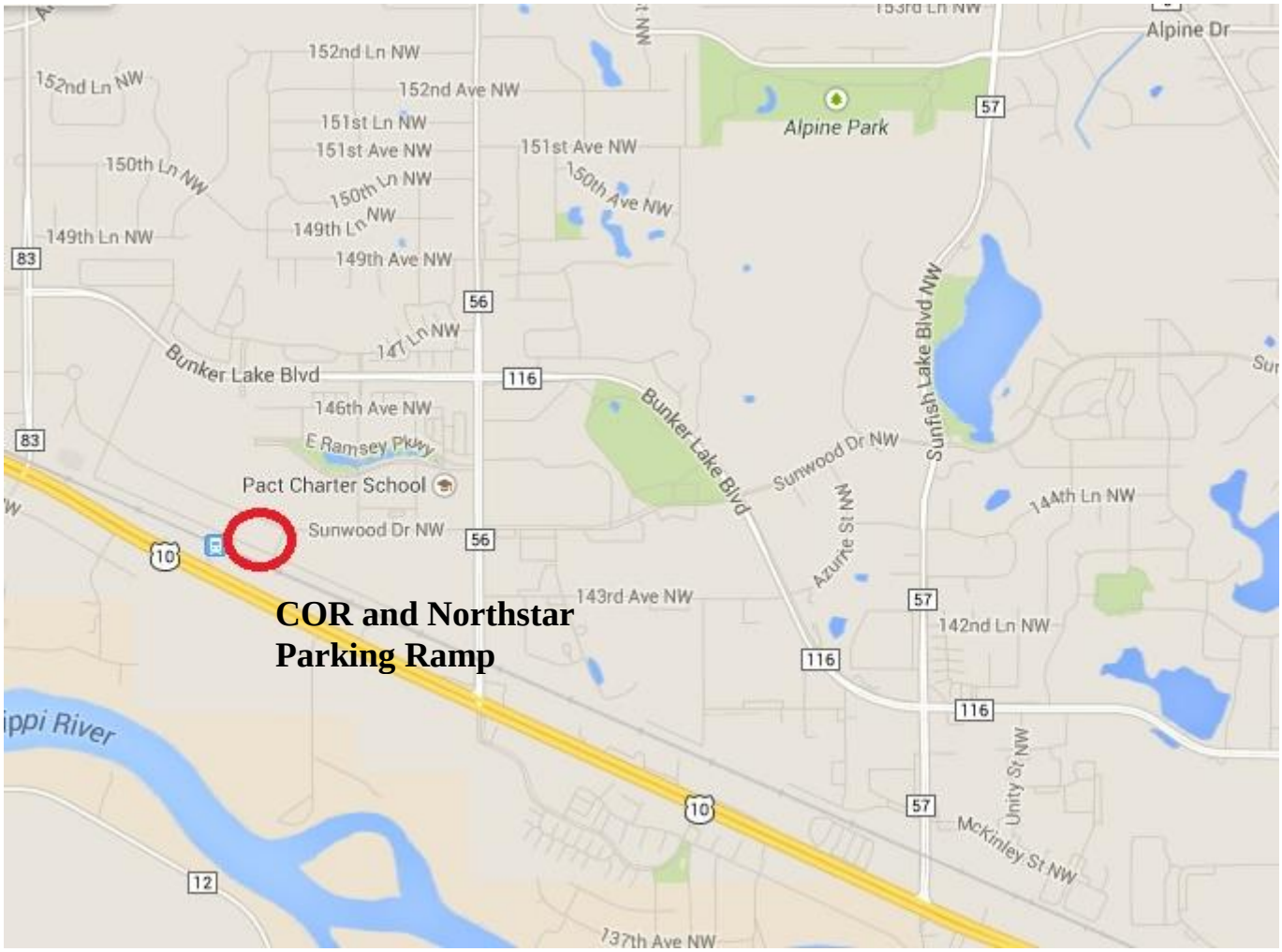
By:_____
Its President

By:_____
Its Secretary

Approved as to Form
By:_____
Attorney for the RAMP

EXHIBIT A

Depiction of Station Sites


152nd Ln NW
152nd Ln NW
152nd Ave NW
151st Ln NW
151st Ave NW
151st Ave NW
150th Ln NW
150th Ln NW
150th Ave NW
149th Ln NW
149th Ln NW
149th Ave NW
147 Ln NW
Bunker Lake Blvd
146th Ave NW
E Ramsey Pkwy
Pact Charter School
Sunwood Dr NW
143rd Ave NW
Alpine Park
Alpine Dr
Sunfish Lake Blvd NW
Bunker Lake Blvd
Sunwood Dr NW
Azurite St NW
144th Ln NW
142nd Ln NW
McKinley St NW
Unity St NW
137th Ave NW
83
56
116
10
57
12
COR and Northstar
Parking Ramp

CC Regular Session **4. 9.**

Meeting Date: 05/12/2015

By: Jackie Lipski, Finance

Information

Title

Adopt Resolution # 15-05-117 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of April 23, 2015 through May 6, 2015

Action:

Motion to Adopt Resolution # 15-05-117 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of April 23, 2015 through May 6, 2015.

Attachments

Bills List 05/12/2015

Resolution 05/12/2015

Form Review

Inbox	Reviewed By	Date
Diana Lund	Diana Lund	05/06/2015 11:26 AM
Kurt Ulrich	Kurt Ulrich	05/07/2015 10:00 AM
Form Started By: Jackie Lipski		Started On: 05/06/2015 11:18 AM
Final Approval Date: 05/07/2015		

CITY OF RAMSEY - FINANCE OFFICE Printed 5/6/2015

RAMSEY CITY COUNCIL MEETING

5/12/2015

BILLS LIST

DISBURSEMENTS TO BE APPROVED THIS MEETING:

DISBURSEMENT TYPE:	SUBMITTED FOR APPROVAL
Purchase Journal:	
Prepaids 4/23/15-5/6/15	147,846.92
Accounts Payable 4/23/15-5/6/15	192,998.89
Payroll 4/24/15	140,216.41

TOTAL SUBMITTED FOR APPROVAL THIS MEETING **$ 481,062.22**

DISBURSEMENTS PREVIOUSLY APPROVED AND PAID:	APPROVED PREV. MTG	2015 Y.T.D.
NET PAYROLL TOTAL	$ 125,118.90	$ 1,080,314.91
- CORRECTION TO PAYROLL		
PREPAIDS	283,180.68	1,710,244.12
- PREPAID ADJUSTMENTS		
WIRE TRANSFERS FOR DEBT SERVICE		602,503.75
- CORRECTION TO D.S.		
ACCOUNTS PAYABLE INVOICING - PREVIOUS MEETING:		
- BILLS LIST SUBMITTED	182,583.62	1,834,494.15
ADD (DELETE) BILLS LIST SUBMITTED		
PAY ESTIMATE(S)		262,019.96
- CHECKS VOIDED	0.00	0.00
TOTAL CASH DISBURSEMENTS PREVIOUSLY APPROVED	**$ 590,883.20**	**$ 5,489,576.89**

CITY OF RAMSEY

Council Check Register by GL

Council Check Register and Summary

4/23/2015 -- 12/31/2015

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
96823	**4/23/2015**		**100017 AIRGAS USA, LLC**						
		29.03	CARBON DIOXIDE		76279	9038147346	0452.6249		MISCELLANEOUS OPERA
		29.03							
96824	**4/23/2015**		**114612 BRUMMER REALTY**						
		299.91	REFUND UB 5584 154TH LN		76296	042315	9601.4651		WATER REVENUE
		299.91							
96825	**4/23/2015**		**114249 CAMBRIA TITLE TRUST**						
		89.43	REFUND UB 14026 DYSPROSIUM		76297	042315	9601.4651		WATER REVENUE
		89.43							
96826	**4/23/2015**		**114673 CARRINGTON TITLE SERVICES**						
		20.50	REUND UB 9221 INVERNESS LN		76298	042315	9601.4651		WATER REVENUE
		20.50							
96827	**4/23/2015**		**100297 CENTERPOINT ENERGY**						
		92.60	16303 QUICKSILVER		76280	10414874-7 MAR 15	0452.6373		GAS
		202.36	6701 HIGHWAY 10		76281	6011580-5 MAR 15	9410.6373	00041012	GAS
		2,196.06	7550 SUNWOOD DR		76282	6702493-5 MAR15	0194.6373		GAS
		2,491.02							
96828	**4/23/2015**		**110734 CITY OF RAMSEY**						
		137.87	721838		76295	042315	9601.4651		WATER REVENUE
		43.00	723160		76295	042315	9601.4651		WATER REVENUE
		180.87							
96829	**4/23/2015**		**114671 CONNEY, PAUL**						
		100.00	REFUND DAM/KEY DEP		76283	042315	9804.1160		KEY & DAMAGE DEPOSIT
		55.00	REFUND DAM/KEY DEP		76283	042315	9804.1160		KEY & DAMAGE DEPOSIT
		155.00							
96830	**4/23/2015**		**114047 DCA TITLE**						
		29.51	REFUND UB 14573 OLIVINE WAY		76299	042315	9601.4651		WATER REVENUE
		862.50	REFUND UB 16054 IODINE ST		76300	042315A	9601.4651		WATER REVENUE
		892.01							
96831	**4/23/2015**		**100870 EDINA REALTY TITLE**						
		266.03	REFUND UB 14879 PERIDOT ST		76301	042315	9601.4651		WATER REVENUE
		266.03							
96832	**4/23/2015**		**112746 GLOBAL CLOSING & TITLE SERVICES**						
		118.14	REFUND UB 13939 IRONSTONE		76302	042315	9601.4651		WATER REVENUE
		118.14							
96833	**4/23/2015**		**114674 HOME SECURITY ABSTRACT AND TITLE CO**						
		231.19	REFUND UB 5802 158TH AVE NW		76303	042315	9601.4651		WATER REVENUE
		231.19							
96834	**4/23/2015**		**113464 LAND TITLE ESCROW ACCOUNT**						
		190.45	REFUND UB 16721 LIMONITE ST		76304	042315	9601.4651		WATER REVENUE
		14.91	REFUND UB 14701 COBALT #23		76305	042315A	9601.4651		WATER REVENUE
		238.48	REFUND UB 7060 143RD AVE		76306	042315B	9601.4651		WATER REVENUE
		443.84							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
96834	4/23/2015		113464 LAND TITLE ESCROW ACCOUNT						Continued.
96835	4/23/2015		114675 LARSON, RICK						
		74.23	REFUND UB 15581 ANDRIE ST		76307	042315	9601.4651		WATER REVENUE
		74.23							
96836	4/23/2015		111865 LIBERTY TITLE INC						
		339.71	REFUND UB 14539 ARGON ST		76308	042315	9601.4651		WATER REVENUE
		268.68	REFUND UB 5623 157TH AVE NW		76309	042315A	9601.4651		WATER REVENUE
		608.39							
96837	4/23/2015		114676 MICK, AMY						
		2.30	REFUND UB 5401 145TH AVE NW		76310	042315	9601.4651		WATER REVENUE
		2.30							
96838	4/23/2015		100328 MN DEPT OF HEALTH WATER						
		23.00	RENEWAL- J. DUBE		76284	042115	9601.6335		TRAINING
		23.00							
96839	4/23/2015		113296 MN HOME SPOT						
		72.14	REFUND UB 14711 QUICKSILVER		76311	042315	9601.4651		WATER REVENUE
		72.14							
96840	4/23/2015		114677 MOKITA, KATY AND MATT						
		171.51	REFUND UB 15567 SODIUM WAY		76312	042315	9601.4651		WATER REVENUE
		171.51							
96841	4/23/2015		114678 MORELY, DENNIS						
		13.03	REFUND UB 16825 NUTRIA ST		76313	042315	9601.4651		WATER REVENUE
		13.03							
96842	4/23/2015		113946 MUNICIPAL EMERGENCY SERVICES INC						
		4,135.84	NOZZLES/ADAPTERS		76285	00606345	0220.6281		SMALL TOOLS & MINOR E
		4,135.84							
96843	4/23/2015		113961 NATIONS TITLE AGENCY OF MN INC						
		187.70	REFUND UB 5720 145TH COURT NW		76314	042315	9601.4651		WATER REVENUE
		187.70							
96844	4/23/2015		107356 NETWORK TITLE INC						
		88.24	REFUND UB 14107 BARIUM ST		76315	042315	9601.4651		WATER REVENUE
		88.24							
96845	4/23/2015		112465 NORTH AMERICAN TITLE CO						
		280.23	REFUND UB 6440 153RD WAY NW		76316	042315	9601.4651		WATER REVENUE
		280.23							
96846	4/23/2015		100391 POSTMASTER						
		1,486.95	POSTAGE-MAY/JUNE RAM RES		76286	042315	0195.6322		POSTAGE
		1,486.95							
96847	4/23/2015		100410 RAMSEY FIRE DEPT PETTY CASH						
		61.01	FOOD AFTER BARN FIRE		76287	041515	0220.6249		MISCELLANEOUS OPERA
		42.09	USB-DEFIBULATORS		76287	041515	0220.6249		MISCELLANEOUS OPERA
		11.67	BOTTLED WATER		76287	041515	0220.6249		MISCELLANEOUS OPERA
		14.48	WIPER BLADES E-11		76287	041515	0220.6249		MISCELLANEOUS OPERA

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
96847	4/23/2015		100410 RAMSEY FIRE DEPT PETTY CASH						Continued.
		129.25							
96848	4/23/2015		100422 REGISTERED ABSTRACTERS INC						
		222.37	REFUND UB 14434 IODINE ST		76317	042315	9601.4651		WATER REVENUE
		222.37							
96849	4/23/2015		114406 SPOK INC						
		36.42	PAGERS FD		76288	Y0317755D	0220.6249		MISCELLANEOUS OPERA
		36.42							
96850	4/23/2015		114074 TITLE SPECIALIST INC						
		326.32	REFUND UB 14601 KRYPTON ST		76318	042315	9601.4651		WATER REVENUE
		326.32							
96851	4/23/2015		114679 WANTACLEAR TITLE LLC						
		249.90	REFUND UB 5990 146TH AVE NW		76319	042315	9601.4651		WATER REVENUE
		249.90							
96852	4/24/2015		100257 LAW ENFORCEMENT LABOR SRV INC						
		470.00			76109	0409151401465	9101.2177		UNION DUES
		470.00			76328	0423151540075	9101.2177		UNION DUES
		940.00							
96853	4/24/2015		100298 MN AFSCME COUNCIL 5						
		497.96			76110	0409151401466	9101.2177		UNION DUES
		497.70			76329	0423151540076	9101.2177		UNION DUES
		995.66							
96854	4/27/2015		113093 4 ACE PRODUCTIONS						
		295.00	SAFETY CAMP 2015-PRESENTER		76373	042415	0237.6249		MISCELLANEOUS OPERA
		295.00							
96855	4/27/2015		100031 ANOKA COUNTY						
		32.00	COUNTY OFF. MTG 4/29/15		76371	042715	0111.6335		TRAINING
		8.00	COUNTY OFF. MTG 4/29/15		76371	042715	0130.6335		TRAINING
		8.00	COUNTY OFF. MTG 4/29/15		76371	042715	0191.6335		TRAINING
		48.00							
96856	4/27/2015		100297 CENTERPOINT ENERGY						
		127.95	14515 E TOWN CENTER MAR 15		76372	8782239-1 MAR 15	9601.6373		GAS
		127.95							
96857	4/27/2015		100982 LORD OF LIFE CHURCH						
		1,500.00	SAFETY CAMP- FACILITY RENT		76374	042415	0237.6249		MISCELLANEOUS OPERA
		1,500.00							
96858	4/27/2015		112881 MIDWAY PARTY RENTAL						
		509.34	SAFETY CAMP 2015- TENTS		76375	042415	0237.6249		MISCELLANEOUS OPERA
		509.34							
96943	4/30/2015		100948 ANOKA COUNTY LICENSE CENTER						
		25.00	PLATE-2013 FELLING TRAILER		76376	042715	0311.6249		MISCELLANEOUS OPERA
		25.00							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
96944	4/30/2015		110734 CITY OF RAMSEY						Continued.
		50.00	ACCT# 722409		76377	043015	9601.4651		WATER REVENUE
		50.00							
96945	4/30/2015		106583 DELTA DENTAL PLAN OF MINNESOTA						
		2,263.70	DENTAL MAY 2015		76378	5969521	9101.2170		DENTAL/DISABILITY/LIFE
		2,263.70							
96946	4/30/2015		100158 ECM PUBLISHERS INC						
		59.13	HEAR- OFF STREET PARKING		76405	201555	0191.6352		GENERAL NOTICE & PUB
		59.13							
96947	4/30/2015		114680 ELECTRICAL PRODUCTION SERVICES INC						
		833.00	CABLES/CAMERAS		76379	SC-9764	0192.6281		SMALL TOOLS & MINOR E
		833.00							
96948	4/30/2015		113996 MADISON NATIONAL LIFE INSURANCE CO INC						
		1,041.81	LTD MAY 2015		76380	1168190 MAY 15	9101.2170		DENTAL/DISABILITY/LIFE
		1,041.81							
96949	4/30/2015		100351 NCPERS MINNESOTA						
		320.00	MAY 15 LIFE INS		76381	042315	9101.2170		DENTAL/DISABILITY/LIFE
		320.00							
96950	4/30/2015		114134 PHASOR ELECTRIC COMPANY						
		4,860.00	CHARGING STATION-RAMP		76382	43196	0311.6381		BUILDING & STRUCTURE
		4,860.00							
96951	4/30/2015		100403 QUICKSILVER EXPRESS COURIER						
		37.91	RE:GAURANTEE COM. TITLE		76383	6515527	9214.6315		MISCELLANEOUS PROFE
		37.91							
96952	4/30/2015		108033 RAMSEY FOUNDATION						
		1,100.00	FUNDING AED-ELMCREST PARK		76384	042915	0892.6315		MISCELLANEOUS PROFE
		1,100.00							
96953	4/30/2015		100413 RANDALL, GOODRICH AND HAAG, P L .C.						
		2,833.00	APRIL 15 PROSECUTION		76385	042915	0161.6304		LEGAL FEES
		2,833.00							
96954	4/30/2015		113737 RATWIK,ROSZAK AND MALONEY, PA						
		3,680.00	MARCH 15 BILLING		76386	56557	0161.6304		LEGAL FEES
		40.00	MARCH 15 BILLING		76386	56557	9214.6304		LEGAL FEES
		240.00	MARCH 15 BILLING		76386	56557	9412.6304		LEGAL FEES
		40.00	MARCH 15 BILLING		76386	56557	9435.6304		LEGAL FEES
		1,347.96	MARCH 15 SERVICES		76387	56556	0161.6304		LEGAL FEES
		29.00	MARCH 15 SERVICES		76387	56556	9410.6315	00041021	MISCELLANEOUS PROFE
		130.50	MARCH 15 SERVICES		76387	56556	9468.6304		LEGAL FEES
		370.00	MARCH 15 SERVICES		76387	56556	9804.6304	00114231	LEGAL FEES
		92.50	MARCH 15 SERVICES		76387	56556	9804.6304	00114538	LEGAL FEES
		5,969.96							
96955	4/30/2015		108662 UPS						
		22.42	RE: GRAINGER RETURN		76388	00003529RW165	0452.6257		OTHER VEHICLE PARTS
		22.42							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
96956	5/5/2015		113027 BLUE CROSS BLUE SHIELD- EAP						Continued.
		254.24	JAN- APR 2015 EAP FEES		76434	JAN-APR 2015	0130.6315		MISCELLANEOUS PROFE
		254.24							
96957	5/5/2015		113708 BLUESTAR HOMES LLC						
		1,500.00	REFUND ERO ESC 16894 KAMACITE		76435	050115	9804.6433	00114247	REFUNDS
		1,500.00							
96958	5/5/2015		100297 CENTERPOINT ENERGY						
		246.31	MISC CITY ACCOUNTS		76436	8000014064-2 MAR 15	0452.6373		GAS
		473.62	MISC CITY ACCOUNTS		76436	8000014064-2 MAR 15	0311.6373		GAS
		953.91	MISC CITY ACCOUNTS		76436	8000014064-2 MAR 15	0220.6373		GAS
		157.87	MISC CITY ACCOUNTS		76436	8000014064-2 MAR 15	9601.6373		GAS
		157.87	MISC CITY ACCOUNTS		76436	8000014064-2 MAR 15	9602.6373		GAS
		157.88	MISC CITY ACCOUNTS		76436	8000014064-2 MAR 15	9605.6373		GAS
		57.77	8019 146TH AVE FINAL BILL		76437	10483984-0-FINAL	9496.6373		GAS
		2,205.23							
96959	5/5/2015		100116 CONNEXUS ENERGY						
		15.59	SUNWOOD TREE LIGHTS		76439	444931-303785 APR 15	0311.6371		ELECTRIC UTILITIES
		17.11	DRAW RESTROOM		76440	444931-305660 APR15	0452.6371		ELECTRIC UTILITIES
		32.70							
96960	5/5/2015		112411 COUNTRY SIDE SERVICES ON MN INC						
		1,082.12	BUS EXPO CARDS		76441	33073	9230.6249	00923001	MISCELLANEOUS OPERA
		1,082.12							
96961	5/5/2015		100169 EMERGENCY APPARATUS MAINTENANCE INC						
		1,036.36	WORK ON ENG 21		76442	79460	0220.6388		OTHER VEHICLE REPAIR
		1,859.10	WORK ON LADDER 21		76443	79544	0220.6388		OTHER VEHICLE REPAIR
		2,895.46							
96962	5/5/2015		101103 SPRINT						
		57.15	MAR- APR 15 BILLING		76444	570683319-161	0130.6323		CELLULAR PHONES
		57.15	MAR- APR 15 BILLING		76444	570683319-161	0191.6323		CELLULAR PHONES
		57.15	MAR- APR 15 BILLING		76444	570683319-161	0240.6323		CELLULAR PHONES
		621.26	MAR- APR 15 BILLING		76444	570683319-161	0211.6323		CELLULAR PHONES
		106.45	MAR- APR 15 BILLING		76444	570683319-161	0194.6323		CELLULAR PHONES
		229.70	MAR- APR 15 BILLING		76444	570683319-161	0311.6323		CELLULAR PHONES
		229.70	MAR- APR 15 BILLING		76444	570683319-161	0452.6323		CELLULAR PHONES
		222.16	MAR- APR 15 BILLING		76444	570683319-161	0301.6323		CELLULAR PHONES
		145.36	MAR- APR 15 BILLING		76444	570683319-161	0220.6323		CELLULAR PHONES
		114.30	MAR- APR 15 BILLING		76444	570683319-161	0192.6321		TELEPHONE
		255.27	MAR- APR 15 BILLING		76444	570683319-161	9601.6323		CELLULAR PHONES
		2,095.65							
96963	5/5/2015		107797 THOMSON REUTERS- WEST						

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
96963	5/5/2015		107797 THOMSON REUTERS- WEST						Continued.
		348.00	SUB ZONING BULLETIN		76445	831299930	0191.6452		SUBSCRIPTIONS
		348.00							
90327934	4/24/2015		100398 PUBLIC EMPLOYEES RETIREMENT ASSN						
		75.00			76292	042315958554	9101.2174		PERA-EMPLOYEE
		75.00			76293	042315958555	9101.2183		PERA-EMPLOYER
		15,473.68			76330	0423151540077	9101.2174		PERA-EMPLOYEE
		20,538.60			76331	0423151540078	9101.2183		PERA-EMPLOYER
		36,162.28							
93300981	4/24/2015		100113 BANK OF THE WEST						
		156.36			76275	0422151531221	9101.2171		FEDERAL WITHHOLDING
		788.63			76276	0422151531222	9101.2173		FICA & MEDICARE-EMPL(
		788.63			76277	0422151531223	9101.2182		FICA & MEDICARE-EMPL(
		376.66			76289	042315958551	9101.2171		FEDERAL WITHHOLDING
		356.71			76290	042315958552	9101.2173		FICA & MEDICARE-EMPL(
		356.71			76291	042315958553	9101.2182		FICA & MEDICARE-EMPL(
		21,213.53			76320	0423151540071	9101.2171		FEDERAL WITHHOLDING
		10,199.49			76325	0423151540072	9101.2173		FICA & MEDICARE-EMPL(
		10,199.49			76326	0423151540073	9101.2182		FICA & MEDICARE-EMPL(
		44,436.21							
95145856	4/24/2015		100601 MN DEPT OF REV WH						
		70.47			76278	0422151531224	9101.2172		STATE WITHHOLDING
		91.03			76294	042315958556	9101.2172		STATE WITHHOLDING
		8,577.28			76332	0423151540079	9101.2172		STATE WITHHOLDING
		8,738.78							
99042415	4/24/2015		107962 TASC						
		2,674.03			76321	04231515400710	9101.2176		LIFE/HEALTH-EMPLOYEE
		2,674.03							
99042453	4/24/2015		111465 STATE STREET BANK						
		1,126.18			76323	04231515400712	9101.2176		LIFE/HEALTH-EMPLOYEE
		1,126.18							
99042457	4/24/2015		111465 STATE STREET BANK						
		3,159.00			76322	04231515400711	9101.2175		DEFERRED COMPENSAT
		3,159.00							
99150424	4/24/2015		114486 SUN LIFE ASSURANCE COMPANY OF CANADA						
		702.69			76105	04091514014613	9101.2176		LIFE/HEALTH-EMPLOYEE
		703.56			76324	04231515400713	9101.2176		LIFE/HEALTH-EMPLOYEE
		1,406.25							
99963068	4/24/2015		100223 ICMA RETIREMENT TRUST 457						
		2,574.12			76327	0423151540074	9101.2175		DEFERRED COMPENSAT
		2,574.12							
		147,846.92	Grand Total						

Payment Instrument Totals

Checks	47,570.07
EFT Payments	100,276.85
Total Payments	147,846.92

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	Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
100012	ACE SOLID WASTE INC	MAY 2015 RECYCLE CONTRACT	PV	76446	001	09604	5/1/2015	785570	24,555.80
	ACE SOLID WASTE INC A WASTE CONNECTIONS COMPANY P O BOX 660177 DALLAS TX 75266-0177				Summary Total				24,555.80
					Payment Amount				24,555.80
100028	ANDOVER WHEEL AND FRAME INC	ALIGNMENT 403	PV	76389	001	09101	4/22/2015	8329	56.56
	ANDOVER WHEEL AND FRAME INC	ALIGNMENT 403	PV	76389	002	09101	4/22/2015	8329	93.44
	13476 HANSON BLVD ANDOVER MN 55304				Summary Total				150.00
					Payment Amount				150.00
100039	ANOKA COUNTY ELECTIONS	ANNUAL FEE 2015	PV	76455	001	09101	5/1/2015	2015-19	5,222.79
	ANOKA COUNTY ELECTIONS OFFICE OF ELECTIONS & VOTER REG 2200 3RD AVE ROOM 313 ANOKA MN 55303				Summary Total				5,222.79
					Payment Amount				5,222.79
100056	ANOKA, CITY OF	RE: MISS RIVER TRAIL PARK	PV	76333	001	09805	4/14/2015	201504143477	980.96
	CITY OF ANOKA				Summary Total				980.96
	2015 - 1ST AVENUE NORTH	RE:MISS RIVER TRAIL	PV	76390	001	09805	4/24/2015	201504243486	118.42
	ANOKA MN 55303				Summary Total				118.42
		RE: MISS RIVER TRAIL	PV	76433	001	09805	4/23/2015	201504233483	137.93
					Summary Total				137.93
					Payment Amount				1,237.31
100063	ASPEN MILLS	L. KROLL MISC	PV	76334	001	09101	4/10/2015	163661	858.90
	ASPEN MILLS 8201 C CENTRAL AVE NE SPRING LAKE PARK MN 55432				Summary Total				858.90
					Payment Amount				858.90
112314	BCA CJTE	C. CURTIS 30347	PV	76477	001	09101	4/28/2015	7791	240.00

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

Payee Number	Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	BCA CJTE			Summary Total					240.00
	1430 MARYLAND AVENUE E	B. ROSSUM 15708	PV	76478	001	09101	4/28/2015	7751	240.00
	ST PAUL MN 55106			Summary Total					240.00
				Payment Amount					480.00
107298	BLAKE DRILLING COMPANY INC	TEST DRILL VARIOLITE/168TH	PV	76335	001	09101	4/16/2015	17409	450.00
	BLAKE DRILLING COMPANY INC 10604 RADISSON ROAD NE BLAINE MN 55449-5220			Summary Total					450.00
				Payment Amount					450.00
100096	BRYAN ROCK PRODUCTS INC	RED BALL FIELD ROCK	PV	76336	001	09101	4/15/2015	7001	395.04
	BRYAN ROCK PRODUCTS INC PO BOX 215 SHAKOPEE MN 55379			Summary Total					395.04
				Payment Amount					395.04
110536	CBIZ FINANCIAL SOLUTIONS INC	REBA 1ST QTR 2015	PV	76337	001	09101	4/20/2015	C19954-1Q15	35.05
	CBIZ FINANCIAL SOLUTIONS INC P O BOX 643792 CINCINNATI OH 45264-3792			Summary Total					35.05
				Payment Amount					35.05
112019	CENTRAL HYDRAULICS INC	MISC SUPPLIES	PV	76456	001	09101	4/30/2015	0036268	33.03
	CENTRAL HYDRAULICS INC 21877 INDUSTRIAL COURT ROGERS MN 55374			Summary Total					33.03
				Payment Amount					33.03
111496	CENTRAL TURF AND IRRIGATION SUPPLY	MISC SUPPLIES	PV	76338	001	09101	4/20/2015	6042058-00	100.13
	CENTRAL TURF AND IRRIGATION SUPPLY 8 WILLIAMS STREET ELMSFORD NY 10523			Summary Total					100.13
				Payment Amount					100.13

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
114549	CHET S SHOES INC	BOOTS- M. MCDOWALL	PV	76486	001	09101	4/28/2015	31033	150.00
	CHET S SHOES INC 8870 RENDOVA STREET NE CIRCLE PINES MN 55014				Summary Total				150.00
					Payment Amount				150.00
110734	CITY OF RAMSEY	6701 HWY 10	PV	76447	001	09410	4/25/2015	719019 1ST QTR 2015	274.55
	CITY OF RAMSEY P O BOX 251100 ST PAUL MN 55125-6100				Summary Total				274.55
		1ST QTR 15 7550 SUNWOOD DR	PV	76448	001	09101	4/25/2015	444931294 1ST QTR 2015	128.27
					Summary Total				128.27
		1ST QTR 15 7650 SUNWOOD DR	PV	76449	001	09240	4/25/2015	444931372 1ST QTR 2015	104.83
					Summary Total				104.83
		16303 QUICKSILVER 1ST QTR 15	PV	76450	001	09101	4/25/2015	724874 1ST QTR 2015	115.11
					Summary Total				115.11
		1ST QTR 15 DRAW PARK	PV	76451	001	09101	4/25/2015	724628 1ST QTR 2015	103.24
					Summary Total				103.24
		1ST QTR 2015 6860 RIVERDALE	PV	76452	001	09101	4/25/2015	723960 1ST QTR 2015	103.24
					Summary Total				103.24
		1ST QTR 2015 16303 QUICKSILVER	PV	76453	001	09101	4/25/2015	724931 1ST QTR 2015	1.59
					Summary Total				1.59
		1ST QTR 2015 14779 ZEOLITE ST	PV	76454	001	09101	4/25/2015	722164 1ST QTR 2015	1.59
					Summary Total				1.59
		1ST QTR 2015 14700 TOWN CENTER	PV	76457	001	09101	4/25/2015	724470 1ST QTR 2015	1.59
					Summary Total				1.59
					Payment Amount				834.01
100116	CONNEXUS ENERGY	STREET LIGHTS	PV	76391	001	09603	4/21/2015	759126-303101 APR15	9,365.98
	CONNEXUS ENERGY PO BOX 1808				Summary Total				9,365.98
		WELLS/WTR TWR/LIFT	PV	76392	001	09601	4/21/2015	759126-303102 APR	5,686.33

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
		STAT						15	
	MINNEAPOLIS MN	WELLS/WTR TWR/LIFT	PV	76392	002	09601	4/21/2015	759126-303102 APR	573.29
	55480-1808	STAT						15	
					Summary Total				6,259.62
		MISC PW ACCTS	PV	76393	001	09101	4/21/2015	759126-303106 APR 15	459.07
		MISC PW ACCTS	PV	76393	002	09101	4/21/2015	759126-303106 APR 15	153.02
		MISC PW ACCTS	PV	76393	003	09101	4/21/2015	759126-303106 APR 15	153.02
		MISC PW ACCTS	PV	76393	004	09101	4/21/2015	759126-303106 APR 15	153.02
		MISC PW ACCTS	PV	76393	005	09101	4/21/2015	759126-303106 APR 15	754.80
					Summary Total				1,672.93
		TRAFFIC LIGHTS	PV	76394	001	09101	4/21/2015	759126-303100 APR 15	885.28
					Summary Total				885.28
		SIRENS	PV	76458	001	09101	4/21/2015	759126-303095 APR15	85.00
					Summary Total				85.00
		MISC CITY ACCTS APR 15	PV	76459	001	09230	4/21/2015	759126-303107 APR 15	79.28
		MISC CITY ACCTS APR 15	PV	76459	002	09230	4/21/2015	759126-303107 APR 15	1,755.44
		MISC CITY ACCTS APR 15	PV	76459	003	09230	4/21/2015	759126-303107 APR 15	31.79
		MISC CITY ACCTS APR 15	PV	76459	004	09230	4/21/2015	759126-303107 APR 15	626.48
		MISC CITY ACCTS APR 15	PV	76459	005	09230	4/21/2015	759126-303107 APR 15	6,299.75
		MISC CITY ACCTS APR 15	PV	76459	006	09230	4/21/2015	759126-303107 APR 15	3,155.93
		MISC CITY ACCTS APR 15	PV	76459	007	09230	4/21/2015	759126-303107 APR 15	129.03
					Summary Total				12,077.70
					Payment Amount				30,346.51
100122	COOP'S LOCKSMITH SERVICES	10 KEYS	PV	76487	001	09101	4/28/2015	41332	20.00
	COOP'S LOCKSMITH SERVICES 220 WEST MAIN STREET RAMSEY MN 55303				Summary Total				20.00

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

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
				Payment Amount					20.00
100125	COUNTRYSIDE PRINTING INC	SPRING RECYCLE POSTCARD	PV	76395	001	09604	4/8/2015	33169	623.10
	COUNTRYSIDE PRINTING			Summary Total					623.10
	6250 BUNKER LAKE BLVD NW	MAY/JUNE 15 RAM RESIDENT	PV	76460	001	09101	4/24/2015	33201	5,680.00
	SUITE 113 RAMSEY MN 55303			Summary Total					5,680.00
				Payment Amount					6,303.10
114117	CRAWFORD'S EQUIPMENT INC	CHANGE OIL/FILTER	PV	76396	001	09101	4/21/2015	41732	179.96
	CRAWFORD'S EQUIPMENT INC			Summary Total					179.96
	4853 HIGHWAY 95 NW	CHANGE OIL/FILTER	PV	76397	001	09101	4/21/2015	41731	179.96
	CAMBRIDGE MN 55008			Summary Total					179.96
		CHANGE OIL/FILTER	PV	76398	001	09101	4/21/2015	41729	179.96
				Summary Total					179.96
		ENGINE OIL	PV	76399	001	09101	4/21/2015	41730	220.97
				Summary Total					220.97
				Payment Amount					760.85
107322	CURTIS, CHRIS	REIMBURSE MISC SQ 322	PV	76400	001	09101	4/28/2015	042815	202.87
	CHRIS CURTIS 13854 191ST COURT NW ELK RIVER MN 55330			Summary Total					202.87
				Payment Amount					202.87
111818	DEANO'S COLLISION SPECIALISTS INC	MISC PARTS FOR 332	PV	76339	001	09101	4/17/2015	41558	60.00
	DEANO'S COLLISION SPECIALISTS INC			Summary Total					60.00
	11063 173RD AVENUE	MISC PARTS FOR 333	PV	76340	001	09101	4/17/2015	41561	60.00
	ELK RIVER MN 55330			Summary Total					60.00
				Payment Amount					120.00
100144	DEHN OIL COMPANY	DIESEL FUEL	PV	76401	001	09101	4/27/2015	39802	1,521.00
	DEHN OIL COMPANY			Summary Total					1,521.00

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

Payee Number	Payee Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	6735 141ST AVENUE NW	DIESEL FUEL	PV	76402	001	09101	4/27/2015	39803	675.00
	RAMSEY MN 55303				Summary Total				675.00
					Payment Amount				2,196.00
101185	DO ALL PRINTING COM INC	SAFETY CAMP FLYERS	PV	76341	001	09290	4/20/2015	27585	138.27
	DO ALL PRINTING COM INC 6360 HIGHWAY 10 NW RAMSEY MN 55303				Summary Total				138.27
					Payment Amount				138.27
114617	DR MICHAEL KELLER PHD	EAP SERVICES APRIL 2015	PV	76491	001	09101	4/24/2015	042415	250.00
	DR MICHAEL KELLER PHD 121 ADAMS STREET CAMBRIDGE MN 55008				Summary Total				250.00
					Payment Amount				250.00
109416	DUSTBUSTER'S PAVEMENT SWEEPING, LLC	SWEEP PARK RAMP	PV	76342	001	09295	4/9/2015	202698	695.00
	DUSTBUSTER'S PAVEMENT SWEEPING, LLC P O BOX 603 ANOKA MN 55303				Summary Total				695.00
					Payment Amount				695.00
100158	ECM PUBLISHERS INC	ORD 15-06	PV	76403	001	09101	4/17/2015	209795	86.00
	ECM PUBLISHERS INC				Summary Total				86.00
	4095 COON RAPIDS BLVD	ANOKA AREA CHAMBER MAP	PV	76404	001	09230	4/19/2015	210884	295.00
	COON RAPIDS MN 55433				Summary Total				295.00
		EDA BUS EXPO AD-SHOPPER	PV	76461	001	09230	4/12/2015	206822	100.00
					Summary Total				100.00
		ORD 15-07	PV	76488	001	09101	4/24/2015	212306	59.13
					Summary Total				59.13
					Payment Amount				540.13
106624	EHLERS AND ASSOCIATES,	GENERAL TIF MARCH	PV	76406	001	09230	4/10/2015	67314	2,362.50

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

Payee Number	Payee Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	INC	2015							
	EHLERS & ASSOCIATES, INC				Summary Total				2,362.50
	3060 CENTRE POINTE DRIVE	COR APARTMENTS MARCH 2015	PV	76407	001	09214	4/10/2015	67313	1,260.00
	ROSEVILLE MN 55113-1105				Summary Total				1,260.00
					Payment Amount				3,622.50
104267	ELITE SANITATION	PARK PORTABLE TOILETS	PV	76462	001	09101	4/29/2015	22425	561.00
	ELITE SANITATION				Summary Total				561.00
	PO BOX 526								
	ELK RIVER MN 55330								
					Payment Amount				561.00
100169	EMERGENCY APPARATUS MAINTENANCE INC	WORK ON LADDER 21	PV	76463	001	09101	4/15/2015	79466	989.68
	EMERGENCY APPARATUS MAINTENANCE INC				Summary Total				989.68
	7512 4TH AVENUE								
	LINO LAKES MN 55014								
					Payment Amount				989.68
108737	EMERGENCY AUTOMOTIVE TECHNOLOGY INC	MISC SUPPLIES 318 AND 342	PV	76343	001	09101	4/20/2015	DL042015-31	49.40
	EMERGENCY AUTOMOTIVE TECHNOLOGY INC	MISC SUPPLIES 318 AND 342	PV	76343	002	09101	4/20/2015	DL042015-31	49.40
	2755 GENEVA AVE N				Summary Total				98.80
	OAKDALE MN 55128	LIBERTY WE-CAN PKG PD	PV	76464	001	09101	4/15/2015	AW031715-4	1,309.80
					Summary Total				1,309.80
		TILT/SWIVEL MOUNT	PV	76465	001	09101	4/23/2015	AW042315-60	49.40
					Summary Total				49.40
					Payment Amount				1,458.00
113991	EMERGENCY RESPONSE SOLUTIONS	CHARGER/POWER SUPPLY	PV	76366	001	09101	4/15/2015	3911	230.40
	EMERGENCY RESPONSE SOLUTIONS				Summary Total				230.40
	21371 HEIDELBERG STREET NE	FIRE HELMETS 7	PV	76367	001	09101	4/15/2015	3910	1,329.85
	WYOMING MN 55092				Summary Total				1,329.85

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
				Payment Amount					1,560.25
106962	F I R E	CLASS APRIL 15- T. FARMER	PV	76368	001	09101	4/13/2015	1148	800.00
	F I R E			Summary Total					800.00
	P O BOX 810	4/23 EMER MANA EOC	PV	76472	001	09101	4/20/2015	1166	400.00
	12243 NORTHGATE LANE			Summary Total					400.00
	CROSSLAKE MN 56442	4/21/15 MASTER STREAMS-2	PV	76473	001	09101	4/20/2015	1164	800.00
				Summary Total					800.00
				Payment Amount					2,000.00
113321	FACTORY MOTOR PARTS CO	CLEANER	PV	76408	001	09601	4/23/2015	6-1402615	29.88
	FACTORY MOTOR PARTS CO			Summary Total					29.88
	BIN 139107	AIR CLEANER	PV	76409	001	09101	4/23/2015	6-1402565	13.08
	P O BOX 9107			Summary Total					13.08
	MINNEAPOLIS MN 55480-9107	AIR CLEANER	PV	76410	001	09101	4/22/2015	6-1402502	13.08
				Summary Total					13.08
		ROTORS	PV	76466	001	09101	4/28/2015	6-1403073	183.88
				Summary Total					183.88
		BRAKE PAD KIT	PV	76467	001	09101	4/28/2015	1-4685910	123.09
				Summary Total					123.09
		RIMS	PV	76468	001	09101	4/28/2015	6-1403039	48.02
				Summary Total					48.02
				Payment Amount					411.03
107099	FASTENAL	MISC SUPPLIES	PV	76344	001	09101	4/14/2015	MNTC8126956	260.00
	FASTENAL COMPANY			Summary Total					260.00
	P O BOX 978	MISC PARTS	PV	76345	001	09101	4/17/2015	MNTC8127144	6.35
	WINONA MN 55987			Summary Total					6.35
		MISC PARTS	PV	76346	001	09101	4/15/2015	MNTC8127051	13.83
				Summary Total					13.83
		MISC SUPPLIES	PV	76411	001	09101	4/23/2015	MNTC8127331	38.74
				Summary Total					38.74
		MISC SUPPLIES	PV	76412	001	09101	4/24/2015	MNTC8127393	20.77
				Summary Total					20.77

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
		MISC SUPPLIES	PV	76413	001	09101	4/24/2015	MNTC8127354	9.85
				Summary Total					9.85
		MISC SUPPLIES	PV	76414	001	09101	4/20/2015	MNTC8127155	14.39
				Summary Total					14.39
		MISC SUPPLIES	PV	76469	001	09101	4/30/2015	MNTC8127611	7.80
				Summary Total					7.80
				Payment Amount					371.73
100143	FERGUSON WATERWORKS # 2516	MISC SUPPLIES	PV	76470	001	09101	4/23/2015	0133601	330.23
	FERGUSON WATERWORKS 2516			Summary Total					330.23
	P O BOX 802817	MISC SUPPLIES	PV	76471	001	09101	4/24/2015	0133489	2.78
	CHICAGO IL 60680-2817			Summary Total					2.78
				Payment Amount					333.01
104268	FRONTIER PRECISION INC	TAPE/REEL/MAGNAILS	PV	76347	001	09101	4/10/2015	135861	92.94
	FRONTIER PRECISION INC			Summary Total					92.94
	2020 FRONTIER DRIVE								
	BISMARCK ND 58504								
				Payment Amount					92.94
100189	G AND K SERVICES INC	UNIFORM CLEANING	PV	76348	001	09101	4/15/2015	1006851529	90.00
	G AND K SERVICES INC	UNIFORM CLEANING	PV	76348	002	09101	4/15/2015	1006851529	10.00
	P O BOX 842385	UNIFORM CLEANING	PV	76348	003	09101	4/15/2015	1006851529	133.40
	BOSTON MA 02284-2385	UNIFORM CLEANING	PV	76348	004	09101	4/15/2015	1006851529	133.40
				Summary Total.					366.80
		MATS FD	PV	76369	001	09101	4/15/2015	1006851527	148.96
				Summary Total					148.96
		UNIFORM CLEANING	PV	76415	001	09101	4/22/2015	1006862924	90.00
		UNIFORM CLEANING	PV	76415	002	09101	4/22/2015	1006862924	10.00
		UNIFORM CLEANING	PV	76415	003	09101	4/22/2015	1006862924	82.39
		UNIFORM CLEANING	PV	76415	004	09101	4/22/2015	1006862924	82.39
				Summary Total					264.78
				Payment Amount					780.54
100200	GOPHER STATE ONE CALL INC	277 TICKETS	PV	76489	001	09601	4/30/2015	134809	123.25
	GOPHER STATE ONE CALL	277 TICKETS	PV	76489	002	09601	4/30/2015	134809	123.25
	18946 LAKE DRIVE EAST	277 TICKETS	PV	76489	003	09601	4/30/2015	134809	123.25

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
	CHANHASSEN MN 55317			Summary Total					369.75
				Payment Amount					369.75
100650	GRAINGER	LEATHER GLOVES	PV	76349	001	09101	4/20/2015	9719891401	19.56
	GRAINGER INC			Summary Total					19.56
	DEPT. 806511127								
	PALATINE IL 60038-0001								
				Payment Amount					19.56
112154	HOPE HAVEN INC	LATHS PAINTED	PV	76416	001	09101	4/15/2015	18739	2,677.62
	HOPE HAVEN INC			Summary Total					2,677.62
	P O BOX 70								
	ROCK VALLEY IA 51247								
				Payment Amount					2,677.62
106719	INTEREUM INC	ARM PLUGS	PV	76417	001	09101	4/27/2015	105200	62.04
	INTEREUM INC			Summary Total					62.04
	845 BERKSHIRE LANE NORTH								
	PLYMOUTH MN 55441								
				Payment Amount					62.04
100258	LEAGUE OF MINNESOTA CITIES	PATROL SUB- L KROLL	PV	76474	001	09101	4/23/2015	216265	70.83
	LEAGUE OF MN CITIES			Summary Total					70.83
	FINANCE DEPT	CONF- M. SHRYOCK	PV	76490	001	09101	5/1/2015	216958	125.00
	145 UNIVERSITY AVE WEST			Summary Total					125.00
	ST PAUL MN 55103-2044								
				Payment Amount					195.83
100266	LOGIS	SERVICES FOR MARCH 2015	PV	76350	001	09101	3/31/2015	39977	9,364.00
	LOGIS			Summary Total					9,364.00
	5750 DULUTH STREET	INSIGHT LICENSES	PV	76351	001	09101	3/31/2015	40058	385.00
	GOLDEN VALLEY MN 55422-4036			Summary Total					385.00
		GIS	PV	76352	001	09101	3/31/2015	40019	991.00
				Summary Total					991.00
		NETWORK	PV	76353	001	09101	3/15/2015	39917	1,680.00
				Summary Total					1,680.00
		NETWORK	PV	76354	001	09101	3/15/2015	39949	78.75

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

Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
				Summary Total					78.75
				Payment Amount					12,498.75
106741	LSA DESIGN INC	RAMP RENO APRIL 2015	PV	76475	001	09412	4/30/2015	15032	4,433.52
	LSA DESIGN INC 219 N 2ND STREET SUITE 302 MINNEAPOLIS MN 55401-1454			Summary Total					4,433.52
				Payment Amount					4,433.52
100285	MET COUNCIL ENVIRONMENTAL SRV	WASTE WATER JUNE 2015	PV	76476	001	09602	5/4/2015	0001044231	50,876.17
	MET COUNCIL ENVIRONMENTAL SRV P O BOX 856513 MINNEAPOLIS MN 55485-6513			Summary Total					50,876.17
				Payment Amount					50,876.17
112881	MIDWAY PARTY RENTAL	MISC BIZ EXPO	PV	76418	001	09230	4/22/2015	45096	416.00
	MIDWAY PARTY RENTAL 600 KASOTA AVE SE MINNEAPOLIS MN 55414			Summary Total					416.00
				Payment Amount					416.00
114683	MIDWEST LANDSCAPES INC	5 HONEYCRISP APPLE TREES	PV	76419	001	09101	4/24/2015	I3868-1	230.00
	MIDWEST LANDSCAPES INC 6221 OAKWOOD AVENUE NE OTSEGO MN 55330-0078			Summary Total					230.00
				Payment Amount					230.00
106555	MINNEAPOLIS, CITY OF	MAR 15 TRANSACTIONS	PV	76355	001	09101	4/14/2015	400413005959	147.60
	MINNEAPOLIS FINANCE DEPT P O BOX 77038 MINNEAPOLIS MN 55480-7738			Summary Total					147.60
				Payment Amount					147.60
105908	MINNESOTA PIPE AND EQUIPMENT	HYD MARKER HOLDER	PV	76420	001	09601	4/23/2015	0331968	35.00
	MINNESOTA PIPE AND EQUIPMENT 5145 211TH STREET WEST			Summary Total					35.00
		HYD MARKERS	PV	76421	001	09601	4/24/2015	0331716	2,743.19

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	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	PO BOX 249 FARMINGTON MN 55024			Summary Total					2,743.19
				Payment Amount					2,778.19
100389	MN POST BOARD	LICENSE RENEWAL 5	PV	76422	001	09101	4/27/2015	042715	450.00
	MN POST BOARD 1600 UNIVERSITY AVE SUITE 200 ST PAUL MN 55104-3825			Summary Total					450.00
				Payment Amount					450.00
113946	MUNICIPAL EMERGENCY SERVICES INC	COAT AND PANT FF	PV	76479	001	09101	4/21/2015	00623463	1,829.22
	MUNICIPAL EMERGENCY SERVICES INC DEPOSITORY ACCOUNT 75 REMITTANCE DRIVE CHICAGO IL 60675			Summary Total					1,829.22
				Payment Amount					1,829.22
100345	NAPA AUTO PARTS ELK RIVER	ADHESIVE PD	PV	76356	001	09101	4/23/2015	794283	18.02
	NAPA AUTO PARTS ELK RIVER			Summary Total					18.02
	17137 YALE STREET NW	U BOLTS	PV	76423	001	09101	4/24/2015	794548	5.97
	P O BOX 1041			Summary Total					5.97
	ELK RIVER MN 55330	NOZZLE	PV	76480	001	09101	5/4/2015	796131	10.43
				Summary Total					10.43
		AIR FILTERS	PV	76481	001	09101	4/28/2015	795240	61.00
				Summary Total					61.00
				Payment Amount					95.42
100354	NEWMAN SIGNS	ATV DECALS	PV	76357	001	09101	4/6/2015	0284222	378.25
	NEWMAN SIGNS PO BOX 1728 JAMESTOWN ND 58402-1728			Summary Total					378.25
				Payment Amount					378.25
114239	NORTH AMERICAN SAFETY	MISC SUPPLIES	PV	76424	001	09602	4/21/2015	11533	109.68
	NORTH AMERICAN SAFETY 149 N MERIDIAN STREET			Summary Total					109.68

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

Payee Number	Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	BELLE PLAINE MN 56011								
				Payment Amount					109.68
100988	NORTHERN SAFETY TECHNOLOGY	MISC FOR 311 SETUP	PV	76358	001	09101	4/16/2015	38574	659.38
	NORTHERN SAFETY TECHNOLOGY 5708 UPPER 147TH STREET W SUITE 107 APPLE VALLEY MN 55124			Summary Total					659.38
				Payment Amount					659.38
100363	NORTHERN SANITARY SUPPLY CO	MISC SUPPLIES	PV	76425	001	09101	4/13/2015	174143	404.30
	NORTHERN SANITARY SUPPLY CO 341 COON RAPIDS BLVD MINNEAPOLIS MN 55433			Summary Total					404.30
				Payment Amount					404.30
110547	NORTHWEST LIGHTING SYSTEMS CO.	MISC BULBS	PV	76492	001	09101	4/14/2015	88857	87.49
	NORTHWEST LIGHTING SYSTEMS CO.			Summary Total					87.49
	12001 RIVERWOOD DRIVE	MISC SUPPLIES	PV	76493	001	09101	4/28/2015	89122	302.39
	BURNSVILLE MN 55337			Summary Total					302.39
				Payment Amount					389.88
106216	PIONEER RIM AND WHEEL CO	EMERGENCY LIGHTING	PV	76426	001	09101	4/17/2010	1-286766	393.60
	PIONEER RIM AND WHEEL CO 2500 KENNEDY ST NE MINNEAPOLIS MN 55413			Summary Total					393.60
				Payment Amount					393.60
107978	PREMIER COMMERCIAL PROPERTIES INC	APRIL 15 MANAGEMENT	PV	76359	001	09410	4/30/2015	4344	200.00
	PREMIER COMMERCIAL PROPERTIES INC	APRIL 15 MANAGEMENT	PV	76359	002	09410	4/30/2015	4344	200.00
	6897 139TH LANE NW	APRIL 15 MANAGEMENT	PV	76359	003	09410	4/30/2015	4344	200.00
	RAMSEY MN 55303			Summary Total					600.00
				Payment Amount					600.00

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

Payee Number	Payee Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
114682	PRO TEC DESIGN INC	CAMERA ADDITION	PV	76482	001	09101	4/24/2015	70589	2,325.39
	PRO TEC DESIGN INC	CAMERA ADDITION	PV	76482	002	09101	4/24/2015	70589	2,325.00
	5005 CHESHIRE PARKWAY NORTH SUITE 3 MINNEAPOLIS MN 55446				Summary Total				4,650.39
					Payment Amount				4,650.39
106617	ROTARY CLUB OF RAMSEY	K. ULRICH 2ND QTR 15 DUES	PV	76483	001	09101	4/28/2015	212	150.00
	ROTARY CLUB OF RAMSEY ATTEN: KEVIN BITTNER BOLTON AND MENK INC 7533 SUNWOOD DRIVE SUITE 206 RAMSEY MN 55303				Summary Total				150.00
					Payment Amount				150.00
107711	SCHINDLER ELEVATOR	MAY-JULY 15 QTR 2 CITY HALL	PV	76494	001	09101	5/1/2015	8103995605	571.50
	SCHINDLER ELEVATOR P O BOX 93050 CHICAGO IL 60673-3050				Summary Total				571.50
					Payment Amount				571.50
113137	SPECIALTY TURF AND AG INC	SEED MIX	PV	76360	001	09101	4/15/2015	I42539	327.20
	SPECIALTY TURF AND AG INC				Summary Total				327.20
	1600 RAILROAD AVENUE	GRASS SEED	PV	76484	001	09101	4/28/2015	I42715	332.20
	ALBANY MN 56307				Summary Total				332.20
					Payment Amount				659.40
114269	SPEEDCUTTERS OUTDOOR MAINTENANCE LLC	WORK AT CH/DRAW/TRAIN STAT	PV	76361	001	09101	4/20/2015	M1743	940.00
	SPEEDCUTTERS OUTDOOR MAINTENANCE LLC 18523 OLSON STREET NW ELK RIVER MN 55330				Summary Total				940.00
					Payment Amount				940.00
100456	ST CROIX RECREATION FUN PLAYGROUNDS	MISC PARK FOUNTAIN	PV	76485	001	09805	4/29/2015	18431	6,584.05
	ST CROIX RECREATION FUN PLAYGROUNDS INC 225 NORTH SECOND STREET				Summary Total				6,584.05

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	Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	STILLWATER MN 55082								
					Payment Amount				6,584.05
100469	STREICHER'S POLICE EQUIPMENT	MISC PD	PV	76362	001	09101	4/16/2015	I1147370	95.99
	STREICHER'S POLICE EQUIPMENT				Summary Total				95.99
	LB# 7873								
	P O BOX 9438								
	MINNEAPOLIS MN 55440-9438								
					Payment Amount				95.99
110313	SUMMIT FIRE PROTECTION	MISC SUPPLIES	PV	76370	001	09101	4/14/2015	I057705	308.00
	SUMMIT FIRE PROTECTION				Summary Total				308.00
	575 MINNEHAHA AVE N								
	ATTENTION: DAN HUBBARD								
	ST PAUL MN 55103								
					Payment Amount				308.00
100485	TIMESAVER OFF SITE SECRETARIAL INC	MAR/APR 15 MEETINGS	PV	76363	001	09101	4/13/2015	M21253	681.50
	TIMESAVER OFF SITE SECRETARIAL INC				Summary Total				681.50
	5291 RIVER OAK DRIVE	APR 2015	PV	76495	001	09101	4/29/2015	M21292	1,439.38
	SAVAGE MN 55378				Summary Total				1,439.38
					Payment Amount				2,120.88
112688	TITAN MACHINERY	MISC PARTS	PV	76427	001	09101	4/16/2015	1806222	28.97
	TITAN MACHINERY				Summary Total				28.97
	14375 JAMES ROAD								
	ROGERS MN 55374								
					Payment Amount				28.97
112079	TOKLE INSPECTIONS INC	MARCH 15 INSPECTIONS	PV	76428	001	09101	4/1/2015	040115	2,937.00
	TOKLE INSPECTIONS INC				Summary Total				2,937.00
	1748 123RD AVENUE NW								
	COON RAPIDS MN 55448								
					Payment Amount				2,937.00

CITY OF RAMSEY
Create Payment Control Groups

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

Payee Number	Payee Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
113539	TWIN CITIES WINNELSON CO	RESTROOM REPAIR KIT	PV	76429	001	09101	4/8/2015	083347-00	57.00
	TWIN CITIES WINNELSON CO 13930 RADIUM STREET NW RAMSEY MN 55303			Summary Total					57.00
				Payment Amount					57.00
111742	TWIN CITY WATER CLINIC INC	10 WATER TESTS APR 2015	PV	76496	001	09601	5/1/2015	6291	150.00
	TWIN CITY WATER CLINIC INC 617 13TH AVENUE SOUTH HOPKINS MN 55343			Summary Total					150.00
				Payment Amount					150.00
109245	UNITED STATES POSTAL SERVICES	DEL STAT MTH 2015	PV	76364	001	09101	4/16/2015		96.00
	UNITED STATES POSTAL SERVICES NATIONAL CUSTOMER SUPPORT CENTER 225 N HUMPHREY'S BLVD SUITE 501 MEMPHIS TN 38188-1001			Summary Total					96.00
				Payment Amount					96.00
101011	UTILITY TRUCK SERVICES	MISC PARTS	PV	76430	001	09101	4/22/2015	0044597	2,117.01
	UTILITY TRUCK SERVICES	MISC PARTS	PV	76430	002	09101	4/22/2015	0044597	972.00
	14601 RAMSEY BLVD	MISC PARTS	PV	76430	003	09101	4/22/2015	0044597	58.32
	RAMSEY MN 55303			Summary Total					3,147.33
				Payment Amount					3,147.33
110473	VERNON COMPANY	YEARS OF SERVICE CERT.	PV	76431	001	09101	4/24/2015	2012406 RI	1,343.24
	VERNON COMPANY ONE PROMOTION PLACE P O BOX 600 NEWTON IA 50208-2065			Summary Total					1,343.24
				Payment Amount					1,343.24
100529	WENDELL'S INC	NEW BADGES COMM.	PV	76365	001	09101	4/13/2015	1971125	20.91
	WENDELL'S INC 6601 BUNKER LAKE BLVD			Summary Total					20.91

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

Payee Number	Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	PO BOX 458 RAMSEY MN 55303-0458								
				Payment Amount					20.91
111137	WRIGHT HENNEPIN COOPERATIVE ELECTRIC	6701 HWY 10 YOUTH FIRST	PV	76497	001	09410	4/28/2015	150-1687-1105 APR 15	27.95
	WRIGHT HENNEPIN COOPERATIVE ELECTRIC			Summary Total					27.95
	P O BOX 77027	7650 SUNWOOD DR	PV	76498	001	09240	4/28/2015	150-1681-4280 APR 15	24.95
	MINNEAPOLIS MN 55480-7727			Summary Total					24.95
		7550 SUNWOOD DR	PV	76499	001	09101	4/28/2015	150-1681-6340 APR 15	24.95
				Summary Total					24.95
				Payment Amount					77.85
106402	ZEP MANUFACTURING COMPANY	MISC SUPPLIES	PV	76432	001	09101	4/16/2015	9001588641	790.15
	ZEP SALES & SERVICE 13237 COLLECTIONS CENTER DRIVE CHICAGO IL 60693			Summary Total					790.15
				Payment Amount					790.15
				Total Amount to be Processed					192,998.89
				Total Number of Payments to be Processed					76

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

RESOLUTION #15-05-117

RESOLUTION APPROVING CASH DISBURSEMENTS MADE AND AUTHORIZING PAYMENT OF ACCOUNTS PAYABLE INVOICING RECEIVED DURING THE PERIOD OF APRIL 23, 2015 THROUGH MAY 6, 2015.

WHEREAS, the City of Ramsey Finance Department has made cash disbursements and received accounts payable invoicing during the period of April 23, 2015, through May 6, 2015, in the amount of $481,062.22 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 23, 2015, through May 6, 2015, in the amount of $ 481,062.22.

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 12th day of May, 2015.

Mayor

ATTEST:

City Clerk

CC Regular Session **4. 10.**

Meeting Date: 05/12/2015

By: Tim Gladhill, Community Development

Information

Title

Adopt Resolution Vacating Drainage and Utility Easement and Release of Development Agreement for Outlots A & E, SWEETBAY RIDGE Related to COUNTRY CLUB HILLS; Case of Lennar Homes

Purpose/Background:

The purpose of this case is to vacate a drainage and utility easement and release the Development Agreement for Outlots A & E, Sweetbay Ridge. The drainage and utility easement is no longer necessary, even without further development. There are no outstanding obligations on these outlots that would necessitate retaining the Development Agreement.

Notification:

Notification not required.

Observations/Alternatives:

Lennar Homes is in the process of purchasing the project known as Country Club Hills from Greatland Homes, LLC. As part of that due diligence process, Lennar is asking that two (2) encumbrances be removed as noted above.

Funding Source:

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

Recommendation:

Staff recommends approval of both actions.

Action:

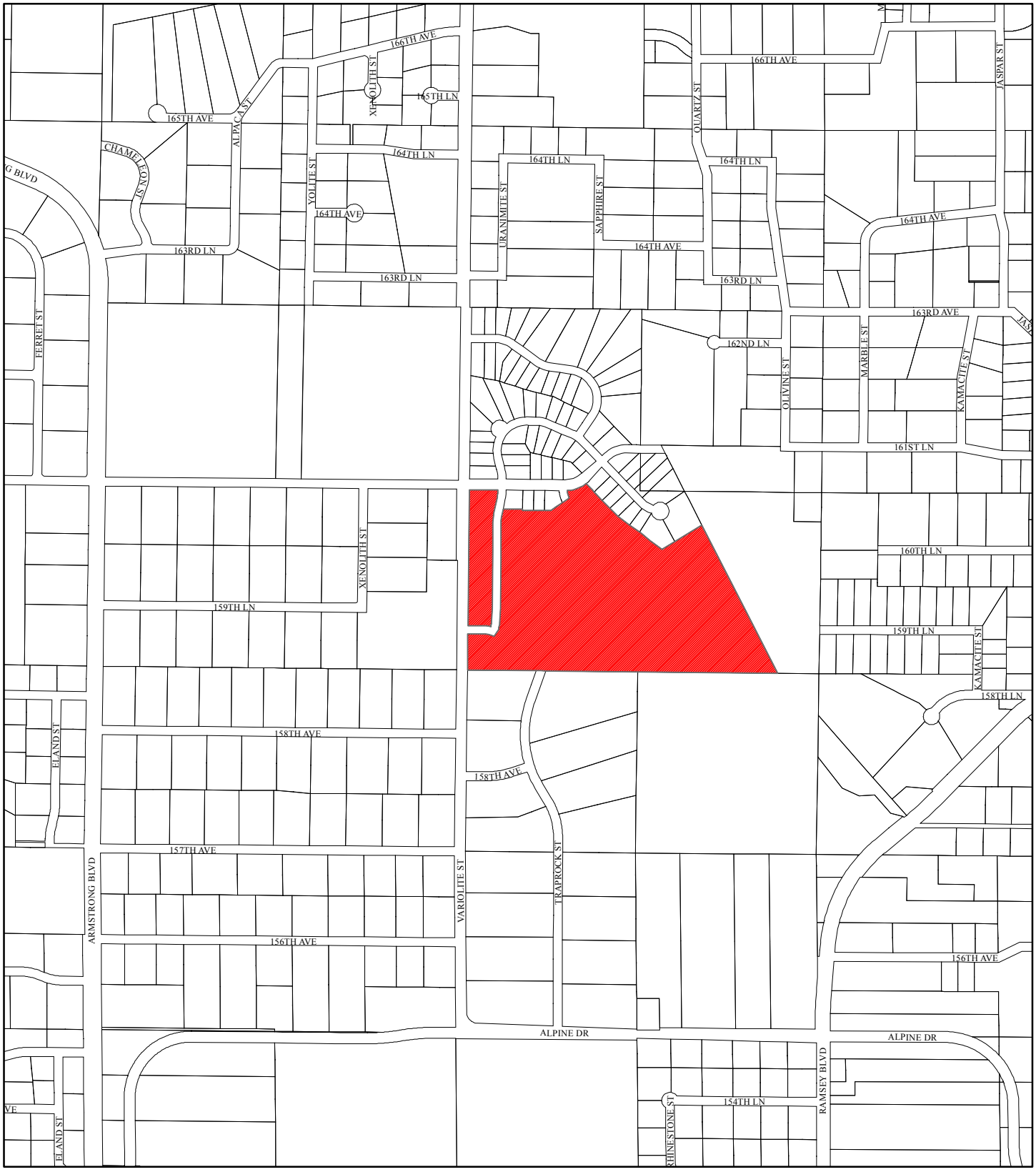
Motion to adopt Resolution #15-05-128 vacating the drainage and utility easement recorded as Anoka County Document No. 129004 and approve the Release of Development Agreement for Outlots A & E, Sweetbay Ridge.

Attachments

Site Location Map
Resolution #15-05-128
Easement Exhibits
Development Agreement Release

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	05/07/2015 05:06 PM
Form Started By: Tim Gladhill		Started On: 04/30/2015 01:34 PM
Final Approval Date: 05/07/2015		


166TH AVE
165TH AVE
165TH LN
164TH LN
164TH AVE
163RD LN
163RD AVE
162ND LN
161ST LN
160TH LN
159TH LN
158TH LN
158TH AVE
157TH AVE
156TH AVE
ALPINE DR
154TH LN
ALPACA ST
CHAMELEON ST
YOLLITE ST
XENOLITH ST
URANMITE ST
SAPPHIRE ST
QUARTZ ST
JASPAR ST
FERRET ST
OLIVINE ST
MARBLE ST
KAMACITE ST
ELAND ST
ARMSTRONG BLVD
VARIOLITE ST
TRAPROCK ST
RHINESTONE ST
RAMSEY BLVD
City of RAMSEY
COUNTRY CLUB HILLS
N
Legend
Site
Parcels
0
1,250
2,500 Feet

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #15-05-128

A RESOLUTION VACATING DRAINAGE AND UTILITY EASEMENTS ON OUTLOTS A & E, SWEETBAY RIDGE

WHEREAS, Lennar Homes, hereinafter referred to as "Applicant", has properly applied for vacation of drainage and utility easements on the following described property located in the City of Ramsey:

Outlots A & E, SWEETBAY RIDGE, Anoka County, Minnesota

(the "Subject Property")

WHEREAS, on April 21, 2015, the City of Ramsey received an Easement Vacation application from the Applicant to allow for construction of the home in the proposed location.

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

1. That the Ramsey City Council hereby grants an easement vacation for the drainage and utility easement recorded as Document No. 129004 on the Subject Property.
2. That to ensure that adequate drainage and utility easements are replaced, the Easement Vacation does not become effective until the Plat entitled Country Club Hills is properly recorded with Anoka County.

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 12th day of May, 2015.

Mayor

ATTEST:

_____

City Clerk

OFFICIAL PLAT

Bk. 78 of Maps Pg 25

SWEETBAY RIDGE

CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 16, T. 32, R. 25

FOR THE PURPOSES OF THIS PLAT, THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 32, RANGE 25 IS ASSUMED TO HAVE A BEARING OF NORTH 89 DEGREES 17 MINUTES 47 SECONDS WEST.

● DENOTES IRON PIPE MONUMENT FOUND

ALL MONUMENTS REQUIRED BY MINNESOTA STATUTE AND NOT SHOWN ON THIS PLAT, WILL BE SET WITHIN ONE YEAR OF THE RECORDING DATE OF THIS PLAT AND SHALL BE EVIDENCED BY A 1/2 INCH BY 14 INCH IRON PIPE MARKED BY R.L.S. No. 25287

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES, ALSO BEING 10 FEET IN WIDTH AND ADJOINING RIGHT-OF-WAY AND REAR LOT LINES, UNLESS OTHERWISE SHOWN ON THE PLAT.

1 INCH = 100 FEET

161ST AVE. N.W.

161ST AVE N.W.

SAPPHIRE STREET N.W.

RHINESTONE STREET N.W.

TRAPPERS RIDGE

159TH AVENUE N.W.

VARIOLITE ST. N.W.

UPANIMITE STREET N.W.

OUTLOT A

OUTLOT B
ALL OF OUTLOT B IS DEDICATED AS A DRAINAGE AND UTILITY EASEMENT.

OUTLOT E

WETLAND

EDGE OF WETLAND

DRAINAGE AND UTILITY EASEMENT

DRAINAGE EASEMENT PER DOC. NO. 129004

AREA OF WETLAND REPLACEMENT PER DOC. NO. 425450.002

SE 1/4 OF THE NE 1/4

NE 1/4 OF THE SE 1/4

NW 1/4 OF THE SE 1/4

SEC. 16

T. 32

R. 25

TRAPROCK

COMMONS

N89°24'10"W 2342.80

PASSE ENGINEERING, INC.
REGISTERED PROFESSIONAL ENGINEERS
LICENSED LAND SURVEYORS

SHEET 3 OF 3 SHEETS

State of Minnesota, }ss.

County of Anoka

The foregoing instrument was acknowledged before me this 23rd *day of* May *19* 83 *by* William B. Ford *as* Its President *of* FEDERAL CARTRIDGE CORPORATION *a* Minnesota *corporation, on behalf of the corporation.* Its Secretary/Treasurer

Clayton M. Scott

CLAYTON M. SCOTT
NOTARY PUBLIC - MINNESOTA
HENNEPIN COUNTY
My Commission Expires Apr. 29, 1989

THIS INSTRUMENT WAS DRAFTED BY
RANDALL, DEHN & GOODRICH
211 East Main Street (Address)
Anoka, Minnesota 55303 (Address)

(SEAL)

NOTICE IS HEREBY GIVEN THAT THE CITY OF RAMSEY, ANOKA COUNTY, MINNESOTA, DOES ACCEPT THE DELIVERY OF THE FOREGOING EASEMENT.

CITY OF RAMSEY

BY _____
Its Clerk

This is to certify that this instrument is for the benefit of the City of Ramsey and is entitled to filing or recordation without payment of fees pursuant to M.S.A. 386.77.

William K. Goodrich

William K. Goodrich, Ramsey City Attorney

ENTERED
June 20 1983
Auditor, Anoka County
By _____ Deputy

Minnesota Form No. 31...

Doc. No. 429004

QUIT CLAIM DEED
Corporation to Corporation

Escrowed to
Certified
Returned
To

REGISTRAR OF TITLES
Office of Registrar of Titles,
State of Minnesota,

County of Anoka

I hereby certify that the within Deed was filed in this office for record on the 27th day of Sept 1983 at 1:45 o'clock P.M., and was duly recorded in Book ... of Deeds, page ...

Registrar of Titles
By _____ Deputy

Taxes paid and Transfer entered this ... day of ... 19 ...

County Auditor
By _____ Deputy

Tax statements for the real property described in this instrument should be sent to:

Name

Address

Randall, Dehn & Goodrich

Recording Fee $2.00

Quit Claim Deed.
Corporation to Corporation.

Form No. 31-M.

Miller-Davis Co., Minneapolis
Minnesota Uniform Conveyancing Blanks (Revised 1974)

This Indenture, *Made this* 23rd *day of* May, 19 83,
between FEDERAL CARTRIDGE CORPORATION

a corporation under the laws of the State of Minnesota, *party of the first part, and*
CITY OF RAMSEY, a municipal corporation
~~corporation~~ *under the laws of the State of* Minnesota,
party of the second part,

Witnesseth, *That the said party of the first part, in consideration of the sum of* --One Dollar and other good and valuable consideration---------- *DOLLARS, to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, does hereby Grant, Bargain, Quitclaim, and Convey unto the said party of the second part, its successors and assigns, Forever, all the tract or parcel of land lying and being in the County of* Anoka *and State of Minnesota, described as follows, to-wit:*

A perpetual easement for storm water drainage purposes over, under and across the following described property: A strip of land 20.00 feet wide being 10.00 feet on each side of the following described centerline: Commencing at the southwest corner of the Northwest Quarter of the Southeast Quarter of Section 16, Township 32, Range 25, Anoka County, Minnesota; thence northerly on an assumed bearing of North 0 degrees 55 minutes 09 seconds East, along the west line of said Northwest Quarter of the Southeast Quarter, a distance of 1082.59 feet to the point of beginning of the centerline to be described; thence South 62 degrees 49 minutes 41 seconds East a distance of 143.60 feet; thence South 42 degrees 03 minutes 21 seconds East a distance of 327.54 feet; thence South 80 degrees 23 minutes 51 seconds East to the west line of the east 575.00 feet of said Northwest Quarter of the Southeast Quarter and said centerline there terminating. The side lines of said easement are to be lengthened or shortened to terminate on said west line of the east 575.00 feet of said Northwest Quarter of the Southeast Quarter. Except that part contained in the right-of-way of Varilite Street N.W.

AND

The west 225 feet of the east 575 feet of the north 225 feet of the south 728.18 feet of the Northwest Quarter of the Southeast Quarter of Section 16, Township 32, Range 25, Anoka County, Minnesota.

In the event it is desired to develop the land encumbered by the 20 foot drainage easement or the land in the vicinity thereof and the location of said drainage easement shall unduly hinder or prevent such development, then the Grantor, its successors or assigns as owner or owners of the land to be developed may require Grantee, its successors or assigns, to relocate said easement at another location provided that: a) it appears that it is physically possible to relocate the course of the easement and still maintain proper drainage, b) the party requiring the relocation of the easement will grant satisfactory easement rights for the new location, c) such party will provide adequate security for the cost of relocation, and d) such party shall pay in full the costs of the relocation.

This deed is exempt from payment of state deed stamps pursuant to M.S.A. 287.22.

To Have and to Hold the Same, *Together with all the hereditaments and appurtenances thereunto belonging or in anywise appertaining, to the said party of the second part, its successors and assigns, Forever.*

In Testimony Whereof, *The said first party has caused these presents to be executed in its corporate name by its President and its* Secretary/Treasurer *and its corporate seal to be hereunto affixed the day and year first above written.*

FEDERAL CARTRIDGE CORPORATION

By Allen B. Horn

Its President

W. J. Neidert

Its Secretary
Treasurer

RELEASE OF DEVELOPMENT AGREEMENT

Date: May 12, 2015

The City of Ramsey, a Minnesota municipal corporation (the"City") hereby releases that certain real property which is legally described as follows:

Outlots A & E, SWEETBAY RIDGE, Anoka County, Minnesota

(the "Property") from the following:

1. That certain Development Agreement by and between the City and Sweetbay Land Company., dated October 16, 2006 and filed November 3, 2006 as Document No. 489588.002 and that certain Development Agreement by and between the City and Sweetbay Land Company, dated October 16,2006 and filed June 29,2007 in the office of the Anoka County Recorder (the "Development Agreement"); and

THE CITY OF RAMSEY

By:_____
Its Mayor

And By:_____
Its City Clerk

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

The foregoing Release was acknowledged before me this _____ day of _____, 2012, by Sarah Strommen, the Mayor and JoAnn M. Thieling, the City Clerk, respectively, of the City of Ramsey, a Minnesota municipal corporation, on behalf of the City.

_____
Notary Public

This instrument drafted by:
City of Ramsey
7550 Sunwood Dr. N.W.
Ramsey, MN 55303

CC Regular Session **4. 11.**

Meeting Date: 05/12/2015

By: Chris Anderson, Community Development

Information

Title

Adopt Resolution #15-05-115 Approving a Development Agreement for Brookfield 6th Addition; Case of Brookfield Land, LLC

Purpose/Background:

On April 28, 2015, the City Council approved the Final Plat for Brookfield 6th Addition, contingent upon revisions as outlined in the Staff Review Letter dated April 24, 2015. At the time of plat approval, a detailed cost estimate for the required improvements was not available and thus, the Development Agreement included with that case was only in draft format. Brookfield Land, LLC has now submitted a detailed cost estimate that can be used to finalize the surety and inspection fee components of the Development Agreement.

Notification:

Notification is not required to approve a Development Agreement.

Observations/Alternatives:

Brookfield 6th Addition consists of eighteen (18) single family residential lots and one (1) outlot. This phase includes the installation of 168th Ave and a small segment of Kamacite St and utilities including water, sanitary sewer and storm sewer. The estimated cost of completing the required improvements is $316,682.00 and the required surety and inspection fee have been calculated off this figure. The attached Development Agreement outlines the improvements that the Developer (Brookfield Land, LLC) is required to install.

Funding Source:

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

Recommendation:

Staff recommends adopting Resolution #15-05-115 approving the final Development Agreement for Brookfield 6th Addition.

Action:

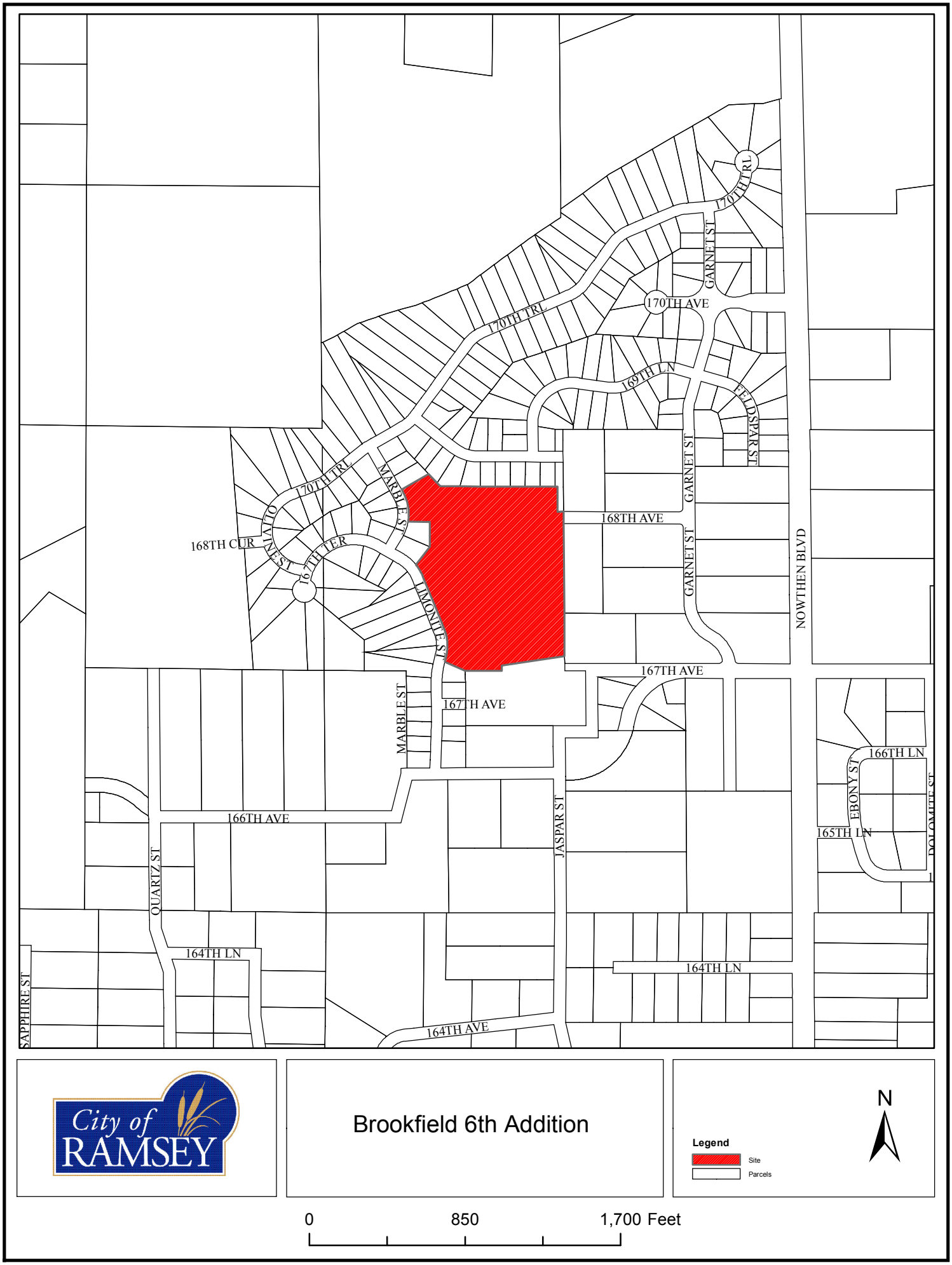
Motion to adopt Resolution #15-05-115 approving the Development Agreement for Brookfield 6th Addition, subject to review by the City Attorney as to legal form.

Attachments

Site Location Map
Final Plat
Construction Plans
Brookfield 6th Addition Development Agreement
Resolution #15-05-115

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	05/07/2015 10:00 AM
Kurt Ulrich	Kurt Ulrich	05/07/2015 10:30 AM
Form Started By: Chris Anderson		Started On: 05/04/2015 02:06 PM
Final Approval Date: 05/07/2015		


170TH TRL
170TH TRL
GARNET ST
170TH AVE
169TH LN
FELDSPAR ST
170TH TRL
MARBLE ST
GARNET ST
168TH AVE
168TH CUR
167TH TER
LIMONITE ST
GARNET ST
NOWTHEN BLVD
167TH AVE
MARBLE ST
167TH AVE
166TH LN
EBONY ST
166TH AVE
JASPAR ST
165TH LN
DOLOMITE ST
QUARTZ ST
164TH LN
164TH LN
SAPPHIRE ST
164TH AVE
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

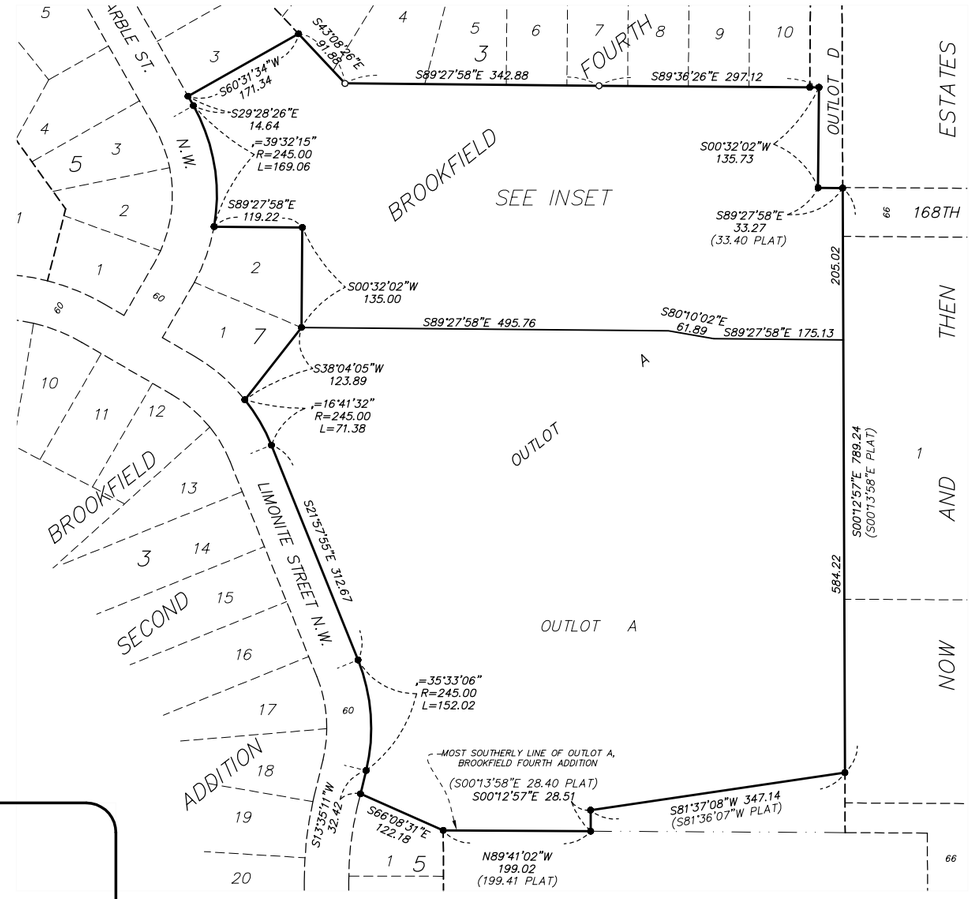
COUNTY RECORDER/REGISTRAR OF TITLES

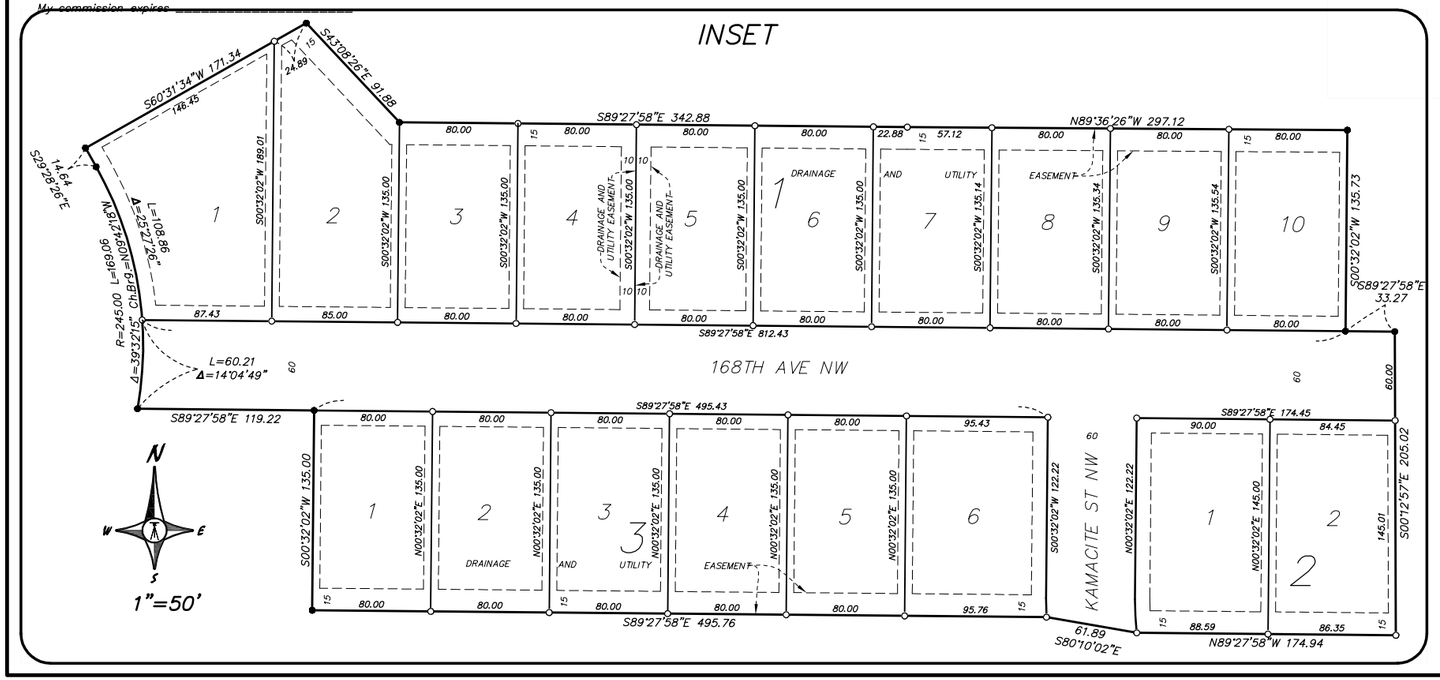
County of Anoka, State of Minnesota

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



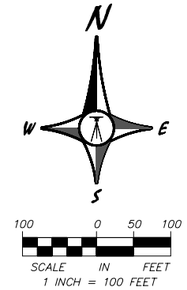


BEARING NOTE

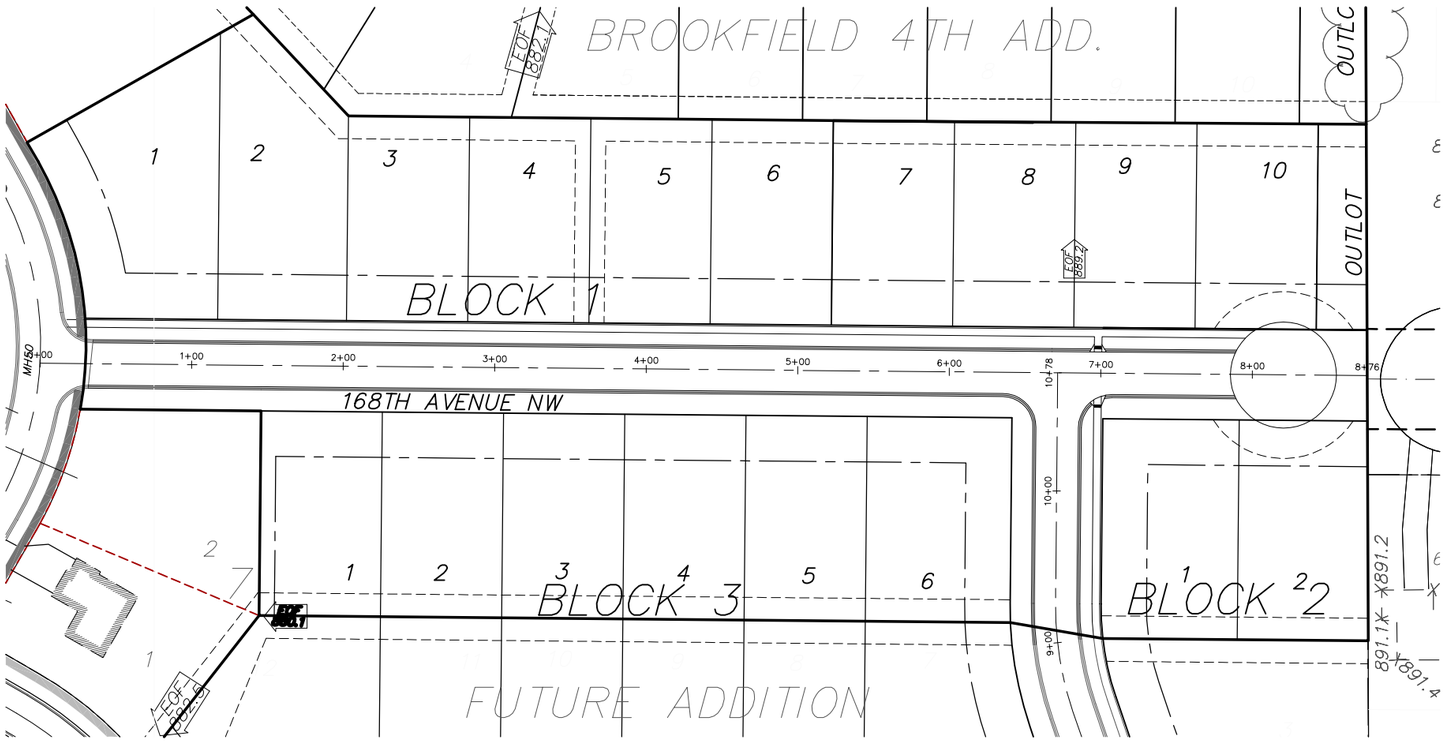
FOR THE PURPOSES OF THIS PLAT, THE MOST SOUTHERLY LINE OF OUTLOT A, BROOKFIELD FOURTH ADDITION IS ASSUMED TO HAVE A BEARING OF NORTH 89 DEGREES 41 MINUTES 02 SECONDS WEST.

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



APA CONSULTING ENGINEERS & SURVEYORS
CAMBRIDGE, MN



OWNER:

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

ENGINEER/SURVEYOR:

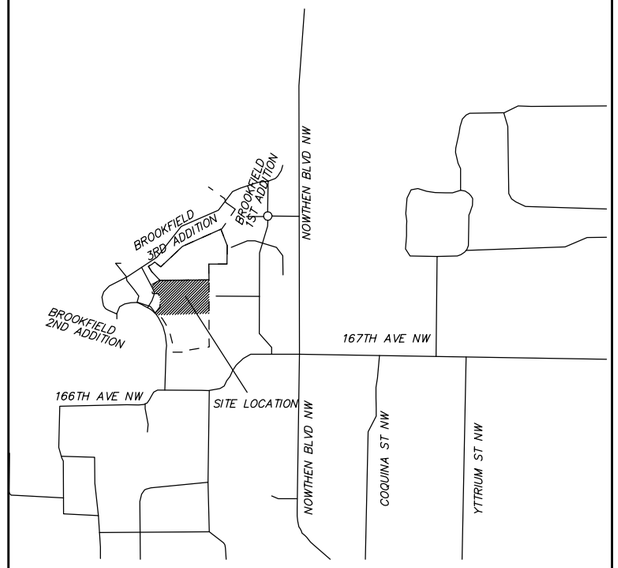
A.P.A., P.A.
200 Third Ave NE, Ste 100
Cambridge, Minnesota 55008
PHONE: (763) 689-4042

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.

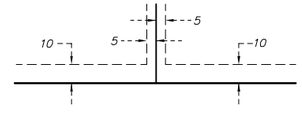
ZONING

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	DATE	REVISIONS
		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

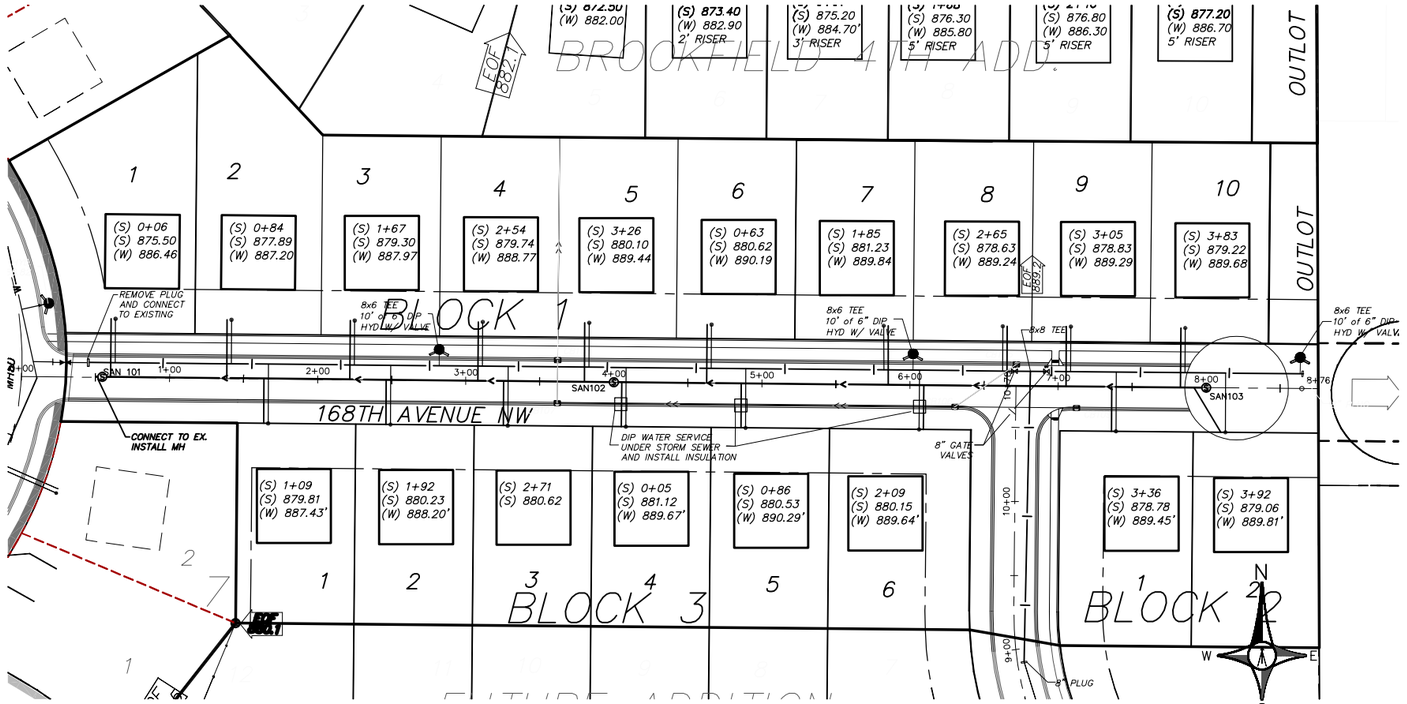
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

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		

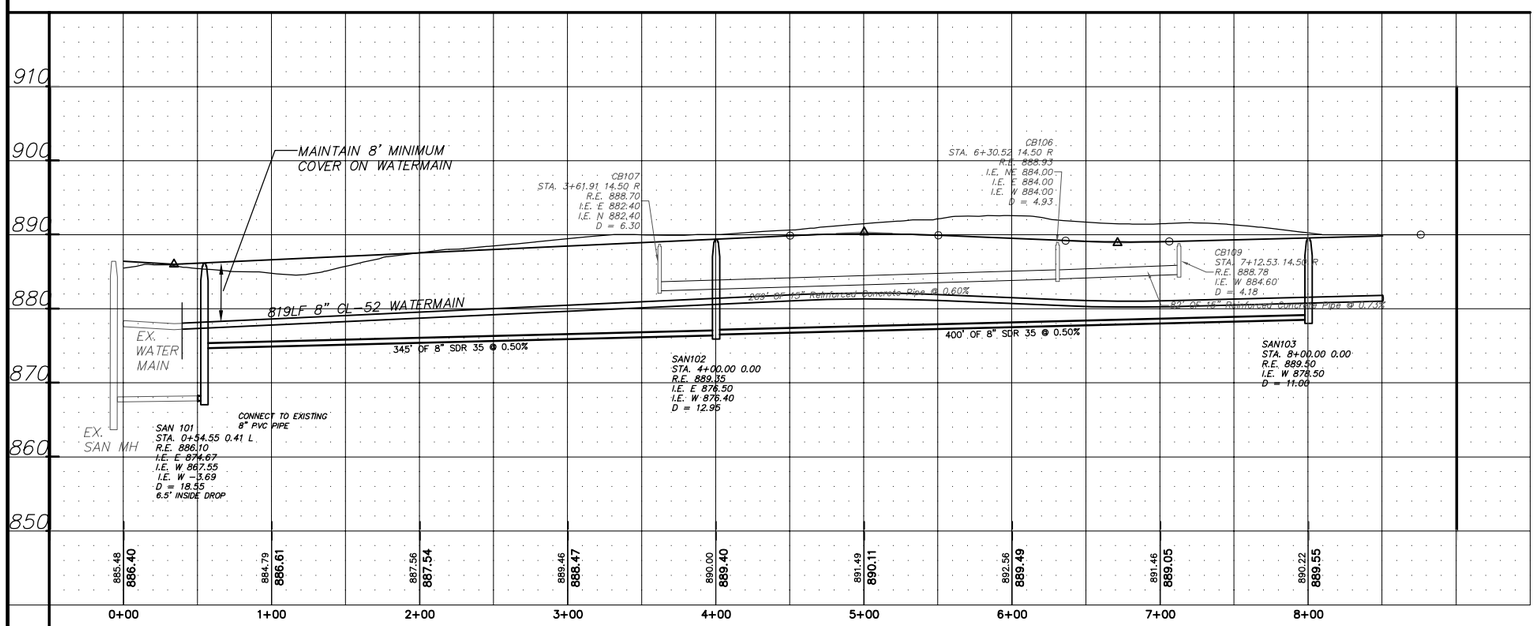
C1

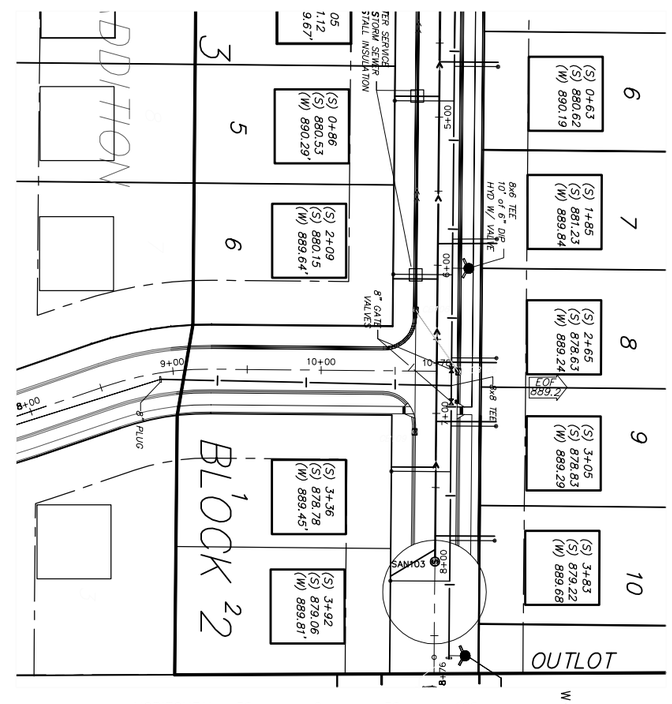


(S) X+XX — STATION FROM DOWNSTREAM MANHOLE
(S) XXX.XX — ELEVATION @ END STUB
(W) XXX.XX — CURB STOP SURFACE ELEVATION

HORIZONTAL 50 0 50 100
VERTICAL 10 0 10 20

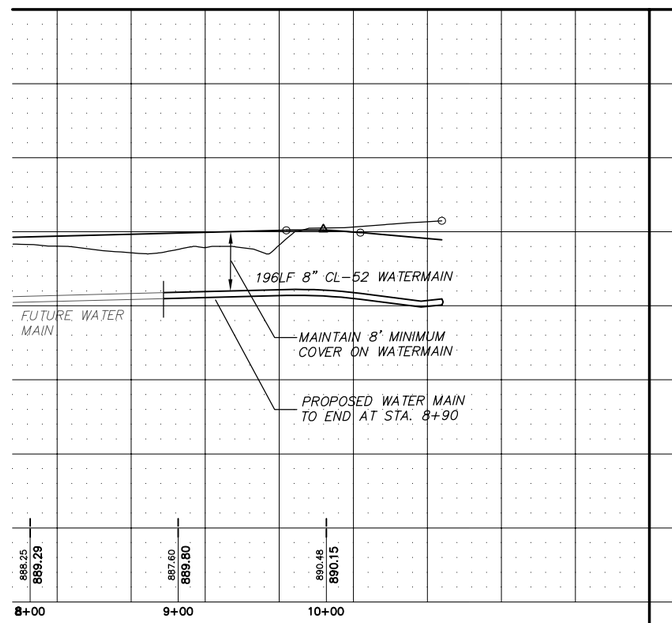
168TH AVE NW





HORIZONTAL 50 0 50 100
VERTICAL 10 0 10 20

167TH CROSSING



CONSULTING ENGINEERS & SURVEYORS
200 3RD AVE NE, SUITE 100 - CAMBRIDGE, MN 55008
763.689.6068 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.

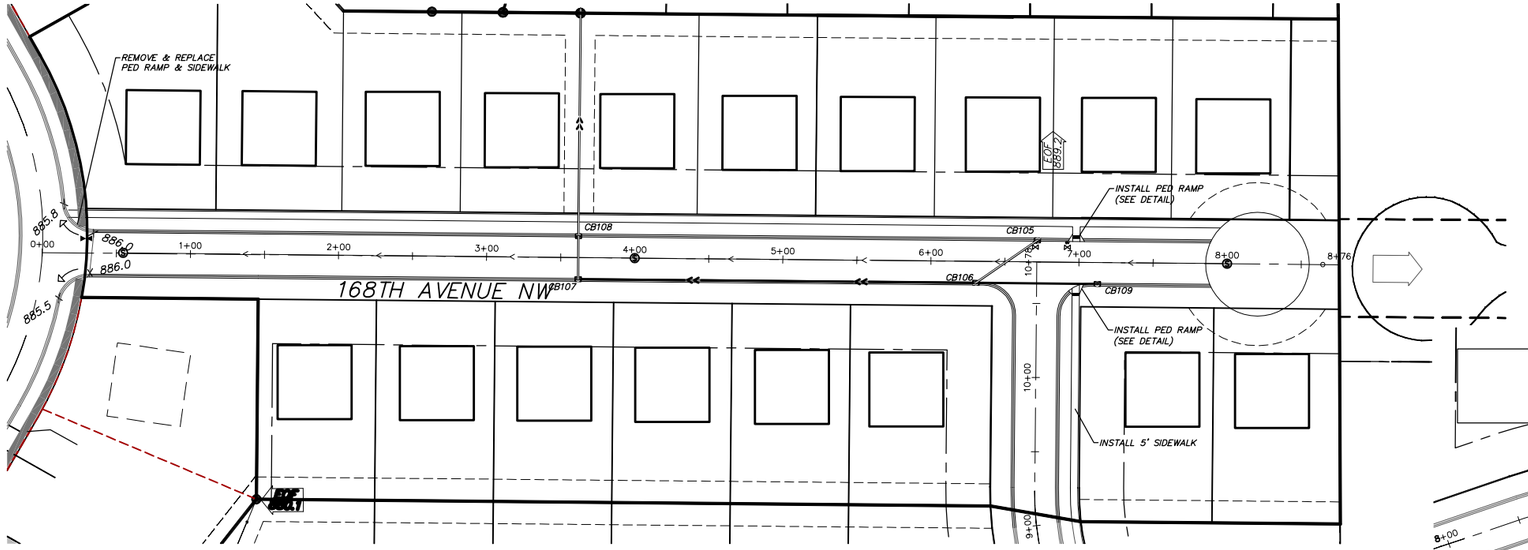
DATE 3-25-2015 REG. NO. 24019

BRENT RISWELL

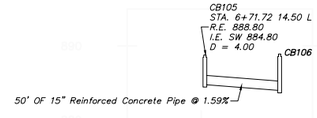
DRAWN	CAD
DATE	3-15-2015
SCALE	1=50
PROJECT	127-13
CHECKED	BTR
APPROVED	BTR

C2

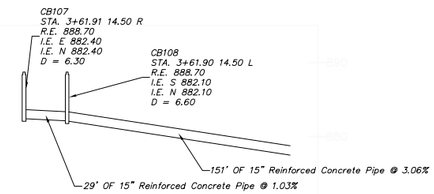
W:\2006\97-06\Engineering\97-06.dwg 1/30/2013 9:42:57 AM CST

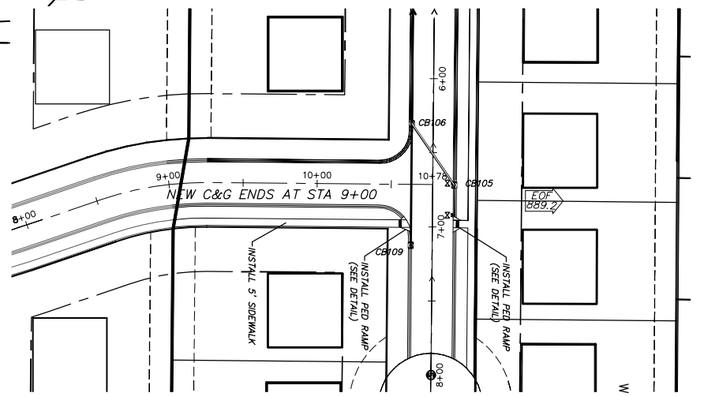


CB105 to CB106 PROFILE



CB107 to EX. STM CB 9 PROFILE

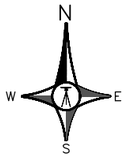


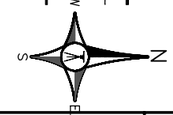


CB105	2X3 RECT.	R-3501-V	
CB106	48"DIA	R-3501-V	
CB107	48"DIA	R-3501-V	
ST-8	2X3 RECT.	R-3501-V	HORIZONTAL
CB108	48"DIA	R-3501-V	VERTICAL

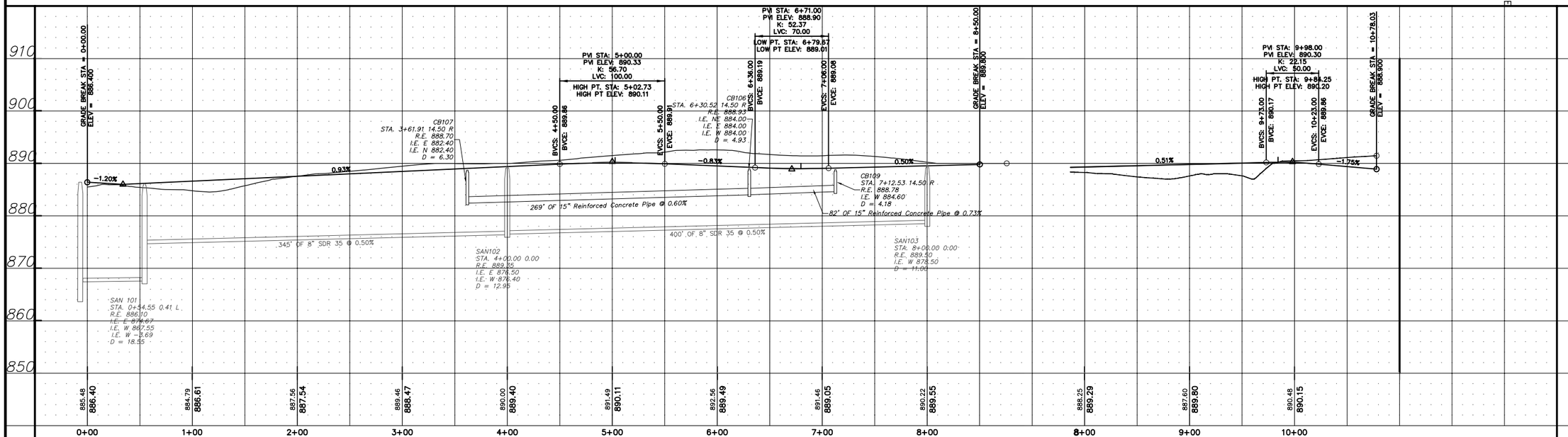
HORIZONTAL: 50 0 50 100

VERTICAL: 10 0 10 20





168TH AVE NW



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

REVISIONS | BY | DATE

RECORD DRAWING

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

BROOKFIELD 6TH ADDITION

STREET/STORM SEWER

RAMSEY, MINNESOTA

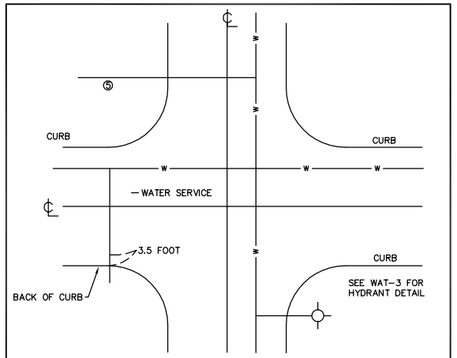
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE 1-25-2015 REG. NO. 24019

BRENT RISDELL

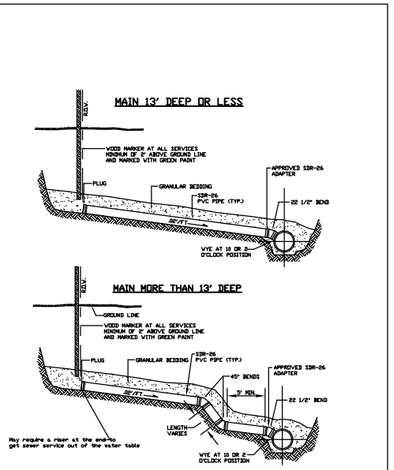
DRAWN	CAD
DATE	3-15-2015
SCALE	1=50
PROJECT	127-13
CHECKED	BTR
APPROVED	BTR

C3

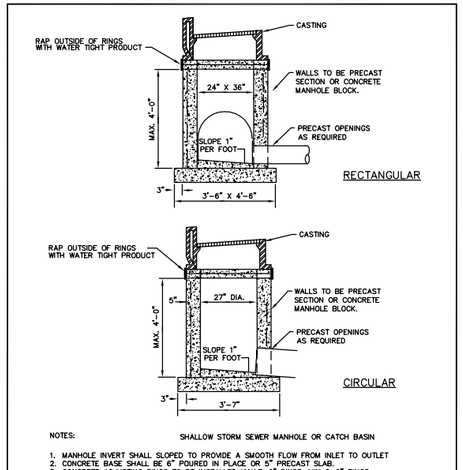


1) VALVES TO BE CLUSTERED AT CROSS ON THE TEE BY PLACING IMMEDIATELY ADJACENT TO FITTING
2) VALVE EXTENSIONS SHALL BE REQUIRED SUCH THAT VALVE OPERATOR NUT IS WITHIN 1 FOOT OF FINISHED GRADE
3) WATERMAIN TO BE LOCATED ON NORTH AND EAST SIDES OF STREET 10 FEET FROM CENTERLINE
4) ALL SERVICE VALVES IN 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



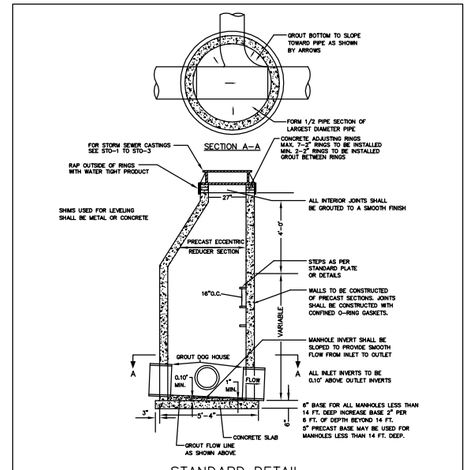
APPROVED		STANDARD DETAILS
DATE 1-2006	City of RAMSEY	
		CITY PLATE No. SEW-1



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

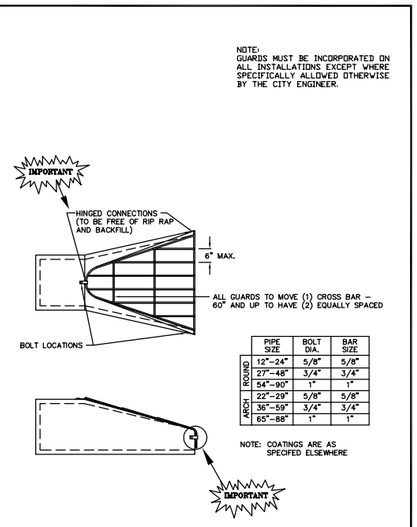


NOTES:
STANDARD DETAIL

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

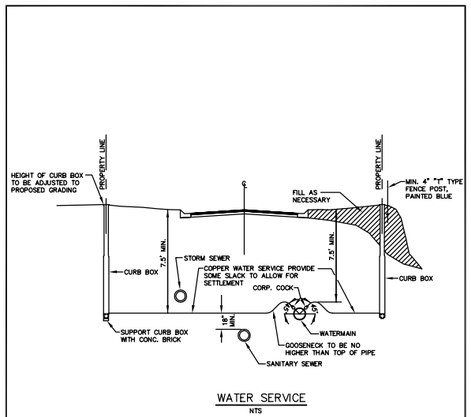
NOTE:
GUARDS MUST BE INCORPORATED ON ALL INSTALLATIONS EXCEPT WHERE SPECIFICALLY ALLOWED OTHERWISE BY THE CITY ENGINEER.



	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"

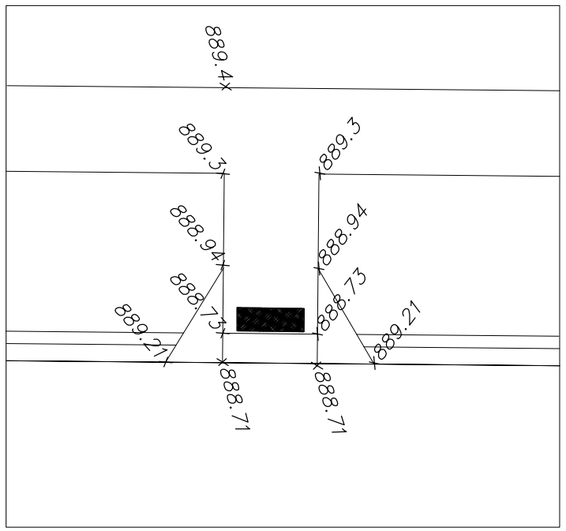
NOTE: COATINGS ARE AS SPECIFIED ELSEWHERE

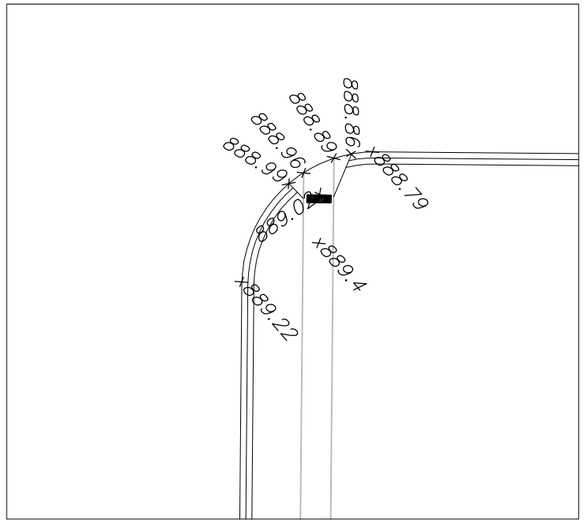
APPROVED		STANDARD DETAILS
DATE 2-2006	City of RAMSEY	TRASH GUARD
		CITY PLATE No. STO-8



WATER SERVICE
NTS

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





DATE	REVISIONS	BY

RECORD DRAWING

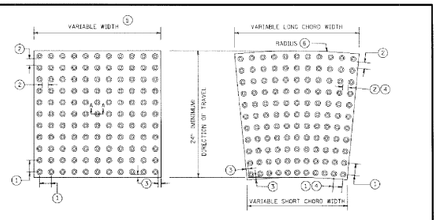
APA CONSULTING
ENGINEERS & SURVEYORS
200 3RD AVE NE, SUITE 100 - CAMBRIDGE, MN 55008
763.689.4042 PH 763.689.6681 FAX

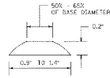
BROOKFIELD 6TH ADDITION
168TH AVE NW/167 CROSSING NW
RAMSEY, MINNESOTA

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





SECTION A-A
TRUNCATED DOME

TYPICAL RADIAL TRUNCATED DOME PLATES

RADIUS (FEET) ⑦	LONG CHORD WIDTH (INCHES)	SQ.FT. PER PLATE	PLATES REQUIRED FOR 90 DEGREE TURN
10	23-1/2	3.53	8
15	18-13/16	2.83	15
15	23-1/2	3.67	12
20	18-13/16	3.00	20
20	18-1/8	2.98	20
25	20-1/2	3.28	23
25	23-9/16	3.77	20
30	22-5/8	3.65	25
35	22	3.56	30

NOTES:

DETECTABLE WARNING SURFACES SHALL FOLLOW THE PUBLIC RIGHTS-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG).

DETECTABLE WARNINGS CONSIST OF TRUNCATED DOMES ALIGNED IN A SQUARE OR RADIAL GRID PATTERN.

DETECTABLE WARNINGS ARE REQUIRED:
-WHERE RAMPS, LANDINGS, OR BLENDED TRANSITIONS PROVIDE A FLUSH PEDESTRIAN CONNECTION TO THE ROADWAY.
-WHERE PEDESTRIAN ACCESS ROUTES CROSS COMMERCIAL DRIVEWAYS THAT ARE PROVIDED WITH TRAFFIC CONTROL DEVICES OR OTHERWISE PERMITTED TO OPERATE LIKE A PUBLIC ROADWAY.
-AT PEDESTRIAN RAILWAY CROSSINGS.
-ON RAIL PLATFORMS WHERE BOARDING EDGES ARE NOT PROTECTED.

DETECTABLE WARNINGS SHALL EXTEND:
-A MINIMUM OF 24" IN THE DIRECTION OF TRAVEL.
-THE FULL WIDTH OF THE RAMP, LANDING, OR BLENDED TRANSITION, WITHIN 3" OF FULL WIDTH ON EITHER END.
-THE FULL LENGTH OF THE PUBLIC USE AREA OF A RAIL PLATFORM.

DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT GUTTER, ROADWAY, OR WALKWAY, EITHER A LIGHT-ON-DARK OR DARK-ON-LIGHT. CONTRAST MAY BE PROVIDED ON THE FULL RAMP SURFACE, EXCLUDING THE FLARED SIDES.

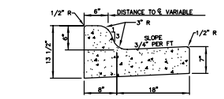
FOR MN/DOT PROJECTS, SEE MN/DOT'S APPROVED/QUALIFIED PRODUCT LIST.

DETECTABLE WARNING SURFACE SHALL BE PAID FOR AS TRUNCATED DOMES BY THE SQUARE FOOT.

ALL TRUNCATED DOME SYSTEMS SHALL BE PLACED IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER.

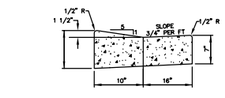
① CENTER TO CENTER DOME SPACING 3.81" MINIMUM, 2.4" MAXIMUM.
② BASE TO BASE DOME SPACING 0.65" MINIMUM.
③ DOME BASE TO PLATE EDGE SPACING 0.35" MINIMUM 0.75" MAXIMUM.
④ SPACING VARIES ON RADIAL PLATES.
⑤ TYPICAL WIDTHS AVAILABLE: 12", 18", 24", 30", 36". CHECK WITH MANUFACTURERS FOR AVAILABLE WIDTHS.
⑥ ON RADIAL PLATE, RADIUS DEFINED AT BACK OF CURB.
⑦ TYPICAL RADII: CHECK WITH MANUFACTURERS FOR AVAILABLE RADII.

APPROVED AUGUST 23, 2010 STATE DESIGN ENGINEER	STATE OF MINNESOTA DEPARTMENT OF TRANSPORTATION DETECTABLE WARNING SURFACE TRUNCATED DOMES	SPECIFICATION REFERENCE 2531	STANDARD PLATE NO. 7038A



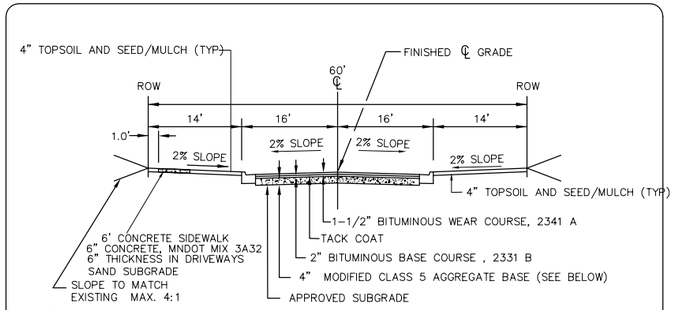
MnDOT B618
(URBAN)

SURMOUNTABLE
(URBAN)



DRIVEWAY FOR B618

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.

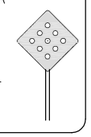
Note: All sidewalks are 6" thick, in areas where there are no proposed driveways 4" thick will be allowed

Modified Class 5 Aggregate Base Specification

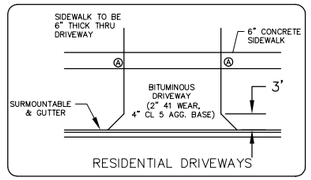
Size	% Passing Allowable Range
1"	100
¾"	90–100
⅜"	50–80
No. 4	35–70
No. 10	20–60
No. 40	10–35
No. 200	5–10

TYPICAL STREET SECTION
NOT TO SCALE

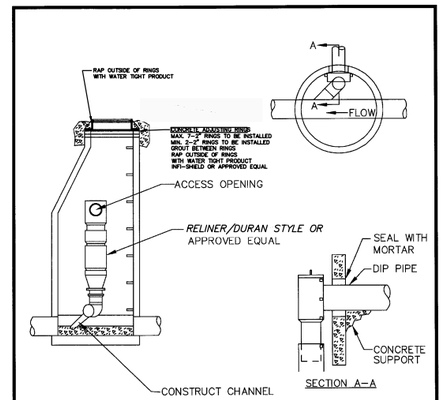
TYPICAL OBJECT MARKER



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



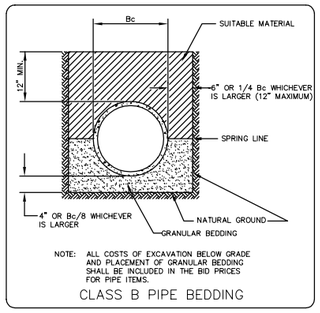
RESIDENTIAL DRIVEWAYS



SECTION A–A

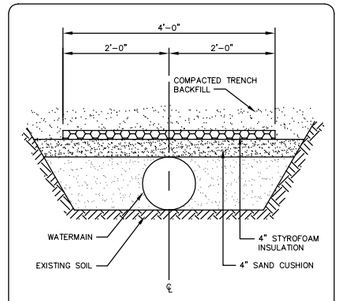
NOTES:
1. INCREASE MANHOLE SIZE 6" IN DIAMETER FOR 2 CONNECTIONS
2. INSTALL DIP TO UNDISTURBED SOIL
3. INSTALL PER MANUFACTURERS RECOMMENDATIONS.

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

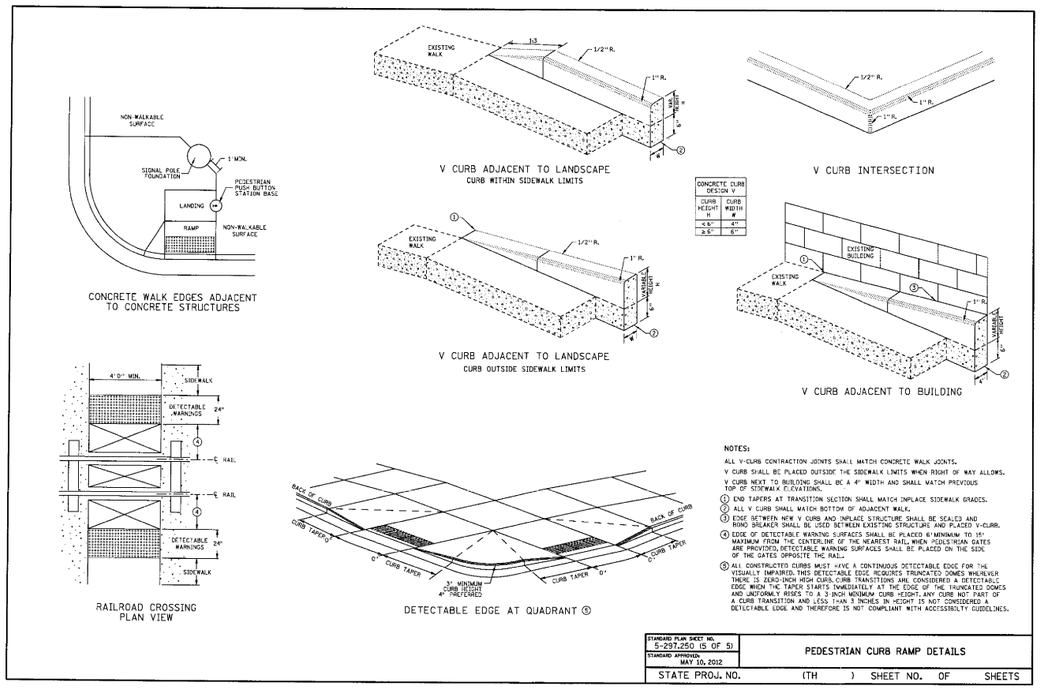


NOTE: ALL COSTS OF EXCAVATION BELOW GRADE AND PLACEMENT OF GRANULAR BEDDING SHALL BE INCLUDED IN THE BID PRICES FOR PIPE ITEMS.

CLASS B PIPE BEDDING



PIPE INSULATION DETAIL



CONCRETE CURB DESIGN V	
CURB HEIGHT h	CURB WIDTH w
≤ 6"	4"
≥ 6"	6"

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 1'- 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 STATE PROJ. NO.	PEDESTRIAN CURB RAMP DETAILS (TH) SHEET NO. OF SHEETS

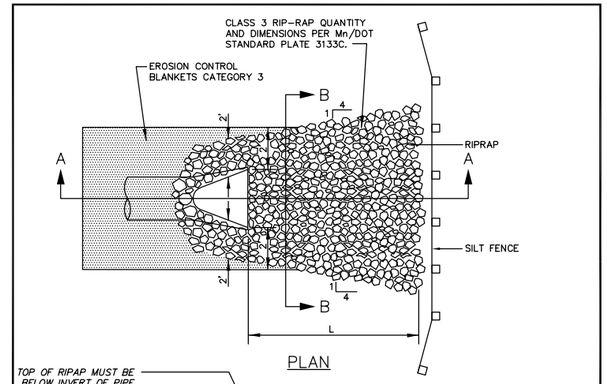
TABLE OF QUANITIES
RIPRAP AT RCP OUTLETS

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)

REVISIONS | BY | DATE

RECORD DRAWING

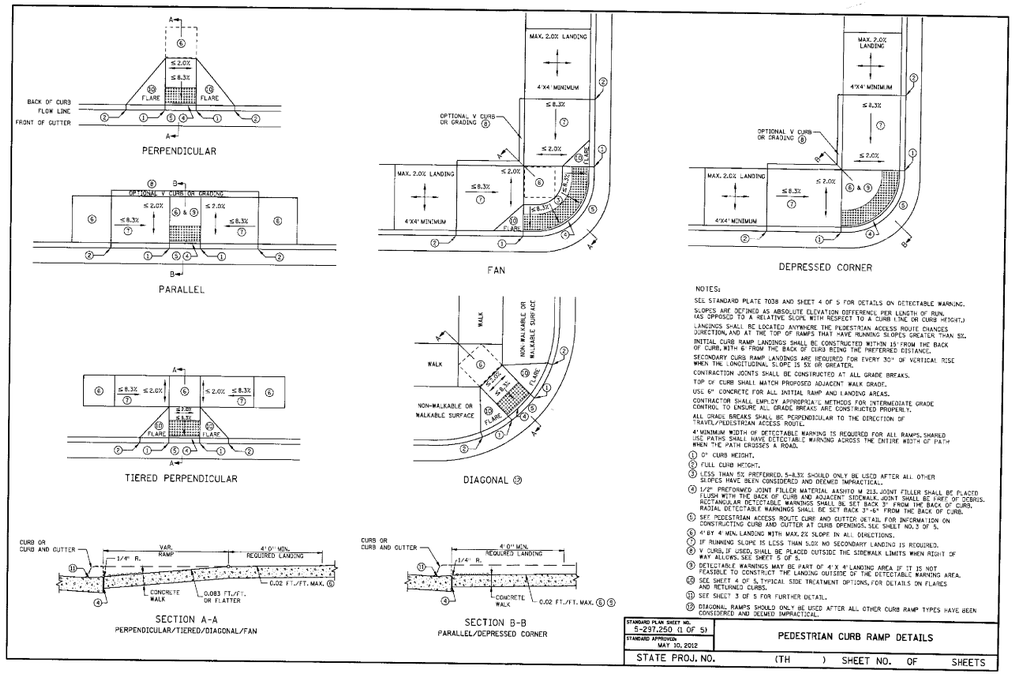
CONSULTING ENGINEERS & SURVEYORS
APA
200 3RD AVE NE, SUITE 100 - CAMBRIDGE, MN 55008
763.689.4042 PH 763.689.6681 FAX

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. 24019
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.

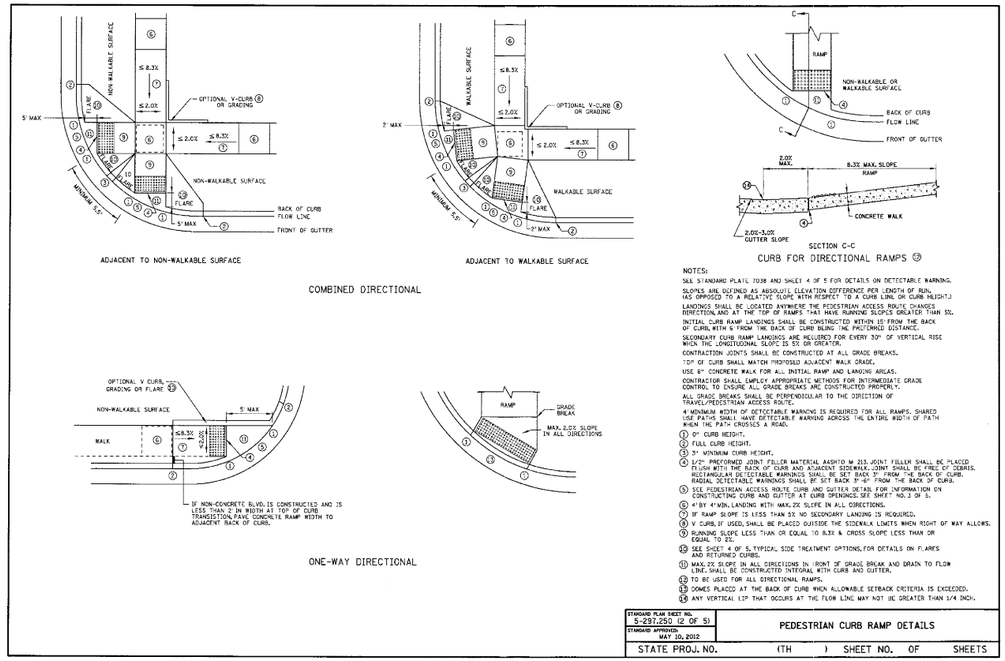
ALL GRADE BREAKS SHALL BE PERPENDICULAR TO THE DIRECTION OF TRAVEL/PEDESTRIAN ACCESS ROUTE.

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.

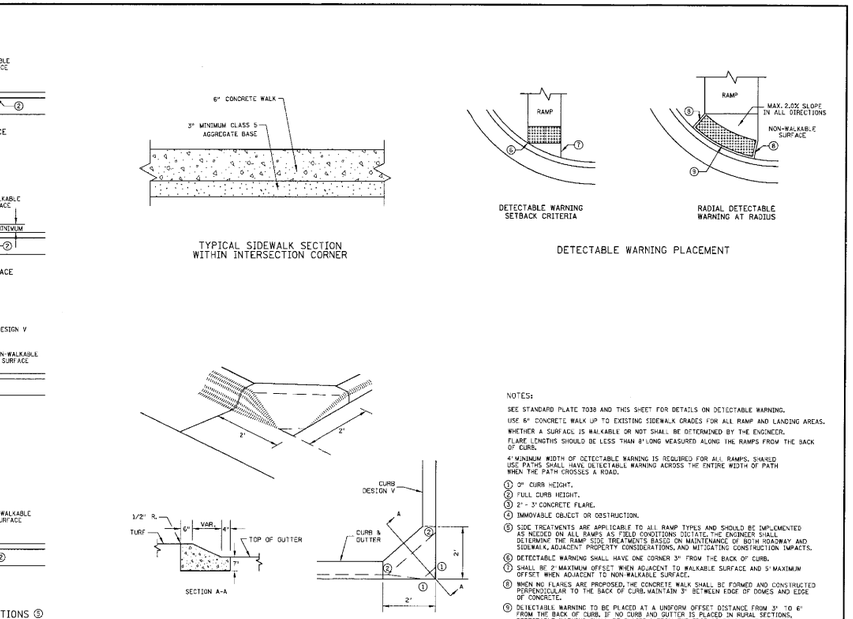
ALL GRADE BREAKS SHALL BE PERPENDICULAR TO THE DIRECTION OF TRAVEL/PEDESTRIAN ACCESS ROUTE.

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.

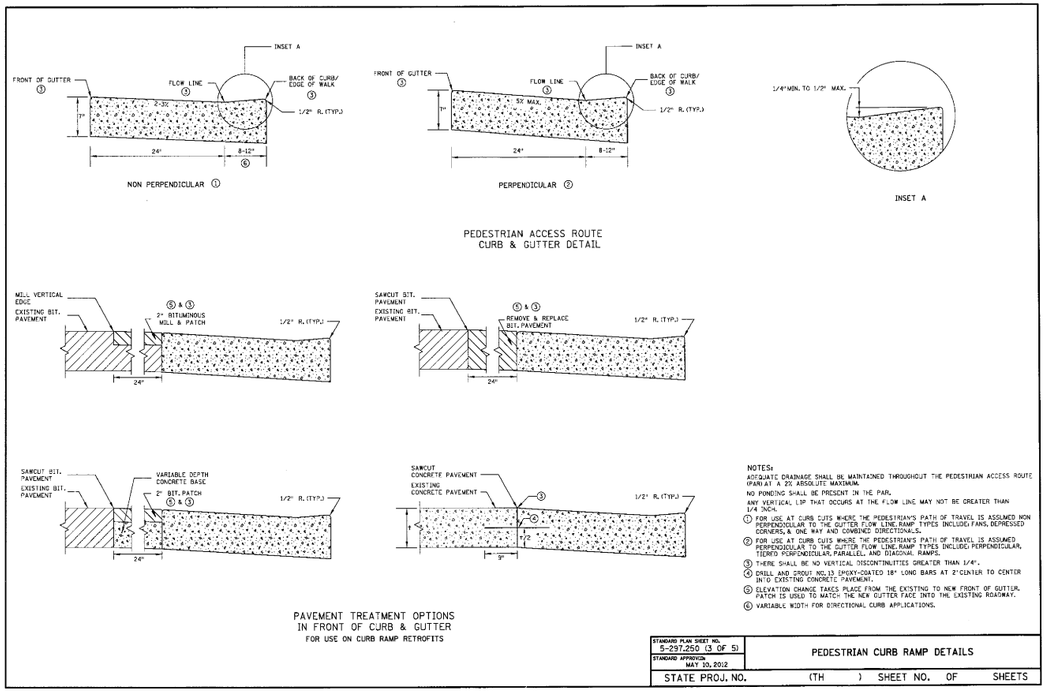
FLARE LENGTHS SHOULD BE LESS THAN 8' LONG MEASURED ALONG THE RAMPS FROM THE BACK OF CURB.

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

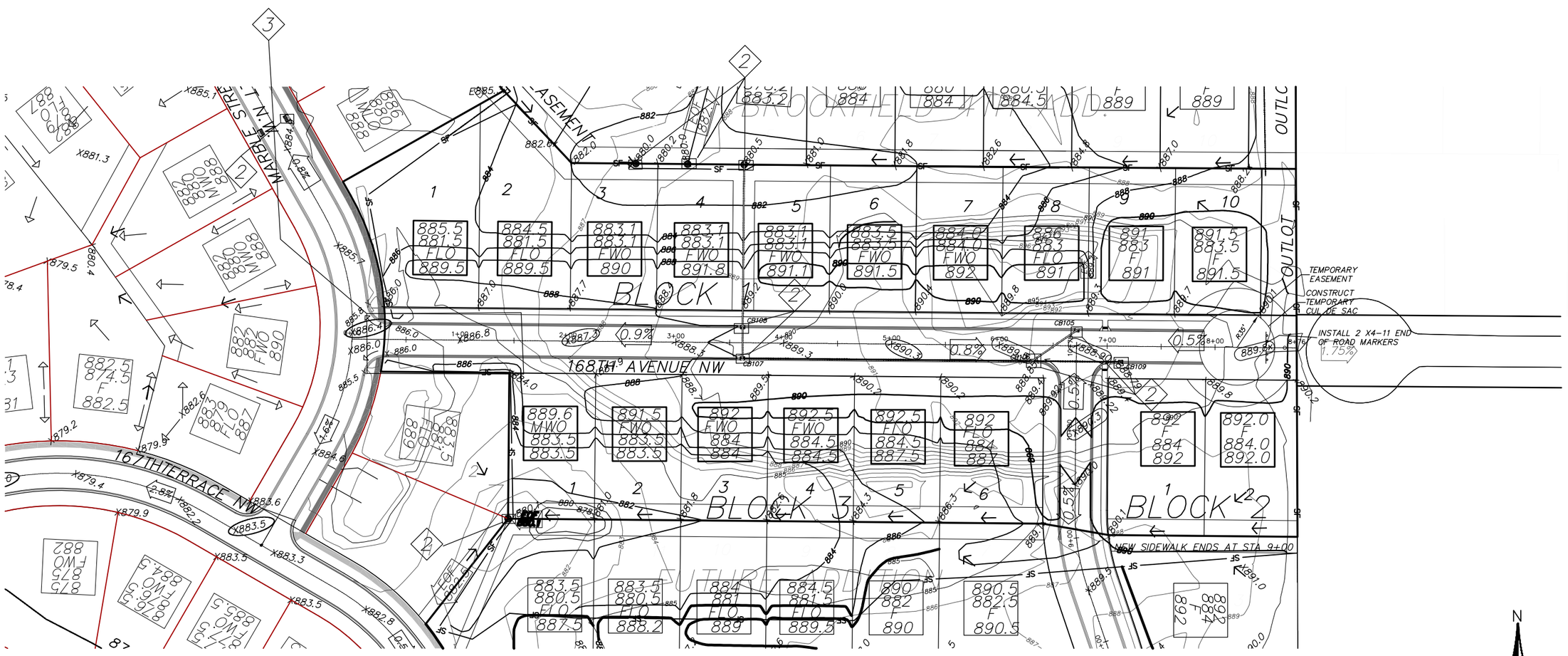
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

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

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, & SWPP PLAN

RAMSEY, MINNESOTA

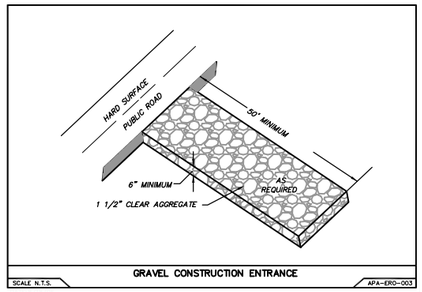
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

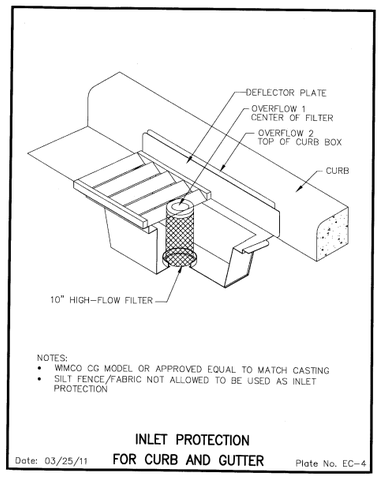
DATE 3-23-2015 REG. NO. 24019

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

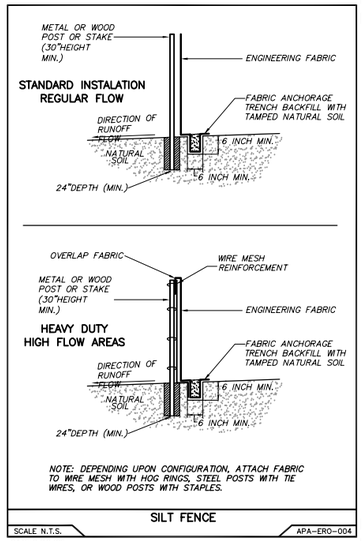
BLK	LOT	BLDG TYPE	GARAGE ELEVATION	LOW FLOOR ELEVATION	LOW OPEN ELEVATION	NWL	HWL	EOF
1	10	F	891.50	883.5	891.5	NA	881.20	882.10
	9	F	891.00	883	891	NA	881.20	882.10
	8	FLO	891.00	883	886	NA	881.20	882.10
	7	FWO	892.00	884.3	884.3	NA	881.20	882.10
	6	FWO	891.50	883.5	883.5	NA	881.20	882.10
	5	FWO	891.10	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 | BY | 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

GRADING, DRAINAGE, & SWPP PLAN

RAMSEY, MINNESOTA

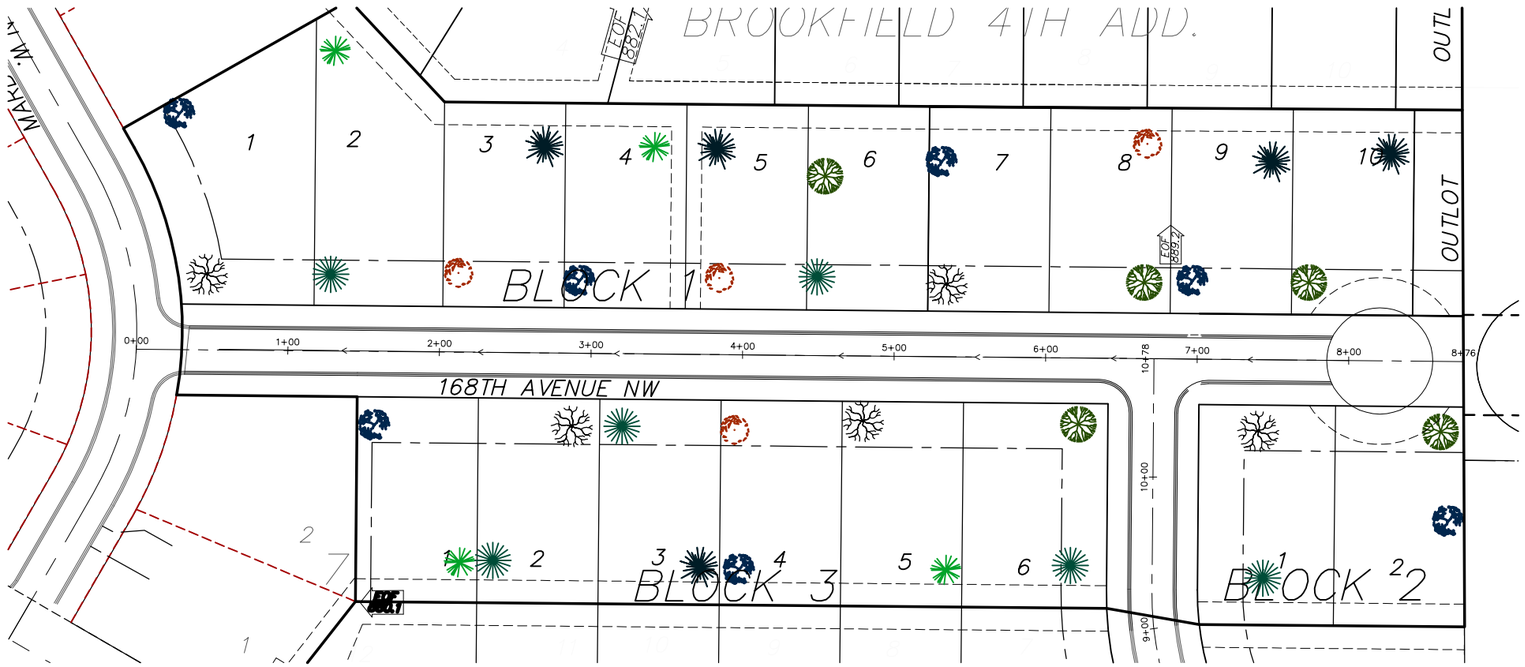
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

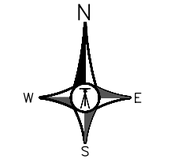
DATE 3-23-2015 REG. NO. 24019

BRENT 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)

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

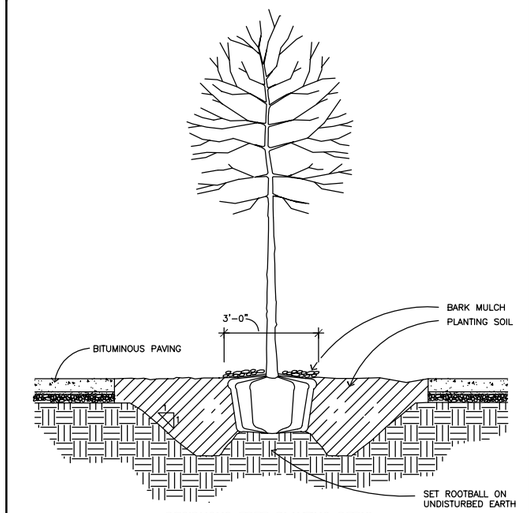
- DENOTES WHITE OAK (QUERCUS ALBA) 5 EACH
- DENOTES SILVER MAPLE (ACER SACCHARINUM) 6 EACH
- DENOTES AMERICAN ELM (ULMUS AMERICANA) 5 EACH
- DENOTES DOWNY HAWTHORN (CRATAEGUS MOLLIS) 7 EACH
- DENOTES COMMON HONEYLOCUST (GLEDITSIA TRIACANTHOS) 4 EACH

PLANTING REQUIREMENTS

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

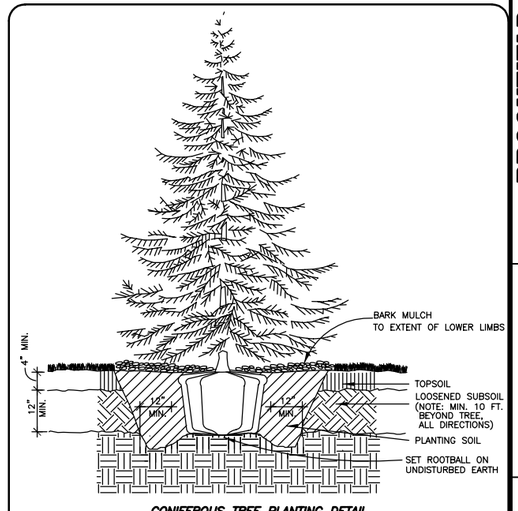
CONIFEROUS TREES MUST HAVE A MINMUM HEIGHT OF 5 FEET

– MINIMUM 25% DECIDUOUS AND CONIFEROUS



DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE



CONIFEROUS TREE PLANTING DETAIL

NOT TO SCALE

BY	DATE	REVISIONS
		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 | REVISIONS | DATE | RECORD DRAWING

APA CONSULTING ENGINEERS & SURVEYORS
200 3RD AVE NE, SUITE 100 - CAMBRIDGE, MN 55008
763.689.4042 PH 763.689.4681 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 3-25-2015 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 TEMPORARY NONVEGETATIVE), 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 CONSTRUCTION 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.

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

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

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

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 T

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 **BROOKFIELD LAND, 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:

DRAFT

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 (not required)
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 Three Hundred Ninety Five Thousand Eight Hundred Fifty Three Dollars and No Cents **($395,853.00),** 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.

DRAFT

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 Fifteen Thousand Eight Hundred Thirty Four Dollars and No Cents **($15,834.00)**, 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

DRAFT

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, Stormwater 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

DRAFT

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

DRAFT

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.

DRAFT

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.

DRAFT

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**

DRAFT

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 the **PERMITTEE** shall secure from 21st Century Bank, owner of Outlot A, Brookfield 2nd Addition, written concurrence that 21st Century Bank will provide a perpetual trail easement from a publically accessible point within BROOKFIELD 2ND 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:
BROOKFIELD LAND, LLC
Attn: Barry Blaine Onufrock, Chief Financial Manager
14015 Sunfish Lake Blvd. NW
Ramsey, MN 55303

TO THE CITY:
City of Ramsey
Attn: Community Development Director
7550 Sunwood Drive NW
Ramsey, MN 55303

[The remainder of this page is intentionally left blank.]

DRAFT

THE PERMITTEE:

BROOKFIELD LAND, LLC

By: _____

Its: _____

STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____ , 2015, by _____, the _____ of BROOKFIELD LAND, 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 ($294 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

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

RESOLUTION #15-05-115

RESOLUTION APPROVING THE DEVELOMPENT AGRREMENT FOR 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, Brookfield Land, 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 approved the Final Plat with contingencies.

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

That the Ramsey City Council hereby approves the Development Agreement for Brookfield 6th Addition, subject to review and approval by the City Attorney as to legal form, and contingent upon revisions as outlined in the Staff Review Letter dated April 24, 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 12th day of May, 2015.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **4. 12.**

Meeting Date: 05/12/2015

By: Chris Anderson, Community Development

Information

Title

Adopt Resolution #15-05-116 Accepting Temporary Road Easement from Brookfield Land LLC over a Portion of Lot 10 Block 3 Brookfield 4th Addition

Purpose/Background:

Brookfield Land, LLC has submitted a Building Permit for a new single family home on Lot 10 Block 3 Brookfield 4th Addition, generally known as 7008 168th Ave NW (the "Subject Property"). Per approved plans, a portion of the temporary cul-de-sac encroaches onto the northeast corner of the Subject Property.

Notification:

No notification is required.

Observations/Alternatives:

The eastern terminus of 168th Lane NW within Brookfield 4th Addition ends in a temporary cul-de-sac at the eastern boundary of the plat. The temporary cul-de-sac partially encroaches on the northeast corner of the Subject Property. Brookfield Land, LLC, has provided a Temporary Road Easement to encumber this encroachment in favor of the City. When 168th Lane NW is extended to the east for future development, the cul-de-sac will no longer be necessary and the City would then vacate this easement.

Alternatives

Option #1: Accept the Temporary Road Easement subject to review and approval by the City Attorney as to legal form. The easement would properly address the existing encroachment and would be vacated once 168th Lane is extended to the east to facilitate future development. Staff supports this option.

Option #2: Do not accept the Temporary Road Easement. If the City does not accept the Temporary Road Easement, a portion of the cul-de-sac will need to be removed to eliminate the encroachment. This may reduce the radius of the cul-de-sac such that it would not have sufficient turn-around space for larger motor vehicles. Staff does not support this option.

Funding Source:

This is being handled as part of Staff's regular duties.

Recommendation:

Staff recommends accepting the Temporary Road Easement, subject to review and approval by the City Attorney as to legal form.

Action:

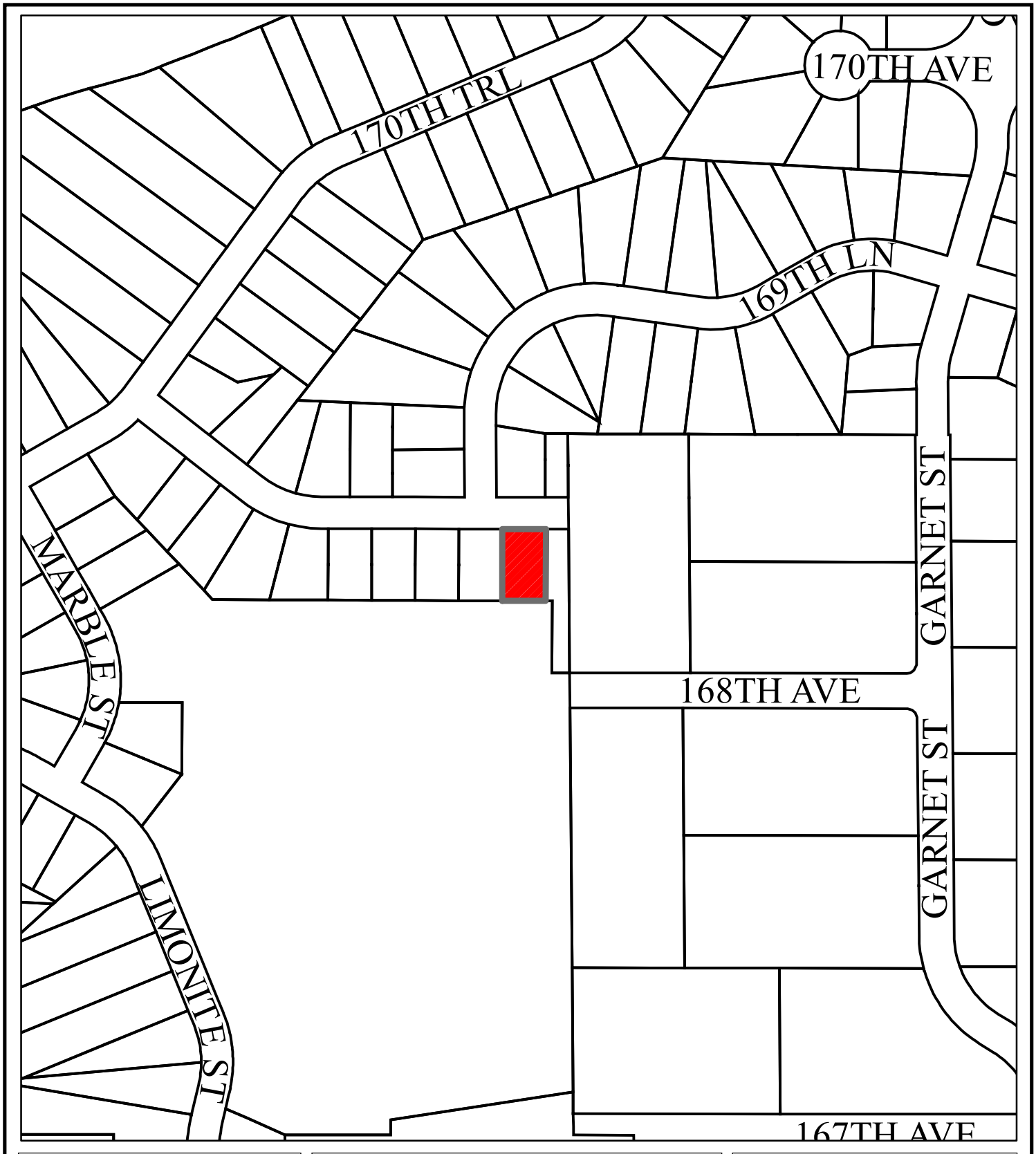
Motion to adopt Resolution #15-05-116 accepting a Temporary Road Easement over a portion of 7008 168th Lane NW, subject to review and approval by the City Attorney as to legal form.

Attachments

Site Location Map
Certificate of Survey for 7008 168th Lane NW
Temporary Road Easement
Resolution #15-05-116

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	05/06/2015 11:35 AM
Kurt Ulrich	Kurt Ulrich	05/07/2015 09:55 AM
Form Started By: Chris Anderson		Started On: 05/04/2015 03:46 PM
Final Approval Date: 05/07/2015		



City of RAMSEY

7008 168th Lane NW
10-32-25-32-0072

Legend
Site
Parcels

N

0 320 640 Feet

Certificate of Survey ~ for ~

CAPSTONE HOMES

PROPOSED ELEVATIONS

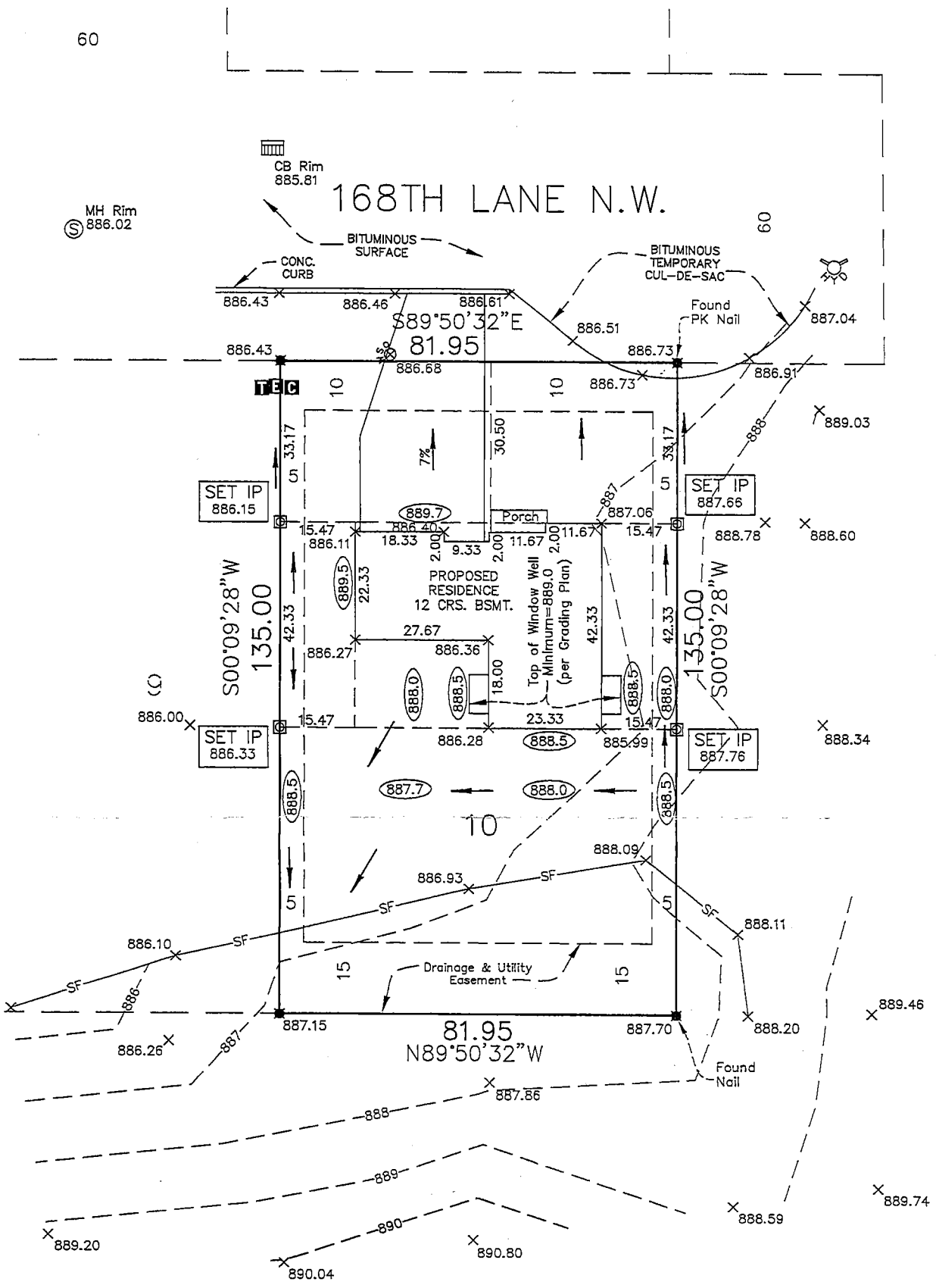
Lowest Floor Elevation: 882.0

Top of Block Elevation: 890.0

Garage Slab Elevation: 889.7

Approved by
Ramsey Planning Department
Date: 4-30-15 CH

Comments: _____



NOTES:

1. Contractor to verify all building dimensions and elevations.
2. In providing this survey no attempt has been made to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility existing on the site, whether private, municipal or public owned.
3. The professional surveyor has made no investigation or independent search for easements of record, encumbrance, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
4. Square footage of lot is 11,063 sq. ft. or 0.25 acres.
5. This lot is in Section 10 Township 32 Range 25
6. Builder/Owner place retaining walls as needed.
7. House pad needs to be cleared – YES ☐
   – NO ☒

N

1 INCH = 30 FEET

GOPHER STATE ONE CALL
CALL BEFORE YOU DIG
651-454-0002 - Metro / 800-252-1166 - Greater MN
www.gopherstateonecall.org

FILL: 295 YARDS ±

CUT: 168 YARDS ±

Lot 10, Block 3
BROOKFIELD FOURTH ADDITION

ANOKA COUNTY, MINNESOTA

Subject to easements of record, if any.

LEGEND

- ● = Iron monument found
- ○ = Iron monument set and marked with license No. 18420.
- x 800.0 = Denotes existing elevation
- (800.0) = Denotes proposed elevation from grade or development plan
- 15 = Denotes drainage & utility easement
- = Denotes drainage arrow
- ⊡ = Denotes offset iron
  Bearings shown are assumed
- 800.0 = Denotes proposed contour from development or grading plan
- [800.0] = Denotes as-built elevation
- SF = Denotes silt fence

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

Charles R. Christopherson, MN License No. 18420

04/14/15
Date

Hakanson Anderson

Job No.: 3660.315

Apr 14, 2015 – 7:55am sethm
K:\cad_surv\Land Desktop 2008\3660.315\dwg\3660 315.dwg

© 2015 HAKANSON ANDERSON ASSOCIATES, INC.

TEMPORARY ROAD EASEMENT

This indenture ("Easement") is made and entered into the _____ day of May, 2015.

Recitals

1. The real property located at 7008 168th Lane N.W., Ramsey, Minnesota, Property ID No. 10-32-25-32-0072 ("the Property"), is owned by **Brookfield Land, LLC**, a Minnesota limited liability company ("Grantor"), and is legally described as follows:

   Lot 10, Block 3, Brookfield Fourth Addition, Anoka County, Minnesota.

2. Grantor desires to grant, and the **City of Ramsey**, Minnesota, a municipal corporation ("Grantee"), wishes to receive, a temporary easement across a portion of the Property for roadway purposes.

Easement

1. Grantor, in exchange for the benefit of terminating 168th Lane N.W. in a temporary cul-de-sac, hereby grants to Grantee an easement, as further described below, across that portion of the Property as legally described in the attached Temporary Road Easement Exhibit ("Temporary Easement Area").

2. Grantor grants Grantee a Temporary Road Easement over and across the Temporary Easement Area for the purpose of using and maintaining a public street, including a temporary cul-de-sac, which was, or will be, constructed by

Grantor as part of the development of Brookfield 4th Addition. This Easement includes the right to modify the existing grading, clear trees and brush on the Easement Area and otherwise alter the Easement Area as needed to accomplish the aforementioned purposes.

3. Upon Grantee's acceptance of the road improvements undertaken by Grantor, Grantee shall be responsible for all maintenance and repairs relating to the road improvements within the Temporary Easement Area and shall be responsible for the payment of all costs and expenses incurred in connection with such maintenance and repair. Grantor shall remain responsible for mowing and other regular lawn care for seeded areas within the Temporary Easement Area. Grantor shall not plant trees within the Temporary Easement Area.

4. This Temporary Road Easement shall remain in effect until such time that 168th Lane N.W. is extended to the east and the cul-de-sac contained within the Temporary Easement Area is removed. Concurrent with removal of the cul-de-sac and reconstruction of 168th Lane N.W., the City shall grade and seed the Property within the Temporary Easement Area in a manner consistent with the topography of the remaining Property.

5. This Temporary Road Easement shall run with the land. Grantor warrants it is the owner of the Property and has the right, title and capacity to convey this Easement to Grantee.

[Remainder of page left blank.]

Brookfield Land, LLC

By: _____

Its: _____

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of May, 2015, by _____, the _____ of Brookfield Land, LLC, a Minnesota limited liability company, on behalf of Grantor.

_____
Notary Public

City of Ramsey

By: _____ By: _____

Its: _____ Its: _____

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this _____ day of May, 2015, by Sarah Strommen and Kurtis G. Ulrich, the Mayor and City Administrator of the City of Ramsey, a Minnesota municipal corporation, on behalf of Grantee.

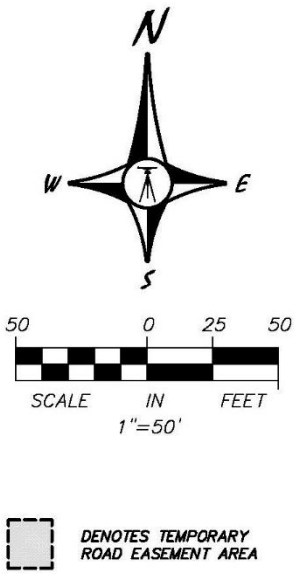
_____
Notary Public

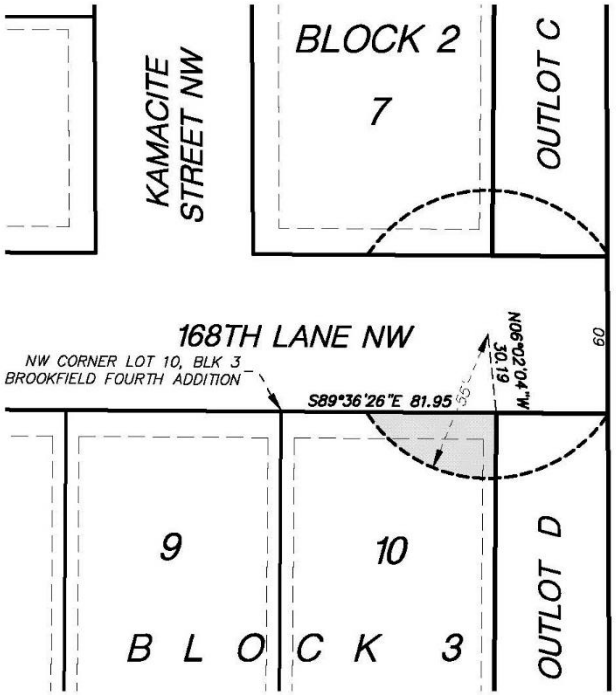
This instrument drafted by:
Ratwik, Roszak & Maloney, P.A.
730 2nd Avenue South, Suite 300
Minneapolis, MN 55402
(612) 339-0060
(JJL)

Temporary Road Easement Exhibit

TEMPORARY ROAD EASEMENT EXHIBIT

LOT 10, BLOCK 3 - BROOKFIELD FOURTH ADDITION





TEMPORARY EASEMENT AREA

ALL THAT PART OF LOT 10, BLOCK 3, BROOKFIELD FOURTH ADDITION, ANOKA COUNTY, MINNESOTA, LYING WITHIN THE CIRCUMFERENCE OF A CIRCLE HAVING A RADIUS OF 55 FEET, AND A RADIUS POINT DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 10; THENCE SOUTH 89 DEGREES 36 MINUTES 26 SECONDS EAST, ASSUMED BEARING, ALONG THE NORTH LINE OF SAID LOT 10, A DISTANCE OF 81.95 FEET TO THE NORTHEAST CORNER OF SAID LOT 10; THENCE NORTH 06 DEGREES 02 MINUTES 04 SECONDS WEST, A DISTANCE OF 30.19 FEET TO SAID RADIUS POINT.

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

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

RESOLUTION #15-05-116

RESOLUTION ACCEPTING A TEMPORARY ROAD EASEMENT OVER A PORTION OF LOT 10 BLOCK 3 BROOKFIELD 4TH ADDITION

WHEREAS, the City Council approved Brookfield 4th Addition in December of 2013; and

WHEREAS, 168th Lane NW within Brookfield 4th Addition terminates in a temporary cul-de-sac that partially encroaches on Lot 10, Block 3 Brookfield 4th Addition; and

WHEREAS, on May 12, 2015, the City Council considered acceptance of a Temporary Road Easement to address the encroachment.

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

1) That the Ramsey City Council hereby accepts the Temporary Road Easement subject review and approval as to legal form by the City Attorney.

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 12th day of May, 2015.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **4. 13.**

Meeting Date: 05/12/2015

Submitted For: Colleen Lasher, Administrative Services

By: Colleen Lasher, Administrative Services

Information

Title

Adopt Resolution #15-05-123 to Hire Paid-on-call Firefighters

Purpose/Background:

The purpose of this case is to request authorization to hire eight replacement paid-on-call firefighters in order to bring each of the three Fire Department stations to within acceptable staffing levels.

Station Staffing Capacity
Station #1 / 20 Firefighters
Station #2 / 20 Firefighters
Station #3 / 15 Firefighters

A firefighter orientation meeting was held on Saturday, February 7, 2015, followed by interviews, background checks, reference checks, physical agility tests, work-style assessments, pre-employment physicals, and drug screens. At this time, eight candidates have successfully passed the requirements to become city of Ramsey Paid-on-call Firefighters. All eligible candidates will be subject to a 1-year probationary period.

If approved, the eight firefighters listed above will be assigned to the following stations: four to Station #1, three to Station #2, and one to Station #3.

Notification:

This year the majority of the costs associated with the pre-employment work style assessments, medical exams and drug screens will be reimbursed through the Anoka County Recruitment and Retention Grant. The grant will reimburse the City up to $1600.00 per firefighter once they are certified at the Firefighter II level. In our case, the estimated value is anticipated to be near $8000.

Observations/Alternatives:

Option #1: To hire Tyler Burshem, Nicholas Kintigh, Thomas Lyon, Jr., Michael Rouse, Jeremy Strecker, Kelly. Sinton, Jason Sufka, and Matthew Tjosaas as Paid-on-call Firefighters, in order to continue to provide the necessary public safety responses to the City of Ramsey and the City of Nowthen.

Option #2: Not moving ahead with hiring replacement Paid-on-call Firefighters at this time. Staff does not recommend this option due to the risk of reduced public safety services and the risk of losing a qualified applicant pool and resources spent thus far.

Funding Source:

The funding to hire the above mentioned firefighters is included in the 2015 budget and per the Joint Powers Agreement with the City of Nowthen, the City will be reimbursed for a portion of the salaries for these positions. In addition, the grant through the Anoka County Recruitment and Retention program will reimburse the City for a portion of the pre-employment testing costs once the new firefighters are certified at the Firefighter II level.

Recommendation:

Staff recommends hiring Tyler Burshem, Nicholas Kintigh, Thomas Lyon, Jr., Michael Rouse, Jeremy Strecker, Kelly Sinton, Jason Sufka, and Matthew Tjosaas as Paid-on-call Firefighters at $12.88 per hour effective May 13, 2015.

Action:

Motion to approve resolution #15-05-123 hiring Tyler Burshem, Nicholas Kintigh, Thomas Lyon, Jr., Michael Rouse, Jeremy Strecker, Kelly Sinton, Jason Sufka, and Matthew Tjosaas as Paid-on-call Firefighters at $12.88 per hour effective May 13, 2015.

Attachments

Resolution 1505123

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	05/07/2015 10:32 AM
Form Started By: Colleen Lasher		Started On: 05/06/2015 07:21 PM
Final Approval Date: 05/07/2015		

Council Member introduced the following resolution and moved for its adoption:

RESOLUTION # 2015-05-123

RESOLUTION TO HIRE PAID-ON-CALL FIREFIGHTERS

WHEREAS, over the course of 2014 - 2015 there have been several Paid-on-call Firefighters that have separated from the Fire Department due to retirements and other reasons; and

WHEREAS, staffing levels in the Fire Department were less full capacity in all three fire stations; and

WHEREAS, a firefighter orientation meeting was held on Saturday, February 7, 2015 followed by interviews, background checks, reference checks, physical agility tests, work-style assessments, and pre-employment physicals and drug screens; and

WHEREAS, eight candidates have successfully passed the requirements to become a city of Ramsey Paid-on-call Firefighter; and

WHEREAS, eligible candidates will be subject to a 1-year probationary period; and

Tyler Burshem, Nicholas Kintigh, Thomas Lyon, Jr., Michael Rouse, Jeremy Strecker, Kelly Sinton, Jason Sufka, and Matthew Tjosaas as Paid-on-call Firefighters at $12.88 per hour effective May 13, 2015.

WHEREAS, the funding to hire the above mentioned firefighters is included in the 2015 budget and per the Joint Powers Agreement with the City of Nowthen, the City will be reimbursed for a portion of the salaries for these positions

WHERAS, in addition, the grant through the Anoka County Recruitment and Retention program will reimburse the City for a portion of the pre-employment testing costs once the new firefighters are certified at the Firefighter II level.

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

> Motion to approve resolution #15-05-123, Tyler Burshem, Nicholas Kintigh, Thomas Lyon, Jr., Michael Rouse, Jeremy Strecker, Kelly Sinton, Jason Sufka, and Matthew Tjosaas as Paid-on-call Firefighters at $12.88 per hour effective May 13, 2015.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 12th day of May 2015.

CC Regular Session **4. 14.**

Meeting Date: 05/12/2015

By: Colleen Lasher, Administrative Services

Information

Title

Adopt Resolution #15-05-124 to Hire Seasonal Public Works Maintenance Workers and Temporary Interns

Purpose/Background:

The purpose of this case is to request authorization to hire Temporary Seasonal Employees and Interns. Annually the City employs temporary Seasonal Public Works Maintenance Workers to perform work in the Parks, Streets, and Utilities Divisions and Interns to work in the Police Department, Community Development, Administrative Services, Engineering, and Parks,

The process to fill these positions includes an open competitive recruitment process, interviews, background checks, pre-employment testing, City Council approval to hire and on-boarding.

As a result, staff selected 9 qualified entry level seasonal candidates, 2 qualified semi-entry level seasonal candidates to work in the newly established semi-entry level seasonal role as allowed by the 2015 - 2016 AFSCME labor agreement and 6 qualified student interns or graduates candidates looking for experience. All candidates have passed the pre-employment screenings and staff recommends hiring the selected 2015 candidates.

Notification:

NA

Observations/Alternatives:

Option #1 To hire the selected 2015 Seasonal Public Works Maintenance Workers and Temporary Interns

Option #2: Not moving ahead with hiring the Seasonal Public Works Maintenance Workers and Temporary Interns. Staff does not recommend this option due to the inability to meet the highly labor intensive seasonal work demands in the Public Works Department; as well as the much needed support provided by the temporary Interns in the Police Department, Community Development, Administrative Services, Engineering Department, and Parks Division.

Funding Source:

The funding required to fill these positions is included within the approved 2015 budget.

Recommendation:

Staff recommends option #1 above, hiring the following 2015 Seasonal Public Works Maintenance Workers and Temporary Interns:

A. Entry level seasonal employees:
    a. First year: Joe Martin, Ethan Scheuring, Tim Barrett, Nick Tacheny, Daniel Greer at $9.50 per hour effective on or near May 15, 2015
    b. Second - fourth year: Taylor Moshier, Jake Marks, Mitchell LeTourneau at $9.75 per hour effective on or near May 15, 2015
B. Semi-entry level seasonal employees: Sarah Wiener and Tom Marks at $16.09 per hour for up to 6-months effective on or near April 1, 2015
C. Interns: Oksana Carlier, Andrew Hayes, Geoffrey Solomonson, Andrew Langholz, Zack Ellsworth, Austin

Bloch, Logan Czech at $12.00 per hour effective on or near May 15, 2015

Action:

Motion to adopt resolution #15-05-124 to hire the following employees:

A. Entry level seasonal employees:
    a. First year: Joe Martin, Ethan Scheuring, Tim Barrett, Nick Tacheny, Daniel Greer at $9.50 per hour effective on or near May 15, 2015
    b. Second - fourth year: Taylor Moshier, Jake Marks, Mitchell LeTourneau at $9.75 per hour effective on or near May 15, 2015
B. Semi-entry level seasonal employees: Sarah Wiener and Tom Marks at $16.09 per hour for up to 6-months effective on or near April 1, 2015
C. Interns: Oksana Carlier, Andrew Hayes, Geoffrey Solomonson, Andrew Langholz, Zack Ellsworth, Austin Bloch, Logan Czech at $12.00 per hour effective on or near May 15, 2015

Attachments

Resolution 1505124

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	05/07/2015 10:34 AM
Form Started By: Colleen Lasher		Started On: 05/06/2015 07:56 PM
Final Approval Date: 05/07/2015		

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #15-05-124

RESOLUTION TO HIRE SEASONAL PUBLIC WORKS MAINTENANCE WORKERS AND TEMPORARY INTERNS

WHEREAS, annually the City employs temporary Seasonal Public Works Maintenance Workers to perform work in the Parks, Streets, and Utilities Divisions and Interns to work in the Police Department, Community Development, Administrative Services, Engineering, and Parks; and

WHEREAS, staff has found a significant benefit to seasonal public works maintenance workers and interns; and

WHEREAS, staff selected 9 qualified entry level seasonal candidates; and

WHEREAS, staff selected 2 qualified semi-entry level seasonal candidates to work in the newly established semi-entry level seasonal role as allowed by the 2015 - 2016 AFSCME labor agreement; and

WHEREAS, staff selected 6 qualified student interns or graduates candidates looking for experience; and

WHEREAS, all candidates passed the pre-employment screening; and

WHEREAS, staff recommends hiring the selected 2015 candidates.

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

Motion to adopt resolution #15-05-124 to hire the following employees:

A) Entry level seasonal employees:
    a. First year: Joe Martin, Ethan Scheuring, Tim Barrett, Nick Tacheny, Daniel Greer at $9.50 per hour effective on or near May 15, 2015
    b. Second - fourth year: Taylor Moshier, Jake Marks, Mitchell LeTourneau at $9.75 per hour effective on or near May 15, 2015
B) Semi-entry level seasonal employees: Sarah Wiener and Tom Marks at $16.09 per hour for up to 6-months effective on or near April 1, 2015
C) Interns: Oksana Carlier, Andrew Hayes, Geoffrey Solomonson, Andrew Langholz, Zack Ellsworth, Austin Bloch, Logan Czech at $12.00 per hour effective on or near May 15, 2015

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 12th day of May, 2015.

CC Regular Session **7. 1.**

Meeting Date: 05/12/2015

Submitted For: Tim Gladhill, Community Development

By: Tina Goodroad, Community Development

Information

Title:

Consider Resolution #15-05-092 Granting Preliminary Plat Approval to Harvest Estates, a Major Plat; Case of G S Land, LLC.

Purpose/Background:

The purpose of this case is to review the Preliminary Plat prepared by G S Land, LLC for the redevelopment for the former municipal campus located at 15153 Nowthen Blvd. NW as a 44-lot single-family residential development. The site is currently owned by the City of Ramsey, which has approved a Purchase Agreement to sell the site in two (2) phases to G S Land, LLC. The attached Review File outlines a recent assignment of the Purchase Agreement to G S Land, LLC.

Fire Station No. 2 currently operates from the existing building on the site. The Final Plat will be proposed in two phases to allow the Fire Department to be located at 5650 Alpine Drive, adjacent to the site until the construction of the new Fire Station 2 is completed.

Over the past two (2) years, the redevelopment of this site has been the source of significant discussion and citizen engagement. This case is focused specifically on the current request for a detached, single-family development. The results and findings of the previous Study Group's review of appropriate land uses can be found online at www.cityoframsey.com/formerrmc. Printed copies of these materials are available upon request.

Notification:

Staff attempted to notify all Property Owners with 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 UnionHerald.

Observations/Alternatives:

5he proposed density is 2.64 units per acre where three (3) units per acre is required within the LDR land use. However, the City remains consistent overall in meeting the three units/acre average city wide. The Planning Commission is supportive of the proposed number of lots and density.

The proposed Preliminary Plat does not include access to Nowthen Boulevard at the direction of the City Council. The details of this discussion are included in the attached copy of the City Council Work Session Minutes dated February 24, 2015. The current layout would allow for a future connection to Nowthen Boulevard, if desired in the future after further study of Nowthen Boulevard safety and mobility issues. The site will have three (3) access points to major roads: Nowthen Boulevard (at 150th Lane); Alpine Drive (at Helium Street); and Trunk Highway 47/Saint Francis Boulevard (at 152nd Avenue).

A significant amount of discussion occurred at the Public Hearing about the access to Nowthen Boulevard. The City acknowledges that traffic levels will increase on existing roads with the new development. Based on review of previous traffic studies and informal, cursory review of forecasted traffic levels, it appears that traffic levels will remain within acceptable traffic engineering standards.

Landscaping and reforestation has been reviewed by staff and determined to meet the intent of the ordinance. A combination of trees are proposed on each residential lot satisfying the two (2) trees per lot requirement. Additional

plantings are proposed in areas to buffer the proposed development from adjacent developments and from Nowthen Boulevard.

Staff is seeking policy direction on the number of sidewalks in the development. City Code would require sidewalks on one (1) side of each public street. The adjacent development known as MEADOW includes sidewalks on both sides of the streets. There will be some minor transitional issues if sidewalks are only included on one (1) side of the street. Additional details are included in the attached Staff Review File. A ten (10) foot wide bituminous trail is required connecting the internal loop street to Nowthen Boulevard at the location of the existing driveway.

The development agreement will require that all proposed homes meet all the architectural requirements of the underlying R-1, Residential (MUSA) District. No enhanced architectural standards are being required by the City.

Alternatives

Alternative #1: Recommend approval of the request with revisions as outlined in the Staff Review File and retaining the access point to Nowthen Boulevard. This is the recommendation of the Planning Commission, but conflicts with previous City Council direction.

Alternative #2: Recommend approval of the request as presented.

Alternative #3: Recommend denial of the request. The proposed development has gone through significant policy discussion. The general land use is in line with City goals. Required revisions are relatively minor. Staff does not recommend denial of the request.

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 the understanding the access to Nowthen Boulevard shall remain open.

The Environmental Policy Board reviewed the Landscape Plan and recommended approval of said plan with suggested revisions as outlined in the Staff Review File.

Given the significant amount of discussion at the Public Hearing regarding the Nowthen Boulevard access, Staff desires direction from the City Council if additional traffic analysis should be ordered before approving the project.

Action:

Motion to recommend that the City Council adopt Resolution #15-05-092 granting Preliminary Plat Approval of Harvest Estates.

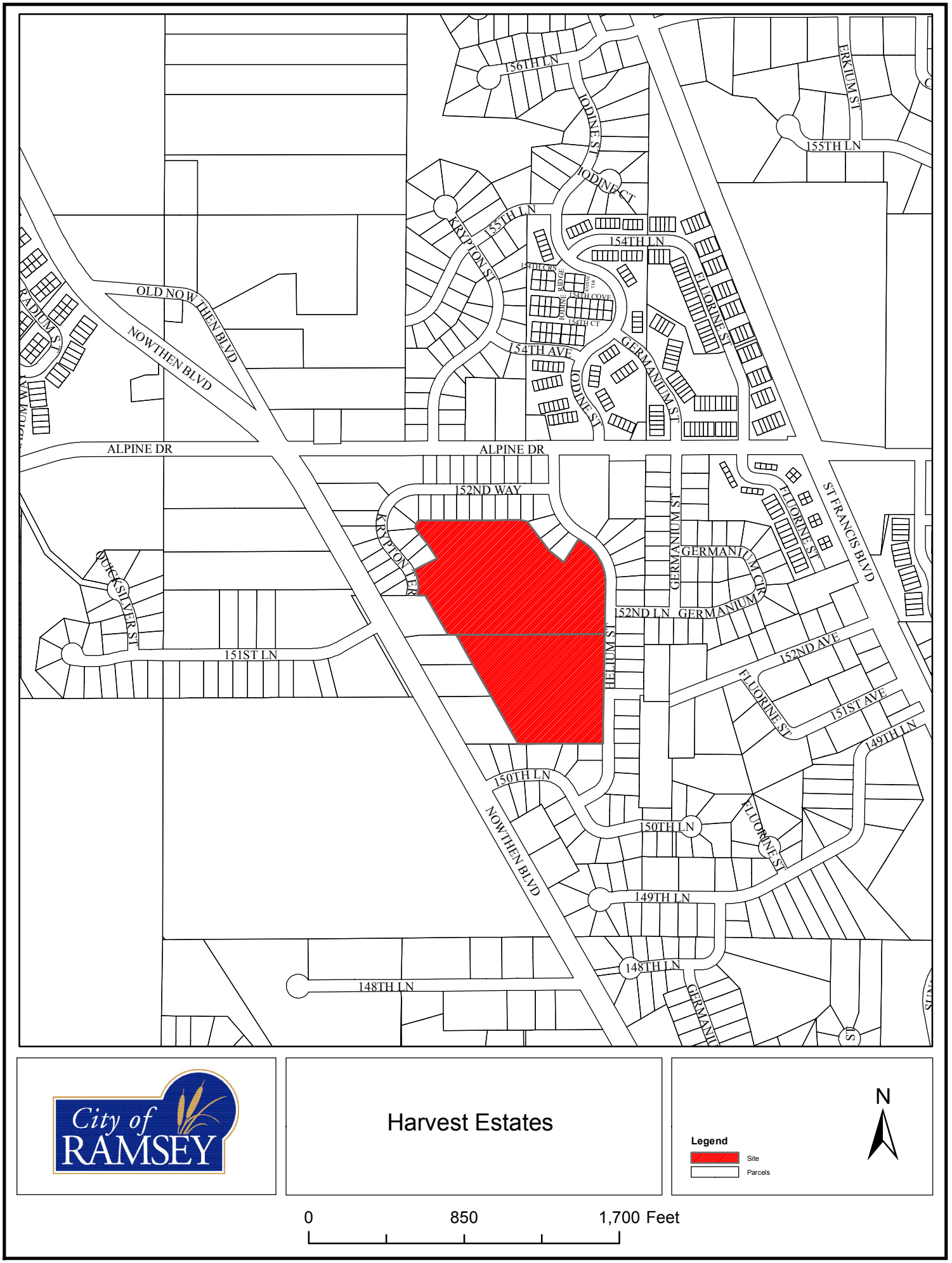
Attachments

Site Location Map
Preliminary Plat
Staff Review File
City Council Work Session Minutes dated February 24, 2015
DRAFT Environmental Policy Board Minutes dated March 30, 2015
DRAFT Planning Commission Minutes dated April 9, 2015
Summary of Questions
Development Agreement

Res 15-05-092

Form Review

Inbox	Reviewed By	Date
Tim Gladhill (Originator)	Tim Gladhill	05/07/2015 04:16 PM
Kurt Ulrich	Kurt Ulrich	05/07/2015 04:47 PM
Form Started By: Tim Gladhill		Started On: 04/16/2015 08:46 AM
Final Approval Date: 05/07/2015		



City of RAMSEY

Harvest Estates

Legend

Site

Parcels

N

0 850 1,700 Feet

HARVEST ESTATES

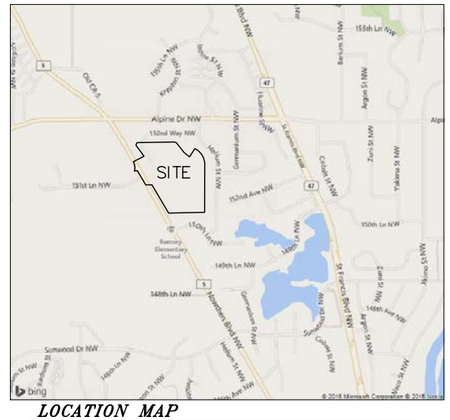
City of Ramsey
Anoka County, Minnesota

SITE DATA:

		SQ. FT. ±	ACRES ±
Total Site Area	=	927,015	21.281
Right-of-Way Area	=	137,351	3.153
Net Area	=	789,664	18.128
Total Number of Lots	=	44	
Total No. Units	=	44	
Net Density	=	2.4 U/A	
Imperivious Surface	=	233,534	5.4

ZONING REGULATIONS:

Current zoning	=	Public/Quasi-Public District
Proposed zoning	=	R1 Residential (MUSA)
Front Yard	=	30 ft.
Rear Yard	=	30 ft.
Side Interior		
Living Space	=	10 ft.
Garage	=	6 ft.
Side Corner	=	30 ft.
Minimum Lot Width At Setback	=	80 ft.
Corner lot	=	90 ft.
Minimum Lot Area	=	10,800 Sf.



LOCATION MAP

No Scale

INDEX:

PRE PLAT:

- C-1.0) COVERSHEET/SITE PLAN N1/2
- C-1.1) SITE PLAN S1/2
- C-1.2) SITE PLAN OVERALL PLAN
- C-2.0) PRELIMINARY PLAT N1/2
- C-2.1) PRELIMINARY PLAT S1/2
- C-3.0) UTILITY PLAN N1/2
- C-3.1) UTILITY PLAN S1/2
- C-4.0) LANDSCAPE PLAN N1/2
- C-4.1) LANDSCAPE PLAN S1/2
- C-5.0) TREE PRESERVATION PLAN N1/2
- C-5.1) TREE PRESERVATION PLAN S1/2
- C-6) EXISTING CONDITIONS

GRADING AND EROSION:

- CG-1.0)GRADING PLAN OVERALL
- CG-1.0)GRADING PLAN N1/2
- CG-1.0)GRADING PLAN S1/2
- CE-1) EROSION CONTROL N1/2
- CE-1) EROSION CONTROL S1/2
- CE-2) EROSION CONTROL DETAILS

CONSTRUCTION PLAN SET:

- C-1.0) UTILITY COVERSHEET
- C-2.0) STREET/STORM PROFILES
- C-2.1) STREET/STORM PROFILES
- C-3.0) SANITARY SEWER/WATERMAIN
- C-3.1) SANITARY SEWER/WATERMAIN
- C-4.0) STORM SEWER
- C-5.0 CONSTRUCTION DETAIL PLATES

PRELIMINARY
NOT FOR CONSTRUCTION

NOTE: SCALE IS 1"=60'

60 0 60 120 180

Scale 1" = 60'

Drawing:H:\2014 Projects\141029\Cadd\SubmittalSets\SiteSht.dwg
Layout:Prelim Plat Pkg Site Plan C-1.0 60 sc
Date:Apr 29,2015,9:34am
X-Ref Dwg:141029utl.dwg
X-Ref Dwg:141029topo.dwg
X-Ref Dwg:141029topo.dwg

PROJECT NUMBER 141029

REVISIONS			
REMARKS	DATE	BY	
Remove Nowthen Boulevard connection	4/1/15	spk	
make 60 scale plans	4/14/15	spk	
Revise Lot Blk #'s to match pj1 plat	4/29/15	gbh	

CERTIFICATION:
I Hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Date:

Randall C. Hedlund MN. LIC. NO. 19576

PREPARED BY:
HEDLUND SURVEYING ENGINEERING PLANNING
2005 Pin Oak Drive
Eagan, MN 55122
Phone: (651) 405-6600
Fax: (651) 405-6606

SHEET TITLE: *HARVEST ESTATES COVERSHEET/SITE PLAN*

PREPARED FOR: *NIK MANAGEMENT INC.*
11736 177TH St. W.
Lakeville, MN 55044
Phone: (952) 236-9424

DRAWN	CHECKED	DESIGN
---	---	---

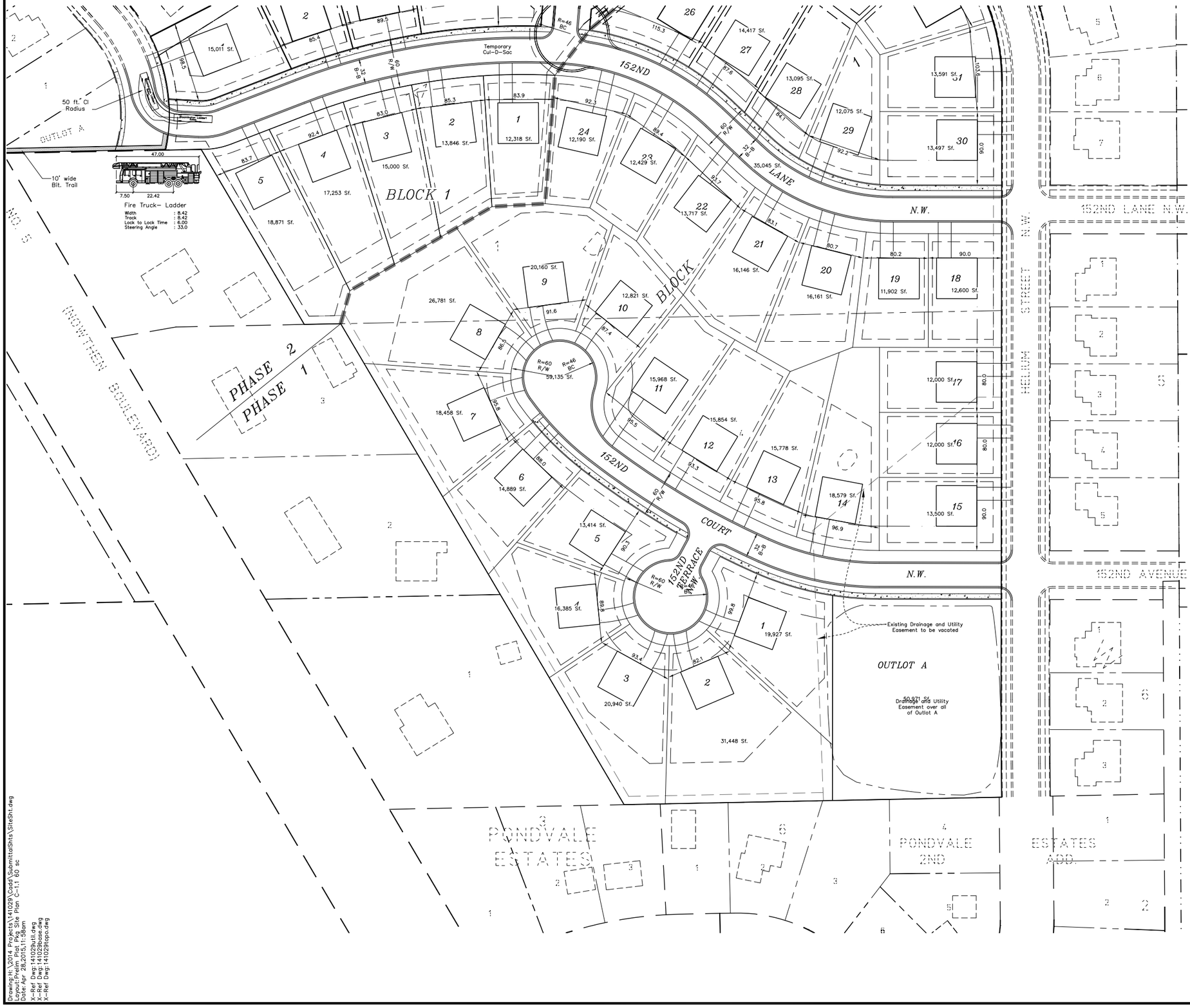
SHEET NUMBER
C-1.0

DATE 3/5/2015
REV. 4/29/15

HARVEST ESTATES

City of Ramsey

Anoka County, Minnesota



PRELIMINARY
NOT FOR CONSTRUCTION

NOTE: SCALE IS 1'=60'

60 0 60 120 180

Scale 1" = 60'

PROJECT NUMBER
141029

REVISIONS		
REMARKS	DATE	BY
Remove Nowthen Boulevard connection	4/1/15	spk
Make 60 scale plans	4/14/15	spk
Revise Lot Blk #'s to match pj l plat	4/29/15	gbh

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

Date: ____

Randall C. Hedlund MN. LIC. NO. 19576

PREPARED BY:

HEDLUND SURVEYING ENGINEERING PLANNING

2005 Pin Oak Drive
Eagan, MN 55122
Phone: (651) 405–6600
Fax: (651) 405–6606

SHEET TITLE: *HARVEST ESTATES SITE PLAN S1/2*

PREPARED FOR: *NIK MANAGEMENT INC.*
11736 177TH St. W.
Lakeville, MN 55044
Phone: (952) 236–9424

DRAWN	CHECKED	DESIGN
---	---	---

SHEET NUMBER

C–1.1

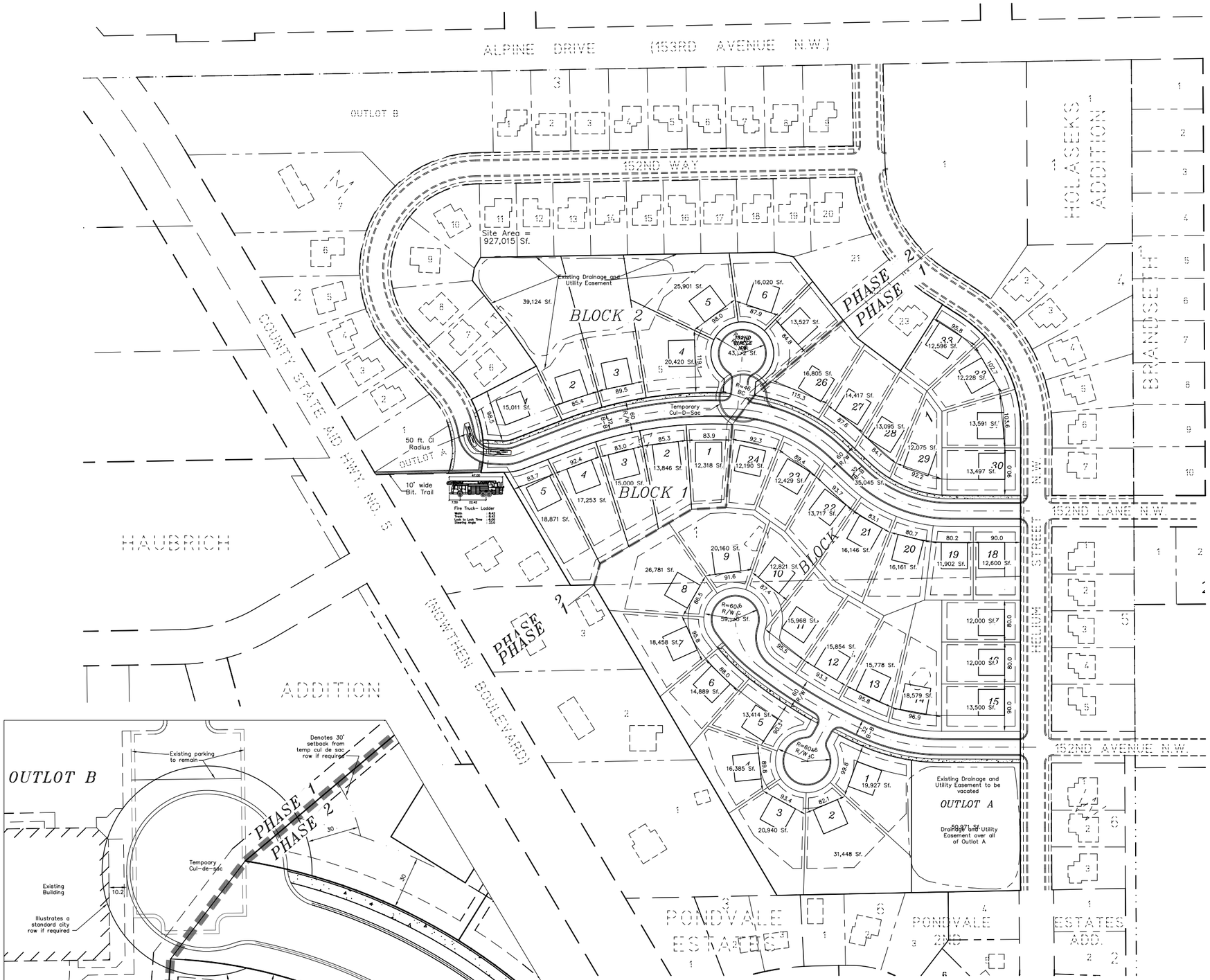
DATE	3/5/2015
REV.	4/29/15

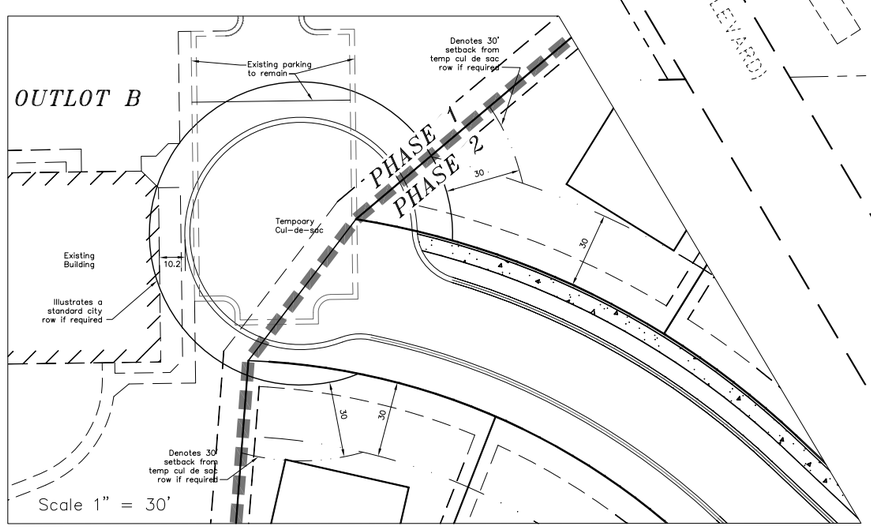
Drawing:H:\2014 Projects\141029\Cadd\SubmittalSnts\SiteSht.dwg
Layout:Prelim Plat Pkg Site Plan C–1.1 60 sc
Date: Apr 28,2015,11:58am
X–Ref Dwg: 141029utl.dwg
X–Ref Dwg: 141029base.dwg
X–Ref Dwg: 141029topo.dwg

HARVEST ESTATES

City of Ramsey

Anoka County, Minnesota





PRELIMINARY
NOT FOR CONSTRUCTION

100 0 100 200 300

Scale 1" = 100'

Drawing:H:\2014 Projects\141029\Cadd\SubmittalShts\SiteSht.dwg
Layout:Prelim Plat Pkg Site Plan C-1.0 100 sc.
Date:Apr 29,2015,9:24am
X-Ref Dwg:141029utl.dwg
X-Ref Dwg:141029topo.dwg
X-Ref Dwg:141029topo.dwg

PROJECT NUMBER 141029

REVISIONS		
REMARKS	DATE	BY
Remove Northen Boulevard connection	4/1/15	spk
Added overall plan to set	4/29/15	gbh

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

Date: ____

Randall C. Hedlund MN. LIC. NO. 19576

PREPARED BY:

HEDLUND SURVEYING ENGINEERING

PLANNING
2005 Pin Oak Drive
Eagan, MN 55122
Phone: (651) 405-6600
Fax: (651) 405-6606

SHEET TITLE: HARVEST ESTATES COVERSHEET/SITE PLAN

PREPARED FOR: NIK MANAGEMENT INC.
11736 177TH St. W.
Lakeville, MN 55044
Phone: (952) 236-9424

DRAWN	CHECKED	DESIGN
---	---	---

SHEET NUMBER
C-1.2

DATE	3/5/2015
REV.	4/29/15

HARVEST ESTATES
City of Ramsey
Anoka County, Minnesota

LEGAL DESCRIPTION:

Lots 4 and 5, MEADOW, City of Ramsey, Anoka County, Minnesota.

OUTLOT B

152ND WAY

560.00 S88°59'07"W

N76°24'22"W 36.93

S31°08'26"W 23.54

S8°07'30"W 24.36

Existing Drainage and Utility Easement

BLOCK 2

(Lot 25 for Ph 1)

S36°25'21"E 106.62

S35°03'45"E 96.80

152ND CIRCLE N.W.

PHASE 2

PHASE 1

197.94 N38°12'41"W

N57°33'02"W 36.55

N52°54'51"W 149.54

S32°26'58"W 102.44

R=255.00 Δ=57°37'20" L=256.45

152ND LANE N.W.

152ND COURT N.W.

BLOCK 1

BLOCK

OUTLOT A

43.72 N88°51'38"E

44.78 N88°51'38"E

249.91 N30°30'24"W

686.66 S30°30'00"E

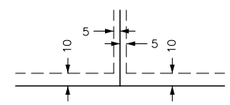
761.18 N00°04'18"E

152ND AVE. N.W.

CENTERLINE

R=210.00 L=14.37 Δ=3°55'44"

Drainage and Utility Easements are shown thus:



Being 5 feet in width and adjoining lot lines, unless otherwise shown, and 10 feet in width and adjoining street lines as shown on the plat.

Bearings shown are based upon an assumed datum.

PRELIMINARY
NOT FOR CONSTRUCTION

NOTE: SCALE IS 1'=60'

60 0 60 120 180

Scale 1" = 60'

Drawing:H:\2014 Projects\141029\Cadd\Submittal\Shts\PlatSht1.dwg
Layout:Prelim plat pkg plat sheet C-2.0 sc
Date: Apr 28,2015,11:54am
X-Ref Dwg:141029base.dwg

PROJECT NUMBER 141029

REVISIONS			
REMARKS	DATE	BY
Make 60 scale plans	4/14/15	spk
Revise Lot Blk #'s to match Ph 1 plat	4/29/15	gbh

CERTIFICATION:
I hereby certify that this survey, plan, report, or description 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.

Date: ____
Jeffrey D. Lindgren MN. LIC. NO. 14376

PREPARED BY:
HEDLUND SURVEYING ENGINEERING PLANNING
2005 Pin Oak Drive
Eagan, MN 55122
Phone: (651) 405-6600
Fax: (651) 405-6606

SHEET TITLE: *HARVEST ESTATES PRELIMINARY PLAT N1/2*

PREPARED FOR: *NIK MANAGEMENT INC.*
11736 177TH St. W.
Lakeville, MN 55044
Phone: (952) 236-9424

DRAWN	CHECKED	DESIGN
---	---	---

SHEET NUMBER
C-2.0

DATE 3/5/2015
REV. 4/29/15

HARVEST ESTATES

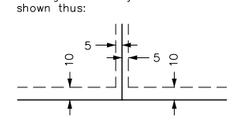
City of Ramsey

Anoka County, Minnesota

LEGAL DESCRIPTION:

Lots 4 and 5, MEADOW, City of Ramsey, Anoka County, Minnesota.

Drainage and Utility Easements are shown thus:



Being 5 feet in width and adjoining lot lines, unless otherwise shown, and 10 feet in width and adjoining street lines as shown on the plat.

Bearings shown are based upon an assumed datum.

PRELIMINARY
NOT FOR CONSTRUCTION

NOTE: SCALE IS 1"=60'

60 0 60 120 180

Scale 1" = 60'

PROJECT NUMBER
141029

REVISIONS			
REMARKS	DATE	BY	
Make 60' scale plans	4/14/15	spk	
Revise Lot Blk #'s to match Ph 1 plat	4/29/15	gbh	

CERTIFICATION:
I hereby certify that this survey, plan, report, or description 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.

Jeffrey D. Lindgren — Date: ___
MN. LIC. NO. 14376

PREPARED BY:

HEDLUND SURVEYING

PLANNING ENGINEERING
2005 Pin Oak Drive
Eagan, MN 55122
Phone: (651) 405-6600
Fax: (651) 405-6606

SHEET TITLE:
HARVEST ESTATES
PRELIMINARY PLAT S1/2

PREPARED FOR:
NIK MANAGEMENT INC.
11736 177TH St. W.
Lakeville, MN 55044
Phone: (952) 236-9424

DRAWN	CHECKED	DESIGN
---	---	---

SHEET NUMBER
C-2.1

DATE 3/5/2015
REV. 4/29/15

Drawing:H:\2014 Projects\141029\Cadd\SubmittalShts\PlatSht.dwg
Layout:Prelim plat pkg pre plat C-2.1 60 sc
Date:Apr 28,2015,11:53am
X-Ref Dwg:141029base.dwg

HARVEST ESTATES

City of Ramsey

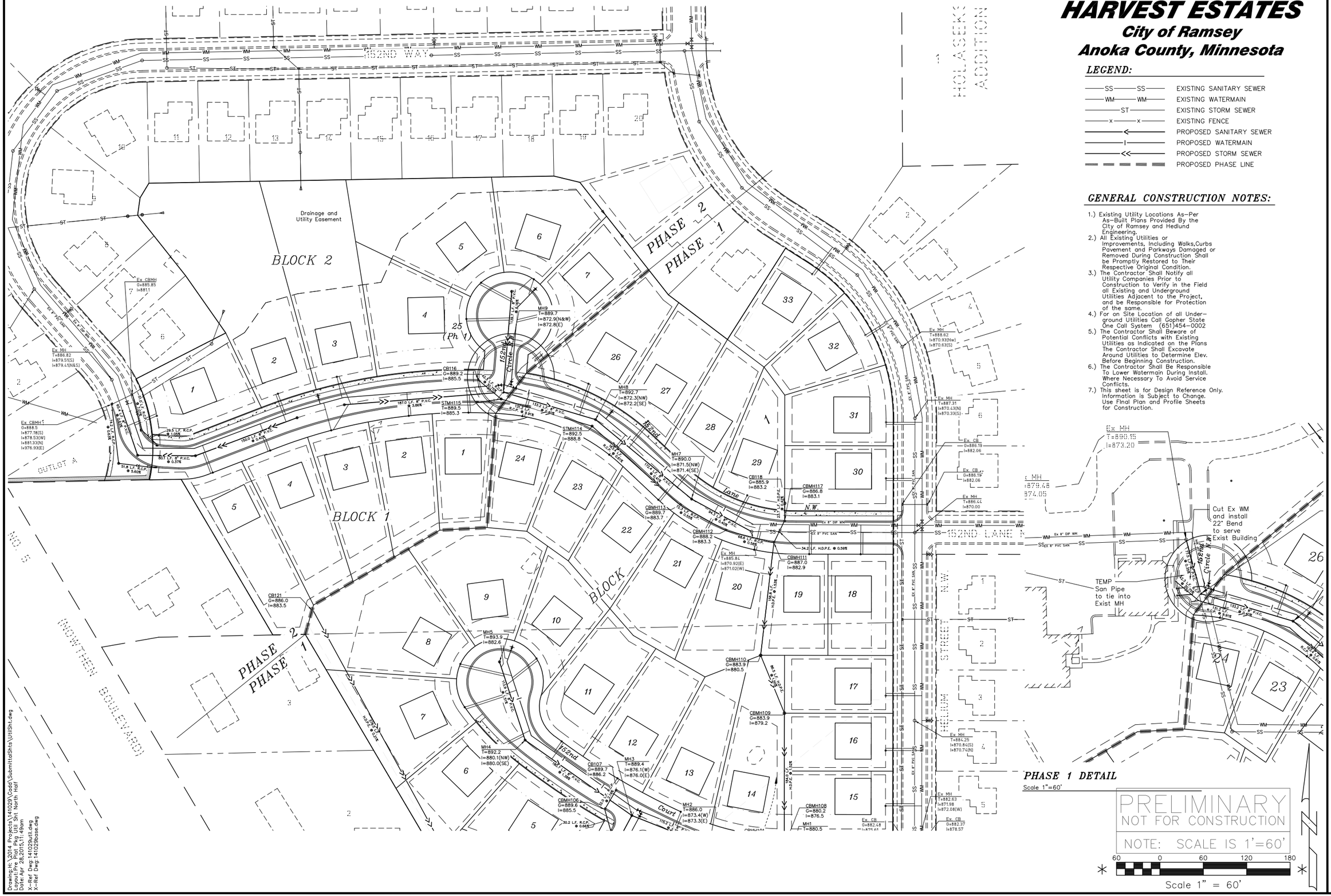
Anoka County, Minnesota

LEGEND:

- SS SS — EXISTING SANITARY SEWER
- WM WM — EXISTING WATERMAIN
- ST — EXISTING STORM SEWER
- x x — EXISTING FENCE
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- PROPOSED STORM SEWER
- PROPOSED PHASE LINE

GENERAL CONSTRUCTION NOTES:

1.) Existing Utility Locations As-Per As-Built Plans Provided By the CIty of Ramsey and Hedlund Engineering.
2.) All Existing Utilities or Improvements, Including Walks,Curbs Pavement and Parkways Damaged or Removed During Construction Shall be Promptly Restored to Their Respective Original Condition.
3.) The Contractor Shall Notify all Utility Companies Prior to Construction to Verify in the Field all Existing and Underground Utilities Adjacent to the Project, and be Responsible for Protection of the same.
4.) For on Site Location of all Under-ground Utilities Call Gopher State One Call System (651)454-0002
5.) The Contractor Shall Beware of Potential Conflicts with Existing Utilities as Indicated on the Plans The Contractor Shall Excavate Around Utilities to Determine Elev. Before Beginning Construction.
6.) The Contractor Shall Be Responsible To Lower Watermain During Install. Where Necessary To Avoid Service Conflicts.
7.) This sheet is for Design Reference Only. Information is Subject to Change. Use FInal Plan and Profile Sheets for Construction.



PHASE 1 DETAIL

Scale 1"=60'

PRELIMINARY
NOT FOR CONSTRUCTION

NOTE: SCALE IS 1'=60'

60 0 60 120 180

Scale 1" = 60'

Drawing:H:\2014 Projects\141029\Cadd\SubmittalShts\UtlSht.dwg
Layout:Pre Plat Pkg Utl Sht North Half
Date: Apr 28,2015,11:49am
X-Ref Dwg:141029utl.dwg
X-Ref Dwg:141029base.dwg

PROJECT NUMBER 141029

REVISIONS			
	REMARKS	DATE	BY
	Rev. Per City review 4/5/15	4/15/15	gbh
	Revise Lot Blk #'s to match Ph. 1 plat	4/29/15	gbh

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

Date:

Randall C. Hedlund MN. LIC. NO. 19576

PREPARED BY:
HEDLUND SURVEYING ENGINEERING PLANNING
2005 Pin Oak Drive
Eagan, MN 55122
Phone: (651) 405-6600
Fax: (651) 405-6606

SHEET TITLE: *HARVEST STATES UTILITY PLAN*

PREPARED FOR: *NIK MANAGEMENT INC.*
11736 177TH St. W.
Lakeville, MN 55044
Phone: (952) 236-9424

DRAWN	CHECKED	DESIGN
---	---	---

SHEET NUMBER
C-3.0

DATE 3/5/2015
REV. 4/29/15

HARVEST ESTATES

City of Ramsey
Anoka County, Minnesota

LEGEND:

- SS SS — EXISTING SANITARY SEWER
- WM WM — EXISTING WATERMAIN
- ST — EXISTING STORM SEWER
- x x — EXISTING FENCE
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- PROPOSED STORM SEWER
- PROPOSED PHASE LINE

GENERAL CONSTRUCTION NOTES:

1.) Existing Utility Locations As-Per As-Built Plans Provided By the City of Ramsey and Hedlund Engineering.
2.) All Existing Utilities or Improvements, Including Walks,Curbs Pavement and Parkways Damaged or Removed During Construction Shall be Promptly Restored to Their Respective Original Condition.
3.) The Contractor Shall Notify all Utility Companies Prior to Construction to Verify in the Field all Existing and Underground Utilities Adjacent to the Project, and be Responsible for Protection of the same.
4.) For on Site Location of all Under-ground Utilities Call Gopher State One Call System (651)454-0002
5.) The Contractor Shall Beware of Potential Conflicts with Existing Utilities as Indicated on the Plans The Contractor Shall Excavate Around Utilities to Determine Elev. Before Beginning Construction.
6.) The Contractor Shall Be Responsible To Lower Watermain During Install. Where Necessary To Avoid Service Conflicts.
7.) This sheet is for Design Reference Only. Information is Subject to Change. Use Final Plan and Profile Sheets for Construction.

PRELIMINARY
NOT FOR CONSTRUCTION

NOTE: SCALE IS 1"=60'

60 0 60 120 180

Scale 1" = 60'

PROJECT NUMBER
141029

REVISIONS		
REMARKS	DATE	BY
Rev. Per City review 4/5/15	4/15/15	gbh
Revise Lot Blk #'s to match Ph. 1 plat	4/29/15	gbh

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

Randall C. Hedlund — Date: — MN. LIC. NO. 19576

PREPARED BY:
HEDLUND SURVEYING ENGINEERING
PLANNING
2005 Pin Oak Drive
Eagan, MN 55122
Phone: (651) 405-6600
Fax: (651) 405-6606

SHEET TITLE:
HARVEST STATES
UTILITY PLAN

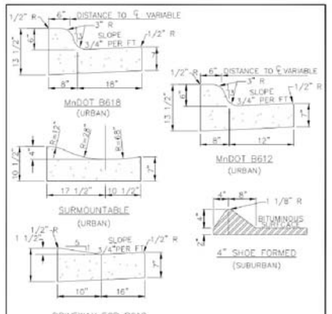
PREPARED FOR:
NIK MANAGEMENT INC.
11736 177TH St. W.
Lakeville, MN 55044
Phone: (952) 236-9424

DRAWN	CHECKED	DESIGN
---	---	---

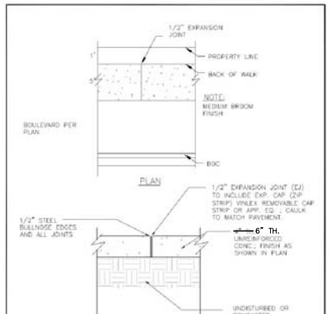
SHEET NUMBER
C-3.1

DATE	3/5/2015
REV.	4/29/15

Drawing:H:\2014 Projects\141029\Cadd\SubmittalSht's\UtilSht.dwg
Layout:Pre Plat Pkg Util Sht South Half
Date:Apr 28,2015,11:49am
X-Ref Dwg:141029util.dwg
X-Ref Dwg:141029base.dwg



APPROVED DATE 04-12	City of RAMSEY	STANDARD DETAILS CURB AND GUTTER
		CITY PLATE No. STR-1



APPROVED DATE 7-2011	City of RAMSEY	STANDARD DETAILS CONCRETE SIDEWALK
		CITY PLATE No. STR-03

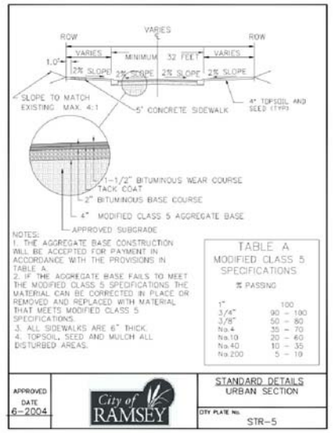


TABLE A
MODIFIED CLASS 5 SPECIFICATIONS

% PASSING	
1"	100
3/4"	90 - 100
3/8"	50 - 80
No.4	35 - 70
No.10	20 - 60
No.40	10 - 35
No.200	5 - 10

APPROVED DATE 6-2004	City of RAMSEY	STANDARD DETAILS URBAN SECTION
		CITY PLATE No. STR-5

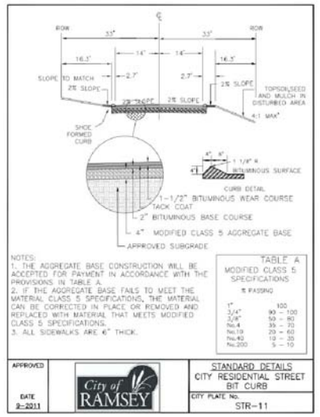
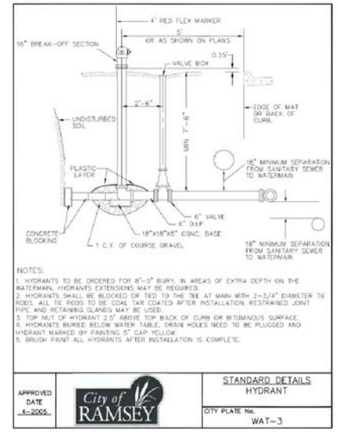


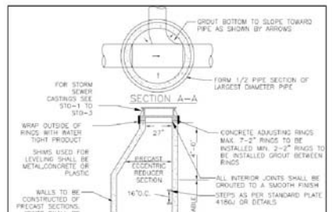
TABLE A
MODIFIED CLASS 5 SPECIFICATIONS

% PASSING	
1"	100
3/4"	90 - 100
3/8"	50 - 80
No.4	35 - 70
No.10	20 - 60
No.40	10 - 35
No.200	5 - 10

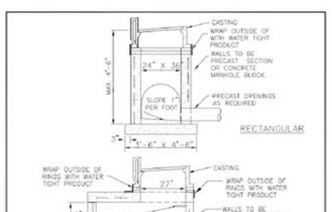
APPROVED DATE 2-2011	City of RAMSEY	STANDARD DETAILS CITY RESIDENTIAL STREET BIT. CURB
		CITY PLATE No. STR-11



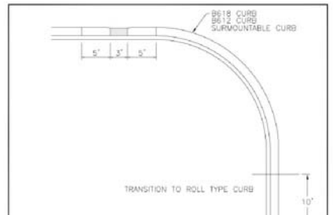
APPROVED DATE 4-2005	City of RAMSEY	STANDARD DETAILS HYDRANT
		CITY PLATE No. WAT-3



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

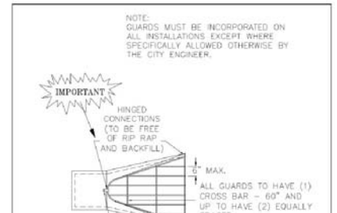


APPROVED DATE 9-2011	City of RAMSEY	STANDARD DETAILS STANDARD DETAILS Sanitary SEWER SERVICE
		CITY PLATE No. SEW-1

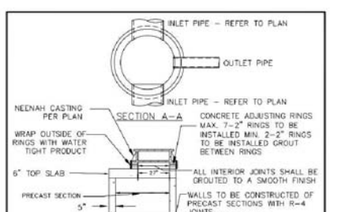


Catalog No.	Height	Wt.
R-1733-1	4"	405
R-1733	7"	425
R-1733-A	8"	485
R-1733-B	9"	490
R-1733-C	10"	500

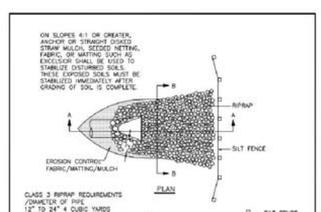
APPROVED DATE 9-2011	City of RAMSEY	STANDARD DETAILS STANDARD DETAILS Sanitary SEWER CASTING
		CITY PLATE No. SEW-3



APPROVED DATE 1-2006	City of RAMSEY	STANDARD DETAILS MANHOLE
		CITY PLATE No. SEW-4



APPROVED DATE 2-2007	City of RAMSEY	STANDARD DETAILS STORMWATER CASTINGS
		CITY PLATE No. STO-2



APPROVED DATE 9-2011	City of RAMSEY	STANDARD DETAILS STORM CASTING NON-TRAFFIC AREAS
		CITY PLATE No. STO-3

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

APPROVED DATE 4-2007	City of RAMSEY	STANDARD DETAILS CATCH BASIN
		CITY PLATE No. STO-7

APPROVED DATE 2-2006	City of RAMSEY	STANDARD DETAILS INTERSECTION CATCH BASIN LOCATION AND CURB TYPE
		CITY PLATE No. STO-10

PIPE SIZE	BOLT DIA	BAR SIZE
12"-24"	5/8"	5/8"
27"-48"	3/4"	3/4"
54"-90"	1"	1"
22"-29"	5/8"	5/8"
36"-48"	3/4"	3/4"
65"-85"	1"	1"

APPROVED DATE 2-2006	City of RAMSEY	STANDARD DETAILS TRASH GUARD
		CITY PLATE No. STO-12

APPROVED DATE 9-2011	City of RAMSEY	STANDARD DETAILS SUMP MANHOLE
		CITY PLATE No. STO-15

APPROVED DATE 9-2011	City of RAMSEY	STANDARD DETAILS RIP - RAP
		CITY PLATE No. ERO-1

NO.	DATE	BY	REMARKS
–	4/29/15	gbh	Revise Lot Blk #'s to match Ph 1 plat
REVISIONS			

DESIGNED BY:
DRAWN BY:
CHECKED: RCH
DATE: 4-15-15

HEDLUND
Planning Engineering
2005 PIN OAK DRIVE
EAGAN, MINNESOTA 55122
PHONE: (651) 405-6600

HARVEST ESTATES
Ramsey, Minnesota
Nik Management Inc.

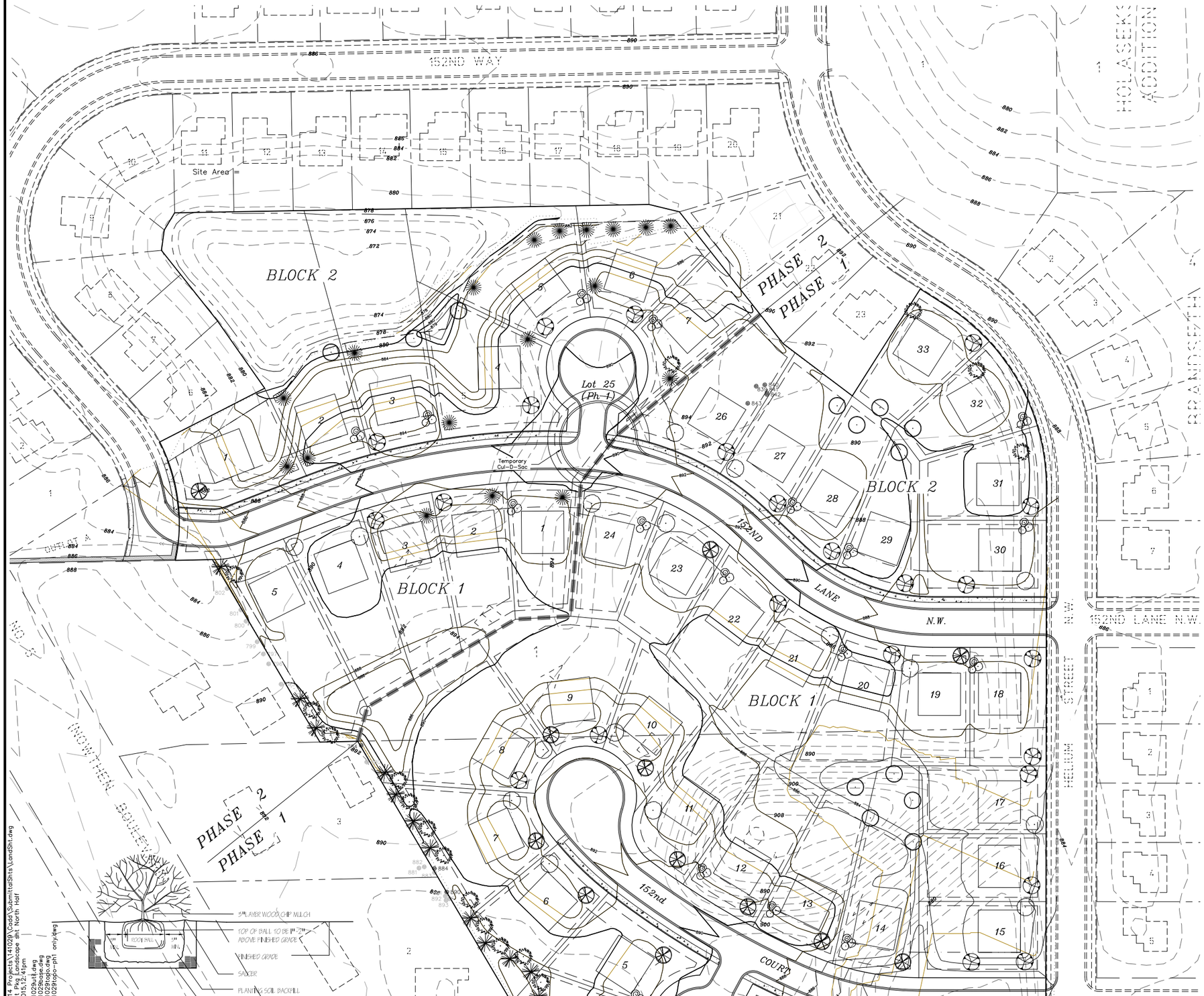
Drawing: H:\2014 Projects\141029\Cadd\SubmittalShts\Util Detail Sht.dwg
Layout: Detail Plates-Pre and Final Pkg
Date: Apr 28,2015,12:03pm

SCALE:
Horiz:
Vert:
BOOK: PAGE:
JOB NO. 141029

STANDARD DETAIL PLATES

SHEET OF
SHEET NUMBER
C-3.2

HARVEST ESTATES
City of Ramsey
Anoka County, Minnesota



PLANTING NOTES:

Contractor shall provide one year guarantee of all plant materials. The guarantee begins on the date of the Landscape Architect's written acceptance of the initial planting. Replacement plant materials shall also have a one year guarantee commencing upon planting.

All plants to be northern-grown and hardy.

Plants to be installed as per standard MN planting practices.

Use minimum 12" loam planting soil on trees.

Contractor shall verify locations with all utilities prior to installation of plants.

Staking of trees optional- reposition if not plumb after one year.

Wrap all smooth-barked trees-fasten top and bottom. Remove by April 1.

Open top of burlap on B&B materials- remove pot on potted plants- split and break apart peat pots.

Only prune out dead/ broken/ deformed branches at installation - per standard nursery practice.

Owner shall be responsible for maintenance after acceptance of the work by the Owner.

Plants shall be immediately planted upon arrival at site. Properly heel-in materials if necessary- temporary only.

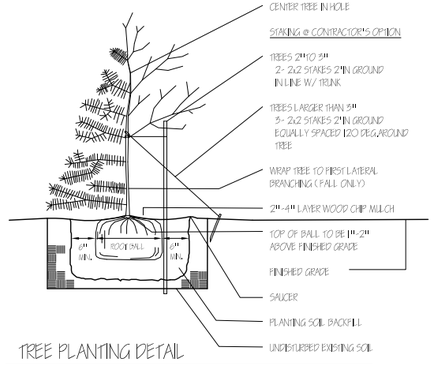
Planting depth shall be such that the 1st set of primary roots is at finished grade.

Remove upper 1/ 3 of wire basket and burlap after being placed in planting hole.

Shredded hardwood mulch (2" - 4" deep) shall be shall be placed around all new trees and shrub clusters. Mulch shall not be piled against the trunks of trees. Diameter of mulched areas shrubs shall be a minimum of 4' from the trunk or stem of all trees and shrubs. French edging shall be used around all mulched areas.

PLANT LIST:

QTY.	KEY	SYM	COMMON NAME	BOTANICAL NAME	SIZE / ROOT
19	AP		Austrian Pine	Pinus nigra	6' B&B
24	BHS		Black Hills Spruce	Picea glauca densata	6' B&B
13	BF		Balsam Fir	Abies balsamea	6' B&B
14	NM		Norway Maple	Acer platanoides	2.5" B&B
16	LL		Leaopnd Linden	Tilia americana	2.5" B&B
19	RB		River Birch	Betula nigra	2.5" B&B
26	HB		Common Hackberry	Celtis occidentalis	2.5" B&B
22	SWO		Swamp White Oak	Quercus bicolor	2.5" B&B



TREE PLANTING DETAIL

No Scale

SHRUB PLANTING DETAIL

No Scale

PRELIMINARY
NOT FOR CONSTRUCTION

NOTE: SCALE IS 1'=60'

60 0 60 120 180

Scale 1" = 60'

Drawing:H:\2014 Projects\141029\Cadd\SubmittalShts\LandSht.dwg
Layout:Pre Plat Proj. Landscape sht North Half
Date Apr 29, 2015 - 8:23am by Ryan
X-Ref Dwg:141029ALL.dwg
X-Ref Dwg:141029base.dwg
X-Ref Dwg:141029opo.dwg
X-Ref Dwg:141029opo-ph1 only.dwg

PROJECT NUMBER
141029

REVISIONS

REMARKS	DATE	BY
Rev. Per City review 4/23/15	4/15/15	gbh
Revise Lot Blk #'s to match Ph 1 plot	4/29/15	gbh

CERTIFICATION: I hereby certify that this plan 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.

Randall C. Hedlund, Minn. No. 19576

PREPARED BY:

HEDLUND SURVEYING ENGINEERING

PLANNING
2005 Pin Oak Drive
Eagan, MN 55122
Phone: (651) 405-6600
Fax: (651) 405-6606

SHEET TITLE: HARVEST ESTATES LANDSCAPE PLAN

PREPARED FOR:

NIK MANAGEMENT INC.
11736 177TH St. W.
Lakeville, MN 55044
Phone: (952) 236-9424

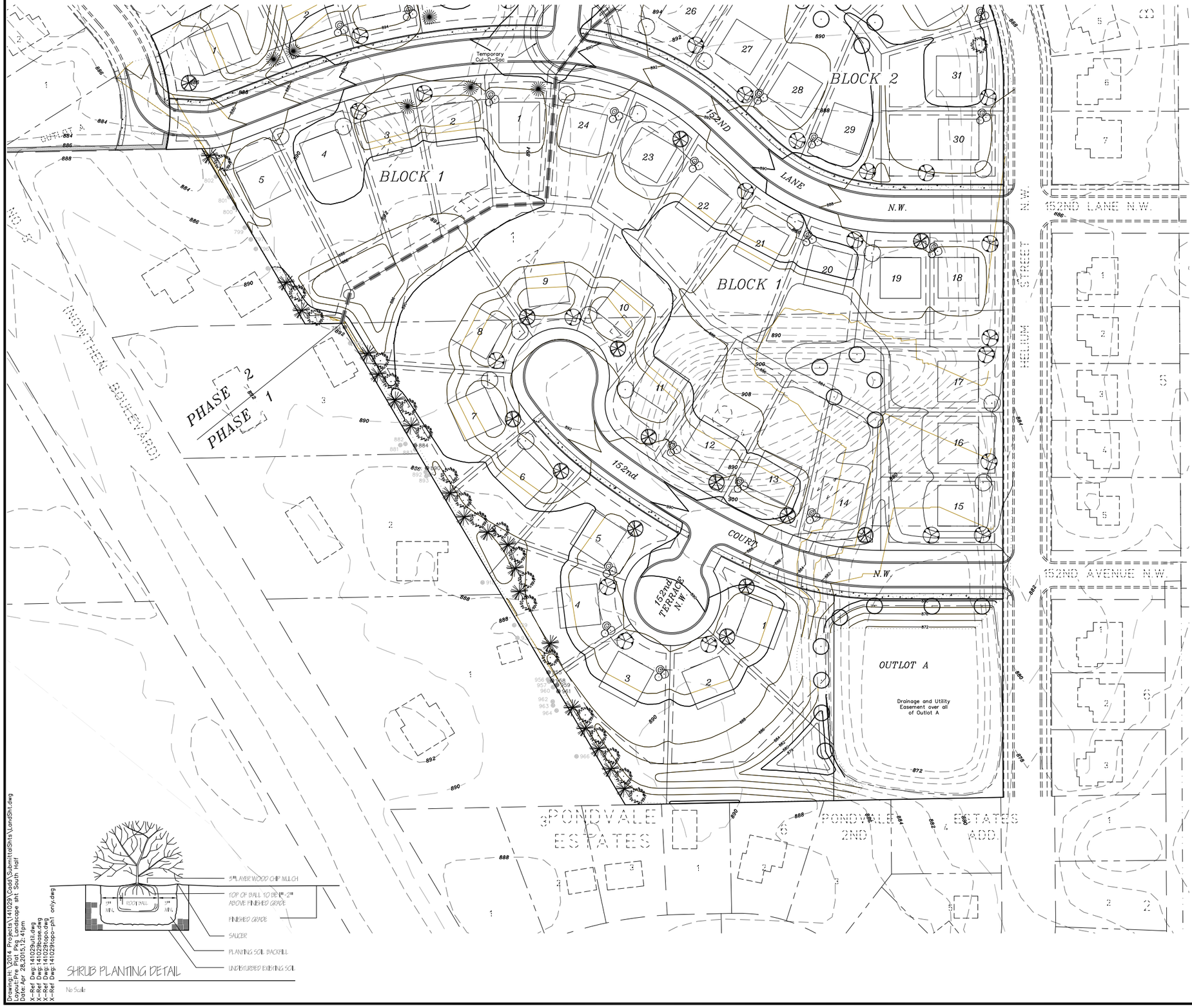
DRAWN	CHECKED	DESIGN
---	---	---

SHEET NUMBER

C-4.0

DATE 3/5/15
REV. 4/29/15

HARVEST ESTATES
City of Ramsey
Anoka County, Minnesota



PLANTING NOTES:

Contractor shall provide one year guarantee of all plant materials. The guarantee begins on the date of the Landscape Architect's written acceptance of the initial planting. Replacement plant materials shall also have a one year guarantee commencing upon planting.

All plants to be northern grown and hardy.

Plants to be installed as per standard MN planting practices.

Use minimum 12" loam planting soil on trees.

Contractor shall verify locations with all utilities prior to installation of plants.

Staking of trees optional- reposition if not plumb after one year.

Wrap all smooth barked trees-fasten top and bottom. Remove by April 1.

Open top of burlap on BB materials- remove pot on potted plants- split and break apart peat pots.

Only prune out dead/ broken/ deformed branches at installation - per standard nursery practice.

Owner shall be responsible for maintenance after acceptance of the work by the Owner.

Plants shall be immediately planted upon arrival at site. Properly heel-in materials if necessary temporary only.

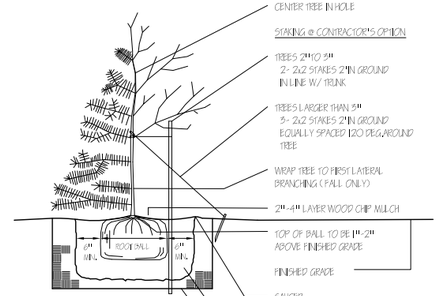
Planting depth shall be such that the 1st set of primary roots is at finished grade.

Remove upper 1/3 of wire basket and burlap after being placed in planting hole.

Shredded hardwood mulch (2"- 4" deep) shall be shall be placed around all new trees and shrub clusters. Mulch shall not be piled against the trunks of trees. Diameter of mulched areas shrubs shall be a minimum of 4' from the trunk or stem of all trees and shrubs. French edging shall be used around all mulched areas.

PLANT LIST:

QTY.	KEY	SYM	COMMON NAME	BOTANICAL NAME	SIZE / ROOT
19	AP		Austrian Pine	Pinus nigra	6' B&B
24	BHS		Black Hills Spruce	Picea glauca densata	6' B&B
13	BF		Balsam Fir	Abies balsamea	6' B&B
14	NM		Norway Maple	Acer platanoides	2.5" B&B
16	LL		Leaopd Linden	Tilia americana	2.5" B&B
19	RB		River Birch	Betula nigra	2.5" B&B
26	HB		Common Hackberry	Celtis occidentalis	2.5" B&B
22	SWO		Swamp White Oak	Quercus bicolor	2.5" B&B



TREE PLANTING DETAIL

No Scale

SHRUB PLANTING DETAIL

No Scale

PRELIMINARY
NOT FOR CONSTRUCTION

NOTE: SCALE IS 1'=60'

60 0 60 120 180

Scale 1" = 60'

PROJECT NUMBER
141029

REVISIONS

REMARKS	DATE	BY
Rev. Per City review 4/3/15	4/15/15	gbh
Revise Lot Blk #'s to match Pln 1 plot	4/29/15	gbh

CERTIFICATION: I hereby certify that this plan 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.

Randall C. Hedlund, Minn. No. 19576

PREPARED BY:

HEDLUND SURVEYING ENGINEERING PLANNING

2005 Pin Oak Drive
Eagan, MN 55122
Phone: (651) 405-6600
Fax: (651) 405-6606

SHEET TITLE: HARVEST ESTATES LANDSCAPE PLAN

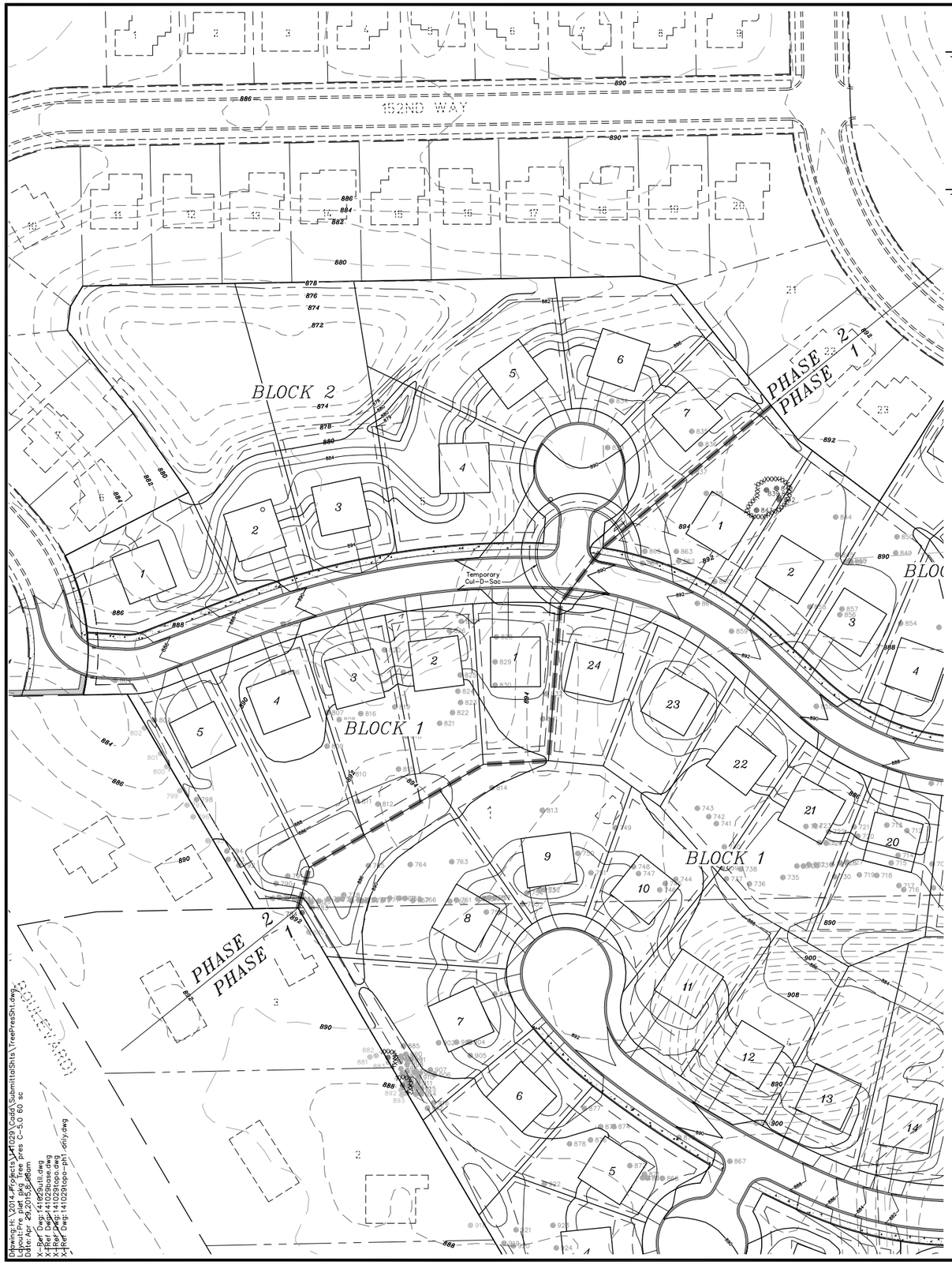
PREPARED FOR: NIK MANAGEMENT INC.
11736 177TH St. W.
Lakeville, MN 55044
Phone: (952) 236-9424

DRAWN	CHECKED	DESIGN
---	---	---

SHEET NUMBER
C-4.1

DATE 3/5/15
REV. 4/29/15

Drawing:H:\2014 Projects\141029\Cadd\SubmittalShts\LandSht.dwg
Layout:Pre Plat Pkg. Landscape sht South Half
Date:Apr 29, 2015 - 4:44pm
X-Ref Dwg:141029alt.dwg
X-Ref Dwg:141029base.dwg
X-Ref Dwg:141029topo.dwg
X-Ref Dwg:141029topo-ph1 only.dwg



Drawing N:\2014_Projects\14029 Code\Submittal Sht's\TreePresSht.dwg
Layout:Pre plat pkg Tree pres C-5.0 60 sc
Date: Apr 29,2015 8:26am
X-Ref Dwg: 141029util.dwg
X-Ref Dwg: 141029base.dwg
X-Ref Dwg: 141029topo.dwg
X-Ref Dwg: 141029topo-ph1 only.dwg

Trees Saved

Tree #	Species	DBH	Condition	Stems
840	Juniper	6.0	Good	1
841	Juniper	7.0	Good	1
842	Juniper	7.0	Good	1
884	Spruce, white	7.0	Fair	1
880	Pine, red	10.0	Good	1
955	Pine, red	11.5	Good	1
958	Pine, red	6.0	Good	1
959	Pine, red	7.0	Good	1
961	Pine, red	13.0	Good	1

Trees Lost

Tree #	Species	DBH	Condition	Stems
702	Pine, red	7.0	Good	1
703	Pine, red	7.5	Good	1
704	Pine, red	7.0	Good	1
705	Pine, red	10.0	Good	1
708	Juniper	5.0	Good	1
709	Pine, red	7.5	Good	1
710	Juniper	15.0	Good	1
711	Juniper	14.0	Good	1
713	Juniper	12.0	Good	1
715	Pine, red	6.5	Good	1
727	Pine, red	7.0	Good	1
728	Pine, red	4.5	Good	1
729	Pine, red	7.5	Good	1
730	Pine, white	10.5	Good	1
731	Pine, red	7.0	Fair	1
732	Pine, red	6.0	Good	1
733	Pine, red	6.5	Good	1
734	Pine, red	8.0	Good	1
736	Spruce, white	4.0	Good	1
738	Pine, red	10.0	Fair	1
739	Pine, red	8.0	Good	1
748	Pine, red	9.0	Good	1
750	Juniper	7.5	Good	1
751	Juniper	8.0	Good	1
752	Pine, Scots	7.5	Good	1
753	Pine, Scots	8.0	Good	1
754	Pine, Scots	7.0	Good	1
757	Pine, Scots	9.5	Good	1
758	Pine, Scots	7.0	Good	1
759	Pine, Scots	13.0	Fair	1
760	Pine, Scots	8.5	Good	1
761	Pine, Scots	4.0	Fair	1
762	Spruce, blue	5.5	Good	1
763	Ash, green	8.5	Good	1
764	Maple, silver	16.5	Good	1
765	Ash, green	9.5	Good	1
766	Spruce, blue	4.0	Fair	1
767	Spruce, blue	4.5	Good	1
768	Spruce, blue	5.5	Good	1
769	Spruce, blue	7.5	Good	1
770	Spruce, blue	8.0	Good	1
771	Spruce, blue	5.0	Good	1
772	Spruce, blue	6.0	Good	1
773	Spruce, blue	7.0	Fair	2
775	Spruce, blue	4.5	Fair	1
776	Spruce, blue	6.0	Good	1
777	Spruce, blue	7.0	Good	1
778	Spruce, blue	5.0	Good	1
779	Pine, Scots	9.0	Good	1
780	Spruce, blue	4.0	Fair	1
781	Spruce, white	5.0	Good	1
782	Spruce, white	4.5	Good	1
786	Spruce, white	5.0	Good	1
787	Spruce, white	5.0	Good	1
788	Spruce, white	7.0	Good	1
789	Spruce, white	5.0	Good	1
790	Oak, red	7.5	Good	1
791	Ash, green	10.0	Good	1
792	Basswood	13.1	Fair	2
793	Basswood	9.0	Good	1
794	Basswood	8.0	Good	1
798	Maple, sugar	8.0	Good	1
803	Maple, Norway	8.5	Good	1
804	Maple, silver	28.0	Fair	4
805	Honeylocust	11.5	Good	1
806	Spruce, white	13.0	Good	1
807	Basswood	10.0	Good	1
808	Ash, green	11.5	Good	1
809	Ash, green	11.5	Good	1
810	Ash, green	12.0	Good	1
811	Maple, sugar	11.5	Fair	1
812	Hackberry	8.0	Good	1
813	Ash, green	11.5	Good	1

Trees Lost

Tree #	Species	DBH	Condition	Stems
814	Maple, silver	13.0	Good	1
815	Spruce, blue	12.0	Good	1
816	Ash, green	10.5	Good	1
817	Ash, green	8.0	Good	1
818	Ash, green	10.0	Fair	1
819	Ash, green	10.0	Good	1
820	Crabapple	8.0	Good	1
821	Hackberry	9.0	Good	1
822	Pine, Scots	14.0	Good	1
823	Pine, Scots	16.0	Good	1
824	Pine, Scots	16.5	Good	1
825	Ash, green	12.0	Good	1
826	Maple, Norway	10.5	Good	1
827	Maple, Norway	9.5	Good	1
828	Ash, green	11.0	Good	1
829	Maple, silver	18.0	Fair	2
830	Birch, paper	15.0	Good	3
834	Juniper	9.0	Good	1
845	Juniper	7.0	Good	1
846	Juniper	17.0	Fair	5
847	Juniper	7.0	Good	1
848	Juniper	11.0	Fair	1
849	Juniper	7.0	Good	1
851	Juniper	5.5	Good	1
855	Juniper	6.0	Good	1
865	Juniper	13.0	Fair	1
886	Pine, red	9.5	Good	1
887	Pine, red	8.0	Good	1
888	Pine, red	8.5	Fair	1
889	Pine, red	10.0	Good	1
894	Pine, red	6.0	Good	1
895	Pine, red	7.0	Good	1
896	Pine, red	6.0	Good	1
897	Pine, red	6.0	Good	1
898	Pine, red	7.0	Good	1
899	Pine, red	7.5	Good	1
900	Pine, red	8.0	Good	1
901	Pine, red	9.5	Good	1
908	Pine, red	7.0	Fair	1
909	Pine, red	7.0	Good	1
910	Pine, red	5.0	Fair	1
911	Pine, red	6.5	Good	1
912	Pine, red	7.0	Good	1
913	Pine, red	10.5	Good	1
914	Pine, red	10.0	Good	1
915	Pine, red	8.0	Good	1
924	Pine, red	13.1	Good	1
925	Pine, red	12.5	Good	1
926	Pine, red	10.5	Good	1
927	Pine, red	14.0	Good	1
928	Pine, red	12.5	Good	1
931	Pine, red	13.0	Good	1
932	Pine, red	12.5	Good	1
933	Pine, red	11.5	Good	1
934	Pine, red	10.5	Good	1
935	Pine, red	12.0	Good	1
936	Pine, red	10.5	Good	1
937	Pine, red	9.5	Good	1
938	Pine, red	9.5	Good	1
939	Pine, red	14.0	Fair	2
940	Pine, red	6.5	Fair	1
941	Pine, red	8.0	Good	1
942	Pine, red	5.5	Good	1
943	Pine, red	8.5	Good	1
944	Pine, red	6.5	Good	1
945	Pine, red	12.0	Good	1
946	Pine, red	9.0	Good	1
947	Pine, red	8.0	Fair	1
948	Pine, red	9.0	Good	1
949	Pine, red	9.5	Good	1
950	Pine, red	10.0	Good	1
951	Pine, red	11.5	Good	1
952	Pine, red	10.0	Good	1
953	Pine, red	10.5	Good	1
954	Pine, red	17.0	Fair	2
965	Pine, red	7.0	Good	1

Total DBH= 1434.7
DBH Saved= 74.5
DBH Lost= 1360.2
Allowable Removal=1435 X 60%= **861**
Excess removed= **499**
Required replanting = 499 in. x 1.25 = 624 in.-225 in. (90 trees, 2 per lot required per ordinance) = 400 in. = 160 Trees @ 2.5 inches

Note:
All reforestation perimeter plantings (excluding required front yard trees) shall be installed as a stage I improvement by the developer.

XXXXXXXXXXXX TREE PROTECTION

HARVEST ESTATES
City of Ramsey
Anoka County, Minnesota

Siberian Elms (Not included in calculations)

Tree #	Species	DBH	Condition	Stems
784	Elm, Siberian	16.0	Fair	2
839	Elm, Siberian	21.0	Fair	1
843	Elm, Siberian	25.0	Fair	1
701	Elm, Siberian	27.0	Fair	1
706	Elm, Siberian	12.5	Fair	1
707	Elm, Siberian	8.5	Fair	1
716	Elm, Siberian	17.0	Good	1
717	Elm, Siberian	12.0	Fair	1
718	Elm, Siberian	14.0	Good	1
719	Elm, Siberian	19.0	Good	1
720	Elm, Siberian	11.5	Fair	1
721	Elm, Siberian	12.0	Fair	1
722	Elm, Siberian	12.0	Fair	1
723	Elm, Siberian	12.0	Fair	1
724	Elm, Siberian	15.0	Fair	1
725	Elm, Siberian	15.0	Fair	1
726	Elm, Siberian	10.0	Fair	1
712	Elm, Siberian	10.0	Good	1
714	Elm, Siberian	9.5	Good	1
735	Elm, Siberian	17.0	Fair	1
737	Elm, Siberian	20.0	Fair	1
740	Elm, Siberian	13.5	Fair	1
741	Elm, Siberian	10.0	Fair	1
742	Elm, Siberian	8.0	Fair	1
743	Elm, Siberian	18.0	Fair	1
744	Elm, Siberian	13.0	Fair	1
745	Elm, Siberian	16.0	Fair	1
746	Elm, Siberian	15.0	Fair	1
747	Elm, Siberian	10.0	Fair	1
749	Elm, Siberian	16.0	Fair	1
755	Elm, Siberian	8.0	Good	1
756	Elm, Siberian	9.0	Fair	1
774	Elm, Siberian	16.0	Fair	2
783	Elm, Siberian	20.0	Fair	2
785	Elm, Siberian	11.0	Fair	2
831	Elm, Siberian	19.0	Fair	1
832	Elm, Siberian	34.0	Fair	1
833	Elm, Siberian	9.5	Fair	1
835	Elm, Siberian	15.0	Fair	2
836	Elm, Siberian	8.0	Fair	1
837	Elm, Siberian	16.0	Fair	1
838	Elm, Siberian	11.0	Fair	1
844	Elm, Siberian	11.0	Fair	2

Siberian Elms (Not included in calculations)

Tree #	Species	DBH	Condition	Stems
850	Elm, Siberian	11.0	Fair	1
852	Elm, Siberian	9.0	Good	1
853	Elm, Siberian	14.0	Fair	1
854	Elm, Siberian	14.0	Good	1
856	Elm, Siberian	9.0	Good	1
857	Elm, Siberian	13.0	Good	1
858	Elm, Siberian	14.0	Fair	1
859	Elm, Siberian	8.0	Good	1
860	Elm, Siberian	12.0	Fair	2
861	Elm, Siberian	9.0	Fair	1
862	Elm, Siberian	10.0	Fair	1
863	Elm, Siberian	8.0	Fair	1
864	Elm, Siberian	9.0	Fair	1
866	Elm, Siberian	16.0	Fair	2
867	Elm, Siberian	15.0	Fair	4
868	Elm, Siberian	15.0	Fair	4
869	Elm, Siberian	10.0	Fair	2
870	Elm, Siberian	13.0	Fair	1
871	Elm, Siberian	9.0	Fair	2
872	Elm, Siberian	14.0	Fair	1
873	Elm, Siberian	14.0	Fair	1
874	Elm, Siberian	9.0	Fair	2
875	Elm, Siberian	8.0	Fair	2
876	Elm, Siberian	9.0	Fair	1
877	Elm, Siberian	20.0	Fair	1
878	Elm, Siberian	20.0	Fair	1
879	Elm, Siberian	15.0	Fair	1
885	Elm, Siberian	9.0	Fair	1
902	Elm, Siberian	8.0	Fair	1
903	Elm, Siberian	9.0	Fair	1
904	Elm, Siberian	12.0	Fair	1
905	Elm, Siberian	9.0	Fair	1
906	Elm, Siberian	11.0	Fair	1
907	Elm, Siberian	11.0	Fair	2
916	Elm, Siberian	17.0	Fair	3
917	Elm, Siberian	16.0	Fair	1
919	Elm, Siberian	16.0	Fair	1
920	Elm, Siberian	10.0	Fair	1
921	Elm, Siberian	10.0	Fair	1
922	Elm, Siberian	10.0	Fair	1
923	Elm, Siberian	12.0	Fair	1
	Elms DBH=	1110.0		

Trees Removed from inventory (Not on property)

Tree #	Species	DBH	Condition	Stems
795	Maple, silver	27.0	Fair	1
796	Maple, silver	18.0	Fair	2
797	Maple, silver	9.5	Good	1
799	Maple, silver	26.0	Fair	4
800	Maple, silver	30.0	Fair	4
801	Maple, silver	31.0	Fair	3
802	Maple, silver	15.0	Fair	1
880	Elm, Siberian	30.0	Fair	1
881	Spruce, white	7.0	Fair	1
882	Spruce, white	11.0	Good	1
883	Elm, Siberian	9.5	Fair	1
891	Pine, red	10.0	Good	1

Tree #	Species	DBH	Condition	Stems
892	Pine, red	12.5	Good	1
893	Pine, red	6.0	Fair	1
918	Elm, Siberian	21.0	Fair	1
929	Elm, Siberian	10.0	Fair	1
930	Elm, Siberian	22.0	Fair	1
956	Pine, red	6.5	Good	1
957	Pine, red	7.5	Good	1
960	Pine, red	5.5	Good	1
962	Pine, red	8.5	Good	1
963	Pine, red	4.0	Good	1
964	Pine, red	10.0	Good	1
966	Pine, red	5.5	Good	1

PRELIMINARY
NOT FOR CONSTRUCTION

NOTE: SCALE IS 1"=60'

60 0 60 120 180

Scale 1" = 60'

REVISIONS		
REMARKS	DATE	BY
Make 60 scale plans	4/14/15	sjk
Revise Lot Blk #'s to match Ph 1 plat	4/29/15	sjk

PROJECT NUMBER 141029

CERTIFICATION: I hereby certify that this plan 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.

Randall C. Hedlund, Minn. No. 19576

PREPARED BY:
HEDLUND SURVEYING ENGINEERING PLANNING
2005 Pin Oak Drive
Eagan, MN 55122
Phone: (651) 405-6600
Fax: (651) 405-6606

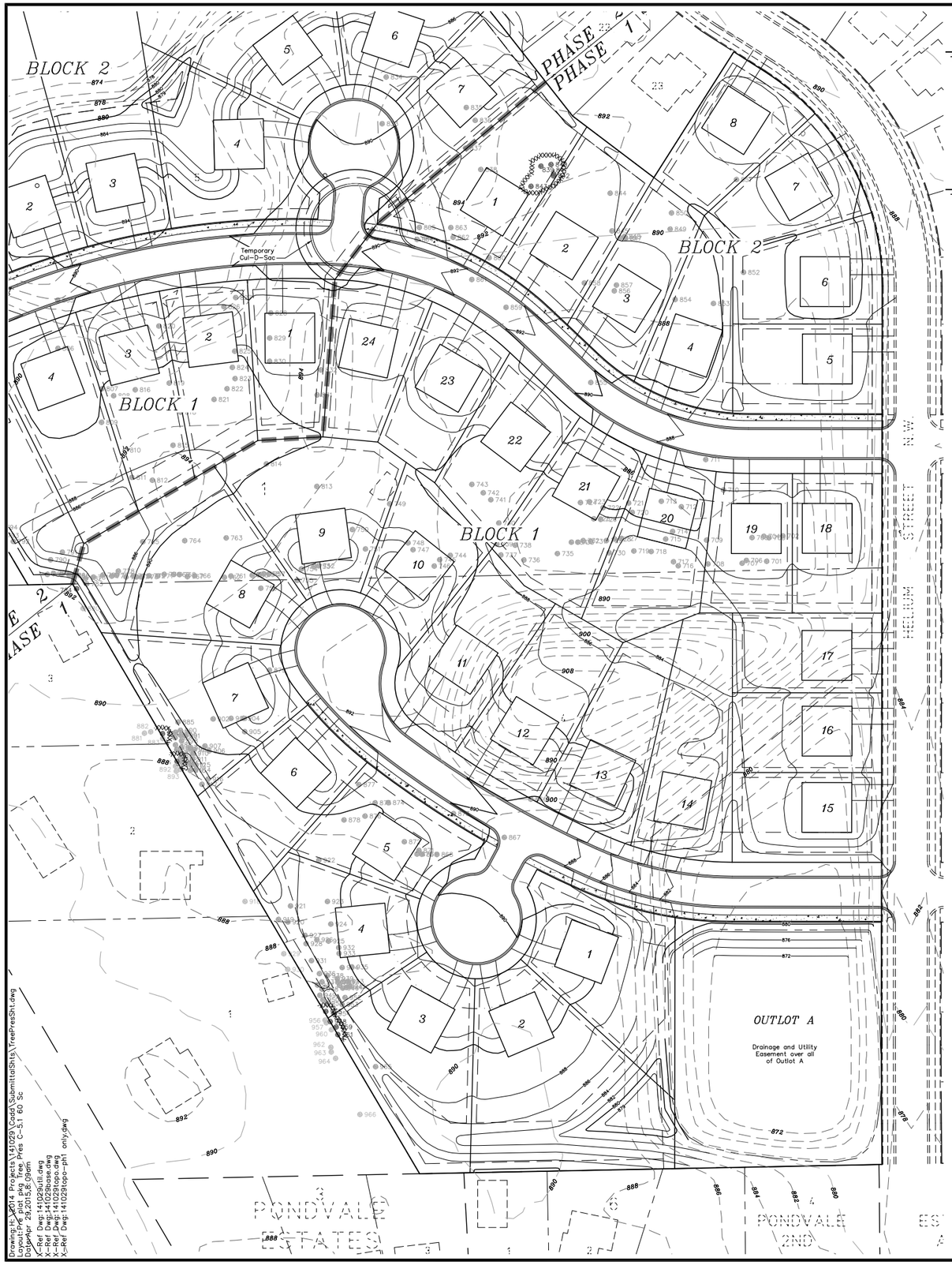
SHEET TITLE: *HARVEST ESTATES TREE PRESERVATION PLAN N1/2*

PREPARED FOR: *NIK MANAGEMENT INC.*
11736 177TH St. W.
Lakeville, MN 55044
Phone: (952) 236-9424

DRAWN	CHECKED	DESIGN
---	---	---

SHEET NUMBER
C-5.0

DATE	4/14/15
REV.	4/29/15



Drawing:H:\2014 Projects\141029 Cadd\Submittals\Sht's\TreePresSht.dwg
Layout:Pres plot pkg Tree Pres C-5.1 60 Sc
Date:Apr 29,2015,8:09am
X-Ref Dwg:141029util.dwg
X-Ref Dwg:141029base.dwg
X-Ref Dwg:141029topo.dwg
X-Ref Dwg:141029topo-ph1 only.dwg

Trees Saved

Tree #	Species	DBH	Condition	Stems
840	Juniper	6.0	Good	1
841	Juniper	7.0	Good	1
842	Juniper	7.0	Good	1
884	Spruce, white	7.0	Fair	1
880	Pine, red	10.0	Good	1
955	Pine, red	11.5	Good	1
958	Pine, red	6.0	Good	1
959	Pine, red	7.0	Good	1
961	Pine, red	13.0	Good	1

Trees Lost

Tree #	Species	DBH	Condition	Stems
702	Pine, red	7.0	Good	1
703	Pine, red	7.5	Good	1
704	Pine, red	7.0	Good	1
705	Pine, red	10.0	Good	1
708	Juniper	5.0	Good	1
709	Pine, red	7.5	Good	1
710	Juniper	15.0	Good	1
711	Juniper	14.0	Good	1
713	Juniper	12.0	Good	1
715	Pine, red	6.5	Good	1
727	Pine, red	7.0	Good	1
728	Pine, red	4.5	Good	1
729	Pine, red	7.5	Good	1
730	Pine, white	10.5	Good	1
731	Pine, red	7.0	Fair	1
732	Pine, red	6.0	Good	1
733	Pine, red	6.5	Good	1
734	Pine, red	8.0	Good	1
736	Spruce, white	4.0	Good	1
738	Pine, red	10.0	Fair	1
739	Pine, red	8.0	Good	1
748	Pine, red	9.0	Good	1
750	Juniper	7.5	Good	1
751	Juniper	8.0	Good	1
752	Pine, Scots	7.5	Good	1
753	Pine, Scots	8.0	Good	1
754	Pine, Scots	7.0	Good	1
757	Pine, Scots	9.5	Good	1
758	Pine, Scots	7.0	Good	1
759	Pine, Scots	13.0	Fair	1
760	Pine, Scots	8.5	Good	1
761	Pine, Scots	4.0	Fair	1
762	Spruce, blue	5.5	Good	1
763	Ash, green	8.5	Good	1
764	Maple, silver	16.5	Good	1
765	Ash, green	9.5	Good	1
766	Spruce, blue	4.0	Fair	1
767	Spruce, blue	4.5	Good	1
768	Spruce, blue	5.5	Good	1
769	Spruce, blue	7.5	Good	1
770	Spruce, blue	8.0	Good	1
771	Spruce, blue	5.0	Good	1
772	Spruce, blue	6.0	Good	1
773	Spruce, blue	7.0	Fair	2
775	Spruce, blue	4.5	Fair	1
776	Spruce, blue	6.0	Good	1
777	Spruce, blue	7.0	Good	1
778	Spruce, blue	5.0	Good	1
779	Pine, Scots	9.0	Good	1
780	Spruce, blue	4.0	Fair	1
781	Spruce, white	5.0	Good	1
782	Spruce, white	4.5	Good	1
786	Spruce, white	5.0	Good	1
787	Spruce, white	5.0	Good	1
788	Spruce, white	7.0	Good	1
789	Spruce, white	5.0	Good	1
790	Oak, red	7.5	Good	1
791	Ash, green	10.0	Good	1
792	Basswood	13.1	Fair	2
793	Basswood	9.0	Good	1
794	Basswood	8.0	Good	1
798	Maple, sugar	8.0	Good	1
803	Maple, Norway	8.5	Good	1
804	Maple, silver	28.0	Fair	4
805	Honeylocust	11.5	Good	1
806	Spruce, white	13.0	Good	1
807	Basswood	10.0	Good	1
808	Ash, green	11.5	Good	1
809	Ash, green	11.5	Good	1
810	Ash, green	12.0	Good	1
811	Maple, sugar	11.5	Fair	1
812	Hackberry	8.0	Good	1
813	Ash, green	11.5	Good	1

Trees Lost

Tree #	Species	DBH	Condition	Stems
814	Maple, silver	13.0	Good	1
815	Spruce, blue	12.0	Good	1
816	Ash, green	10.5	Good	1
817	Ash, green	8.0	Good	1
818	Ash, green	10.0	Fair	1
819	Ash, green	10.0	Good	1
820	Crabapple	8.0	Good	1
821	Hackberry	9.0	Good	1
822	Pine, Scots	14.0	Good	1
823	Pine, Scots	16.0	Good	1
824	Pine, Scots	16.5	Good	1
825	Ash, green	12.0	Good	1
826	Maple, Norway	10.5	Good	1
827	Maple, Norway	9.5	Good	1
828	Ash, green	11.0	Good	1
829	Maple, silver	18.0	Fair	2
830	Birch, paper	15.0	Good	3
834	Juniper	9.0	Good	1
845	Juniper	7.0	Good	1
846	Juniper	17.0	Fair	5
847	Juniper	7.0	Good	1
848	Juniper	11.0	Fair	1
849	Juniper	7.0	Good	1
851	Juniper	5.5	Good	1
855	Juniper	6.0	Good	1
865	Juniper	13.0	Fair	1
886	Pine, red	9.5	Good	1
887	Pine, red	8.0	Good	1
888	Pine, red	8.5	Fair	1
889	Pine, red	10.0	Good	1
894	Pine, red	6.0	Good	1
895	Pine, red	7.0	Good	1
896	Pine, red	6.0	Good	1
897	Pine, red	6.0	Good	1
898	Pine, red	7.0	Good	1
899	Pine, red	7.5	Good	1
900	Pine, red	8.0	Good	1
901	Pine, red	9.5	Good	1
908	Pine, red	7.0	Fair	1
909	Pine, red	7.0	Good	1
910	Pine, red	5.0	Fair	1
911	Pine, red	6.5	Good	1
912	Pine, red	7.0	Good	1
913	Pine, red	10.5	Good	1
914	Pine, red	10.0	Good	1
915	Pine, red	8.0	Good	1
924	Pine, red	13.1	Good	1
925	Pine, red	12.5	Good	1
926	Pine, red	10.5	Good	1
927	Pine, red	14.0	Good	1
928	Pine, red	12.5	Good	1
931	Pine, red	13.0	Good	1
932	Pine, red	12.5	Good	1
933	Pine, red	11.5	Good	1
934	Pine, red	10.5	Good	1
935	Pine, red	12.0	Good	1
936	Pine, red	10.5	Good	1
937	Pine, red	9.5	Good	1
938	Pine, red	9.5	Good	1
939	Pine, red	14.0	Fair	2
940	Pine, red	6.5	Fair	1
941	Pine, red	8.0	Good	1
942	Pine, red	5.5	Good	1
943	Pine, red	8.5	Good	1
944	Pine, red	6.5	Good	1
945	Pine, red	12.0	Good	1
946	Pine, red	9.0	Good	1
947	Pine, red	8.0	Fair	1
948	Pine, red	9.0	Good	1
949	Pine, red	9.5	Good	1
950	Pine, red	10.0	Good	1
951	Pine, red	11.5	Good	1
952	Pine, red	10.0	Good	1
953	Pine, red	10.5	Good	1
954	Pine, red	17.0	Fair	2
965	Pine, red	7.0	Good	1

Total DBH= 1434.7
DBH Saved= 74.5
DBH Lost= 1360.2
Allowable Removal=1435 X 60%= **861**
Excess removed= **499**
Required replanting = 499 in. x 1.25 = 624 in.-225 in. (9.0 trees, 2 per lot required per ordinance) = 400 in. = 160 Trees @ 2.5 inches

Note:
All reforestation perimeter plantings (excluding required front yard trees) shall be installed as a stage I improvement by the developer.

XXXXXXXXXXXX TREE PROTECTION

HARVEST ESTATES

City of Ramsey
Anoka County, Minnesota

Siberian Elms (Not included in calculations)

Tree #	Species	DBH	Condition	Stems
784	Elm, Siberian	16.0	Fair	2
839	Elm, Siberian	21.0	Fair	1
843	Elm, Siberian	25.0	Fair	1
701	Elm, Siberian	27.0	Fair	1
706	Elm, Siberian	12.5	Fair	1
707	Elm, Siberian	8.5	Fair	1
716	Elm, Siberian	17.0	Good	1
717	Elm, Siberian	12.0	Fair	1
718	Elm, Siberian	14.0	Good	1
719	Elm, Siberian	19.0	Good	1
720	Elm, Siberian	11.5	Fair	1
721	Elm, Siberian	12.0	Fair	1
722	Elm, Siberian	12.0	Fair	1
723	Elm, Siberian	12.0	Fair	1
724	Elm, Siberian	15.0	Fair	1
725	Elm, Siberian	15.0	Fair	1
726	Elm, Siberian	10.0	Fair	1
712	Elm, Siberian	10.0	Good	1
714	Elm, Siberian	9.5	Good	1
735	Elm, Siberian	17.0	Fair	1
737	Elm, Siberian	20.0	Fair	1
740	Elm, Siberian	13.5	Fair	1
741	Elm, Siberian	10.0	Fair	1
742	Elm, Siberian	8.0	Fair	1
743	Elm, Siberian	18.0	Fair	1
744	Elm, Siberian	13.0	Fair	1
745	Elm, Siberian	16.0	Fair	1
746	Elm, Siberian	15.0	Fair	1
747	Elm, Siberian	10.0	Fair	1
749	Elm, Siberian	16.0	Fair	1
755	Elm, Siberian	8.0	Good	1
756	Elm, Siberian	9.0	Fair	1
774	Elm, Siberian	16.0	Fair	2
783	Elm, Siberian	20.0	Fair	2
785	Elm, Siberian	11.0	Fair	2
831	Elm, Siberian	19.0	Fair	1
832	Elm, Siberian	34.0	Fair	1
833	Elm, Siberian	9.5	Fair	1
835	Elm, Siberian	15.0	Fair	2
836	Elm, Siberian	8.0	Fair	1
837	Elm, Siberian	16.0	Fair	1
838	Elm, Siberian	11.0	Fair	1
844	Elm, Siberian	11.0	Fair	2

Siberian Elms (Not included in calculations)

Tree #	Species	DBH	Condition	Stems
850	Elm, Siberian	11.0	Fair	1
852	Elm, Siberian	9.0	Good	1
853	Elm, Siberian	14.0	Fair	1
854	Elm, Siberian	14.0	Good	1
856	Elm, Siberian	9.0	Good	1
857	Elm, Siberian	13.0	Good	1
858	Elm, Siberian	14.0	Fair	1
859	Elm, Siberian	8.0	Good	1
860	Elm, Siberian	12.0	Fair	2
861	Elm, Siberian	9.0	Fair	1
862	Elm, Siberian	10.0	Fair	1
863	Elm, Siberian	8.0	Fair	1
864	Elm, Siberian	9.0	Fair	1
866	Elm, Siberian	16.0	Fair	2
867	Elm, Siberian	15.0	Fair	4
868	Elm, Siberian	15.0	Fair	4
869	Elm, Siberian	10.0	Fair	2
870	Elm, Siberian	13.0	Fair	1
871	Elm, Siberian	9.0	Fair	2
872	Elm, Siberian	14.0	Fair	1
873	Elm, Siberian	14.0	Fair	1
874	Elm, Siberian	9.0	Fair	2
875	Elm, Siberian	8.0	Fair	2
876	Elm, Siberian	9.0	Fair	1
877	Elm, Siberian	20.0	Fair	1
878	Elm, Siberian	20.0	Fair	1
879	Elm, Siberian	15.0	Fair	1
885	Elm, Siberian	9.0	Fair	1
902	Elm, Siberian	8.0	Fair	1
903	Elm, Siberian	9.0	Fair	1
904	Elm, Siberian	12.0	Fair	1
905	Elm, Siberian	9.0	Fair	1
906	Elm, Siberian	11.0	Fair	1
907	Elm, Siberian	11.0	Fair	2
916	Elm, Siberian	17.0	Fair	3
917	Elm, Siberian	16.0	Fair	1
919	Elm, Siberian	16.0	Fair	1
920	Elm, Siberian	10.0	Fair	1
921	Elm, Siberian	10.0	Fair	1
922	Elm, Siberian	10.0	Fair	1
923	Elm, Siberian	12.0	Fair	1

Elms DBH= 1110.0

Trees Removed from inventory (Not on property)

Tree #	Species	DBH	Condition	Stems
795	Maple, silver	27.0	Fair	1
796	Maple, silver	18.0	Fair	2
797	Maple, silver	9.5	Good	1
799	Maple, silver	26.0	Fair	4
800	Maple, silver	30.0	Fair	4
801	Maple, silver	31.0	Fair	3
802	Maple, silver	15.0	Fair	1
880	Elm, Siberian	30.0	Fair	1
881	Spruce, white	7.0	Fair	1
882	Spruce, white	11.0	Good	1
883	Elm, Siberian	9.5	Fair	1
891	Pine, red	10.0	Good	1

Tree #	Species	DBH	Condition	Stems
892	Pine, red	12.5	Good	1
893	Pine, red	6.0	Fair	1
918	Elm, Siberian	21.0	Fair	1
929	Elm, Siberian	10.0	Fair	1
930	Elm, Siberian	22.0	Fair	1
956	Pine, red	6.5	Good	1
957	Pine, red	7.5	Good	1
960	Pine, red	5.5	Good	1
962	Pine, red	8.5	Good	1
963	Pine, red	4.0	Good	1
964	Pine, red	10.0	Good	1
966	Pine, red	5.5	Good	1

PRELIMINARY
NOT FOR CONSTRUCTION

NOTE: SCALE IS 1"=60'

60 0 60 120 180

Scale 1" = 60'

PROJECT NUMBER 141029

REVISIONS

REMARKS	DATE	BY
Make 60 scale plans	4/14/15	spk

CERTIFICATION: I hereby certify that this plan 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.

Randall C. Hedlund, Minn. No. 19576

PREPARED BY:

HEDLUND SURVEYING ENGINEERING PLANNING
2005 Pin. Oak. Drive
Eagan, MN 55122
Phone: (651) 405-6600
Fax: (651) 405-6606

SHEET TITLE: *HARVEST ESTATES TREE PRESERVATION PLAN S1/2*

PREPARED FOR: *NIK MANAGEMENT INC.*
11736 177TH St. W.
Lakeville, MN 55044
Phone: (952) 236-9424

DRAWN	CHECKED	DESIGN
---	---	---

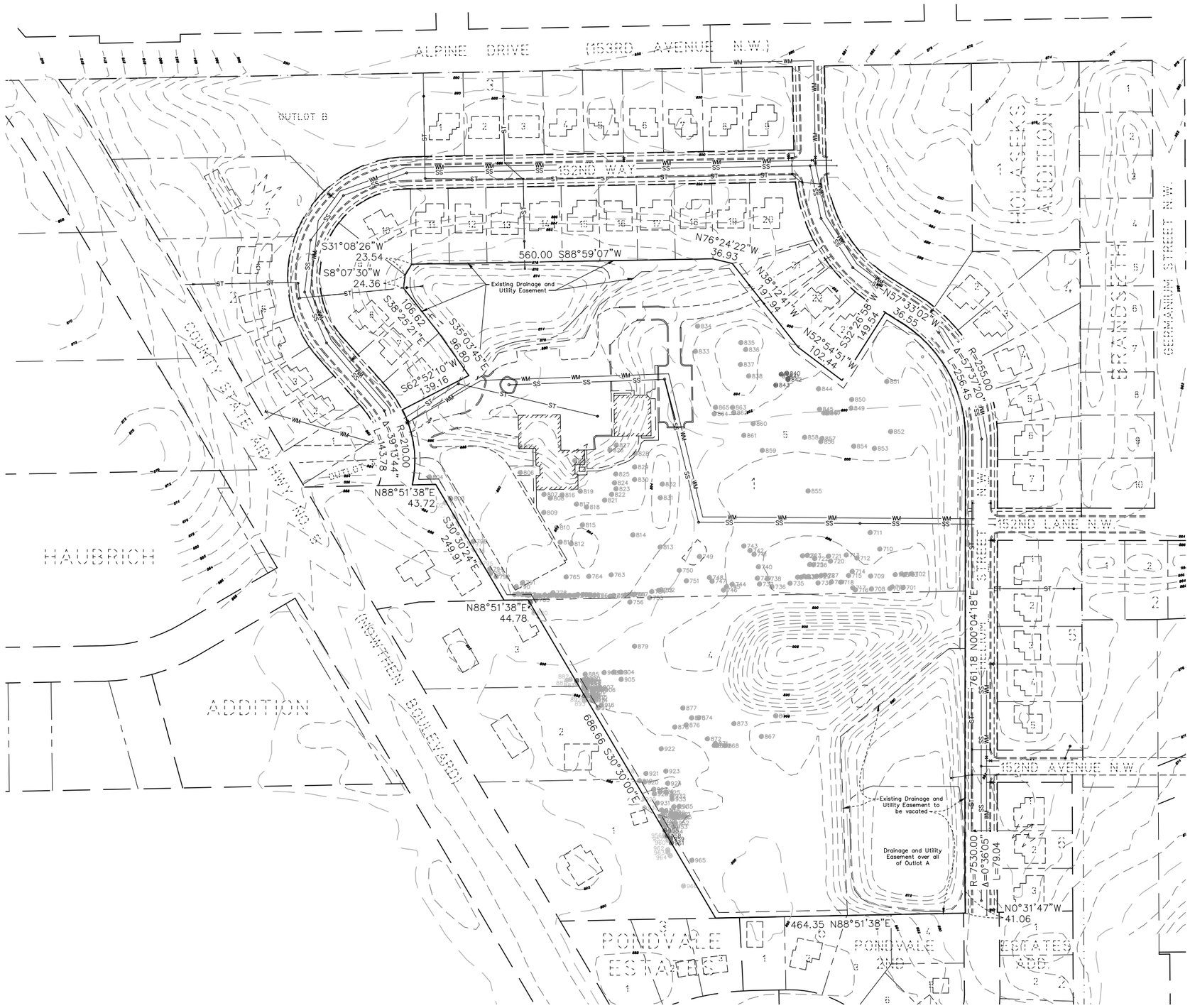
SHEET NUMBER
C-5.1

DATE 4/14/15
REV. ---

HARVEST ESTATES

City of Ramsey

Anoka County, Minnesota



LEGEND:

- Beehive Catch Basin
- 2X3 Catch Basin
- Flared End
- Gate Valve
- Hydrant
- Manholes
- Reducer
- Street Light
- Cable TV Pedestal
- Electric Transformer
- Power Pole
- Sign
- Telephone Pedestal
- Existing Contour
- X = 920.8 Existing Grade Elevation
- Existing Tree Line
- Existing Tree
- Existing Retaining Wall
- SS → SS Existing Sanitary Sewer
- WM → WM Existing Watermain
- ST → ST Existing Storm Sewer
- x x Existing Fence
- UE UE Existing Underground Electric
- OE Existing Overhead Electric
- UG UG Existing Underground Gasline
- UT UT Existing Underground Telephone
- OT Existing Overhead Telephone

Legal Description:
Lots 4 and 5, Block 1, MEADOW.
Property area = 927,015 Sf. – 21.281 Ac.

PRELIMINARY
NOT FOR CONSTRUCTION

100 0 100 200 300
Scale 1" = 100'

PROJECT NUMBER 141029

REVISIONS

REMARKS	DATE	BY
---	---	---

CERTIFICATION:
I hereby certify that this survey, plan, report, or description 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.

Jeffrey D. Lindgren
Date:
MN. LIC. NO. 14376

PREPARED BY:
HEDLUND SURVEYING ENGINEERING
PLANNING
2005 Pin Oak Drive
Eagan, MN 55122
Phone: (651) 405-6600
Fax: (651) 405-6606

SHEET TITLE: HARVEST STATES EXISTING CONDITIONS

PREPARED FOR:
NIK MANAGEMENT INC.
11736 177TH St. W.
Lakeville, MN 55044
Phone: (952) 236-9424

DRAWN	CHECKED	DESIGN
---	---	---

SHEET NUMBER
C-6

DATE 4/14/2015
REV. 00/00/00

Drawing:H:\2014 Projects\141029\Cadd\SubmittalSHts\ExcdSht.dwg
Layout:Ex Cond
Date:Apr 27,2015,3:52pm
X-Ref Dwg:141029alt.dwg
X-Ref Dwg:141029boo.dwg
X-Ref Dwg:141029topo.dwg

HARVEST ESTATES

City of Ramsey

Anoka County, Minnesota

LEGEND:

- EXISTING CONTOUR
- X = 920.8 — EXISTING GRADE ELEVATION
- EXISTING TREE LINE
- EXISTING TREE
- ST — ST — EXISTING STORM SEWER
- x — x — EXISTING FENCE
- PROPOSED CONTOUR
- PROPOSED STORM SEWER
- 920.8 — PROPOSED GRADE
- RETAINING WALL
- 920.8 — DENOTES AS-BUILT GRADE
- EMERGENCY OVERFLOW
- PROPOSED PHASE LINE

GENERAL GRADING NOTES:

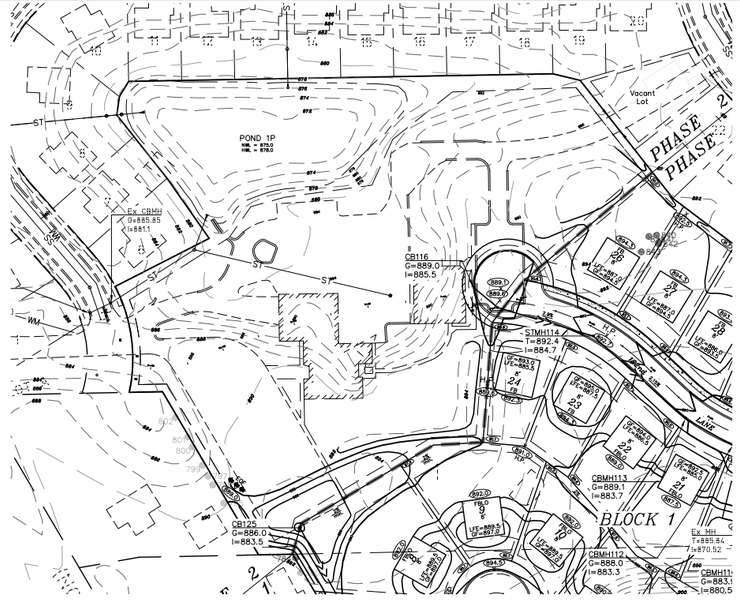
1.) UNDERLYING TOPOGRAPHY FROM INFORMATION PROVIDED BY ANOKA COUNTY AND FIELD SHOTS BY HEDLUND ENGINEERING.

2.) EXISTING UTILITY LOCATIONS AS-PER PLANS PROVIDED BY THE CITY OF RAMSEY AND FIELD SHOTS BY HEDLUND ENGINEERING.

3.) SEE GRADING AND EROSION CONTROL DETAIL SHEET FOR DETAILED INFORMATION.

LOT BY LOT TABULATION

LOT	BLOCK	HOUSE TYPE	GARAGE FLOOR ELE	DRIVEWAY GRADE (%)	LOWEST FLOOR ELE	LOWEST OPENING ELE	100 YEAR FLOOD ELE	EMERGENCY OVERFLOW ELE	HIGHEST ANTICIPATED WATER TABLE OR MOTTLED SOIL
PHASE 1									
1	1	FBLO	893.5	7.1	886.0	889.2	879.6	879.6	
2	1	FBLO	894.0	5.8	886.5	889.7	879.6	879.6	
3	1	FBLO	894.0	6.0	886.5	889.7	879.6	879.6	
4	1	FBLO	894.0	5.8	886.5	889.7	N/A	880.0	
5	1	FBLO	894.0	8.7	886.5	889.7	N/A	880.0	
6	1	FBLO	895.0	6.4	887.5	890.7	N/A	880.0	
7	1	FBLO	897.0	7.3	889.5	892.7	N/A	880.0	
8	1	FBLO	897.0	6.7	889.5	892.7	N/A	889.0	
9	1	FBLO	897.0	6.2	889.5	892.7	N/A	889.0	
10	1	FBLO	897.0	6.7	889.5	892.7	N/A	884.0	
11	1	FBLO	895.0	6.7	887.5	890.7	N/A	884.0	
12	1	FBLO	894.0	5.1	886.5	889.7	N/A	884.0	
13	1	FBLO	893.0	7.8	885.5	888.7	N/A	884.0	
14	1	FB	887.0	6.7	879.5	887.0	N/A	884.0	
15	1	FB	886.5	5.8	879.0	886.5	N/A	N/A	
16	1	FB	886.5	4.0	879.0	886.5	N/A	N/A	
17	1	FB	887.5	4.2	880.0	887.5	N/A	884.0	
18	1	FB	888.5	1.3	881.0	888.5	N/A	884.0	
19	1	FB	889.5	5.1	882.5	889.5	N/A	884.0	
20	1	FBLO	891.0	6.9	883.5	886.7	N/A	884.0	
21	1	FBLO	892.5	5.8	885.0	888.2	N/A	884.0	
22	1	FBLO	894.0	8.2	886.5	889.7	N/A	884.0	
23	1	FB	895.0	6.7	887.5	895.0	N/A	884	
24	1	FB	893.0	5.1	885.5	893.0	N/A	889	
1	2	FB	894.5	5.6	887.0	894.5	N/A	887.5	
2	2	FB	894.5	5.6	887.0	894.5	N/A	887.5	
3	2	FB	893.5	7.6	886.0	893.5	N/A	887.5	
4	2	FB	891.5	7.8	884.0	891.5	N/A	887.5	
5	2	FB	889.5	3.6	882.5	889.5	N/A	887.5	
6	2	FB	890.5	3.3	883.0	890.5	N/A	887.5	
7	2	FB	892.5	5.3	885.0	892.5	N/A	887.5	
8	2	FB	893.5	4.4	886.0	893.5	N/A	887.5	
PHASE 2									
1	1	FB	892.5	5.6	885.0	892.5	878.0	N/A	
2	1	FB	894.5	5.8	887.0	890.2	878.0	N/A	
3	1	FBLO	894.4	5.6	887.0	890.2	878.0	N/A	
4	1	FB	891.5	6.0	884.0	891.5	878.0	N/A	
5	1	FB	889.0	1.6	881.5	889.0	878.0	N/A	
1	2	FBLO	888.0	4.4	880.5	883.7	878.0	N/A	
2	2	FBWO	892.5	5.6	885.0	885.0	878.0	N/A	
3	2	FBWO	894.5	5.6	887.0	887.0	878.0	N/A	
4	2	FBWO	892.0	4.4	884.5	884.5	878.0	N/A	
5	2	FBWO	892.0	2.9	884.5	884.5	878.0	N/A	
6	2	FBWO	893.0	4.4	885.5	885.5	878.0	N/A	
7	2	FBLO	893.0	6.7	885.5	888.7	878.0	N/A	



TOTAL DISTURBED AREA = 19.1 ACRES

TOTAL IMPERVIOUS SURFACE = 5.6 ACRES

PRELIMINARY
NOT FOR CONSTRUCTION

BENCHMARK

ANOKA COUNTY BENCHMARK DISK, BENCHMARK NO. 2088,
LOCATED ON THE NORTHWESTERLY CORNER OF
15133 NOWTHEN BLVD NW, RAMSEY, MN 55303
ELEVATION = 886.831

100 0 100 200 300

Scale 1" = 100'

Cut/Fill Summary - Both Phases-Preliminary-Contour to Contour Comparison- Run Date - 2-27-15

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
Cut-Fill	1.000	1.000	827983.43 Sq. Ft.	43237.64 Cu. Yd.	65380.06 Cu. Yd.	22142.42 Cu. Yd.<Fill>
Totals			827983.43 Sq. Ft.	43237.64 Cu. Yd.	65380.06 Cu. Yd.	22142.42 Cu. Yd.<Fill>

Drawing:H:\2014 Projects\141029\Cadd\Submittal\Shts\GradErosionSht's\GradingSht.dwg
Layout:Pre Plat Pkg Grading Plan CG 1.0
Date:Apr 28,2015,12:52pm
X-Ref Dwg:141029util.dwg
X-Ref Dwg:141029topo.dwg
X-Ref Dwg:141029topo-ph1 only.dwg

PROJECT NUMBER
141029

REVISIONS			
REMARKS	DATE	BY
Rev. Per City review 4/3/15	4/15/15	gbh
Revise Lot Blk #'s to match Ph 1 plat	4/29/15	gbh

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

Randall C. Hedlund — MN. LIC. NO. 19576 — Date:

PREPARED BY:
HEDLUND SURVEYING ENGINEERING
PLANNING
2005 Pin Oak Drive
Eagan, MN 55122
Phone: (651) 405-6600
Fax: (651) 405-6606

SHEET TITLE: *HARVEST ESTATES GRADING PLAN*

PREPARED FOR:
NIK MANAGEMENT INC.
11736 177TH St. W.
Lakeville, MN 55044
Phone: (952) 236-9424

DRAWN	CHECKED	DESIGN
---	---	---

SHEET NUMBER
CG-1.0

DATE	3/5/15
REV.	4/29/15

HARVEST ESTATES

City of Ramsey

Anoka County, Minnesota

GENERAL GRADING NOTES:

1.) UNDERLYING TOPOGRAPHY FROM INFORMATION PROVIDED BY ANOKA COUNTY AND FIELD SHOTS BY HEDLUND ENGINEERING.

2.) EXISTING UTILITY LOCATIONS AS–PER PLANS PROVIDED BY THE CITY OF RAMSEY AND FIELD SHOTS BY HEDLUND ENGINEERING.

3.) SEE GRADING AND EROSION CONTROL DETAIL SHEET FOR DETAILED INFORMATION.

LEGEND:

EXISTING	PROPOSED	
⊘	⊘	BEEHIVE
▭	▭	CATCH BASIN
◁	◀	FLARED END
⋈	⋈	GATE VALE
⊹	⊹	HYDRANT
○	●	MANHOLES
◁	◀	REDUCER
☼	☼	STREET LIGHT
⊠	⊠	CABLE TV PEDESTAL
⊠	⊠	ELECTIRC TRANSFORMER
⊹	⊹	POWER POLE
⊣	⊣	SIGN
⊠	⊠	TELEPHONE PEDESTAL
X = 920.8		EXISTING CONTOUR
		EXISTING GRADE ELEVATION
		EXISTING TREE LINE
		EXISTING TREE
		EXISTING RETAINING WALL
—SS→ SS—		EXISTING SANITARY SEWER
—WM→ WM—		EXISTING WATERMAIN
—ST→ ST—		EXISTING STORM SEWER
—x— x—		EXISTING FENCE
—UE— UE—		EXISTING UNDERGROUND ELECTRIC
—OE—		EXISTING OVERHEAD ELECTRIC
—UG— UG—		EXISTING UNDERGROUND GASLINE
—UT— UT—		EXISTING UNDERGROUND TELEPHONE
—OT—		EXISTING OVERHEAD TELEPHONE
		PROPOSED CONTOUR
		PROPOSED CONTOUR BY OTHERS
		PROPOSED STORM SEWER
	################	EROSION CONTROL BARRIER
	920.8	PROPOSED GRADE
		RETAINING WALL
	920.8	DENOTES AS–BUILT GRADE
		EMERGENCY OVERFLOW
		PROPOSED PHASE LINE

BENCHMARK

ANOKA COUNTY BENCHMARK DISK, BENCHMARK NO. 2088, LOCATED ON THE NORTHWESTERLY CORNER OF 15133 NOWTHEN BLVD NW, RAMSEY, MN 55303
ELEVATION = 886.831

PRELIMINARY
NOT FOR CONSTRUCTION

NOTE: SCALE IS 1'=60'

60 0 60 120 180

Scale 1" = 60'

PROJECT NUMBER
141029

REVISIONS			
	REMARKS	DATE	BY
	Rev. Per City review 4/3/15	4/15/15	gbh
	Revise Lot Blk #'s to match Ph 1 plat	4/29/15	gbh

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

Date:
Randall C. Hedlund MN. LIC. NO. 19576

PREPARED BY:
HEDLUND SURVEYING
ENGINEERING
PLANNING
2005 Pin Oak Drive
Eagan, MN 55122
Phone: (651) 405–6600
Fax: (651) 405–6606

SHEET TITLE:
HARVEST ESTATES
GRADING PLAN

PREPARED FOR:
NIK MANAGEMENT INC.
11736 177TH St. W.
Lakeville, MN 55044
Phone: (952) 236–9424

DRAWN	CHECKED	DESIGN
---	---	---

SHEET NUMBER
CG–1.1

DATE 3/5/15
REV. 4/29/15

Drawing:H:\2014 Projects\141029\Cadd\Submittal\Shts\GradeErosionShts\GradingShts.dwg
Layout:Pre Plat Pkg Grading Plan CG 1.1
Date:Apr 28,2015,12:51pm
X–Ref Dwg:141029util.dwg
X–Ref Dwg:141029topo.dwg
X–Ref Dwg:141029topo–ph1 only.dwg

HARVEST ESTATES

City of Ramsey
Anoka County, Minnesota

GENERAL GRADING NOTES:

1.) UNDERLYING TOPOGRAPHY FROM INFORMATION PROVIDED BY ANOKA COUNTY AND FIELD SHOTS BY HEDLUND ENGINEERING.

2.) EXISTING UTILITY LOCATIONS AS–PER PLANS PROVIDED BY THE CITY OF RAMSEY AND FIELD SHOTS BY HEDLUND ENGINEERING.

3.) SEE GRADING AND EROSION CONTROL DETAIL SHEET FOR DETAILED INFORMATION.

LEGEND:

EXISTING	PROPOSED	
⊘	⊘	BEEHIVE
▭	▭	CATCH BASIN
◁	◀	FLARED END
⋈	⋈	GATE VALE
⊹	●	HYDRANT
○	●	MANHOLES
◁	◀	REDUCER
☼	☼	STREET LIGHT
⊠	⊠	CABLE TV PEDESTAL
⊠	⊠	ELECTIRC TRANSFORMER
⊹	⊹	POWER POLE
⊣	⊣	SIGN
⊠	⊠	TELEPHONE PEDESTAL
		EXISTING CONTOUR
X = 920.8		EXISTING GRADE ELEVATION
		EXISTING TREE LINE
		EXISTING TREE
		EXISTING RETAINING WALL
—SS→ SS—		EXISTING SANITARY SEWER
—WM→ WM—		EXISTING WATERMAIN
—ST→ ST—		EXISTING STORM SEWER
—x— x—		EXISTING FENCE
—UE— UE—		EXISTING UNDERGROUND ELECTRIC
—OE—		EXISTING OVERHEAD ELECTRIC
—UG— UG—		EXISTING UNDERGROUND GASLINE
—UT— UT—		EXISTING UNDERGROUND TELEPHONE
—OT—		EXISTING OVERHEAD TELEPHONE
		PROPOSED CONTOUR
		PROPOSED CONTOUR BY OTHERS
		PROPOSED STORM SEWER
	################	EROSION CONTROL BARRIER
	920.8	PROPOSED GRADE
		RETAINING WALL
	920.8	DENOTES AS–BUILT GRADE
		EMERGENCY OVERFLOW
		PROPOSED PHASE LINE

BENCHMARK

ANOKA COUNTY BENCHMARK DISK, BENCHMARK NO. 2088, LOCATED ON THE NORTHWESTERLY CORNER OF 15133 NOWTHEN BLVD NW, RAMSEY, MN 55303
ELEVATION = 886.831

PRELIMINARY
NOT FOR CONSTRUCTION

NOTE: SCALE IS 1'=60'

60 0 60 120 180

Scale 1" = 60'

PROJECT NUMBER 141029

REVISIONS			
	REMARKS	DATE	BY
	Rev. Per City review 4/3/15	4/15/15	gbh
	Revise Lot Blk #'s to match Ph 1 plat	4/29/15	gbh

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

Date: ____
Randall C. Hedlund — MN. LIC. NO. 19576

PREPARED BY:
HEDLUND SURVEYING
PLANNING ENGINEERING
2005 Pin Oak Drive
Eagan, MN 55122
Phone: (651) 405–6600
Fax: (651) 405–6606

SHEET TITLE: *HARVEST ESTATES GRADING PLAN*

PREPARED FOR:
NIK MANAGEMENT INC.
11736 177TH St. W.
Lakeville, MN 55044
Phone: (952) 236–9424

DRAWN	CHECKED	DESIGN
---	---	---

SHEET NUMBER
CG–1.2

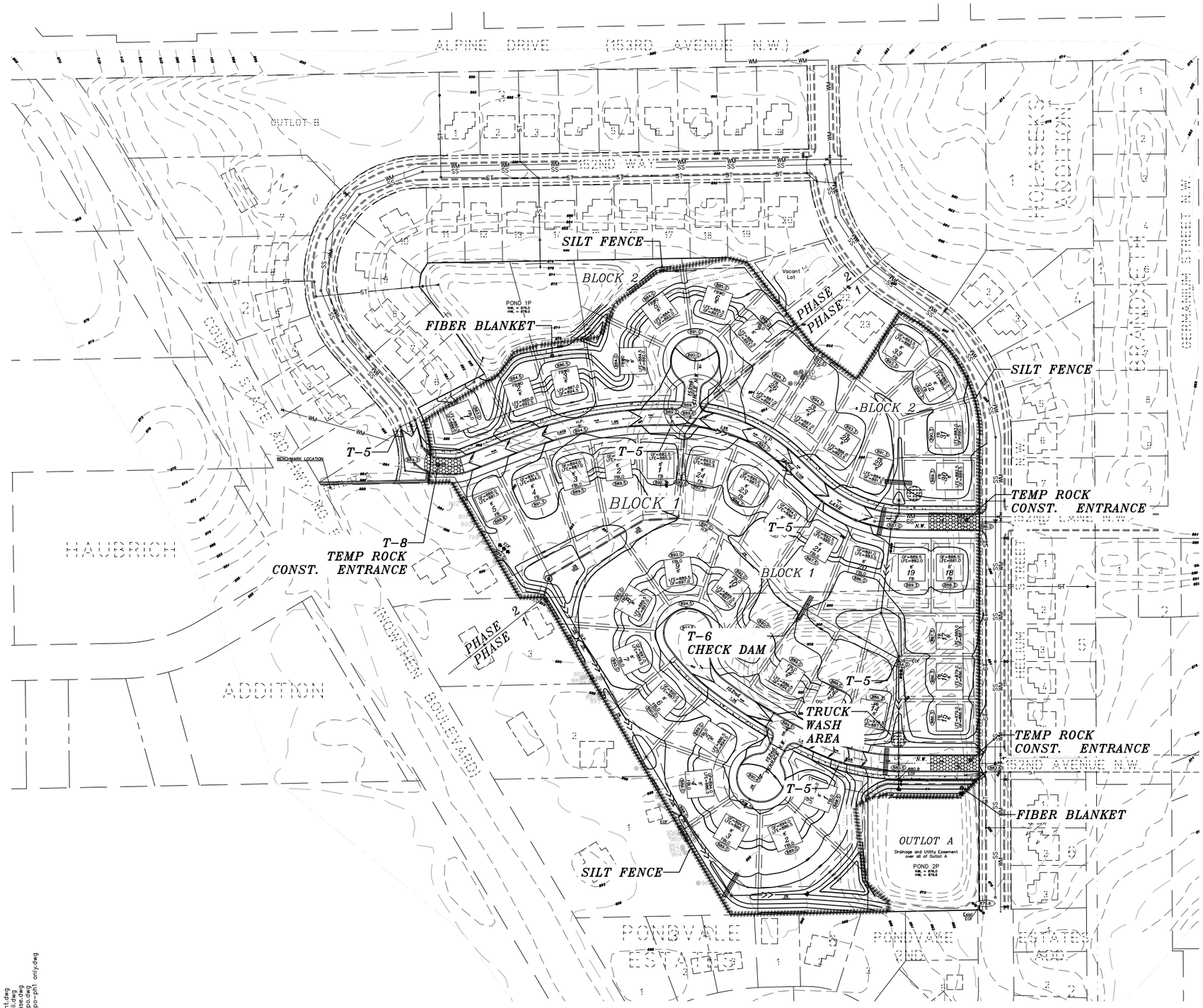
DATE 3/5/15
REV. 4/29/15

Drawing:H:\2014 Projects\141029\Cadd\SubmittalShts\GradErosionShts\GradingSht.dwg
Layout:Pre Plat Pkg Grading Plan CG 1.2
Date:Apr 28,2015,12:50pm
X-Ref Dwg:141029util.dwg
X-Ref Dwg:141029base.dwg
X-Ref Dwg:141029topo.dwg
X-Ref Dwg:141029topo–ph1 only.dwg

HARVEST ESTATES

City of Ramsey

Anoka County, Minnesota



GENERAL EROSION CONTROL NOTES:

EROSION CONTROL SCHEDULE:

1.) INSTALL EROSION CONTROL MEASURES PRIOR TO ANY LAND DISTURBANCE. INSTALL SEDIMENT FILTERS IMMEDIATELY FOLLOWING INSTALLATION OF STRUCTURE.
2.) SLOPES MUST BE STABILIZED BY BEING SEEDED AND COVERED WITH AN EROSION CONTROL BLANKET OR MULCHED WITH A TACKIFYING AGENT AS SOON AS POSSIBLE AFTER COMPLETION OF GRADING
3.) ALL EROSION CONTROL INSTALLATIONS SHALL REMAIN IN PLACE AND BE MAINTAINED IN GOOD CONDITION BY THE CONTRACTOR/PERMITTEE UNTIL THE SITE HAS BEEN RE-VEGETATED, AT WHICH TIME THEY SHALL BE REMOVED. FOR PROPOSED PAVED SURFACE AREA, THE CONTRACTOR MAY REMOVE NECESSARY SILT FENCING TO CONSTRUCT ROADWAY WHILE MAINTAINING ADEQUATE EROSION CONTROL IN ADJACENT AREAS.
4.) SUFFICIENT TOPSOIL SHALL BE STOCKPILED TO ALLOW FOR THE REPLACEMENT OF A MINIMUM OF 4" OF TOPSOIL FOR DISTURBED AREAS THAT ARE TO BE REVEGATATED.
5.) THE CONTRACTOR/PERMITTEE SHALL SCHEDULE SITE GRADING, UTILITY INSTALLATION AND ROADWAY CONSTRUCTION SO THAT THE GENERAL SITE CAN BE MULCHED AND RE-SEEDED SOON AFTER DISTURBANCE. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED WITHIN 14 DAYS AFTER COMPLETION OF FINAL GRADING OR AFTER 14 DAYS OF GRADING INACTIVITY. ALL MULCH MATERIAL SHALL BE DISCED INTO THE SOIL IN DIRECTION PERPENDICULAR TO THE STORMWATER FLOW OVER SUCH AREAS.
6.) REVEGETATE WITH MNDOT MIX 50B OR 60B AT 75 LBS/ACRE WITH TYPE 1 MULCH AT 2000 LBS/ACRE.

EROSION CONTROL MAINTENANCE PROGRAM:

1.) INSPECT CONSTRUCTION SITE ONCE EVERY 7 DAYS AND WITHIN 24 HOURS OF A RAINFALL EVENT OF MORE THAN ½ INCHES IN 24 HOUR PERIOD.
2.) SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
3.) SILT FENCE FABRIC SHALL BE REPLACED PROMPTLY WHEN IT DECOMPOSES OR BECOMES INEFFECTIVE BEFORE THE BARRIER IS NO LONGER NECESSARY.
4.) ALL SOILS TRACKED ONTO PAVEMENT SHALL BE REMOVED DAILY.
5.) ANY SEDIMENT REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER FABRIC IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED WITH THE APPROPRIATE SEED MIX.
6.) IN THOSE AREAS WHERE WOOD FIBER BLANKET OR OTHER SLOPE STABILIZATION METHOD HAS FAILED, THE SLOPE SHALL BE REESTABLISHED, SEED AND TOPSOIL REPLACED, AND ADDITIONAL SLOPE TREATMENT INSTALLED.
7.) SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPWARD SLOPE AREA HAS BEEN PERMANENTLY STABILIZED. REMOVAL IS REQUIRED WITH ALL TEMPORARY EROSION CONTROL FACILITIES (SEDIMENT FILTERS, HAY BALES, ETC.) ONCE SITE IS PERMANENTLY STABILIZED BY THE BUILDER.
8.) ALL PERMANENT SEDIMENTATION BASINS MUST BE RESTORED TO THEIR DESIGN CONDITION IMMEDIATELY FOLLOWING PERMANENT STABILIZATION OF THE SITE.

EROSION CONTROL LEGEND:

- WOOD FIBER BLANKET
- ROCK CONSTRUCTION ENTRANCE
- SEDIMENT TRAP OUTLET
- SILT FENCE
- CHECK DAM
- INLET PROTECTION
- TRUCK WASH AREA

PRELIMINARY
NOT FOR CONSTRUCTION

100 0 100 200 300
Scale 1" = 100'

PROJECT NUMBER 141029

REVISIONS

REMARKS	DATE	BY
Revise Lot Blk #'s to match Ph 1 plat	4/29/15	gph

CERTIFICATION:
I Hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Randall C. Hedlund — Date: — MN. LIC. NO. 19576

PREPARED BY:
HEDLUND SURVEYING ENGINEERING PLANNING
2005 Pin Oak Drive
Eagan, MN 55122
Phone: (651) 405-6600
Fax: (651) 405-6606

SHEET TITLE: HARVEST ESTATES EROSION PLAN

PREPARED FOR: NIK MANAGEMENT INC.
11736 177TH St. W.
Lakeville, MN 55044
Phone: (952) 236-9424

DRAWN	CHECKED	DESIGN
---	---	---

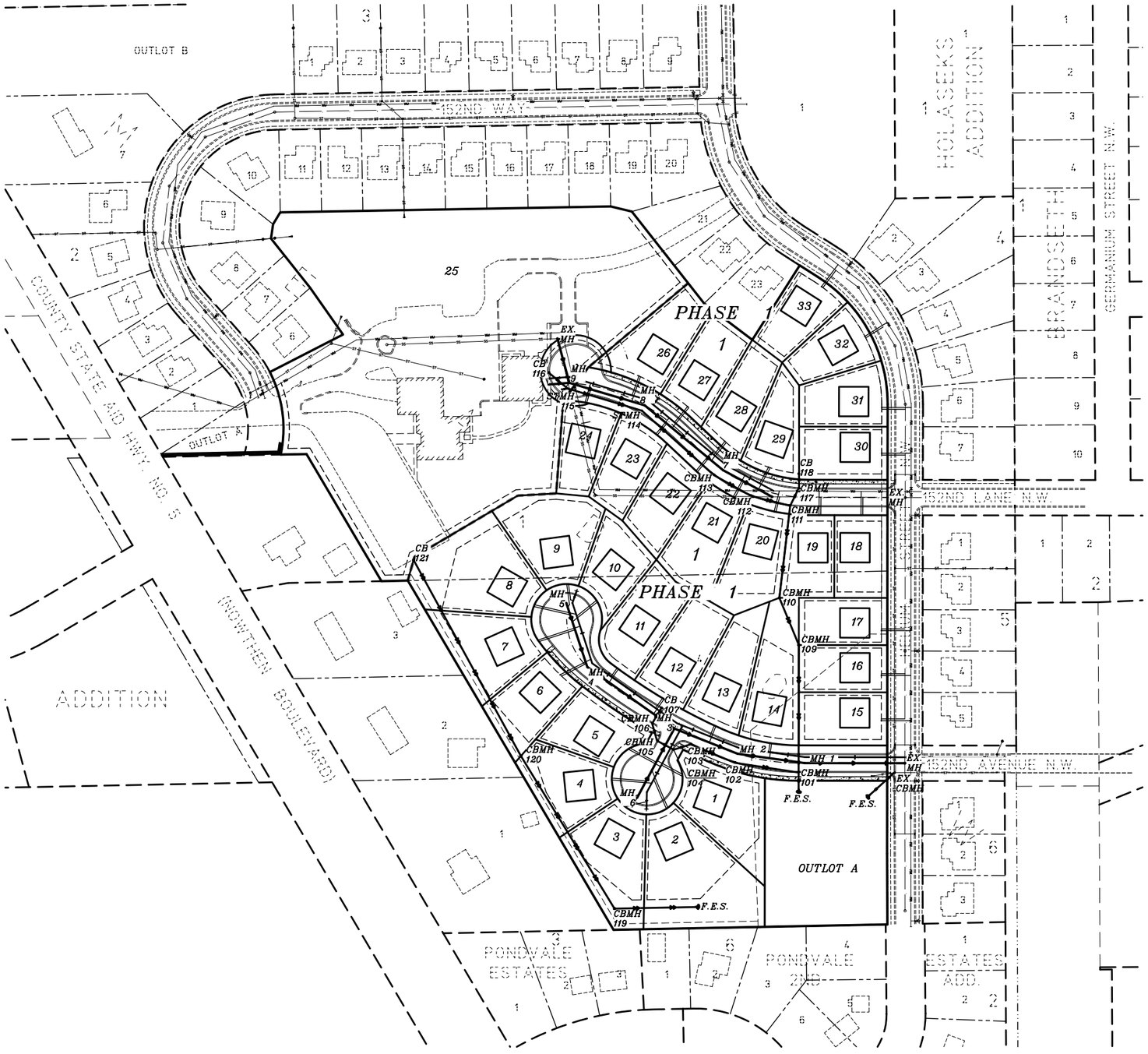
SHEET NUMBER
CE-1

DATE 4/15/15
REV. 4/29/15

Drawing:H:\2014 Projects\141029\Cadd\SubmittalSht's\GradErosionSht's\ErosionSht.dwg
Layout:Pre Plat Pkg_Erosion Control Plan
Date:Apr 28,2015 2:45pm
X-Ref Dwg:141029grad.dwg
X-Ref Dwg:141029util.dwg
X-Ref Dwg:141029base.dwg
X-Ref Dwg:141029topo.dwg
X-Ref Dwg:141029topo-ph1 only.dwg

HARVEST ESTATES

City of Ramsey
Anoka County, Minnesota



INDEX:

C-1.0) COVERSHEET

C-2.0) STREET PROFILE
STORM SEWER
(152nd Court N.W.)
(152nd Terrace N.W.)

C-2.1) STREET PROFILE
STORM SEWER
(152nd Lane N.W.)

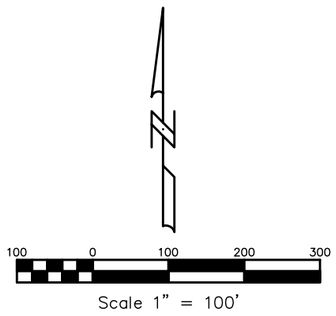
C-3.0) SANITARY SEWER
WATERMAIN
(152 Court N.W.)
(152nd Terrace N.W.)

C-3.1) SANITARY SEWER
WATERMAIN
(152nd Terrace N.W.)

C-4.0) STORM SEWER

C-5.0) STANDARD DETAIL PLATES

LOCATION MAP
No Scale



Scale 1" = 100'

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.

SIGNATURE _____ DATE 04/29/15

RANDALL C. HEDLUND MN. LIC. NO. 19576

Date: April 15, 2015

Prepared for:

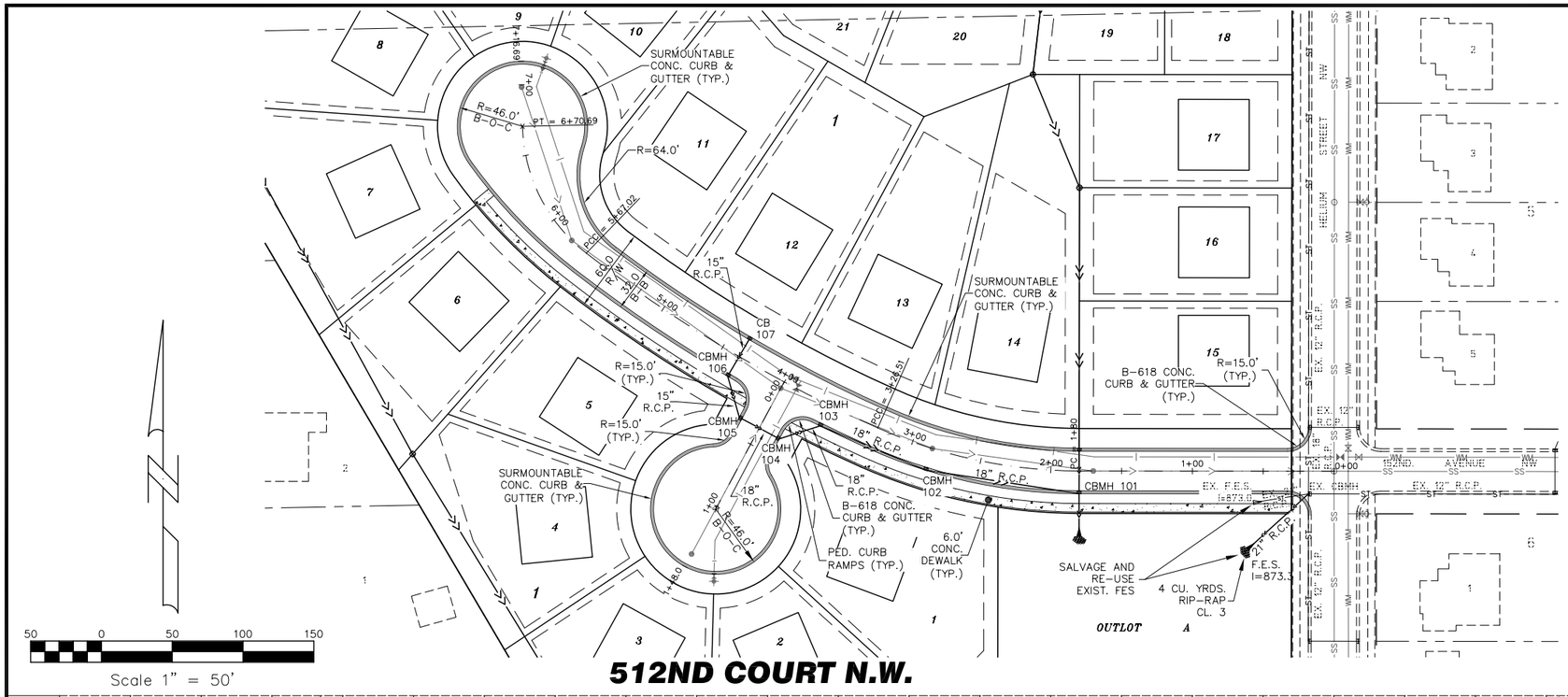
NIK MANAGEMENT INC.
11736 177th. Street West
Lakeville, Mn. 55044
Phone: (952) 236-9424

Prepared by:

HEDLUND PLANNING ENGINEERING SURVEYING

2005 Pin Oak Drive
Eagan, Minnesota 55122
Phone: (651) 405-6600

HEDLUND
Planning Engineering Surveying



512ND COURT N.W.

152ND TERRACE N.W.

GENERAL CONSTRUCTION NOTES:

1.) Existing Utility Locations As-Per As-Built Plans Provided By the the City Of Ramsey and Hedlund Engineering.
2.) All Existing Utilities or Improvements, Including Walks,Curbs Pavement and Parkways Damaged or Removed During Construction Shall be Promptly Restored to Their Respective Original Condition.
3.) The Contractor Shall Notify all Utility Companies Prior to Construction to Verify in the Field all Existing and Underground Utilities Adjacent to the Project, and be Responsible for Protection of the same.
4.) For on Site Location of all Underground Utilities Call Gopher State One Call System (651)454-0002
5.) The Contractor Shall Beware of Potential Conflicts with Existing Utilities as Indicated on the Plans The Contractor Shall Excavate Around Utilities to Determine Elev. Before Beginning Construction.
6.) The Contractor Shall Be Responsible To Lower Watermain During Install. Where Necessary To Avoid Service Conflicts.

CURB NOTES:

1.) ALL RADII AT INTERSECTIONS TO BE B618 TYPE CURB & GUTTER.
2.) CURB AT CASTINGS WITH GRATE NUMBER R-3067-V TO BE B618 TYPE CURB & GUTTER.

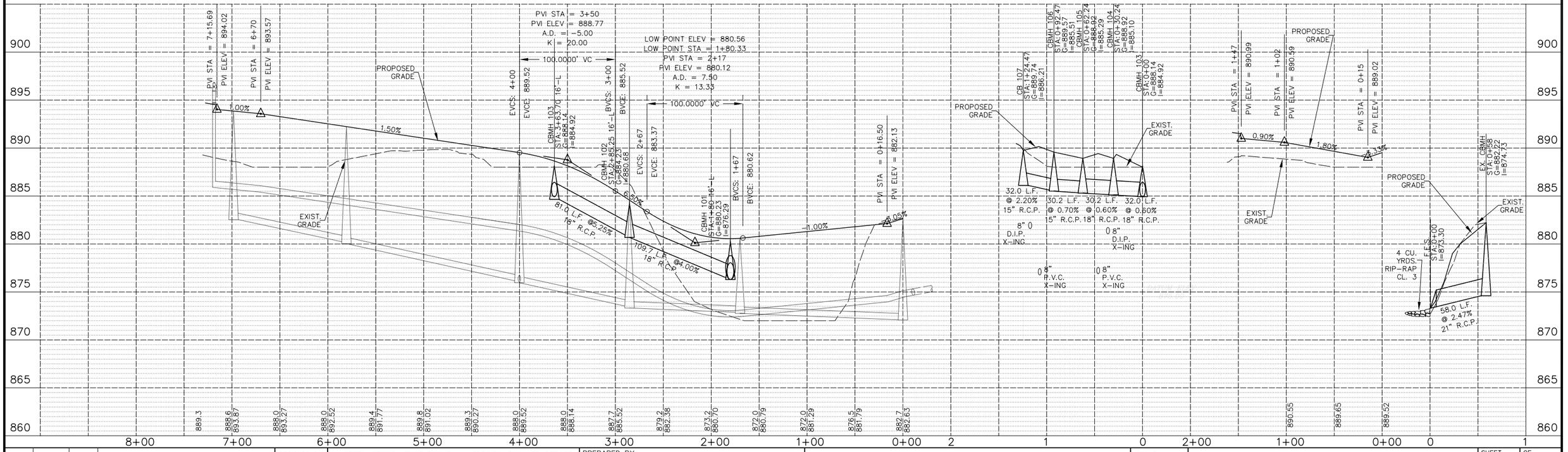
STANDARD DETAIL PLATE NOTE:

FOR STANDARD DETAIL PLATES, SEE SHEET C-5.0 AND CONSTRUCTION SPECIFICATIONS.

STORM SEWER SCHEDULE

STRUCTURE NUMBER	DIAMETER	LID/GRATE
CBMH101	60"	R-3501-TB
CBMH102	48"	R-3501-TB
CBMH103	48"	R-3246-R
CBMH104	48"	R-3246-R
CBMH105	48"	R-3246-R
CBMH106	48"	R-3246-R
CB107	24"x36"	R-3501-TB
CBMH108	48"	R-3501-TB
CBMH109	48"	R-2560
CBMH110	48"	R-2560
CBMH111	48"	R-3501-TB
CBMH112	48"	R-3501-TB
CBMH113	48"	R-3501-TB
STMH114	48"	R-3501-TB
STMH115	72"	R-1733
CB116	24"x36"	R-3501-TB
CBMH117	48"	R-3501-TB
CB118	27"	R-2560
CBMH119	48"	R-2560
CBMH120	48"	R-2560
CB121	27"	R-2560

ALL STORM SEWER PIPE CLASS 5 UNLESS OTHERWISE NOTED



NO.	DATE	BY	REMARKS
1.	4/29/15	TPK	ADJUST LOT/BLOCK NUMBERS

REVISIONS

DESIGNED BY: RCH
DRAWN BY: TPK
CHECKED: RCH
DATE: 04-15-15

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.

SIGNATURE _____ DATE 04-29-15

RANDALL C. HEDLUND MN. LIC. NO. 19576

PREPARED BY:
HEDLUND
Planning Engineering Surveying
2005 PIN OAK DRIVE
EAGAN, MINNESOTA 55122
PHONE: (651) 405-6600

HARVEST ESTATES
Ramsey, Minnesota
Nik Management Inc.

Drawing:H:\2014 Projects\141029-LDD Utilities\dwg\UtilShts\141029-SouthCul-De-Sacs.dwg
Layout:Street-Storm
Date: Apr 28,2015,1:46pm
X-Ref Dwg:ACAD-141029util.dwg

SCALE: Horiz: 1"= 50' Vert: 1"= 5'
BOOK: PAGE:
JOB NO. 141029

STREET PROFILE
STORM SEWER
152nd Court N.W.
152nd Terrace N.W.

SHEET 2 OF 7
SHEET NUMBER C-2.0

GENERAL CONSTRUCTION NOTES:

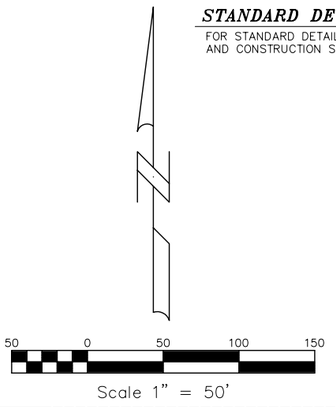
1.) Existing Utility Locations As-Per As-Built Plans Provided By the the City Of Ramsey and Hedlund Engineering.
2.) All Existing Utilities or Improvements, Including Walks,Curbs Pavement and Parkways Damaged or Removed During Construction Shall be Promptly Restored to Their Respective Original Condition.
3.) The Contractor Shall Notify all Utility Companies Prior to Construction to Verify in the Field all Existing and Underground Utilities Adjacent to the Project, and be Responsible for Protection of the same.
4.) For on Site Location of all Underground Utilities Call Gopher State One Call System (651)454-0002
5.) The Contractor Shall Beware of Potential Conflicts with Existing Utilities as Indicated on the Plans The Contractor Shall Excavate Around Utilities to Determine Elev. Before Beginning Construction.
6.) The Contractor Shall Be Responsible To Lower Watermain During Install. Where Necessary To Avoid Service Conflicts.

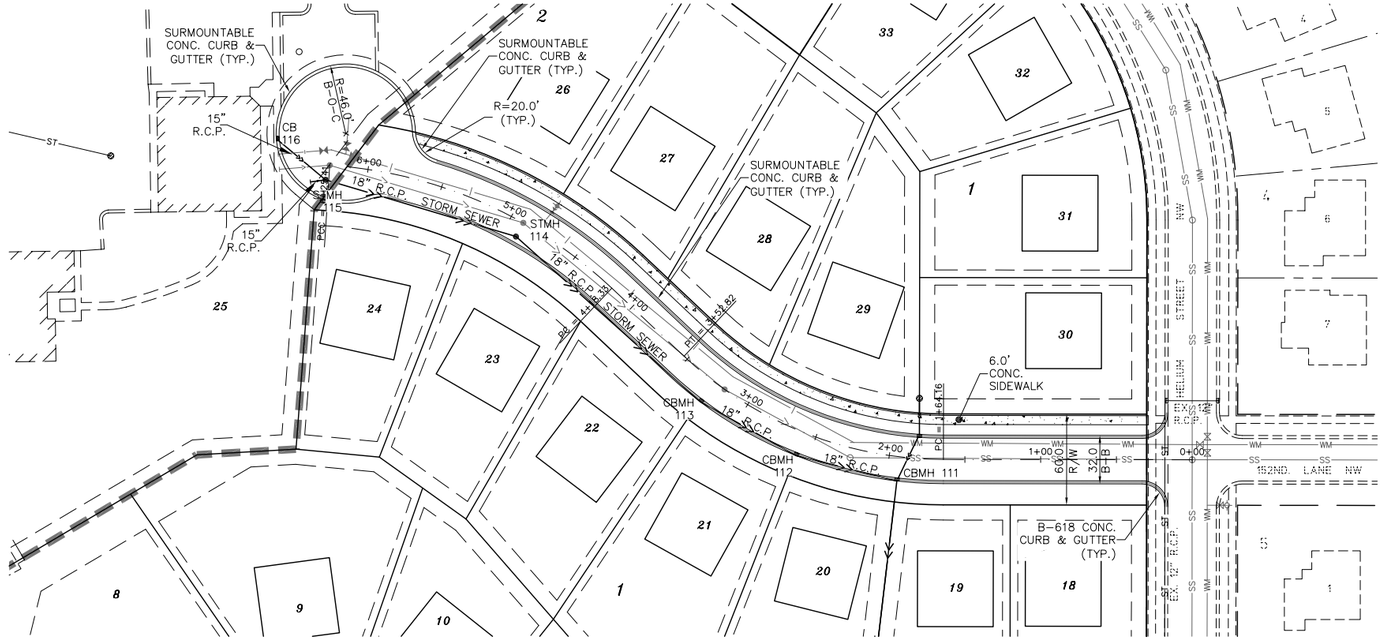
CURB NOTES:

1.) ALL RADII AT INTERSECTIONS TO BE B618 TYPE CURB & GUTTER.
2.) CURB AT CASTINGS WITH GRATE NUMBER R-3067-V TO BE B618 TYPE CURB & GUTTER.

STANDARD DETAIL PLATE NOTE:

FOR STANDARD DETAIL PLATES, SEE SHEET C-5.0 AND CONSTRUCTION SPECIFICATIONS.



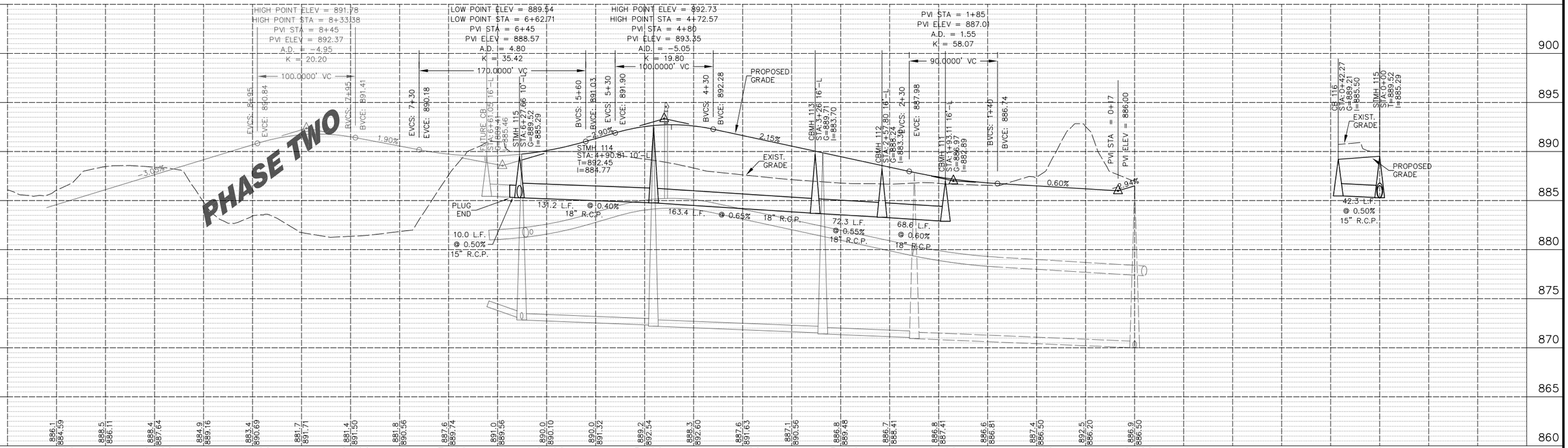


STORM SEWER SCHEDULE

STRUCTURE NUMBER	DIAMETER	LID/GRATE
CBMH101	60"	R-3501-TB
CBMH102	48"	R-3501-TB
CBMH103	48"	R-3246-R
CBMH104	48"	R-3246-R
CBMH105	48"	R-3246-R
CBMH106	48"	R-3246-R
CB107	24"x36"	R-3501-TB
CBMH108	48"	R-3501-TB
CBMH109	48"	R-2560
CBMH110	48"	R-2560
CBMH111	48"	R-3501-TB
CBMH112	48"	R-3501-TB
CBMH113	48"	R-3501-TB
STMH114	48"	R-3501-TB
STMH115	72"	R-1733
CB116	24"x36"	R-3501-TB
CBMH117	48"	R-3501-TB
CB118	27"	R-2560
CBMH119	48"	R-2560
CBMH120	48"	R-2560
CB121	27"	R-2560

ALL STORM SEWER PIPE CLASS 5 UNLESS OTHERWISE NOTED

152ND LANE N.W.



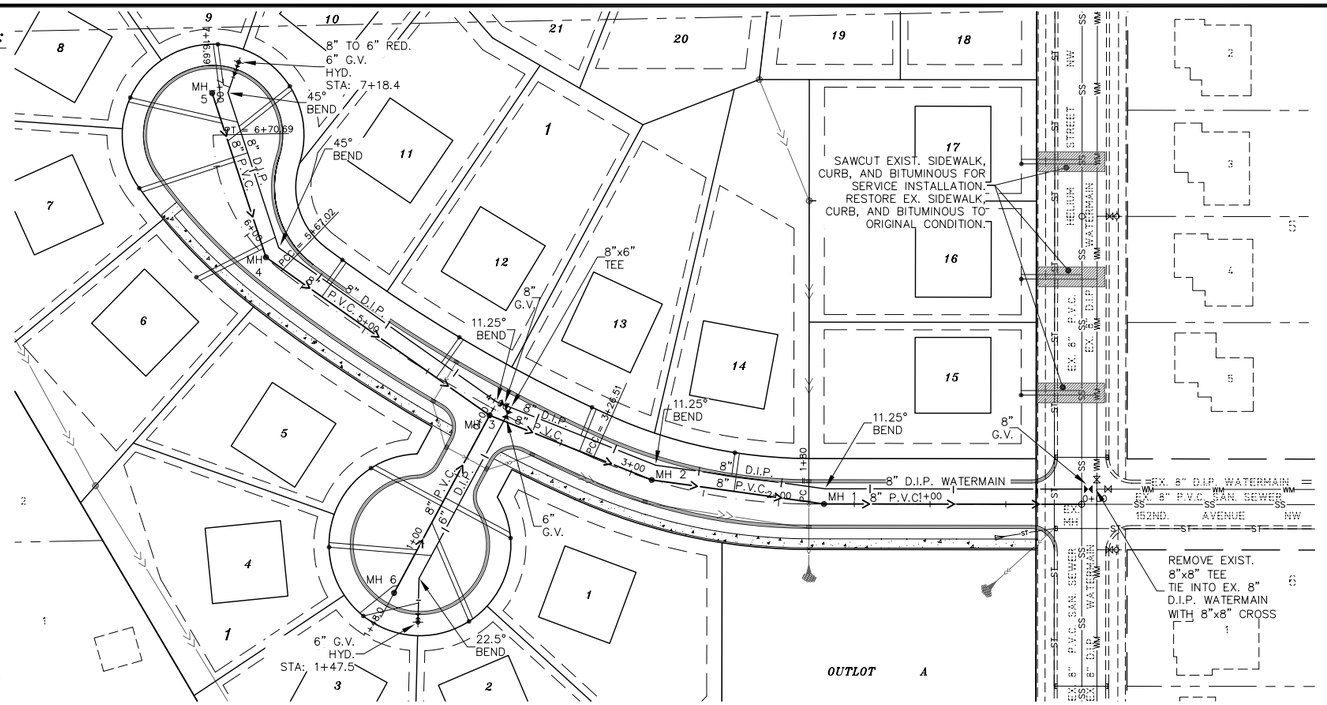
				DESIGNED BY:	I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.	PREPARED BY:	HARVEST ESTATES	SCALE: Horiz: 1"= 50' Vert: 1"= 5'	STREET PROFILE STORM SEWER	SHEET 3 OF 7
				RCH		HEDLUND	Ramsey, Minnesota			
				DRAWN BY: TPK		Planning Engineering Surveying	Nik Management Inc.	BOOK: PAGE:	152nd Lane N.W.	SHEET NUMBER C-2.1
				CHECKED: RCH		2005 PIN OAK DRIVE EAGAN, MINNESOTA 55122 PHONE: (651) 405-6600		JOB NO. 141029		
1.	4/29/15	TPK	ADJUST LOT/BLOCK NUMBERS	DATE: 04-15-15	SIGNATURE ____ DATE 04-29-15		Drawing:H:\2014 Projects\141029-LDD Utilities\dwg\UtilShts\141029-NorthRoad.dwg Layout: Street-Storm Date: Apr 28,2015,2:00pm	X-Ref Dwg: ACAD-141029util.dwg X-Ref Dwg: ACAD-141029base.dwg		
NO.	DATE	BY	REMARKS		RANDALL C. HEDLUND MN. LIC. NO. 19576					
REVISIONS										

GENERAL CONSTRUCTION NOTES:

1.) Existing Utility Locations As–Per As–Built Plans Provided By the the City Of Ramsey and Hedlund Engineering.
2.) All Existing Utilities or Improvements, Including Walks,Curbs Pavement and Parkways Damaged or Removed During Construction Shall be Promptly Restored to Their Respective Original Condition.
3.) The Contractor Shall Notify all Utility Companies Prior to Construction to Verify in the Field all Existing and Underground Utilities Adjacent to the Project, and be Responsible for Protection of the same. Dial Gopher One Call System (651)454–0002
4.) For on Site Location of all Under–ground Utilities Call Gopher State One Call System (651)454–0002
5.) The Contractor Shall Beware of Potential Conflicts with Existing Utilities as Indicated on the Plans The Contractor Shall Excavate Around Utilities to Determine Elev. Before Beginning Construction.
6.) The Contractor Shall Be Responsible To Lower Watermain During Install. Where Necessary To Avoid Service Conflicts.

50 0 50 100 150

Scale 1" = 50'



152ND COURT N.W.

152ND TERRACE N.W.

SAN. SERVICE SCHEDULE

BLOCK 1 UNIT #	WYE STA:	INVERT ELEVATION	SERVICE
1	0+61.7	880.7	4" P.V.C. SDR 26
2	0+80.3	881.4	4" P.V.C. SDR 26
3	1+27.5	881.9	4" P.V.C. SDR 26
4	0+58.4	881.4	4" P.V.C. SDR 26
5	0+64.7	880.7	4" P.V.C. SDR 26
6	0+6.0	883.1	4" P.V.C. SDR 26
7	0+66.3	883.8	4" P.V.C. SDR 26
8	0+93.1	884.3	4" P.V.C. SDR 26
9	1+06.0	884.9	4" P.V.C. SDR 26
10	0+80.7	884.2	4" P.V.C. SDR 26
11	1+35.5	882.1	4" P.V.C. SDR 26
12	0+43.0	880.7	4" P.V.C. SDR 26
13	0+51.4	878.3	4" P.V.C. SDR 26
14	0+59.9	873.8	4" P.V.C. SDR 26
15	1+15.0	873.5	4" P.V.C. SDR 26
16	0+38.4	874.2	4" P.V.C. SDR 26
17	2+22.5	875.1	4" P.V.C. SDR 26
18	0+71.7	876.9	4" P.V.C. SDR 26
19	1+42.9	877.3	4" P.V.C. SDR 26
20	2+12.8	878.2	4" P.V.C. SDR 26
21	0+54.8	879.6	4" P.V.C. SDR 26
22	0+31.7	881.1	4" P.V.C. SDR 26
23	1+23.9	883.1	4" P.V.C. SDR 26
24	0+95.4	880.7	4" P.V.C. SDR 26
26	0+22.9	882.8	4" P.V.C. SDR 26
27	1+12.2	883.0	4" P.V.C. SDR 26
28	0+25.7	881.1	4" P.V.C. SDR 26
29	0+26.1	878.9	4" P.V.C. SDR 26
30	0+72.0	876.5	4" P.V.C. SDR 26
31	1+49.6	877.5	4" P.V.C. SDR 26
32	0+37.7	879.4	4" P.V.C. SDR 26
33	0+47.5	881.0	4" P.V.C. SDR 26

WATER SERVICE SCHEDULE

BLOCK 1 UNIT #	C.S. STA:	ELEVATION	SERVICE (1.5" COPPER TYPE "K" IS OPTIONAL)
1	0+69.7	890.7	1" COPPER TYPE "K"
2	1+31.1	891.4	1" COPPER TYPE "K"
3	1+61.0	891.9	1" COPPER TYPE "K"
4	1+31.8	891.4	1" COPPER TYPE "K"
5	1+72.7	890.7	1" COPPER TYPE "K"
6	5+97.9	893.1	1" COPPER TYPE "K"
7	6+47.2	893.8	1" COPPER TYPE "K"
8	6+96.7	894.3	1" COPPER TYPE "K"
9	7+30.5	894.9	1" COPPER TYPE "K"
10	7+01.8	894.2	1" COPPER TYPE "K"
11	5+38.8	892.1	1" COPPER TYPE "K"
12	4+43.4	890.7	1" COPPER TYPE "K"
13	3+41.3	888.3	1" COPPER TYPE "K"
14	2+33.6	882.1	1" COPPER TYPE "K"
15	* 1+18.0	883.5	1" COPPER TYPE "K"
16	* 0+41.4	884.2	1" COPPER TYPE "K"
17	* 2+25.5	885.1	1" COPPER TYPE "K"
18	0+74.9	886.9	1" COPPER TYPE "K"
19	1+46.0	887.3	1" COPPER TYPE "K"
20	2+16.3	888.2	1" COPPER TYPE "K"
21	2+82.3	889.6	1" COPPER TYPE "K"
22	3+51.2	891.1	1" COPPER TYPE "K"
23	4+46.1	893.1	1" COPPER TYPE "K"
24	5+93.6	890.7	1" COPPER TYPE "K"
26	5+20.2	892.8	1" COPPER TYPE "K"
27	4+34.1	893.0	1" COPPER TYPE "K"
28	3+49.0	891.1	1" COPPER TYPE "K"
29	2+46.1	888.9	1" COPPER TYPE "K"
30	* 0+75.0	886.5	1" COPPER TYPE "K"
31	* 1+52.6	887.5	1" COPPER TYPE "K"
32	* 0+40.7	889..4	1" COPPER TYPE "K"
33	* 0+50.5	891.0	1" COPPER TYPE "K"

SERVICE NOTES:

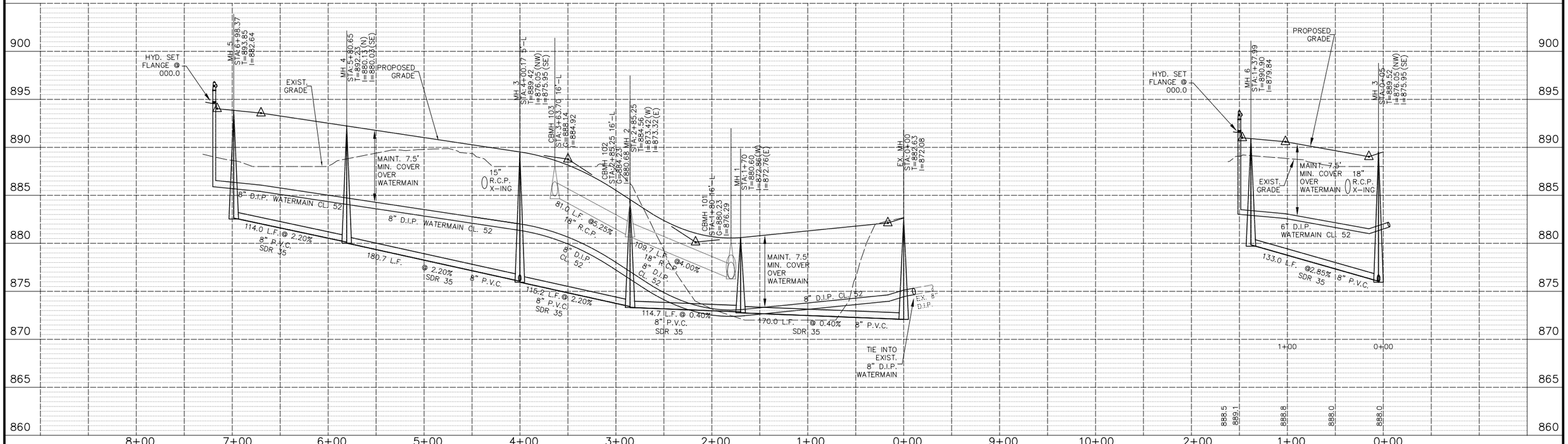
1.) ALL SANITARY SEWER SERVICES ARE 4" P.V.C. SDR 26
2.) ALL WATERMAIN SERVICES ARE 1" COPPER TYPE "K"
3.) ALL SANITARY SEWER WYE STATIONS ARE FROM DOWNSTREAM MH.
4.) MIN. GRADE FOR SANITARY SEWER SERVICE SHALL BE NO LESS THAN 2%.
5.) A 10 GAUGE SOLID COPPER WIRE IS REQUIRED WITH ALL SEWER LINES
6.) CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
7.) TRACER WIRE ARE TO END OF STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS.

CS. STA. NOTE:

CS. STA WITH A * DENOTES STATIONS ARE FROM DOWNSTREAM SANITARY MH. ALL OTHER STATIONS ARE FROM CENTERLINE STATIONING

STANDARD DETAIL PLATE NOTE:

FOR STANDARD DETAIL PLATES, SEE SHEET C–5.0 AND CONSTRUCTION SPECIFICATIONS.



NO.	DATE	BY	REMARKS
1.	4/29/15	TPK	ADJUST LOT/BLOCK NUMBERS
REVISIONS			

DESIGNED BY: RCH
DRAWN BY: TPK
CHECKED: RCH
DATE: 04–15–15

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.

SIGNATURE _____ DATE 04–29–15

RANDALL C. HEDLUND MN. LIC. NO. 19576

PREPARED BY:
HEDLUND
Planning Engineering Surveying
2005 PIN OAK DRIVE
EAGAN, MINNESOTA 55122
PHONE: (651) 405–6600

HARVEST ESTATES

Ramsey, Minnesota

Nik Management Inc.

Drawing:H:\2014 Projects\141029–LDD Utilities\dwg\UtilShts\141029–SouthCul–De–Sacs.dwg
Layout:San–Water
Date: Apr 28,2015,1:50pm
X–Ref Dwg: ACAD–141029util.dwg

SCALE: Horiz: 1"= 50' Vert: 1"= 5'
BOOK: PAGE:
JOB NO. 141029

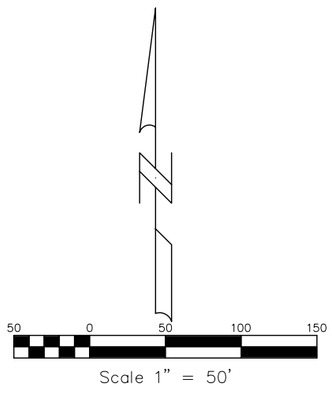
SANITARY SEWER WATERMAIN

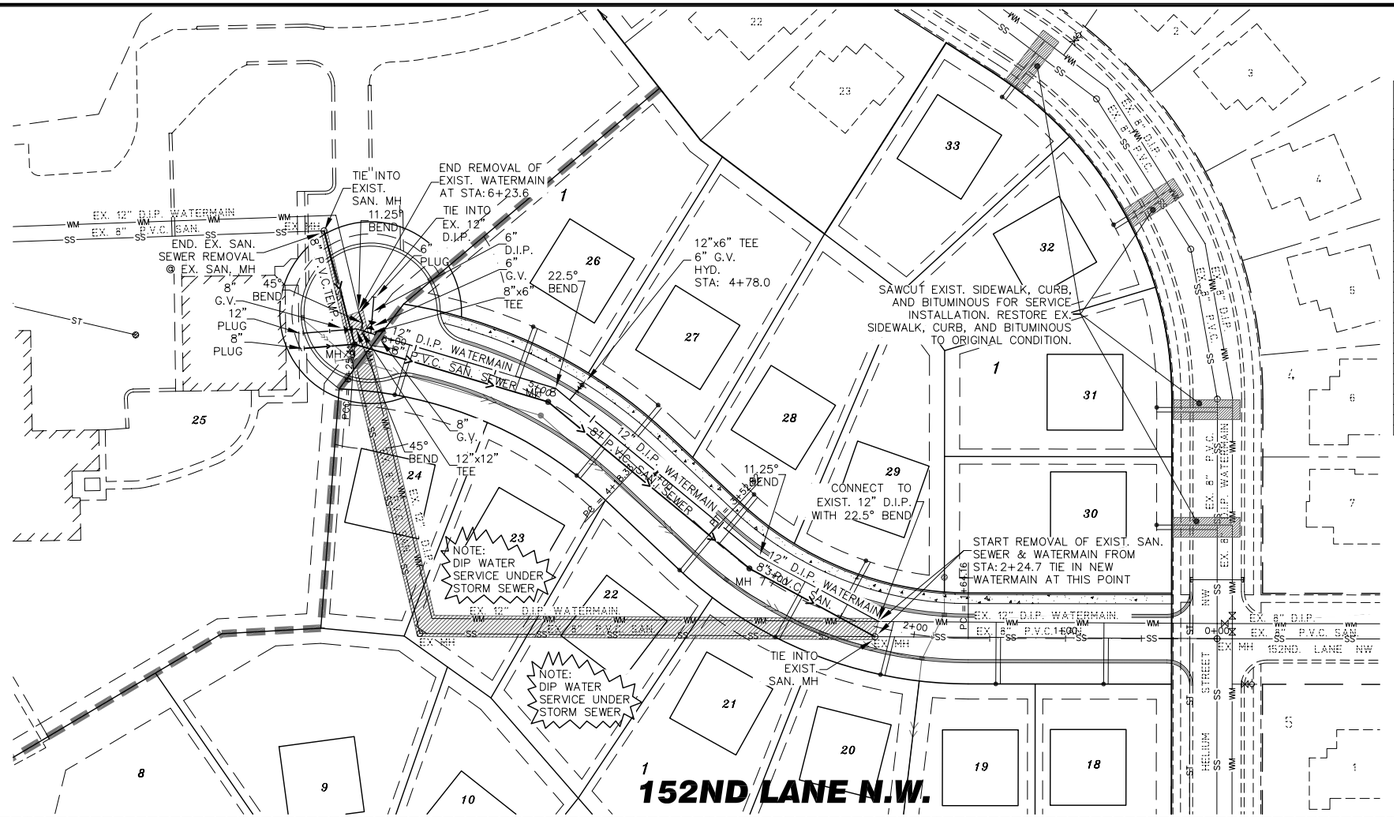
152nd Court N.W.
152nd Terrace N.W.

SHEET 4 OF 7
SHEET NUMBER C–3.0

GENERAL CONSTRUCTION NOTES:

1.) Existing Utility Locations As-Per As-Built Plans Provided By the the City Of Ramsey and Hedlund Engineering.
2.) All Existing Utilities or Improvements, Including Walks,Curbs Pavement and Parkways Damaged or Removed During Construction Shall be Promptly Restored to Their Respective Original Condition.
3.) The Contractor Shall Notify all Utility Companies Prior to Construction to Verify in the Field all Existing and Underground Utilities Adjacent to the Project, and be Responsible for Protection of the same.
4.) For on Site Location of all Under-ground Utilities Call Gopher State One Call System (651)454-0002
5.) The Contractor Shall Beware of Potential Conflicts with Existing Utilities as Indicated on the Plans The Contractor Shall Excavate Around Utilities to Determine Elev. Before Beginning Construction.
6.) The Contractor Shall Be Responsible To Lower Watermain During Install. Where Necessary To Avoid Service Conflicts.





SAN. SERVICE SCHEDULE

BLOCK 1 UNIT #	WYE STA:	INVERT ELEVATION	SERVICE
1	0+61.7	880.7	4" P.V.C. SDR 26
2	0+80.3	881.4	4" P.V.C. SDR 26
3	1+27.5	881.9	4" P.V.C. SDR 26
4	0+58.4	881.4	4" P.V.C. SDR 26
5	0+64.7	880.7	4" P.V.C. SDR 26
6	0+6.0	883.1	4" P.V.C. SDR 26
7	0+66.3	883.8	4" P.V.C. SDR 26
8	0+93.1	884.3	4" P.V.C. SDR 26
9	1+06.0	884.9	4" P.V.C. SDR 26
10	0+80.7	884.2	4" P.V.C. SDR 26
11	1+35.5	882.1	4" P.V.C. SDR 26
12	0+43.0	880.7	4" P.V.C. SDR 26
13	0+51.4	878.3	4" P.V.C. SDR 26
14	0+59.9	873.8	4" P.V.C. SDR 26
15	1+15.0	873.5	4" P.V.C. SDR 26
16	0+38.4	874.2	4" P.V.C. SDR 26
17	2+22.5	875.1	4" P.V.C. SDR 26
18	0+71.7	876.9	4" P.V.C. SDR 26
19	1+42.9	877.3	4" P.V.C. SDR 26
20	2+12.8	878.2	4" P.V.C. SDR 26
21	0+54.8	879.6	4" P.V.C. SDR 26
22	0+31.7	881.1	4" P.V.C. SDR 26
23	1+23.9	883.1	4" P.V.C. SDR 26
24	0+95.4	880.7	4" P.V.C. SDR 26
26	0+22.9	882.8	4" P.V.C. SDR 26
27	1+12.2	883.0	4" P.V.C. SDR 26
28	0+25.7	881.1	4" P.V.C. SDR 26
29	0+26.1	878.9	4" P.V.C. SDR 26
30	0+72.0	876.5	4" P.V.C. SDR 26
31	1+49.6	877.5	4" P.V.C. SDR 26
32	0+37.7	879.4	4" P.V.C. SDR 26
33	0+47.5	881.0	4" P.V.C. SDR 26

WATER SERVICE SCHEDULE

BLOCK 1 UNIT #	C.S. STA:	ELEVATION	SERVICE (.5" COPPER TYPE "K" IS OPTIONAL)
1	0+69.7	890.7	1" COPPER TYPE "K"
2	1+31.1	891.4	1" COPPER TYPE "K"
3	1+61.0	891.9	1" COPPER TYPE "K"
4	1+31.8	891.4	1" COPPER TYPE "K"
5	1+72.7	890.7	1" COPPER TYPE "K"
6	5+97.9	893.1	1" COPPER TYPE "K"
7	6+47.2	893.8	1" COPPER TYPE "K"
8	6+96.7	894.3	1" COPPER TYPE "K"
9	7+30.5	894.9	1" COPPER TYPE "K"
10	7+01.8	894.2	1" COPPER TYPE "K"
11	5+38.8	892.1	1" COPPER TYPE "K"
12	4+43.4	890.7	1" COPPER TYPE "K"
13	3+41.3	888.3	1" COPPER TYPE "K"
14	2+33.6	882.1	1" COPPER TYPE "K"
15	* 1+18.0	883.5	1" COPPER TYPE "K"
16	* 0+41.4	884.2	1" COPPER TYPE "K"
17	* 2+25.5	885.1	1" COPPER TYPE "K"
18	0+74.9	886.9	1" COPPER TYPE "K"
19	1+46.0	887.3	1" COPPER TYPE "K"
20	2+16.3	888.2	1" COPPER TYPE "K"
21	2+82.3	889.6	1" COPPER TYPE "K"
22	3+51.2	891.1	1" COPPER TYPE "K"
23	4+46.1	893.1	1" COPPER TYPE "K"
24	5+93.6	890.7	1" COPPER TYPE "K"
26	5+20.2	892.8	1" COPPER TYPE "K"
27	4+34.1	893.0	1" COPPER TYPE "K"
28	3+49.0	891.1	1" COPPER TYPE "K"
29	2+46.1	888.9	1" COPPER TYPE "K"
30	* 0+75.0	886.5	1" COPPER TYPE "K"
31	* 1+52.6	887.5	1" COPPER TYPE "K"
32	* 0+40.7	889.4	1" COPPER TYPE "K"
33	* 0+50.5	891.0	1" COPPER TYPE "K"

SERVICE NOTES:

1.) ALL SANITARY SEWER SERVICES ARE 4" P.V.C. SDR 26
2.) ALL WATERMAIN SERVICES ARE 1" COPPER TYPE "K"
3.) ALL SANITARY SEWER WYE STATIONS ARE FROM DOWNSTREAM MH.
4.) MIN. GRADE FOR SANITARY SEWER SERVICE SHALL BE NO LESS THAN 2%
5.) A 10 GAUGE SOLID COPPER WIRE IS REQUIRED WITH ALL SEWER LINES
6.) CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
7.) TRACER WIRE ARE TO END OF STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS.

CS. STA. NOTE:

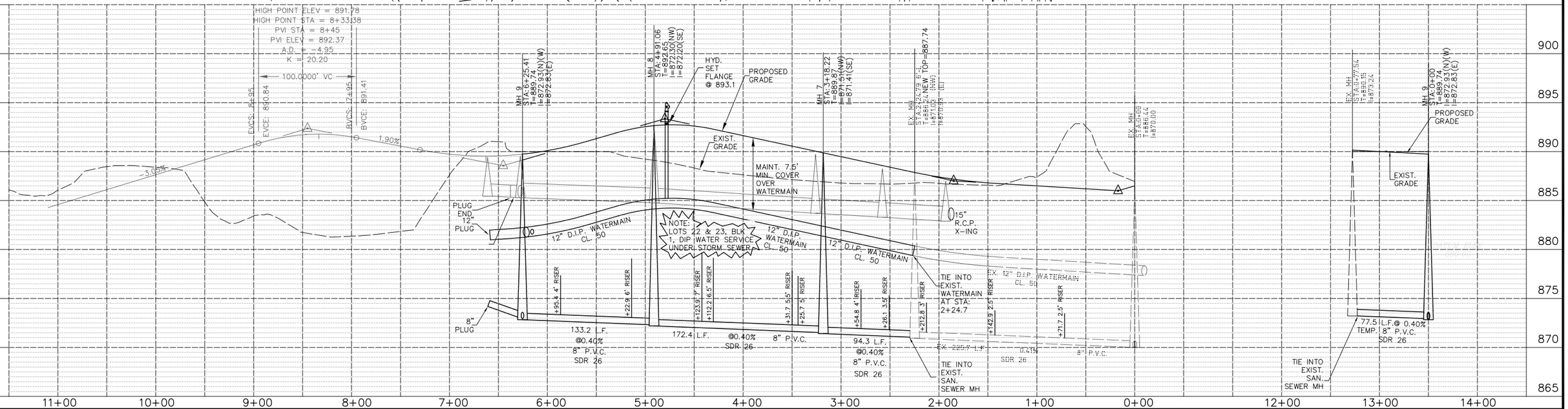
CS. STA WITH A * DENOTES STATIONS ARE FROM DOWNSTREAM SANITARY MH. ALL OTHER STATIONS ARE FROM CENTERLINE STATIONING

WATER SERVICE NOTE:

LOTS 22 AND 23 OF BLOCK ONE, DIP WATER SERVICES UNDER STORM SEWER

STANDARD DETAIL PLATE NOTE:

FOR STANDARD DETAIL PLATES, SEE SHEET C-5.0 AND CONSTRUCTION SPECIFICATIONS.



NO.	DATE	BY	REMARKS
1.	4/29/15	TPK	ADJUST LOT/BLOCK NUMBERS
REVISIONS			

DESIGNED BY: RCH
DRAWN BY: TPK
CHECKED: RCH
DATE: 04-15-15

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.

SIGNATURE Randall C. Hedlund DATE 04-29-15

RANDALL C. HEDLUND MN. LIC. NO. 19576

PREPARED BY:
HEDLUND
Planning Engineering Surveying
2005 PIN OAK DRIVE
EAGAN, MINNESOTA 55122
PHONE: (651) 405-6600

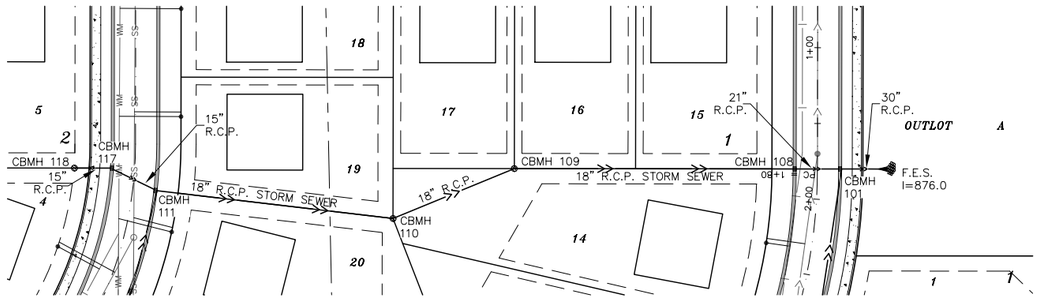
HARVEST ESTATES
Ramsey, Minnesota
Nik Management Inc.

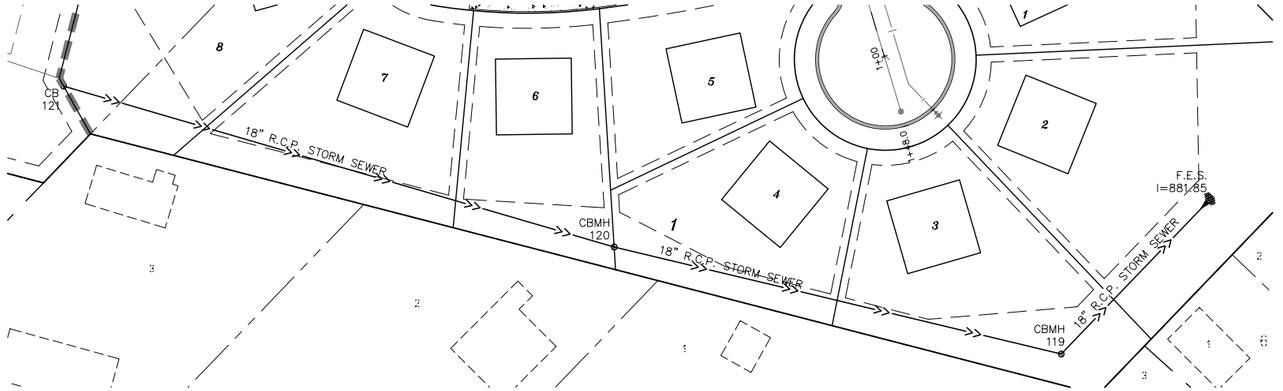
Drawing: H:\2014 Projects\141029-LDD Utilities\dwg\UtilShts\141029-NorthRoad.dwg
Layout: San-Water
Date: Apr 28,2015,2:05pm
X-Ref Dwg: ACAD-141029util.dwg

SCALE: Horiz: 1"= 50' Vert: 1"= 5'
BOOK: PAGE:
JOB NO. 141029

SANITARY SEWER WATERMAIN
152nd Lane N.W.

SHEET 5 OF 7
SHEET NUMBER C-3.1





STORM SEWER SCHEDULE

STRUCTURE NUMBER	DIAMETER	LID/GRATE
CBMH101	60"	R-3501-TB
CBMH102	48"	R-3501-TB
CBMH103	48"	R-3246-R
CBMH104	48"	R-3246-R
CBMH105	48"	R-3246-R
CBMH106	48"	R-3246-R
CB107	24"x36"	R-3501-TB
CBMH108	48"	R-3501-TB
CBMH109	48"	R-2560
CBMH110	48"	R-2560
CBMH111	48"	R-3501-TB
CBMH112	48"	R-3501-TB
CBMH113	48"	R-3501-TB
STMH114	48"	R-3501-TB
STMH115	72"	R-1733
CB116	24"x36"	R-3501-TB
CBMH117	48"	R-3501-TB
CB118	27"	R-2560
CBMH119	48"	R-2560
CBMH120	48"	R-2560
CB121	27"	R-2560

ALL STORM SEWER PIPE CLASS 5 UNLESS OTHERWISE NOTED

STANDARD DETAIL PLATE NOTE:

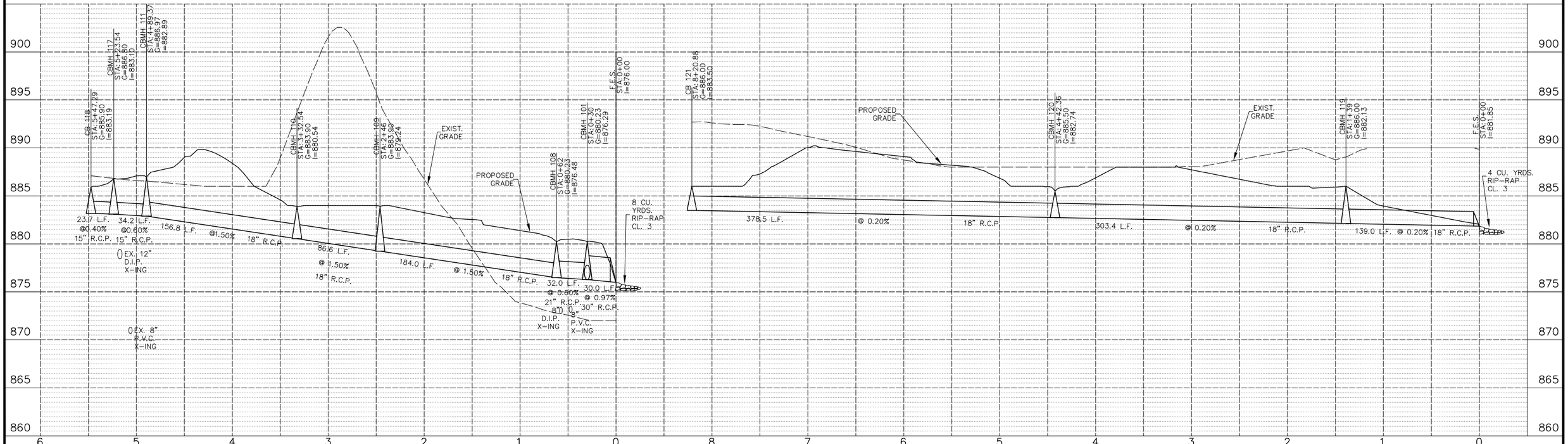
FOR STANDARD DETAIL PLATES, SEE SHEET C-5.0 AND CONSTRUCTION SPECIFICATIONS.

50 0 50 100 150

Scale 1" = 50'

50 0 50 100 150

Scale 1" = 50'



NO.	DATE	BY	REMARKS
1.	4/29/15	TPK	ADJUST LOT/BLOCK NUMBERS

REVISIONS

DESIGNED BY: RCH
DRAWN BY: TPK
CHECKED: RCH
DATE: 04-15-15

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.

SIGNATURE _____ DATE 04-29-15

RANDALL C. HEDLUND MN. LIC. NO. 19576

PREPARED BY:

HEDLUND

Planning Engineering Surveying

2005 PIN OAK DRIVE
EAGAN, MINNESOTA 55122
PHONE: (651) 405-6600

HARVEST ESTATES

Ramsey, Minnesota

Nik Management Inc.

Drawing:H:\2014 Projects\141029-LDD Utilities\dwg\UtilShts\141029-SouthCul-De-Sacs.dwg
Layout: Storm Sewer
Date: Apr 28,2015,1:54pm

X-Ref Dwg: ACAD-141029util.dwg

SCALE: Horiz: 1"= 50' Vert: 1"= 5'

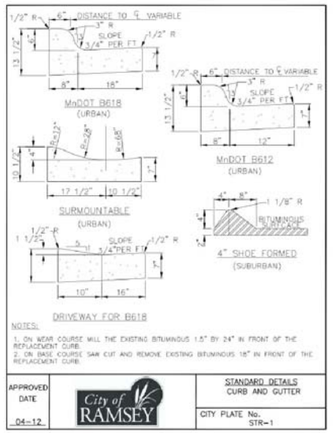
BOOK: PAGE:

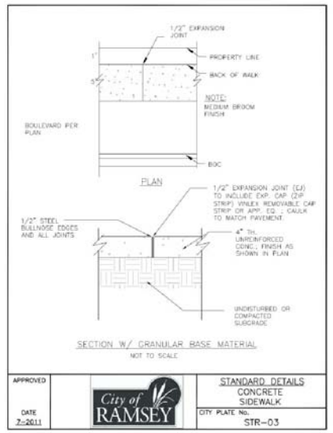
JOB NO. 141029

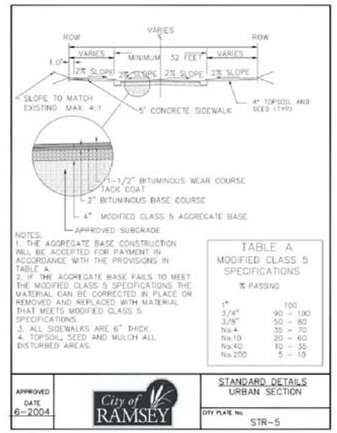
STORM SEWER

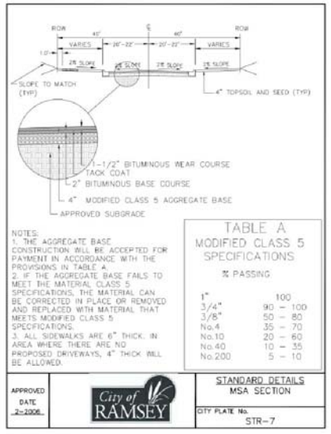
SHEET 6 OF 7

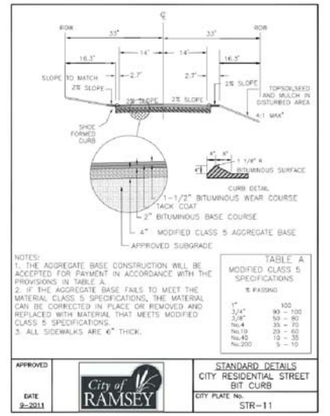
SHEET NUMBER C-4.0

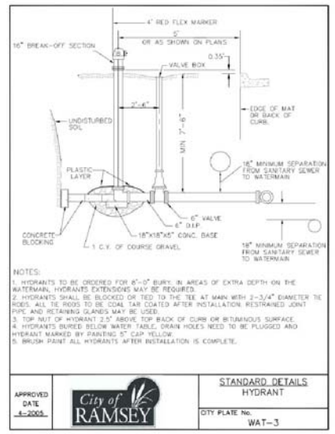


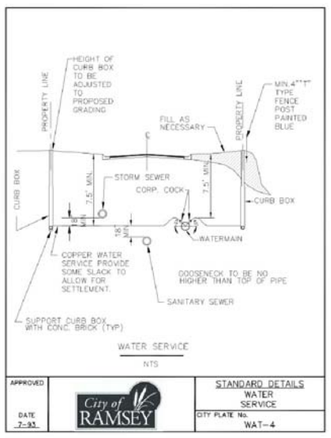


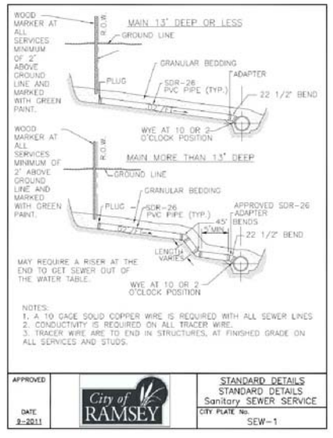


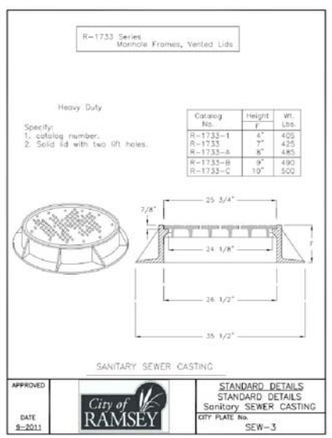


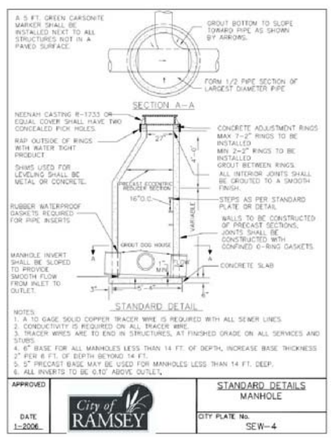


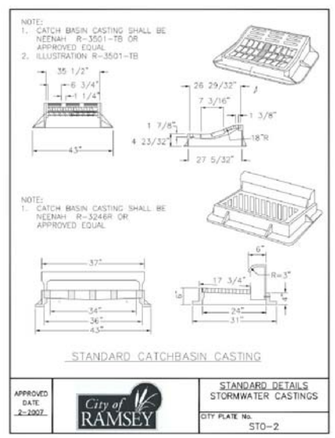


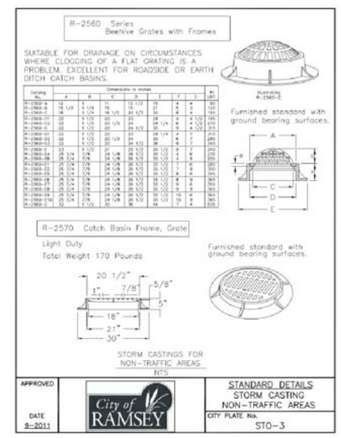


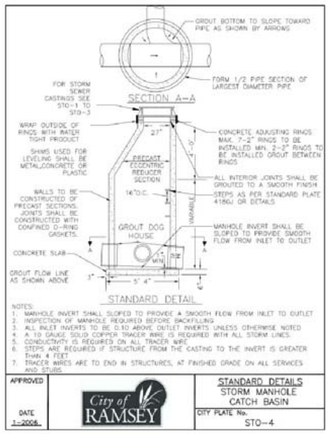


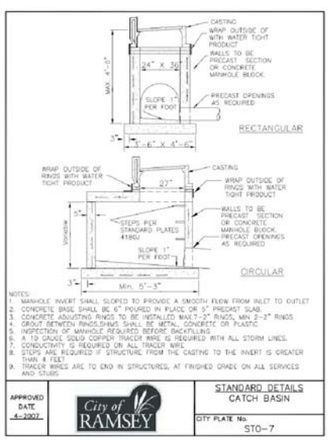


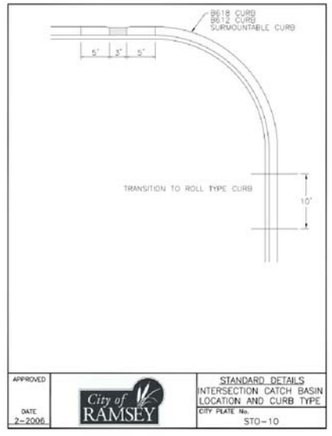


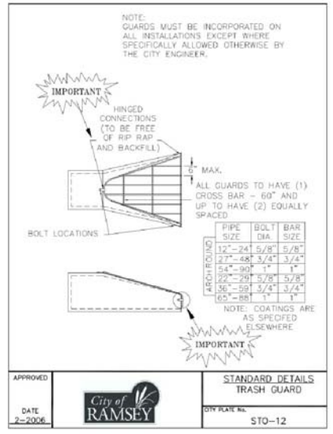


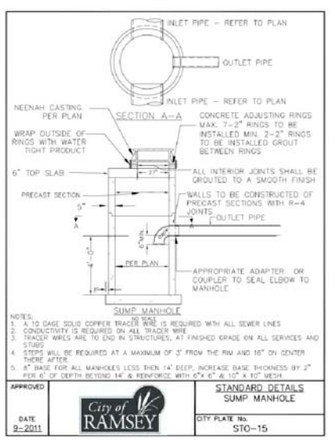


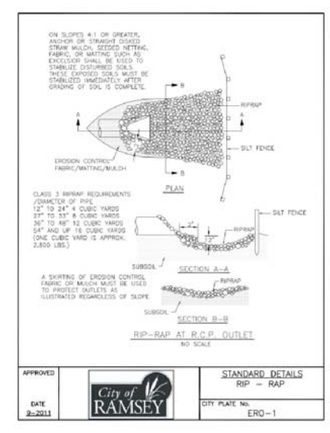












NO.	DATE	BY	REMARKS
1.	4/29/15	TPK	ADJUST LOT/BLOCK NUMBERS

REVISIONS

DESIGNED BY:
DRAWN BY:
CHECKED: RCH
DATE: 4-15-15

HEDLUND
Planning Engineering
2005 PIN OAK DRIVE
EAGAN, MINNESOTA 55122
PHONE: (651) 405-6600

HARVEST ESTATES
Ramsey, Minnesota
Nik Management Inc.

Drawing: H:\2014 Projects\141029-LDD Utilities\dwg\UtilShts\141029-Detail Sht.dwg
Layout: Detail Plates
Date: Apr 28,2015,2:16pm

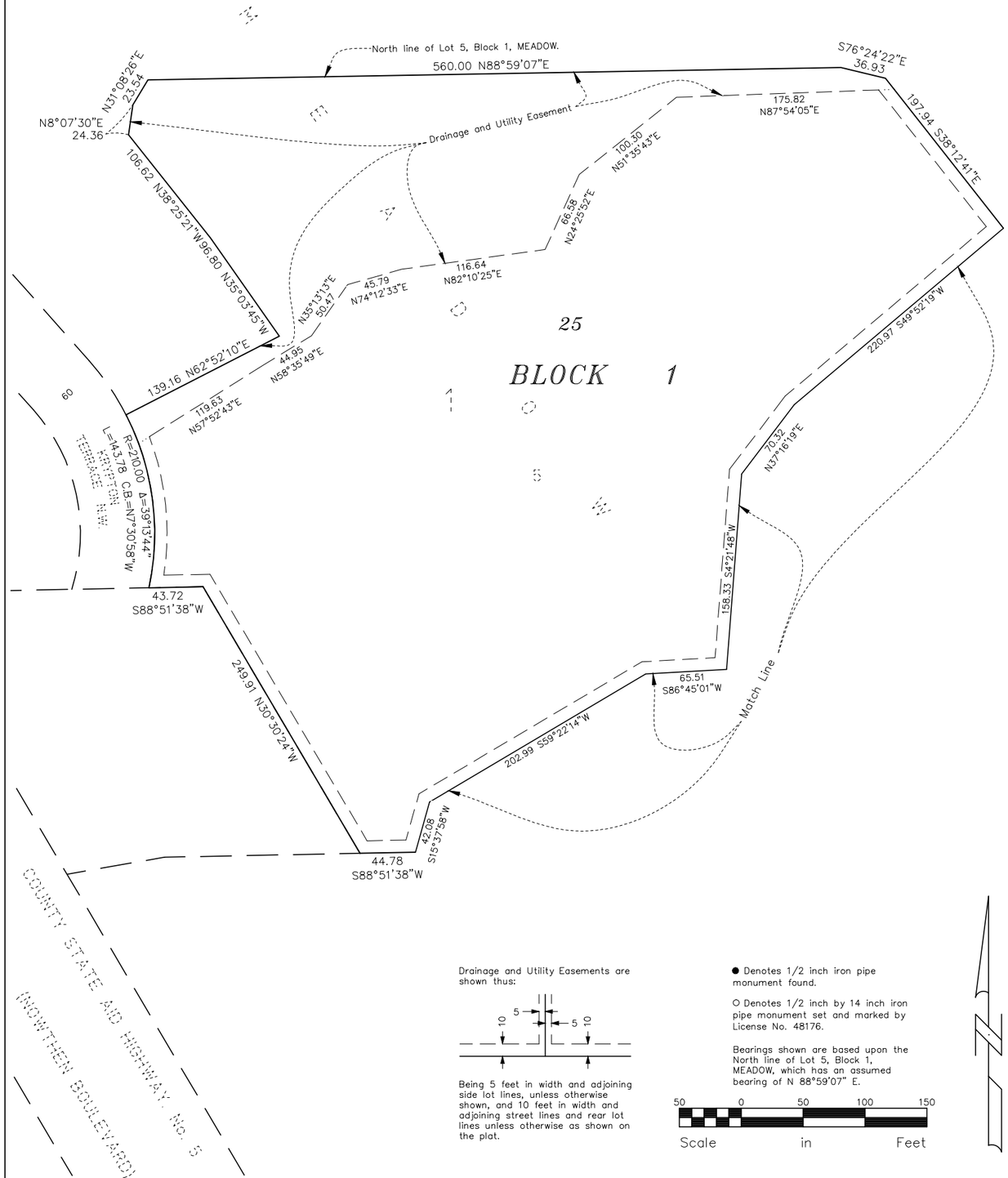
SCALE:
Horiz:
Vert:
BOOK: PAGE:
JOB NO. 141029

STANDARD DETAIL PLATES

SHEET 7 OF 7
SHEET NUMBER C-5.0

HARVEST ESTATES

City of Ramsey
County of Anoka
Sec. 23, T. 32, R. 25



Drainage and Utility Easements are shown thus:

Being 5 feet in width and adjoining side lot lines, unless otherwise shown, and 10 feet in width and adjoining street lines and rear lot lines unless otherwise as shown on the plat.

● Denotes 1/2 inch iron pipe monument found.

○ Denotes 1/2 inch by 14 inch iron pipe monument set and marked by License No. 48176.

Bearings shown are based upon the North line of Lot 5, Block 1, MEADOW, which has an assumed bearing of N 88°59'07" E.

KNOW ALL PERSONS BY THESE PRESENTS: That NIK Management, Inc., a Minnesota corporation, owner of the following described property:

Lot 4 and that part of Lot 5, Block 1, MEADOW, Anoka County, Minnesota, lying southeasterly of the following described line: Beginning at the northwest corner of said Lot 4; 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 5 and there terminating.

Bearings are oriented to said plat of MEADOW.

And the City of Ramsey, owner of the following described property:

That part of Lot 5, Block 1, MEADOW, Anoka County, Minnesota, lying northwesterly of the following described line: Beginning at the northwest corner of Lot 4, 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 5 and there terminating.

Bearings are oriented to said plat of MEADOW.

Has caused the same to be surveyed and platted as HARVEST ESTATES and do hereby dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat.

In witness whereof said NIK Management, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

NIK MANAGEMENT, INC.

_____
Its: _____

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____ by _____, the _____, of NIK Management, Inc., a Minnesota corporation, on behalf of the corporation.

_____
_____
Notary Public, _____ County, Minnesota
My Commission Expires_____

In witness whereof said City of Ramsey has caused these presents to be signed by its Mayor this _____ day of _____, 20____.

CITY OF RAMSEY

_____
Its: Mayor

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____ by _____, the Mayor of the City of Ramsey.

_____
_____
Notary Public, _____ County, Minnesota
My Commission Expires_____

I Eric B. Lindgren 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____.

_____
Eric B. Lindgren, Licensed Land Surveyor
Minnesota License No. 48176

STATE OF MINNESOTA
COUNTY OF DAKOTA

This instrument was acknowledged before me this _____ day of _____, 20____ by Eric B. Lindgren.

_____
_____
Notary Public, _____ County, Minnesota
My Commission Expires_____

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

This plat of HARVEST ESTATES 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: _____, Clerk

COUNTY SURVEYOR

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

By _____
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

I hereby certify that this plat of HARVEST ESTATES was filed in the office of the County Recorder for public record on this _____ day of _____, 20____, at _____ o'clock ____M. and was duly recorded in Book _____ Page _____, as Document Number _____.

_____
County Recorder

By _____ Deputy

HEDLUND
PLANNING ENGINEERING SURVEYING

HARVEST ESTATES

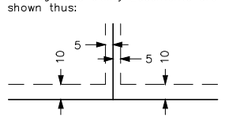
City of Ramsey
County of Anoka
Sec. 23, T. 32, R. 25

152ND LANE N.W.
60
152ND AVE. N.W.
60
HELIUM STREET N.W.
60
R=7530.00
Δ=00°36'05"
L=79.04
S00°31'47"E
41.06
66
ADD.
2ND
ESTATES
PONDVALE

761.18 S00°04'18"W

R=255.00 Δ=57°37'20" L=256.45
L=115.43 L=25°56'13"
74.80
Δ=16°48'26"
38.12
90.00
30.00
30
30.00
30
140.00
80.00
80.00
90.00
30.00
30
30.00
30
123.05
66.22
Δ=14°52'41"
S73°15'52"W
145.31
S57°33'02"E
36.55
S47°19'39"W
151.18
S36°30'45"E
48.25
69.84
89.43
L=15.85
Δ=4°07'42"
134.16
N89°55'42"W
134.16
90.00
140.00
N89°55'42"W
90.00
150.00
N89°55'42"W
150.00
150.00
150.00
150.00
150.00
150.00
208.16
OUTLOT A
Drainage and Utility Easement
over all of Outlot A
159.27 S00°04'18"W
149.54 S32°26'58"W
BLOCK 29
180.45
Δ=27°21'31"
105.05
R=250.00 Δ=43°14'16" L=188.66
S0°04'18"W
44.16
Δ=06°38'01"
32.42
93.01
183.01 N89°55'42"W
103.95
80.00
80.00
90.00
142.83
S6°42'19"W
10
10
33.01
17.69
62.57
7.18
250.00 N00°04'18"E
173.34
S60°00'56"E
Drainage and
Utility Easement
14
Δ=18°34'03"
103.70
L=57.48
Δ=8°40'02"
L=146.51
251.88 N00°04'18"E
183.21
68.67
N52°54'51"W
102.44
84.47
N23°00'11"E
L=45.12
Δ=11°45'03"
171.23
N30°30'52"E
42.93
72.46
Δ=14°49'38"
177.61
S21°31'57"W
S89°55'42"E
114.29
82.44
N68°47'56"E
64.15
9.42
58.52
S60°00'56"E
13.99
48.18
78.34
S60°00'56"E
66.33
N13°04'32"E
232.90
L=30.25
Δ=5°24'59"
N28°24'07"E
181.81
Δ=4°20'47"
71.58
R=350.00 Δ=23°59'02" L=146.51
101.58
Δ=15°19'00"
30
30
1
209.66
S47°35'45"E
464.35 S88°51'38"W
205.52
N38°12'41"W
43.74
17.97
N31°48'05"E
167.83
Δ=11°30'29"
66.28
23.51
N46°41'26"W
65.51
30
30
76.38
Δ=15°37'46"
S33°48'25"W
159.21
S41°03'32"E
49.20
S60°00'56"E
66.33
36.16
S60°00'56"E
65.51
30
30
L=73.66
Δ=4°13'13"
Δ=2°33'05"
L=45.86
20.47
S28°16'33"W
Δ=74°07'41"
77.63
S58°16'33"W
60.00
S28°16'33"W
101.99
30
30
2
S41°35'45"E
194.68
S1°27'03"W
50.68
N1°43'27"W
60.00
R=1000.00 Δ=13°46'49" L=240.51
Δ=9°33'36"
L=166.85
Δ=54°41'23"
96.32
Δ=49°02'48"
L=51.36
R=60.00 Δ=300°00'00"
57.44
Δ=54°50'56"
3
119.23
S46°17'59"W
181.25
55.74
Δ=53°13'54"
4
N70°28'07"W
140.72
119.97
5
14.85
Δ=7°53'27"
S28°16'33"W
20.47
Δ=68°44'41"
71.99
Δ=22°44'06"
130.94
R=300.00 Δ=37°21'48" L=195.63
S30°05'28"W
93.75
Δ=18°53'40"
150.80
S41°03'32"E
87.72
153.04
N38°24'56"E
Δ=71°09'02" L=256°00'
49.86
R=50.00
L=62.09
Δ=88°50'39"
93.04
L=244.94
N71°49'28"W
60.00
R=116.73 L=103.66
Δ=50°52'56"
S54°16'54"W
60.00
R=60.00
Δ=53°53'57"
L=56.50
S54°16'54"W
60.00
R=60.00
Δ=51°20'20"
53.76
Δ=39°45'32"
41.64
L=25.67
Δ=3°54'05"
S50°27'30"W
143.85
83.16
Δ=12°32'20"
172.57 S41°26'28"W
147.53
52.60
N30°30'00"W
686.66
110.70
220.97 N49°52'19"E
34.55
70.32
N37°16'19"E
35.77
S84°35'59"E
55.24
158.33 N04°21'48"E
N88°45'01"E
65.51
50.84
202.99 N59°22'14"E
152.15
42.08
N15°37'58"E
56.60
190.59
N85°57'53"W
181.03
163.33
N34°37'34"W
138.98
N19°19'52"E
35.16
35.15
S54°38'50"E
70.31
151.25
S21°17'41"W
92.62
Δ=19°39'15"
Δ=0°39'02"
L=8.31
24
23
22
21
20
19
18
17
16
15
31
30
32
33
29
28
27
26
1
2
3
4
5
6
7
8
9
10
11
12
13
14
Match Line

Drainage and Utility Easements are shown thus:

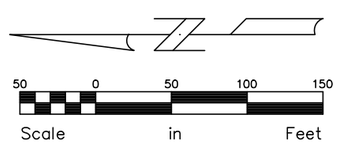


Being 5 feet in width and adjoining side lot lines, unless otherwise shown, and 10 feet in width and adjoining street lines and rear lot lines unless otherwise as shown on the plat.

● Denotes 1/2 inch iron pipe monument found.

O Denotes 1/2 inch by 14 inch iron pipe monument set and marked by License No. 48176.

Bearings shown are based upon the North line of Lot 5, Block 1, MEADOW, which has an assumed bearing of N 88°59'07" E.



HEDLUND
PLANNING ENGINEERING SURVEYING

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	05/07/2015	**PROJECT ADDRESS**	15153 NOWTHEN BOULEVARD
PROJECT. TITLE	HARVEST ESTATES (PRELIMINARY PLAT)		
ESCROW #	114538		
DEPARTMENT:	Community Development: Planning Division (Comprehensive Plan and Zoning Code)		
PRIMARY CONTACT:	Name: Tim Gladhill 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 Plat prepared by N.I.K. management on behalf of G S Land, LLC for the redevelopment for the former municipal campus located at 15153 Nowthen Blvd. NW as a 44-lot single-family residential development. The previous Sketch Plan review noted 45 lots. An existing lot along Helium Street has been removed, as it has already been subdivided as a buildable lot.

The site is currently owned by the City of Ramsey, which has approved a Purchase Agreement to sell the site in two (2) phases to G S Land, LLC. The project will be managed by N.I.K. Management, Inc. on behalf of G S Land, LLC. The Planning Commission has reviewed a previous sketch plan and approved a recommendation to rezone the property from Public/Quasi-Public to R-1, Residential (MUSA) and a land use change from Public/Quasi-Public in the Comprehensive Plan. These amendments will be finalized with Preliminary Plat approval.

Plans have been prepared by Hedlund Engineering Services, Inc. This review is based on plans dated April 29, 2015. It is noted that as of April 1, 2015, Hedlund Engineering has merged with Landform Professional Services, LLC. Staff notes this merger to avoid confusion with future plan sheets submitted to the City for review on this project. It is anticipated the same Engineering Project Team will continue to bring the project forward.

Fire Station No. 2 currently operates from the existing building on the site. The City Council recently awarded a contract with Brennan Construction to construct a new Fire Station to be located at 5650 Alpine Drive, adjacent to the site. The Preliminary Plat would be approved in phases to allow the Fire Department to continue to operate at the current Fire Station No. 2 until construction of the new Fire Station No. 2 is completed. The Preliminary Plat includes Phase I and II, whereas the Preliminary Plat will include only Phase I which totals 32 lots. Please see advisory comments from Staff regarding alternatives to the phasing plan later in this review.

Based on actions by the City Council to approve a Comprehensive Plan Amendment and Zoning Amendment, the proposed Preliminary Plat is being reviewed per City Code Section 117-111 entitled R-1 Residential District and Chapter 117, Article III entitled Subdivisions.

Comprehensive Plan: The City Council has approved a Comprehensive Plan Amendment as noted above to LDR: Low Density Residential. Areas guided Low Density Residential must have urban services before development can take place. These areas will average three (3) units per acre and contain single family, detached dwellings. The proposed net density is 2.64 units per net acre. While this development falls short of the three (3) units per net developable acre, the City remains consistent overall in meeting the three (3) units per net developable acre average city wide. Additionally, the layout of the site makes it difficult to achieve the three (3) units per acre. The City has previously established that this is an appropriate metric to calculate average net density within the MUSA boundary.

Zoning: The City has adopted a Zoning Amendment to R-1 Residential (MUSA) as noted above. The intent of the R-1 Residential District is to allow for the construction of single-family dwellings on suitable land. All newly created lots located within the Metropolitan Urban Service Area (MUSA) shall be serviced by municipal sanitary sewer and water supply, with the exception of a lot of record not less than five (5) acres in size. The proposed use is consistent with the R-1 Residential (MUSA) District.

Dimensional Standards. The proposed Preliminary Plat meets all minimum requirements for lot area, lot width, and setbacks of the R-1 zoning district:

Setback 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/corner 90	80 at setback for interior and 90 feet for all corner lots
Minimum lot area: 10,800 sq. ft.	All lots exceed the 10,800 sq. ft. minimum lot size

Access & Streets. The plat proposes to gain access from Helium Street and Krypton Terrace, existing internal residential roads. The proposed Plat will not include access to Nowthen Boulevard. This is consistent with the direction of the City Council at their February 24, 2015 Work Session. Details of that discussion are included in the minutes attached to the agenda item for this case. Generally speaking, the City Council requested that the Nowthen Boulevard corridor be studied for broader safety, accessibility, and mobility improvements throughout the entire corridor before individual intersection connections are allowed. It is further noted that the current plat is being designed in such a way that a future connection to Nowthen Boulevard could be made if the future Nowthen Boulevard Study supported said connection. The City's draft Strategic Plan identifies this study as a priority, Staff has had informal verbal discussions with Anoka County, and Staff will be making a formal request for study in the coming weeks.

The proposed closure of the access driveway at Nowthen Boulevard has been the source of significant debate at the Planning Commission level. The City has received a number of comments in opposition of the closure, citing additional traffic being routed to other existing streets. The Planning Commission has recommended that this access should remain open if the Plat is to be approved. A summary of questions raised at the Public Hearing and initial responses are included with the May 12, 2015 City Council Case.

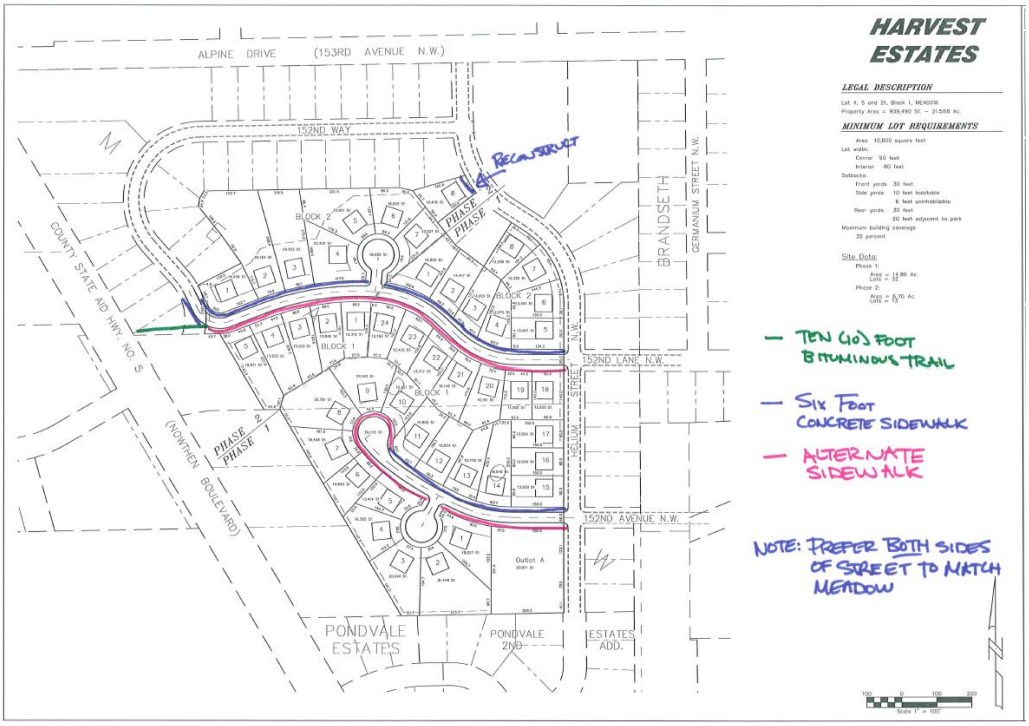
The site will have three (3) access points to major roads: 1) Nowthen Boulevard (at 150th Lane); 2) Alpine Drive (at Helium Street); and 3) Trunk Highway (TH) 47/Saint Francis Boulevard (at 152nd Avenue). Based on a split between these three intersections upon full build-out (existing homes + proposed development), it appears that the traffic levels would continue to be within acceptable levels of service. According to the City Engineer, local roads can typically handle 2,000 vehicle trips per day. Informal traffic analysis indicates that with the closure, traffic levels should remain under these levels. The Plat includes internal circulation with a loop street consisting of 152nd Way NW/Krypton Terrace connecting to Helium Street NW on the northern portion of the plat. A new cul-de-sac will extend from Helium Street on the southern portion of the plat.

<u>Interim Improvements</u>

A portion of the northernmost proposed road is impacted by the phasing plan. This area is located near the former Police Department building. Staff recommends that the parking lot for this building serve as an interim turnaround due to the proposed schedule, as opposed to constructing a full-sized cul-de-sac. However, the plans show a full-sized cul-de-sac in the event Phase II does not commence construction in 2016. The Development Agreement and financial surety requirement shall address this staging issue to ensure the City can react as needed.

Sidewalks and Trails. A sidewalk is proposed on the south side of the proposed southern cul-de-sac (152nd Avenue NW) and along the north side of the proposed loop street. Staff notes that six (6) foot wide concrete sidewalks are included on *both sides* of the streets in Meadow, the adjacent residential development. It is noted, however, that MEADOW was accomplished through a Planned Unit Development (PUD), in which the Developer requested a deviation to lot size, and a public benefit was added by creating sidewalks on both sides of the public street. This is not the case with Harvest Estates. Staff desires policy direction from the City Council regarding this matter. City Code requires sidewalks on one (1) side of each newly constructed public street. In addition, a small six foot wide concreate sidewalk shall be reconstructed on Lot 8, Block 2 located in the northeast corner of Phase 2. The Planning Commission did not comment specifically on this component. Staff is proceeding with the understanding that the City is only requiring sidewalks on one side of the street.

A ten (10) foot wide bituminous trail is required connecting the proposed internal road to Nowthen Boulevard near the location of the existing driveway. This will be constructed during the Phase 2 development. Plans have been revised to show this trail connection.



Architectural Standards. Architectural renderings are not required as part of Preliminary Plat review. City Code Section 117-111 requires that all structures be constructed with exterior materials consisting of face brick, natural stone, aluminum, steel, or vinyl siding, wood, masonite products, or other compatible residential materials that may be approved by the City. The assumption is that the Developer will be constructing homes similar to those constructed in MEADOW, the adjacent residential development constructed in 2005. 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.

Development Fees. The Developer will be required to pay development fees consistent with the City's approved schedule of Rates and Charges. These estimates are based on the entire development, both phases. The final plat request will break down by actual units created by phase.

Fee	Amount	# of Units	Total
Park Dedication	$2,600/unit	44	$114,400
Trail Development	$700/unit	44	$30,800
Water Trunk	$1,597/unit	44	$70,268
Sanitary Sewer Trunk	$1,126	44	$49,544
Stormwater Management	$459/unit	44	$20,196
Street Light	$1,300/light	TBD	TBD
Street Light O & M	$294/light	TBD	TBD

The following Financial Guarantee requirement is based on Phase I only. Numbers do not reflect Phase II, which will be calculated separately.

The City also requires a Financial Guarantee for all Stage I and Stage II Improvements in the amount of 125% the cost of said improvements. The original Engineer's Estimate prepared by Hedlund Engineering was for $670,844. The lowest quote from a contractor provided by N.I.K. Management, Inc. prepared by Northwest Asphalt is $700,949. These are simply estimates at this time, which will need to be confirmed by the City Engineer. Staff has flagged the unit price for imported fill as a concern when comparing to the Engineer's Estimate provided by the Developer's Engineer, Hedlund Engineering and other comparable quotes provided by the Developer. Staff will provide a final recommendation with Final Plat review. Additionally, Staff has provided advisory comments regarding the overall grading plan and amount of fill needed for the overall project later in this review.

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 recommends that the City approve the Preliminary Plat with amendments as required in the attached review files.

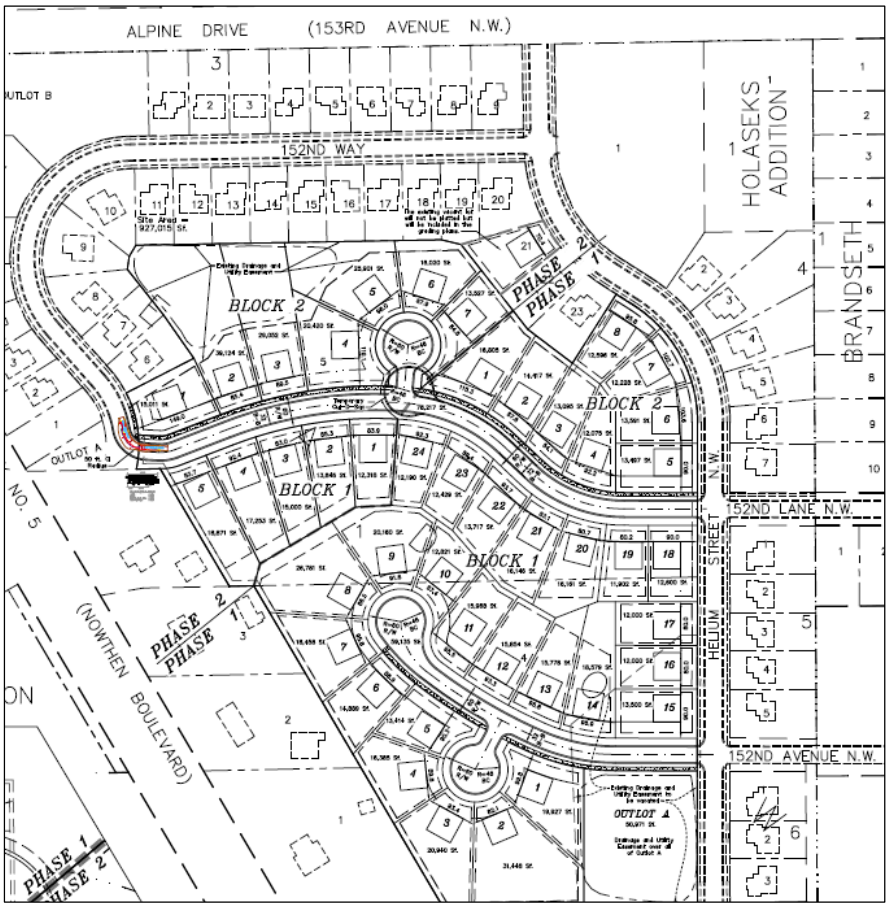
Advisory Comments. The following section contains advisory comments to assist the City and Developer in reviewing outcomes of the current phasing plan.

Phasing Plan

The Preliminary Plat contains 44 lots. It is anticipated that the project will happen in two (2) phases. Phase I is planned for thirty-two (32) lots. Phase II is planned for twelve (12) lots. Phasing is necessary to allow a portion of the project to move forward prior to the new Fire Station No. 2. Staff would like to explore an alternative phasing plan with the Developer that would either 1) amend the scope of Phase I or 2) divide the project into three (3) phases. Regardless, Staff will support the current phasing plan as outlined in the Purchase Agreement. The intent of this section is to outline outcomes and alternatives now that additional design details are known that weren't available during concept and sketch plan review.

Only a portion of 152nd Lane (proposed Northern street) will be able to be constructed with the current phasing plan due to existing buildings. Interim Step #1 of the current phasing plan would utilize the existing parking lot for the former police station as a 'temporary cul-de-sac'. Interim Step #2 of the current phasing plan in the event of delay of Phase II would be to construct an actual cul-de-sac at the end of 152nd Lane for Phase I. As the City is aware, these 'temporary' cul-de-sacs can be challenging. There are ten (10) lots proposed on 152nd Lane in Phase I.

All of 152nd Avenue (proposed Southern street) will be able to be constructed as designed without impacts to existing buildings or need for temporary cul-de-sacs. There are fourteen (14) lots proposed on 152nd Avenue, all created in Phase I. Additionally, there are seven (7) lots proposed to be created along existing Helium Street.



Historically, the City sees an average of ten (10) to twenty (20) lots per development constructed each year in the current market environment. City Staff has received this feedback from a number of local developers as well. Twenty-one (21) lots would be created with the construction of 152nd Avenue and lots created along existing Helium Street.

The benefit to the City would be to avoid a phased construction of 152nd Lane, avoiding construction staging conflicts and temporary cul-de-sac conditions. The benefit to the Developer would be a lower Financial Guarantee requirement and cost-savings in construction staging and reconstruction. The City's Subdivision Ordinance would provide the City the tools to require full cul-de-sac construction and associated rights-of-way. If the City were to require full cul-de-sac construction and associated right-of-way, two (2) lots would need to be removed from Phase I.

Nonetheless, Staff supports the phasing plan as presented, but simply desired to identified the various alternatives that exist to avoid potential conflicts.

Grading Plan

Development of the Grading Plan has discovered the need for more imported fill to be required than anticipated by the Developer in order to obtain the mix of floor plans desired by the Developer. The geographic area of impact is focused on the future Phase II.

Phase	Quantity	Unit Price[1]	Total
Phase I	2,500 cubic yards	7.60/cubic yard	$19,000
Phase II	16,500 cubic yards	7.60/cubic yard	$125,000

Staff is noting these assumptions as it may have an impact on the Purchase Agreement related to Phase II. Cost for fill may be in excess of $100,000 than originally anticipated by the Developer. From a regulatory perspective, the City can accept the current quantity of 2,500 cubic yards, that amount necessary for Phase I only. It is hereby noted that the full amount of fill will be calculated for Phase II when that phase comes forward. Staff is simply noting this as an advisory comment to relay the fact that there may be some potential risk that additional costs above what was originally anticipated to the Development upon execution of Phase II. This is a normal course of a due diligence and design process when more of the unknowns of design become known.

[1] Based on Quote to Developer from Northwest Asphalt. Original Engineer's Estimate was $10/cubic yard.

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	MAY 7, 2015	**PROJECT ADDRESS**	WEST OF HELIUM STREET SOUTH OF 152ND WAY
PROJECT. TITLE	HARVEST ESTATES PRELIMINARY PLAT		
ESCROW #	114649		
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 Harvest Estates. The submittal consists of 26 sheets prepared by Hedlund Engineering Services dated April 29, 2015.

General: The submitted major subdivision proposes to plat Block 1, lots 4 & 5, Meadow to create 44 urban single family lots and 1 Outlot. The subject property is generally located south of 152nd Way NW and West of Helium Street NW. The eastern border is single family homes fronting County Road 5, Nowthen Boulevard.

Streets and Access: The development accesses Helium Street which connects to Alpine Drive on the North and County Road 5, Nowthen Boulevard through 150th Lane NW on the south.

The streets will be urban section with concrete curb and gutter and bituminous pavement. A sidewalk is generally provided on one side.

Outlot A encompasses the stormwater pond constructed with Meadow subdivision.

Traffic Analysis Report: A traffic generation analysis for the Meadow development has been prepared by Bolton & Menk Inc. which analyzed the impact of this development on the following intersections:

1. Sunwood Drive NW at CSAH 5 (Nowthen Blvd)
2. 150th Lane at CSAH 5
3. 151st Lane at CSAH 5
4. Ramsey City Hall Driveway at CSAH 5 (proposed to be removed with this project)
5. Alpine Drive NW at CSAH 5 (Signalized in 2014)
6. Alpine Drive NW at Germanium Street
7. Alpine Drive NW at TH 47 (St. Francis Blvd)
8. 152nd Lane at TH 47 (connected to Helium Street after study completed)
9. Sunwood Drive NW at TH 47
10. CSAH 5 at TH47

The proposed new development studied was estimated to consist of 50 single family residential units and a 1000 student middle School by 2026. Based on the traffic analysis conducted the recommendations and conclusions are: *Original recommendations* 2015 Comments

1. *Stop signs shall be placed at all development entrances that intersect with the Current Roadway Network.* No new connections to the existing roadway network are proposed.
2. *The intersection of Sunwood Drive and CSAH 5 will need to be reconstructed with full turn lanes on CSAH 5.* CSAH 5 is a county highway. The plat has been submitted to Anoka County for comment.
3. *The analysis recommended addition of lanes to TH47 and CSAH 5 by 2026.* Changing the proposed use from a school to single family residential units will significantly reduce the traffic impact from this parcel TH47 and CSAH 5 have regional significance and decisions on upgrades should be made by MNDOT and Anoka County, respectively.

Grading and Drainage Plans: A preliminary grading and drainage plan has been prepared for this subdivision by Hedlund Engineering Services. Staff offers the following comments on this plan:

1. Lot corner elevations need to be provided on all lot corners and along the centerline of drainage swales which do not coincide with common property lines. The 100 year high water elevations for ponding areas and the FEMA 100 year flood elevations are shown on the plan. All lowest floor building elevations must be two feet above the highest elevation noted.
2. The emergency overflow elevation for each water quality pond must be one foot lower than the lowest adjacent grade of the building structures.
3. The maximum slope should not exceed one foot vertical to four feet horizontal. .

A permit from the Lower Rum River Water Management Organization (LRRWMO) will be required.

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 release of escrow.

Utilities: All lots are proposed to be served by municipal sewer and water. 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. The calculations submitted are missing CB 119-121 which are shown on the plans. The CB drainage map is missing labels.

Staff offers the following general comments on all sheets:

- Add dedicated sheet for removal and replacement of Existing Sewer and Water lines.
- Separate Sewer and Water from Storm Sewer and Street sheet for this submittal.

Staff offers the following sheet specific comments:

C-2.1

- Increase width of drainage and utility easement along west line of Lot 5, Block 1, Phase 2 to accommodate grading.

C-3.0

- Show existing sanitary sewer and water lines in main view also.

C-3.1

- Call out removal and relocation of existing FES at 152nd Avenue.

C-3.2

- All sidewalks are 6' wide, revise detail STR-03.
- Add City Detail STR-25 Street Patching Standards to plan set.

C-4.0

- Low Area on Lot 4, Block 2, Phase 2 does not receive runoff. Explain purpose of this area.

C-4.1

- Trees shown along southwest lot lines appear to conflict with storm sewer pipe in same area. Verify clearance from proposed pipe.

CG-1.0

- Low Area on Lot 4, Block 2, Phase 2 does not receive runoff. Explain purpose of this area.

CG-1.1

- Water may not leave site along southwest plat line. Provide additional spot elevations to demonstrate that all water will stay on site.
- Increase width of drainage and utility easement along west line of Lot 5, Block 1, Phase 2 to accommodate grading. Show spot elevations on proposed swale.
- Verify all proposed spot elevations at lot corners. There are 0.00 elevations and elevations that are off by 10 feet vertically.

CG-1.2

- Water may not leave site along southwest plat line. Provide additional spot elevations to demonstrate that all water will stay on site.
- Add spot elevations at EOF between Lots 3 and 4, Block 1, Phase 1 to show that water will not leave site.

CE-1

- This plan sheet does not meet the requirements of the SWPPP for the Construction Stormwater Permit issued by the MPCA. Add additional sheets to meet this requirement.
- Identify disturbed areas and permanent sedimentation basins that will receive permanent vegetation installed by this contractor. All lots shall have temporary vegetation established.

C-2.0 Sheet 2 of 7

- Storm sewer on Lot 7 is on or outside of the drainage and utility easement. Coordinate making easement wider or moving line with comment on C-4.1 regarding tree placement.
- Add note: Solid castings for storm sewer shall have "Storm Sewer" imprinted in the cover.

C-3.0 Sheet 4 of 7

- Add note: Castings for sanitary sewer manholes shall be Neenah R-1733 or approved equal. Castings for sanitary sewer manholes shall have a neoprene gasket and groove for watertight application. The words "Sanitary Sewer" shall be imprinted in the cover.
- A detour plan and pedestrian access route detour plan will be required for installation of services along the west side of Helium Street.
- All patches must be installed per detail STR-25.

C-3.1 Sheet 5 of 7

- The comments on C-3.0 apply to this sheet also.

C-4.0 Sheet 6 of 7

- The storm sewer must be centered in the easement. Widen the easement as needed.

C-5.0 Sheet 7 of 7

- The comments for sheet 3.2 must be applied to this sheet.

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.
- All 6" and smaller watermain shall be class 53. All watermain 8" and larger shall be class 52.

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

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	4/3/15 REVISED MAY 8, 2015	**PROJECT ADDRESS**	UNKNOWN
PROJECT. TITLE	HARVEST ESTATES		
ESCROW #	114538		
DEPARTMENT:	Community Development: Planning Division (Landscape Plan & Environmental Resources)		
TECHNICAL REVIEWER:	Name: Chris Anderson Phone: 763-433-9817 Email: canderson@cityoframsey.com		

We offer the following comments regarding the Landscape and Tree Preservation Plans prepared by Hedlund and dated March 5, 2015, revised April 29, 2015:

Tree Preservation: At least forty percent (40%) of the Diameter at Breast Height (DBH) inches of significant trees shall be preserved. For every one (1) inch of significant tree DBH removed beyond this threshold, 1.25 inches of DBH shall be replanted or $125.00 shall be paid to the City in restitution (or some combination thereof). Invasive species, diseased trees, and trees removed for stormwater ponds, public trails and sidewalks, shall not be considered when calculating the removal threshold (they should be noted as such in the inventory to receive credit).

Sheet C-5 indicates that there is a total of 1,435 total DBH on site (this excludes all invasive species, primarily Siberian Elm) and of that, 1,360 DBH inches will be removed (five percent [5%] of significant tree DBH inches preserved). Thus, reforestation (and/or restitution) should equate to 624 inches (1360-861=499 inches beyond removal threshold x 1.25"). However, the reforestation requirement exceeds the base landscape requirement (two [2] trees per lot) and per the direction of the Environmental Policy Board, the greater of the base landscape requirements or the reforestation requirement (reduced by the base landscape requirement) shall apply. This results in a total of 400 inches of required reforestation. As proposed landscaping is being used to satisfy the reforestation requirement, all trees installed on the site shall be a minimum caliper of two and one half inches (2.5") as that was the caliper used to meet the requirement. All builders shall be made aware of this size requirement as it is greater than the City's minimum planting size requirement.

The following revisions are still needed:

- *Sheet CG-1.0 and CG-1.1 must be revised as follows:*
  - *Tree save fencing must be shown on the grading plan and shall be installed at or beyond the dripline of trees or groups of trees being preserved. Tree save fencing shall be installed and maintained in a plumb condition throughout all land disturbance activities.*
- *Sheet CE-1 must be revised as follows:*
  - *In the drainage basins, utilize MnDOT Mix 35-221 or similar, which is a native seed mix, consistent with recommendation from the Environmental Policy Board.*

Landscaping: Two (2) front yard trees are required per lot. Deciduous trees shall be a minimum of two and one half inches (2.5") in caliper as discussed aboved. 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 revisions are necessary:

- *Notes were added to the Landscape Plan addressing planting depth, pruning, removal of upper portion of wire basket and burlap, and mulch; however, that is not reflected in the planting detail. Plan must specify that notes take precedent over detail regarding these items.*
- *Since required landscaping is proposed to help satisfy the reforestation requirement, all trees planted shall be at least 2.5 inches in diameter, as that was the caliper used in the calculations.*
- *Boulevard area is required to be finished with sod. Remaining portions of lot can be finished with sod, seed, hydroseed, or other acceptable ground cover. This shall be noted on the plan.*

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. *This shall be added to the Landscape Plan.*

Stormwater: The project is addressing stormwater management standards through the use of storm sewer pipes and traditional ponding. A complete review of the grading and drainage plans will be completed by the Engineering Division.

The Environmental Policy Board (EPB) reviewed the Tree Preservation and Reforestation Plan at their March 30, 2015 meeting. The EPB recommended approval of the plan contingent upon the revisions outlined in this Staff Review Letter as well as the following:

- Explore the potential for additional plantings around the rim of the swale between Phase I and Phase II. *It does not appear that additional plantings were provided. Please provide a brief summary as to why.*
- Explore the use of native flowers/grasses within the swale between Phase I and Phase II, essentially looking at improving infiltration and limiting the overall amount of turf. *A native seed mix, such as MnDOT mix 35-221 should be used in the drainage basins rather than a traditional turf grass mix. Revise the plans accordingly to specify this mix within the drainage basins.*

2.02: Discuss Policy Statement on Nowthen Boulevard Access and Exterior Development Boundary for Harvest Estates; Case of N.I.K. Management, Inc.

Community Development Director Gladhill noted the attendance of Planning Commission Chair Levine.

Community Development Director Gladhill reviewed the staff report, three alternatives for consideration, and explained the purpose of this case is to confirm policy direction of the Planning Commission and Parks & Recreation Commission for Sketch Plan for Harvest Estates, a proposed 45-lot detached, single-family subdivision on the former Municipal Center campus located at 15153 Nowthen Boulevard NW.

Community Development Director Gladhill advised of Nowthen Boulevard outcomes should it be closed, noting it may still be worthwhile to have a trail connection from the proposed development to Nowthen Boulevard. He displayed aerial views depicting the driveway constructed in place and another with the driveway realigned to better connect with the street to the west. He advised that both have implications with right-of-way acquisition and County Road improvements such as turn lanes.

Community Development Director Gladhill stated if the roadway is closed, all streets would operate at acceptable levels of service that comply with engineering standards. He addressed the significant cost to leave this access open and the Anoka County Highway Department's recommendation for full closure of this access.

Community Development Director Gladhill presented the project proforma, noting this site is subject to a Purchase Agreement between N.I.K. Management and the City. He pointed out the proforma goes negative, in varying degrees, to keep the access open depending on type of access and County Road enhancements. Staff is currently researching the use of HRA dollars to cover part of the costs.

Community Development Director Gladhill advised of staff's additional discussions related to Highway 47 and requested Council direction whether it supports staff exploring additional options for that node.

Community Development Director Gladhill stated the second issue addressed by the Planning Commission was the development boundary to address density transition even though it is not required by Code. He indicated the Planning Commission recommends the City not close the existing access to Nowthen Boulevard and that the proposed development modify the northern exterior development boundary as illustrated in the document and outlined in red.

Community Development Director Gladhill advised of the discussion by the Parks and Recreation Commission relating to whether a park should be located within this project or nearby area. He stated the Parks and Recreation Commission has found that park needs are met and recommends the City require cash in lieu of land and not require a City park within the proposed development.

Councilmember Development Director Gladhill reviewed the policy questions open for Council direction and asked whether staff should explore options related to Highway 47.

Councilmember Kuzma asked if the access is closed, would the City have to acquire property.

Community Development Director Gladhill answered in the affirmative and used a slide to point out the private property that would need to be acquired for right-of-way purposes under both driveway alignment options. He explained that property owner has indicated the asking price would be approximately $65,000 for that parcel.

Councilmember Riley noted that would be to access a building the City does not intend to use beyond a year or two.

Community Development Director Gladhill stated that is correct; however, there are utilities in that temporary access easement that would have to be relocated or abandoned.

Councilmember Riley stated the Park and Recreation Commission has consistently recommended no City park in this project, which he supports.

Councilmember Johns concurred, noting the close location of Solstice Park. She stated that 'park' may mean a trail or other amenity.

Councilmember Shryock concurred.

Mayor Strommen stated she does not necessarily disagree with that recommendation but at this point in time, the neighborhood has a lot of small children and there is no place for them to go on their own. She agreed that will change over time, but felt it was worth discussion in how to provide opportunities for children to have outdoor play time without a scheduled visit accompanied by an adult. She asked if the Council wants to provide those opportunities or if that is being provided in another way.

Councilmember Shryock stated she lives off Emerald Pond Park in an urban area where a lot of residents, because they are busy, have their own play equipment so children play in that way. She felt it was almost an automatic given that people provide their own play equipment in their yards. She stated there is other infrastructure to be considered, such as trails, noting most of the proposed yards will be of reasonable size and able to accommodate private play structures. Councilmember Shryock felt that should suffice at this point, so she does not support requiring a dedicated City park within this development.

Planning Commission Chair Levine stated the Planning Commission wrestled with that point and came up with the same conclusion and that the Elementary School is across the street and provides a larger-sized play area for younger and up through teen-aged children. He noted the school has vey nice play equipment.

Mayor Strommen agreed the Elementary School is an incredible resource and the Council will need to address how to assure safe crossing of Highway 5 to access that play equipment. She stated if that is supported, she would want the City to address that concern with the County.

Councilmember Johns pointed out that Solstice Park is not that far away and does not involve the need to cross Highway 5. She suggested using resources to create safe access to Solistice Park, creating connection for a park experience for younger children.

Community Development Director Gladhill noted the location of a City-owned outlot that could be used to increase pedestrian connectivity to Solstice Park.

Councilmember Williams stated she respects the thoughtful recommendation of the Parks and Recreation Commission, noting the City's larger parks provide a recreational experience for its residents.

Councilmember Kuzma stated because his children are older, he had not thought about the issue of park experience for younger children and he also respects the recommendation of the Parks and Recreation Commission.

Acting Mayor LeTourneau noted that requiring park land may also impact the financial feasibility for the developer to move forward with this development.

Councilmember Williams asked about staff's comment on an encroachment use of private property.

Community Development Director Gladhill stated that was a discussion topic raised at the meeting, that the City maintains the stormwater pond at the old Municipal Center. He stated the idea was more than maintaining the stormwater pond but whether additional density transitioning could be created.

Councilmember Riley stated with density transitioning, it most often involves going from large lots to small lots but in this case it is the opposite. He noted the abutting lots would be larger so he thinks it odd that this is even being discussed. Councilmember Riley stated those property owners could have that discussion with the developer.

Acting Mayor LeTourneau stated the consensus of the Council is that the City not change the development boundary as presented by N.I.K. Management. He asked the Council to next discuss access to Nowthen Boulevard.

Councilmember Williams supported closing the access completely as having fewer driveways would be better. In addition, if the traffic goes to 157th for access, there will be school crossing guards in that location. If left open, she supported aligning it with the existing roadway.

Acting Mayor LeTourneau asked about the benefits of keeping the access open versus closing it.

Planning Commission Chair Levine stated the Planning Commission looked at traffic and decided using the frontage road would not be a viable option. They also addressed additional traffic on Highway 47 if the access to Highway 5 is closed. He pointed out that Highway 47 does not function well during rush hours and it was felt that adding traffic will worsen that situation. Because of that, the Planning Commission felt access to Highway 5, in some fashion, should remain. The Planning Commission also addressed whether closing the access would create additional safety issues.

Acting Mayor LeTourneau stated he reviewed the Planning Commission meeting minutes and did not see mention of the option to use Helium Street NW and Alpine Drive to access Highway 5, which he thinks may be a reasonable alternative.

Planning Commission Chair Levine stated that was discussed and it was felt the vehicles would go to Highway 47 anyway as most traffic heads east.

Mayor Strommen agreed drivers prefer to make right-hand turning movements.

Councilmember Johns stated it seems if they are using Highway 5, they are using it to get to Highway 47 so there will just be more vehicles stacking and merging whether at Alpine Drive or Xkimo Street NW.

Planning Commission Chair Levine stated the issue is that the stacking will start at Bills.

Councilmember Johns stated vehicles will also stack at the school entrances. She stated the other issue is with safety should there be two points of access.

Fire Chief Kapler concurred that most often, more points of access are better, noting there is another access on Helium Street NW. He stated with regard to safety, he advised it is an adequate route should access to Highway 5 be closed.

Councilmember Shryock stated with access on Highway 47 versus Highway 5, she thinks that if people are not comfortable with Highway 47, they will start using Highway 5 as traffic will find its own path. With regard to a driveway access to Highway 5, she noted that having another driveway that close to the school will create an additional obstacle, impacting student pedestrians. She favored closing the access, limiting access points and conflicts with students.

Councilmember Kuzma asked about emergency vehicle access and potential impact for City plows access should the access be closed.

Fire Chief Kapler stated there is no problem with access from the Fire Station.

Public Works Superintendent Riemer stated there is no problem with access for City snow plows/equipment.

Councilmember Kuzma stated the neighborhood supported houses over a data center and indicated they were comfortable if additional traffic was created. He stated that is a result of what the

neighborhood wanted so the Council needs to determine the best method to address safety. He supported closing the access.

Mayor Strommen stated most often she supports keeping access points open but in this case, Highway 5 is a safety challenge and as Councilmember Shryock pointed out, the school is in close proximity and has multiple access points. In addition, Highway 5 traffic stacks at the points of access, unlike stacking for Highway 47. She stated she is uncomfortable with an uncontrolled intersection and creating additional traffic at an access so close to the school unless the City has a conversation with the County in how to address safety.

Acting Mayor LeTourneau stated there have been many conversations about the importance of addressing the needs of Highways 47 and 5.

Councilmember Riley asked if Anoka County is totally opposed to an entrance but would allow a right-in/right-out at City cost.

Community Development Director Gladhill stated Anoka County strongly opposes a full access but if it were opened, it would need proper safety investments and the County may consider a right-in/right-out at the City's costs.

Planning Commission Chair Levine noted that a right-in/right-out option does not help the situation much and when the Planning Commission was talking about it, it was with full access.

Councilmember Riley stated the City wants to work with Anoka County, but the City has already pushed back on the option of having medians. He noted the Planning Commission's recommendation may not be possible if it is not supported by Anoka County.

Asst. City Administrator/Economic Development Manager Brama stated he talked with Anoka County who opposes any access whether full or right-in/right-out; however, if opened would select right-in/right-out. He stated Anoka County indicated a willingness to work with the City and the biggest issue with Anoka County is safety.

Mayor Strommen asked if a meeting could be held with the Anoka County Commissioners and Anoka County Highway staff prior to the Council making a final decision. She felt it would be worth the time investment to have a conversation on a solution that accomplishes the City's goals rather than only considering this highway corridor in a piecemeal manner.

Community Development Director Gladhill stated the City Engineer has started those discussions with the Anoka County Assistant Engineer and staff can come up with a 'game plan' going forward.

City Engineer Westby agreed that Highway 5 is an ongoing concern. He stated it is low on Anoka County's priority list; however, if the City requested a corridor study the County indicated they would consider it.

Mayor Strommen suggested this also be addressed with Anoka County Commissioners Look and Schulte to assure the corridor is addressed holistically rather than intersection-by-intersection.

Acting Mayor LeTourneau pointed out that the closing of the access is the only option in the sale analysis that shows a gain for the community in the sale of the property. He supported holding a broader discussion on having a corridor plan, noting however, that may not make the City want to move forward with the access.

Councilmember Riley asked if the Planning Commission reviewed the analysis on cost implications.

Community Development Director Gladhill stated they did but it was an early version without realtor commissions and contingency costs.

City Administrator Ulrich stated on Friday, staff will be meeting with Anoka County Commissioners Look and Schulte and can raise the need to better plan for this corridor to assure safety is addressed.

Councilmember Riley agreed the Council needs to consider the smartest ideas for the right outcome and one of those relates to the dollars. He stated there is a stark difference in how the City comes out depending on the option taken. If the Council supports closure, he thinks staff should look at Helium Street NW, which is inadequate at this time to accommodate additional traffic.

Mayor Strommen stated the financial piece is important but cautioned the Council that the City will get one shot at this access and in the future, if it is found to be important for the corridor, it will be much more difficult to get it back after the development is configured. Rather than solely being driven by dollars, she felt the Council needed to be sure its planning is solid and the best plan for the corridor.

Acting Mayor LeTourneau asked how many homes are being proposed.

Community Development Director Gladhill answered 45 homes.

Acting Mayor LeTourneau stated the discussion is how to mitigate access and safety issues for 45 homes, but this is not a gateway development that opens to additional neighborhoods.

Community Development Director Gladhill stated there is potential for future connections but it would involve additional right-of-way access. He stated staff will raise that conversation with Anoka County.

Acting Mayor LeTourneau indicated the consensus of the Council is to address the need for a larger corridor study with Anoka County and to move forward under premise it will be a closed access.

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 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 will 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 is a possibility and the Board could make a request for 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.

DRAFT

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 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 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.

DRAFT

5.03: Public Hearing: Consider Resolution #15-04-092 Granting Preliminary Plat Approval to Harvest Estates, a Major Plat; Case of G S Land, LLC

Public Hearing

Chairperson Levine called the public hearing to order at 7:12 p.m.

Presentation

Community Development Director Gladhill presented the staff report stating the purpose of this case is to review the official Preliminary Plat prepared by G S Land, LLC for the redevelopment of the former municipal campus located at 15153 Nowthen Boulevard NW as a 44-lot single-family residential development. It was noted each of the lots meet or exceed the City's residential lot requirements. The site is currently owned by the City of Ramsey, which has approved a Purchase Agreement to sell the site in two (2) phases to G S Land, LLC. It was noted the Commission has reviewed a previous sketch plan and approved a recommendation to rezone the property from Public/Quasi-Public to R-1, Residential (MUSA) and a land use change from Public/Quasi in the Comprehensive Plan. Staff explained that Fire Station No. 2 currently operates from the existing building on the site. The Final Plat will be proposed in two phases to allow the Fire Department to be located at 5650 Alpine Drive, adjacent to the site until the construction of a new Fire Station 2 is completed. It was noted that a temporary cul-de-sac would be needed and that a connection to Nowthen Boulevard would not be granted. The fill needs for Phase II were discussed. Staff reviewed the plat in further detail and recommended approval of the Preliminary Plat of Harvest Estates.

Citizen Input

Commissioner Bauer requested further information on the purchase agreement.

Community Development Director Gladhill noted that the former municipal campus would be sold in two phases and Phase I would be sold in 2015.

Chairperson Levine asked when the access to Nowthen Boulevard would be closed.

Community Development Director Gladhill explained that the access point will remain open as long as Fire Station 2 remains open. After that time, the access point to Nowthen Boulevard will be cut off and no longer be available.

Commissioner Bauer saw no reason to eliminate this access point.

Community Development Director Gladhill stated the Council had concerns with the cost of the local road connection. He reported that the overall safety of County Road 5 was also a concern. He explained that a study could be completed to address the safety of this roadway but would take a year to complete. He indicated that the Commission could make a recommendation to the Council regarding this access point.

DRAFT

Commissioner Nosan expressed confusion why it would cost the City more money to keep the access point as is.

Community Development Director Gladhill explained the local road connection would require maintenance, noting public road standards would have to be met. In addition, the City would need to buy back a parcel through a property acquisition. He indicated that peak traffic may also require turn lanes on County Road 5.

Commissioner Andrusko questioned the expense of leaving the access point open.

Community Development Director Gladhill estimated that the land acquisition would be several hundred thousand dollars plus additional capital maintenance expenses.

Commissioner Brauer asked if a barrier would be placed at the access point during Phase I.

Community Development Director Gladhill stated the turning movement would have a barricade to eliminate traffic from driving through the site.

Further discussion ensued regarding the alignment of an access point to County Road 5.

Commissioner Brauer expressed frustration with how Anoka County was dictating the traffic projections. He felt this was not fair to the City of Ramsey.

Jason Johnson, 5545 152nd Avenue NW, explained he recently moved from St. Paul to Ramsey. He opposed the proposed development and expressed concern with how the additional traffic would impact 152nd Avenue. He suggested that a park be placed on the old municipal campus.

Robert Hartman, 5475 151st Avenue NW, questioned the price range of the new houses. He inquired what the size of two outlots shown on the plan. Mr. Hartman believed that access to Nowthen Boulevard should be maintained as Helium would not provide enough access to the residential traffic. Mr. Hartman questioned how many accidents have occurred at the Nowthen Boulevard access to Ramsey Elementary School. Mr. Hartman also questioned if the closure of Nowthen Boulevard would create a public safety issue on Helium Street.

Community Development Director Gladhill reported zoning code does not dictate the price range of homes, but rather sets regulations on building materials, design and lot sizes. Based on his conversations with the applicant, he believed that the homes would be similar in price to The Meadow development. He then discussed the size of the outlot, which was actually approved with a previous development, not the current request.

Jeanne Hannin, 5545 152nd Avenue NW, stated she moved to Ramsey from St. Paul to get away from the noise and light pollution found in other communities. She did not believe that 44 homes would fit in her backyard. She discussed how the increased traffic would adversely impact her neighborhood. She wanted to live in peace and quiet and feared that she would be living in a construction zone for the next three or four years, noting a concern over potential increased crime due to theft from the construction site. She noted concern about additional maintenance needs for

DRAFT

existing roads. She questioned if the City would require streetlights, City water, sewer and sidewalks in the new development. She questioned if sidewalks would be required to construct on existing roads in existing development. She expressed a great deal of frustration with how this new development would negatively impact her neighborhood. She noted that she moved out of St. Paul to get away from the noise and she would do the same with Ramsey.

Commissioner VanScoy requested clarification from staff on the process, which led the municipal campus being zoned residential.

Community Development Director Gladhill discussed the history of the municipal campus site. He explained zoning this site for low density residential was made after a great deal of thought after previously considering a data center. He noted that sidewalks were not being considered by the City along existing roads. He indicated that City water and sewer would be provided to the development.

Michael Piza, 15129 Helium Street, asked if homes would be built before or after lot sales. He believed that a large number of houses were being stacked along 152nd Avenue. He feared that this would be a safety concern for children trying to reach the school without proper access.

Community Development Director Gladhill explained there would be a combination of home sales with a buyer and other sales on spec. He reported that the City could not control how the properties were sold. He indicated that a trail connection would be created to Nowthen Boulevard through Alpine Drive to access the school. He then discussed the residential lots sizes within Harvest Estates.

Kent Cunningham, 15211 Helium Street, had hoped that green space would have been included in the development. He questioned how this was being addressed by the City.

Community Development Director Gladhill reported the City has a master park and trail plan that breaks the City into districts. He commented that Solstice Park and Alpine Park were already located within this district of the City. He stated that trail connections would be improved to these parks rather than creating a small tot lot within the development.

Matt Crampton, 5710 152nd Way, asked what the lots behind his home would look like. He was concerned how the elevation difference would impact his property. He recommended that the City police this site while being constructed to ensure that miscellaneous construction debris was not allowed to remain on site. He noted existing construction debris left on site from the previous development.

Community Development Director Gladhill indicated the stormwater pond would remain in place along 152nd Way. He discussed how the new homes would look behind 152nd Way noting the lots were slightly larger which meant the homes would be further apart. He reported that code enforcement officers would react to any complaints received at City Hall.

Phillip Kryzaniak, NIK Management representing the developer, noted the homes would range in price from $250,000 to $350,000, which was similar to the surrounding homes. He did not believe

the proposed neighborhood would be a deterrent as the lot sizes were larger than required by the City. He explained that only one builder was being selected and that he had a long-standing professional relationship with this builder.

Commissioner VanScoy was pleased by the layout of the development. He requested further information on the density for the proposed development.

Mr. Kryzaniak reported that City standards would allow him to have 3 units to the acre or 61 lots on the site. He indicated he was proposing to build 44 homes on larger cul-de-sac lots.

Community Development Director Gladhill discussed how the City calculated net density noting right-of-way was removed from this calculation. He also noted that the City is not proposing to regulate minimum home prices.

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

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

Chairperson Levine closed the public hearing closed at 8:33 p.m.

Commission Business

Commissioner Bauer expressed concern with how access to Nowthen Boulevard was being lost within this development.

Motion by Commissioner Bauer, seconded by Commissioner VanScoy, to recommend the City Council adopt Resolution #15-04-092 granting Preliminary Plat Approval of Harvest Estates – Phase I with no change made to the Nowthen Boulevard access until Phase II was considered by the City.

Further discussion

Commissioner Andrusko asked if it was common to consolidate access points within residential neighborhoods.

Community Development Director Gladhill reported this was the case as this would limit congestion and improved safety.

Further discussion ensued regarding the Nowthen Boulevard access point.

Commissioner Andrusko believed that access management would improve safety along Nowthen Boulevard, given the high level of speed along this roadway. He reiterated that the current access point to Nowthen Boulevard was not up to code and was not engineered to manage the increase in traffic. It was his opinion that the developer's solution was ideal and should be pursued.

DRAFT

Commissioner Bauer commented the school and church had much higher traffic counts than the new neighborhood would.

Commissioner Nosan did not understand why it was better to force traffic to Highway 47. She was thoroughly against the proposed traffic flow and believed the access point on Nowthen Boulevard should remain open.

Community Development Director Gladhill reported that this was the last opportunity for the Planning Commission to review the request. He noted that the Council would consider the final plats for the two phases separately.

Commissioner Bauer misunderstood how the parcel was being platted. He explained that his motion would be to approve Phase I of the Harvest Estates Plat.

Community Development Director Gladhill explained that this would entitle the developer to 32 lots within the development at this time. It would then be the hope that the remaining 12 lots would be developed at some point in the future, but there was a risk to the developer.

Assistant City Administrator/Economic Development Manager Brama reported that Phase I of the development coincides with the Purchase Agreement and the remaining lots would remain outlots for development in the future. He questioned what the risk to the developer would be on the remaining 12 lots.

Community Development Director Gladhill indicated there would be added risk to the developer, but reiterated that the Planning Commission was a recommending body to the City Council.

Chairperson Levine questioned if the motion on the floor would breach the current Purchase Agreement.

Community Development Director Gladhill stated there was a potential that the motion would conflict with the Purchase Agreement.

Assistant City Administrator/Economic Development Manager Brama reviewed the approval process for the Preliminary and Final Plats of Phase I and II. He noted that this evening the applicant was requesting Preliminary Plat approval for both Phases I and II, while the Commission was suggesting approval of only Phase I. He commented that the Final Plat of Phase II could not be approved until after the property for Phase II was closed. He did not believe the intent of the Purchase Agreement would be broken by approving only Phase I of the Preliminary Plat. The only change would be the entitlement assumed by the developer. He indicated that the Commission was not proposing to change the lot sizes or design of Phase II. He questioned if the developer supported moving forward in this manner.

Community Development Director Gladhill commented that there would be added costs to hold a second public hearing for Phase II of the Preliminary Plat approval process.

Commissioner Andrusko called the question. There was no second and discussion continued.

DRAFT

Commissioner Brauer was unclear what the existing road would look like if the access point were to remain open.

Community Development Director Gladhill reviewed the alignment of the roadway with Nowthen Boulevard.

Commissioner Brauer was in favor of approving Phase I and II of the development with the stipulation that the access point to Nowthen Boulevard remain open.

Commissioner Bauer noted he could amend his motion to approve the Preliminary Plat for Phase I and II requiring that the Final Plat have 152nd Lane maintain the connection to Nowthen Boulevard.

Friendly Amendment

Commissioner Bauer amended his motion to approve the Preliminary Plat for Phase I and II of Harvest Estates requiring the Final Plat have 152nd Lane maintain the connection to Nowthen Boulevard.

Friendly Amendment

Commissioner Brauer suggested that this amendment also include the following language: That the City maintain existing access to Highway 5 until further study can be made of the traffic consequences with Nowthen Boulevard at which time a decision will be made about the closure of the road.

Commissioner VanScoy questioned how and when a determination would be made. He stated he could support the proposed modification.

Community Development Director Gladhill explained that a determination would be made prior to approving the Final Plat of Phase II.

Commissioner Bauer and Commissioner VanScoy supported this friendly amendment.

Community Development Director Gladhill stated the proposed amendments were consistent with the developer's plans for the project.

Randy Hedlund, Hedlund Engineering, wanted to see the preliminary plat approved for all 44 lots. He explained that the current alignment would allow for a connection to Nowthen Boulevard.

Assistant City Administrator/Economic Development Manager Brama indicated there could be a gap in time between the demolition of the fire station and work on Phase II.

Community Development Director Gladhill believed that this issue could be resolved at a staff level.

DRAFT

Motion by Commissioner Andrusko and seconded by Commissioner VanScoy to call the question.

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

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

DRAFT

Questions and Responses from Harvest Estates Public Hearing

Will the existing access to Nowthen Boulevard remain open?

The City Council had previously directed the Developer to proceed with the understanding that the Nowthen Boulevard access would be closed. After taking additional public input, the Planning Commission did recommend that the access remain open. At their May 12, 2015 Meeting, the City Council will consider a final decision on this access, taking into account public comment from the Public Hearing.

Why would the City consider closing the access to Nowthen Boulevard? Why can't the existing Nowthen Boulevard access remain as is with no additional turn lanes on the County Road and no reconstruction of the local road?

Primarily, the City's number one concern is safety of the Nowthen Boulevard corridor. Traffic levels continue to increase on Nowthen Boulevard as development along the corridor continues. The City has identified a number of individual areas that need attention along the corridor and desires to commence a Corridor Study to better analyze and prioritize individual improvements.

This access point is off-set from the public road on the west side of Nowthen Boulevard, creating additional conflict points in turning movements. Additionally, an Anoka County Improvement Project is about to be completed that will signalize the intersection with Alpine Drive. Free flow traffic will now exist on Nowthen Boulevard that was previously a required stop condition, increasing speeds at the access point to the redevelopment area.

Additionally, informal and preliminary cost estimates indicate required safety improvements and right of way acquisition for County and local road improvements could range from $500,000 to $750,000.

If the Nowthen Boulevard access was not identified as a safety issue when the site operated as the Ramsey Municipal Center in the past, why is this redevelopment a safety concern?

Each land use type generates different traffic levels, especially 'peak' traffic levels. Multiple private development projects have added traffic levels to the system. Public improvement projects have changed traffic patterns of the system. The City desires to better understand a better corridor-wide approach as opposed to individual projects.

Will the closure of the Nowthen Boulevard Access create a safety issue on Helium Street or 152nd Avenue?

The redevelopment of the site and the closure of the Nowthen Boulevard access will add traffic levels to existing streets. However, according to the City Engineer, generally accepted traffic standards state that local roads such as these roads can accommodate approximately 2,000 vehicle trips per day. It is anticipated that vehicle trips per day will remain under this number on all streets.

Will the closure of the Nowthen Boulevard Access create a safety issue on Saint Francis Boulevard (Trunk Highway #47)?

The City acknowledges the need for safety and mobility improvements on TH 47. The City will continue to work with Mn/DOT, which owns this facility, to continue these discussions. It is anticipated that the existing intersections/nodes can accommodate the proposed traffic levels.

How many accidents have occurred on Nowthen Boulevard in front of Ramsey Elementary School today?

Working Document

There have been 55 vehicular accidents within the past five (5) years between Sunwood Drive and Sunfish Lake Boulevard. As part of the future corridor study, the City hopes to review this data in more detail in terms of individual nodes and crash severity. The City is attempting to pull this data together today.

What is Anoka County's stance on retaining the access at Nowthen Boulevard?

The Anoka County Highway Department has routinely responded, as early as 2005 with review of MEADOW, that it prefers the access to be closed for safety and access spacing purposes. Anoka County has committed to working with the City, at the City's cost, to work with the City's preferred alternative. Anoka County appears to strongly oppose a full access, but may be willing to work with the City on some sort of reduced access.

Can the Nowthen Boulevard access be added in the future if it is closed today?

It is possible that the access could be reconstructed in the future. There are two (2) broad alternatives that the City could consider in its future corridor study and implementation.

Can a traffic signal be added at the Nowthen Boulevard Access to increase safety?

Due to its close proximity to a new traffic signal about to be completed, a traffic signal does not seem warranted at this location.

Will the added traffic add additional maintenance costs to existing roads?

The City has established a pavement rating system and regular street maintenance schedule. If future traffic counts and PASER ratings indicate that the lifespan of the local road is being reduced, it will begin to explore other alternatives to extend the lifespan of the road.

Is the project being sold all together to G S Land, or in phases? Can the access to Nowthen Boulevard remain open until Phase II?

The project is being sold in two (2) phases. The access to Nowthen Boulevard can remain open until Phase II is commenced.

Why does the proposed Plat not include a park or open space? Where are recreational opportunities for this area? Where will the Park Dedication dollars generated by this development go?

The Master Parks and Trail Plan focuses on better pedestrian connection to existing facilities within an acceptable walkshed and improvements to enhance these existing parks and open spaces. Facilities within the vicinity include, but are not limited to Alpine Park, Ramsey Elementary School, Solstice Park, Bear Park, and Woodland Green Park.

The Master Park and Trail Plan is divided into Park Districts. The intent of the park district concept is to ensure a portion of the Park Dedication dollars captured by new development are utilized within the district where the development is located.

A document summarizing the Parks and Recreation Commission's recommendation specific to this question is listed below.

What are the allowable hours of construction?

City Code Section 105-1 states the following:

Working Document

Work hours. It shall be unlawful to engage in or conduct any activity in the construction of any building or structure, or the laying of any pavement, including but not limited to the making of any excavation, clearing of surface land and loading or unloading material, equipment or supplies in any residential district of the city, except between the hours of 7:00 a.m. and 10:00 p.m. Monday through Saturday. However, such activity shall be lawful from 6:00 a.m. to 10:00 p.m. with prior permission from the city administrator and his designee due to extenuating circumstances such as excessively warm temperature, the need to avoid traffic during normal work hours, etc. Any Sunday activity is also limited to the hours of 7:00 a.m. to 10:00 p.m. and to that which is being performed by the owner/occupant of the parcel on which the activity is occurring.

According to the City's Building Official, the State Building Code itself is silent on hours of operation. However, Minnesota Rules Chapter 7030 guides noise standards and enforcement. The City's allowable hours of construction generally follow timeframes established in the State's noise program. According to the City Attorney, the City can request through the Development Agreement to further restrict hours from the above.

The City will promptly respond to complaints about noise and hours of operation. The City encourages residents to contact the City when a concern is observed. It has been the City's experience that once residents experience the prompt response of the City to these complaints, that an acceptable medium between the neighborhood and builder/developer can be reached.

Will builders be allowed to leave construction debris behind?

No. The City has a Public Nuisance Ordinance that works to prevent these types of issues. A call to the City when this is observed will allow the City to require an issue such as this to be cleaned. Complaints remain anonymous.

How does the interim cul-de-sac affect proposed lots if Phase II does not commence?

The interim cul-de-sac can be constructed at full size with minimal encroachment on proposed lots in Phase I. Standard setbacks will be able to be met. A majority of the interim cul-de-sac is located on the lot retained by the City until Phase II.

Are 44 homes are too much for the site?

The proposed 44 homes on approximately 20 acres equates to less than three (3) units per acre. If the Developer were allowed to construct at the three (3) units per acre, that would be approximately 60 homes. Generally speaking, the proposed lots are larger than the existing homes in MEADOW that line the site.

What is the price range on homes?

The City cannot dictate price ranges on proposed homes under existing City Code. The City does encourage quality development through its required design standards.

It is the City's understanding, but cannot promise, that the price range generally will be between $250,000 and $350,000 as stated by the Developer. It is anticipated that the proposed homes will be consistent with homes constructed in MEADOW.

Why are some of the lots shown on the map less than 80 feet wide as required by City Code?

The lots that were noted by a resident at the Public Hearing were actually previously subdivided as part of MEADOW and are not included in the current request. MEADOW was allowed to deviate from minimum lot

Working Document

size and minimum lot width through a Planned Unit Development (PUD), a tool acceptable to Ramsey City Code and Minnesota Statutes Chapter 462.

Are sidewalks being added to existing roads?

No. No improvements to areas outside the development are being planned in response to this redevelopment proposal.

Is the City adding street lights to existing roads?

No. No improvements to areas outside the development are being planned in response to this redevelopment proposal. If an individual neighborhood desires to see additional local subdivision street lights for safety reasons, they should contact the City's Public Works Department.

How are the proposed lots obtaining water supply? How is waste water being treated?

The proposed development will connect to the municipal water supply system. The proposed development will connect to the regional waste water system. There will not be private wells or septic systems for the proposed development.

Where is stormwater going to go?

The proposed development includes two (2) storm water cells and connection to the City's regional storm water system that can infiltrate the first inch of run-off and back-to-back 100 year flood events.

Will there be an additional costs to individuals on private well and septic?

There is no additional cost to property owners on private well and septic. The proposed development does not add sewer or water lines to areas outside of the proposed redevelopment. The City's Charter includes protections for existing home owners from being compelled to connect to municipal utilities.

How will the City protect existing residents' safety as it relates to contractors and potential thefts from construction sites?

The City requires Licensure and Insurance for all contractors working in the community to protect the safety in and around job sites. In addition, the City routinely patrols job sites with Inspectors and Public Safety personnel. Additionally, the City appreciates communication from area residents to aide in identifying potential safety issues.

Are homes pre-sold, or will homes be built on speculation? Is there a potential for vacant homes?

As with any development, the City anticipates that there will be a mix of pre-sold and speculative built homes. There is a potential that a home will sit vacant for a short amount of time.

Will people be allowed to cut through other yards to get to school?

In recognition of the destination that is Ramsey Elementary School and the multiple origins of these pedestrian trips, the City has asked that the Developer construct a pedestrian trail connection in the area where the existing Fire Station No. 2 driveway is located as a connection to Nowthen Boulevard.

Occupying property without permission is a trespassing issue. If residents find a trespassing issue arises, they should contact the Ramsey Police Department for assistance.

Working Document

Working Document

Nowthen Boulevard Access – Harvest Estates

MOCK Feasibility Analysis: *Access to Harvest Estates*

	A Closed Access	B1a Right In, Right Out Realignment	B2a Full Access Realignment	B1b Right In, Right Out Existing Alignment	B2b Full Access Existing Alignment
REVENUES					
Land Sale Proceeds					
Former Municipal Center	$ 923,000.00	$ 923,000.00	$ 923,000.00	$ 923,000.00	$ 923,000.00
Future Resale of Acquired Property	$ 50,000.00	$ 150,000.00	$ 150,000.00	$ 50,000.00	$ 50,000.00
SUB TOTAL	**$ 973,000.00**	**$ 1,073,000.00**	**$ 1,073,000.00**	**$ 973,000.00**	**$ 973,000.00**
EXPENSES					
Property Acquisition					
23-32-25-42-0032 & 0039 (Current Alignment)	$ (65,000.00)	$ -	$ -	$ (65,000.00)	$ (65,000.00)
23-32-25-41-0011 (Re-Alignment)	$ -	$ (250,000.00)	$ (250,000.00)	$ -	$ -
Improvements					
Utilities	$ (85,000.00)	$ (85,000.00)	$ (85,000.00)	$ (85,000.00)	$ (85,000.00)
City Road	$ -	$ (175,000.00)	$ (175,000.00)	$ (125,000.00)	$ (125,000.00)
Trail Connection	$ (30,000.00)	$ -	$ -	$ -	$ -
County Road	$ -	$ (250,000.00)	$ (500,000.00)	$ (250,000.00)	$ (500,000.00)
Site Clean Up					
Demolition and Clean Up	$ (200,000.00)	$ (200,000.00)	$ (200,000.00)	$ (200,000.00)	$ (200,000.00)
Utilities Demolition and Removal	$ (100,000.00)	$ (100,000.00)	$ (100,000.00)	$ (100,000.00)	$ (100,000.00)
Other					
Broker Commission Fee (5% of sale price)	$ (46,150.00)	$ (46,150.00)	$ (46,150.00)	$ (46,150.00)	$ (46,150.00)
Closing Costs/Legal/Other (4% of sale price)	$ (36,920.00)	$ (36,920.00)	$ (36,920.00)	$ (36,920.00)	$ (36,920.00)
Contingency (15% of all other costs)	$ (84,460.50)	$ (171,460.50)	$ (208,960.50)	$ (136,210.50)	$ (173,710.50)
SUB TOTAL	**$ (647,530.50)**	**$ (1,314,530.50)**	**$ (1,602,030.50)**	**$ (1,044,280.50)**	**$ (1,331,780.50)**
NET INCOME	**$ 325,469.50**	**$ (241,530.50)**	**$ (529,030.50)**	**$ (71,280.50)**	**$ (358,780.50)**

NOTE: All numbers provided in this concept feasibility analysis are unofficial and not final. The purpose of this document is to provide estimations for policy discussion purposes only. Final estimations should be provided by a third party professional consultant. Discrepancy in these estimations will exist. This document was completed on 02/11/2015. Staff will recommend the City consider the use of County HRA dollars to pay for a portion of City redevelopment costs associated with this project.

Working

Policy Statement Regarding Park and Recreation Needs
Redevelopment of Former Ramsey Municipal Center Located at 15153 Nowthen Blvd. NW
February 2015

Policy Statement:

It is the policy of the City of Ramsey to confirm the City's existing Master Parks and Trail Plan and not add additional park spaces with the redevelopment of the former municipal center. The area is well served by existing parks with active spaces as well as more passive open spaces, all well connected through a series of pedestrian trail connections.

Background:

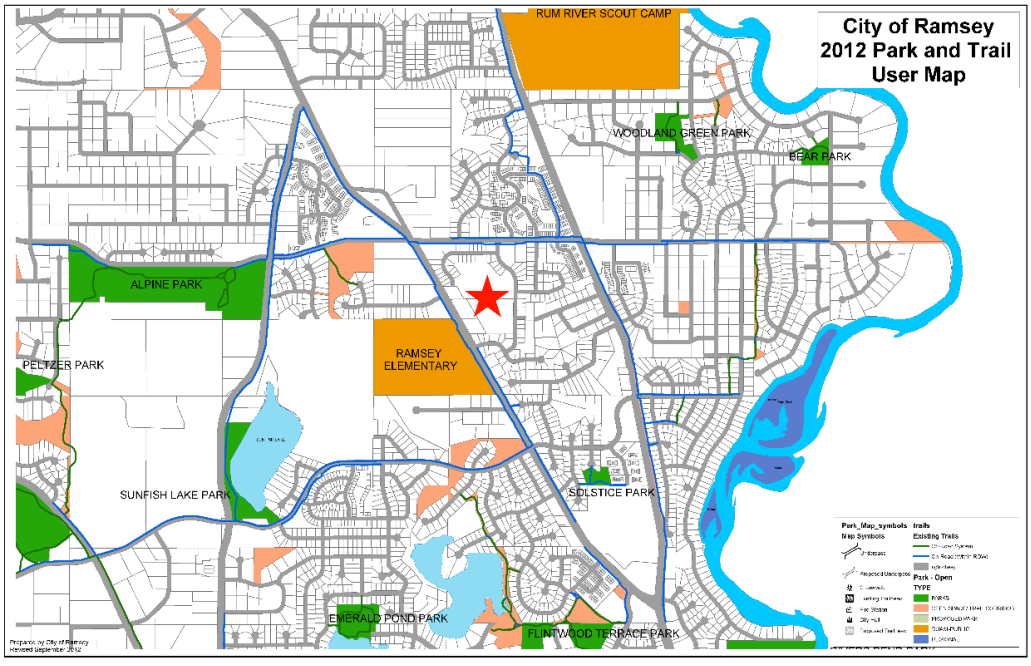
Over the course of the last decade, as new single family homes and townhome developments have been platted near the former Municipal Center, the Park and Recreation Commission has examined the need for recreational amenities and associated trail connections. Finding that there is adequate recreation and open space in the larger vicinity of the former Municipal Center, the City has focused on trail development – and indeed, this part of Ramsey now has the most comprehensive trail and connected trail system within the entire City.

A summary of park amenities includes two community park's of Elmcrest and Alpine; and play equipment at Alpine, Woodland Green, Solstice and the school. Athletic fields at Alpine, Elmcrest, the school, Solstice, Woodland Green and Bear Park. Open space at all of the above, plus Sunfish Lake Park and the scout camp as well as other city-owned lands. In addition to the common recreational ammenities at these parks, at Alpine there is a concrete skate park, free canoes and kayaks at Sunfish Lake, and ice skating and a warming house at the 60-acre Ramsey Elementary immediately west of the former Municipal Center.

Quick Facts

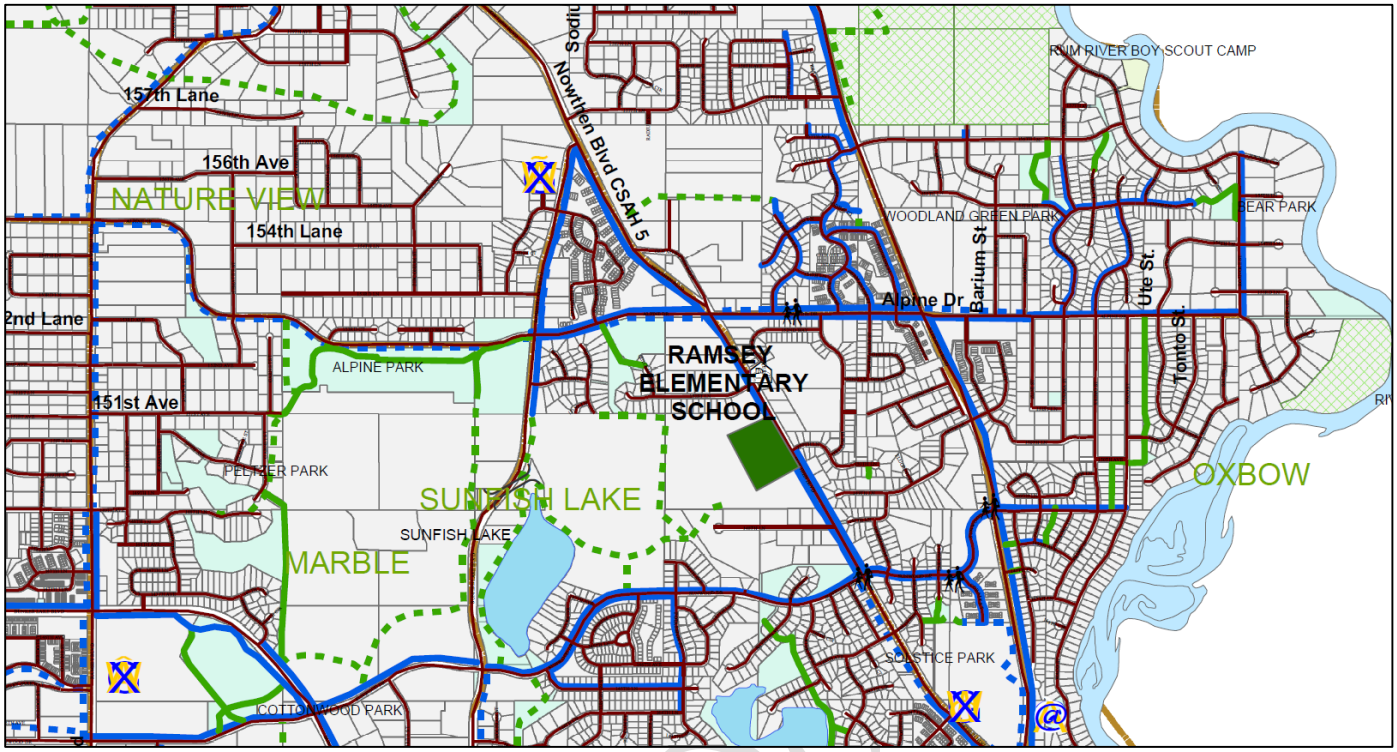
- Nearby Community Parks: Elmcrest Park, Alpine Park
- Nearby Parks with Play Equipment: Alpine Park, Woodland Green Park, Bear Park
- Nearby Parks with Open Space: Elmcrest Park, Alpine Park, Woodland Green Park, Bear Park, Sunfish Lake Park

Existing Parks



Working Document

Area Planned Parks and Trails



Working Do

CITY OF RAMSEY
DEVELOPMENT AGREEMENT FOR HARVEST ESTATES (PHASE I)

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 **G S LAND, LLC**, 2419 27th St. S., Saint Cloud, MN 56301, a Minnesota domestic limited liability company (the "**PERMITTEE**").

WHEREAS, the **CITY** is the owner of land legally described on the attached Exhibit A (the "Subject Property"); and

WHEREAS, the **CITY** has agreed to convey a portion described on the attached Exhibit B of the Subject Property to the **PERMITTEE** ("Phase I"); and

WHEREAS, the **PERMITTEE** has received approval from the **CITY** to subdivide the Subject Property and plat the same as HARVEST ESTATES (the "Plat"); and

WHEREAS, the Plat re-subdivides the Subject Property into Lots 1-32, Block 1, Lots 1-8, Block 2, and Outlot A, HARVEST ESTATES, 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 Hedlund Engineering, Inc. dated April 29, 2015. The Plans remain subject to: (a) **CITY** Staff's review and approval of the May 7, 2015 revisions to, among other things, confirm that the revisions requested in the **CITY** Staff's May 7, 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.

Preliminary

3. Stage I Improvements. The improvements the **PERMITTEE** will construct or install are as follows:

a. Trunk and lateral sanitary sewer.
b. Trunk and lateral water main.
c. Storm drainage facilities.
d. Stormwater maintenance through 90 percent buildout.
e. Streets.
f. Concrete curb and gutter (urban).
g. Street traffic control signals.
h. Lot grading.
i. Trail development.
j. Sidewalks.
k. Electricity (within one-fourth mile).
l. Phone (within one-fourth mile).
m. Natural gas (within one-fourth mile).
n. Boulevard sodding.
o. Water shut off boxes.
p. Easement acquisition.

(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. 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. The **PERMITTEE** agrees to construct the Stage I Improvements according to the terms and conditions of this Agreement and in accordance with the Plans. The final construction plans for the Stage I Improvements shall be submitted to the City Engineer for review and approval prior to commencement of construction on the Stage I Improvements. The **PERMITTEE** shall be required to commence a pre-construction meeting held at the **CITY** offices. The **PERMITTEE** shall be responsible for contacting all utilities listed above and prepare the agenda for the pre-construction meeting. Work within existing rights of way and roadways must be completed under traffic, be brought back up to grade, and must be restored to existing conditions within 24 hours.

Preliminary

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 financial guarantee must be in the form of a Letter of Credit in a form acceptable to the **CITY'S** Finance Director or cash escrow. The **PERMITTEE** shall be responsible for a financial guarantee in the amount of _____ Dollars and No Cents **($_____.00),** which amount is 125% of the **CITY** Engineer's estimated cost of the Stage I Improvements ($_____ x 1.25). 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.

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 **($_____.00)**, which amount is 5% of the City Engineer's estimated cost of the Stage I Improvements ($____ x .05). 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 **PERMITEE** 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 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. The Final Plat must be recorded within two (2) years of approval by the City Council.

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

Preliminary

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 improvements the **PERMITTEE** must construct or install are as follows:

    a. Street striping and signing.
    b. Seal coating.
    c. Streetlights.
    d. Inspection.
    e. Survey Monuments.

    (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. The Plat must be recorded within two (2) years of approval by the **CITY**.

    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. Financial Guaranty for Stage II Improvements. The **PERMITTEE** shall provide a financial guarantee to the **CITY** guaranteeing the construction of the Stage II Improvements and their timely completion. Said financial guarantee is already covered in Paragraph #6 above. No additional amount is necessary.

14. Warranty for Stage I and Stage II Improvements. The **PERMITTEE** shall provide a one year warranty in the form of a maintenance bond in the amount of 125% of the cost of the Stage I and Stage II Improvements. Said warranty shall be in force for one year following the final acceptance of any require improvements and shall guarantee satisfactory performance of said improvement.

Preliminary

15. 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.

16. Street Cleaning and Clean Up. After the street surfacing that is a part of the Stage I and Stage II 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 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.

17. Payment of Development Fees. The **PERMITTEE** must pay to the **CITY** the fees described on Exhibit C 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.

18. 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 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.

19. **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

Preliminary

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

Preliminary

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).

20. Miscellaneous.

a. Invalidity of Any Section. If any portion, section, subsection, sentence, clause, paragraphs or phrase of this Agreement is for any reason invalid, such decision shall not affect the validity of the remaining portion of this Agreement.

b. Written Amendments Only. The action or inaction of the **CITY** or the **PERMITTEE** shall not constitute a waiver or amendment to the provisions of this Agreement. To be binding, amendments or waivers shall be in writing, signed by the parties, and approved by a resolution of the **CITY** Council. The **CITY'S** or the **PERMITTEE'S** failure to promptly take legal action to enforce this Agreement shall not be a waiver or release.

c. Compliance with Laws and Regulations. The **PERMITTEE** represents to the **CITY** that the Plat complies with all **CITY**, County, metropolitan, State, and Federal laws and regulations, including but not limited to: subdivision ordinances, zoning ordinances and environmental regulations. If the **CITY** determines that the Plat does not comply, the **CITY** may, at its option, refuse to allow any construction or development work in the Plat until the **PERMITTEE** does comply. Upon the **CITY**'**S** demand **PERMITTEE** shall cease work until there is compliance.

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

Preliminary

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.

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.

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.

Preliminary

l. Notices. Required notices shall be in writing, and shall be either hand delivered to the Parties, its employees or agents, or mailed to them by certified or registered mail at the following address:

TO PERMITTEE:
GS LAND, LLC
Attn: _____
2419 27th St. S.
Saint Cloud, MN 56301

TO THE CITY:
City of Ramsey
Attn: Community Development Director
7550 Sunwood Drive NW
Ramsey, MN 55303

[The remainder of this page is intentionally left blank.]

Preliminary

THE PERMITTEE:

GS LAND, LLC

By:_____, _____
Its: _____

STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2015, by _____, the _____ of GS LAND, LLC, a domestic limited liability company under the laws of the State of Minnesota on behalf of the corporation.

_____

Notary Public

Preliminary

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_____ 2014, 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

Preliminary

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 4 and 5, Block 1, MEADOW, Anoka County, Minnesota

-or upon recording-

Lots 1-24 (inclusive), Block 1, Lots 1-8 (inclusive), Block 2, and Outlot A, HARVEST ESTATES, Anoka County, Minnesota

Preliminary

Exhibit B
Phase I Description

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 220.91 feet to the northeasterly line of said Lot 4 and there terminating.

Bearings are oriented to said plat of MEADOW.

Preliminary

EXHIBIT C

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 Eighty Three Thousand Two Hundred Dollars and No Cents ($2,600 x 32 units = **$83,200.00**). 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 2014 Trail Development Fee applicable to the Plat is $700 per residential unit. **PERMITTEE** must pay a Trail Development Fee of Twenty Two Thousand Four Hundred Dollars and No Cents ($700 x 32 units = **$22,400.00**). 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 **PERMITTEE** is responsible for satisfying applicable Sanitary Sewer Trunk requirements. The 2015 Sanitary Sewer Trunk Fee applicable to the Plat is $1,126 per residential unit. The **PERMITTEE** must pay a Sanitary Sewer Trunk Fee of Thirty Six Thousand Thirty Two Dollars and No Cents ($1,126 x 32 units = **$36,032.00**). The **PERMITTEE** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.

4. Water Connection (Trunk) Fees. The **PERMITTEE** is responsible for satisfying applicable Water Trunk requirements. The 2015 Sanitary Sewer Trunk Fee applicable to the Plat is $1,597 per residential unit. The **PERMITTEE** must pay a Water Trunk Fee of Fifty One Thousand One Hundred Four Dollars and No Cents ($1,126 x 32 units = **$51,104.00**). The **PERMITTEE** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.

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 2014 Stormwater Management Fee $459 per residential unit. **PERMITTEE** must pay a Stormwater Management Fee of Fourteen Thousand Six Hundred Eighty Eight Dollars and No Cents ($459 x 32 units = **$14,688.00**). The **PERMITTEE** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.

Preliminary

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 Ten Thousand Four Hundred Dollars and No Cents ($1,300 x 8 lights = **$10,400.00**).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 Two Thousand Three Hundred Fifty Two Dollars and No Cents ($294 x 8 lights = **$2,352.00**).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.

Preliminary

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #15-05-092

RESOLUTION GRANTING PRELIMINARY PLAT APPROVAL OF HARVEST ESTATES

WHEREAS, G S Land, 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, on April 3, 2015, the Application for Major Plat was assigned to G S Land, LLC; 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 HARVEST ESTATES; 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 HARVEST ESTATES 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 12th day of May, 2015.

Mayor

ATTEST:

City Clerk

CC Regular Session **7. 2.**

Meeting Date: 05/12/2015

By: Colleen Lasher, Administrative Services

Information

Title

Adopt Resolution #15-05-127 to Promote a Patrol Officer to Sergeant, Hire a Patrol Officer, and Hire Two Part-time Community Service Officers

Purpose/Background:

The purpose of this case is to request the City Council to authorize staff to promote a Patrol Officer to Sergeant, hire a Patrol Officer, and hire two part-time Community Service Officers.

As the City Council is aware, the summer months are especially busy in the Police Department; therefore, staff placed a very high priority on addressing the staffing changes that have occurred in the Police Department in order to best meet the City's public service needs. In addition, the City also places a high value on retaining and growing current employees that have demonstrated excellent work that promotes our mission, vision, and core values as established by the City Council.

The Sergeant and Patrol Officer positions are needed to provide public safety and to support the Strategic Plan which has been a priority of a City. The City must provide police public safety services via a licensed police officers. As we know, citizens expect officers to respond to their needs in a timely manner. The strategic goals have been to maintain the police department staffing levels, not replacing this open position would decrease the Department's ability to provide timely services.

The Community Service Officer position is needed to support the City's basic daily work and the Strategic Plan. This position particularly touches on strategic imperative four -- an effective organization. Specifically, it works to maintain a highly functional staff by employing a dedicated/cost effective person to handle somewhat routine police and community development tasks. In summary, the position is responsible for handling: animal control duties, code enforcement activities, support services to patrol officers, administrative errands, vehicle maintenance and repairs, receiving and investigating ordinance complaints and documenting findings, as well as assisting with crime prevention issues. Not replacing this position would put additional strain on the sworn officers and be an inefficient use of City resources.

<u>Summary of the Recent Staffing Changes in the Police Department</u>

Sergeant Vacancy: Staff received a letter of retirement/resignation from Sergeant Brad Paplham, effective April 24, 2015. Sergeant Paplham's announcement immediately created a Sergeants' vacancy which was advertised internally within the Police Department. Three current Patrol Officers were interviewed for the Sergeants' position and the promotion of a new Sergeant will create a Patrol Officer vacancy.

Patrol Officer Vacancy / Previous Patrol Officer Recruitment

Fortunately, the recent Patrol Officer recruitment process that was conducted in January 2015 still had a remaining qualified candidate who had already been interviewed twice, passed the report writing exercise and the "shoot/don't shoot video scenario, passed our physical agility testing, and passed our intensive backgrounding process. The candidate is still very much interested in working for the City and is eager to advance toward our soon to be vacant Patrol Officer position --which will be vacant upon filling the Sergeants' promotion.

Community Service Officer Vacancy

When Ms. Laura Kroll was promoted from her full-time Community Service Officer position to a Patrol Officer position in February, her promotion created a Community Service Officer vacancy. Under the leadership of City Administrator Ulrich and Chief Katers, staff assessed the Community Service Officer position and determined that it was in the best interest of the City to recruit for two part-time 25-hour per week positions rather than one full-time position. As a result, an in internal and external recruitment was conducted to fill two part-time Community Service Officer positions. Staff conducted interviews, background investigations and pre-employment testing. As a result, staff has selected one internal candidate and one external candidate. The internal candidate is a current part-time 20-hour per week Police Technician -- which will create a vacancy in the Police Technician role. This vacancy will be advertised in the near future.

Observations/Alternatives:

Sergeant/Patrol Officer

Option #1: Promoting a Patrol Officer to Sergeant and backfilling the vacant Patrol Officer position with a new Patrol Officer. Staff recommends this action to help fulfill the public safety needs of the City and to meet the goals of the strategic plan as it relates to this position.

Option #2 Not promoting a Patrol Officer to Sergeant and not backfilling the vacant Patrol Officer position. Staff does not recommend this option due to likely repercussions such as a reduced ability to provide effective and timely public safety, i.e.:delays in response times and decreases in general patrol duties, including traffic enforcement and investigation. Citizens would not see a squad driving by their residence as often if there are fewer officers on the department patrolling the neighborhoods and businesses. Calls for service have slowly increased as has the population and the City continues to add businesses; Officers are needed to meet the demand. One of the Council's strategic goals was to reduce response times, this cannot be accomplished with fewer officers. Response time is a standard of measure indicated in the Balanced Scorecard for the City.

Community Service Officers

Option #1: Hire two part-time Community Service Officers. Staff recommends this option to help fulfill the routine public safety and customer service needs, including code enforcement in the City and to meet the goals of the strategic plan as it relates to this position.

Option #2 Not hiring two part-time Community Service Officers. Staff does not recommend this option due to likely repercussions such as a reduced ability to provide effective customer service both internally and externally, as well as timely routine public safety response, including code enforcement activities.

Funding Source:

Sergeant/Patrol Officer

The funding required for this positions is well within the 2015 budget and is estimated to be a general fund savings of $26,722 from June 1, 2015 through December 31, 2015.

Community Service Officers

The funding required for these positions is well within the 2015 budget and is estimated to be a general fund savings of $1,660 from June 1, 2015 through December 31, 2015;

Overall, the budget impact results in a $28,382 savings over what approved in the 2015 budget.

Recommendation:

Staff recommends authorizing staff to move ahead with promoting Patrol Officer Kyle Hemmerich to the position of Sergeant, effective on or near June 1, 2015, at $36.05 per hour based on step 3 of the 2015 wage scale and to authorize staff to hire Mr. Ashton Erickson to the position of Patrol Officer, effective on or near June 1, 2015 at $23.44 per hour based step 1 on the 2015 wage scale; and

Authorizing staff to move ahead with hiring Ms.Kasey Beran as a part-time 25-hour per week Community Service

Officer, on or near May 21, 2015 at $18.09 per hour which is step 1 of the 2015 wage scale and to authorize hiring Ms. Kristin Camacho as a part-time 25-hour per week Community Service Officer, on or near May 26, 2015 at $19.90 per hour which is step 3 of the 2015 wage scale.

Action:

To make a motion to adopt resolution 15-05-127, authorizing staff to move ahead with promoting Patrol Officer Kyle Hemmerich to the position of Sergeant, effective on or near June 1, 2015 at $36.05 per hour based on step 3 of the 2015 wage scale and to authorize staff to hire Mr. Ashton Erickson to the position of Patrol Officer, effective on or near June 1, 2015, at $23.44 per hour based step 1 on the 2015 wage scale; and

To make a motion to adopt resolution 15-05-127, authorizing staff to move ahead with hiring Ms.Kasey Beran as a part-time 25-hour per week Community Service Officer, on or near May 21, 2015 at $18.09 per hour which is step 1 of the 2015 wage scale and to authorize hiring Ms. Kristin Camacho as a part-time 25-hour per week Community Service Officer, on or near June1, 2015 at $19.90 per hour which is step 3 of the 2015 wage scale.

Attachments

Res 15-05-127

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	05/07/2015 05:10 PM
Form Started By: Colleen Lasher		Started On: 05/06/2015 08:17 PM
Final Approval Date: 05/07/2015		

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #15-05-127

RESOLUTION TO PROMOTE A PATROL OFFICER TO SERGEANT, HIRE A PATROL OFFICER, AND HIRE TWO PART-TIME COMMUNITY SERVICE OFFICERS

WHEREAS, there is a Sergeants vacancy due to Sergeant Brad Paplham's departure and a Community Service Officer vacancy due to Laura Kroll's promotion to Patrol Officer; and

WHEREAS, staff recommends Patrol Officer Kyle Hemmerich be promoted to Sergeant; and

WHEREAS, staff recommends hiring Mr. Ashton Erickson to the position of Patrol Officer; and

WHEREAS, staff recommends hiring Ms. Kasey Beran as a part-time 25-hour per week Community Service Officer, and

WHEREAS, staff recommends hiring Ms. Kristin Camacho as a part-time 25-hour per week Community Service; and

WHEREAS, the newly appointed Sergeant and both Community Service Offices will be subject to a 6-month probation period; and

WHEREAS, the newly appointed Patrol Officer will be subject to a 1-year probation period; and

WHEREAS, all other Personnel Policies and union contracts will apply normally.

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

To make a motion to adopt resolution 15-05-127, authorizing staff to move ahead with promoting Patrol Officer Kyle Hemmerich to the position of Sergeant, effective on or near June 1, 2015 at $36.05 per hour based on step 3 of the 2015 wage scale and to authorize staff to hire Mr. Ashton Erickson to the position of Patrol Officer, effective on or near June 1, 2015 at $23.44 per hour based step 1 on the 2015 wage scale; and

To make a motion to adopt resolution 15-05-127, authorizing staff to move ahead with hiring Ms. Kasey Beran as a part-time 25-hour per week Community Service Officer, on or near May 21, 2015 at $18.09 per hour which

is step 1 of the 2015 wage scale and to authorize hiring Ms. Kristin Camacho as a part-time 25-hour per week Community Service Officer, on or near June1, 2015 at $19.90 per hour which is step 3 of the 2015 wage scale.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 12th day of May, 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. 3.**

Meeting Date: 05/12/2015

By: Jo Thieling, Administrative Services

Information

Title:

Introduce Ordinance #15-11 Amending the Ramsey City Code Chapter 6, Section 6-34 Hours and Days of Sale, Subd. (c) Intoxicating Liquor; Sunday Sales; On Sale.

Purpose/Background:

Purpose: To introduce, and finally adopt an ordinance amending the hours of Sunday sales for on-sale liquor establishments.

Background: The State of Minnesota has adopted new liquor laws concerning micro distilleries, growler sales and a change in serving hours for Sundays. Establishments that hold an on-sale intoxicating liquor license and a Sunday license may now serve intoxicating liquor with food on Sundays as early as 8:00 a.m. Previously, no alcohol could be served by an establishment prior to 10:00 a.m. on Sunday. Staff has drafted an ordinance amending City's Code to state that the hours of sale on Sunday will be as allowed by State Law. Changing the hours of sale is an option - it is not mandatory. However, if Council is amenable to the change, it must be done by Ordinance.

The ordinance is attached for Council review.

Notification:

If Council chooses to amend the City's Code, staff will notify the establishments this would affect.

Observations/Alternatives:

Observations: Staff reached out to our Police Department to determine if there is any concern with the change in hours, no concerns were stated. The majority of Chapter 6 - Liquor - is as referenced by State Law.

Alternatives:

1) Council may opt to leave Code as is - allowing Sunday liquor sales after 10:00 a.m.
2) Council may introduce this ordinance to amend the hours of liquor sales on Sunday as allowed by State Law.
3) Council may direct that a different time, i.e. 9:00 a.m., be stated in the ordinance.

Funding Source:

N/A

Recommendation:

Staff is recommending Council amend the City's Code to be the same as State Law. The majority of the Chapter that deals with liquor sales references State Law.

Action:

Motion to introduce Ordinance #15-11 amending the City's Code Chapter 6, Section 6-34, Subd. (c) Intoxicating Liquor; Sunday Sales; On Sale.

Attachments

Ordinanace Amending Sunday Sales Hours

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	05/07/2015 05:13 PM
Form Started By: Jo Thieling		Started On: 05/07/2015 04:20 PM
Final Approval Date: 05/07/2015		

ORDINANCE #15-11

CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

AN AMENDMENT TO CHAPTER 6 OF THE CITY CODE, WHICH CHAPTER IS KNOWN AS ALCOHOLIC BEVERAGES OF THE CITY CODE OF RAMSEY, MINNESOTA

AN ORDINANCE AMENDING SECTION 6-34. – HOURS AND DAYS OF SALE. SUBD. (C) INTOXICATING LIQUOR; SUNDAY SALES; ON-SALE 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 6.34 Subd. (c) is hereby amended to remove language stating the specific hours for Sunday Sales of 10:00 a.m. on Sundays and 1:00 a.m. on Mondays, and adding the language "as allowed by State Law". Therefore, Section 6.34 Subd. (c) shall read as follows:

Sec. 6-34 – Hours and days of sale.
(c) *Intoxicating liquor; Sunday sales; on-sale.* A restaurant, club, bowling center, or hotel with a seating capacity for at least 30 persons and which holds an on-sale intoxicating liquor license may sell intoxicating liquor for consumption on the premises in conjunction with the sale of food, as allowed by State Law.

SECTION 3. EFFECTIVE DATE

The effective date of this Ordinance is thirty (30) days after its passage and publication, subject to City Charter Section 5.07.

Adopted by the Ramsey City Council the ____ day of _____, 2015

_____
Mayor

ATTEST:

_____
City Clerk

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

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: 05/12/2015

Submitted For: Mark Riverblood, Engineering/Public Works

By: Tim Gladhill, Community Development

Information

Title:

Consider Request for Public Workshop to Review Acceptable Park Dedication Approach for Remaining Northfork Development; Case of Northfork, Inc.

Purpose/Background:

The purpose of this case is to seek authorization for the City to host a public workshop to review the potential of Outlot E, MOORS ADDITION (associated with the Northfork Subdivision) to be developed as a passive public park owned by maintained by the City. Outlot E is approximately 37 acres. This case is not to consider the actual park dedication proposal at this point. Staff and Northfork, Inc. feel that it is important to seek public input on this question before continuing discussions on the feasibility of the request. The parcel is identified as Future Park in the Master Park and Trail Plan and is zoned as Park.

Notification:

Notification to residents will be provided if authorized by City Council.

Observations/Alternatives:

There are two (2) components to consider for park dedication for Northfork, Inc.

1. The City approved a deferred park dedication contribution for previously approved portions of Northfork. The deferred contribution equates to two (2) acres.
2. Northfork, Inc. desires to construct approximately 20 new lots on a portion of Outlot C of Northfork Addition, located on the south side of Alpine Drive. The cash contribution value would be approximately $66,000. The land dedication would be approximately 3.5 acres.

The City has been approached by Northfork, Inc. to consider accepting land dedication to satisfy park dedication and trail development fees in lieu of a cash contribution. Northfork, Inc. desires to dedicate all or a portion of Outlot E, MOORS Addition. The specific details will be discussed as the request progresses. This first step is to simply address the over-arching policy question:

“Should the City consider developing a public park on Outlot E? If so, what improvements are acceptable to the surrounding neighborhood?”

The current assessed value for Outlot E is $247,000. Northfork, Inc. would want to retain soil rights for some period of time on Outlot E for purposes of creating fill for the new development area south of Alpine Drive. Northfork, Inc. would desire to either 1) only convey a portion of Outlot C necessary to satisfy park dedication or 2) convey the entire parcel but make up the difference in value between the value of the lot and the amount required for park dedication purposes (Value Outlot E – Value of Park Dedication Requirements = Difference). The City could also explore other third-party funding opportunities.

Outlot E is encumbered by the Declaration of Restrictive Covenants for the Northfork Addition and will take coordination with the Northfork Home Owners Association who manages said declaration. The risk to the City at this stage is accepting a parcel that may be restricted from developing in a manner desired for a public park. Staff desires to better understand the Northfork HOA's understanding of 'passive' park, which appears to be acceptable to the neighborhood. Staff feels it appropriate to first better understand the issues as they exist today, then begin to develop alternatives from that point.

Funding Source:

The workshop would be handled as part of normal Staff duties.

Recommendation:

Staff recommends that the City host a public workshop to discuss the concept of a park on Outlot E.

Action:

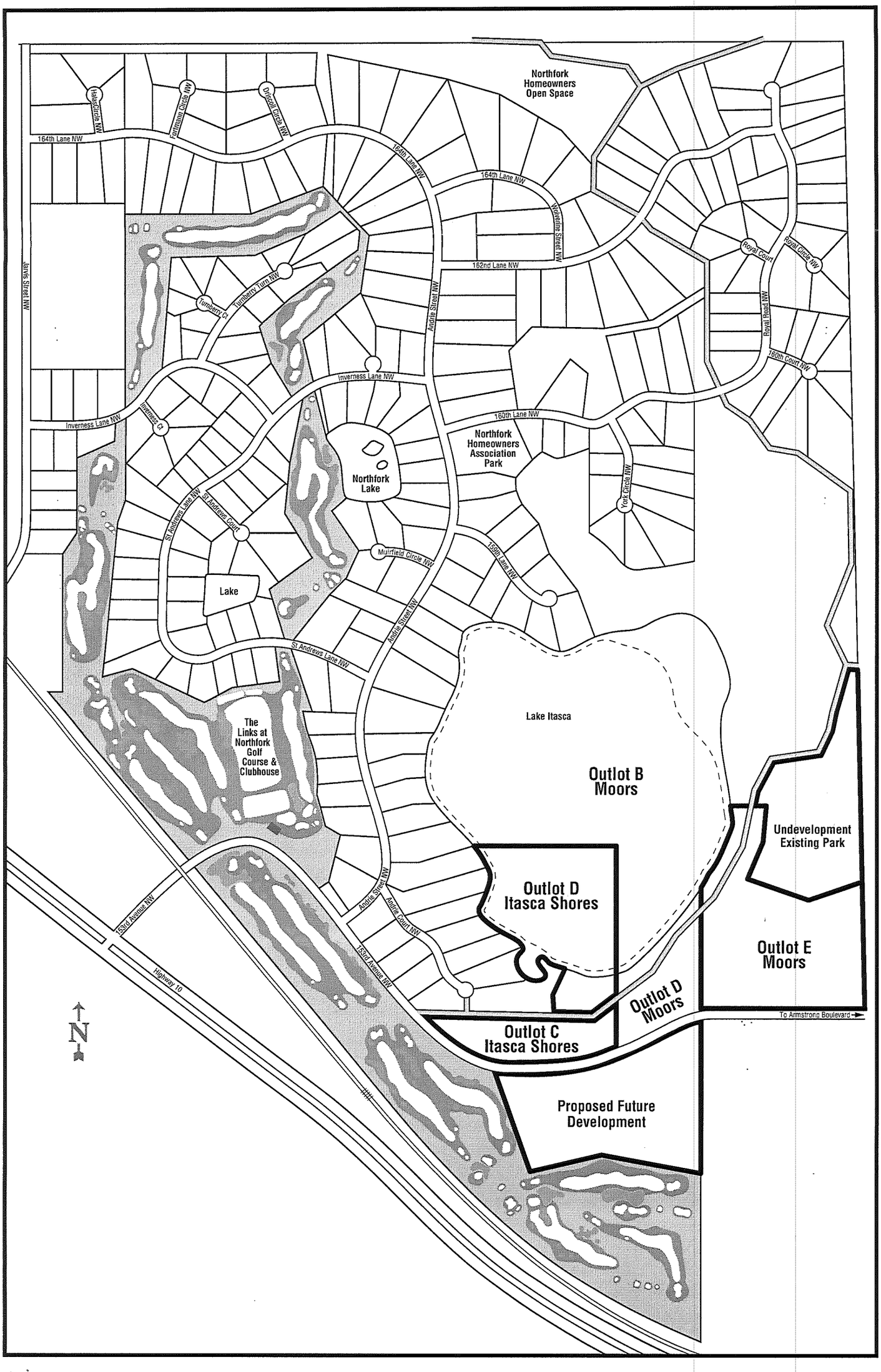
Motion to authorize a public workshop to discuss the concept of a park on Outlot E, Moors Addition.

Attachments

Area Map

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	05/07/2015 04:42 PM
Form Started By: Tim Gladhill		Started On: 03/19/2015 01:32 PM
Final Approval Date: 05/07/2015		


Northfork Homeowners Open Space
Habas Circle NW
Fothmaint Circle NW
Driscoll Circle NW
164th Lane NW
164th Lane NW
164th Lane NW
Wolverine Street NW
162nd Lane NW
Royal Court
Royal Circle NW
Royal Road NW
160th Court NW
Jarvis Street NW
Tumberry Ct
Tumberry Turn NW
Andrie Street NW
Inverness Lane NW
Inverness Lane NW
Inverness Ct
160th Lane NW
Northfork Homeowners Association Park
York Circle NW
Northfork Lake
St Andrews Lane NW
St Andrews Court
Muirfield Circle NW
159th Lane NW
Lake
Andrie Street NW
St Andrews Lane NW
The Links at Northfork Golf Course & Clubhouse
Lake Itasca
Outlot B Moors
Undevelopment Existing Park
Outlot D Itasca Shores
Outlot E Moors
153rd Avenue NW
Andrie Court NW
153rd Avenue NW
Highway 10
Outlot D Moors
To Armstrong Boulevard
Outlot C Itasca Shores
Proposed Future Development
N

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: 05/12/2015

By: Chris Anderson, Community Development

Information

Title:

Consider Approvals Related to Final Plat and Site Plan Review for Sunwood Village; Case of CommonBond Communities

1. Resolution #15-05-120: Final Plat
2. Resolution #15-05-121: Site Plan
3. Resolution #15-05-122: Development Agreement

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 and/or property line, whichever is closer. 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 is seven (7) feet back from the sidewalk edge. Staff continues to work with the Applicant to adjust the building location such that it does comply with the build to standard and has addressed this within the Staff Review Letter.

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. The Applicant has added groups of coniferous shrubs between the trees parallel to Veterans Drive to address the screening requirement, similar to what was done adjacent to the parking lot south of the Municipal Center.

The Design Framework also addresses streetscape standards. The streetscape along Sunwood Drive is already established, 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 in the Staff Review Letter to ensure a consistent appearance, including expanding the boulevard width to four (4) feet.

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 windows. The street level facade consists primarily of burnished CMU and face brick. The Applicant has provided a calculation of the percentage of brick versus the overall facade that verifies the exterior finish of the non-glazed wall area consists of at least fifty percent (50%) brick or comparable alterative (burnished CMU) per the Design Framework. The combination of materials and building articulation meets the intent of enhanced architectural features outlined in the Design Framework.

Easements will be needed to encumber portions of the public sidewalk that encroach on private property along Sunwood Drive and likely along Veterans Drive as well (as a result of needing to widen this boulevard slightly). Staff is working with the Applicant to address 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.

The Planning Commission reviewed the request at their April 9, 2015 meeting and recommended approval of both the Plat and Site Plan for Sunwood Village, contingent upon compliance with the Staff Review Letter and with further discussion between Staff and the applicant about the potential to include ground level access to the units fronting Sunwood Drive.

The Applicant has provided a narrative to respond to the discussion with the Planning Commission. Due to concerns regarding maintenance and safety, the Applicant has chosen not to include direct accesses to the ground

floor units facing Sunwood Drive. However, in lieu of this, they have provided additional architectural elements to improve the street/building interface, including enlarged windows on each of the bump outs, 'eyebrows' over each of the enlarged windows, and lighting fixtures.

Alternatives

Option #1: Adopt Resolutions #15-05-120, #15-05-121 and #15-05-122 granting Final Plat and Site Plan approval for Sunwood Village as well as approving the Development Agreement for this project, contingent upon compliance with the Staff Review Letter dated May 8, 2015. The project appears to be generally consistent with the Design Framework with the necessary revisions outlined in the Staff Review Letter and thus, Staff supports this option.

Option #2: Adopt Resolutions #15-05-120, #15-05-121 and #15-05-122 granting Final Plat and Site Plan approval for Sunwood Village, as well as approving the Development Agreement for this project, with modifications and contingent upon compliance with the Staff Review Letter dated May 8, 2015.

Option #3: Do not adopt Resolutions #15-05-120, #15-05-121 and #15-05-122. 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:

The Planning Commission recommended approval of the Plat and Site Plan, contingent upon compliance with the Staff Review Letter and with further discussion between Staff and the Applicant regarding the potential to include individual entrances from Sunwood Drive for the ground floor units.

Action:

Motion to:

Adopt Resolution #15-05-120 approving the Plat entitled 'SUNWOOD VILLAGE' contingent upon compliance with the Staff Review Letter dated May 8, 2015 and upon the Applicant entering into a Development Agreement with the City.

-and-

Adopt Resolution #15-05-121 approving the Site Plan for Sunwood Village contingent upon compliance with the Staff Review Letter dated May 8, 2015 and upon the Applicant executing a Development Permit with the City.

-and-

Adopt Resolution #15-05-122 approving the Development Agreement for Sunwood Village, subject to review and approval by the City Attorney.

Attachments

Site Location Map
Site Plan
Final Plat
Color Elevations

Staff Review Letter

Development Agreement

Purchase Agreement

EPB Meeting Minutes Dated March 30, 2015

Planning Commission Meeting Minutes Dated April 9, 2015

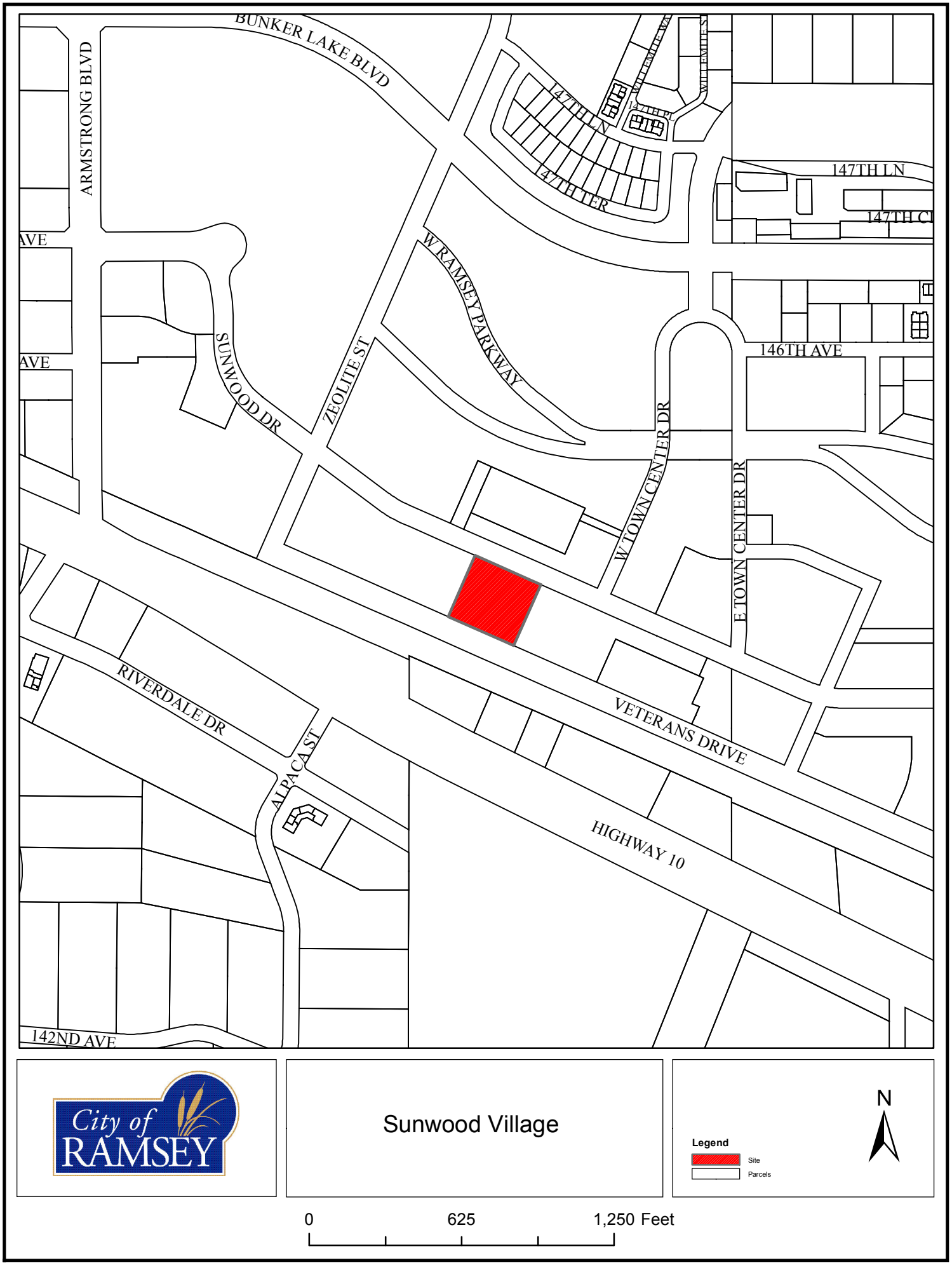
Resolution #15-05-120: Final Plat

Resolution #15-05-121: Site Plan

Resolution #15-05-122: Development Agreement

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	05/07/2015 04:19 PM
Kurt Ulrich	Kurt Ulrich	05/07/2015 04:49 PM
Form Started By: Chris Anderson		Started On: 04/20/2015 08:08 AM
Final Approval Date: 05/07/2015		


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)

MONUMENT SIGN

TRASH CAN

BENCH

TRASH CAN

FH

5'-0" SETBACK

CONCRETE SIDEWALK

CONCRETE SIDEWALK

5'-6"

48'-0" SETBACK

63'-5 3/4"

3-STORY
47 UNIT
APARTMENT BUILDING

TRASH ACCESS

PLANTER, TYP.

147'-8"

CONCRETE SIDEWALK

BENCH

8

9

14

A.C. PAVING
60 PARKING STALLS

121'-4"

7

7

PLAY AREA

CONC SIDEWALK

63'-5 3/4"

34'-10" SETBACK

15

CONC SIDEWALK

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.
FLOOR AREA RATIO:	53,088/80,637 = .66
BUILDING COVERAGE:	17,696 S.F. (22% OF SITE)
IMPERVIOUS COVERAGE:	BUILDING = 17,696 S.F. + DRIVES & WALKS = 30,098 S.F. TOTAL IMPERVIOUS = 47,794 S.F. (60% OF SITE)

VETERANS DRIVE

(100 FOOT WIDE PUBLIC RIGHT OF WAY)

1 SITE PLAN
1/16" = 1'-0"

N

PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUE & REVISION
UPDATES: 4/27/2016

COMM #1408

CommonBond communities
1080 Montreal Avenue
St. Paul MN 55116
Phone: 651-291-1750
Fax: 651-641-1465
Web: www.commonbond.org

CONTRACTOR: Watson-Forsberg, 4440 Nyzeta Blvd. Suite 110, Minneapolis, MN 55428, Tel: 952.864.3878

CIVIL & LANDSCAPE: Loucks Associates, 7200 Hemlock Lane Suite 300, Maple Grove, MN 55369, Tel: 763.424.5505

STRUCTURAL:

MEP: Darg Bolgrean Menk, Inc., 7375 Golden Valley Rd. Suite 200, Golden Valley, MN 55427, Tel: 763.544.8456, Fax: 763.544.8914; Steen Engineering Inc., 7500 Olson Memorial Hwy N. Suite 200, Crystal, MN 55428, Tel: 763.535.6742

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, I AM DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

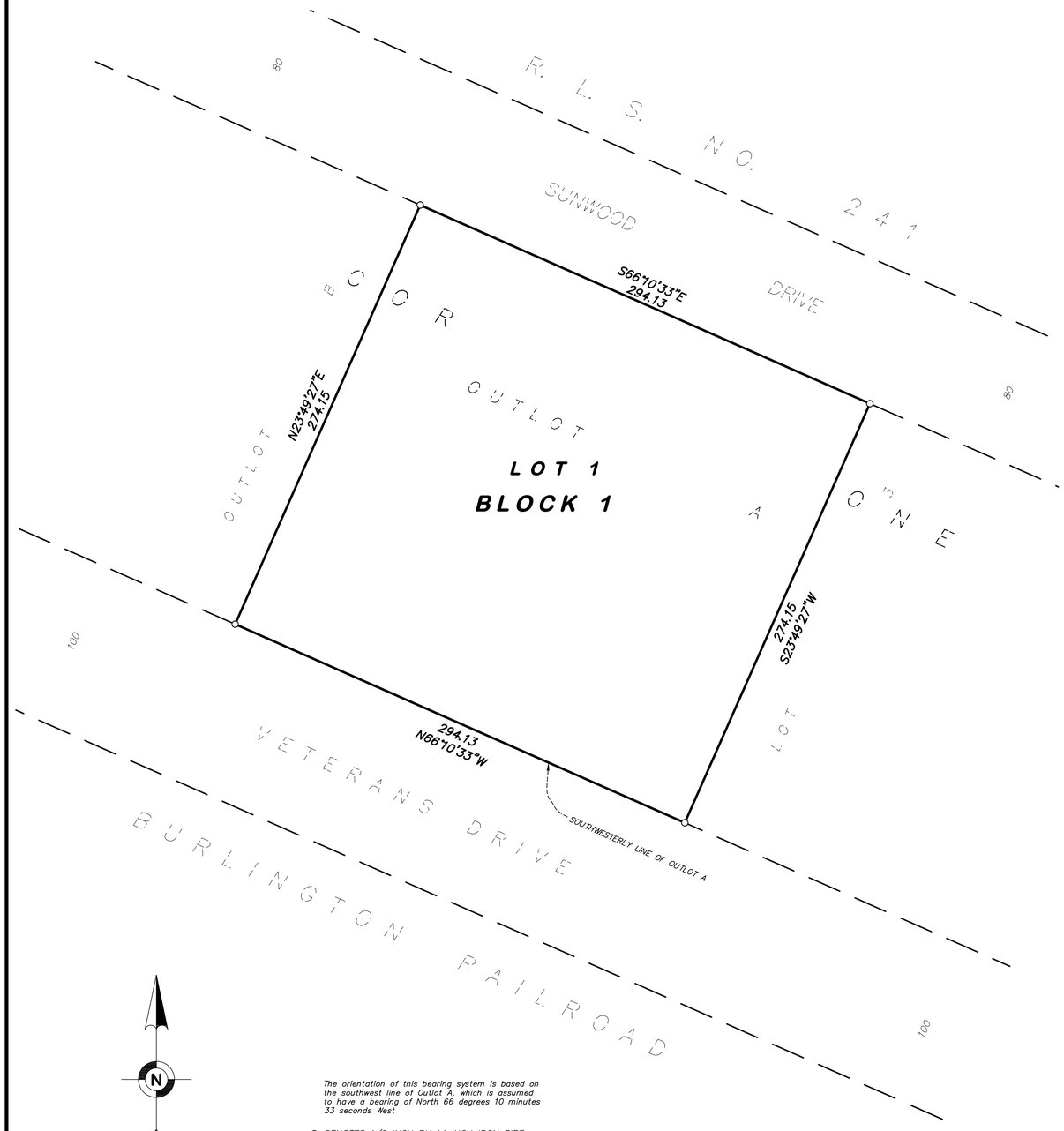
NAME: KENT SIMON
DATE:
NO. XXXX

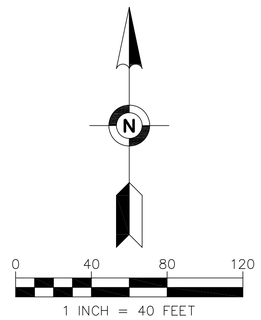
SITE PLAN

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 400
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

EAST EXTERIOR ELEVATION

0 4' 8' 16'

Sunwood Village

MILLER HANSON PARTNERS
ARCHITECTS + PLANNERS
1201 Hawthorne Ave, suite 400
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

SOUTH EXTERIOR ELEVATION

0 4' 8' 16'

Sunwood Village

MILLER HANSON PARTNERS
ARCHITECTS + PLANNERS
1201 Hawthorne Ave, suite 400
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

WEST EXTERIOR ELEVATION

0 4' 8' 16'

Sunwood Village

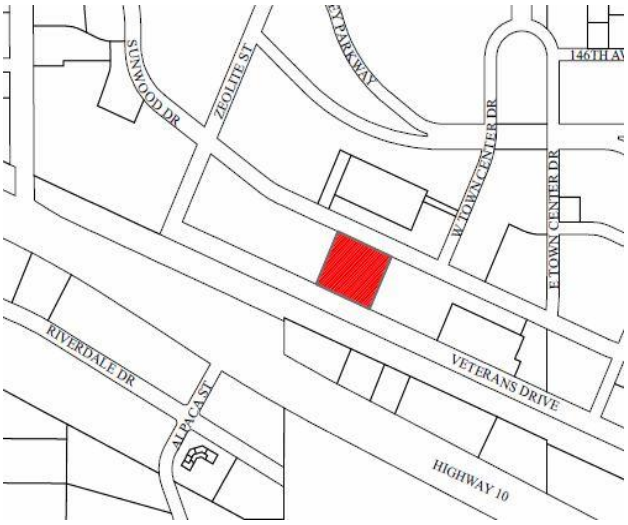
MILLER HANSON PARTNERS
ARCHITECTS + PLANNERS
1201 Hawthorne Ave, suite 400
Minneapolis, MN. 55403
Phone: 612-332-5420
Fax: 612-332-5425
Web: www.millerhanson.com

CommonBond communities
1080 Montreal Avenue
St. Paul MN 55116
Phone: 651-291-1750
Fax: 651-291-1003
Web: www.commonbond.org

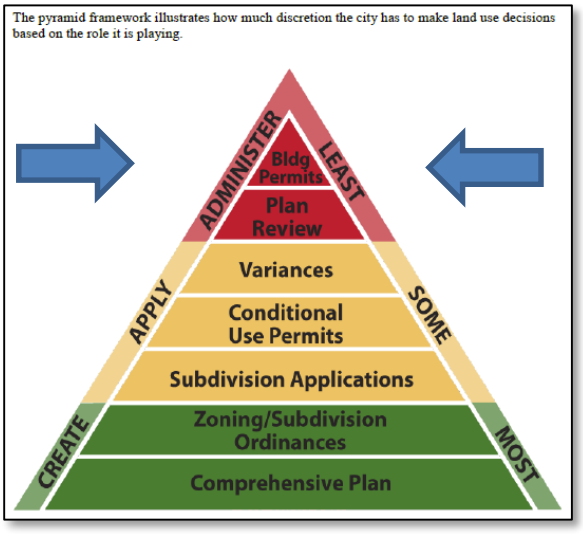
CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	4/3/15 REVISED: 5/8/15	**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		

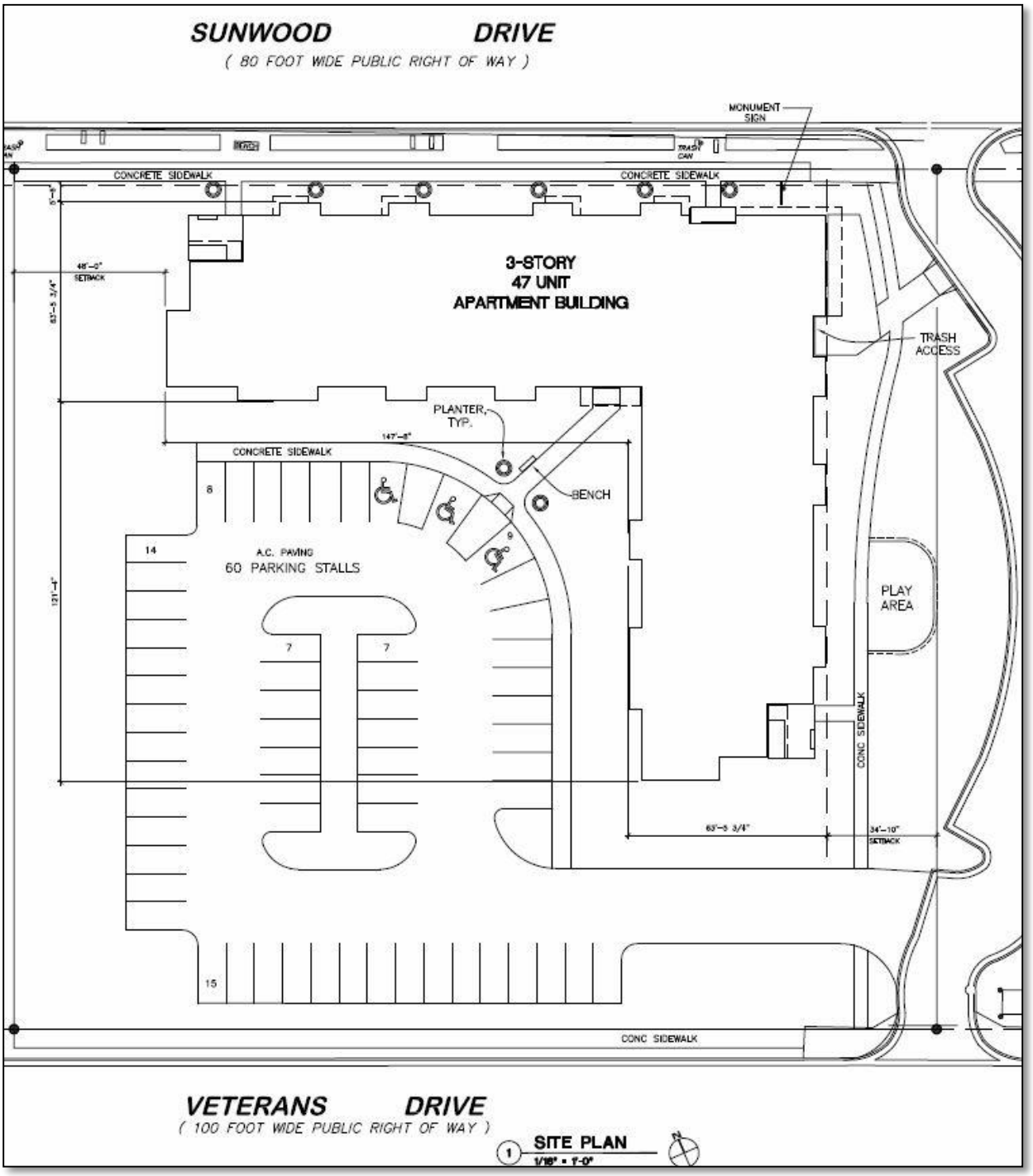
General: The purpose of this file is to provide sketch plan, final plat and site plan review for a planned 18,055 square foot, three (3) story apartment building. The architect of record is Miller Hanson Partners and the Civil Engineer of record is Loucks Associates. See Exhibit A for a detailed list 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. *Standard drainage and utility easements along the perimeter of the plat shall be provided. 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)
MONUMENT SIGN
CONCRETE SIDEWALK
CONCRETE SIDEWALK
3-STORY
47 UNIT
APARTMENT BUILDING
TRASH ACCESS
PLANTER, TYP.
CONCRETE SIDEWALK
BENCH
A.C. PAVING
60 PARKING STALLS
PLAY AREA
CONC SIDEWALK
CONC SIDEWALK
VETERANS DRIVE
(100 FOOT WIDE PUBLIC RIGHT OF WAY)
SITE PLAN

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 with the exception of the front yard build to line standard, which is measured from the front property line or the edge of the public sidewalk, whichever is closer. *The Site Plan must be revised to show the building within 0-5 feet of the public sidewalk.*

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*	7 feet**

*As measured from building front to right-of-way (60% of front façade within max)
**Articulation is incorporated into the building design, so while the building may not quite achieve the 60% threshold, there is a consistent building front that, once shifted so that it is within 0-5 feet of the public sidewalk, satisfies the intent of the build to requirement.

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.

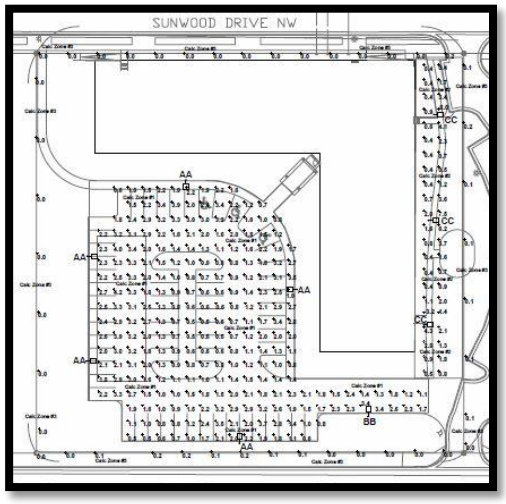
Architectural Standards. The design standards for this area are addressed in the COR Design Framework. The COR Design Framework places a strong emphasis on high quality architecture and encourages the integration of both traditional and contemporary design. Within the COR-1 Subdistrict, at least fifty 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 fiber board panels, face brick, metal paneling, burnished CMU, and vertical metal siding.

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.

The Planning Commission desired to see the individual, ground floor units facing Sunwood Drive have direct access to the street with enhanced architectural elements as well. The revised plans do not include these direct accesses; however, we are in receipt of a narrative outlining why they were eliminated (safety and maintenance concerns). In lieu of the individual entrances, the narrative outlines added architectural elements to enhance the street presence of the building, including light fixtures on the 'bump outs' of each of these units, enlarged windows, and 'eyebrows' over each of the enlarged windows. These added features do improve the street/building interface and enhance the ground floor units.

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. Sheet A200 now identifies a monument sign located in front of the building along Sunwood Drive. *As has been mentioned in previous discussions, it would be the City's preference that a projecting sign be installed similar to the signage at the Residence at the COR. There were no details provided regarding the proposed sign and thus, no specific comments, other than the desire to see a projecting sign rather than a monument sign, can be offered at this time.*

Waste Storage: Waste storage is required to be designed such that it is internal to the building. The revised plans clearly indicate that trash and recycling receptacles will be located within the building along the east elevation. However, if dumpsters are to be used for trash/recycling collection, a larger door opening may be necessary.

Sidewalks/Boulevards: The streetscape is mostly established already along Sunwood Drive. Care must be taken to avoid damage to existing streetscape elements, including trees, plantings, irrigation, and sidewalk panels and pavers. Protective fence shall be installed around the streetscape to help avoid potential damage. Any damage to existing streetscape components shall be replaced at the Developer's expense. The proposed sidewalk along Sunwood Drive has been widened to be consistent with the existing sidewalk east of the access point on Sunwood Drive. An easement for the public sidewalk on private property shall be provided. The revised plans show the remnant ten (10) foot wide sidewalk along Veterans Drive being sawcut down to six (6) feet and being extended to the west end of the property. The sawcut will result in an 'unfinished' edge to the sidewalk and is not acceptable. Additionally, the existing pedestrian ramp does not meet current standards and will need to be replaced. The boulevard width must be four (4) feet to match existing boulevard east of the site. If this results in the sidewalk encroaching onto private property, an easement for the public to use the sidewalk shall be provided. *The existing, remnant sidewalk must be removed entirely and new sidewalk and pedestrian ramp installed. Also, easements shall be provided encumbering that portion of the public sidewalk(s) encroaching onto private property. Said easements shall be subject to review and approval as to legal form by the City Attorney and must be recorded against the property.*

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. A Temporary Construction Easement will be necessary, from the owner of Lot 3 Block 1 COR ONE, for some of the improvements shown on Sheet C2-1. 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. Should any underlying easements be found, they must be vacated, which is processed through 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 the Draft Development Agreement.

Recommendation: City Staff is recommending that the City Council adopt Resolutions #15-05-120 and #15-05-121 approving the Final Plat and Site Plan for Sunwood Village, with amendments as outlined in this Staff Review File.

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 as such.

General Comments:

- Revised/final plans shall be signed by 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:

- Standard Drainage and Utility Easements shall be provided around the perimeter of the plat, five (5) feet along the side lot lines and ten (10) feet adjacent to public rights-of-way. These must be added to the plat and include a statement dedicating them to the public.
- Plat should be recorded AFTER acquisition of the property.

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 Veterans Drive, west of the street access, must be removed and replaced. Sawcutting leaves an unfinished edge and will not be acceptable.
- One of the four (4) trees shown to be removed is on the adjacent property. Written permission from that property must be obtained (and copy of said permission provided to the City) prior to removal.

Sheet C2-1

- The sidewalk along Sunwood Drive, which now is consistent with the existing sidewalk east of the street access, encroaches slightly onto private property. An easement will be necessary to encumber that portion of the sidewalk, which must be reviewed/approved/accepted by the City and recorded against the property after the filing of the plat.
- The building must be shifted such that it is within 0-5 feet of the edge of the public sidewalk to comply with the build to requirement.
- It appears that the Reciprocal Driveway Easement sufficiently covers the drive lane to the east wall of the building but this should be verified. If any part of the access lane on the adjacent parcel is outside the legally described easement area, the drive lane will need to be shifted accordingly so that it is entirely within the easement.
- 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)

- The boulevard width along Veterans Drive shall match the boulevard width further east of the site (south of the Municipal Center), which is four (4) feet.
- A four (4) foot wide boulevard will result in the sidewalk needing to be shifted slightly north (along Veterans Drive), which will partially encroach onto private property. An easement will be necessary to encumber that portion of the sidewalk, which must be reviewed/approved/accepted by the City and recorded against the property.
- Boulevard area along Veterans Drive must be improved with topsoil (per City specification) and sod.
- Advisory Comment: With the elimination of the internal sidewalk that had been on the west side of the project, the City would encourage widening the north south sidewalk on the east side to six (6) feet in width.

Sheets C8-1 through C8-3

- Must include the City's COR Concrete Sidewalk detail, which is available upon request. This graphically shows the alternating brush strokes on adjacent panels.

Sheet L1-1 (in addition to comments provided under the Landscape & Environmental Resources review)

- Boulevard area along Veterans Drive must be established with topsoil (per City specification) and sod. This must be identified on the plan.

Sheet A200

- 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 must be removed and replaced with a consistent sidewalk from this access point to the west boundary of the plat. A pedestrian ramp shall also be installed on the western side of the access off Veterans Drive. Individual pedestrian ramp details must be provided for each pedestrian ramp.
- Where public sidewalk encroaches onto private property, easements will be necessary to encumber that portion of the sidewalk, which must be reviewed/approved/accepted by the City and recorded against the property.
- The City would prefer to see a projecting sign on the building rather than a monument sign adjacent to Sunwood Drive. Staff would like to explore this possibility further.
- A separate Permanent Sign Permit is required; there are no specific details regarding the proposed signage and thus, no other specific comments can be offered at this time.

Sheet A500

- Sheet shall be updated to match the color elevation that includes enlarged windows in each 'bump out' for the ground floor units facing Sunwood Drive, 'eyebrows' above each of the enlarged windows, and light fixtures on each of the bump outs.

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	MAY 8, 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 Site Plan Approval of the Sunwood Village Apartments. The submittal consists of 14 sheets prepared by Miller Hanson Partners dated March 3, 2015, revised April 27, 2015. The Civil Sheets were prepared by Loucks Associates.

Grading, Drainage, Demolition and Utility Plans: Preliminary grading, drainage, demolition and utility plans have been prepared for this site plan by Loucks Associates. 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 the latest guidance available from the MNDOT website. The detour must remain in place until the sidewalk is restored.
2. 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.

A graphical reference to the benchmark for the site must be added to the sheets in addition to the description already shown.

Revise and resubmit storm water model. Add line from CB 100 to existing structure to model. Use East invert in CB 100 as starting water elevation of Cistern for 10 and 100 year simulations.

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.
- A minimum 8 ft. driving lane must be available except as noted above.
- 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 – **Show 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.
- Move text to eliminate overlaps.

C3-1 – The dark heavy line on the northeast driveway does not match the legend. The driveway removal and replacement limits must be consistent between sheets.

- 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."
- 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 – The Stormwater Pollution Prevention Plan must be revised to include an area map showing the Mississippi River. The Contents of the sheet must match the requirements of the Construction Stormwater Permit.

- Revise the SWPPP to conform to the requirements of the MPCA Construction Stormwater permit. This site is within 1 mile of the Mississippi river and Appendix A applies.

Specifically the period for stabilization is **7 days** after construction activity has ceased. Make this change on all applicable sheets.

C4-1 – Add note 10: The City of Ramsey shall operate all gate valves.

- CB 100 East invert must be raised to 861.7.
- A maintenance agreement for the underground system must be provided prior to Certificate of Occupancy.

C8-1 – Revise Concrete Sidewalk detail to read 6" thick in public right-of-way.

- 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.
- Use Ramsey Detail STR-25 for connection to existing street.
- Add the MNDOT 5 sheet pedestrian ramp details to the plans.
- A custom detail is required for each pedestrian ramp and must include spot elevations, slopes and layout of detectable warnings.
- Add information to Concrete Washout detail – 10 mil poly, ground shall slope away from area, how deep is the pit,

C8-2 – ADS Details must be revised to match project conditions, specifically 48" solid wall pipe.

C8-3 – Inlet Protection – Rock/ Compost log will not be permitted in Public Right of Way. Coordinate with shared parking lot owner before placing this BMP on their property.

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

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	4/3/15 REVISED 5/8/15	**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, revised April 27, 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. *Revise plan with an alternative shrub species*.
- The width of the proposed boulevard area along Veterans Drive should match the width of 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, a pattern has already been established along this stretch of Veterans Drive, thus, for consistency, the reduced boulevard width is acceptable. *Revise the plan to specify a four (4) foot boulevard.*
- 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). *Revise the plan to show that sod will be installed in the boulevard along Veterans Drive.*
- *Revise plan so that each shrub species has its own unique symbol and label which species are planted where.*
- *Revise planting details/specifications to include*:
    - Removal of upper portion of wire basket and burlap after being placed in planting hole
- *Revise plan to specify that 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. *Revise all plan sheets to 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.

The Environmental Policy Board (EPB) reviewed the Landscape Plan and BMPs on March 30, 2015 and not only recommended approval contingent on compliance with the above listed items. Additionally, the EPB was very pleased and supportive of the BMPs that are being proposed as part of this project. The EPB hopes that this might serve as a pilot project of sorts in which it could be replicated with future development projects.

SUNWOOD VILLAGE
DEVELOPMENT AGREEMENT
CITY OF RAMSEY, ANOKA COUNTY, MINNESOTA

THIS DEVELOPMENT AGREEMENT, is made and entered into by and between the **CITY OF RAMSEY,** a municipal corporation under the laws of the State of Minnesota (the **"City"**), and **COMMONBOND COMMUNITIES,** non-profit corporation under the laws of the State of Minnesota, whose address is 1080 Montreal Avenue, St. Paul, MN 55116 (the **"Permittee"**).

WITNESSETH:

WHEREAS, the **Permittee** is the fee owner of the following described property situated in the **CITY OF RAMSEY**, County of Anoka, State of Minnesota, and legally described as follows:

Lot 1, Block 1, Sunwood Village, Anoka County, Minnesota

(the "**Subject Property**"); and

WHEREAS, on May 12, 2015, the **City** approved the final plat of the **Subject Property** for SUNWOOD VILLAGE (the "**Plat**"),

WHEREAS, on May 12, 2015, the **City** approved the final site plan for Sunwood Village on the **Subject Property**; and

WHEREAS, the **Permittee** intends to cause the Required Improvements to the **Subject Property** to be constructed without financial participation by the **City.**

NOW, THEREFORE, the **City** and **Permittee** agree as follows:

SECTION I
REQUIRED IMPROVEMENTS AND FINANCIAL RESPONSIBILITIES

1. **City Code Compliance.** The **City** approves the **Site Plan** conditioned on the **Permittee** developing the **Subject Property** in accordance with the applicable provisions of City Code and with the required revisions identified in the Staff Review Letter dated May 8, 2015**.**

2. **Conformance with Plan**. The **Site Plan** shall be developed pursuant to the plans consisting of Site Plan, Landscaping Plan, Grading and Drainage, Erosion Control, Utility, Storm Sewer, Lighting, Floor Plans, and Building Elevations for Sunwood Village prepared by Miller Hanson Partners and Loucks Associates, dated April 27, 2015, revised _____.

3. **Incorporation of All City Code Requirements**. That the recitals above and the applicable provisions of the City Charter, Subdivision Code, Zoning Code and Public Improvement Code of the **City**, as amended to date hereof, are incorporated herein by reference.

4. **State Building Code Compliance**. The structures on the **Subject Property** shall be constructed in accordance with the requirements of the Building Code.

5. **Fire Lanes.** Fire lanes shall be maintained on the **Subject Property**. The exact locations of these items on the **Subject Property** shall be as directed by the Fire Chief or his/her designee. The

Permittee herein agrees to post "No Parking" signs along private streets in accordance with City Code requirements and in conjunction with the instructions of the Fire Chief or his/her designee.

6. **Building Façade.** The **Permittee** agrees to construct the building on the **Subject Property** in accordance with the site plan and architectural elevations prepared by Miller Hanson Partners and Loucks Associates, dated April 27, 2015, revised _____, and approved by the City Council on May 12, 2015 contingent upon compliance with the Staff Review Letter dated May 8, 2015.

7. **Required Improvements.** The **Permittee** shall construct and install the following site improvements on and adjacent to the **Subject Property** in accordance with the specifications and location as shown on the **Site Plan.** The Required Improvements are as follows:

   a. Site grading in accordance with the Grading Plan prepared by Miller Hanson Partners and Loucks Associates and dated April 27, 2015, revised _____.
   b. Private storm sewer and appurtenances.
   c. Private sanitary sewer system
   d. Private watermains and appurtenances
   e. Private trunk and lateral storm drainage facilities
   f. Bituminous driveways, parking lots, and maneuvering areas.
   g. Public and private sidewalks in accordance with the Site Plan prepared by Miller Hanson Partners and Loucks Associates and dated April 27, 2015, revised _____.
   h. Continuous, B6/12 concrete curbing and gutter around the perimeter of all bituminous surfaces.
   i. Installation of Landscaping in accordance with the Landscape Plan prepared by Miller Hanson Partners and Loucks Associates and dated April 27, 2015, revised _____.
   j. Irrigation metering and backflow devices shall be approved as part of the Utility Plan, and installed accordingly.
   k. Irrigation rain sensors shall be installed and appropriately placed throughout the development.
   l. Establishment of turf in areas disturbed during construction and in accordance with the Plat.
   m. Temporary and permanent erosion control
   n. Installation of survey monumentation (if not already completed).

   ("Required Improvements)".

   The **Permittee** agrees to construct the Required Improvements according to the terms and conditions of this agreement and in accordance with **Permittee's** plans submitted to the **City.**

8. **Required Improvements Completion Date**. The Required Improvements shall be completed on or before May 12, 2016.

9. **Required Improvements Financial Guarantee**. In order to ensure the installation of the Required Improvements in accordance with **City** specifications and in a timely manner, the **Permittee** shall be required to deposit with the **City** a cash escrow or letter of credit, approved as to form by the **City**, in the amount of Three Hundred Eighty Eight Thousand Two Hundred Sixteen Dollars and No Cents. (**$**388,216.00), which is 150% of the City's estimated cost of the Required Improvements. Prior to the issuance of the building permit, all financial guarantees must be provided as required herein.

   Upon completion of the construction of the Required Improvements, the financial guarantee shall be returned to the **Permittee** as soon as reasonably possible and the **Permittee** shall be required to provide the landscaping maintenance guarantee described in Paragraph 13 of this **Development Agreement**. The determination of completion of the construction of the Required Improvements shall be made by the **City**. In the event the **Permittee** fails to construct and install the Required Improvements as

required herein, within the timeframe provided herein, the City Council may order the completion of the Required Improvements with **City** day labor and/or by letting contracts for said completion and draw upon the escrow for payment. Only the City Council shall have the authority to direct completion of the Required Improvements and withdraw from the escrow account. The **Permittee** hereby grants permission and a license to the **City** and/or its contractors and assigns to enter upon the Site for the purpose of completing the construction and installation of the Required Improvements in the event of the **Permittee's** default.

10. **Inspection Fees.** The **Permittee** shall be responsible for all inspection costs incurred by the **City** related to the installation of Required Improvements. The **Permittee** shall make a cash deposit into the appropriate escrow account at the **City** and the **City** shall have the authority to draw upon these funds for the purpose of compensating for inspection services. The amount of the deposit shall be equal to five percent (5%) of the estimated cost of the Required Improvements, which equates to Twelve Thousand Nine Hundred Forty Dollars and No Cents ($24,514.00) (5% x $258,811). Upon completion of the Required Improvements to the satisfaction of the **City**, any surplus balance remaining in the **City's** escrow account shall be promptly refunded to the **Permittee**.

11. **Payment of Development Fees**. The **Permittee** must pay to the **City** the fees described on Exhibit A which may include, but are not limited to, Park Land Dedication Fees, Trail Development Fees, Sanitary Sewer Connection (Trunk) Fees, Water Connection (Trunk) Fees, Sanitary Sewer Lateral Fees, Water Lateral Fees, Stormwater Management Fees, Street Light as well as Street Light Operation and Maintenance Fees.

SECTION II
PERMITS AND OCCUPANCY

12. **Requirements for Building Permits**. No building permit for any lot on the **Subject Property** shall be issued until: (a) a Class 5 driving surface is installed to within 300 feet of the structure; (b) site plan approval is granted by the **City** and any expense incurred in giving site plan approval has been reimbursed to the **City**; (c) the Building Official has been provided with a copy of the approved **Site Plan**, signed by a registered architect or surveyor, showing all dimensions to scale; (d) the **Plat** has been recorded at Anoka County Property Records, (e) a Lower Rum River Watershed Management Organization Permit has been obtained. In addition, the **City** reserves the right to suspend all building activities upon the **City** being notified by an outside agency that the appropriate permit(s) was not obtained from the applicable agency. Approval of the building foundation requires a certificate of elevation signed by a licensed (State of Minnesota), professional land surveyor, verifying that the elevation with the approved grading plan for the Subject Property. Foundation approvals will require a certificate of elevation verifying that the actual elevation is in compliance with the approved grading and drainage plan. The lowest floor elevation shall be at least 2 feet above the 100 year elevation.

    No occupancy permit for any lot in the **Subject Property** shall be issued until: (a) vehicular access to the **Subject Property** is provided including the installation of at least one layer of bituminous surfacing; (b) all utilities are in place, operational and accepted by the **City**; (c) if slope of less than 2%, a certificate of grading, prepared by a licensed (State of Minnesota), professional land surveyor, must be provided to the **City** documenting that the flattest grade on this lot is 1% or greater.

SECTION III

LANDSCAPING

13. **Maintenance Guarantee for Landscaping**. It is herein agreed that the **Permittee** shall provide a maintenance guarantee to ensure the survival of the plantings for the **Subject Property**, in accordance with the Landscape Plan prepared by Miller Hanson Partners and Loucks Associates dated April 27, 2015, revised _____. Said maintenance guarantee shall consist of cash or a letter of credit, approved as to form by the **City**, in the amount of Six Thousand Six Hundred and Sixty Dollars and No Cents **($6,660.00)** [# plantings (45 trees, 206 shrubs) x cost/planting ($150/tree, $75/shrub) x 30% average non-survival rate], which shall be in effect for a two-year period commencing on the date of the **City's** acceptance of said plantings as part of the Required Improvements.

    At the end of the two-year period, the maintenance guarantee shall be returned to the **Permittee**. The determination that all plantings that have been planted in accordance with the **Site Plan** have either survived or have been replaced shall be made by the Community Development Department of the **City**. In the event the **Permittee** fails to maintain the required plantings for a two-year period, the City Council may order the replacement of plantings with **City** day labor and/or by letting contracts and draw upon the escrow for payment. Only the City Council shall have the authority to direct replacement of the plantings and withdraw from the escrow account. The **Permittee** hereby grants permission and a license to the **City** and/or its contractors and assigns to enter upon the **Subject Property** for the purpose of replacing plantings in the event of the **Permittee** default.

SECTION IV
GENERAL

14. **Boulevard and Area Restoration**. The **Permittee** shall be responsible for restoring all areas disturbed by the development grading operation in accordance with the approved erosion and sediment control plan. The **Permittee** shall also be responsible for the cost of cleaning any soil, earth or debris from the wetlands within and adjacent to this **Site Plan** resulting from grading or other construction performed in the development of the land.

15. **Construction Site Maintenance**. The **Permittee** shall adhere to all **City** ordinances relating to, but not limited to, dumping of garbage, site development, construction debris, open burning, etc.

16. **Estimated Cost**. It is understood and agreed that cost amounts set forth in this **Development Agreement** as Required Improvements, unless specified as fixed amounts, are estimated. The **Permittee** agrees to pay the entire cost of said improvements including interest, engineering and legal charges.

17. **Site Plan Approval Expenses**. The **Permittee** agrees that it will pay to the **City** all **City** expenses incurred in the approval of the **Site Plan**, including, but not limited to administration expenses, engineering and legal fees. Said expenses shall be paid within fifteen (15) days of billing by the **City** and outstanding billings shall be paid prior to issuance of the building permit. Any expenses incurred after the release of the building permit 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 contract for payment.

18. **Reimbursement to the City**. The **Permittee** agrees to reimburse the **City** for all costs incurred by the **City** in defense or enforcement of this **Development Agreement**, or any portion thereof, including court costs and reasonable engineering and attorney's fees.

19. **Invalidity of Any Section**. If any portion, section, subsection, sentence, clause, paragraph or phase of this **Development Agreement** is for any reason held to be invalid by a court of competent jurisdiction, such decision shall not effect or void any of the other provisions of this **Development Agreement**.

20. **Proof of Authority**. When the **Permittee** is a corporation, the **City** requires proof of authority by the corporation to execute this **Development Agreement**.

21. **Violation of This Permit**. If the **Permittee** fails to perform any of the terms of this **Development Agreement** in the manner required by the **City**, the **City** shall be entitled to recover, from the **Permittee** or the issuer of **Permittee** financial guarantee, the full amount of any and all financial guarantees. Breach of any of the terms of this **Development Agreement** by the **Permittee** shall also be grounds for denial of Building Permit or issuance of Certificate of Occupancy.

22. **Agreement Binding On Successors and Assigns**. The **Permittee** agrees that this **Development Agreement** shall be binding upon its successors and assigns.

23. **Impacted Public Improvements**. The **Permittee** agrees to not damage or destroy any plant, tree, or other landscape material, such as irrigation systems, sidewalk panels, and curbing, throughout construction of the project. Furthermore, **Permittee** agrees to replace any damaged materials and restore any irrigation system to working order prior to issuance of the Certificate of Occupancy.

IN WITNESS THEREOF, the parties have hereunto set their hands and seals, this _____ day of _____, 2015.

COMMONBOND COMMUNITIES

By: _____

Its: _____

CITY OF RAMSEY

By: _____

Its: Mayor

ATTEST

By: _____

Its: City Administrator

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

On this _____ day of _____, 2015, before me a Notary Public personally appeared Sarah Strommen and Kurt G. Ulrich, to me personally known, being each by me duly sworn did say that they are respectively the Mayor and City Administrator of the City of Ramsey, the municipal corporation named in

the foregoing instrument, and seal affixed to said instrument is the corporate seal of said municipal corporation, and the said instrument was signed and sealed on behalf of said municipal corporation by authority of its City Council and said Sarah Strommen and Kurt G. Ulrich acknowledge said instrument to be the free act and deed of said municipal corporation.

_____
Notary Public

STATE OF MINNESOTA)
) ss.
COUNTY OF)

The foregoing instrument was acknowledged before me this ____ day of _____, 2015, by _____, the _____ of CommonBond Communities, a non-profit corporation under the laws of the State of Minnesota, on behalf of the company.

_____
Notary Public

This document drafted by:
Cityof Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

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

EXHIBIT A

Fees Payable to the City

1. Park Dedication. The **PERMITTEE** is responsible for satisfying applicable Park Dedication requirements. The 2015 Park Dedication Fee applicable to the Plat is $2,210 per residential unit (when there is 20+ units per acre). **PERMITTEE** must pay a Park Dedication Fee of One Hundred Three Thousand Eight Hundred Seventy Dollars and No Cents ($2,210 x 47 units = **$103,870.00**). 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 Thirty Two Thousand Nine Hundred Dollars and No Cents ($700 x 47 units = **$32,900.00**). 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 **PERMITTEE** is responsible for satisfying applicable Sanitary Sewer Trunk requirements. The 2015 Sanitary Sewer Trunk Fee applicable to the Plat is $1,126 per residential unit. The **PERMITTEE** must pay a Sanitary Sewer Trunk Fee of Fifty Two Thousand Nine Hundred Twenty Two Dollars and No Cents ($1,126 x 47 units = **$52,922.00**). The **PERMITTEE** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.

4. Water Connection (Trunk) Fees. The **PERMITTEE** is responsible for satisfying applicable Water Trunk requirements. The 2015 Sanitary Sewer Trunk Fee applicable to the Plat is $1,597 per residential unit. The **PERMITTEE** must pay a Water Trunk Fee of Seventy Five Thousand Fifty Nine Dollars and No Cents ($1,597 x 47 units = **$75,059.00**). The **PERMITTEE** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.

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 Twenty One Thousand Five Hundred Seventy Three Dollars and No Cents ($459 x 47 units = **$21,573.00**). 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 $2,600 per light. **PERMITTEE** must pay a Street Light Fee of Seven Thousand Eight Hundred Dollars and No

Cents ($2,600 x 3 lights = **$7,800.00**).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 Eight Hundred Eighty Two Dollars and No Cents ($294 x 3 lights = **$882.00**).The **PERMITTEE** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.

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.

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.

5.05: 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**

Presentation

City Planner Anderson presented the Staff Report stating 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, 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. Staff reviewed the request in further detail and recommended approval of the Site Plan contingent upon compliance with the Staff Review Letter dated April 3, 2015.

Commission Business

Justin Eilers, CommonBond Communities, discussed his companies 35 year history with creating high quality housing. He noted that the proposed complex would have 1, 2 and 3 bedroom units, along with a community room.

Commissioner VanScoy asked if any of the units would have ground access to Sunwood Drive.

Community Development Director Gladhill reported that preliminary plans showed access to Sunwood Drive; however, this was altered through later architectural renderings of the building.

Commissioner VanScoy questioned how large the tree trench would be.

Ken Simon, Miller Hanson Partners Architects, reviewed the size of the tree trench on the west side of the parking lot. He noted this trench would be a good way for the site to manage its stormwater. He discussed the energy efficient options that would be pursued for this building.

Commissioner VanScoy was not pleased with the aesthetics of the building and encouraged the architect to improve the design.

Commissioner Andrusko wanted to see enhanced architectural elements around the doorways with access at street level.

Mr. Eilers noted only five units would be served through access at street level.

Chairperson Levine stated he supported the look of the building.

DRAFT

Commissioner Nosan inquired if the new units would be market rate or affordable housing.

Mr. Eilers indicated the units would be affordable.

Motion by Commissioner Andrusko, seconded by Commissioner VanScoy, to recommend that City Council adopt Resolution #15-04-088 Approving the Plat entitled 'SUNWOOD VILLAGE' having staff speak further with the applicant regarding street level access to units on Sunwood Drive.

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

Motion by Commissioner Andrusko, seconded by Commissioner VanScoy, to recommend that City Council adopt Resolution #15-04-089 Approving the Site Plan for Sunwood Village having staff speak further with the applicant regarding street level access to units on Sunwood Drive.

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

DRAFT

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

RESOLUTION #15-05-120

RESOLUTION APPROVING FINAL PLAT 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 May 12, 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 May 8, 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 12th day of May, 2015.

_____
Mayor

ATTEST:

_____

City Clerk

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

RESOLUTION #15-05-121

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 May 12, 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 and the Developer executing a Development Permit 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 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 12th day of May, 2015.

_____
Mayor

ATTEST:

_____
City Clerk

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

RESOLUTION #15-05-122

RESOLUTION APPROVING A DEVELOMPENT AGRREMENT FOR SUNWOOD ADDITION

WHEREAS, CommonBond Communities properly applied for sketch plan, final plat and site plan approval of the following described property located in the City of Ramsey:

Lot 1, Block 1 SUNWOOD VILLAGE, Anoka County, Minnesota

(the 'Subject Property');

WHEREAS, on March 24, 2015, the City of Ramsey received an application and plans for sketch plan, final plat and site plan from CommonBond Communities to replat Outlot A, COR ONE into one buildable lot; and

WHEREAS, on April 9, 2015, the Ramsey Planning Commission reviewed the sketch plan and site plan and recommended approval with contingencies; and

WHEREAS, on May 12, 2015, the City Council approved the Final Plat and Site Plan with contingencies.

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

That the Ramsey City Council hereby approves the Development Agreement for Sunwood Village, subject to review and approval by the City Attorney as to legal form.

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 12th day of May, 2015.

_____
Mayor

ATTEST:

_____

City Clerk

CC Regular Session **7. 6.**

Meeting Date: 05/12/2015

By: Tim Gladhill, Community Development

Information

Title:

Consider Approvals Related to Ridgepoint Located at 6080 Highway 10 NW; Case of Village Bank

1. Introduce Ordinance #15-09 Approving a Zoning Amendment to R-1 Residential (MUSA)
2. Introduce Ordinance #15-10 Vacating Permanent Road Easement
3. Adopt Resolution #15-05-118 Granting Final Plat Approval

Purpose/Background:

The purpose of this case is to consider a Final Plat Approval for a seven (7) lot single family subdivision that is immediately adjacent to Rivlyn Avenue that will extend an existing cul-de-sac. Additionally, the Council is asked to approve a Zoning Amendment from E-1 Employment to R-1 Residential (MUSA). This request was originally introduced as Ordinance #14-13. However, given the amount of time that has passed since said Ordinance was introduced, the request will be re-introduced as Ordinance #15-09.

The site is located on the easternmost border of the City, adjacent to the City of Anoka. The Technical Review Memo provides a brief overview of the request with revisions and additional materials that will be required as a contingency of approval.

Notification:

Staff attempted to notify all Property Owners within 700 feet of the Subject Property via Standard US Mail of the Public Hearing held by the Planning Commission. A Public Hearing Notification was also published in the Anoka County UnionHerald.

Observations/Alternatives:

The Applicant is requesting to develop a currently undeveloped portion of the Subject Property as seven (7) single family lots, with the extension of Rivlyn Drive. Generally speaking, the request complies with the minimum standards of the R-1 Residential (MUSA) District. The proposed plat meets minimum bulk standards of the zoning and subdivision code. Future building permits must comply with the remainder of the requirements of the R-1 Residential (MUSA) District.

The site is impacted by alternatives created by the Highway 10 Access Planning Study, and conflicts with one of the local road alternatives for this study sub-area. The City Council has previously indicated that it does not support the alternative that is in conflict with the proposed plat, and previously directed the Applicant to proceed forward with Final Plat preparation. It is noted that approval of this plat will begin to eliminate alternatives of the Highway 10 Access Planning Study; however, the 'frontage road' alternative will still exist. Generally speaking, the cities of Ramsey and Anoka are in agreement with the focus on Option A (frontage road) over Option B (backage road).

Additionally, the Mississippi River Trail (MRT) under construction is located within the site. Construction of the plat will need to be closely coordinated with construction of the MRT. Completion of the approved MRT Improvement Project and Federal Grant close out will take priority over this plat, as the MRT project is already underway.

The proposed plat contemplates fill within identified floodplain boundaries. It does not appear that any fill is being proposed within floodways. By introducing fill within a floodplain boundary in order to create building pad sites, a Letter of Map Revision (LOMR), approved by the Federal Emergency Management Agency (FEMA), shall be

required.

The Applicant has requested that the City consider constructing the required Stage I and Stage II Improvements (public improvements such as streets and utilities) as a City Improvement Project, then assessing the costs back to the benefited properties. This would impact the Subject Property only, and not adjacent properties. The City Council will be considering this request as a separate, subsequent case.

Alternatives

Alternative #1: Approve the Plat as proposed. This alternative will have several outcomes, most notably the elimination of one local road alternative of the Highway 10 Access Planning Study. This is the recommendation of the Planning Commission.

Alternative #2: Approve a portion of the Plat. Consensus of the Planning Commission and Environmental Policy Board (EPB) was that low density residential along the south side of Riverdale Drive was most appropriate, as those parcels abut the Mississippi River. The Applicant does not desire to only construct a portion of this Plat, as they feel all lots are necessary to make the project pro-forma work correctly.

Alternative #3: Deny the Plat. The Planning Commission did note concern about adequate transition area between land use types (employment and low density residential). Ultimately, however, the Planning Commission did recommend approval of the Plat as presented.

Funding Source:

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

Recommendation:

The Planning Commission recommends that the City Council approve the Plat for Ridgepoint.

Action:

Motion to approve the following:

1. Introduce Ordinance #15-09 Approving a Zoning Amendment from E-1 Employment District to R-1 Residential (MUSA) District
2. Introduce Ordinance #15-10 Vacating Permanent Road Easement
3. Adopt Resolution #15-05-118 Approving the Final Plat for Ridgepoint, contingent on approval of IP #15-21 and the Developer entering into a Development Agreement and an Assessment Agreement with the City

---

Attachments

Site Location Map
Final Plat
Summary of Past Minutes
Previous Resolution #14-07-147
Staff Review file
Ordinance #15-09
Ordinance #15-10
Resolution #15-05-118
Development Agreement

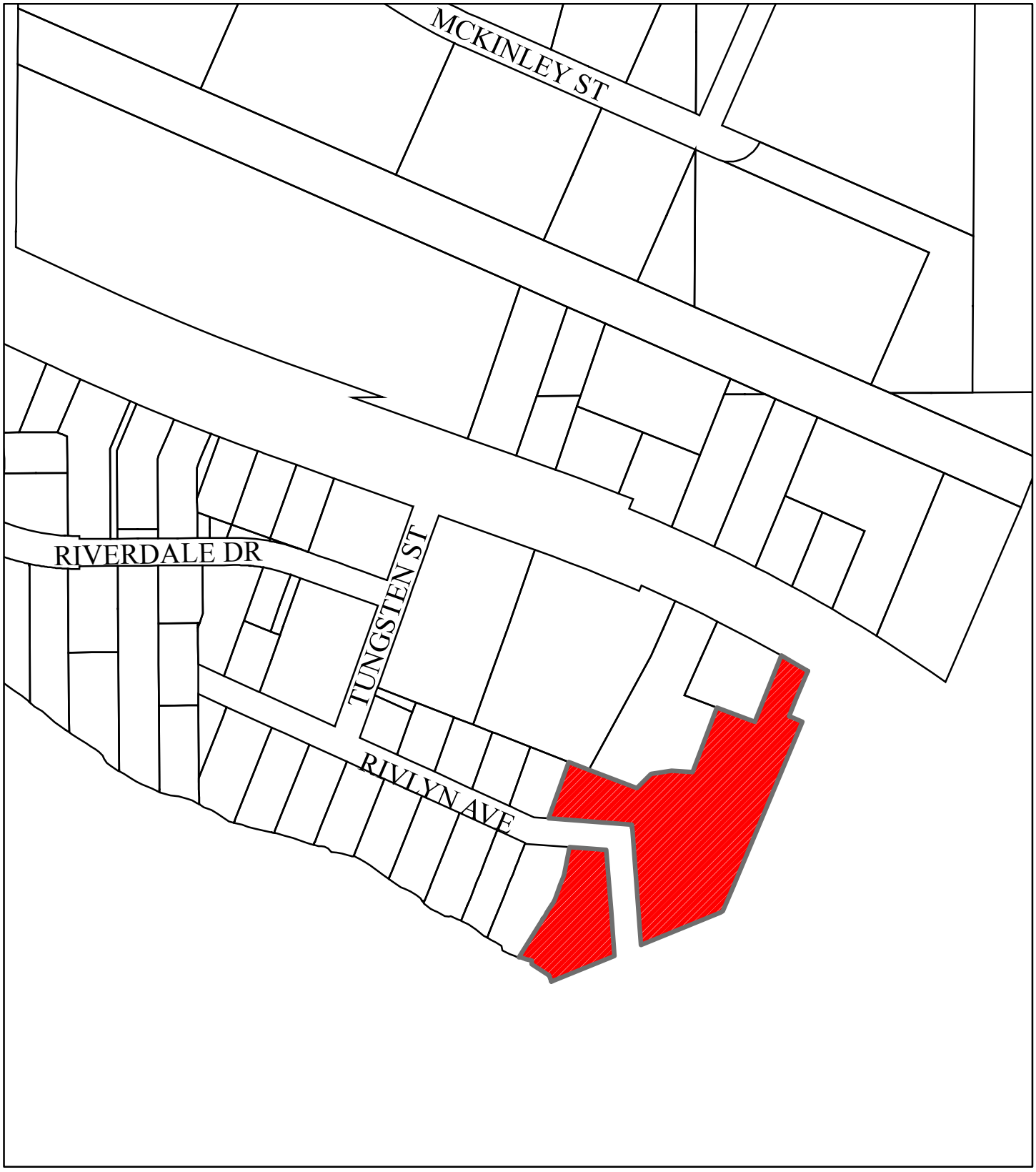
Form Review

Inbox	Reviewed By	Date

Tim Gladhill (Originator)	Tim Gladhill	05/07/2015 10:00 AM
Bruce Westby	Bruce Westby	05/07/2015 12:25 PM
Kurt Ulrich	Kurt Ulrich	05/07/2015 04:44 PM

Form Started By: Tim Gladhill Started On: 04/16/2015 08:45 AM

Final Approval Date: 05/07/2015



City of RAMSEY

Village Bank

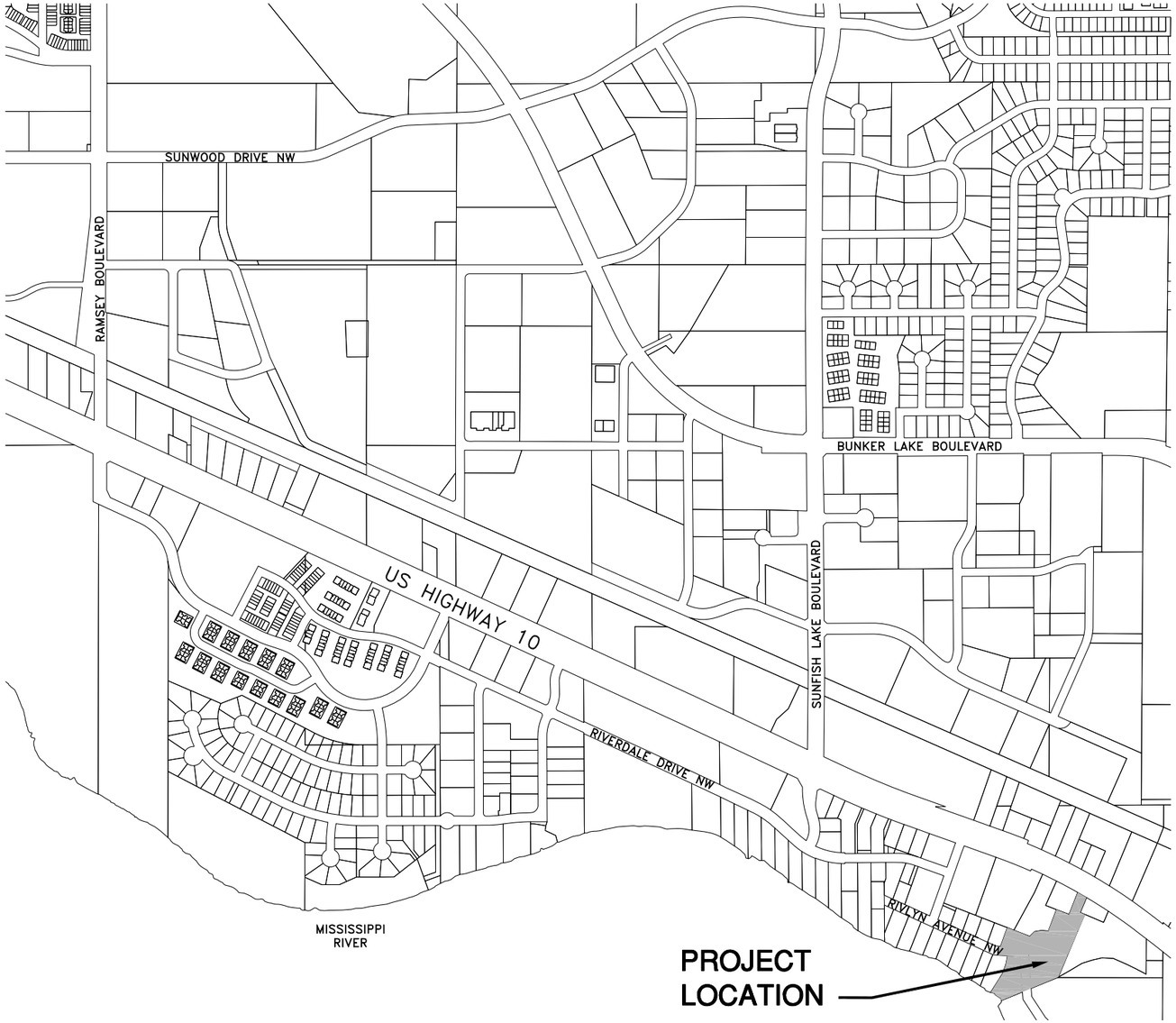
Legend
Site
Parcels

N

0 420 840 Feet

RIDGEPOINT

SITE DEVELOPMENT PLANS
FOR VILLAGE BANK
CITY OF RAMSEY

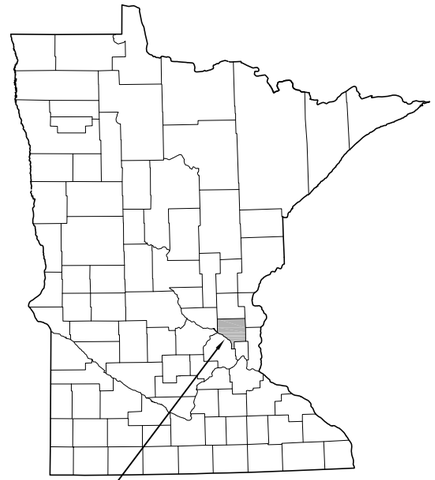


DEVELOPER/OWNER

VILLAGE BANK
9298 CENTRAL AVENUE NE
BLAINE, MN 55434
DONALD KVETON
763-780-2100
763-780-3500 (FAX)

ENGINEER/SURVEYOR

HAKANSON ANDERSON
3601 THURSTON AVE.
ANOKA, MN 55303
ADAM M. THIELE, P.E.
CHARLES R. CHRISTOPHERSON, P.L.S.
763-427-5860
763-427-0520 (FAX)



GOVERNING SPECIFICATIONS

THE 2014 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION", THE 2014 EDITION OF THE "MATERIALS LAB SUPPLEMENTAL SPECIFICATIONS FOR CONSTRUCTION", AND THE 2013 CEAM STANDARD SPECIFICATIONS SHALL GOVERN.

ALL FEDERAL, STATE AND LOCAL LAWS, REGULATIONS, AND ORDINANCES SHALL BE COMPLIED WITH IN THE CONSTRUCTION OF THIS PROJECT.

ALL TRAFFIC CONTROL DEVICES AND SIGNING SHALL CONFORM TO THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, INCLUDING THE LATEST FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS.

ALL REQUIREMENTS OF THE PROJECT MANUAL FOR RIDGEPOINT.

SHEET INDEX

THIS PLAN CONTAINS 20 SHEETS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	CONSTRUCTION NOTES, DETAILS AND TABULATIONS
3	EROSION CONTROL NOTES AND DETAILS
4	ESTIMATED QUANTITIES AND EARTHWORK
5	STREET AND STORM DETAILS
6	WATER AND SEWER DETAILS
7	GRADING AND SOILS DETAILS
8	UNDOCUMENTED FILL DETAILS
9	EXISTING TOPOGRAPHY AND REMOVALS PLAN
10	GRADING, DRAINAGE AND EROSION CONTROL PLAN
11	SANITARY SEWER AND WATER MAIN
12	STREET AND STORM SEWER
13	STORM SEWER
14	TRAIL PLAN AND DETAIL
15	LANDSCAPE PLAN
16-20	PEDESTRIAN CURB RAMP DETAILS

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

ADAM M. THIELE, P.E.
HAKANSON ANDERSON
DESIGN ENGINEER

51317 LIC. NO.

DATE 12/29/2014

DATE	REVISION
12-29-14	ISSUE FOR CITY REVIEW
01-06-15	REVISED FOR ADDITION OF STORM SEWER PROFILES
01-21-15	REVISED PER CITY COMMENTS
03-26-15	REVISED PER CITY COMMENTS

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

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS 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."

BENCHMARKS:

① TNH SOUTH OF RIVLYN AVENUE, JUST WEST OF PROJECT SITE.
ELEV=859.98

N

500 0 500 1000
SCALE IN FEET

SHEET 1 OF 20 SHEETS

3632.02

Apr 10, 2015 - 10:08am
K:\cad_eng\PROJECTS\PRIVATE\3632.02\dwg\3632021TITLE.dwg

GENERAL CONSTRUCTION AND SOILS NOTES:

1. TOP OF THE GRADING SUBGRADE IS DEFINED AS THE BOTTOM OF THE CLASS 5 AGGREGATE BASE OR PAD ELEVATION. ALL UNSTABLE MATERIAL SUCH AS TOPSOIL, SILTS, ORGANIC MATERIALS, MUCK, ETC. ENCOUNTERED DURING EXCAVATION SHALL BE REMOVED.
2. STRIP AND STOCKPILE ALL INPLACE TOPSOIL IN AREAS TO BE DISTURBED BY CONSTRUCTION. INPLACE TOPSOIL MAY BE REUSED IN AREAS TO BE RESTORED WITH MNDOT SEED MIX 22-111. AREAS TO BE RESTORED WITH SOD OR MNDOT SEED MIX 33-262 SHALL HAVE 4" MIN. PREMIUM TOPSOIL PRIOR TO TURF INSTALLATION.
3. STREET AND LOT FILL SHALL BE CONSTRUCTED WITH ENGINEERED FILL. ALL EXCAVATION, SOIL CORRECTIONS AND FILL SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GEOTECHNICAL EXPLORATION AND EVALUATION REPORT, COMPLETED BY NORTHERN TECHNOLOGIES, INC DATED DECEMBER 9, 2014. ENGINEERED FILL FOR THIS PROJECT SHALL CONSIST OF ALL SOILS ENCOUNTERED WITH THE EXCEPTION OF TOPSOIL, SILT, DEBRIS, ORGANIC MATERIAL AND OTHER UNSTABLE MATERIAL. THE MATERIAL SHALL HAVE A CLASSIFICATION OF SP, SM OR SP-SM (USCS CLASSIFICATIONS) AND MEET ALL CITY REQUIREMENTS.
4. SOIL CORRECTIONS ARE ANTICIPATED TO BE REQUIRED FOR THIS PROJECT. REFER TO GEOTECHNICAL EXPLORATION AND EVALUATION REPORT FOR MORE INFORMATION AND SEE SHEET 8 FOR TYPICAL SECTION FOR SOIL CORRECTIONS WORK. GEOTECHNICAL ENGINEER SHALL BE PRESENT FOR ALL SOIL CORRECTION WORK TO CONFIRM LIMITS OF CORRECTIONS.
5. THE VAST MAJORITY OF THE UNDOCUMENTED FILL MATERIAL IS ESTIMATED TO BE SUITABLE FOR USE AS ENGINEERED FILL, AFTER PROPER SORTING/SIFTING HAS OCCURRED TO REMOVE EXCESS ORGANIC MATERIALS, CONSTRUCTION DEBRIS, OR OTHER DELETERIOUS MATERIALS. ALL SOILS USED TO REPLACE EXCAVATED MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE GEOTECHNICAL REPORT.
6. SAWCUT AND MILL WHEN PLACING NEW PAVEMENT ADJACENT TO INPLACE PAVEMENT AND AT TERMINI OF CONSTRUCTION TO ENSURE A UNIFORM JOINT.
7. BITUMINOUS AND CONCRETE ITEMS DISTURBED BY CONSTRUCTION SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF IN ACCORDANCE WITH Mn/DOT SPEC. 2104.3.
8. USE TACK COAT BETWEEN ALL BITUMINOUS MIXTURES. THE BITUMINOUS TACK COAT MATERIAL SHALL BE APPLIED AT A UNIFORM RATE OF 0.04 GAL/SY TO 0.06 GAL/SY BETWEEN BITUMINOUS LAYERS. THE APPLICATION RATES ARE FOR UNDILUTED EMULSIONS (AS SUPPLIED FROM THE REFINERY) OR MC AND RC LIQUID ASPHALTS. THE ASPHALT EMULSION MAY BE FURTHER DILUTED IN THE FIELD IN ACCORDANCE WITH SPEC. 2357.
9. PERFORMANCE GRADED (PG) ASPHALT BINDER PG 58-34, SPEC. 3151, SHALL BE USED FOR ALL BITUMINOUS MIXES ON THIS PROJECT. SPECIFIC PG GRADES ARE SHOWN AT THE END OF THE MIX DESIGNATION NUMBER SHOWN ON THE TYPICAL SECTION.
10. THE BITUMINOUS MIXTURES SHALL MEET THE REQUIREMENTS OF SPECIFICATIONS 2360 AND 3139.
11. EROSION CONTROL SHALL CONFORM TO THE Mn/DOT EROSION CONTROL HANDBOOK.
12. IF NECESSARY, THE UTILITY COMPANIES WILL RELOCATE THEIR FACILITIES CONCURRENTLY WITH THE CONSTRUCTION OPERATIONS UNDER THIS CONTRACT. CONTRACTOR SHALL SCHEDULE CONSTRUCTION IN COOPERATION WITH UTILITY RELOCATION.
13. THE CONTRACTOR SHALL SALVAGE ALL EXISTING STORM AND SANITARY MANHOLE CASTINGS FOR REUSE. ALL ADJUSTING RINGS SHALL BE REMOVED AND DISPOSED. CONTRACTOR SHALL FURNISH AND INSTALL NEW CONCRETE ADJUSTING RINGS. CONTRACTOR SHALL BE PAID FOR THIS WORK PER ITEM 2104-SALVAGE CASTING AND ITEM 2506-ADJUST FRAME AND RING CASTING.
14. CASTINGS FOR SANITARY SEWER MANHOLES SHALL BE NEENAH R-1733 OR APPROVED EQUAL. CASTINGS FOR SANITARY SEWER MANHOLES SHALL HAVE A NEOPRENE GASKET AND GROOVE FOR WATERTIGHT APPLICATION. THE WORDS "SANITARY SEWER" SHALL BE IMPRINTED ON THE COVER. STORM CASTINGS SHALL BE AS NOTED IN THE STORM SEWER SCHEDULE OR AS NOTED IN THE CORRESPONDING DETAIL.
15. AT ALL LOCATIONS WHERE NEW CURB AND GUTTER MEETS EXISTING CURB AND GUTTER, PLACE SAW CUT TO LEAVE A MINIMUM 3 FEET OF IN PLACE CURB AND GUTTER BETWEEN AN EXISTING JOINT AND THE PROPOSED SAW CUT. IF THE 3 FOOT MINIMUM CANNOT BE MAINTAINED, PLACE THE SAW CUT OVER THE EXISTING JOINT. AT THE SAW CUT LOCATION THE CONTRACTOR SHALL DRILL AND GROUT 2 NO. 4 X 12 INCH LONG REINFORCEMENT BARS (EPOXY COATED). REINFORCEMENT BARS SHALL BE PLACED A MINIMUM OF 3 INCHES FROM FACE AND BACK OF GUTTER SECTION. THIS WORK SHALL BE INCIDENTAL TO THE OTHER CONTRACT ITEMS.

REFERENCE NOTES:

① ALL STORM SEWER SHALL BE RCP UNLESS NOTED DIFFERENTLY IN THE PLANS.
② STORM SEWER LENGTHS INCLUDE THE APRON, WHERE APPLICABLE.
③ GRATE SHALL BE INCIDENTAL.
④ SUBSTITUTE ECCENTRIC CONE SECTION WITH A MANHOLE SLAB TOP & BARREL SECTION OF APPROPRIATE HEIGHT.

STORM SEWER SCHEDULE

STRUCTURE NO.		STRUCTURE LOCATION		DRAINAGE STRUCTURE				FLOWLINE OR TOP OF CASTING ELEVATION	INVERT ELEVATION		OUTLET PIPE ①②		
FLOWS FROM	FLOWS TO	STATION	OFFSET	TYPE	SIZE (inches)	RAMSEY STANDARD DETAIL NO.	NEENAH CASTING ASSEMBLY				SIZE (inches)	LENGTH (feet)	SLOPE (%)
5001	5002	0+60	16.5' R	CB	24x36	STO-7	R-3501-TB	856.55	S	853.75	12	31	0.82
5002	5004	0+60	16.5' L	CB/MH	48	STO-4 ④	R-3501-TB	856.55	S E SUMP	853.50 853.50 851.50	15	131	0.61
5003	5004	2+02	16.5' R	CB	24x36	STO-7	R-3501-TB	857.21	S	854.30	12	31	4.24
5004	5006	2+02	16.5' L	CB/MH	48	STO-4 ④	R-3501-TB	857.31	S W E SUMP	853.00 852.70 852.70 850.70	15	181	0.50
5005	5007	3+84	17.5'L	CB/MH	48	STO-4 ④	R-3501-TB	857.79	N W E SUMP	851.80 851.80 851.80 849.80	15	93	0.75
5014	5005	3+96	78.9'L	CB	36	STO-6	R-2560-E	854.30	S	851.80	12	63	0.00
5006	5007	5+00	CL EXT	CB	24x36	STO-7	R-3501-TB	856.10	S	853.00	12	74	2.69
5007	5009	4+57	44.9'R	CB/MH	48	STO-4	R-3501-TB	857.16	W N SE SUMP	851.10 851.00 849.00 847.00	15	141	4.60
5008	5009	INF BASIN 1		CB	36	STO-6	R-2560-E	846.50	S W	843.55 843.60	12 CPP	249	0.70
5009	5010	NA	NA	CB/MH	48	STO-7	R-2560-E	845.52	NW N SW	842.50 841.80 841.80	15	104	4.12
5011	5012	NA	NA	APRON	15	N/A	N/A	837.55			15	20	-5.06
5012	5013	NA	NA	POND OUTLET	48	STO-8	HAALA ③ PS48-58SWH	843.24	N SE	838.00 840.00	15	21	4.67

LOT TABULATION

LOT	BLOCK	HOUSE TYPE	STREET CENTERLINE ELEVATION	GARAGE FLOOR ELEVATION	DRIVEWAY GRADE (%)	LOWEST LIVABLE FLOOR ELEVATION	LOOKOUT ELEVATION	LOWEST OPENING ELEVATION	ESTIMATED 100-YEAR FLOOD ELEVATION
1	1	FBWO	857.5	859.5	5.0	851.8	N/A	851.8	847.0
2	1	FBWO+	858.0	860.0	5.0	851.6	N/A	851.6	847.0
3	1	FBWO+	858.3	860.0	4.4	851.6	N/A	851.6	847.0
4	1	FBWO+	858.0	860.0	5.0	851.6	N/A	851.6	847.0
5	1	FBWO+	857.5	860.0	6.1	851.6	N/A	851.6	847.0
6	1	FBWO+	857.5	860.0	6.1	851.6	N/A	851.6	847.0
7	1	FBLO+++	858.3	861.7	4.5	856.0	859.0	859.0	N/A

FB DENOTES FULL BASEMENT
FBLO DENOTES FULL BASEMENT LOOKOUT
FBWO DENOTES FULL BASEMENT WALKOUT
+ DENOTES 13 COURSE BASEMENT
+++ DENOTES DROPPING THE GARAGE FLOOR THREE COURSES

DATE	REVISION
12/29/14	ISSUE FOR CITY REVIEW
1/6/15	REVISED FOR ADDITION OF STORM SEWER PROFILES
1/21/15	REVISED PER CITY COMMENTS
3/26/15	REVISED PER CITY COMMENTS

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
ADAM M. THIELE, PE
Date 12/29/14 Lic. No. 51317

DESIGNED BY: AMT
DRAWN BY: AMT
CHECKED BY: TAE

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

RIDGEPOINT

CONSTRUCTION NOTES, DETAILS AND TABULATIONS
CITY OF RAMSEY, MINNESOTA

SHEET 2 OF 20 SHEETS

3632.02

Apr 10, 2015 - 10:08am
K:\cad_eng\PROJECTS\PRIVATE\3632.02\dwg\363202 NOTES.dwg

STATEMENT OF ESTIMATED QUANTITIES

ITEM NO.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	
1	MOBILIZATION	LUMP SUM	1	
2	UTILTY RELOCATION ALLOWANCE	LUMP SUM	1	
3	REMOVE BUILDING	LUMP SUM	1	
4	CLEARING AND GRUBBING	ACRE	1.2	
5	REMOVE FENCE	LIN FT	667	
6	REMOVE CURB	LIN FT	350	
7	REMOVE CONCRETE PAVEMENT	SQ FT	1075	
8	REMOVE CONCRETE PED RAMP	EACH	1	
9	REMOVE SEWER PIPE (STORM)	LIN FT	15	
10	REMOVE SEWER PIPE (SANITARY)	LIN FT	72	
11	REMOVE BITUMINOUS PAVEMENT - STREET	SQ YD	592	
12	REMOVE BITUMINOUS PAVEMENT - DRIVEWAY	SQ YD	80	
13	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	97	
14	SALVAGE & REPLACE MAILBOX	EACH	3	
15	SALVAGE & REPLACE SANITARY CASTING	EACH	1	
16	REMOVE SEPTIC SYSTEM (TANKS, DRAIN FIELD, ALL APPURTENANCES)	LUMP SUM	1	
17	SUBGRADE PREPARATION	ROAD STA	5	
18	DEWATERING	LUMP SUM	1	(1)
19	COMMON EXCAVATION (CV)	CU YD	24869	
20	COMMON BORROW (CV)	CU YD	4475	
21	SELECT GRANULAR BORROW (CV)	CU YD	4475	(4)
22	AGGREGATE BASE CLASS 5 - TRAIL (P)	TON	100	
23	AGGREGATE BASE CLASS 5 - STREET & DRIVEWAY (P)	TON	550	
24	BITUMINOUS MATERIAL FOR TACK COAT	GALLONS	170	
25	TYPE SP 12.5 WEARING COURSE MIXTURE (2 B) - TRAIL	TON	105	
26	TYPE SP 12.5 WEARING COURSE MIXTURE (3 B)	TON	200	
27	TYPE SP 12.5 NON WEARING COURSE MIXTURE (3,B)	TON	267	
28	IMPORT ENGINEERED FILL (CV)	CU YD	3800	
29	15" RC PIPE APRON	EACH	3	
30	TRASH GUARD FOR 15" RC PIPE APRON	EACH	3	
31	4" DUCTILE IRON PIPE SEWER CL 52 (FORCEMAIN)	LIN FT	250	
32	12" RC PIPE SEWER DESIGN 3006 CL V	LIN FT	199	
33	15" RC PIPE SEWER DESIGN 3006 CL V	LIN FT	691	
34	4" PERF. PIPE DRAIN	LIN FT	45	
35	12" CP PIPE SEWER (SMOOTH)	LIN FT	249	
36	CONNECT TO EXISTING MANHOLE	EACH	1	
37	8" PVC PIPE SEWER (SDR 35)	LIN FT	394	
38	8"x4" PVC WYE	EACH	7	
39	4" PVC SANITARY SERVICE PIPE SDR 26	LIN FT	290	
40	4" PVC CAP	EACH	7	
41	CLEAN AND VIDEO TAPE PIPE SEWER (STORM)	LIN FT	1145	
42	CLEAN AND VIDEO TAPE PIPE SEWER (SANITARY)	LIN FT	394	
43	4" POLYSTYRENE INSULATION	SQ YD	40	
44	DUCTILE IRON FITTINGS	POUND	1644	
45	6" WATERMAIN DUCTILE IRON CL 52	LIN FT	55	
46	8" WATERMAIN DUCTILE IRON CL 53	LIN FT	630	
47	1" CORPORATION STOP	EACH	7	
48	1" CURB STOP AND BOX	EACH	7	
49	1" COPPER PIPE TYPE K	LIN FT	250	
50	6" GATE VALVE AND BOX	EACH	2	
51	8" GATE VALVE AND BOX	EACH	2	
52	CONNECT TO EXISTING WATERMAIN	EACH	1	
53	HYDRANT	EACH	2	
54	HYDRANT RISER	LIN FT	2	
55	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL (POND OUTLET)	EACH	1	
56	CONSTRUCT DRAINAGE STRUCTURE DESIGN H	EACH	2	
57	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020	LIN FT	29.7	
58	CONSTRUCT DRAINAGE STRUCTURE DESIGN 60-4020	LIN FT	5.7	
59	CONSTRUCT DRAINAGE STRUCTURE DESIGN 2x3 CATCH BASIN	EACH	3	
60	CONSTRUCT SANITARY STRUCTURE DESIGN 48-4007 (O-10)	EACH	3	
61	CASTING ASSEMBLY - STORM	EACH	10	
62	CASTING ASSEMBLY - SANITARY	EACH	3	
63	RANDOM RIPRAP CLASS III	CU YD	28	
64	CONCRETE CURB & GUTTER DESIGN SURMOUNTABLE	LIN FT	1125	
65	6" CONCRETE WALK	SQ FT	100	
66	TRUNCATED DOMES	SQ FT	20	
67	TRAFFIC CONTROL	LUMP SUM	1	
68	FURNISH SIGN PANELS TYPE C	SQ FT	25	
69	SILT FENCE	LIN FT	2566	
70	STORM DRAIN INLET PROTECTION	EACH	10	
71	TEMPORARY ROCK CONSTRUCTION ENTRANCE	EACH	1	
72	DECIDUOUS TREE (1-3/4" CALIPER) (B&B)	EACH	14	
73	PREMIUM TOPSOIL BORROW (LV)	CU YD	202	
74	SODDING TYPE LAWN	SQ YD	1060	
75	SEED MIXTURE 22-111	LBS	504	
76	SEED MIXTURE 33-262	LBS	9	
77	SEEDING	ACRE	4.3	
78	MULCH MATERIAL TYPE 1	TON	8.6	

SUMMARY OF EARTH BALANCE

SUMMARY OF EXCAVATION	
TOTAL CUT	5,869 C.Y.
SOIL CORRECTIONS ②③	19,000 C.Y.
TOTAL COMMON EXCAVATION	24,869 C.Y.
SUMMARY OF FILL QUANTITY	
GENERAL FILL	23,059 C.Y.
SOIL CORRECTIONS	19,000 C.Y.
ROAD HOLD DOWN	−515 C.Y.
TRAIL HOLD DOWN	−125 C.Y.
TOPSOIL HOLD DOWN	−2,100 C.Y.
PAD HOLD DOWN	−1,700 C.Y.
TOTAL FILL QUANTITY	37,619 C.Y.
TOTAL EARTH BALANCE SUMMARY	
TOTAL FILL QUANTITY	37,619 C.Y.
−TOTAL CUT	−5,869 C.Y.
−GRANULAR SOIL CORRECTIONS MATERIAL	−15,200 C.Y.
−GREEN SPACE SOIL CORRECTIONS MAT.	−3,800 C.Y.
−ENGINEERED FILL IMPORT	−3,800 C.Y.
MASS EARTHWORK BALANCE	8,950 C.Y.

REFERENCE NOTES:

(1) DEWATERING IS ONLY EXPECTED FOR SOIL CORRECTION WORK WITHIN LOT 3

(2) SEE SHEET 8 FOR DETAILS.

(3) IT IS ASSUMED THE MAJORITY OF THIS EXCAVATED MATERIAL WILL BE SUITABLE FOR REUSE AS ENGINEERED FILL. FOR OUR CALCULATIONS, WE HAVE ASSUMED 80% WILL BE CLASSIFIED AS ENGINEERED FILL AND SUITABLE FOR REUSE, AND 20% WILL BE REMOVED FROM THE EXCAVATION AND NEED TO BE REPLACED WITH IMPORTED ENGINEERED FILL. THE MAJORITY OF THE MATERIAL NOT CLASSIFIED AS ENGINEERED FILL IS EXPECTED TO BE SUITABLE (NO CONSTRUCTION DEBRIS OR DELETERIOUS VEGETATION) FOR USE AS FILL IN GREEN SPACE SUCH AS THE SCREENING BERMS NORTH AND EAST OF THE SITE. NO SOIL EXPORT IS EXPECTED.

(4) COMMON BORROW IS EXPECTED TO BE AVAILABLE WITHIN THE CITY OF ANOKA STOCKPILES LOCATED APPROX. 750 FEET EAST OF THE SITE. THE CITY OF RAMSEY AND CITY OF ANOKA ARE CURRENTLY WORKING ON AN AGREEMENT THAT WILL ALLOW CONTRACTOR TO HAUL IN FILL FROM THIS STOCKPILE. FOR OUR CALCULATIONS, WE HAVE ASSUMED 50% OF THE FILL REQUIRED WILL BE ABLE TO BE TAKEN FROM THIS STOCKPILE. THE OTHER 50% HAS BEEN ACCOUNTED FOR AS SELECT GRANULAR BORROW. IF CONTRACTOR CHOOSES TO UTILIZE THIS STOCKPILE, THEY SHALL BE RESPONSIBLE FOR ENSURING MATERIAL MEETS THE PROJECT REQUIREMENTS, AND SHALL RESTORE STOCKPILE TO A STABLE CONFIGURATION (SLOPE) AND CONDITION (REVEGETATED).

BASIS OF ESTIMATED QUANTITIES	
Bituminous Pavement	110lbs/yd^2/in
Bituminous Material for Tack Coat	0.05 Gal/yd^2
Seed Mixture 22−111	30 lbs/acre
Seed Mixture 33−262	44 lbs/acre
Type 1 Mulch	2100 lbs/acre
Fertilizer Type 3 22−5−10	300 lbs/acre

STANDARD PLATES

THESE STANDARD PLATES AS APPROVED BY THE FHWA SHALL APPLY

PLATE NO.	DESCRIPTION
3000L	REINFORCED CONCRETE PIPE (5 SHEETS)
3006G	GASKET JOINT FOR R.C. PIPE (2 SHEETS)
3007E	SHEAR REINFORCEMENT FOR PRECAST DRAINAGE STRUCTURES
3100G	CONCRETE APRON FOR REINFORCED CONCRETE PIPE
3139B	RIPRAP AT PRECAST CONRETE END SECTIONS
3145G	CONCRETE PIPE OR PRECAST BOX CULVERT TIES
4005M	MANHOLE OR CATCH BASIN TYPE A & B CONE SECTIONS PRECAST - DESIGN F
4006L	MANHOLE OR CATCH BASIN PRECAST - DESIGNS G AND H
4007C	PRECAST MECHANICAL JOINT SEWER MANHOLE
4010H	CONCRETE SHORT CONE & ADJUSTING RING (SECTIONAL CONCRETE)
4011E	PRECAST CONCRETE BASE
4020J	MANHOLE OR CATCH BASIN (FOR USE WITH OR WITHOUT TRAFFIC LOADS) (2 SHEETS)
4026A	CONCRETE ENCASED CONCRETE ADJUSTING RINGS
4101D	RING CASTING FOR MANHOLE OR CATCH BASIN
4110F	COVER CASTING FOR MANHOLE (FOR USE IN ALL TRAFFIC AREAS) CASTING NO. 715 AND 716
4129G	CATCH BASIN FRAME CASTING (FOR SQUARE GRATE - CASTING NO. 802A
4143E	STOOL GRATE & CONCRETE FRAME (MEDIAN DRAINS) - CASTING NO. 731
4151B	GRATE CASTING FOR CATCH BASIN (SQUARE TYPE) - CASTING NO. 811
4160D	CURB BOX CASTING FOR CATCH BASIN - CASTING NO. 823A AND 833A
4180J	MANHOLE OR CATCH BASIN STEP
7035N	CONCRETE WALK & CURB RETURNS AT ENTRANCES
7038A	DETECTABLE WARNING SURFACE TRUNCATED DOMES
7102J	CONCRETE CURB AND GUTTER (DESIGN D))
7111J	INSTALLATION OF CATCH BASIN CASTINGS (CONCRETE CURB AND GUTTER)
8000I	STANDARD BARRICADES

DATE	REVISION
12/29/14	ISSUE FOR CITY REVIEW
1/6/15	REVISED FOR ADDITION OF STORM SEWER PROFILES
1/21/15	REVISED PER CITY COMMENTS
3/26/15	REVISED PER CITY COMMENTS

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

ADAM M. THIELE, PE

Date 12/29/14 Lic. No. 51317

DESIGNED BY: AMT
DRAWN BY: AMT
CHECKED BY: TAE

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

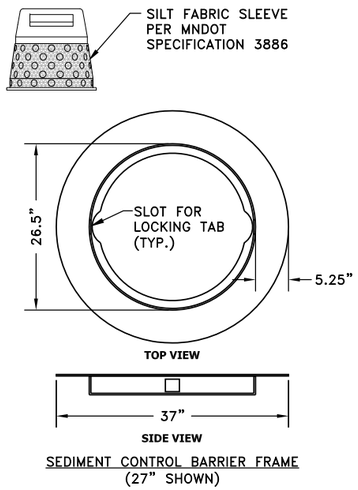
RIDGEPOINT

ESTIMATED QUANTITIES AND EARTHWORK
CITY OF RAMSEY, MINNESOTA

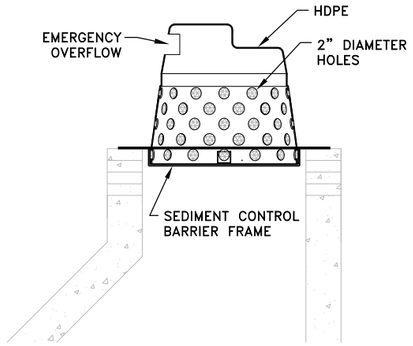
SHEET 3 OF 20 SHEETS

3632.02

Apr 10, 2015 - 10:08am
K:\cad_eng\PROJECTS\PRIVATE\3632.02\dwg\3632O2 NOTES.dwg

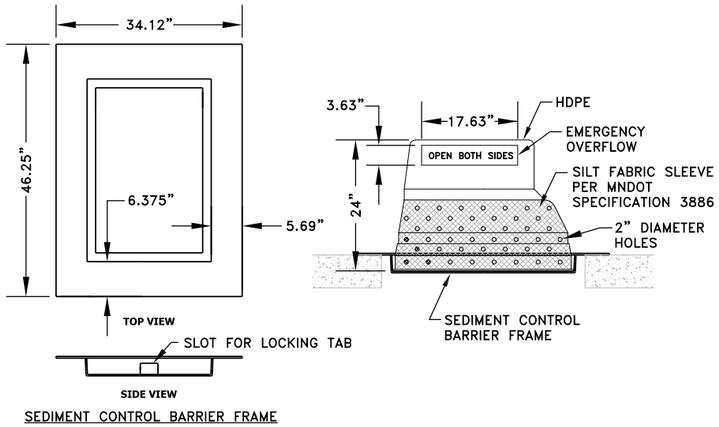


SEDIMENT CONTROL BARRIER FRAME
(27" SHOWN)



1/4 SEDIMENT CONTROL BARRIER FOR CATCH BASINS AND MANHOLES

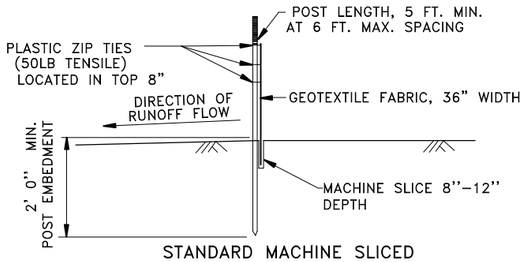
NO SCALE



SEDIMENT CONTROL BARRIER FRAME

2/4 SEDIMENT CONTROL BARRIER FOR CATCH BASINS

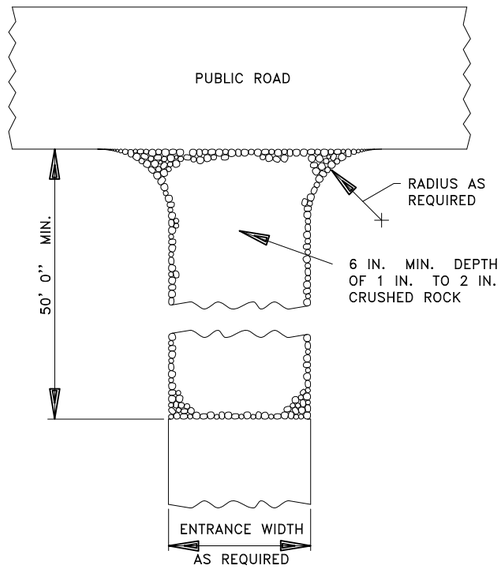
NO SCALE



STANDARD MACHINE SLICED

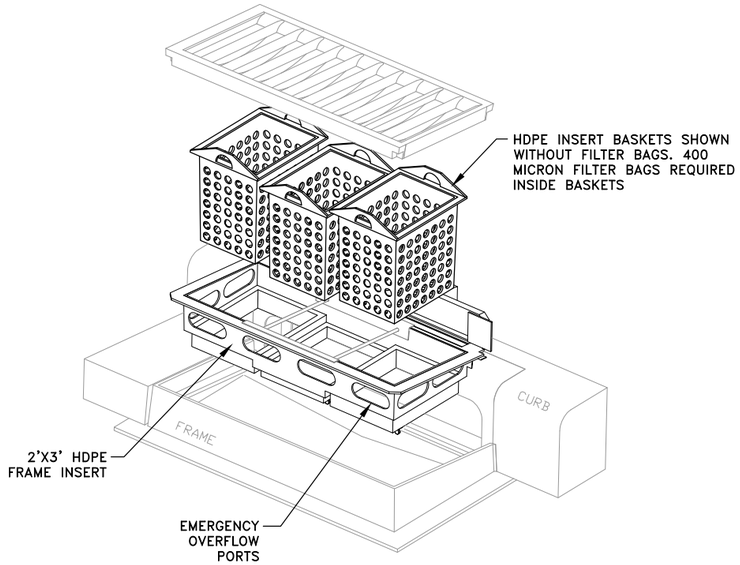
3/4 SILT FENCE

NO SCALE



4/4 ROCK CONSTRUCTION ENTRANCE

NO SCALE



5/4 DEBRIS COLLECTION DEVICE FOR CATCH BASINS

GENERAL EROSION CONTROL NOTES:

1. PRIOR TO ANY CONSTRUCTION ACTIVITIES THE CONTRACTOR SHALL ACQUIRE THE NECESSARY MPCA–NPDES STORMWATER PERMIT.
2. THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENT CONTROL FACILITIES (BMP'S) PRIOR TO GRADING AND REMOVAL ACTIVITIES. BMP'S SHALL BE MAINTAINED FOR THE DURATION OF CONSTRUCTION ACTIVITIES AND POTENTIAL FOR EROSION HAS PASSED.
3. THE CONTRACTOR SHALL SCHEDULE THEIR OPERATION TO MINIMIZE THE AMOUNT OF DISTURBED AREA AT ANY GIVEN TIME.
4. BMP'S SHALL BE INSPECTED DAILY BY THE CONTRACTOR AND DOCUMENTED IN THE SWPPP INSPECTION LOG. SWPPP SHALL BE PROVIDED TO THE CITY.
5. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROPERLY DISPOSED OF WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS APPROVED BY THE ENGINEER.
6. THE CONTRACTOR SHALL FILE NOTICE OF TERMINATION (NOT) WITH THE MPCA WHEN FINAL STABILIZATION IS APPROVED BY THE ENGINEER.

DATE	REVISION
12/29/14	ISSUE FOR CITY REVIEW
1/6/15	REVISED FOR ADDITION OF STORM SEWER PROFILES
1/21/15	REVISED PER CITY COMMENTS
3/26/15	REVISED PER CITY COMMENTS

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

ADAM M. THIELE, PE
Date 12/29/14 Lic. No. 51317

DESIGNED BY: AMT
DRAWN BY: AMT
CHECKED BY: TAE

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763–427–5860 FAX 763–427–0520
www.hakanson–anderson.com

RIDGEPOINT

EROSION CONTROL NOTES & DETAILS
CITY OF RAMSEY, MINNESOTA

SHEET 4 OF 20 SHEETS

3632.02

Apr 10, 2015 – 10:08am
K:\cad_eng\PROJECTS\PRIVATE\3632.02\dwg\3632O2 NOTES.dwg

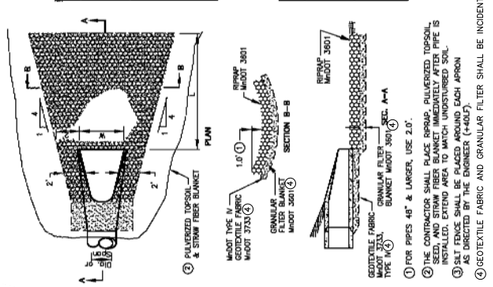
TABLE OF QUANTITIES
RIPRAP AT RCP OUTLETS

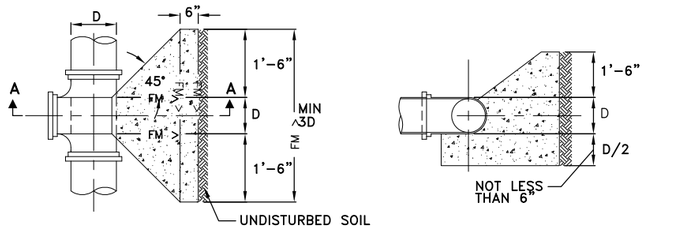
		CLASS II d50=6"		CLASS III d50=9"		CLASS IV d50=12"	
Dia. Round (Inch)	L (Ft.)	24" Depth Riprap (Cu. Yd.)	6" Depth Granular Filter (Cu. Yd.)	36" Depth Riprap (Cu. Yd.)	9" Depth Granular Filter (Cu. Yd.)	48" Depth Riprap (Cu. Yd.)	12" Depth Granular Filter (Cu. Yd.)
12	12	8.8	2.8	13.2	3.8	17.6	5.2
15	12	9.4	2.7	14.1	4.1	18.8	5.5
21	15	14.0	3.8	21.0	5.7	27.9	7.7
18	18	19.5	5.4	29.4	7.4	39.1	10.3
21	18	21.8	6.4	32.7	9.5	43.5	12.8
30	21	31.8	8.9	47.8	12.5	63.5	16.6
42	27	38.0	9.9	57.0	14.9	76.0	19.8
48	30	49.3	11.7	68.0	17.5	99.1	23.3

TABLE OF QUANTITIES
RIPRAP AT RCP-A OUTLETS or BOXES OF EQUIVALENT SPAN WIDTH

		Class I d50=6"		Class III d50=9"		Class IV d50=12"	
Span Rise (Inch)	L (Ft.)	18" Depth Riprap (Cu. Yd.)	6" Depth GRANULAR FILTER (Cu. Yd.)	36" Depth Riprap (Cu. Yd.)	9" Depth GRANULAR FILTER (Cu. Yd.)	48" Depth Riprap (Cu. Yd.)	12" Depth GRANULAR FILTER (Cu. Yd.)
22	15	9.7	2.7	15.2	4.5	19.5	5.4
28	18	13.6	3.7	22.9	6.1	27.5	7.3
43	24	21.8	6.2	36.5	10.4	47.4	12.4
51	27	23.7	6.2	39.5	10.4	52.7	14.5
58	30	33.5	8.7	55.8	14.5	68.6	17.4

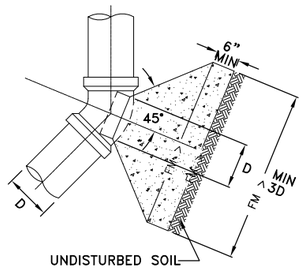
Note: Requirements for riprap size and thickness and filter blanket will be designated in the plans.


PLAN
SECTION B-B
SECT. A-A
RIPRAP MNDOT 3601
GRANULAR FILTER MNDOT 3601
GEOTEXTILE FABRIC TYPE V
MNDOT 3733
MNDOT 3601
1.5'
2'
1'-4"
B
A
1'-4"
2'
1'-4"
1'-4"
1'-4"

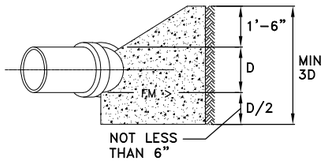


PLAN
TEE

SECTION
TEE



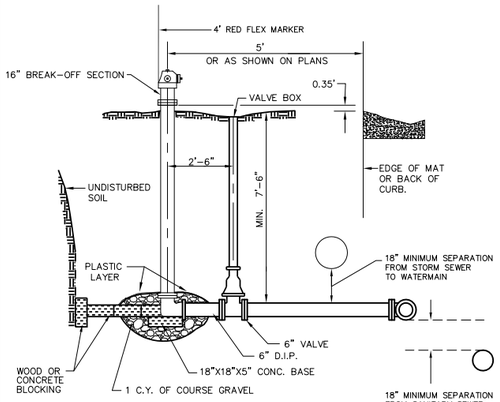
PLAN
45° OR 22.5° BEND



SECTION
45° OR 22.5° BEND

1/6 FORCEMAIN THRUST BLOCKING

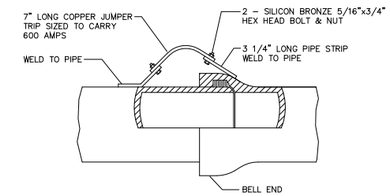
NO SCALE



NOTES:

1. HYDRANTS TO BE ORDERED FOR 8'-0" BURY. IN AREAS OF EXTRA DEPTH ON THE WATERMAIN, HYDRANT EXTENSIONS MAY BE REQUIRED.
2. HYDRANT 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

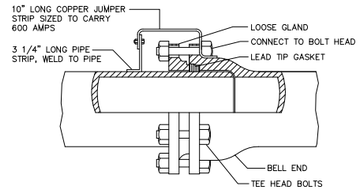
APPROVED DATE 4-2005	City of RAMSEY	STANDARD DETAILS HYDRANT	CITY PLATE No. WAT-3



PUSH ON JOINT

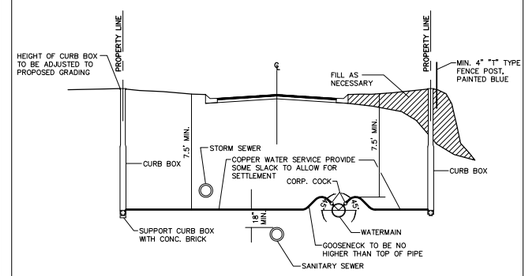
NOTE: DO NOT PASS CURRENT THROUGH PIPE UNLESS PIPE IS FULL OF WATER.

ALTERNATE METHOD BY AMERICAN CAST -IRON USING 4 COPPER CONTACT STRIPS IS AN APPROVED EQUAL TO ABOVE



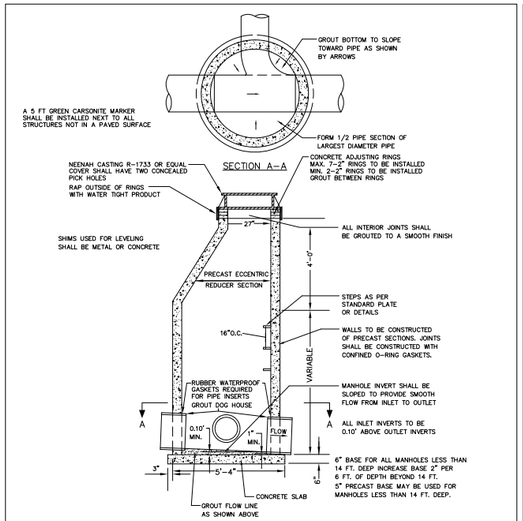
MECHANICAL JOINT

APPROVED DATE 7-93	City of RAMSEY	STANDARD DETAILS JOINT CONNECTION FOR ELECTRICAL CONDUCTIVITY	CITY PLATE No. WAT-1



WATER SERVICE
NTS

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

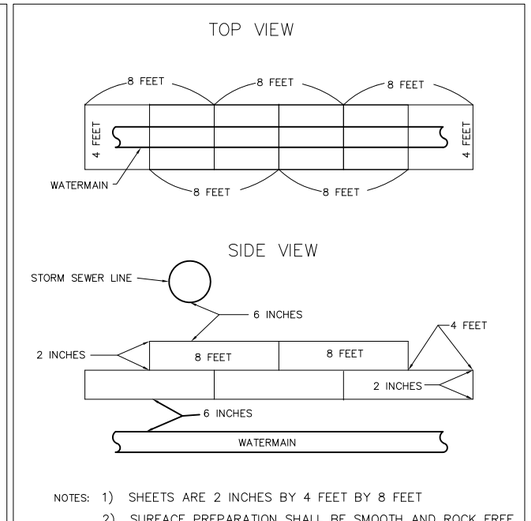


STANDARD DETAIL

NOTES:

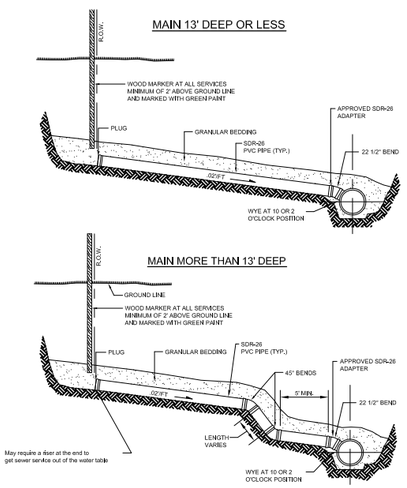
1. A 10 GAGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL SEWER LINES
2. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
3. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS

APPROVED DATE 1-2006	City of RAMSEY	STANDARD DETAILS MANHOLE	CITY PLATE No. SEW-4



NOTES: 1) SHEETS ARE 2 INCHES BY 4 FEET BY 8 FEET
2) SURFACE PREPARATION SHALL BE SMOOTH AND ROCK FREE
3) JOINTS WILL BE OVERLAPPED BY 4 FEET
4) POLYSTYRENE INSULATION OR APPROVED EQUAL

APPROVED DATE 4/2004	City of RAMSEY	STANDARD DETAILS UTILITY INSULATION	CITY PLATE No. WAT-5



1/4 SANITARY SERVICE DETAIL

DATE	REVISION
12/29/14	ISSUE FOR CITY REVIEW
1/6/15	REVISED FOR ADDITION OF STORM SEWER PROFILES
1/21/15	REVISED PER CITY COMMENTS
3/26/15	REVISED PER CITY COMMENTS

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

ADAM M. THIELE, PE
Date 12/29/14 Lic. No. 51317

DESIGNED BY: AMT
DRAWN BY: AMT
CHECKED BY: TAE

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

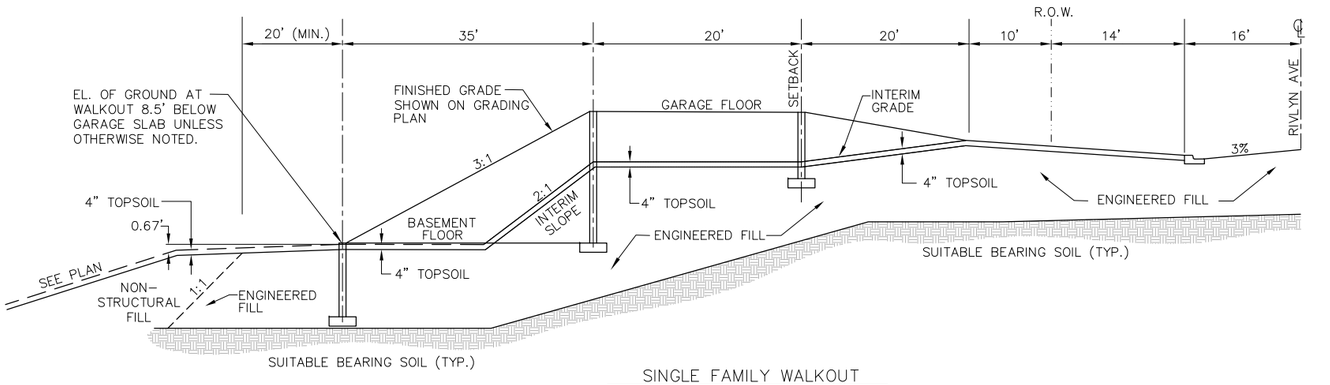
RIDGEPOINT

WATER AND SEWER DETAILS
CITY OF RAMSEY, MINNESOTA

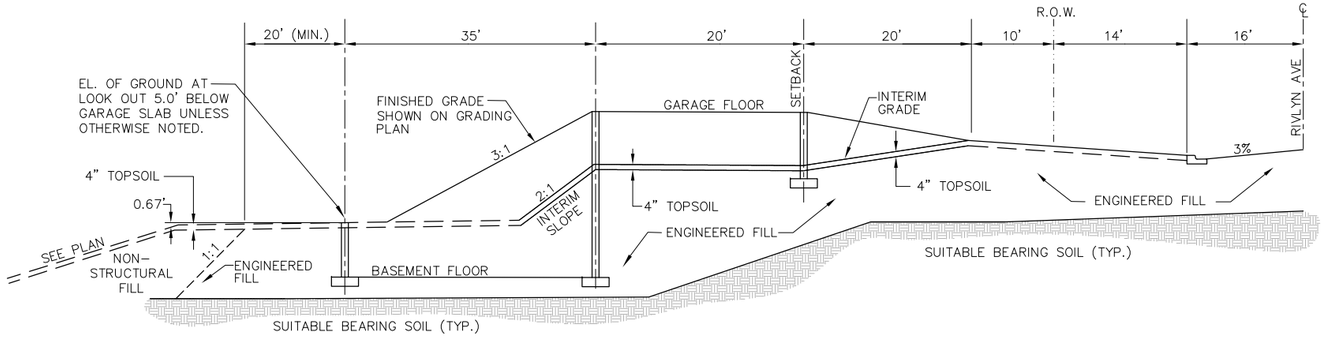
SHEET 6 OF 20 SHEETS

3632.02

Apr 10, 2015 - 10:08am
K:\cad_eng\PROJECTS\PRIVATE\3632.02\dwg\363202 DETAIL.dwg

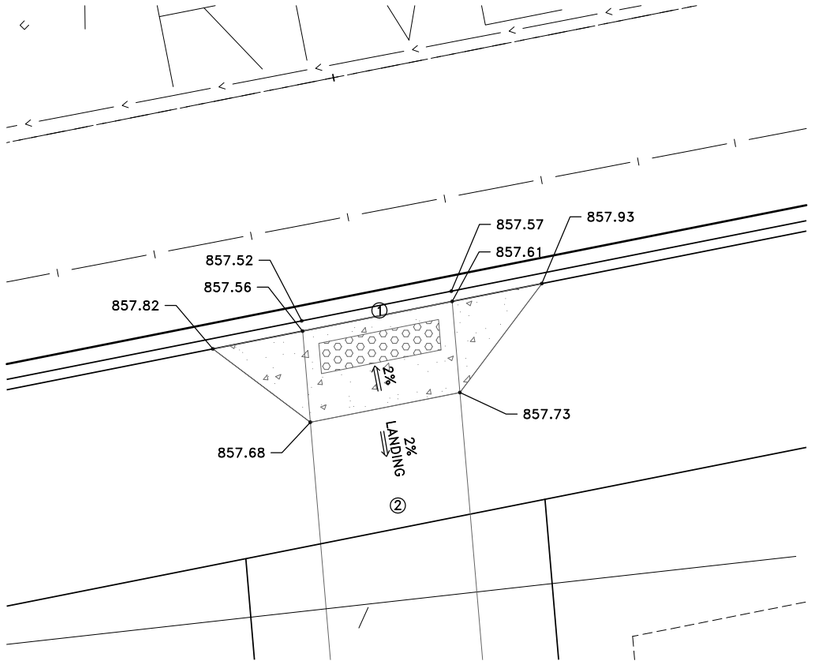


SINGLE FAMILY WALKOUT



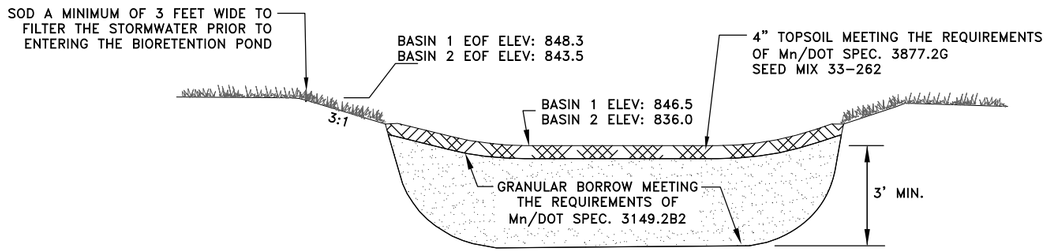
SINGLE FAMILY LOOKOUT

1/7 LOT GRADING DETAILS



REFERENCE NOTES:
① 1/2" RISE FROM GUTTER FLOWLINE TO BACK OF CURB
② SEE SHEET 14 FOR CONTINUATION OF TRAIL

3/7 PED RAMP GRADING DETAIL



2/7 INFILTRATION BASIN DETAIL

DATE	REVISION
12/29/14	ISSUE FOR CITY REVIEW
1/6/15	REVISED FOR ADDITION OF STORM SEWER PROFILES
1/21/15	REVISED PER CITY COMMENTS
3/26/15	REVISED PER CITY COMMENTS

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

ADAM M. THIELE, PE
Date 12/29/14 Lic. No. 51317

DESIGNED BY: AMT
DRAWN BY: AMT
CHECKED BY: TAE

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

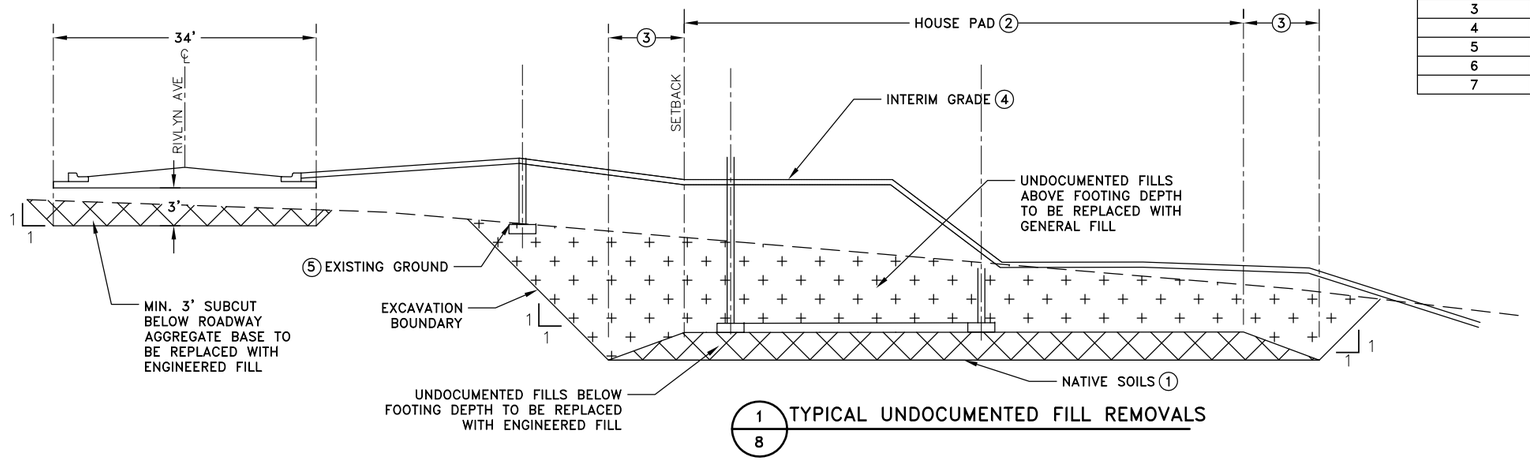
RIDGEPOINT

GRADING AND SOILS DETAILS
CITY OF RAMSEY, MINNESOTA

SHEET 7 OF 20 SHEETS

3632.02

Apr 10, 2015 - 10:09am
K:\cad_eng\PROJECTS\PRIVATE\3632.02\dwg\363202 DETAIL.dwg



1/8 TYPICAL UNDOCUMENTED FILL REMOVALS

ANTICIPATED EXCAVATION OVERSIZE WIDTHS	
LOT #	OVERSIZE WIDTH
1	3 Ft
2	N/A
3	15 FT
4	6.5 Ft
5	5.5 Ft
6	1 Ft
7	N/A

UNDOCUMENTED FILL REMOVAL NOTES:

(1) SEE TABLE 1 OF THE GEOTECHNICAL EXPLORATION AND EVALUATION REPORT FOR ANTICIPATED EXCAVATION DEPTHS FOR EACH LOT

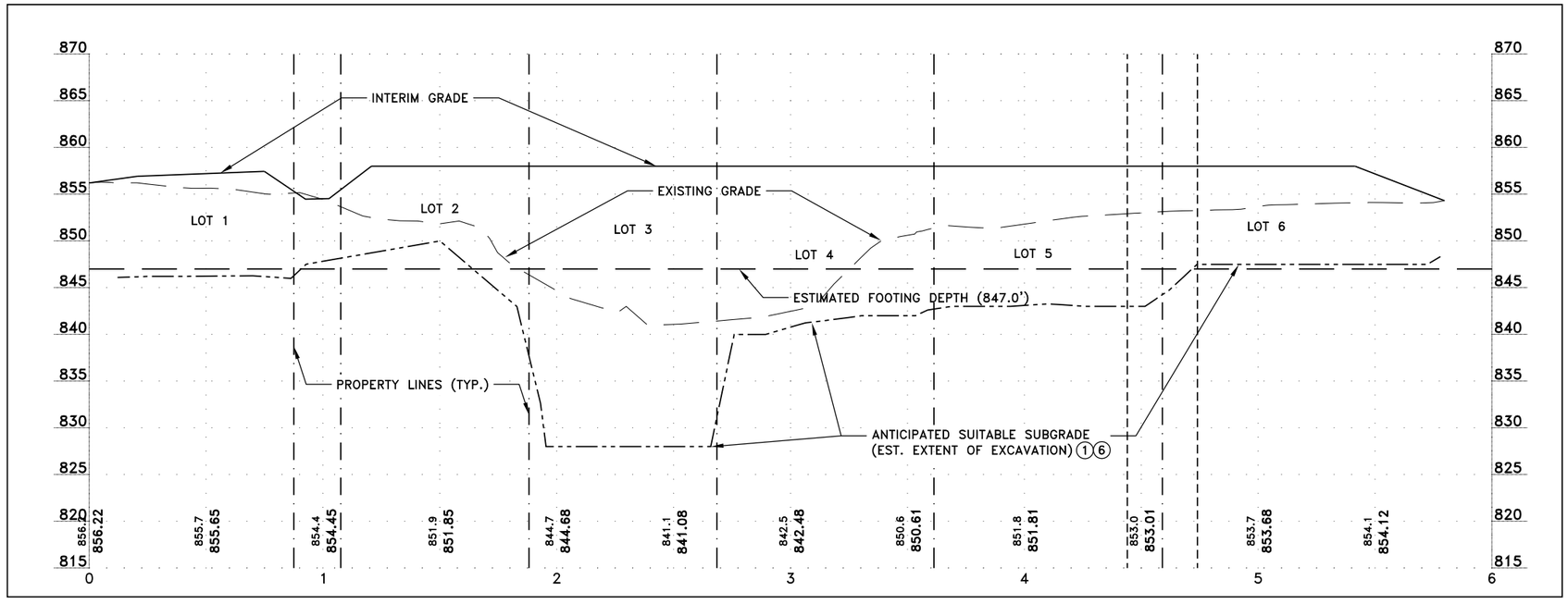
(2) HOUSE PAD MEASURES 55' DEEP, BEGINNING AT THE SETBACK, AND SHALL BE CONTINUOUS FROM SIDE LOT LINE TO SIDE LOT LINE, ALLOWING 1:1 TRANSITION BETWEEN LOTS.

(3) OVERSIZE WIDTH IS EQUAL TO DISTANCE FROM BOTTOM OF FOOTING TO BOTTOM OF EXCAVATION. ESTIMATED VALUES FOR OVERSIZE WIDTH ARE SHOWN FOR EACH LOT ON THE TABLE ABOVE.

(4) SEE DETAIL 1/7 FOR DETAILS ON INTERIM LOT GRADING.

(5) STRIP VEGETATION, TOPSOIL, AND DEBRIS FROM ALL AREAS PRIOR TO EARTHWORK ACTIVITIES.

(6) GEOTECHNICAL ENGINEER SHALL OBSERVE EXCAVATION AND APPROVE THAT SUITABLE SUBGRADE HAS BEEN REACHED PRIOR TO MEASUREMENT AND FILLING OPERATIONS.



2/8 UNDOCUMENTED FILL – ANTICIPATED SECTION – 20' OFFSET OF SETBACK
SCALE: 30H – 120V

DATE	REVISION
12/29/14	ISSUE FOR CITY REVIEW
1/6/15	REVISED FOR ADDITION OF STORM SEWER PROFILES
1/21/15	REVISED PER CITY COMMENTS
3/26/15	REVISED PER CITY COMMENTS

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

ADAM M. THIELE, PE
Date 12/29/14 Lic. No. 51317

DESIGNED BY: AMT
DRAWN BY: AMT
CHECKED BY: TAE

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

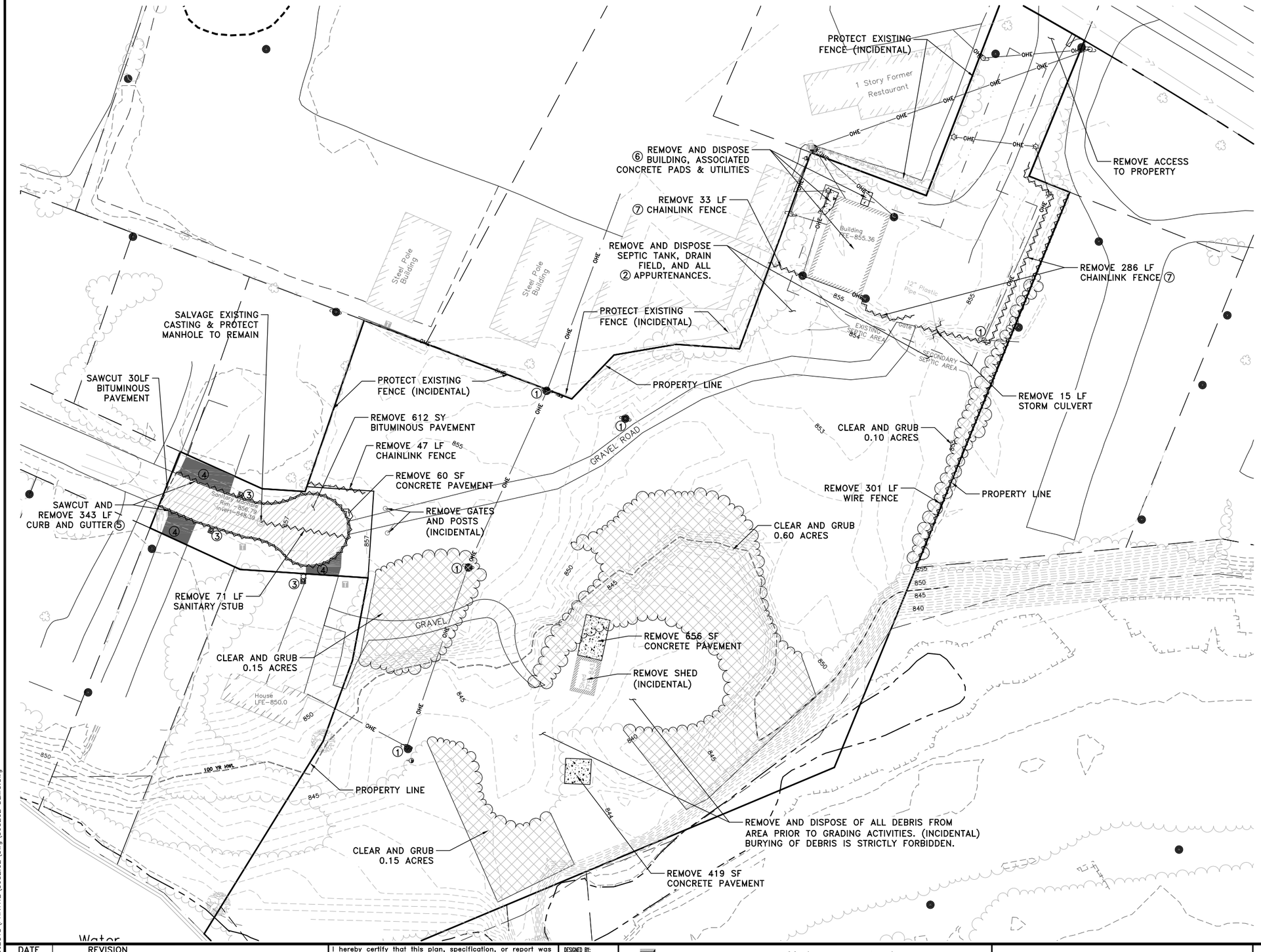
RIDGEPOINT

UNDOCUMENTED FILL DETAILS
CITY OF RAMSEY, MINNESOTA

SHEET 8 OF 20 SHEETS

3632.02

Apr 10, 2015 - 10:09am
K:\cad_eng\PROJECTS\PRIVATE\3632.02\dwg\363202 DETAIL.dwg



LEGEND

- 856 — EXISTING CONTOUR
- ×860.77 — EXISTING SPOT ELEVATION
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING FENCE
- OHE — EXISTING OVERHEAD ELECTRIC
- U–OH — EXISTING OVERHEAD MISC. UTILITY
- EXISTING UTILITY POLE
- EXISTING TREE LINE
- TREE REMOVAL LIMITS
- BITUMINOUS PAVEMENT REMOVALS
- DRIVEWAY BIT. PAVEMENT REMOVALS
- REMOVE CURB/PIPE/FENCE

GENERAL NOTES:

1. TRAFFIC CONTROL AND EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO BEGINNING DEMOLITION WORK.
2. MATERIALS DISTURBED BY CONSTRUCTION SHALL BECOME PROPERTY OF THE CONTRACTOR AND BE PROMPTLY REMOVED FROM THE SITE.
3. CLEAR AND GRUB ALL AREAS TO BE GRADED PRIOR TO GRADING ACTIVITIES. TAKE ALL NECESSARY PRECAUTIONS TO PROTECT TREES THAT ARE TO REMAIN. SEE GRADING PLAN FOR LIMITS.
4. FULL DEPTH SAWCUT AT TERMINATION OF ALL PAVEMENT AND CURB REMOVALS, INCLUDING PRIVATE DRIVES.

REFERENCE NOTES:

① REMOVE EXISTING OVERHEAD ELECTRICAL SERVICE AND REPLACE WITH UNDERGROUND. COORDINATE WITH UTILITY. THIS ITEM SHALL BE PAID PER ITEM 2 – UTILITY RELOCATION ALLOWANCE.

② SEPTIC SYSTEM REMOVAL SHALL COMPLY WITH THE REQUIREMENTS OF MINN RULE 7080.2500, EXCEPT THAT COMPLETE REMOVAL OF ALL TANKS, PIPING, EQUIPMENT & CONTAMINATED MATERIALS IS REQUIRED BY THIS PLAN. THIS WORK SHALL BE PAID PER ITEM 16 – REMOVE SEPTIC SYSTEM.

③ SALVAGE MAILBOX

④ MAINTAIN RESIDENT ACCESS AT ALL TIMES. PROVIDE ANY MATERIALS NECESSARY TO FACILITATE.

⑤ SAWCUTTING CURB SHALL BE INCIDENTAL.

⑥ THIS WORK SHALL BE PAID PER ITEM 3 – REMOVE BUILDING.

⑦ GATE REMOVAL SHALL BE INCIDENTAL.

DATE	REVISION
12/29/14	ISSUE FOR CITY REVIEW
1/6/15	REVISED FOR ADDITION OF STORM SEWER PROFILES
1/21/15	REVISED PER CITY COMMENTS
3/26/15	REVISED PER CITY COMMENTS

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

ADAM M. THIELE, PE

Date 12/29/14 Lic. No. 51317

DESIGNED BY: AMT
DRAWN BY: AMT
CHECKED BY: TAE

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763–427–5860 FAX 763–427–0520
www.hakanson–anderson.com

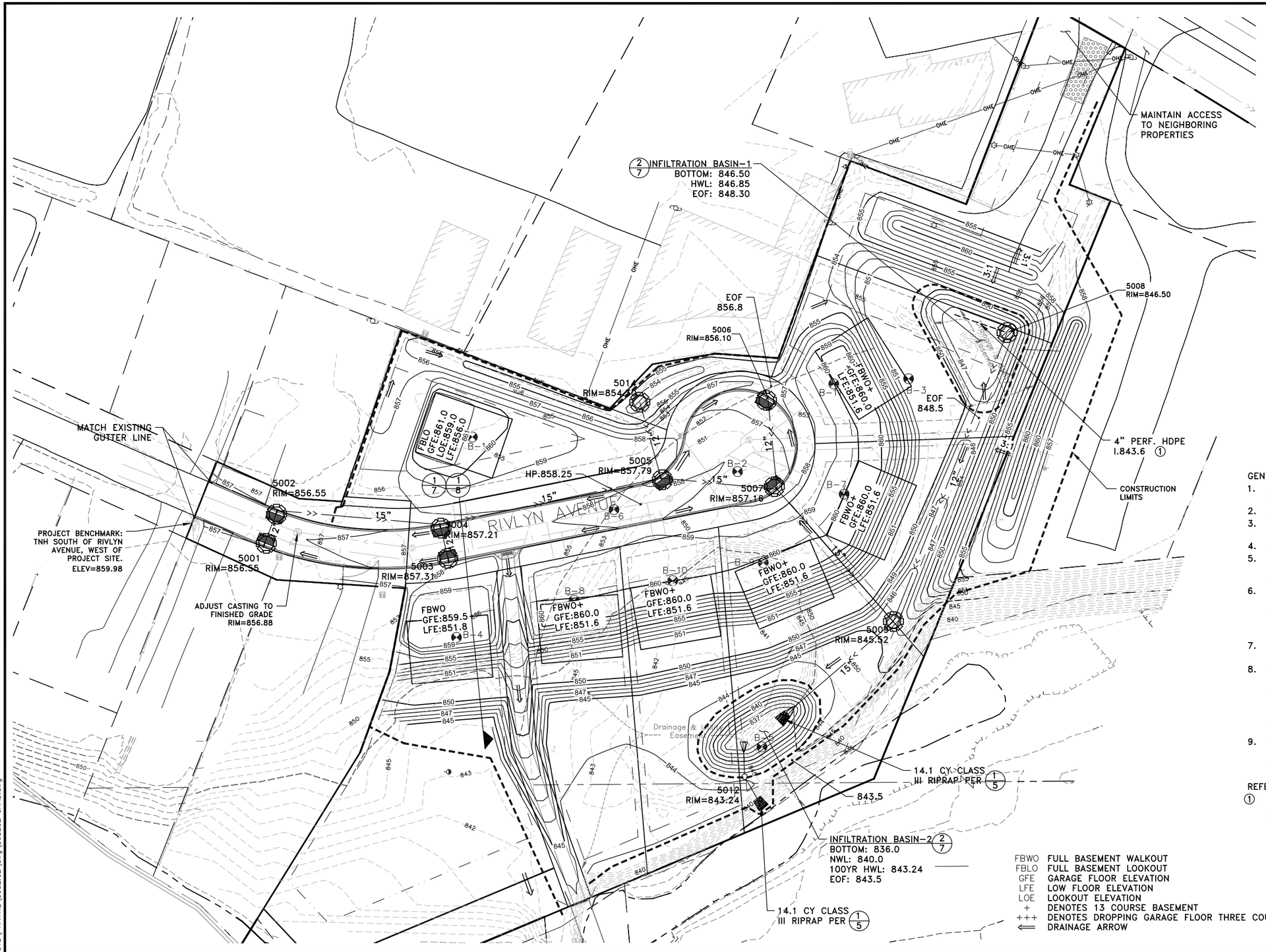
RIDGEPOINT

EXISTING TOPOGRAPHY & REMOVALS PLAN
CITY OF RAMSEY, MINNESOTA

SHEET 9 OF 20 SHEETS

3632.02

Apr 10, 2015 – 10:09am
K:\cad_eng\PROJECTS\PRIVATE\3632.02\dwg\3632.02 DEMO.dwg



LEGEND

- 856 EXISTING CONTOUR
- 856 PROPOSED CONTOUR
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- B-4 SOIL BORING LOCATION
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER STRUCTURE
- TC=56.5 PROPOSED SPOT ELEVATION
- DRAINAGE ARROW
- SILT FENCE (3/4)
- INLET PROTECTION (1/4) (2/4)
- STABILIZED CONSTRUCTION EXIT (4/4)

GENERAL NOTES:

1. PRIOR TO IMPORTING OR EXPORTING MATERIAL FROM THE SITE, CONTRACTOR SHALL CONSTRUCT A ROCK CONSTRUCTION ENTRANCE.
2. REVEGETATION SHALL OCCUR WITHIN 7 DAYS OF ROUGH GRADING.
3. SEE SHEETS 2-8 FOR ADDITIONAL NOTES, TABULATIONS AND DETAILS.
4. SITE SURVEY WAS COMPLETED BY HAKANSON ANDERSON.
5. STREETS AND PROPERTY ADJACENT TO THE CONSTRUCTION SHALL BE KEPT FREE FROM SEDIMENT CAUSED BY CONSTRUCTION TRAFFIC, SITE RUNOFF AND BLOWING DUST.
6. EXCEPT FOR THE INFILTRATION BASIN, ALL DISTURBED AREAS SHALL BE SEEDED WITH Mn/DOT SEED MIX 22-111 OR APPROVED EQUAL AND MULCHED WITH DISC ANCHORED, TYPE 1 MULCH MATERIAL. THE INFILTRATION BASINS SHALL BE SEEDED WITH Mn/DOT SEED MIX 33-262.
7. THIS SITE IS LOCATED WITHIN THE BOUNDARIES OF THE LOWER RUM RIVER WATERSHED MANAGEMENT ORGANIZATION (LRRWMO).
8. AFTER CONSTRUCTION, APPLICANT SHALL CONDUCT A TEST ON THE INFILTRATION BASIN BY FILLING THE BASIN TO A MINIMUM DEPTH OF 6 INCHES WITH WATER AND MONITORING THE TIME NECESSARY TO DRAIN. THE LRRWMO SHALL BE NOTIFIED PRIOR TO THE TEST TO WITNESS THE RESULTS. ONLY LOW PRESSURE TYPE EQUIPMENT SHALL BE ALLOWED WITHIN THE FOOTPRINT OF THE INFILTRATION BASIN.
9. AFTER INITIAL GRADING, COMPLETELY SURROUND INFILTRATION BASINS WITH SILT FENCE TO PREVENT THE AREAS FROM FILLING WITH SEDIMENT.

REFERENCE NOTES:

(1) PERFORATED PIPE SHALL BE INSTALLED IN TRENCH TWICE AS WIDE AS PIPE DIAMETER, BACKFILLED WITH 2" CLEAN STONE, AND COMPLETELY WRAPPED W/ TYPE 1 GEOTEXTILE FABRIC. STONE AND FABRIC SHALL BE INCIDENTAL.

FBWO FULL BASEMENT WALKOUT
FBLO FULL BASEMENT LOOKOUT
GFE GARAGE FLOOR ELEVATION
LFE LOW FLOOR ELEVATION
LOE LOOKOUT ELEVATION
\+ DENOTES 13 COURSE BASEMENT
+++ DENOTES DROPPING GARAGE FLOOR THREE COURSES
⟸ DRAINAGE ARROW

100 YR FLOODPLAIN GRADING

100 YR FLOOD ELEVATION = 847.0

FLOODPLAIN FILL:	3755 CY
FLOODPLAIN EXCAVATION:	4455 CY
NET	700 CY CUT

DATE	REVISION
12/29/14	ISSUE FOR CITY REVIEW
1/6/15	REVISED FOR ADDITION OF STORM SEWER PROFILES
1/21/15	REVISED PER CITY COMMENTS
3/26/15	REVISED PER CITY COMMENTS

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

ADAM M. THIELE, PE
Date 12/29/14 Lic. No. 51317

DESIGNED BY: AMT
DRAWN BY: AMT
CHECKED BY: TAE

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

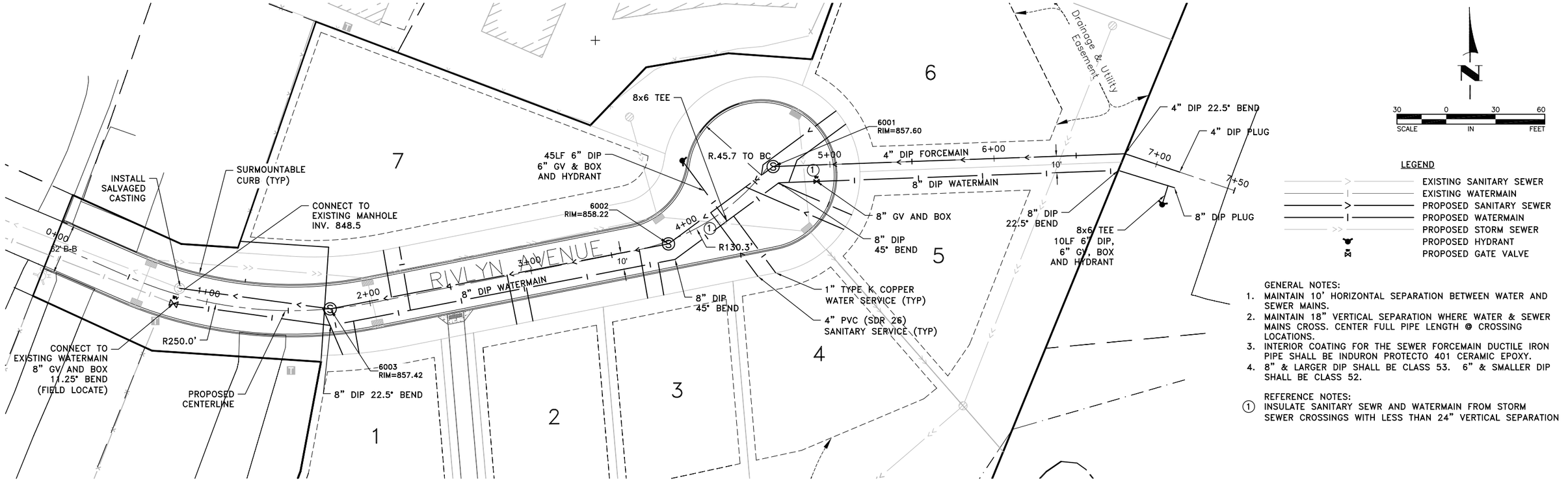
RIDGEPOINT

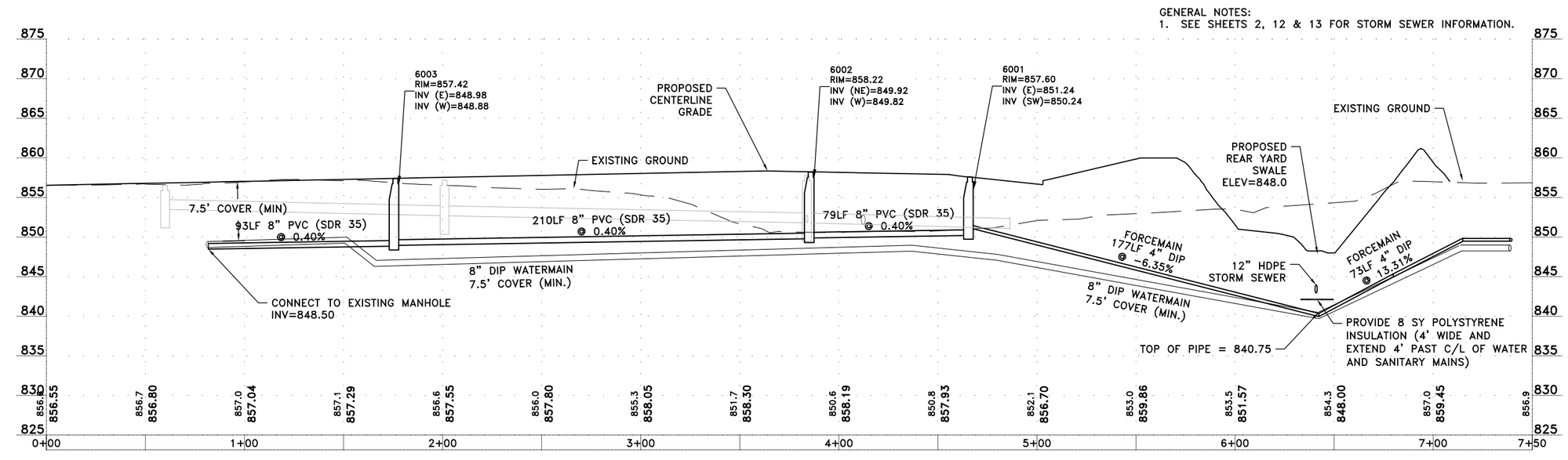
GRADING, DRAINAGE & EROSION CONTROL PLAN
CITY OF RAMSEY, MINNESOTA

SHEET 10 OF 20 SHEETS

3632.02

Apr 10, 2015 - 10:09am
K:\cad_eng\PROJECTS\PRIVATE\3632.02\dwg\3632002 GRAD.dwg





DATE	REVISION
12/29/14	ISSUE FOR CITY REVIEW
1/6/15	REVISED FOR ADDITION OF STORM SEWER PROFILES
1/21/15	REVISED PER CITY COMMENTS
3/26/15	REVISED PER CITY COMMENTS

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

ADAM M. THIELE, PE

Date 12/29/14 Lic. No. 51317

DESIGNED BY: AMT
DRAWN BY: AMT
CHECKED BY: TAE

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

RIDGEPOINT

SANITARY SEWER & WATER MAIN
CITY OF RAMSEY, MINNESOTA

SHEET 11 OF 20 SHEETS

3632.02

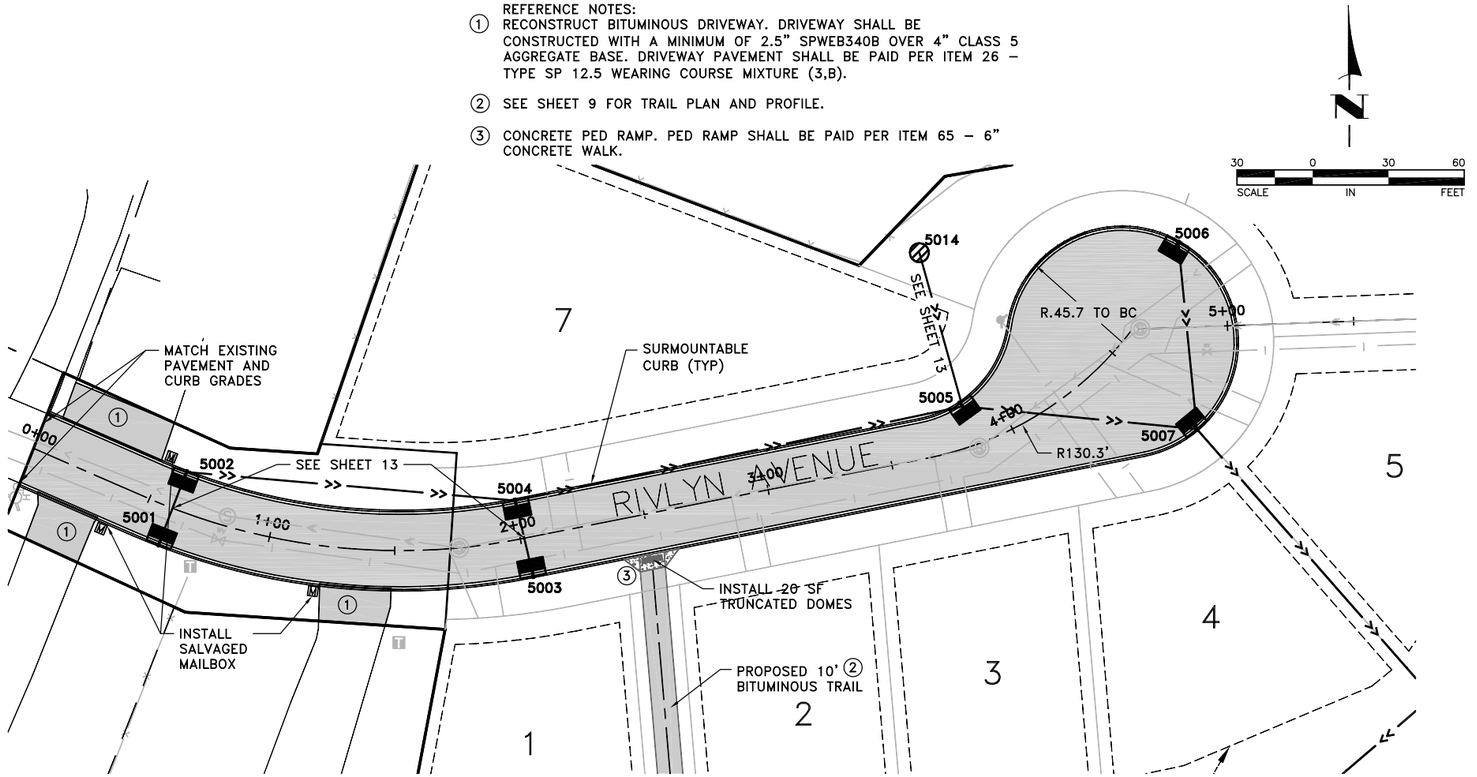
Apr 10, 2015 - 10:09am
K:\cad_eng\PROJECTS\PRIVATE\3632.02\dwg\3632O2 UTIL.dwg

REFERENCE NOTES:

① RECONSTRUCT BITUMINOUS DRIVEWAY. DRIVEWAY SHALL BE CONSTRUCTED WITH A MINIMUM OF 2.5" SPWEB340B OVER 4" CLASS 5 AGGREGATE BASE. DRIVEWAY PAVEMENT SHALL BE PAID PER ITEM 26 – TYPE SP 12.5 WEARING COURSE MIXTURE (3,B).

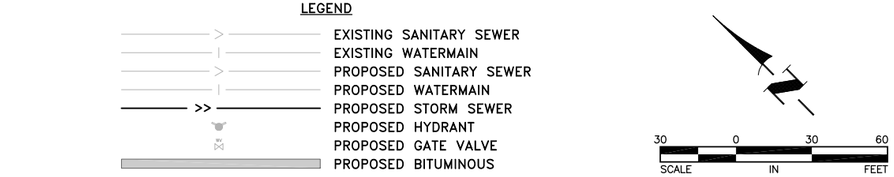
② SEE SHEET 9 FOR TRAIL PLAN AND PROFILE.

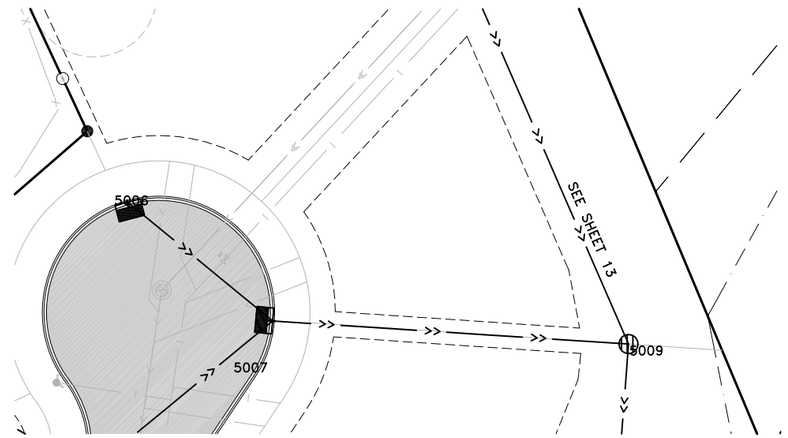
③ CONCRETE PED RAMP. PED RAMP SHALL BE PAID PER ITEM 65 – 6" CONCRETE WALK.

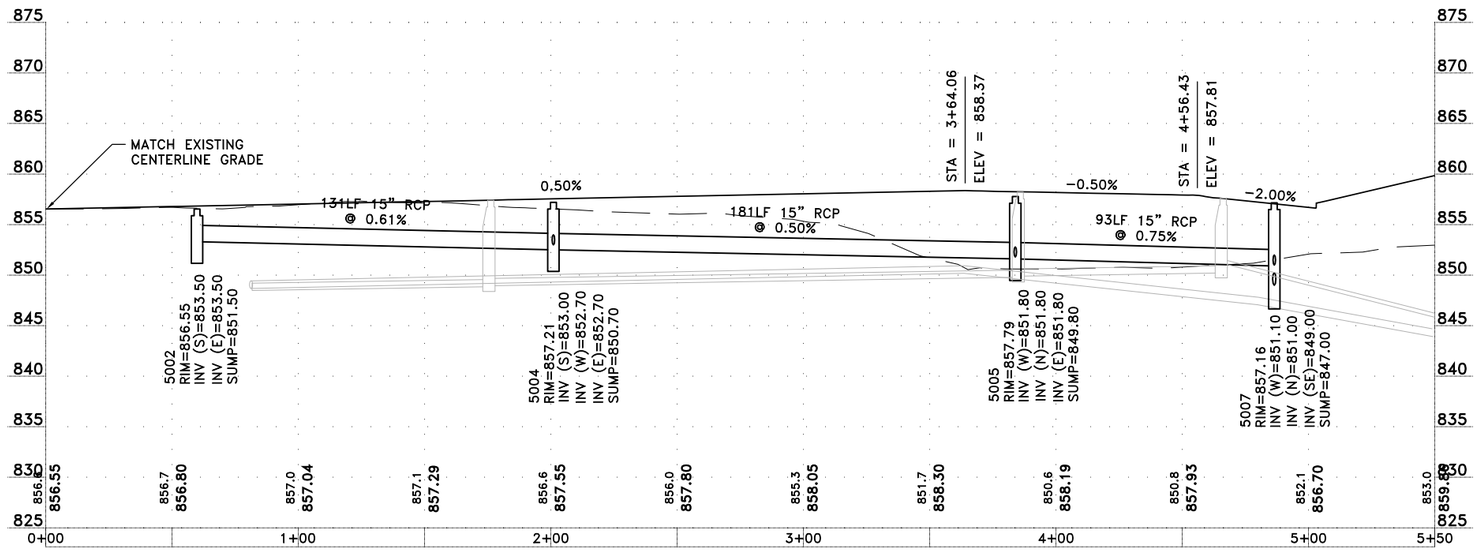


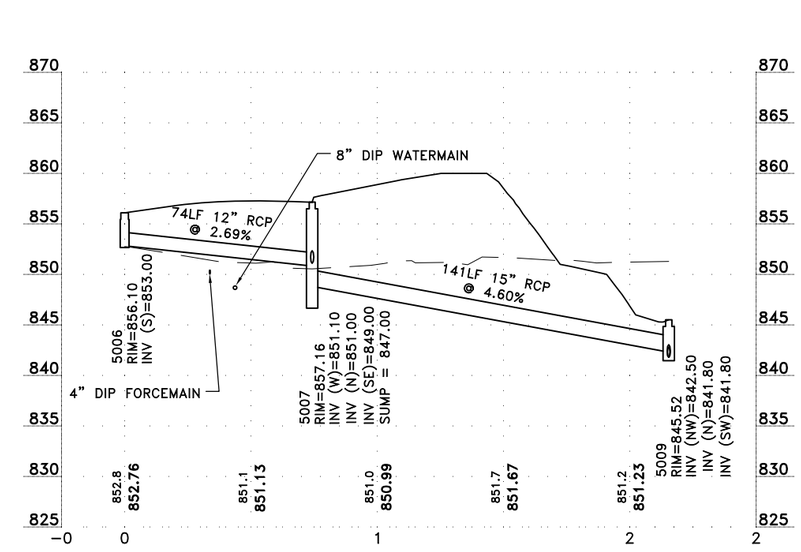
LEGEND

- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- PROPOSED STORM SEWER
- PROPOSED HYDRANT
- PROPOSED GATE VALVE
- PROPOSED BITUMINOUS









DATE	REVISION
12/29/14	ISSUE FOR CITY REVIEW
1/6/15	REVISED FOR ADDITION OF STORM SEWER PROFILES
1/21/15	REVISED PER CITY COMMENTS
3/26/15	REVISED PER CITY COMMENTS

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

ADAM M. THIELE, PE

Date 12/29/14 Lic. No. 51317

DESIGNED BY: AMT
DRAWN BY: AMT
CHECKED BY: TAE

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

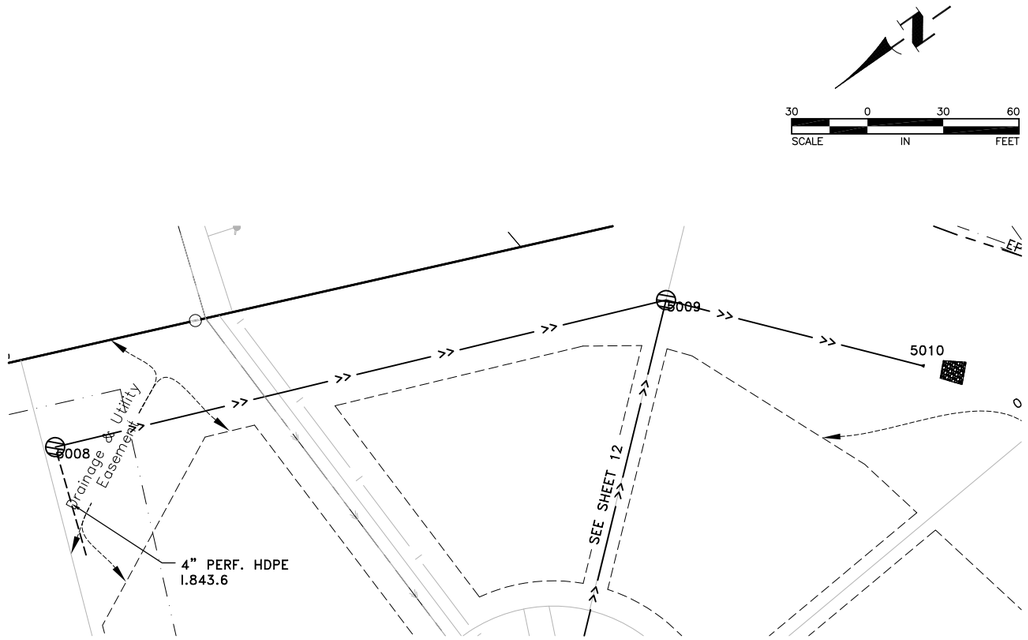
RIDGEPOINT

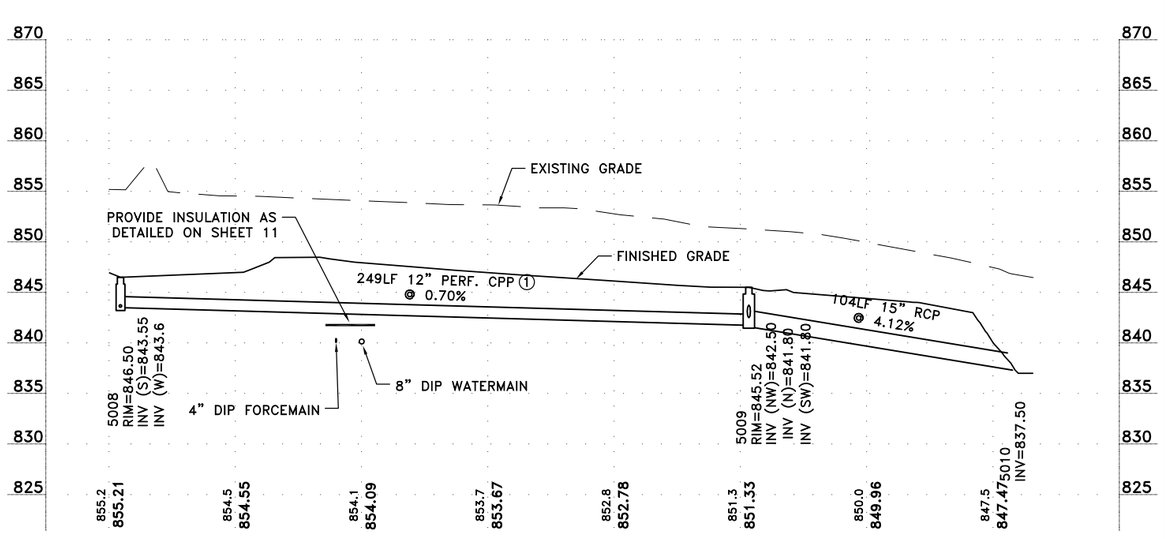
STREET & STORM SEWER
CITY OF RAMSEY, MINNESOTA

SHEET 12 OF 20 SHEETS

3632.02

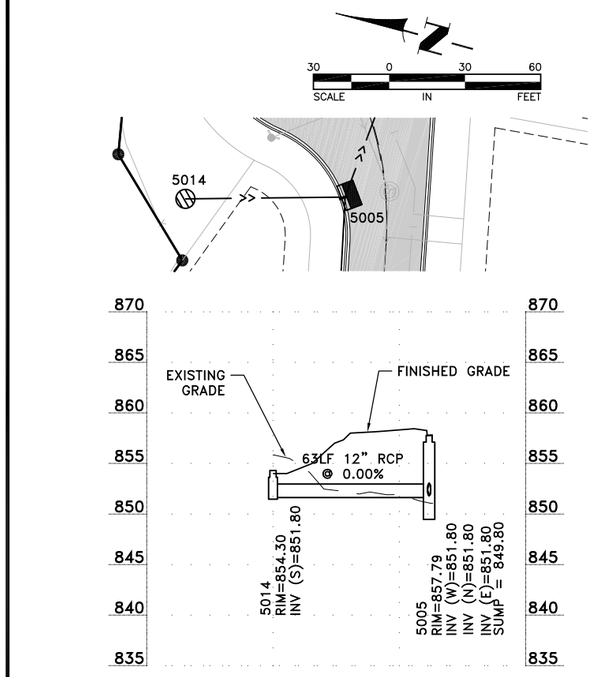
Apr 10, 2015 – 10:10am
K:\cad_eng\PROJECTS\PRIVATE\3632.02\dwg\3632202 STORM.dwg

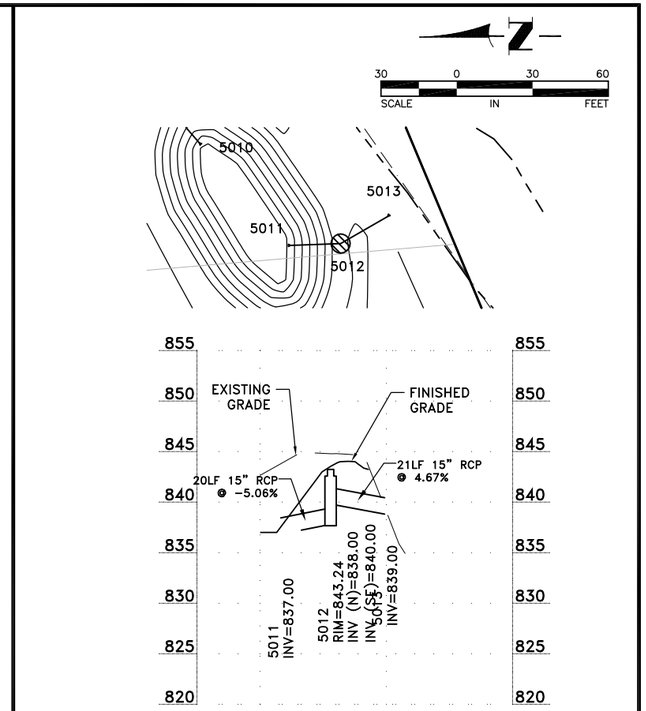


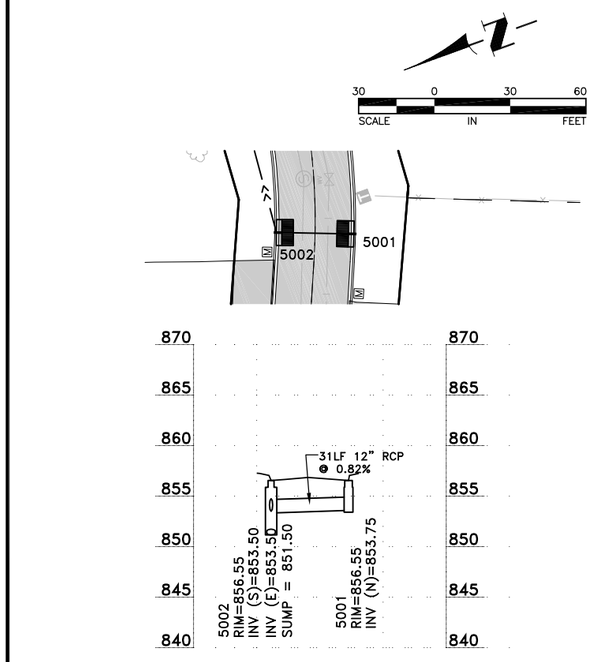


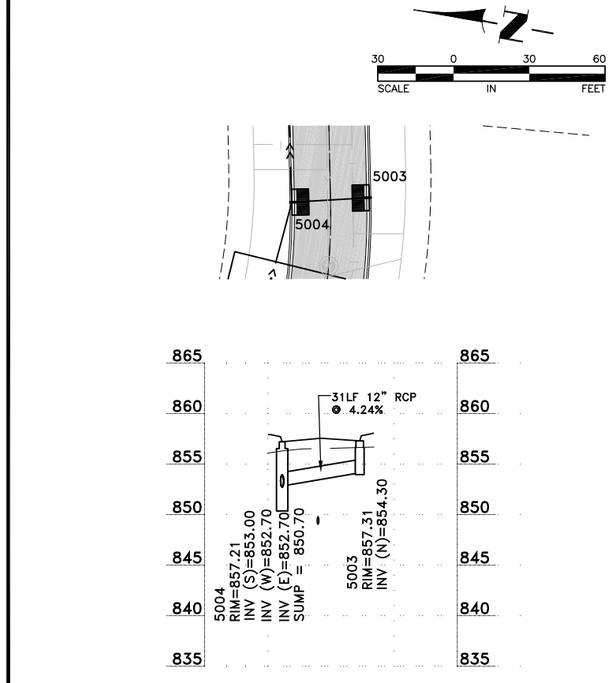
REFERENCE NOTES:

① CORRUGATED POLYETHYLENE PIPE (CPP) SHALL MEET THE REQUIREMENTS OF AASHTO M294 AND DESIGN SECTION 18 OF THE AASHTO STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES. CONNECTIONS SHALL BE MADE WITH BELL AND SPIGOT JOINTS. CLAMP-ON BANDS SHALL NOT BE ALLOWED.









DATE	REVISION
12/29/14	ISSUE FOR CITY REVIEW
1/6/15	REVISED FOR ADDITION OF STORM SEWER PROFILES
1/21/15	REVISED PER CITY COMMENTS
3/26/15	REVISED PER CITY COMMENTS

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

ADAM M. THIELE, PE

Date 12/29/14 Lic. No. 51317

DESIGNED BY: AMT
DRAWN BY: AMT
CHECKED BY: TAE

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

RIDGEPOINT

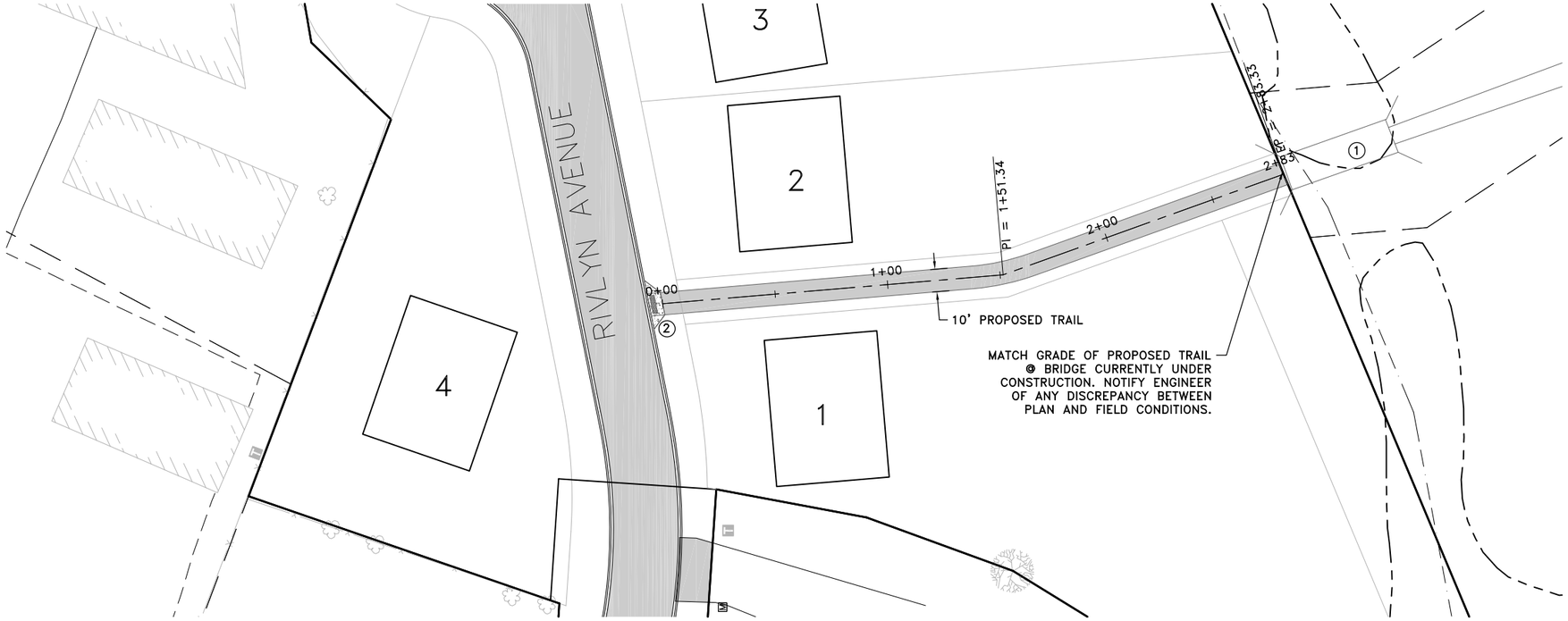
STORM SEWER

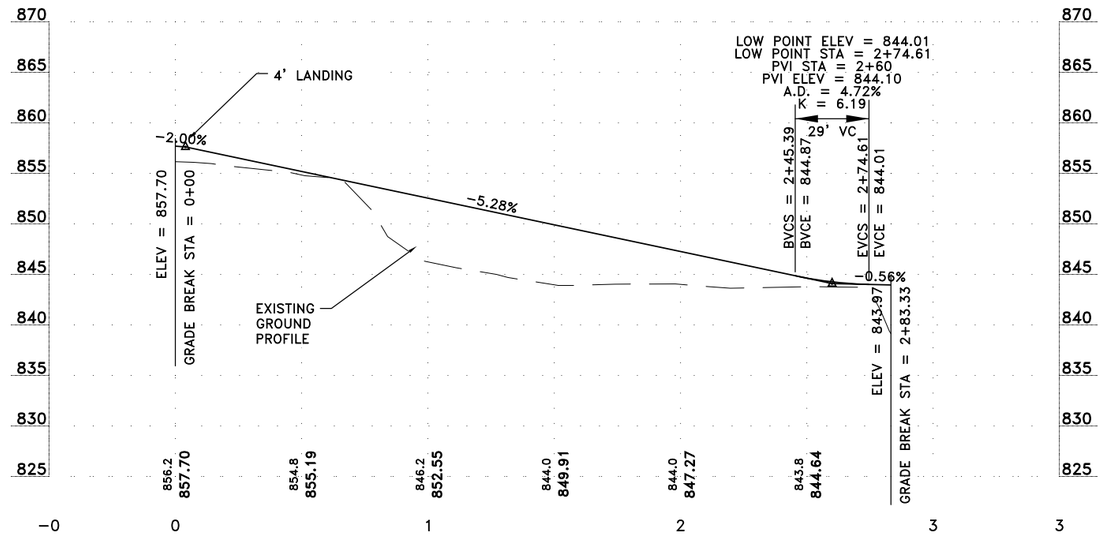
CITY OF RAMSEY, MINNESOTA

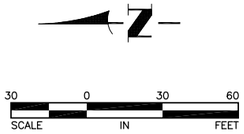
SHEET 13 OF 20 SHEETS

3632.02

Apr 10, 2015 - 10:10am
K:\cad_eng\PROJECTS\PRIVATE\3632.02\dwg\363202 STORM.dwg







LEGEND

PROPOSED BITUMINOUS

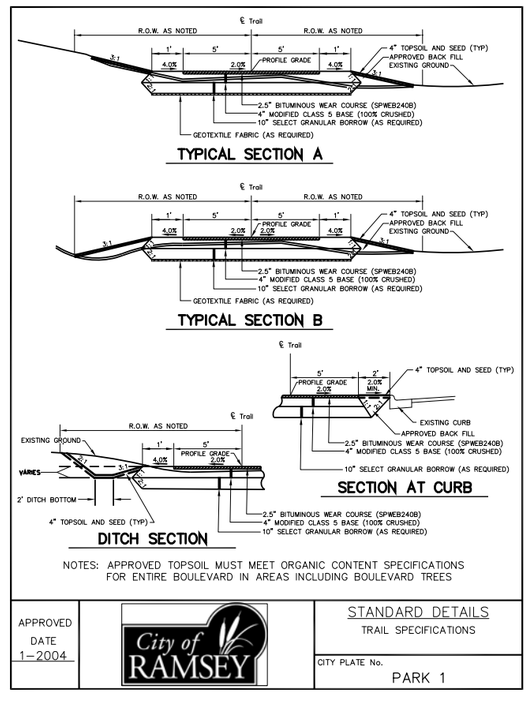
GENERAL NOTES:

1. BRIDGE AND SOUTH TRAIL CONSTRUCTION IN PROGRESS BY OTHERS.
2. SEE SHEET 10 FOR DETAILS ON GRADING ADJACENT TO TRAIL ALIGNMENT AND EROSION CONTROL MEASURES.
3. IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCY BETWEEN PLANS AND FIELD CONDITION OF PREVIOUSLY CONSTRUCTED BRIDGE AND/OR TRAIL.

REFERENCE NOTES:

(1) BRIDGE AND CONTINUATION OF TRAIL BY OTHERS

(2) CONCRETE PED RAMP. SEE DETAIL 3/7 FOR DETAILS



NOTES: APPROVED TOPSOIL MUST MEET ORGANIC CONTENT SPECIFICATIONS FOR ENTIRE BOULEVARD IN AREAS INCLUDING BOULEVARD TREES

APPROVED DATE 1-2004	City of RAMSEY	STANDARD DETAILS TRAIL SPECIFICATIONS CITY PLATE No. PARK 1

DATE	REVISION
12/29/14	ISSUE FOR CITY REVIEW
1/6/15	REVISED FOR ADDITION OF STORM SEWER PROFILES
1/21/15	REVISED PER CITY COMMENTS
3/26/15	REVISED PER CITY COMMENTS

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

ADAM M. THIELE, PE

Date 12/29/14 Lic. No. 51317

DESIGNED BY: AMT
DRAWN BY: AMT
CHECKED BY: TAE

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

RIDGEPOINT

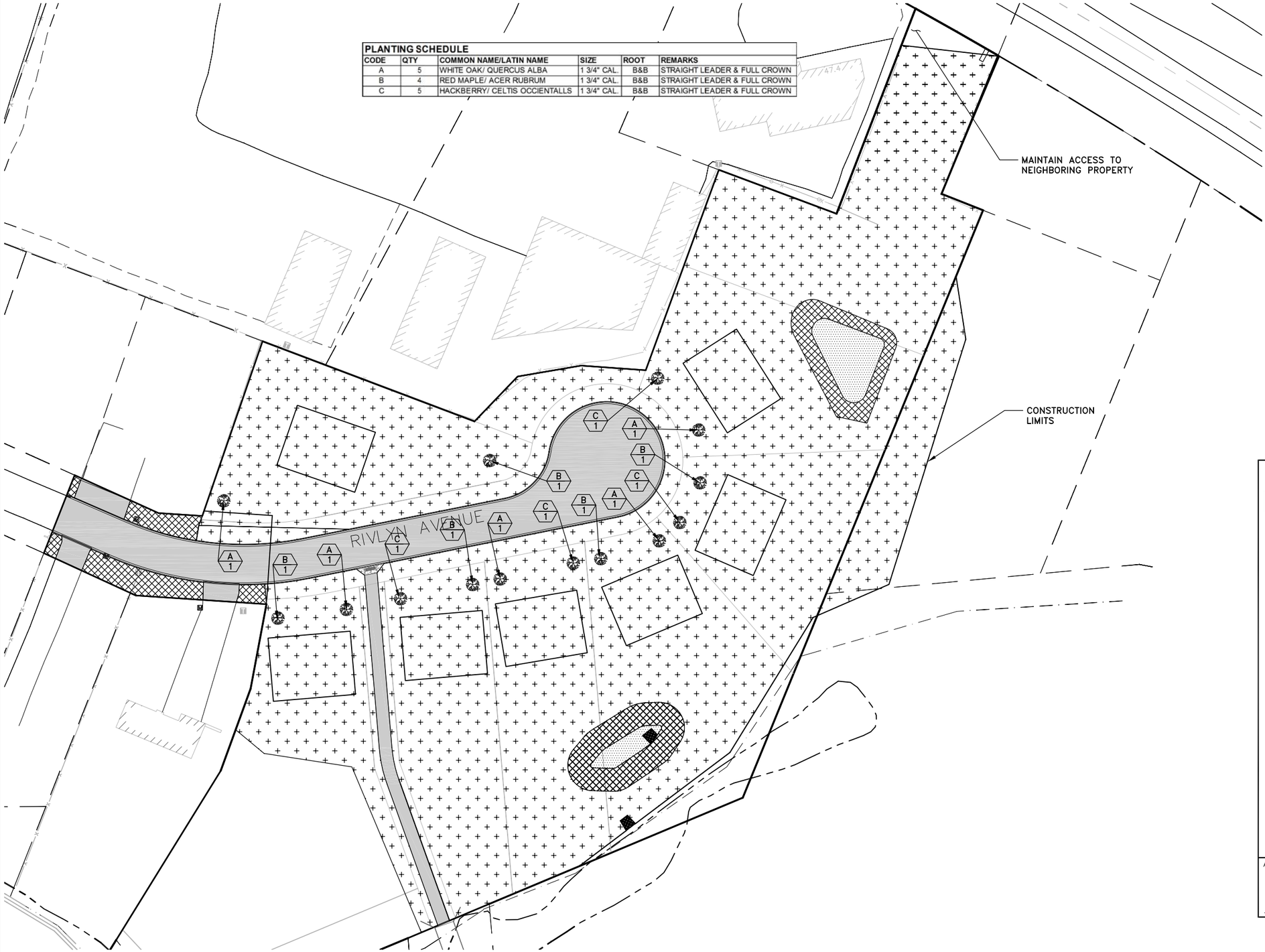
TRAIL PLAN & DETAIL
CITY OF RAMSEY, MINNESOTA

SHEET 14 OF 20 SHEETS

3632.02

Apr 10, 2015 - 10:10am
K:\cad_eng\PROJECTS\PRIVATE\3632.02\dwg\3632202 UTIL.dwg

PLANTING SCHEDULE					
CODE	QTY	COMMON NAME/LATIN NAME	SIZE	ROOT	REMARKS
A	5	WHITE OAK/ QUERCUS ALBA	1 3/4" CAL.	B&B	STRAIGHT LEADER & FULL CROWN
B	4	RED MAPLE/ ACER RUBRUM	1 3/4" CAL.	B&B	STRAIGHT LEADER & FULL CROWN
C	5	HACKBERRY/ CELTIS OCCIENTALLS	1 3/4" CAL.	B&B	STRAIGHT LEADER & FULL CROWN



N

30 0 30 60
SCALE IN FEET

LEGEND

PROPOSED TREE

SOD

MNDOT SEED MIX 22-111

MNDOT SEED MIX 33-262

GENERAL NOTES:
1. PROVIDE 4" MIN. PREMIUM TOPSOIL FOR AREAS TO BE RESTORED WITH SOD OR MNDOT SEED MIX 33-262.
2. LOTS TO BE RESTORED WITH MNDOT SEED MIX 22-111 SHALL BE HELD DOWN 4" TO PROVIDE FOR TOPSOIL SPREADING AFTER HOME CONSTRUCTION. OUTLOTS AND SCREEN BERMS SHALL BE FULLY RESTORED WITH 4" TOPSOIL AND SEEDED.

ALL TREES TO BE PREMIUM QUALITY, NO "PARK GRADE" TREES ARE PERMITTED.

AFTER INSTALLATION, TRIM OUT DEADWOOD AND/OR DEFORMED TWIGS. DO NOT CUT LEADER.

AMENDED SOIL SHALL CONTAIN 6% ORGANIC MATTER BY VOLUME.

DIAMETER OF HOLE SHALL BE THREE TIMES THE DIAMETER OF THE ROOTBALL OR ROOT MASS.

ORGANIC MATTER SHALL NOT BE BANKED AGAINST THE STEM OR TRUNK OF THE TREE.

TREE SHALL NOT BE STAKED UNLESS IT IS ABSOLUTELY NECESSARY TO DO SO.

ALL TAGS, BANDS AND WIRES SHALL BE REMOVED FROM TREE IMMEDIATELY AFTER PLANTING.

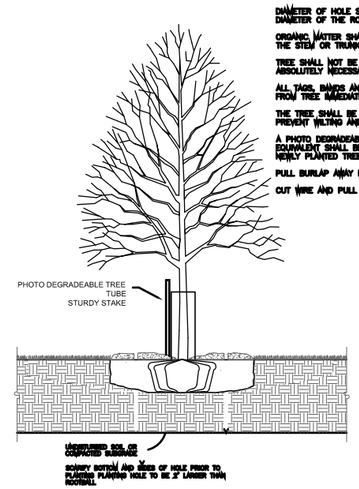
THE TREE SHALL BE WATERED AS NECESSARY TO PREVENT WILTING AND PROMOTE ROOT GROWTH.

A PHOTO DEGRADEABLE TREE TUBE OR EQUIVALENT SHALL BE INSTALLED AROUND ALL NEWLY PLANTED TREES.

PULL BURLAP AWAY FROM TREE STEM.

CUT WIRE AND PULL AWAY FROM TREE STEM.

THE PLANTING DEPTH OF EACH TREE WILL BE INSPECTED. ANY TREE PLANTED TOO DEEPLY OR WITH FLARE BURIED WILL BE REJECTED.



APPROVED		STANDARD DETAILS TREE PLANTING DETAIL
DATE 5-97	City of RAMSEY	CITY PLATE No. PARK-2

DATE	REVISION
12/29/14	ISSUE FOR CITY REVIEW
1/6/15	REVISED FOR ADDITION OF STORM SEWER PROFILES
1/21/15	REVISED PER CITY COMMENTS
3/26/15	REVISED PER CITY COMMENTS

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

ADAM M. THIELE, PE
Date 12/29/14 Lic. No. 51317

DESIGNED BY: AMT
DRAWN BY: AMT
CHECKED BY: TAE

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

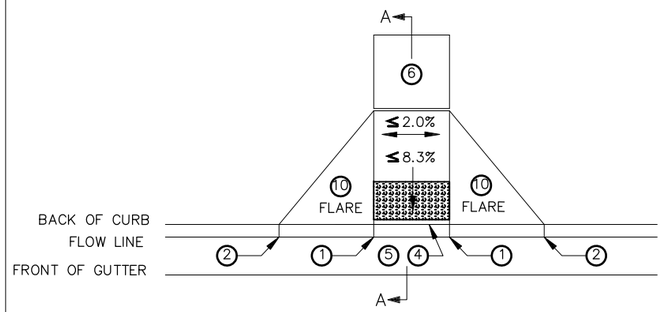
RIDGEPOINT

LANDSCAPE PLAN
CITY OF RAMSEY, MINNESOTA

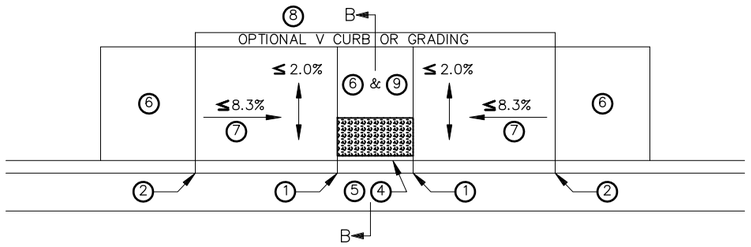
SHEET 15 OF 20 SHEETS

3632.02

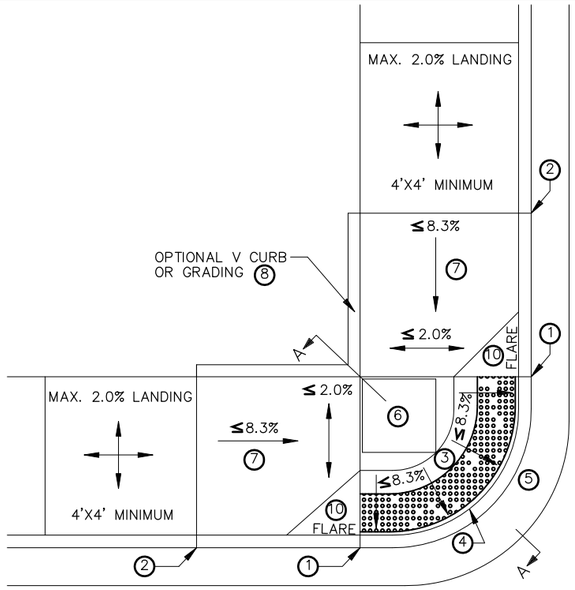
Apr 10, 2015 - 10:10am
K:\cad_eng\PROJECTS\PRIVATE\3632.02\dwg\363202 LAND.dwg



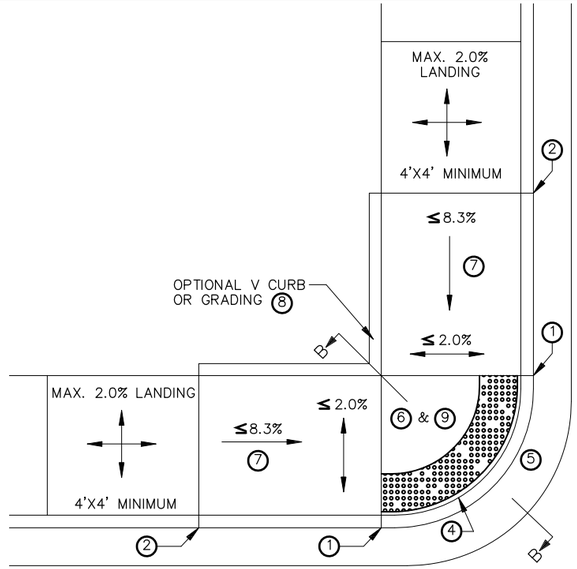
PERPENDICULAR



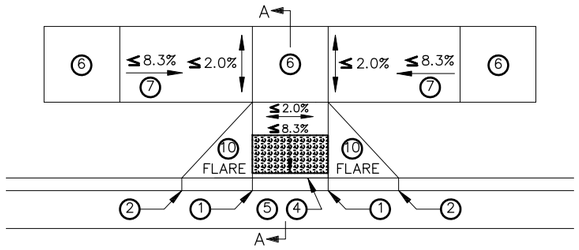
PARALLEL



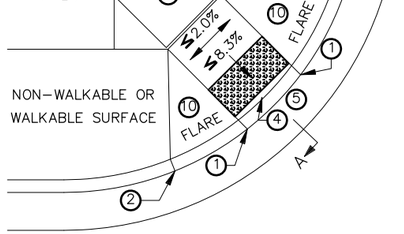
FAN



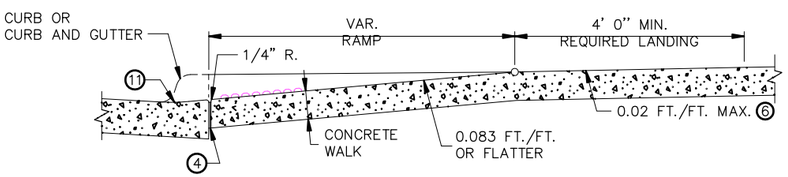
DEPRESSED CORNER



TIERED PERPENDICULAR

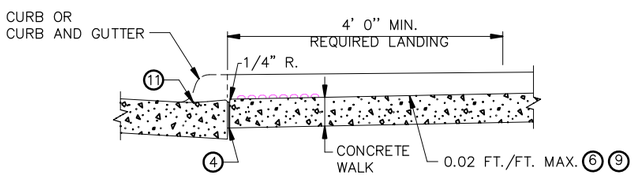


DIAGONAL (12)



SECTION A–A

PERPENDICULAR/TIERED/DIAGONAL/FAN



SECTION B–B

PARALLEL/DEPRESSED CORNER

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.

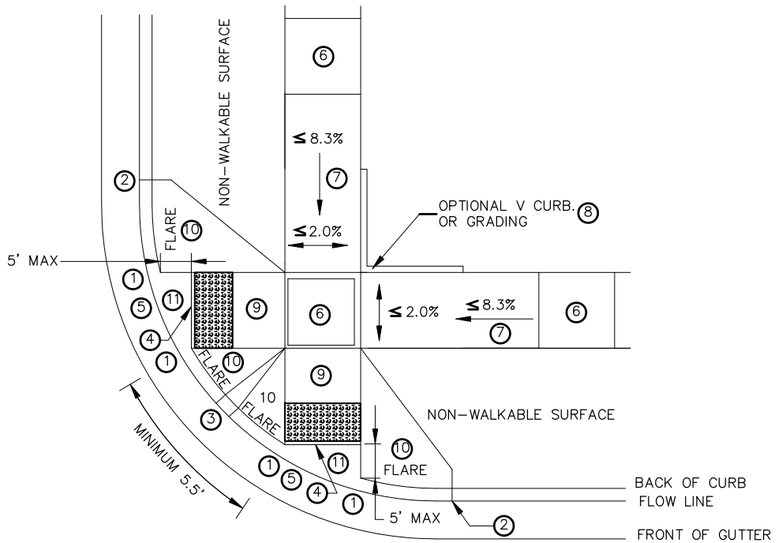
(9) DETECTABLE WARNINGS MAY BE PART OF 4' X 4' LANDING AREA IF IT IS NOT FEASIBLE TO CONSTRUCT THE LANDING OUTSIDE OF THE DETECTABLE WARNING AREA.

(10) SEE SHEET 4 OF 5, TYPICAL SIDE TREATMENT OPTIONS, FOR DETAILS ON FLARES AND RETURNED CURBS.

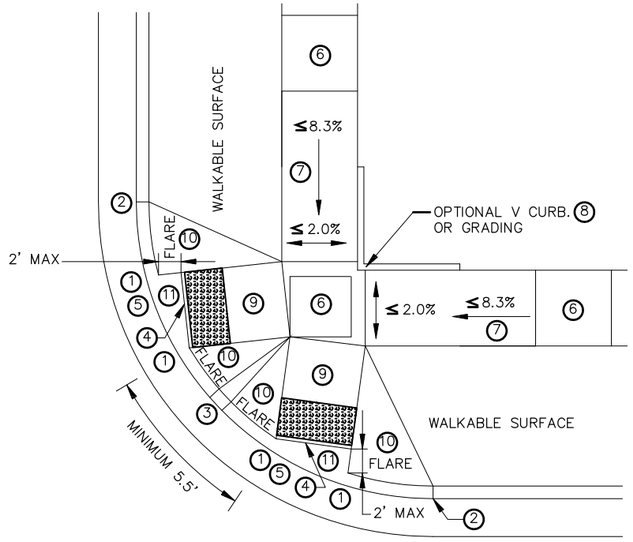
(11) SEE SHEET 3 OF 5 FOR FURTHER DETAIL.

(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 APPROVED: MAY 10, 2012	

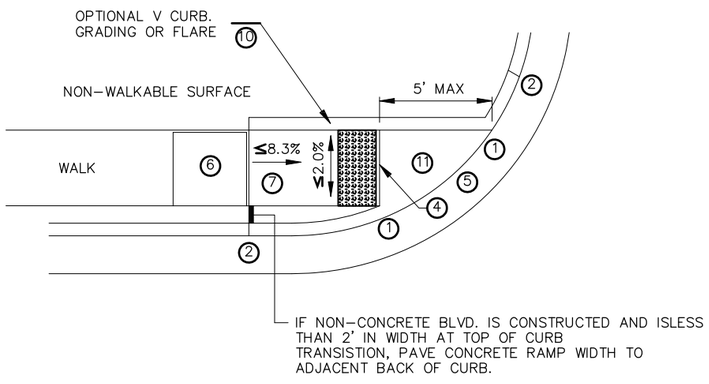


ADJACENT TO NON-WALKABLE SURFACE

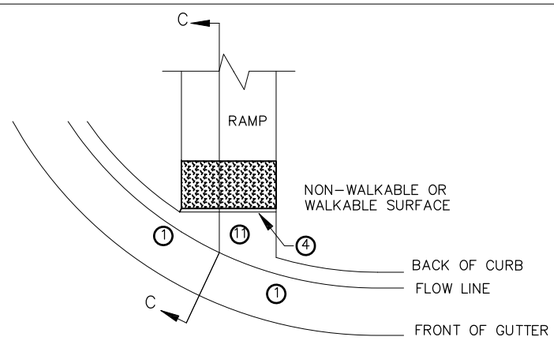


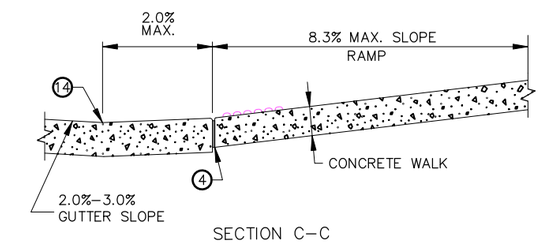
ADJACENT TO WALKABLE SURFACE

COMBINED DIRECTIONAL



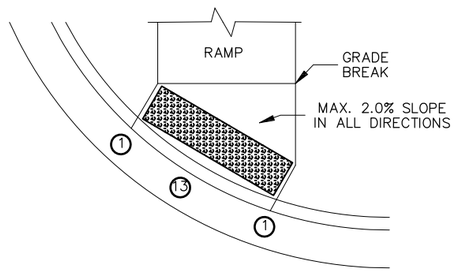
ONE-WAY DIRECTIONAL





SECTION C-C

CURB FOR DIRECTIONAL RAMPS (12)



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.

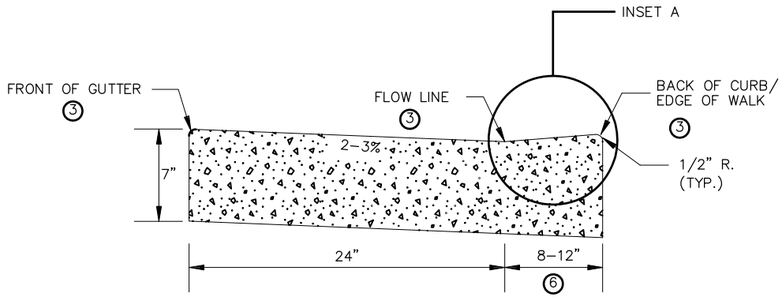
CONTRACTOR SHALL EMPLOY APPROPRIATE METHODS FOR INTERMEDIATE GRADE CONTROL TO ENSURE ALL GRADE BREAKS ARE CONSTRUCTED PROPERLY.

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

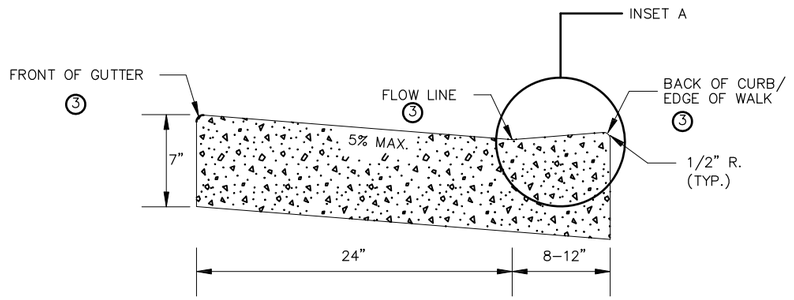
4' MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS. SHARED USE PATHS SHALL HAVE DETECTABLE WARNING ACROSS THE ENTIRE WIDTH OF PATH WHEN THE PATH CROSSES A ROAD.

(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) DOMES 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.

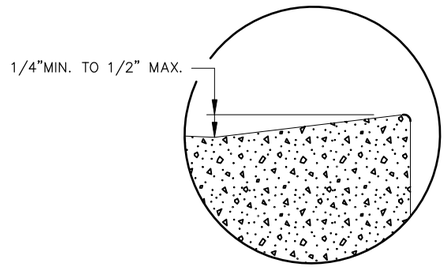
STANDARD PLAN SHEET NO. 5-297.250 (2 OF 5)	PEDESTRIAN CURB RAMP DETAILS
STANDARD APPROVED: MAY 10, 2012	



NON PERPENDICULAR ①

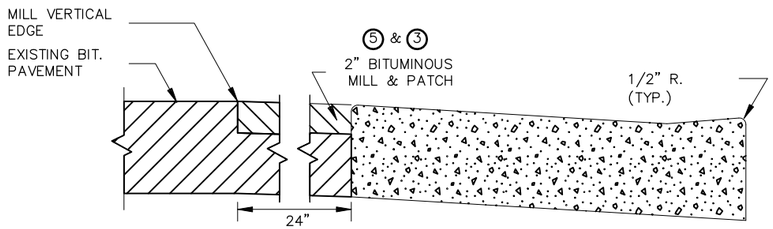


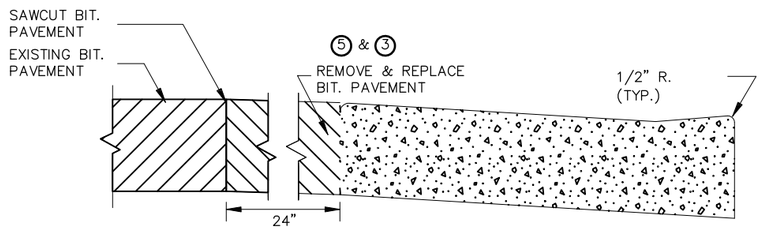
PERPENDICULAR ②

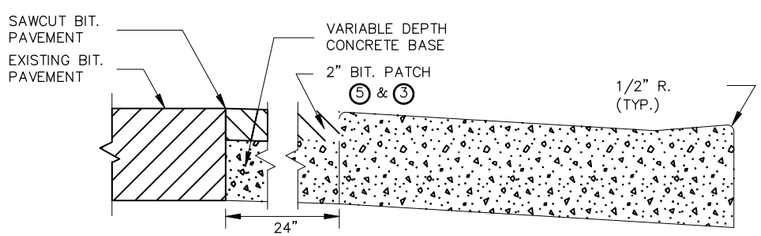


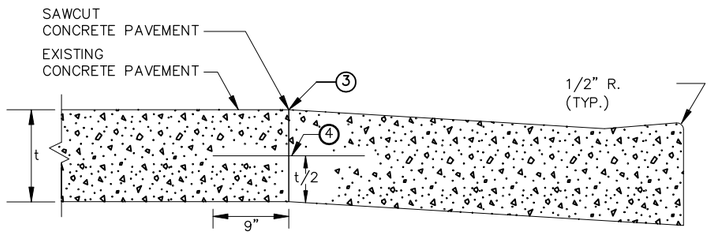
INSET A

PEDESTRIAN ACCESS ROUTE CURB & GUTTER DETAIL









PAVEMENT TREATMENT OPTIONS IN FRONT OF CURB & GUTTER

FOR USE ON CURB RAMP RETROFITS

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 COMBINED 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.

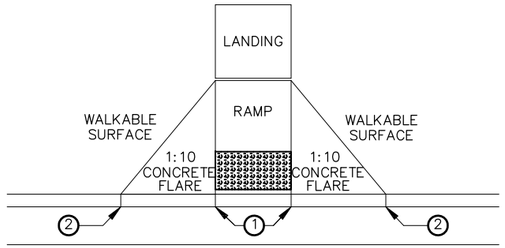
③ THERE SHALL BE NO VERTICAL DISCONTINUITIES GREATER THAN 1/4".

④ DRILL AND GROUT NO. 13 EPOXY–COATED 18" LONG BARS AT 2' CENTER TO CENTER INTO EXISTING CONCRETE PAVEMENT.

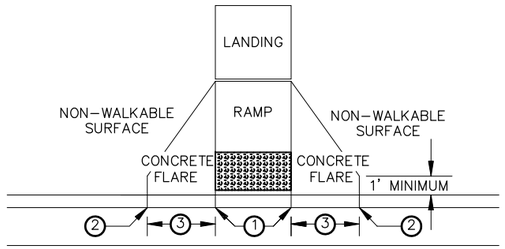
⑤ ELEVATION CHANGE TAKES PLACE FROM THE EXISTING TO NEW FRONT OF GUTTER. PATCH IS USED TO MATCH THE NEW GUTTER FACE INTO THE EXISTING ROADWAY.

⑥ VARIABLE WIDTH FOR DIRECTIONAL CURB APPLICATIONS.

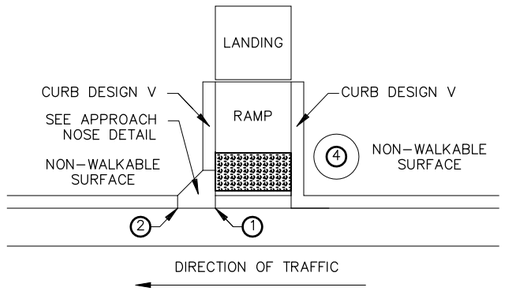
STANDARD PLAN SHEET NO. 5–297.250 (3 OF 5)	PEDESTRIAN CURB RAMP DETAILS
STANDARD APPROVED: MAY 10, 2012	
RIDGEPOINT, CITY OF RAMSEY	SHEET NO. 18 OF 20 SHEETS



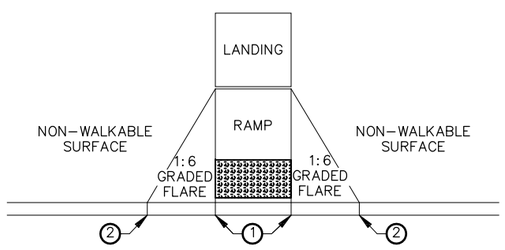
PAVED FLARES
ADJACENT TO WALKABLE SURFACE



PAVED FLARES
ADJACENT TO NON–WALKABLE SURFACE

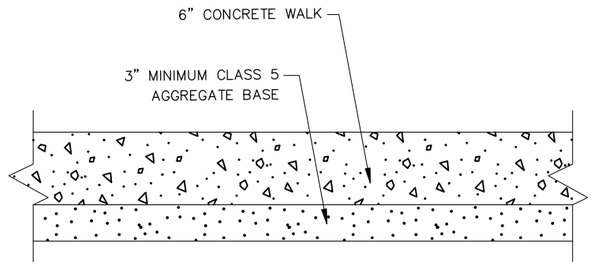


RETURNED CURB

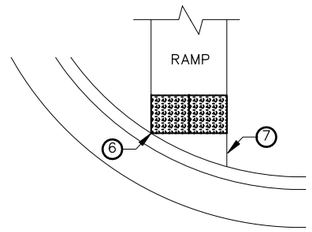


GRADED FLARES

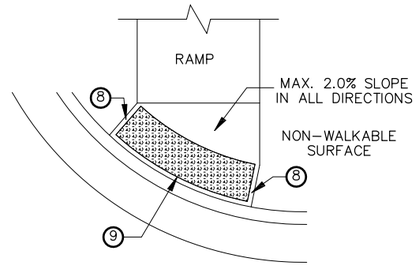
TYPICAL SIDE TREATMENT OPTIONS ⑤



TYPICAL SIDEWALK SECTION
WITHIN INTERSECTION CORNER

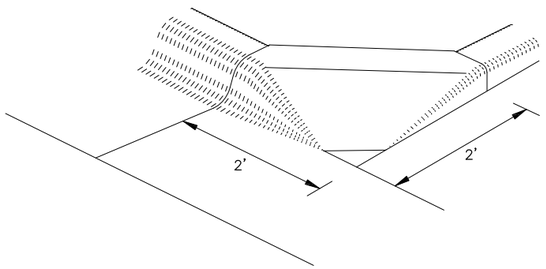


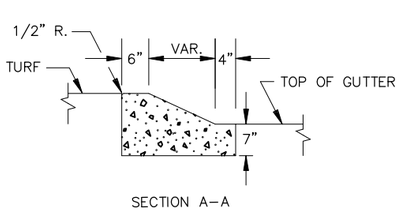
DETECTABLE WARNING
SETBACK CRITERIA



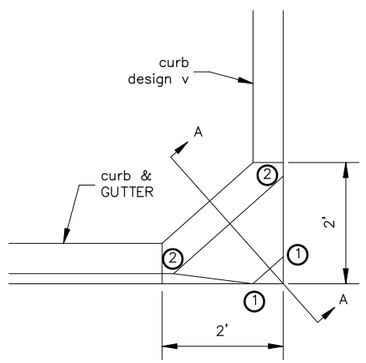
RADIAL DETECTABLE
WARNING AT RADIUS

DETECTABLE WARNING PLACEMENT





SECTION A–A



APPROACH NOSE DETAIL
FOR DOWNSTREAM SIDE OF TRAFFIC

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.

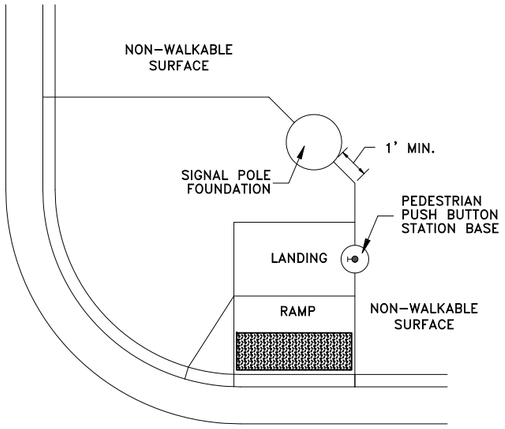
WHETHER A SURFACE IS WALKABLE OR NOT SHALL BE DETERMINED BY THE ENGINEER.

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

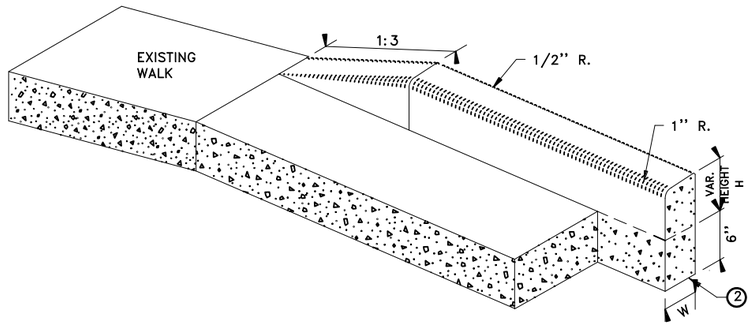
4' MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS. SHARED USE PATHS SHALL HAVE DETECTABLE WARNING ACROSS THE ENTIRE WIDTH OF PATH WHEN THE PATH CROSSES A ROAD.

① 0" CURB HEIGHT.
② FULL CURB HEIGHT.
③ 2' – 3' CONCRETE FLARE.
④ IMMOVABLE 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 5' 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.

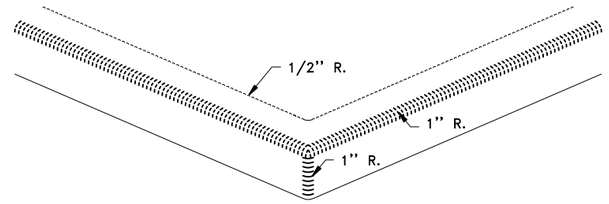
STANDARD PLAN SHEET NO. 5–297.250 (4 OF 5)	PEDESTRIAN CURB RAMP DETAILS
STANDARD APPROVED: MAY 10, 2012	
RIDGEPOINT, CITY OF RAMSEY	SHEET NO. 19 OF 20 SHEETS



CONCRETE WALK EDGES ADJACENT TO CONCRETE STRUCTURES

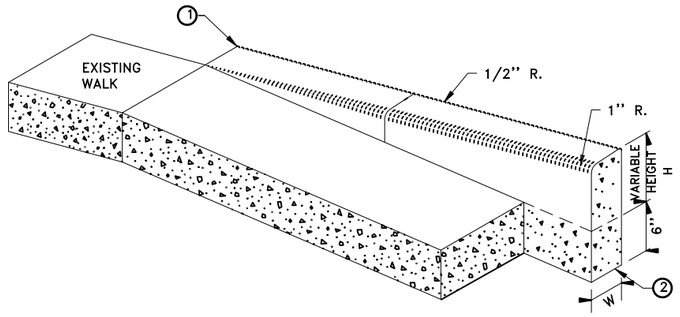


V CURB ADJACENT TO LANDSCAPE
CURB WITHIN SIDEWALK LIMITS

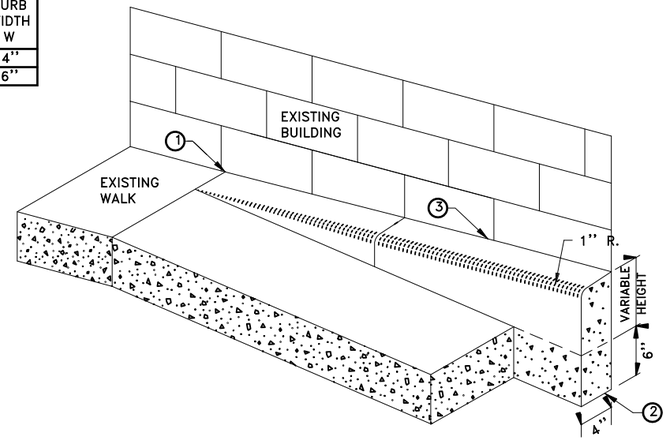


V CURB INTERSECTION

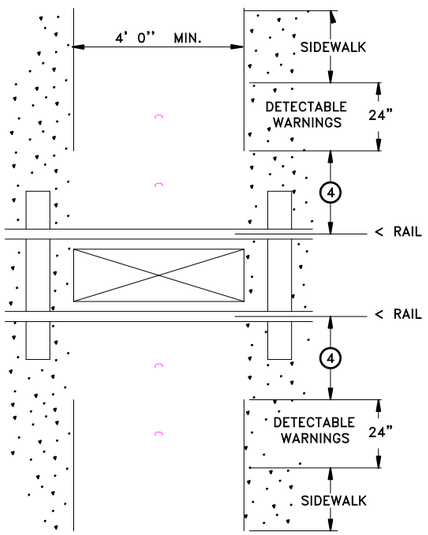
CONCRETE CURB DESIGN V	
CURB HEIGHT H	CURB WIDTH W
< 6"	4"
≥ 6"	6"



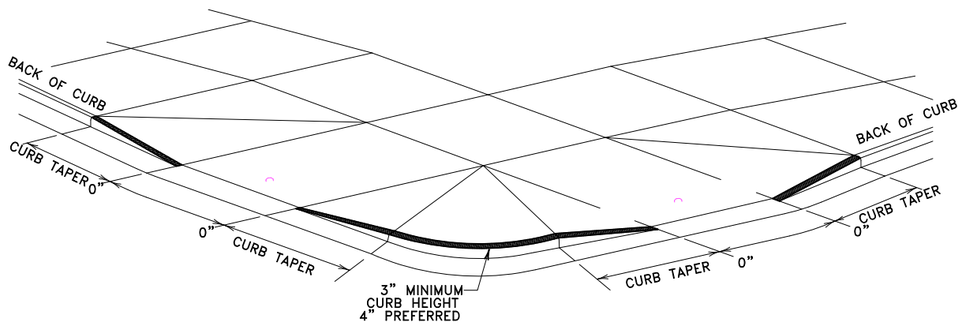
V CURB ADJACENT TO LANDSCAPE
CURB OUTSIDE SIDEWALK LIMITS



V CURB ADJACENT TO BUILDING



RAILROAD CROSSING PLAN VIEW



DETECTABLE EDGE AT QUADRANT ⑤

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 SEALED AND BOND BREAKER SHALL BE USED BETWEEN EXISTING STRUCTURE AND PLACED V-CURB.

④ EDGE OF DETECTABLE WARNING SURFACES SHALL BE PLACED 6' MINIMUM TO 15' 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 WHEREVER 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 ACCESSIBILTY GUIDELINES.

STANDARD PLAN SHEET NO. 5-297.250 (5 OF 5)	PEDESTRIAN CURB RAMP DETAILS
STANDARD APPROVED: MAY 10, 2012	
RIDGEPOINT, CITY OF RAMSEY	SHEET NO. 20 OF 20 SHEETS

RIDGEPOINT

CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 35, T. 32, R. 25

KNOW ALL PERSONS BY THESE PRESENTS: That Village Bank, a Minnesota corporation, owner of the following described property:

That part of Lots 26 and 27, AUDITORS SUBDIVISION NO. 96, Anoka County, Minnesota, lying Easterly and Southeasterly of the following described line:

Beginning at the intersection of the Northerly shoreline of the Mississippi River and a line 75.00 feet Southeasterly of and parallel with the Southeasterly line of Lot 7, DICKENSON'S MISSISSIPPI ESTATE, said Anoka County, as measured along the Southeasterly extension of the Northeasterly line of said Lot 7; thence Northeasterly along said parallel line 235 feet, more or less, to its intersection with the Southeasterly extension of the Northeasterly line of said Lot 7; thence Northwesterly along said Southeasterly extension 75 feet to the Northeast Corner of said Lot 7; thence Northeasterly along the Northeasterly extension of said Southeasterly line 66 feet to the Northeasterly right-of-way line of Rivlyn Avenue; thence Southeasterly along said right-of-way line to a point 500 feet Southeasterly (as measured along said right-of-way line) of the intersection of said right-of-way line with Southeasterly right-of-way line of Poplar Drive (now known as Tungsten Street N.W.) as shown on the plat of DICKENSON'S MISSISSIPPI ESTATE; thence Northeasterly parallel with said Southeasterly right-of-way line to its intersection with the Southerly line of the plat of ANOKA INDEPENDENT GRAIN AND FEED ADDITION; thence Southeasterly and Northeasterly along the Southerly and Easterly line of said plat of ANOKA INDEPENDENT GRAIN AND FEED ADDITION to the North line of said Lot 26 and there terminating.

And lying Westerly of the following described line: Beginning at the most Northerly corner of Lot 14, said AUDITORS SUBDIVISION NO. 96; thence Southerly along the Northwesterly line of said Lot 14 to the most Westerly corner thereof; thence Southerly along the Southwesterly line of said Lot 14 to its intersection with a line parallel with and 150 feet Northwesterly (as measured at right angles) of the Southwesterly extension of the Southeasterly line of said Lot 14; thence Southwesterly along said parallel line a distance of 500 feet; thence Southwesterly deflecting to right 45 degrees 00 minutes 00 seconds a distance of 900 feet, more or less to the centerline of the Mississippi River and there terminating.

EXCEPT that part platted as DICKENSON'S MISSISSIPPI ESTATE SECOND ADDITION, said Anoka County, Minnesota.

AND

Outlot A, DICKENSON'S MISSISSIPPI ESTATE SECOND ADDITION, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as RIDGEPOINT and do hereby dedicate to the public for public use the public way and the drainage and utility easements as shown on this plat.

In witness whereof said Village Bank, a Minnesota corporation, has caused these presents to be signed by its proper officer this _____ day of _____ 2015.

VILLAGE BANK

_____
Randy L. Diers, President

STATE OF MINNESOTA

COUNTY OF_____

This instrument was acknowledged before me this _____ day of _____ , 2015 by Randy L. Diers, President of Village Bank, a Minnesota corporation, on behalf of the corportion.

_____
Notary Public, Minnesota
My commission expires _____

I Charles R. Christopherson 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 _____ , 2015.

_____
Charles R. Christopherson, Licensed Land Surveyor
Minnesota License No. 18420

STATE OF MINNESOTA
COUNTY OF ANOKA

This instrument was acknowledged before me this _____ day of _____ , 2015 by Charles R. Christopherson.

_____
Notary Public, Minnesota
My commission expires _____

City Council, City of Ramsey, Minnesota

This plat of RIDGEPOINT was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held this _____ day of _____, 2015, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Ramsey, Minnesota

By : _____ , Mayor By : _____ , Clerk

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 _____ , 2015.

_____
Larry D. Holum,
Anoka County Surveyor

ANOKA 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_____, 2015.

_____
Property Tax Administrator

By_____ , Deputy

ANOKA COUNTY RECORDER/REGISTRAR OF TITLES

County of Anoka, State of Minnesota

I hereby certify that this plat of RIDGEPOINT was filed in the office of the County Recorder/Registrar of Titles for public record on this _____ day of _____ , 2015, at_____ o'clock___.M. and was duly recorded in Book _____ Page _____ , as Document Number _____ .

_____
County Recorder/Registrar of Titles

By _____ , Deputy

Hakanson Anderson

RIDGEPOINT

CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 35, T. 32, R. 25

TUNGSTEN STREET N.W. (PLATTED AS POPLAR DRIVE)
Southeasterly right-of-way line of Poplar Drive (nka Tungsten Street NW)
AUDITOR'S SUBDIVISION NO. 96
ANOKA INDEPENDENT GRAIN AND FEED ADDITION
MINNESOTA DEPARTMENT OF TRANSPORTATION
US TRUNK HIGHWAY NO. 10 & 169
MONUMENTATION PLAT NO. 02-M6
North line of Lot 26, AUDITOR'S SUBDIVISION NO. 96
C BRG=N60°22'44"W R=762.19 Δ=1°08'22" L=14.81
Most Northerly corner of Lot 14, AUDITOR'S SUBDIVISION NO. 96
Easterly line of ANOKA INDEPENDENT GRAIN AND FEED ADDITION
N21°03'20"E 173.24
Most Westerly corner of Lot 14, AUDITOR'S SUBDIVISION NO. 96
Northwesterly line of Lot 14, AUDITOR'S SUBDIVISION NO. 96
S21°41'08"W 117.79
Southerly line of ANOKA INDEPENDENT GRAIN AND FEED ADDITION
S69°31'40"E 99.00
S68°25'11"E 35.20
Southeasterly line of Lot 14, AUDITOR'S SUBDIVISION NO. 96
OUTLOT A
Southwesterly line of Lot 14, AUDITOR'S SUBDIVISION NO. 96
150.00
123.34
N69°31'40"W 201.76
115.09
80.36
N20°02'20"E 168.10
104.80
N20°02'20"E
92.19
S26°29'15"E
80.50
S87°55'07"W
36.34
49.72
159.49
S21°28'15"W 153.90
117.36
Drainage & Utility Easement
190.57
500.00
S22°15'03"W
Line parallel with and 150 feet Northwesterly of the Southwesterly extension of the Southeasterly line of Lot 14, AUDITOR'S SUBDIVISION NO. 96
Southwesterly extension of the Southeasterly line Lot 14, AUDITOR'S SUBDIVISION NO. 96
Easterly line of ANOKA INDEPENDENT GRAIN AND FEED ADDITION
Southeasterly line of ANOKA INDEPENDENT GRAIN AND FEED ADDITION
Southerly line of ANOKA INDEPENDENT GRAIN AND FEED ADDITION
Northeasterly right-of-way line of Rivlyn Avenue
S65°41'00"E 392.96
500.00
RIVLYN AVENUE
DICKENSON'S MISSISSIPPI ESTATE
Northeasterly line of Lot 7, DICKENSON'S MISSISSIPPI ESTATE
Point 500 feet Southeasterly, as measured along the right-of-way line of Rivlyn Avenue, from the intersection with the Northeasterly right-of-way line of Poplar Drive (nka Tungsten Street NW)
Southeasterly right-of-way line of Poplar Drive (nka Tungsten Street NW)
Line parallel with the Southeasterly right-of-way line of Poplar Drive (nka Tungsten Street NW)
N19°01'36"E 145.64
146.75
N19°01'36"E
S69°17'40"E 178.57
227.33
S69°17'40"E
N43°57'20"E 49.00
N80°16'20"E 50.80
S85°53'40"E 51.00
12.06
OUTLOT D
L=106.69 Δ=101°52'48" L=262.35 R=60.00
L=4.61 Δ=4°23'51"
L=36.93 R=30.00 Δ=70°31'44"
48.76
N81°45'34"W 60.00
L=57.67 Δ=1°01'09"
149.08
L=456.19 Δ=96°22'05"
S65°41'00"E 72.45
S86°12'42"E 34.59
32.92
66.08 Meas.
N21°34'00"E (66.0-DEED)
33.05
33.63
S65°18'27"E 34.42
L=81.34 R=222.95 Δ=20°54'15"
S86°12'42"E 32.92
L=65.53 R=250.00 Δ=15°01'09"
N78°46'09"E 233.94
S11°13'51"E 60.00
30.00
30.00
RIVLYN AVENUE
BENCHMARK
N65°18'27"W 79.84
103.07
N86°12'42"W
4.01
Δ=01°13'23" L=49.96
23.17
20.12
80.50
80.50
29.64
Northeasterly extension of the Southeasterly line of Lot 7, DICKENSON'S MISSISSIPPI ESTATE
Northeast corner of Lot 7, DICKENSON'S MISSISSIPPI ESTATE
Southeasterly extension of the Northeasterly line of Lot 7, DICKENSON'S MISSISSIPPI ESTATE
Southeasterly line of and parallel with the Southeasterly line of Lot 7, DICKENSON'S MISSISSIPPI ESTATE
Line 75 feet Southeasterly of and parallel with the Southeasterly line of Lot 7, DICKENSON'S MISSISSIPPI ESTATE
235'± DEED
DICKENSON'S MISSISSIPPI ESTATE
Southeasterly line of Lot 7, DICKENSON'S MISSISSIPPI ESTATE
N10°37'27"E 67.70
71.70
N10°37'27"E
S04°50'42"E 143.48
OUTLOT C
S04°50'42"E 43.10
S85°38'00"W 80.00
41.03
N77°49'22"E 113.88
80.66
N67°07'25"E 80.70
53.22
S04°50'42"E 262.87
S04°50'42"E 245.92
135.57
131.12
105.59
N41°09'07"W
S34°28'47"W 28.48
55.60
N50°48'56"E 15.28
163.66
N20°00'20"E 69.00
30.95
S85°09'18"W 108.02
36.17
100.08
S19°45'12"E 33.83
S19°45'12"E 30.16
Drainage & Utility Easement
WET LAND
112.57
45°
84.07
474.68
494'±
S67°15'03"W
48.88
20.03
33.15
S67°15'03"W 204.86
OUTLOT B
209.13
-900'±-DEED
S43°09'39"E 63.80
12.41
90.73
S38°02'58"E
19.4
SURVEY LINE
N31°42'09"E 182.± 156.56
147.75
Northerly shoreline of Mississippi River
MISSISSIPPI RIVER
WATER ELEV 4/23/08 = 834.10 (NGVD 1929)
OHW ELEV = 835.10 (NGVD 1929)
100 YEAR FLOOD 847.0 (NGVD 1929)
Centerline of Mississippi River
SECOND ADDITION
OUTLOT A
ESTATE
MISSISSIPPI
DICKENSON'S
AUDITOR'S
SUBDIVISION
NO. 96
ANOKA INDEPENDENT GRAIN AND FEED
ADDITION
1
2
3
4
5
6
7
26
27

N

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

For the purposes of this plat the Northeasterly line of Lot 7, DICKENSON'S MISSISSIPPI ESTATE is assumed to bear North 65°18'27" West

○ Denotes 1/2 inch by 14 inch iron monument set and marked with Minnesota License No. 18420.

● Denotes found iron monument

— · — · — Denotes edge of Wet Land

BENCH MARK:
Top Nut Hydrant on the South side of Rislyn Avenue; 400'± East of the intersection of Rislyn Avenue and Tungsten Street NW.
Elevation = 859.98 (NGVD 1929)

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:

10 5 5 10

(NOT TO SCALE)

Being 10.00 feet in width and adjoining all right of way lines unless otherwise shown on this plat and being 5.00 feet in width and adjoining all side and rear lot lines unless otherwise shown on this plat.

Hakanson Anderson

Ridgepoint (Major Plat) by Village Bank
Copies of Previous Minutes (Planning Commission and City Council)

Planning Commission: April 3, 2014

5.03: Review Sketch Plan for Parcel Owned by Village Bank located at 6080 Highway 10 NW; Case of Village Bank

Presentation

Development Services Manager Gladhill presented the staff report stating the purpose of this case was to review a submitted Sketch Plan for a seven (7) lot single-family subdivision that is immediately adjacent to Rivlyn Avenue that will extend an existing cul-de-sac. The site is located on the easternmost border of the City, adjacent to the City of Anoka. The purpose of the Sketch Plan is to review the general layout of the proposed lots, street/cul-de-sac and overall use of the property. He reviewed the comments received from Lano Equipment noting this company had concerns with the compatibility of the development of seven single-family homes adjacent to their business. He reported the subdivision (plat) application would require a Comprehensive Plan Amendment, Zoning Amendment, and Easement Vacation. It was noted the site was currently guided as Business Park and is located within the E-1 Employment District, and a portion of the site is located within the Mississippi River Corridor Critical Area (MRCCA). The request generally complies with the minimum standards of the R-1 Residential district; however, there were some potential deficiencies in the minimum lot width, side yard setbacks and the length of the cul-de-sac. Staff requested comment from the Commission and to then recommend the applicant either begin or not begin preparing a preliminary plat for further review.

Commission Business

Commissioner VanScoy asked if this parcel was zoned R-1 Residential if a transition zone would be required.

Development Services Manager Gladhill stated buffering would be necessary and the City did not have a landscaping plan at this time. He indicated staff could look at different alignments for the proposed lots.

Chairperson Levine requested comment from the applicant.

Don Kveton, owner of Village Bank, 5750 177th Avenue, explained Village Bank has owned this property for several years and after the site has not sold, he was proposing to build homes. He stated new home sales were on the rise and he hoped to make the proposal work.

Curt Lano, Lano Equipment, expressed concern that the subject property was currently zoned E-1 Employment. He feared that if single-family homes were placed on this proposed parcel, that the future residents would be bothered by the adjacent industrial properties. He recommended the City also decide how the frontage road would be handled prior to considering this single-family development.

Development Services Manager Gladhill requested comment from the applicant on the range of housing prices for this parcel.

Mr. Kveton anticipated that the home prices would vary with the values increasing for the homes on river. He reported the homes would be built to meet the needs of the buyers.

Commissioner VanScoy commented the Mississippi River Trail currently follows the contours of the property. He asked if the trail location would change.

COPY

Development Services Manager Gladhill stated the trail location would not be altered, but the building pads would be increased in height.

Commissioners questioned how the Highway 10 Access Study could impact this parcel.

Development Services Manager Gladhill stated the Highway 10 Access Study had just finished its first phase and feedback had been provided to the City through an open house in 2013. From this point, Bolton & Menk was directed to provide lower costs and incremental improvements to meet the City's vision. He reported a second open house was held and additional adjustments would be made to the plans. He discussed the potential need for a frontage or backage road for local businesses along Highway 10. He commented the Highway 10 Access Study was not final and the City continues to work through this matter.

Mr. Lano explained he was presented only one frontage road option at the recent Open House. He stated two additional options were emailed to business owners after the meeting. He encouraged the City to make a decision on where the frontage road would be located as this would assist in how this area should develop.

Development Services Manager Gladhill stated 30 feet of right-of-way would be needed to place a frontage road along Highway 10. This would impact future expansions of the businesses along this roadway. He stated no decision has been made by the City regarding the frontage road at this time. It was noted the trail corridor would be installed in the current alignment.

Mr. Kveton asked if the trail location would hinder future development.

Development Services Manager Gladhill explained the trail location would not hinder development, and would provide a valuable connection to King's Island in Anoka, Minnesota.

Commissioner Field questioned where the trail was located on the plan.

Development Services Manager Gladhill reviewed the trail locations with the Commission. He reported the City needed to proceed with the Mississippi River Trail as presented as the cities of Anoka and Ramsey had secured a federal grant to build the trail and a contract had already been awarded. The Developer would need to realign the trail at its own costs and work through approvals related to the federal grant award.

Commissioner Brauer stated the subject property has been challenging for years given its location and proximity to Highway 10. He inquired if multi-family residential should be considered for this parcel or if further analysis was necessary before proceeding with the single-family development. He believed the Planning Commission needed additional information before a decision could be made regarding this property. He thought the applicant needed a more compelling case in order for the City to consider a Comprehensive Plan amendment.

Commissioner Bauer recommended the landowner review the proposed frontage road as this would reduce the size of the necessary cul-de-sac. In addition, Lot 6 should be removed from the plan and be made into Outlot A. He stated Lots 1 through 4 had issues with their side yard setbacks and by eliminating Lot 6 this would create additional land to improving the spacing of the lots.

Development Services Manager Gladhill responded the Comprehensive Plan did provide the City with a vision. He stated if the Commission supported the proposed sketch plan, a motion could be made to this effect. However, the Commission also needs to consider how to develop riparian lots while also keeping in mind the Highway 10 Access Study. Staff commented additional stakeholder meetings would need to be held as this matter proceeds.

COPY

Commissioner Brauer asked if the Commission could direct staff to proceed with the trail plan.

Development Services Manager Gladhill stated the trail alignment and construction would proceed as presented this evening. He reported a contract had already been awarded by the City. He indicated the City has been engaging the public throughout this process. He explained staff was seeking comment from the Commission on if a second look was needed regarding the Comprehensive Plan Amendment.

Commissioner Brauer commended staff for bringing the public together through the Open House process. He believed this process would greatly benefit this sketch plan.

Development Services Manager Gladhill questioned if the sketch plan should be a priority for City staff. He noted a broader City-initiated public processes for this Comprehensive Plan Amendment was not a budgeted item for 2014.

Commissioner Brauer did not believe this was a priority for the City in 2014 as only one landowner was requesting the Comprehensive Plan Amendment. For this reason, the matter could be put on the backburner until staff had the time and resources to address the matter.

Development Services Manager Gladhill thanked the Commission for their input.

Commissioner VanScoy expressed concerns mostly with the location of the future frontage road. He stated the trail would need to be taken into consideration by the developer.

Chairperson Levine stated this property has been a challenge for years and he would like to see a development work. He did not want redevelopment for this property to lose momentum.

Commissioner Bauer asked when a decision regarding the frontage road would be made.

Development Services Manager Gladhill clarified that the Highway 10 Access Study would be completed in June of 2014. The alignment of the frontage road would be determined after the study was given consent by the City. This could take approximately 12 to 18 months.

Commissioner Bauer explained that the Highway 10 Access Study was a significant event that would impact the subject property and could perhaps require a Comprehensive Plan Amendment.

Motion by Commissioner Bauer, seconded by Commissioner Field, to recommend the applicant begin preparing a Preliminary Plat for review after the completion of the Highway 10 Access Study was completed in June of 2014, with the frontage road serving as a buffer between the employment and residential properties.

Further discussion

Commissioner Brauer wanted to see a process that would include the neighborhood as this would ensure all surrounding landowners supported the development of this property.

Development Services Manager Gladhill stated if the sketch plan matter were delayed until June 2014 this could push the project back to 2015.

Commissioner Brauer understood there may be consensus among the Planning Commission that a change in the highway plan and the trail supported a Comprehensive Plan Amendment. He indicated he supported the homes adjacent to the river, but had issue with how the homes adjacent to the existing businesses would be buffered.

COPY

Development Services Manager Gladhill thanked Commissioner Brauer for his comments and requested comment from the applicant.

Mr. Kveton stated the frontage road remained an uncertainty and his plans would need to be further reviewed by Mr. Gorham. He thanked staff for working with him on this development and reiterated that he had not purchased this land, but it was given back to his bank. He was simply hoping to see the property developed.

Development Services Manager Gladhill recommended the Planning Commission proceed with the motion on the table and that staff continue to work with Mr. Kveton on the development.

Mr. Lano discussed how the frontage/backage road would impact his property.

Development Services Manager Gladhill clarified that the City would not be purchasing land at this time for purposes of redevelopment.

Commissioner VanScoy asked who would be making the final decision on the frontage road.

Development Services Manager Gladhill stated MnDOT would be completing a study and this study would then be given municipal consent by both Ramsey and Anoka.

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

Planning Commission: June 5, 2014

5.05: For Discussion Only: Receive Update and Work Plan for Major Plat and Comprehensive Plan Amendment for Ridgepoint Located at 6080 Highway 10 NW; Case of Village Bank

Presentation

Community Development Director Gladhill presented the staff report stating the City has received a request for a Major Plat from Village Bank for an amendment to the City's Comprehensive Plan to allow seven (7) single family lots located on the existing parcel at 6080 Highway 10 NW. This parcel is currently guided as Business Park and located in the E-1 Employment District. The proposed use would require an amendment to the Comprehensive Plan for Low Density Residential (LDR) and a Zoning Amendment to R-1 Residential (MUSA).

Community Development Director Gladhill reviewed the request in further detail and the Planning Commission's past consideration of this proposal and interaction with the Highway 10 Access Planning Study. He explained the applicant desires to better define upcoming steps and whether some items can be run concurrently. This is an opportunity for the Planning Commission to comment on the proposed Work Plan.

Chairperson Levine stated the Planning Commission felt the Highway 10 Access Planning Study was an important consideration.

Commissioner Bauer agreed that the important issue is the access location so it is kind of "jumping the gun" to consider a Major Plat at this point. He stated the southern lots make a lot of sense, regardless of where the other road goes, so those lots could be considered at this point and give Village Bank something to work on this summer.

COPY

Community Development Director Gladhill agreed there are impacts with the southern outlet and the Highway 10 Access Planning Study will provide viable options once the City's has a Land Use Plan surrounding that. He stated there are too many differing opinions on what that opportunity is, there is no consensus, but may be more consensus by the end of July when the Study is completed. He suggested Village Bank address phasing the plat and the resulting impact on the investment they would put into Rivlyn Avenue.

Randy Diers, President of Village Bank, stated they appreciate the massive scope of the redevelopment and focus of the Highway 10 Access Planning Study to eliminate over 200 access points along Highway 10. Unfortunately, it falls during a time they are platting this 5.7 acre site. Mr. Diers stated they believe the extension of the southern Rivlyn Avenue is the best use for their property, as it opens seven lots with access through an outlot onto the Mississippi River. He stated these lots will be popular during this economic recovery and the highest and best use of the site. Mr. Deers stated nice homes will be built, establishing a good tax base. He noted Rivlyn Avenue will be extended with a cul-de-sac and Outlot C will extend the bicycle path. This pushes the frontage road to the north. Mr. Diers stated they are new to this process and understand it hits at a time when Highway 10 is at the forefront of the City's plan. As the land owner, they want to move through this process as expeditiously as possible as the economy is improving. He stated phasing would be difficult because a prospective homeowner will want to know the road alignment prior to making an investment. In addition, they will be significant lots.

Commissioner Bauer stated concerns relate to the length of the cul-de-sac and whether an extension to Rivlyn Avenue could eliminate the cul-de-sac concern.

Mr. Deers stated the southern route is impactful to this site with a residential use so they hope for the northern service road option that would provide access to the industrial area more efficiently and still accomplish the goal of eliminating Highway 10 access points.

Commissioner Bauer asked about the zoning.

Community Development Director Gladhill indicated the parcel owned by Village Bank is almost entirely E-1 Employment with a sliver piece of Single Family Residential on the opposite side of the future Mississippi River Trail.

Commissioner Bauer stated maybe Outlot A should be zoned E-1. He supported starting a rezoning process because it would be necessary before the lots can be sold for residential.

Community Development Director Gladhill agreed it makes sense to have those lots zoned Residential but the frontage road remains to be resolved. He stated there are comments on both sides of which alternative is best so the City is awaiting the outcome of the Study. He stated staff will do their best to keep the process moving forward, but it will be tight because the City is also considering significant Comprehensive Plan amendments at peak times. Community Development Director Gladhill explained the Study was commissioned by the Department of Transportation so ultimately it will be their Study. It was funded partially by Anoka County and the City will be asked to adopt that Study, probably in July. At that point, preliminary and final design will occur within the broader Study.

Chairperson Levine stated he is trying to understand the timeline of this process.

Community Development Director Gladhill stated the final open house on the Study is June 25, 2014, at Greenhaven in Anoka. At that meeting, final comment will be accepted. Those comments will then be provided to regulating agencies so it may be mid-July to the end of July before the City adopts the Study. Community Development Director Gladhill stated he understands that is not the best timing for Village Bank but the City may learn enough through the process by the end of July/early August, where the Planning

COPY

Commission and City Council could potentially eliminate one of the alternatives and not have to wait for the final Study.

Chairperson Levine stated that is what he thought because it could take several months to complete this process.

Commissioner Brauer stated if it takes six months, then that is what it takes because it needs to be done right in conjunction with the existing process and one should not be able to drive it one way or the other. He agreed with Commissioner Bauer that the consensus is that the lots along the River are prime lots but as for the rest of it, it is still up in the air. Commissioner Brauer stated this is a prime example of why the City needs the public process because the Planning Commission has heard from one party for using the Rivlyn Avenue approach but not heard from the others.

Community Development Director Gladhill stated the discussion tonight was to provide comment on the Village Bank proposal. He noted there have been many opportunities for public comment on the Highway 10 Study and the land use discussion has also been on going, but mostly related to traffic impacts. Community Development Director Gladhill agreed the process needed to unfold and the discussion was whether some things could run parallel at the same time.

Commissioner Nosan stated this is a difficult situation because if the road is put on the north side, all of the businesses will be affected and if on the south side, Village Bank would be affected. She stated she understands the difficult position of Village Bank and asked if there is a way to consider a partial plat for just the lots along the River.

Community Development Director Gladhill stated a phased plat could be considered and from that, Village Bank will have to make their economic decisions whether it makes sense to continue the path of developing as residential or instead find a user consistent with the zoning.

Mr. Deers stated it is not only their lots but other lots along Rivlyn Street will be impacted if the southern route is chosen.

Commissioner Brauer stated this is a Comprehensive Plan amendment so that timeline will be different than for a zoning change.

Chairperson Levine stated if things can be run parallel, that is an option, and the City will assure an appropriate process is followed.

Commissioner Bauer stated if the Planning Commission can get a good sense at the July meeting of whether it will be the north or south route, then it can proceed.

Chairperson Levine stated that is why the Planning Commission has to wait.

Community Development Director Gladhill stated if a consensus is reached, there will be substantial divisiveness in what that alternative will be so the pros and cons of each will need to be considered.

Planning Commission: July 10, 2014

5.03: Consider Recommendation and Approvals Related to Ridgepointe, a Major Subdivision, Case of Village Bank

1. Resolution #14-07-134 Adopting Findings of Fact #0930 Related to a Request for a Variance to Maximum Cul-De-Sac Length
2. Resolution #14-07-135 Granting a Variance to Maximum Cul-De-Sac Length

COPY

3. Resolution #14-07-136 Adopting Findings of Fact #0931 Related to a Request for Comprehensive Plan Amendment, Zoning Amendment and Preliminary Plat

4. Resolution #14-07-137 Approving Comprehensive Plan Amendment, Zoning Amendment and Preliminary Plat

Public Hearing

Chairperson Levine called the public hearing to order at 7:15 p.m.

Presentation

Development Services Manager Gladhill presented the staff report stating the purpose of this case was to consider a Comprehensive Plan Amendment, Zoning Amendment and Preliminary Plat approval for a seven (7) lot single family subdivision that is immediately adjacent to Rivlyn Avenue that will extend an existing cul-de-sac. The site is located on the easternmost border of the City, adjacent to the City of Anoka. The purpose of the Preliminary Plat is to provide approval of the layout and configuration of the Plat. The Planning Commission should consider Preliminary Plat approval to be approval of the plat itself, with the Final Plat approving a document for recording as well as approving the final construction plans to achieve the approved layout. The Final Plat is not reviewed by the Planning Commission. A video from MnDOT on the plans for Highway 10 was viewed. He requested the Commission consider how the proposed plat fits in with the Highway 10 Access Study. Staff reviewed the proposal in further detail and questioned how the Commission wanted to proceed with the subdivision. It was noted the request was under the 60 day review.

Citizen Input

Chairperson Levine supported this case be postponed.

Commissioner Bauer was in favor of holding off as well until the service road location has been determined. He stated it would make the most sense for the service road to have the southern route.

Commissioner Brauer recommended the public hearing be recessed. He suggested the Commission not make a decision on this matter until the MnDOT study was completed. He did not want the Planning Commission to have to deny the request because it did not have enough information. Development Services Manager Gladhill explained the public hearing could be postponed, but suggested comments be taken this evening.

Commissioner Nosan questioned where the trail would be located. Development Services Manager Gladhill reviewed the proposed trail location on the current plans with the Commission. He indicated the Parks Commission supported the reconfiguration of the trail. He commented that the trail location can be approved by the Park Commission prior to this item moving forward.

Randy Deers, representative from Village Bank, explained the subject property has been for sale for the past two years and there has been no interest. After discussing the property with a developer, the plan before the Commission was designed. He indicated the proposed plat would give the seven property owners access to the river. He stated Village Bank would prefer the northern route for the frontage road as it would impact the homeowners less. He believed the plan would benefit the City.

Chairperson Levine questioned how the Commission should move forward. Development Services Manager Gladhill suggested the Commission close the public hearing and begin discussing each item requested from Village Bank.

COPY

Commissioner Brauer asked if the applicant would be willing to move forward with this case even if the location of the frontage road was unknown. Mr. Deers stated this was a tough position and was hoping to have the frontage road moved to the north.

Commissioner Brauer commented the alternative would be that the Commission could take no action. He had concern with the City stepping on MnDOT's toes. Mr. Deers believed that after conversations with MnDOT, the frontage road was a City issue.

Chairperson Levine inquired if the Planning Commission had to take action this evening, or if the request could be delayed. Development Services Manager Gladhill reported the Planning Case could be delayed, as the City could extend the Planning Case another 60 days, which would allow staff time to review the final report on the MnDOT Highway 10 Access Study. He stated it would be appropriate to approve or deny the Comprehensive Plan Amendment.

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

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

Chairperson Levine closed the public hearing closed at 7:57 p.m.

Commission Business

Development Services Manager Gladhill further reviewed the options available to the Commission for this Planning Case. He commented a variance was being requested for the cul-de-sac length and the Comprehensive Plan Amendment would entitle the plat to move forward. He stated if the plat were approved as presented, the rear road was in conflict, and this alternative would have to be removed from the study.

Commissioner Bauer believed that residential made the most sense for this parcel.

Commissioner Brauer was in favor of waiting to take action on this Planning Case until MnDOT weighed in on this. Development Services Manager Gladhill stated the Commission could wait for the final study from MnDOT or wait for direction from MnDOT. He reported the Commission could make a recommendation contingent upon this information. He proposed holding a joint worksession with the City Council and Planning Commission for this item.

Commissioner Nosan could not support the proposed plat until the location for the frontage road was determined.

Chairperson Levine agreed.

Development Services Manager Gladhill suggested the Comprehensive Plan Amendment still be discussed and approved this evening.

Commissioner Brauer supported the joint worksession meeting with the City Council. He did not believe the Comprehensive Plan Amendment request could be considered until the frontage road location was resolved.

Development Services Manager Gladhill asked if the applicant would support the request being postponed until August. Mr. Deers agreed to the postponement to August with the understanding that action would be taken at that time.

COPY

Commissioner Brauer was comfortable making a recommendation to approve the lots along the river, and not the ones in the cul-de-sac. Development Services Manager Gladhill did not believe the applicant wanted to proceed in this manner. He recommended the Planning Case be postponed to allow for review of the final MnDOT report and for further discussion with the City Council.

Motion by Commissioner Bauer, seconded by Commissioner Maul, to postpone action on this request to the August Planning Commission meeting.

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

City Council: July 22, 2014

7.01: Consider Adopting Resolution #14-07-147: Receive Update on Highway 10 Access Planning Study and Consider Removal of One Riverdale Drive Extension Alternative

Community Development Director Gladhill presented the staff report and recommendation to adopt a resolution requesting Mn/DOT remove the backage road concept as an alternative for the extension of Riverdale Drive east of Tungsten Street, contingent upon discussions and coordination with the City of Anoka. He reviewed the consideration and recommendation of the Planning Commission that is consistent with staff's recommendation. Community Development Director Gladhill presented the anticipated timeline for the Study and anticipation the final Study will be presented to the Council early August, 2014.

The Council considered the two alignments (frontage road and backage road) and asked questions of Community Development Director Gladhill.

Community Development Director Gladhill explained that with a frontage road, the area was tight and would require right-of-way acquisition and necessitate retaining walls. He reviewed the proposed frontage and backage alignments, noting both impact opportunity for development. He reported that Lano Equipment has also voiced concern about the loss of outdoor storage space and how it fits within its long-term goals. Community Development Director Gladhill stated staff has discussed how a frontage road may preclude future Highway 10 improvements (i.e., additional lanes to increase capacity) and staff is holding that conversation with Mn/DOT. He stated staff has prepared land use concepts that indicate other options.

Councilmember Backous stated he finds the Council has not yet received enough information to select an alternative but his priorities would be: 1. Highway 10; 2. existing businesses; and, 3. developable property.

Mayor Strommen agreed that more information may be needed and asked about Mn/DOT's criteria. She shared the concern with precluding future Highway 10 improvements.

Community Development Director Gladhill explained Mn/DOT had prepared several alternatives to address identified problems and improve traffic flow and safety on Highway 10. Mn/DOT is now looking for Ramsey to make a decision, and vice versa. Since either alternative meets that goal, Mn/DOT would agree with either. With regard to the need for additional information, Community Development Director Gladhill stated Lano Equipment did not indicate preference for either alternative but it is clear they have concerns and want to also consider the option for relocation. Community Development Director Gladhill reviewed comments received from residents and indicated other businesses have not formally opposed either alternative but the automotive use may support the frontage road.

Mayor Strommen stated the frontage road seems more efficient with land use, keeps businesses oriented toward the highway, creates clear impression of how to access the businesses, and creates distance from residential uses. Her concern is whether it forecloses future opportunity with respect to Highway 10.

COPY

Community Development Director Gladhill stated this will become the vision of Highway 10 and he thinks there will be resistance to adding Highway 10 capacity in this location. He stated Village Bank has been very accommodating of this process even while they have submitted a project application.

Councilmember Backous stated a third alternative is to not select either one. He stated this request came forward because of a residential development request.

Councilmember LeTourneau stated he appreciates staff's diligence in determining all of the angles and since Mn/DOT is awaiting the City's decision, he supports staff's recommendation.

Motion by Councilmember LeTourneau, seconded by Councilmember Riley, to Adopt Resolution #14-07-147 Requesting Removal of the Southerly Alignment of Riverdale Drive Extension East of Tungsten Street from the Trunk Highway 10 Access Planning Study, contingent upon discussions and coordination with the City of Anoka.

Further discussion: Councilmember Backous stated he is not comfortable with either alternative until more information is gained from Lano Equipment and Mn/DOT. Mayor Strommen noted the resolution is contingent upon additional discussions with the City of Anoka. She stated the discussions can continue and it is known that Mn/DOT's goals are to improve safety by eliminating points of access to Highway 10. Councilmember Backous stated he does not want to make a decision that results in favoring one business for future development while also negatively impacting one long-time Ramsey business. Mayor Strommen stated for her, the consideration is how to meet Highway 10 safety goals, the most effective land use, land use goals, and needs of the City of Ramsey, not a particular business. Councilmember Johns stated her support for the motion, noting the uncertainty of not making a decision also impacts the businesses. She felt the motion on the floor would provide certainty to those businesses so they can move forward with their long-term plans. Mayor Strommen invited Planning Commissioners to make comment. Planning Commissioner Gary VanScoy stated his concern with the backage road alignment was routing traffic through a residential area in addition to routing that traffic into the businesses. He stated he sees advantages and disadvantages with both alternatives and indicated the Council's discussion points mirror that of the Planning Commission. He agreed that a decision is needed so this matter can move forward and stated his preference is the frontage road. Planning Commission Chair Gary Levine stated this decision has been under consideration for a long time and it is important to now make a decision and move forward. He noted once that occurs, the City can determine who needs help and how that can be addressed. Mayor Strommen thanked the Planning Commission for its deliberation, recommendation, and to those in attendance tonight.

Motion carried. Voting Yes: Mayor Strommen, Councilmembers LeTourneau, Riley, Johns, and Kuzma. Voting No: Councilmember Backous. Absent: Councilmember Tossey.

Planning Commission: August 7, 2014

5.06: Public Hearing: Consider Recommendation and Approvals related to Ridgepointe, a Major Subdivision; Case of Village Bank

5.06.1: Resolution #14-07-134 Adopting Findings of Fact #0930 Related to a Request for a Variance to Maximum Cul-de-Sac Length

5.06.2: Resolution #14-07-135 Granting a Variance to Maximum Cul-de-Sac Length

5.06.3: Resolution #14-07-136 Approving Comprehensive Plan Amendment, Zoning Amendment, and Preliminary Plat

Public Hearing

Chairperson Levine called the public hearing to order at 8:54 p.m.

COPY

Presentation

Community Development Director Gladhill presented the staff report noting this case was previously discussed on April 10th and was postponed on July 10, 2014 to the August 7th meeting in order to receive additional direction from the City Council regarding the implications of the Highway 10 Access Planning Study. On July 22, 2014, the Council adopted Resolution #14-07-147 officially requesting removal of the 'backage road' that conflicts with the current subdivision proposal, contingent upon discussions with the City of Anoka whom is also impacted by the future local road connection. It was noted on July 29, 2014, staff from the City of Anoka and Ramsey met to discuss Ramsey's request. It was noted the Highway 10 Access Planning Study was still not complete. Staff provided further comment on request and he was comfortable with the Planning Commission approving the applicants request with contingencies.

Citizen Input

Commissioner Bauer questioned what the issues were with the frontage road.

Community Development Director Gladhill reported the frontage road scenario creates a loop in the road in order for the road to properly align with Highway 10, which would mean the loss of developable commercial property in Anoka. He stated this matter was still being discussed by staff and had yet to be reviewed by the Anoka City Council. He explained that the road may be pushed to the east to reduce or eliminate the need for the loop.

Commissioner Bauer asked if the Anoka approved of the frontage road.

Community Development Director Gladhill explained that the contingent plans had been reviewed by staff but that nothing had been approved by Anoka Council or staff.

Randy Diehrs, 2344 Inland Drive North in Blaine, thanked staff for continuing to work on his request. He believed that the frontage road was appropriate and would allow for the creation of seven buildable lots. In addition, the frontage road would keep the Highway 10 traffic away from the residential lots.

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

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

Chairperson Levine closed the public hearing closed at 9:08 p.m.

Commission Business

Commissioner VanScoy supported the request with the contingencies recommended by staff.

Commissioner Bauer was uncomfortable taking the southern route off the table entirely. He would like to receive additional feedback from neighboring business and property owners. He explained the report presented by staff would eliminate the southerly route.

Community Development Director Gladhill reported this was the case.

Commissioner VanScoy believed that the Council recommended the southerly route be removed from consideration.

COPY

Community Development Director Gladhill reported a policy direction was provided by the Council on this matter that the southerly route should be removed consideration. A final determination on this matter could not be made until further discussions were held with the City of Anoka.

Commissioner Bauer questioned how the City would proceed if Anoka requested the frontage route be removed from consideration.

Community Development Director Gladhill stated Ramsey had the ability to make land use decisions within its borders and did not have to wait until the Highway 10 study was complete. He reported the City would continue to work with Lano Equipment, Inc. to address their concerns.

Commissioner Nosan supported the major subdivision request from the Village Bank and hoped that the frontage road would be pursued by the City.

Motion by Commissioner VanScoy, seconded by Commissioner Nosan, to recommend adopting Resolution #14-07-134 adopting Findings of Fact #0930 related to the request for a Variance to Maximum Cul-de-Sac length.

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

Motion by Commissioner VanScoy, seconded by Commissioner Nosan, to recommend adopting Resolution #14-07-135 approving a Variance to Maximum Cul-de-Sac length.

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

Motion by Commissioner VanScoy, seconded by Commissioner Nosan, to recommend that City Council adopt Resolution #14-07-136 approving a Comprehensive Plan Amendment, Zoning Amendment, and Preliminary Plat for Ridgepointe, contingent upon Compliance with the Staff Review File dated July 3, 2014 and the following:

1. Execution of a Development Agreement with the City.
2. Approval of a Letter of Map Revision related to Flood Plain Boundaries.
3. Elimination of Highway 10 Access Planning Study Tungsten Street Area Local Road Connection Alternative #2 (Backage Road).
4. Final Agreement with the City of Anoka on the placement of the roadway.

Further discussion

Commissioner Bauer asked if the applicant would have to wait to develop the property until the City of Anoka approved the roadway placement.

Community Development Director Gladhill stated the City would have to work through the Highway 10 Access Study to resolve these concerns. He believed that Council could grant contingent approval.

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

City Council: August 26, 2014

7.02: Consider Approvals Related to Ridgepoint, a Major Subdivision; Case of Village Bank

COPY

- Resolution #14-08-136 Approving Comprehensive Plan Amendment, Zoning Amendment, and Preliminary Plat
- Ordinance #14-13 Approving Zoning Amendment from E-1 Employment District to R-1 Residential (MUSA) District

Community Development Director Gladhill reviewed the staff report and recommendation to approve a Comprehensive Plan Amendment, Zoning Amendment, and Preliminary Plat for a seven-lot, single-family subdivision that is immediately adjacent to Rivlyn Avenue that will extend an existing cul-de-sac. He answered questions of the Council relating to how the Mississippi River Trail and Highway 10 realignment will be addressed and incorporated into these plans.

Motion by Councilmember LeTourneau, seconded by Councilmember Kuzma, to Adopt Resolution #14-08-136 Approving Comprehensive Plan Amendment, Zoning Amendment, and Preliminary Plat for Ridgepoint, contingent upon compliance with the Staff Review File dated July 3, 2014, and the following:

1. Execution of a Development Agreement with the City
2. Approval of a Letter of Map Revision related to Flood Plain Boundaries
3. Elimination of Highway 10 Access Planning Study Tungsten Street Area Local Road Connection Alternative #2 (backage road)

and to Introduce Ordinance #14-13 Approving Zoning Amendment from E-1 Employment District to R-1 Residential ((MUSA) District.

Further discussion: Councilmember Backous stated he had voted against these Amendments previously and intended to oppose this motion as well.

Motion carried. Voting Yes: Mayor Strommen, Councilmembers LeTourneau, Kuzma, Johns, and Tossey. Voting No: Councilmember Backous. Absent: Councilmember Riley.

City Council: September 23, 2014

7.05: Receive Update on Highway 10 Access Planning Study as it Relates to Ridgepointe, a Seven Lot Subdivision Located at 6080 Highway 10 NW

Community Development Director Gladhill provided an update on the Highway 10 Access Planning Study as it relates to Ridgepointe, a potential single-family subdivision proposed by Village Bank. He provided alternatives for consideration and explained the developer is planning to construct their own improvements prior to winter weather. Community Development Director Gladhill asked the Council for direction whether it would support allowing the developer, at their own risk, to proceed with the final plat.

Motion by Councilmember LeTourneau, seconded by Councilmember Riley, to allow the developer to proceed, at their own risk, to final plat.

Further discussion: Mayor Strommen noted the risk is in the cost to prepare the final plat and design. Community Development Director Gladhill confirmed that was correct.

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

COPY

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

RESOLUTION #14-07-147

RESOLUTION REQUESTING REMOVAL OF THE SOUTHERLY ALIGNMENT OF RIVERDALE DRIVE EXTENSION EAST OF TUNGSTEN STREET FROM THE TRUNK HIGHWAY 10 ACCESS PLANNING STUDY.

WHEREAS, MnDOT and Anoka County, in cooperation with the Cities of Ramsey and Anoka, are conducting a Trunk Highway 10 (TH 10) Access Planning Study to re-examine and identify the ultimate amount, types and locations of access to TH 10 between the Anoka/Sherburne County line west of Ramsey and the Rum River in the City of Anoka; and

WHEREAS, numerous Concept Plans are being developed to study optional improvements along the corridor to limit access to TH 10 and reduce congestion at the at-grade intersections; and

WHEREAS, the southerly alignment of the Riverdale Drive extension east of Tungsten Street conflicts with a proposed subdivision along Rivlyn Avenue to the south; and

WHEREAS, an alternative alignment of Riverdale Drive extension east of Tungsten Street is also shown to the north abutting Highway 10; and

WHEREAS, the southerly alignment creates a double frontage for residential parcels on the north side of Rivlyn Avenue; and

WHEREAS, at least one (1) property owner impacted by the extension of Riverdale Drive east of Tungsten Street is opposed to both alignments; and

WHEREAS, the northerly alignment will allow a current land use application known as Ridgepoint to move forward as presented; and

WHEREAS, Village Bank, Applicant for Ridgepoint, has requested that the southerly alignment be removed from future consideration from the Highway 10 Access Planning Study; and

WHEREAS, maximum future land use options are preserved with the northerly alignment; and

WHEREAS, the City of Ramsey requests that the southerly alignment be removed from future consideration due to the availability of other more viable options.

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

1) The City Council hereby requests the removal of southerly alignment of the Riverdale Drive Extension east of Tungsten Street from the Trunk Highway 10 Access Planning Study.

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

Mayor Strommen
Councilmember LeTourneau
Councilmember Riley
Councilmember Backous
Councilmember Johns
Councilmember Kuzma

and the following voted against the same:

None

and the following abstained:

None

and the following were absent:

Councilmember Tossey

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 22nd day of July, 2014.
The motion for the adoption of the foregoing resolution was duly seconded by Councilmember Riley, and upon vote being taken thereon, the following voted in favor thereof:

Mayor Strommen
Councilmember LeTourneau
Councilmember Riley
Councilmember Backous
Councilmember Johns
Councilmember Kuzma

and the following voted against the same:

None

and the following abstained:

None

and the following were absent:

Councilmember Tossey

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 22nd day of July, 2014.

Mayor

ATTEST:

City Clerk

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	5/7/15	**PROJECT ADDRESS**	6080 HIGHWAY 10 NW
PROJECT. TITLE	RIDGEPOINT – FINAL PLAT REVIEW		
ESCROW #	114039		
DEPARTMENT:	Planning		
TECHNICAL REVIEWER:		Tim Gladhill 763-576-4308 tgladhill@cityoframsey.com	

We offer the following comments regarding your request for a Comprehensive Plan Amendment, Zoning Amendment, and Preliminary Plat Approval for Ridgepointe for a parcel located at 6080 Highway 10 NW.

General: The Applicant is requesting approval of a Preliminary Plat for a seven (7) lot single family residential subdivision. This proposed Preliminary Plat is located south of Highway 10 NW, immediately adjacent to the existing cul-de-sac of Rivlyn Avenue at the city's eastern border. Final Plat will provide for the plat as it is to be recorded as well as construction documents for required improvements.

Land Use and Zoning: The City Council previously approved a Comprehensive Plan Amendment from Business Park to Low Density Residential. Additionally, the Final Plat will complete the process to approve a Zoning Amendment. The site is located in the E-1 Employment District (City Code Section 117-117) on the Official Zoning Map and will require a Zoning Amendment to R-1 Residential (MUSA) to support the change in use to residential.

The pyramid framework illustrates how much discretion the city has to make land use decisions based on the role it is playing.

Source: League of Minnesota Cities

It should be noted that the City did receive one comment by phone from Lano Equipment expressing concern if a residential use would be compatible in close proximity to uses within the E-1 Employment District that may generate noise that would distract from the residential setting. It should be noted that Lano Equipment must abide by the same noise regulations in existence today that protect the existing, adjacent residential development.

During Sketch Plan Review, the Planning Commission noted concern about transition area between the existing business park development along Highway 10 and the proposed residential.

Bulk Standard Requirements (City Code Section 117-111)

Setbacks: Required	Proposed:
Front yard: 30 feet	30 feet
Side yard-Habitable: 6 feet	5 feet (preliminary plat must be adjusted)
Side yard-Uninhabitable: 10 feet	5 feet (preliminary plat must be adjusted)
Rear yard: 30 feet	30 feet
Minimum Lot Size: 10,800 square feet	Range: 17,456 s.f. to 38,122 s.f.
Minimum Lot Width: 80 feet	Varies – Show at setback on Preliminary Plat

Net Density Calculations (City Code Section 117-111). The Applicant shall provide gross (total) acreage, as well as net acreage. Net acreage is calculated by subtracting wetlands and rights of way and other non-developable areas from gross acreage. The Applicant must also provide Net Density Calculations described as number of units per net acre. Without a

grading plan, it is not possible to calculate Net Density. The proposed gross density calculation is 1.79 units per acre. However, the Comprehensive Plan requires a minimum of three (3) units per acre throughout the sewered area of the community. As long as the average density meets or exceeds this density threshold over the entire sewered area, this threshold is met. This proposal would not bring the City's average density in the sewered/MUSA area below three (3) units per acre. Please provide this calculation.

Final Plat:

The Applicant is requesting Preliminary Plat review for seven (7) single family residential lots that would be located immediately east of Rivlyn Avenue and will extend the Rivlyn Avenue cul-de-sac to serve as access for the seven (7) proposed lots. This will result in the cul-de-sac total length over the 600 feet limit as required by City Code Section 117-614 Subd. (c)(3). The Planning Commission previously adopted Resolution #14-07-135 granting a Variance to Maximum Cul-De-Sac length.

The lot layouts generally meet the R-1 Residential District (MUSA) requirements in terms of lot size and placement on the lots. Corrections will be required to setbacks, but it appears that all lots would be able to meet all setbacks with the proper floor plan.

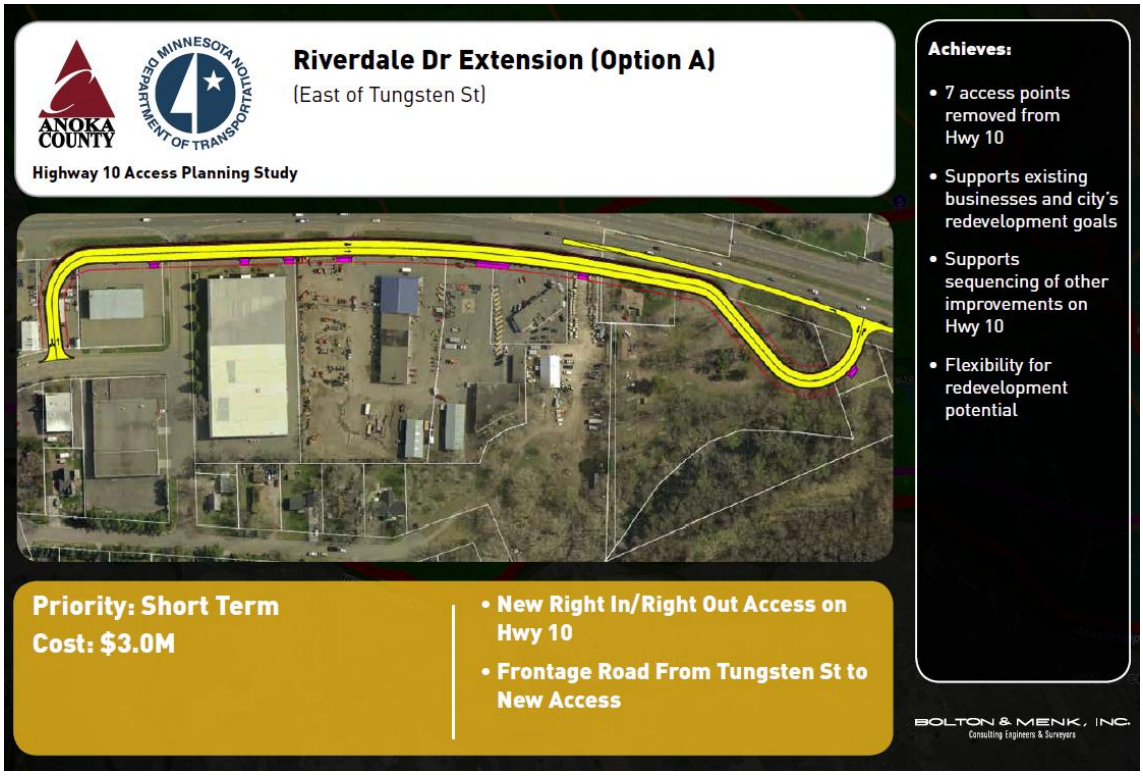
Four (4) outlots are proposed as part of the Preliminary Plat review. Outlot A is located at the far northeast corner of the plat and will have access to Highway 10 NW. This lot is proposed to retain the existing E-1 Employment District zoning classification and would be anticipated for future redevelopment opportunities or connection to existing uses. The existing commercial structure on Outlot A is proposed to be removed. Outlot A will not have access to Rivlyn Avenue. Outlot B is proposed to serve as deeded river access for Lots 1-7 and is located between Lots 1 and 2. It shall be made clear to future property owners that the Mississippi River Trail shall not be used for motor vehicles to access Outlot B. Outlot C would be created for the Mississippi River Trail corridor. Finally, Outlot D is created as a remnant piece due to the configuration of the proposed lots and could be combined with adjacent redevelopment.

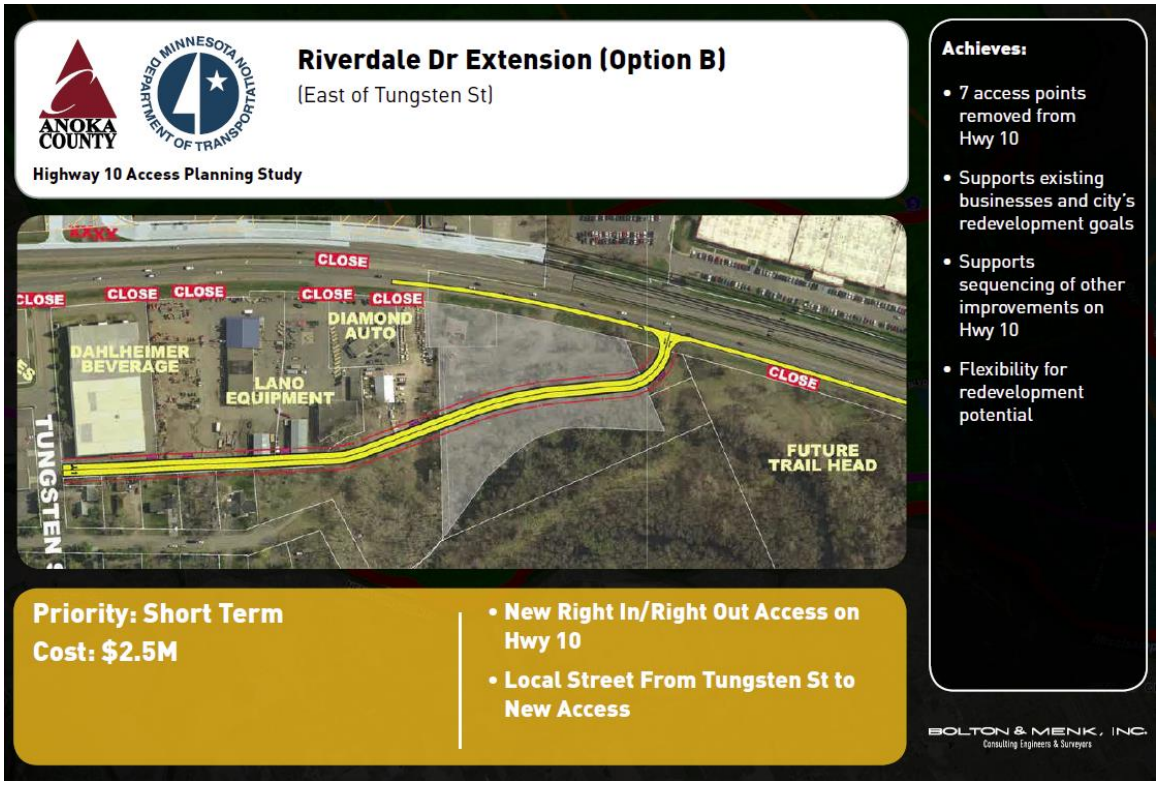
Portions of Lots 1-4 are located within the Mississippi River Corridor Critical Area (MRCCA) boundary. While a portion of these lots are within this boundary, the proposed structures are located outside of the boundary and the size of the lot will not exceed impervious surface limits of the Critical Area.

Streets: The proposed plat would extend existing Rivlyn Avenue nearly 300 additional feet. When measuring lengths of cul-de-sacs, the point of origin is the first point of multiple access points to the street. In this case, the point of origin is the intersection of Tungsten Street and Riverdale Drive. The existing measurement from the point of origin to the terminus of Rivlyn Drive is approximately 930 feet. The total length of a single access point road with the proposed plat would be 1,281 feet. The length of the cul-de-sac exceeds the 600 feet maximum length. The proposed right-of-way meets the minimum standard of sixty (60) feet in width and a radius of sixty (60) feet for cul-de-sacs. There are limited opportunities for additional connections to public streets to remove the dead end/cul-de-sac condition. Additionally, the surrounding built environment limits future connection options.

Highway 10 Access Planning Study: The Minnesota Department of Transportation (Mn/DOT) has initiated the Highway 10 Access Planning Study that has potential implications to this request. As it relates to the 'Tungsten Street Area', there are two (2) proposed alternatives to create a local road connection that would allow for the removal of private direct access onto the trunk highway system (U.S. Highway 10). One of the proposed alternatives would require that the current proposal be redesigned.

Continued on next page.





NOTE: These are alternatives were included in the final draft of the Highway 10 Access Planning Study. These alternatives have not been formally designed. As these alternatives are local road connections, the ultimate decision lies with the City. The Highway 10 Access Planning Study alternatives do not legally preclude the plat from moving forward. The City Council has previously moved that it does not support Option B, which conflicts with the proposed plat.

Approval of the proposed plat would eliminate Tungsten Street Area Local Road Option B from further consideration.

Development Fees: Park Dedication, Trail Development, Sanitary Sewer Trunk, Water Trunk, and Stormwater Management Fees shall be due on the Plat. These fees are collected at the time and at the rate the Final Plat is recorded. Sanitary Sewer and Water Lateral Benefit Fees are not required, as these services are proposed to be built as part of the development (not connecting individual services to existing water and sewer system). The Park and Recreation Commission shall review and make a recommendation regarding Park Dedication and Trail Development Fees. At this time, Staff recommends that a cash contribution be used to satisfy Park Dedication and Trail Development requirements.

Mississippi River Trail. The City of Ramsey, in coordination with the City of Anoka, has approved the Mississippi River Trail project that impacts this site. Construction of the project has already commenced. The trail was made possible by a Federal grant. As the grant has been awarded, as well as the contract for construction, it is not feasible to make changes to this improvement project at this time.

The trail is proposed to be modified from the plans for the MRT. The proposed Plat does preserve an adequate corridor for trail purposes. However, the proposed Preliminary Plat does propose to introduce fill to create buildable pad sites. This will create significant grade differentials between the proposed lot grades and the elevation of the Mississippi River Trail. This will likely result in the need of some sort of retaining wall, as shown on the plans.

Development Agreement: A Development Agreement shall be required outlining Stage I and Stage II Improvements (public improvements such as streets, trails, and utilities), performance sureties, inspection fees, process, and timelines.

Request for Assessment Agreement. The Applicant has indicated that they would desire to request that the Stage I and Stage II Improvements be constructed as a City Improvement Project and assessed back to the benefitted properties. Staff has discussed the scenario with the City Attorney, the City Engineer, and Finance Director. An Assessment Agreement shall be required as part of the Development Agreement noted above. Details of this Assessment Agreement shall be included as part

of the Preliminary Plat review. Please note that although reviewed along parallel with the Preliminary and Final Plat approvals, the Assessment Agreement request carries a slightly separate process. Construction Plans shall already be required as part of Final Plat review. Following approval of these plans with Final Plat, the City must advertise for bids, hold a sealed bid opening, and then consider accepting or rejecting submitted bids. This process will extend the normal review process as opposed to the Developer constructing the Stage I and Stage II Improvements themselves.

Civil Engineering Plans. Review of the Civil Engineering Plans can be found in the City Council Case petitioning the City to construct the Stage I and Stage II Improvements and assess the costs back to the benefitting properties.

Development Fees

City of Ramsey

2014 Residential Development Fee Calculator

	Units	Unit Type	Unit Price	Total	Notes
Park Dedication and Trail Development					
Park Dedication					
0-12 Units per acre; or	7	per unit	*$2,600*	$18,200	
12-19 Units per acre; or		per unit	*$2,405*	$0	7.5% Density Bonus
20+ Units per acre; or		per unit	*$2,210*	$0	15% Density Bonus
Assisted Living		per acre	*$4,738*	$0	
Trail Development	7	per unit	*$700*	$4,900	
Subtotal Park and Trail Development				***$23,100***	
Water and Sewer Fees					
Collected prior to recording plat.					
Water Fees					
Trunk/Connection	7	per unit	*$1,597*	$11,179	
Lateral		per acre	*$6,297*	$0	If already constructed
Sewer Fees					
Trunk/Connection	7	per unit	*$1,126*	$7,882	
Lateral		per acre	*$3,411*	$0	If already constructed
Subtotal Trunk and Lateral				*$19,061*	
Collected with individual building permits.					
Accessibility Charges					
Accessibility Charge (WAC)	7	per SAC Unit	*$1,177*	$8,239	Collected with Building Permit
Accessibility Charge (SAC)	7	per SAC Unit	*$2,485*	$17,395	Collected with Building Permit
SAC Handling Fee		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				***$44,695***	
Stormwater Management Fees					
Stormwater Management	7	per unit	*$459*	$3,213	
Subtotal Stormwater Management				***$3,213***	
Street Light Fees					
Street Light Type					
Cobra; or		per light	*$1,300*	$0	
The COR		per light	*$2,600*	$0	
Three (3) Years Operating and Maintenance		per light	*$294*		
Subtotal Street Lights				***$0***	
Sureties and Inspection Fees					
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	**$45,374**	
GRAND TOTAL FOR ENGINEERING INSPECTION FEES	**$0**	Separate from Building Permit
GRAND TOTAL FOR SURETIES	**$0**	
GRAND TOTAL FOR SAC/WAC	**$25,634**	Collected with Building Permit

ORDINANCE #15-09

CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

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

AN ORDINANCE AMENDING SECTION 117-90 "MAP" OF CHAPTER 117 OF THE CITY CODE OF RAMSEY, MINNESOTA.

SECTION 1. AMENDMENT

The following properties legally described in Exhibit A, attached hereto, or portions thereof are hereby amended for Lots 1-7 and Outlots B, C, and D, RIDGEPOINTE from E-1 Employment District to R-1 Residential (MUSA) District. Outlot A shall remain as E-1 Employment District.

(the "Subject Property")

SECTION 2. MAP

The City is hereby instructed to cause this amendment to be shown on the "City of Ramsey Zoning Map", which map was adopted pursuant to Section 117-90 of the Ramsey City Code.

SECTION 3. EFFECTIVE DATE

This ordinance becomes effective 30 days after its passage and publication, subject to City Charter Section 5.04.

PASSED by the City Council of the City of Ramsey, Minnesota the _____ day of_____, 2014.

_____
Mayor

ATTEST:

_____
City Administrator

Introduction date:
Posting dates:
Adoption date:
Publication date:
Effective date:

Exhibit A
Legal Description for Subject Property

That part of lots 26 and 27 Auditors Subdivision No. 96 lying southeasterly of the following described line: Beginning at inter of shoreline of Mississippi River and a line parallel with and 75 feet southeasterly of southeasterly line of Lot 7 Dickensons Mississippi Estate, as measured easterly along southeasterly extension of northeasterly line of said Lot 7, then northeasterly along said parallel line 235 feet plus + or – to its intersection with southeasterly extension of northeasterly line of said lot 7, thence northwesterly along said southeasterly extension 75 feet to northeast corner of said lot 7, thence northeasterly along northeasterly extension of said southeasterly line 66 feet to northeasterly right of way line of Rivlyn Avenue, thence southeasterly along said right of way line to a point 500 feet southeasterly, as measured along said right of way line, of inter of said right of way line with southeasterly right of way line of Poplar Drive, now known as Tungsten Street NW, thence northeasterly parallel with said southeasterly right of way line to intersect with following described line, also known as Line "A", commencing at the southeast corner of lot 13 said auditors subdivision, thence southwesterly along southwesterly extension of southeasterly line of said lot 13 260 feet to point of beginning of said line, thence easterly at an angle to northeast of 91 degrees 30 minutes 427.1 feet and there terminating, thence southeasterly along said line "A" to its point of termination, thence northeasterly deflecting to left 66 degrees 50 minutes, 49 feet, thence northeasterly deflecting to right 36 degrees 24 minutes 50.8 feet, thence easterly deflecting to right 13 degrees 50 minutes, 51 feet, thence northerly deflecting to left 74 degrees 4 minutes 168.1 feet, thence easterly deflection to right 90 degrees 26 minutes 99 feet thence northerly deflecting to left 89 degrees 25 minutes 163.1 feet to northerly line of said Lot 26 & there terminating and lying northwesterly of following described line, beginning at most northerly corner of lot 14 said auditors subdivision, thence southwesterly along northwesterly line of said lot 14 to most westerly corner thereof, thence southeasterly along southwesterly line of said lot 14 to intersect with a line parallel with & 150 feet northwesterly of, as measured at right angle, southwesterly, extension of southeasterly line of said lot 14, thence southwesterly along said parallel line 500 feet, thence southwesterly deflecting to right 45 degrees 900 feet + or – to shoreline of Mississippi River and there terminating except that part thereof lying southerly and westerly of Rivlyn Avenue, subject to easement of record, Anoka County, Minnesota.

ORDINANCE NO. 15-10

CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

AN ORDINANCE VACATING AN EASEMENT FOR DRAINAGE AND UILITY PURPOSES IN THE CITY OF RAMSEY, ANOKA COUNTY, MINNESOTA

The City of Ramsey Ordains:

SECTION 1. AUTHORITY

This ordinance is adopted pursuant to and under the authority of the Home Rule Charter of the City of Ramsey, Section 12.06 and Minnesota Statutes 412.851

SECTION 2. VACATION

The following described in Exhibit A attached hereto dedicated roadway is hereby vacated, to-wit.

SECTION 3. EFFECTIVE DATE

This Ordinance becomes effective thirty (30) days after its publication subject to the City Charter Section 5.07.

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

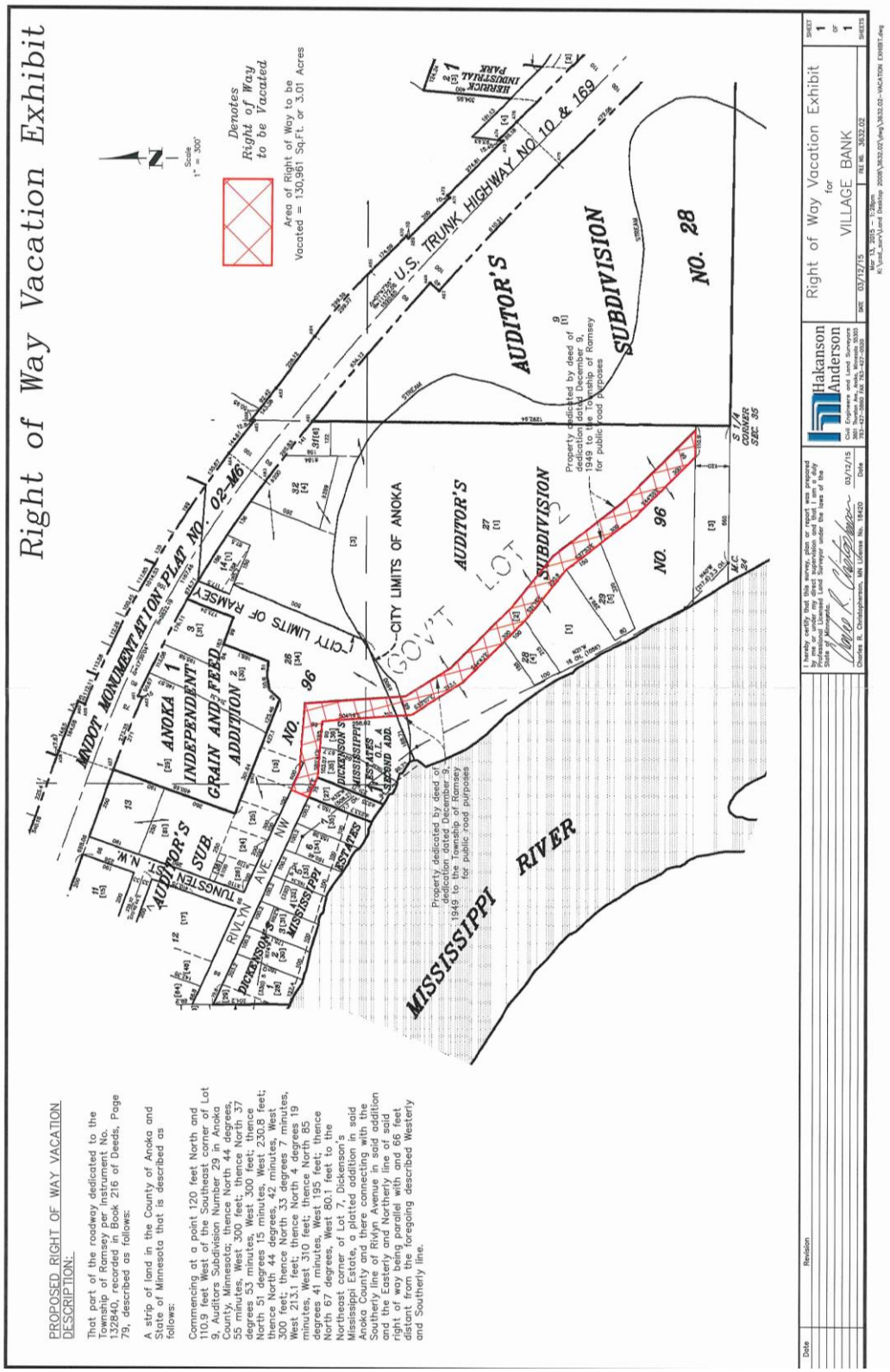
_____
Mayor

ATTEST:

_____
City Administrator

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

Exhibit A
Right of Way Vacation Exhibit



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

RESOLUTION #15-05-118

RESOLUTION GRANTING FINAL PLAT APPROVAL OF RIDGEPOINT

WHEREAS, Village Bank, hereafter referred to as "Developer", properly applied for comprehensive plan amendment, zoning amendment, and preliminary plat approval of the following property, described in Exhibit A, attached hereto, located in the City of Ramsey:

(Subject Property)

WHEREAS, on April 3, 2014, the Planning Commission reviewed a Sketch Plan for an unnamed Plat, now known as RIDGEPOINT, at which time the Planning Commission directed the Developer to postpone further review on the Comprehensive Plan Amendment, and therefore the Plat itself, until completion of the Highway 10 Access Planning Study; and

WHEREAS, the Subject Property is guided Places to Work in the 2030 Comprehensive Plan and is bordered by both Places to Work and Low Density Residential; and

WHEREAS, the Subject Property is located in the E-1 Employment District and is bordered by both the E-1 Employment District and the R-1 Residential (MUSA); and

WHEREAS, on June 4, 2014, the City of Ramsey received an application from Village Bank, Inc., for Comprehensive Plan Amendment, Zoning Amendment, and Preliminary Plat approval of RIDGEPOINT; and

WHEREAS, on July 10, 2014, the Planning Commission conducted a Public Hearing on the Comprehensive Plan Amendment, Zoning Amendment, and Preliminary Plat for RIDGEPOINT; and

WHEREAS, also on July 10, the Planning Commission conducted a Public Hearing for a request for a Variance to maximum cul-de-sac length and approved said Variance; and

WHEREAS, on July 22, 2014, the City Council reviewed the Preliminary Plat and Planning Commission recommendation; and

WHEREAS, the City Council finds that Low Density Residential is appropriate and compatible with the surrounding properties as well as consistent with the Vision, Values, Goals, and Implementation Strategies of the 2030 Comprehensive Plan; and

WHEREAS, on August 26, 2014, the City Council approved a Comprehensive Plan Amendment and Preliminary Plat for Ridgepoint. The City Council also introduced Ordinance #14-31 to approve a Zoning Amendment to R-1 Residential (MUSA).

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 a Final Plat Approval to RIDGEPOINT
2) contingent upon the following:
    a. The Developer shall enter into a Development Agreement with the City.
    b. The Developer shall secure a Letter of Map Revision (LOMR).

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 12th day of May, 2015.

_____
Mayor

ATTEST:

_____
City Clerk

Exhibit A
Legal Description

That part of lots 26 and 27 Auditors Subdivision No. 96 lying southeasterly of the following described line: Beginning at inter of shoreline of Mississippi River and a line parallel with and 75 feet southeasterly of southeasterly line of Lot 7 Dickensons Mississippi Estate, as measured easterly along southeasterly extension of northeasterly line of said Lot 7, then northeasterly along said parallel line 235 feet plus + or – to its intersection with southeasterly extension of northeasterly line of said lot 7, thence northwesterly along said southeasterly extension 75 feet to northeast corner of said lot 7, thence northeasterly along northeasterly extension of said southeasterly line 66 feet to northeasterly right of way line of Rivlyn Avenue, thence southeasterly along said right of way line to a point 500 feet southeasterly, as measured along said right of way line, of inter of said right of way line with southeasterly right of way line of Poplar Drive, now known as Tungsten Street NW, thence northeasterly parallel with said southeasterly right of way line to intersect with following described line, also known as Line "A", commencing at the southeast corner of lot 13 said auditors subdivision, thence southwesterly along southwesterly extension of southeasterly line of said lot 13 260 feet to point of beginning of said line, thence easterly at an angle to northeast of 91 degrees 30 minutes 427.1 feet and there terminating, thence southeasterly along said line "A" to its point of termination, thence northeasterly deflecting to left 66 degrees 50 minutes, 49 feet, thence northeasterly deflecting to right 36 degrees 24 minutes 50.8 feet, thence easterly deflecting to right 13 degrees 50 minutes, 51 feet, thence northerly deflecting to left 74 degrees 4 minutes 168.1 feet, thence easterly deflection to right 90 degrees 26 minutes 99 feet thence northerly deflecting to left 89 degrees 25 minutes 163.1 feet to northerly line of said Lot 26 & there terminating and lying northwesterly of following described line, beginning at most northerly corner of lot 14 said auditors subdivision, thence southwesterly along northwesterly line of said lot 14 to most westerly corner thereof, thence southeasterly along southwesterly line of said lot 14 to intersect with a line parallel with & 150 feet northwesterly of, as measured at right angle, southwesterly, extension of southeasterly line of said lot 14, thence southwesterly along said parallel line 500 feet, thence southwesterly deflecting to right 45 degrees 900 feet + or – to shoreline of Mississippi River and there terminating except that part thereof lying southerly and westerly of Rivlyn Avenue, subject to easement of record, Anoka County, Minnesota.

CITY OF RAMSEY
DEVELOPMENT AGREEMENT FOR RIDGEPOINT

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 **VILLAGE BANK**, 9298 Central Avenue NE, Blaine, MN 55434, a Minnesota Banking Corporation (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 RIDGEPOINT (the "Plat").

WHEREAS, the Plat subdivides the Subject Property into Lot 1, Block 1, Lots 1-5, Block 2, Lot 1, Block 3, Outlots A, B, C, & D, RIDGEPOINT, Anoka County, Minnesota.

THEREFORE, in consideration of the mutal promises set forth below, 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. Lot Corner Staking. The **PERMITTEE** must install lot corner stakes at all lot corners.

3. 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, Stormwater Management Fees, Street Light as well as Street Light Operation and Maintenance Fees.

4. Requirements for Building and Occupancy Permits.

DRAFT

a. No building permit for any lot in the Plat shall be issued until: (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.) [deleted]; d.) obtained all necessary permits from the Lower Rum River Watershed 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: (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.

5. **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

DRAFT

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).

6. 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.

DRAFT

c. Compliance with Laws and Regulations. The **PERMITTEE** represents to the **CITY** that the Plat complies with all **CITY**, County, metropolitan, State, and Federal laws and regulations, including but not limited to: subdivision ordinances, zoning ordinances and environmental regulations. If the **CITY** determines that the Plat does not comply, the **CITY** may, at its option, refuse to allow any construction or development work in the Plat until the **PERMITTEE** does comply. Upon the **CITY**'**S** demand **PERMITTEE** shall cease work until there is compliance.

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. 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.

f. 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.

g. 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.

h. Plat Approval Expenses. The **PERMITTEE** agrees that it will pay to **CITY** all **CITY** expenses incurred in the approval of the Plat, including, but not limited to, administration expenses, engineering and legal fees. Said expenses incurred after recording of the Final Plat shall also be paid within said fifteen (15) day billing period. Failure to pay the **CITY'S** expenses within the fifteen (15) day billing period will permit the **CITY** to draw upon any of the escrows required by this Agreement for payment.

DRAFT

i. Reimbursement to the **CITY**. The **PERMITTEE** agree to reimburse the **CITY** for all costs incurred by the **CITY** in defense or enforcement of this Agreement, or any portion thereof, including court costs and reasonable engineering and attorney's fees.

j. Certificate of Occupancy. The term "Certificate of Occupancy" as used in this Agreement shall be defined as a document issued by the **CITY'S** Building Official, which authorizes the structure to be used for its intended purposes.

k. 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:
VILLAGE BANK
Attn: Randy Diers, President
9298 Central Avenue NE
Blaine, MN 55434

TO THE CITY:
City of Ramsey
Attn: Community Development Director
7550 Sunwood Drive NW
Ramsey, MN 55303

[The remainder of this page is intentionally left blank.]

DRAFT

THE PERMITTEE:

VILLAGE BANK

By: _____

Its: _____

STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____ , 2015, by _____, the _____ of VILLAGE BANK, a banking corporation under the laws of the State of Minnesota on behalf of the corporation.

_____

Notary Public

THE CITY:

CITY OF RAMSEY

By: _____
Its: Mayor

By: _____
Its: City Clerk

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

The forgoing instrument was acknowledged before me on this_____ day of_____ 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

That part of lots 26 and 27 Auditors Subdivision No. 96 lying southeasterly of the following described line: Beginning at inter of shoreline of Mississippi River and a line parallel with and 75 feet southeasterly of southeasterly line of Lot 7 Dickensons Mississippi Estate, as measured easterly along southeasterly extension of northeasterly line of said Lot 7, then northeasterly along said parallel line 235 feet plus + or – to its intersection with southeasterly extension of northeasterly line of said lot 7, thence northwesterly along said southeasterly extension 75 feet to northeast corner of said lot 7, thence northeasterly along northeasterly extension of said southeasterly line 66 feet to northeasterly right of way line of Rivlyn Avenue, thence southeasterly along said right of way line to a point 500 feet southeasterly, as measured along said right of way line, of inter of said right of way line with southeasterly right of way line of Poplar Drive, now known as Tungsten Street NW, thence northeasterly parallel with said southeasterly right of way line to intersect with following described line, also known as Line "A", commencing at the southeast corner of lot 13 said auditors subdivision, thence southwesterly along southwesterly extension of southeasterly line of said lot 13 260 feet to point of beginning of said line, thence easterly at an angle to northeast of 91 degrees 30 minutes 427.1 feet and there terminating, thence southeasterly along said line "A" to its point of termination, thence northeasterly deflecting to left 66 degrees 50 minutes, 49 feet, thence northeasterly deflecting to right 36 degrees 24 minutes 50.8 feet, thence easterly deflecting to right 13 degrees 50 minutes, 51 feet, thence northerly deflecting to left 74 degrees 4 minutes 168.1 feet, thence easterly deflection to right 90 degrees 26 minutes 99 feet thence northerly deflecting to left 89 degrees 25 minutes 163.1 feet to northerly line of said Lot 26 & there terminating and lying northwesterly of following described line, beginning at most northerly corner of lot 14 said auditors subdivision, thence southwesterly along northwesterly line of said lot 14 to most westerly corner thereof, thence southeasterly along southwesterly line of said lot 14 to intersect with a line parallel with & 150 feet northwesterly of, as measured at right angle, southwesterly, extension of southeasterly line of said lot 14, thence southwesterly along said parallel line 500 feet, thence southwesterly deflecting to right 45 degrees 900 feet + or – to shoreline of Mississippi River and there terminating except that part thereof lying southerly and westerly of Rivlyn Avenue, subject to easement of record, 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 Eighteen Thousand Two Hundred Dollars and No Cents ($2,600 x 7 units = **$18,200.00**). 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 Four Thousand Nine Hundred Dollars and No Cents ($700 x 7 units = **$4,900.00**). 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 **PERMITTEE** is responsible for satisfying applicable Sanitary Sewer Trunk Fee requirements. The 2015 Sanitary Sewer Trunk Fee applicable to the Plat is $1,126 per residential unit. **PERMITTEE** must pay a Sanitary Sewer Trunk Fee of Seven Thousand Eight Hundred Eighty Two Dollars and No Cents ($1,126 x 7 units = **$7,882.00**). The **PERMITTEE** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.

4. Water Connection (Trunk) Fees. The **PERMITTEE** is responsible for satisfying applicable Water Trunk Fee requirements. The 2015 Water Trunk Fee applicable to the Plat is $1,597 per residential unit. **PERMITTEE** must pay a Water Trunk Fee of Seven Thousand Eight Hundred Eighty Two Dollars and No Cents ($1,597 x 7 units = **$11,179.00**). The **PERMITTEE** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.

5. Sanitary Sewer Lateral Benefit Fees. Not required.

6. Water Lateral Fees. Not required.

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 Three Thousand Two Hundred Thirteen Dollars and No Cents ($459 x 7 units = **$3,213.00**). The **PERMITTEE** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.

8. Street Light Fee. Not required.

9. Street Light Operation and Maintenance Fee. Not required.

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.

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

CC Regular Session **7. 7.**

Meeting Date: 05/12/2015

By: Bruce Westby, Engineering/Public Works

Information

Title:

Adopt Resolution 15-05-111 Approving Plans and Specifications and Authorizing Advertisements for Bids for Ridgepoint Residential Development Public Improvements, Improvement Project #15-21

Purpose/Background:

Purpose:

The purpose of this case is to approve final plans and specifications and authorize advertisements for bids for public improvements that support the Ridgepoint seven (7) unit single-family residential development, Improvement Project #15-21.

Background:

City of Ramsey Improvement Project 15-21 proposes to extend Rivlyn Avenue and construct public utilities to serve a new seven (7) single family lot development known as Ridgepoint. Attached is the title sheet of the plans prepared by the developer's engineer, Hakanson Anderson, which shows the location of the proposed improvements.

This is the third of three cases under consideration by the City Council this evening. The first two cases sought Council approvals for the Final Plat and an Assessment Agreement to allow the City to construct the proposed public improvements and to assess the private developer for the actual construction costs. This case seeks Council approval of the plans and specifications completed by Hakanson Anderson, the developer's engineer, and to authorize bids based on the approved plans and specifications.

The plans propose to extend Rivlyn Avenue approximately 500 linear feet to the east using a 32-foot wide (back-of-curb to back-of-curb) urban section with concrete surmountable curb and gutter and bituminous pavement, all located within a 60 foot wide right-of-way which will be deeded to the City upon completion of the project. Storm sewer and public utilities are also proposed to be constructed with the project, including the extension of watermain and sanitary sewer to serve a portion of the City of Anoka as previously approved by both City Councils via Joint Powers Agreement.

The plans also propose substantial subgrade corrections by removing unsuitable soils and debris from the subgrade soils and replacing the soils with engineered fill. This will ensure a stable subgrade base exists for the proposed improvements and the homes to be built on the adjacent lots.

The plans also propose to reconstruct the 10-foot wide Mississippi River Trail through a realigned corridor in the same general alignment and vicinity.

Notification:

Notifications were not required for this case.

If Council authorizes advertisements for bids, staff will publish bid advertisements in the Anoka County Union Herald and in Finance and Commerce on Friday, May 15th, 22nd, and 29th, 2015. Bids will then be opened June 11th, checked for errors and omissions, and presented to the City Council for acceptance and award of contract to the lowest responsible bidder on June 23rd, 2015.

Observations/Alternatives:

Alternatives:
Alternative Action #1 – Motion to adopt Resolution #15-05-111 approving final plans and specifications and authorizing advertisements for bids for Ridgepoint residential development public improvements, Improvement Project #15-21.

Alternative Action #2 – Motion to deny adoption of Resolution #15-05-111 at this time.

Funding Source:
The Engineer's construction cost estimate is $469,722, but this cost excludes street lighting costs which are estimated to cost $12,500 bringing the total Engineer's estimate to $482,222.

Since City staff has not been able to verify that all required construction items have been incorporated into the statement of estimated quantities, or that realistic unit prices have been utilized to develop the engineer's estimate, staff included a 15% contingency in the Assessment Agreement to help ensure that the maximum assessment amount will not be less than actual construction costs upon completion of the project. This results in a total estimated construction cost of $544,555. After receiving bids it will become more apparent as to whether the engineer's estimate is reasonably sufficient.

Per the previous Council case, the City will initially fund the improvements with the private developer paying the City back over a three-year term via the collection of special assessments.

Recommendation:
Staff recommends Alternative Action #1 if the City Council is comfortable with funding the proposed public improvements in support of the residential development and being reimbursed by the developer through the collection of special assessments over a three-year period.

Staff supports Alternative Action #2 if Council is not comfortable with funding the public improvements at this time.

Action:
Approve or deny adoption of Resolution #15-05-111 approving final plans and specifications and authorizing advertisements for bids for Ridgepoint residential development public improvements, Improvement Project #15-21.

Attachments

Resolution 15 05 111
Plan Title Sheet

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	05/07/2015 05:06 PM
Form Started By: Bruce Westby		Started On: 04/24/2015 04:04 PM
Final Approval Date: 05/07/2015		

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

RESOLUTION #15-05-111

RESOLUTION APPROVING PLANS AND SPECIFICATIONS AND AUTHORIZING ADVERTISEMENT FOR BIDS FOR RIDGEPOINT RESIDENTIAL DEVELOPMENT PUBLIC IMPROVEMENTS, IMPROVEMENT PROJECT #15-21

WHEREAS, Village Bank seeks to develop seven parcels of land it owns, known as Ridgepoint, and requests that the City undertake constructon of the necessary public improvements; and

WHEREAS, Village Bank retained Hakanson Anderson to draft plans and specifications for the public improvements, which City staff reviewed; and

WHEREAS, Village Bank agreed to be assessed for the total cost of the public improvements, as provided in Resolution #15-05-110.

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 Hakanson Anderson for Village Bank for the construction of the Ridgepoint public improvements, and authorizes the advertisement of bids for those 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 12th day of May, 2015.

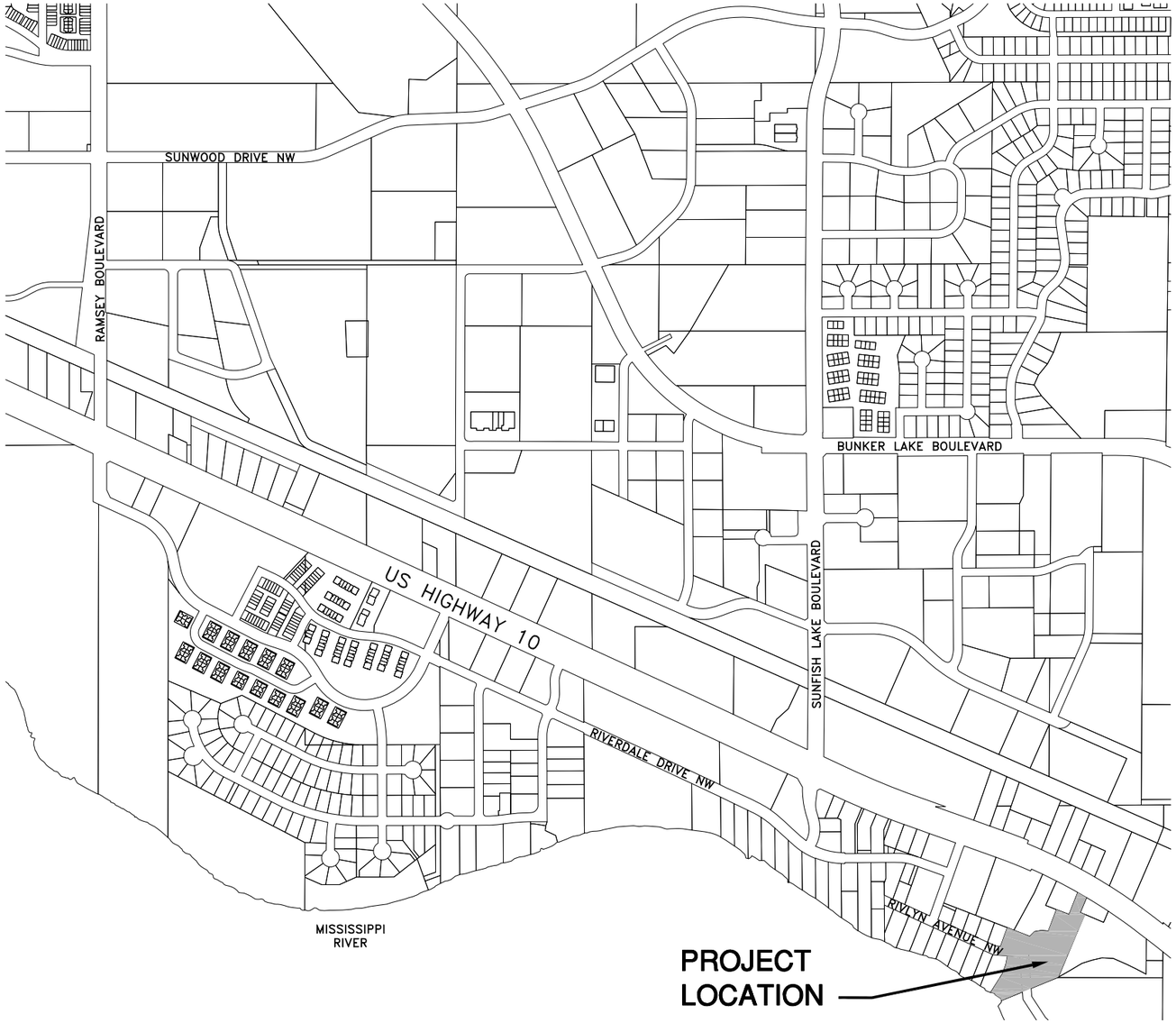
_____
Mayor

ATTEST:

_____
City Clerk

RIDGEPOINT

SITE DEVELOPMENT PLANS
FOR VILLAGE BANK
CITY OF RAMSEY

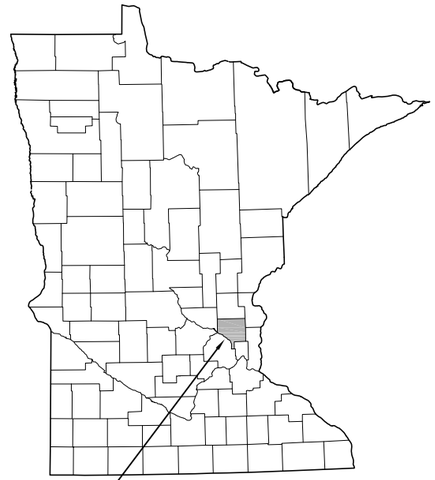


DEVELOPER/OWNER

VILLAGE BANK
9298 CENTRAL AVENUE NE
BLAINE, MN 55434
DONALD KVETON
763-780-2100
763-780-3500 (FAX)

ENGINEER/SURVEYOR

HAKANSON ANDERSON
3601 THURSTON AVE.
ANOKA, MN 55303
ADAM M. THIELE, P.E.
CHARLES R. CHRISTOPHERSON, P.L.S.
763-427-5860
763-427-0520 (FAX)



GOVERNING SPECIFICATIONS

THE 2014 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION", THE 2014 EDITION OF THE "MATERIALS LAB SUPPLEMENTAL SPECIFICATIONS FOR CONSTRUCTION", AND THE 2013 CEAM STANDARD SPECIFICATIONS SHALL GOVERN.

ALL FEDERAL, STATE AND LOCAL LAWS, REGULATIONS, AND ORDINANCES SHALL BE COMPLIED WITH IN THE CONSTRUCTION OF THIS PROJECT.

ALL TRAFFIC CONTROL DEVICES AND SIGNING SHALL CONFORM TO THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, INCLUDING THE LATEST FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS.

ALL REQUIREMENTS OF THE PROJECT MANUAL FOR RIDGEPOINT.

SHEET INDEX

THIS PLAN CONTAINS 20 SHEETS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	CONSTRUCTION NOTES, DETAILS AND TABULATIONS
3	EROSION CONTROL NOTES AND DETAILS
4	ESTIMATED QUANTITIES AND EARTHWORK
5	STREET AND STORM DETAILS
6	WATER AND SEWER DETAILS
7	GRADING AND SOILS DETAILS
8	UNDOCUMENTED FILL DETAILS
9	EXISTING TOPOGRAPHY AND REMOVALS PLAN
10	GRADING, DRAINAGE AND EROSION CONTROL PLAN
11	SANITARY SEWER AND WATER MAIN
12	STREET AND STORM SEWER
13	STORM SEWER
14	TRAIL PLAN AND DETAIL
15	LANDSCAPE PLAN
16-20	PEDESTRIAN CURB RAMP DETAILS

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

ADAM M. THIELE, P.E.
HAKANSON ANDERSON
DESIGN ENGINEER

51317 LIC. NO.

DATE 12/29/2014

DATE	REVISION
12-29-14	ISSUE FOR CITY REVIEW
01-06-15	REVISED FOR ADDITION OF STORM SEWER PROFILES
01-21-15	REVISED PER CITY COMMENTS
03-26-15	REVISED PER CITY COMMENTS

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

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS 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."

BENCHMARKS:

① TNH SOUTH OF RIVLYN AVENUE, JUST WEST OF PROJECT SITE.
ELEV=859.98

N

500 0 500 1000
SCALE IN FEET

SHEET 1 OF 20 SHEETS

3632.02

Apr 10, 2015 - 10:08am
K:\cad_eng\PROJECTS\PRIVATE\3632.02\dwg\3632021TITLE.dwg

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

CC Regular Session **7. 8.**

Meeting Date: 05/12/2015

By: Chris Anderson, Community Development

Information

Title:

Adopt 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.

The ordinance was introduced at the April 28, 2015 City Council meeting and is now eligible for adoption.

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 waive the City Charter requirement to read the Ordinance;

-AND-

Motion to adopt Ordinance #15-08.

Roll Call Vote:

Councilmember Shryock
Councilmember Riley
Councilmember Letourneau
Councilmember Williams
Councilmember Johns
Councilmember Kuzma
Mayor Strommen

Attachments

City Code Section 117-355 with Redlined Text

Planning Commission Meeting Minutes Dated April 9, 2015

DRAFT Ordinance #15-08

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	05/06/2015 11:32 AM
Kurt Ulrich	Kurt Ulrich	05/07/2015 09:56 AM
Form Started By: Chris Anderson		Started On: 05/04/2015 04:32 PM
Final Approval Date: 05/07/2015		

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.

DRAFT

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: