City of Ramsey
Agenda - Revised
Regular City Council
Tuesday May 26, 2015
7:00 pm
Council Chambers, 7550 Sunwood Drive NW

1. Call to Order

2. Presentation
1. Presentation to newly promoted Police Sergeant Kyle Hemmerich by Police Chief Jeff Katers
2. Update from Public Works Department by Public Works Superintendent Grant Riemer
3. Presentation/Proclamation to Kim Gust, American Cancer Society Bark for Life by Mayor Strommen

3. Presentation Proclaiming American Cancer Society Bark For Life Day in the City of Ramsey

3. Citizen Input

4. Consent Agenda

1. Receive April 2015 Financial Reports - General Funds and Enterprise Funds

2. Note the Following Boards and Commissions Meeting Minutes:
1. Planning Commission Meeting Minutes Dated April 9, 2015
2. Park and Recreation Commission Meeting Minutes Dated April 9, 2015
3. Joint Environmental Policy Board and Planning Commission Meeting Minutes Dated April 20, 2015
4. Special Planning Commission Meeting Minutes Dated April 20, 2015

3. Approve Licenses

4. Approve the Following Meeting Minutes:
1. City Council Work Session dated 05/12/2015
2. City Council Regular dated 05/12/2015

5. Approve Exemption for a Gambling License for *Legacy Christian Academy*

6. Approve Receipt of Pedestrian and Bicycle Trail Easement Related to the Plat of Rowe Second Addition; Case of John and Sharon Rowe

7. Approve Second Amendment to the Lease Agreement Between the City of Ramsey and Pro Power Sports

8. Approve Attached Assignment and Assumption of the Existing AIA B101 Agreement Between the City of Ramsey and LSA Design for Project 14-28; parking ramp garage.

9. Approve New Strategy for CRM Services

10. Authorization of Amendment to Deposit Requirements of Conduit Debt Policy

11. Adopt Resolution #15-05-136 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of May 7, 2015 through May 20, 2015

12. Adopt Resolution #15-05-131 Proclaiming June 6, 2015 as American Cancer Society Bark For Life Day in the City of Ramsey

13. Adopt Resolution #15-05-132 Declaring the City of Ramsey's Participation in the State Council on Local Results and Innovation -- Performance Measurement Program

14. Adopt Resolution #15-05-133 Approving Partial Payment to Construction Results Corporation for IP 14-28 Parking Ramp Garage Enclosure

15. Adopt Resolution #15-05-139 Approving Encroachment Agreement for Village of Sunfish Lake for At-Grade Patio at 6184 146th Ave NW; Case of Douglas A. and Courtney A. Stuart

16. Adopt Resolution #15-05-125 Authorizing Partial Payment to North Valley Inc for IP 14-27; Mississippi River Trail Phase 2

17. Adopt Resolution 15-05-140 Authorizing Municipal Agreement Program Funding Application for Riverdale Drive Extension - Traprock Street to Ramsey Boulevard

5. Approve Agenda

6. Public Hearing

7. Council Business

1. Approve draft Assessment Agreement for Ridgepoint Residential Development Improvements, Improvement Project 15-21

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

A. Adopt Resolution #15-05-135 Granting Final Plat Approval for COR Parkview Addition

B. Adopt Resolution #15-05-126 Granting Final Plat Approval to Harvest Estates, a Major Plat; Case of G S Land, LLC.

3. Construction of Replacement Fire Station #2; Project 14-30; Change of Project Scope

4. Adopt Resolution #15-05-129 Providing for the Issuance and Sale of $3,970,000 General Obligation Capital Improvement Plan Bonds, Series 2015 and Levying a tax for the Payment Thereof

5. Adopt Resolution #15-05-130 Providing for the Issuance and Sale of $1,235,000 GO Street Reconstruction Bonds, Series 2015B, and Levying a Tax for the Payment Thereof

6. Adopt 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.

7. Adopt Resolution #15-05-134 Approving Playground and Site Improvements for Elmcrest Park

8. Adopt Resolution #15-05-138 Approving Revised Development Agreement for Country Club Hills; Case of Lennar Homes

8. Mayor/Council/Staff Input

9. Adjournment

CC Regular Session **2. 3.**

Meeting Date: 05/26/2015

Information

Title:

Presentation Proclaiming American Cancer Society Bark For Life Day in the City of Ramsey

Purpose/Background:

Purpose: The purpose of this presentation is to proclaim Saturday, June 6, 2015, as the American Cancer Society Bark for Life Day in the City of Ramsey.

Background: Saturday, June 6, 2015, will be the fourth annual Bark for Life cancer fund raising event in The Draw Park. This event has raised over $25,000 for cancer research over the last three years. Kim Gust, Chair of the Bark for Life, and a Ramsey resident, will be present at the Council meeting to accept the proclamation. Council will be adopting a formal resolution on the Consent Agenda this evening proclaiming Bark for Life Day in the City of Ramsey.

Attachments

Ltr re Bark for Life

Proclamation Bark for Life

Form Review

Form Started By: Jo Thieling Started On: 05/14/2015 04:39 PM

Final Approval Date: 05/14/2015

Kimberly Gust * 14551 Sunfish Lake Drive NW * Ramsey, MN 55303 * 612.237.8219

May 11, 2015

The Honorable Sarah Strommen
Mayor for City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

Re: Bark For Life
June 6, 2015

Dear Mayor Strommen:

We are excited for our upcoming 4th Annual Bark For Life! As you may be aware, the event is scheduled for Saturday, June 6, 2015, at The Draw. Last year was a cold, blustery day, so we are hoping for much better weather this year!

The purpose of this letter is to ask if you would be willing to consider proclaiming June 6, 2015, as "Bark For Life Day" in the City of Ramsey. Enclosed is a Proclamation for your consideration. We greatly appreciate your support, as well as the City of Ramsey!

We were honored to have you come to the event last year, and speak to the Bark attendees. If by chance your schedule is open on June 6th, would you be interested in coming to the event again this year? We would love to have you be a part of the opening ceremony.

Thank you for your time and consideration, Mayor Strommen. I look forward to hearing from you at your earliest convenience.

Very truly yours,

Kimberly L. Gust
Chair of the Bark For Life
City of Ramsey Resident

KLG:tbm
Enclosure

RELAY FOR LIFE
American Cancer Society

AMERICAN CANCER SOCIETY
BARK FOR LIFE®
A CANINE EVENT TO FIGHT CANCER

Proclamation
Bark For Life

American Cancer Society Bark For Life® Proclamation for the City of Ramsey

WHEREAS, Bark For Life is an American Cancer Society fundraising event that honors the care-giving qualities of canine companions and supports the American Cancer Society's mission of saving lives and creating a world with less cancer and more birthdays – by helping people stay well, get well, finding cures for cancer and fighting back; and

WHEREAS, money raised during Bark For Life supports the American Cancer Society's life-saving mission; and

WHEREAS, the last three Bark For Life events have collectively raised over $25,000 for cancer research;

NOW, THEREFORE, BE IT RESOLVED, that I, Sarah Strommen, Mayor of the City of Ramsey, do hereby proclaim Saturday, June 6, 2015, as

"BARK FOR LIFE DAY"

in the City of Ramsey and encourage citizens to help finish the fight against cancer by participating in the Bark For Life event at The Draw located with the COR of Ramsey on Saturday, June 6, 2015.

Date:_____

_____
Sarah Strommen, Mayor
City of Ramsey

CC Regular Session **4. 1.**

Meeting Date: 05/26/2015

By: Diana Lund, Finance

Information

Title

Receive April 2015 Financial Reports - General Funds and Enterprise Funds

Purpose/Background:

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

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

Action:

No action required. Informational only.

Attachments

April 2015 General Fund Financial Report - Budget to Actual

April 2015 Enterprise Funds Financial Reports - Budget to Actual

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	05/21/2015 09:41 AM
Form Started By: Diana Lund		Started On: 05/18/2015 03:05 PM
Final Approval Date: 05/21/2015		

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2015 THROUGH PERIOD ENDING: April 30, 2015

GENERAL FUND EXPENDITURES - BY DEPARTMENT -

Dept	-CURRENT YEAR ADOPTED BUDGET-	CURRENT YTD GENERAL LEDGER
Admin	1,678,861.00	491,514.99
Com Dev	642,764.00	147,551.54
Contingency	263,259.00	1,100.00
Council	129,406.00	62,177.55
Finance	472,620.00	124,256.35
Fire	757,431.00	198,183.56
Legal	133,200.00	39,106.75
Police	3,143,904.00	921,535.68
Public Works	3,202,314.00	931,046.53
Grand Total	**10,423,759.00**	**2,916,472.95**

GENERAL FUND EXPENDITURES - BY CATEGORY -

Category	-CURRENT YEAR ADOPTED BUDGET-	-CURRENT YTD GENERAL LEDGER-
Capital Outlay	544,963.00	333,554.38
Debt Service	127,694.00	
Other Services & Charges	2,307,546.00	355,859.57
Personal Services	6,484,498.00	1,934,666.91
Supplies	849,425.00	292,392.09
Transfers out	109,633.00	
Grand Total	**10,423,759.00**	**2,916,472.95**

GENERAL FUND REVENUES - BY CATEGORY -

Category	-CURRENT YEAR ADOPTED BUDGET-	-CURRENT YTD GENERAL LEDGER-
Taxes	7,926,570.00	
Charges for Services	555,700.00	112,127.18
Business Licenses/Permits	68,100.00	8,532.96
Fines and Forfeits	71,000.00	13,050.82
Federal Intergovernmental	7,000.00	
State Intergovernmental	411,600.00	73,000.00
Interest	60,000.00	-
Local Intergovernmental		6,400.00
Miscellaneous	12,750.00	5,974.09
Non-Business Licenses/Permits	349,032.00	172,838.25
Transfers in	962,007.00	
Grand Total	**10,423,759.00**	**391,923.30**

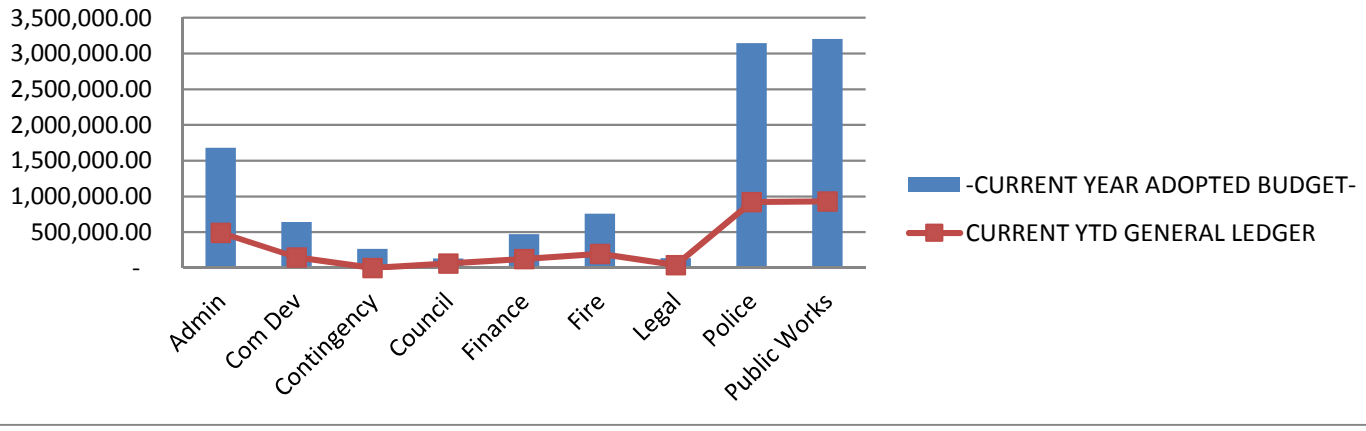
This report reflects year to date revenue and expenditures as compared to annual budget.
It does not reflect fund balance.

PREPARED BY: FINANCE DEPARTMENT

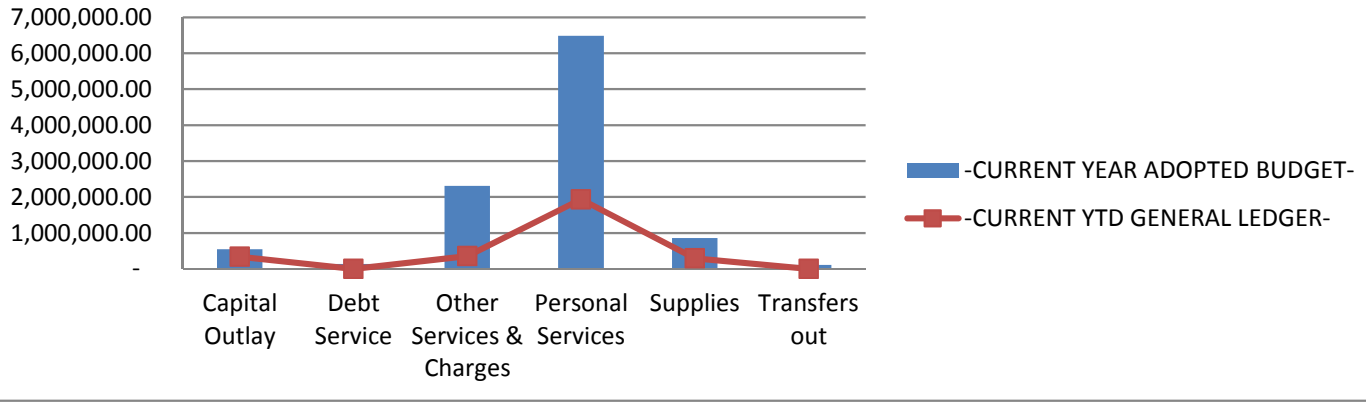
CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2015 THROUGH PERIOD ENDING: April 30, 2015

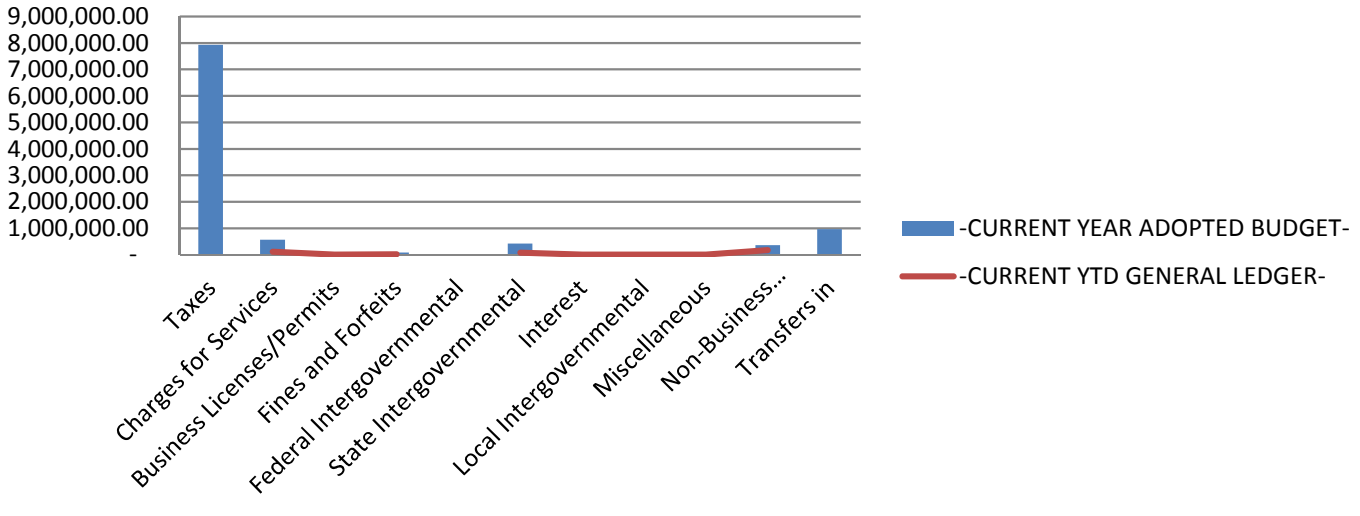
GENERAL FUND EXPENDITURES - BY DEPARTMENT



GENERAL FUND EXPENDITURES - BY CATEGORY



GENERAL FUND REVENUES



This report reflects year to date revenue and expenditures as compared to annual budget.
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PREPARED BY: FINANCE DEPARTMENT

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2015 THROUGH PERIOD ENDING: April 30, 2015

REVENUES

BUSINESS UNIT 9601 WATER UTILITY

GENERAL LEDGER ACCOUNT		CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
4140	CREDIT CARD PROCESSING FEES	(7,000.00)	(2,332.77)	33.33%
4609	OTHER MISCELLANEOUS REVENUES	59,527.00	4,361.66	7.33%
4651	WATER REVENUE		(62.06)	0.00%
4652	WATER SALES - RESIDENTIAL	999,433.00	152,902.05	15.30%
4653	WATER SALES-COMMERCIAL	728,417.00	86,237.52	11.84%
4654	WATER PENALTIES	34,013.00	4,533.37	13.33%
4655	WATER METER INSTALLATION	10,000.00	6,440.00	64.40%
4656	WATER METERS	25,000.00	13,709.00	54.84%
4657	CONNECTION/RECONNECTION FEES	2,500.00	365.00	14.60%
4701	INTEREST ON INVESTMENTS	120,000.00		0.00%
Grand Total		**1,971,890.00**	**266,153.77**	

EXPENSES

BUSINESS UNIT 9601 WATER UTILITY

GENERAL LEDGER ACCOUNT		CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
6102	F.T. REGULAR-WAGES & SALARIES	193,994.00	47,326.33	24.40%
6103	FULL TIME-REGULAR-OVERTIME	13,500.00	2,320.00	17.19%
6105	TEMPORARY-WAGES & SALARIES	12,480.00	643.60	5.16%
6121	PERA CONTRIBUTIONS	14,550.00	4,429.39	30.44%
6122	FICA/MEDICARE CONTRIBUTIONS	15,940.00	4,784.91	30.02%
6131	GROUP INSURANCE	31,045.00	7,642.96	24.62%
6133	WORKERS COMP INSURANCE PREMIUM	6,822.00		0.00%
6208	MISCELLANEOUS OFFICE SUPPLIES	600.00	323.51	53.92%
6223	GASOLINE	4,500.00	640.01	14.22%
6225	DIESEL FUEL	5,500.00	1,390.20	25.28%
6229	SHOP MATERIALS	500.00		0.00%
6231	UNIFORMS & TURN-OUT GEAR	2,800.00	2,440.00	87.14%
6249	MISCELLANEOUS OPERATING SUPPLY	15,000.00	4,162.18	27.75%
6257	OTHER VEHICLE PARTS	6,000.00	1,892.37	31.54%
6273	UTILITY SYSTEM MAINT SUPPLIES	75,000.00	9,671.93	12.90%
6281	SMALL TOOLS & MINOR EQUIPMENT	10,000.00	1,021.92	10.22%
6292	WATER METERS FOR RESALE	25,000.00		0.00%
6315	MISCELLANEOUS PROFESSIONAL SER	20,000.00	1,410.00	7.05%
6322	POSTAGE	1,000.00	123.75	12.38%
6323	CELLULAR PHONES	2,200.00	508.46	23.11%
6335	TRAINING	1,200.00	570.95	47.58%
6352	GENERAL NOTICE & PUBLIC INFOR	700.00		0.00%
6361	GENERAL LIABILITY/PROPERTY INS	28,800.00		0.00%
6371	ELECTRIC UTILITIES	112,000.00	18,430.60	16.46%
6373	GAS	5,500.00	1,264.88	23.00%
6374	REFUSE/RECYCLING	600.00	147.57	24.60%
6381	BUILDING & STRUCTURE REPAIR	1,000.00	105.00	10.50%
6439	OTHER MISCELLANEOUS	15,000.00		0.00%
6451	MEMBERSHIP DUES	800.00		0.00%
6489	OTHER CONTRACTED SERVICES	32,000.00	6,666.94	20.83%
6722	DEPRECIATION	665,123.00		0.00%
6820	OPERATING TRANSFERS TO OTHER F	38,000.00		0.00%
Grand Total		**1,357,154.00**	**117,917.46**	

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

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2015 THROUGH PERIOD ENDING: **April 30, 2015**

REVENUES

BUSINESS UNIT	9602	SEWER UTILITY		
GENERAL LEDGER ACCOUNT		CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
4140	CREDIT CARD PROCESSING FEES	(6,000.00)	(2,254.84)	37.58%
4356	SEWER AVAILABILITY CHARGE-ADM	1,500.00	795.20	53.01%
4609	OTHER MISCELLANEOUS REVENUES	18,546.00	3,083.68	16.63%
4661	RESIDENTIAL-SEWER CHARGES	1,010,480.00	254,124.95	25.15%
4662	COMMERCIAL-SEWER CHARGES	332,380.00	78,731.47	23.69%
4663	SEWER PENALTIES	26,858.00	7,164.30	26.67%
4701	INTEREST ON INVESTMENTS	55,000.00		0.00%
Grand Total		**1,438,764.00**	**341,644.76**	

EXPENSES

BUSINESS UNIT	9602	SEWER UTILITY		
GENERAL LEDGER ACCOUNT		CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
6102	F.T. REGULAR-WAGES & SALARIES	151,897.00	14,965.18	9.85%
6103	FULL TIME-REGULAR-OVERTIME		108.90	0.00%
6121	PERA CONTRIBUTIONS	11,392.00	1,253.72	11.01%
6122	FICA/MEDICARE CONTRIBUTIONS	11,727.00	1,308.16	11.16%
6131	GROUP INSURANCE	6,432.00		0.00%
6133	WORKERS COMP INSURANCE PREMIUM	5,092.00		0.00%
6223	GASOLINE		610.88	0.00%
6225	DIESEL FUEL	4,200.00	204.64	4.87%
6249	MISCELLANEOUS OPERATING SUPPLY	11,000.00	1,331.23	12.10%
6273	UTILITY SYSTEM MAINT SUPPLIES		1,614.50	0.00%
6275	OTHER EQUIPMENT PARTS	5,000.00	3,750.40	75.01%
6315	MISCELLANEOUS PROFESSIONAL SER	5,000.00		0.00%
6335	TRAINING	1,000.00	701.00	70.10%
6361	GENERAL LIABILITY/PROPERTY INS	15,000.00		0.00%
6371	ELECTRIC UTILITIES	16,000.00	2,488.34	15.55%
6373	GAS	2,600.00	717.20	27.58%
6374	REFUSE/RECYCLING	600.00	147.57	24.60%
6377	SEWER SERVICE CHARGE	610,514.00	254,380.85	41.67%
6489	OTHER CONTRACTED SERVICES	20,000.00	5,437.41	27.19%
6722	DEPRECIATION	481,270.00		0.00%
6820	OPERATING TRANSFERS TO OTHER F	32,000.00		0.00%
Grand Total		**1,390,724.00**	**289,019.98**	

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

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2015 THROUGH PERIOD ENDING: April 30, 2015

REVENUES

BUSINESS UNIT	9603	STREET LIGHT UTILITY	
GENERAL LEDGER ACCOUNT	CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
4140 CREDIT CARD PROCESSING FEES	(800.00)	(347.83)	43.48%
4681 CHARGES FOR STREET LIGHTS	178,854.00	34,588.59	19.34%
4683 STREET LIGHTING PENALTIES	5,000.00	1,235.29	24.71%
4701 INTEREST ON INVESTMENTS	20,000.00		0.00%
4684 PRIORITY STREET LIGHT		11,485.22	0.00%
Grand Total	**203,054.00**	**46,961.27**	

EXPENSES

BUSINESS UNIT	9603	STREET LIGHT UTILITY	
GENERAL LEDGER ACCOUNT	CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
6371 ELECTRIC UTILITIES	120,000.00	28,829.89	24.02%
6489 OTHER CONTRACTED SERVICES	12,000.00	2,663.41	22.20%
6722 DEPRECIATION	52,000.00		0.00%
6820 OPERATING TRANSFERS TO OTHER F	17,000.00		0.00%
Grand Total	**201,000.00**	**31,493.30**	

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CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2015 THROUGH PERIOD ENDING: **April 30, 2015**

REVENUES

BUSINESS UNIT	9604	RECYCLING UTILITY	
GENERAL LEDGER ACCOUNT	CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
4140 CREDIT CARD PROCESSING FEES	(1,000.00)	(404.57)	40.46%
4287 OTHER LOCAL GOVERNMENT GRANTS	63,835.00	6,167.00	9.66%
4609 OTHER MISCELLANEOUS REVENUES		285.30	0.00%
4671 RECYCLING CHARGES	294,617.00	74,276.37	25.21%
4672 RECYCLING PENALTIES	7,000.00	1,881.30	26.88%
4701 INTEREST ON INVESTMENTS	2,000.00		0.00%
Grand Total	**366,452.00**	**82,205.40**	

EXPENSES

BUSINESS UNIT	9604	RECYCLING UTILITY	
GENERAL LEDGER ACCOUNT	CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
6102 F.T. REGULAR-WAGES & SALARIES	5,484.00	1,354.29	24.70%
6121 PERA CONTRIBUTIONS	411.00	117.44	28.57%
6122 FICA/MEDICARE CONTRIBUTIONS	420.00	112.68	26.83%
6133 WORKERS COMP INSURANCE PREMIUM	32.00		0.00%
6249 MISCELLANEOUS OPERATING SUPPLY	18,000.00	1,445.85	8.03%
6322 POSTAGE	350.00	63.51	18.15%
6489 OTHER CONTRACTED SERVICES	309,540.00	100,220.75	32.38%
6820 OPERATING TRANSFERS TO OTHER F	10,000.00		0.00%
Grand Total	**344,237.00**	**103,314.52**	

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

CITY OF RAMSEY
FINANCIAL STATEMENT

JANUARY 1, 2015 THROUGH PERIOD ENDING: **April 30, 2015**

REVENUES

BUSINESS UNIT 9605 STORM WATER UTILITY

GENERAL LEDGER ACCOUNT		CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
4140	CREDIT CARD PROCESSING FEES	(1,600.00)	(589.58)	36.85%
4693	STORM WATER-RESIDENTIAL	374,820.00	86,862.94	23.17%
4694	STORM WATER-COMMERCIAL	373,621.00	85,918.25	23.00%
4695	STORM WATER-PENALTIES	14,960.00	3,767.06	25.18%
4701	INTEREST ON INVESTMENTS	15,000.00		0.00%
Grand Total		**776,801.00**	**175,958.67**	

EXPENSES

BUSINESS UNIT 9605 STORM WATER UTILITY

GENERAL LEDGER ACCOUNT		CURRENT YEAR REQUESTED BUDGET	CURRENT YTD GENERAL LEDGER	-% of Budget-
6102	F.T. REGULAR-WAGES & SALARIES	117,679.00	9,523.36	8.09%
6103	FULL TIME-REGULAR-OVERTIME		468.08	0.00%
6121	PERA CONTRIBUTIONS	8,826.00	749.39	8.49%
6122	FICA/MEDICARE CONTRIBUTIONS	9,041.00	781.76	8.65%
6131	GROUP INSURANCE	19,468.00		0.00%
6133	WORKERS COMP INSURANCE PREMIUM	3,186.00		0.00%
6223	GASOLINE	1,000.00	751.47	75.15%
6225	DIESEL FUEL	1,500.00	1,089.14	72.61%
6249	MISCELLANEOUS OPERATING SUPPLY	7,000.00	2,799.80	40.00%
6257	OTHER VEHICLE PARTS	10,000.00	1,322.61	13.23%
6315	MISCELLANEOUS PROFESSIONAL SER	10,000.00	3,102.75	31.03%
6361	GENERAL LIABILITY/PROPERTY INS	6,800.00		0.00%
6371	ELECTRIC UTILITIES	2,600.00	695.62	26.75%
6373	GAS	3,000.00	717.19	23.91%
6374	REFUSE/RECYCLING	600.00	147.57	24.60%
6451	MEMBERSHIP DUES	40,500.00	41,192.00	101.71%
6489	OTHER CONTRACTED SERVICES	15,000.00	34,663.41	231.09%
6722	DEPRECIATION	260,000.00		0.00%
6820	OPERATING TRANSFERS TO OTHER F	27,000.00		0.00%
Grand Total		**543,200.00**	**98,004.15**	

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

CC Regular Session **4. 2.**

Meeting Date: 05/26/2015

By: JoAnn Shaw, Community Development

Information

Title

Note the Following Boards and Commissions Meeting Minutes:

1. Planning Commission Meeting Minutes Dated April 9, 2015
2. Park and Recreation Commission Meeting Minutes Dated April 9, 2015
3. Joint Environmental Policy Board and Planning Commission Meeting Minutes Dated April 20, 2015
4. Special Planning Commission Meeting Minutes Dated April 20, 2015

Attachments

4.9.15 Planning

4.9.15 Park

4.20.15 EPB & Planning

4.20.15 Special Planning

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	05/21/2015 09:42 AM
Form Started By: JoAnn Shaw		Started On: 05/20/2015 09:12 AM
Final Approval Date: 05/21/2015		

City of Ramsey
Agenda
Regular Planning Commission
Thursday April 9, 2015
7:00 pm
Council Chambers, 7550 Sunwood Drive NW

1. Call to Order

2. Citizen Input

3. Approve Agenda

4. Approve Minutes

1. Approve the Planning Commission Meeting Minutes Dated March 5, 2015

5. Public Hearing/Commission Business

1. Appoint Chairperson and Vice Chairperson

2. PUBLIC HEARING: Consider Request for a Variance to Side Yard Setbacks for an Accessory Building on the Property Located at 6520 170th Ave NW; Case of Jeff Rieck

3. PUBLIC HEARING: Consider Resolution #15-04-092 Granting Preliminary Plat Approval to Harvest Estates, a Major Plat; Case of G S Land, LLC.

4. PUBLIC HEARING: Consider Resolution #15-04-093 Granting Approvals for COR Parkview Addition and Parkview East

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

5. 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

6. PUBLIC HEARING: Consider the Surface Water Management Plan Update

7. PUBLIC HEARING: Consider Ordinance #15-08 Amending Off-Street Parking Regulations

7. Commission/Staff Input

1. Zoning Bulletins

8. Adjournment

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

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

Regular Planning Commission **4. 1.**

Meeting Date: 04/09/2015

By: JoAnn Shaw, Community Development

Information

Title:

Approve the Planning Commission Meeting Minutes Dated March 5, 2015

Purpose/Background:

n/a

Notification:

Observations/Alternatives:

Funding Source:

Recommendation:

Action:

Attachments

03.05.15 Minutes

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	04/03/2015 12:06 PM
Form Started By: JoAnn Shaw		Started On: 04/02/2015 02:30 PM
Final Approval Date: 04/03/2015		

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

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

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

1. CALL TO ORDER

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

2. CITIZEN INPUT

None.

3. APPROVAL OF AGENDA

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

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

4. APPROVE PLANNING COMMISSION MINUTES

4.01: Approve the Following Planning Commission Minutes:

4.01.1: Planning Commission Meeting Minutes Dated February 5, 2015

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

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

5. PUBLIC HEARINGS/COMMISSION BUSINESS

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

Public Hearing

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

Presentation

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

Citizen Input

Commissioner Brauer asked what portion of the pool was encroaching.

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

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

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

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

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

Commission Business

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

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

Motion by Commissioner Bauer, seconded by Commissioner VanScoy, to adopt Resolution #15-03-064 approving a variance to minimum lot size on the property located at 14235 Bowers Drive NW.

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

Motion by Commissioner Bauer, seconded by Commissioner VanScoy, to adopt Resolution #15-03-065 approving a variance to pool setbacks on the property located at 14255 Bowers Drive NW.

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

Motion by Commissioner Bauer, seconded by Commissioner VanScoy, to adopt Resolution #15-03-066 approving a variance to pool setbacks on the property located at 14255 Bowers Drive NW.

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

5.02: Public Hearing: Consider Ordinance #15-07 Amending City Code Section 117-428 Entitled Towers

Public Hearing

Chairperson Levine called the public hearing to order at 7:15 p.m.

Presentation

Community Development Director Gladhill presented the staff report stating the purpose of this case was to hold a public hearing for Ordinance #15-07. The intent of Ordinance #15-07 is to amend City Code Section 117-428 entitled Towers to increase the maximum height of communications towers to 199 feet for entities providing Stage I and Stage II improvements.

Said improvements are required by City Code and represent basic utility services provided to Ramsey residents such as gas, electric, land-line telephones, streets, water, sanitary sewer, etc. The current height limitation for communications towers is 100 feet. Staff reviewed the code amendment further and recommended approval.

Citizen Input

Crystal Specht, 7060 147th Avenue NW, expressed concern with how the tower would impact the adjacent park. She believed that the tower would be an eyesore.

Community Development Director Gladhill commented other concerns have been voiced regarding the aesthetics or visual impact the tower would have on the neighborhood.

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

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

Chairperson Levine closed the public hearing closed at 7:23 p.m.

Commission Business

Commissioner Bauer discussed how neighboring communities were addressing monopole heights. He explained that neighboring cities were allowing towers up to 150 feet in industrial and commercial zoning areas. He suggested that aesthetically pleasing towers be referenced within the code for residentially zoned areas.

Community Development Director Gladhill commented staff could review this language and reiterated that the visual impact of these towers could be softened, but noted the tower would still be visible.

Commissioner Bauer supported amending the Code to allow for a 150 foot tower in commercial-industrial zoning districts.

Community Development Director Gladhill recommended that if this were the direction to staff that the Planning Commission hold another public hearing in April to further discuss the Ordinance as this was not staff's recommendation. He recommended that the proposed Ordinance continue per Connexus Energy's request.

Motion by Commissioner Bauer, seconded by Commissioner VanScoy, to recommend that City Council adopt Ordinance #15-07, directing staff to review the Code language per the Planning Commission's discussion.

Further discussion

Commissioners requested staff create greater clarity within the City Code regarding tower height.

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

5.03: Public Hearing: Consider Request for Conditional Use Permit for 199 Foot Communications Tower; Case of Connexus Energy

Public Hearing

Chairperson Levine called the public hearing to order at 7:34 p.m.

Presentation

Community Development Director Gladhill presented the staff report stating the purpose of this case was to hold a public hearing and recommend an action to the City Council regarding a request from Connexus Energy for a Conditional Use Permit to allow a 199 foot communications tower related to their operation. He reported Connexus Energy was located at 14601 Ramsey Boulevard NW and services several communities within a several mile radius of their headquarters. Connexus Energy desires to locate a monopole communications tower at this location to provide communications to its staff, sub-stations, grid, meters, and other related equipment. Primarily, in order to provide adequate coverage over their entire service area, Connexus Energy has stated that this height of tower is required in order to provide coverage with a single tower. It was noted the closed landfill does provide some barrier to coverage. Staff discussed the request further and recommended approval of the request, contingent upon Ordinance #15-07 becoming effective.

Citizen Input

Tom Guttormson, Connexus Energy, thanked the Commission for considering his request. He provided further comment on the purpose and need for the requested tower.

Commissioner VanScoy asked if any alternative locations for the tower.

Mr. Guttormson explained the proposed location was suggested because it would be as far away from adjacent properties as possible. He noted it would also be easier to service in the proposed location.

Chairperson Levine questioned if the tower could be located on top of the landfill site.

Mr. Thompson did not believe this would be possible as the site was not fully stable.

Crystal Specht, 7060 147th Avenue NW, feared that property values would be adversely impacted if the tower were installed on the Connexus property. She expressed concern with the amount of radiation that would be emitted from the tower.

Community Development Director Gladhill believed these were excellent points. He then referred to a study completed in 2008 noting no health concerns have been identified from existing cell phone towers. In addition, he had no data that showed property values declined in residential areas surrounding a cell tower.

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

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

Chairperson Levine closed the public hearing closed at 7:51 p.m.

Commission Business

Commissioner Brauer discussed the information available on the CDC's webpage and noted there were no concerns listed with regard to cell towers.

Motion by Commissioner Bauer, seconded by Commissioner VanScoy, to recommend that City Council adopt Resolution #15-03-067 adopting Findings of Fact #0948.

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

Motion by Commissioner Bauer, seconded by Commissioner VanScoy, to recommend that City Council adopt Resolution #15-03-068 approving the Conditional Use Permit.

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

5.04: Public Hearing: Consider Ordinance #15-06 to Amend City Code Sections 117-111 (R-1 Residential District) and 117-349 (Accessory Uses and Buildings)

Public Hearing

Chairperson Levine called the public hearing to order at 7:53 p.m.

Presentation

City Planner Anderson presented the staff report stating on January 24th of this year, the 2015 Minnesota State Building Code (MSBC) went into effect. There were several code changes that

occurred within the 2015 MSBC that are prompting this proposed Ordinance Amendment. Specifically, the thresholds triggering a building permit for detached accessory buildings and fences have increased and thus, the standards within Zoning Code need to be updated to ensure that there is not contradictory language between the two codes. The proposed amendments are to City Code Sections 117-111 (R-1 Residential District) and 117-349 (Accessory Uses and Buildings). Staff reviewed the matter further and recommended adoption of Ordinance #15-06.

Citizen Input

Chairperson Levine inquired if a detached accessory structure would require a driveway.

City Planner Anderson stated this would not be required as proposed within the Ordinance.

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

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

Chairperson Levine closed the public hearing closed at 8:02 p.m.

Commission Business

Commissioner Bauer supported staff's recommendation regarding the reduced need for impervious surface. He believed the code was forward thinking.

Commissioner VanScoy asked if a primary detached garage was addressed in the proposed code.

City Planner Anderson stated it was uncommon for new construction homes to have a detached primary garage on the property. He explained he could add language to address this concern noting a driveway would be required.

Motion by Commissioner Bauer, seconded by Commissioner VanScoy, to recommend that City Council adopt Ordinance #15-06 as amended.

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

5.05: Zoning Bulletins

Zoning Bulletins were noted.

6. COMMISSION / STAFF INPUT

Staff provided the Commission with an update.

7. ADJOURNMENT

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

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

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

Respectfully submitted,

_____

Tim Gladhill
Community Development Director

ATTEST:

_____

JoAnn Shaw
Community Development Assistant

Drafted by Heidi Guenther
TimeSaver Off Site Secretarial, Inc.

Regular Planning Commission **5. 1.**

Meeting Date: 04/09/2015

By: JoAnn Shaw, Community Development

Information

Title:

Appoint Chairperson and Vice Chairperson

Purpose/Background:

Each year the Commissions and Boards appoint officers. Currently, Gary Levine serves as the Chairperson and Randy Bauer serves as the Vice Chairperson.

Notification:

Observations/Alternatives:

Funding Source:

Recommendation:

Action:

Motion to appoint _____ as Chairperson of the Planning Commission

-and-

Motion to appoint _____ as Vice Chairperson of the Planning Commission

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	04/03/2015 11:59 AM
Form Started By: JoAnn Shaw		Started On: 03/06/2015 09:46 AM
Final Approval Date: 04/03/2015		

Regular Planning Commission **5. 2.**

Meeting Date: 04/09/2015

By: Chris Anderson, Community Development

Information

Title:

PUBLIC HEARING: Consider Request for a Variance to Side Yard Setbacks for an Accessory Building on the Property Located at 6520 170th Ave NW; Case of Jeff Rieck

Purpose/Background:

The City has received an application from Jeff Rieck (the "Applicant") for a variance to the required side yard setback for an addition to an existing, attached garage at the property located at 6520 170th Ave NW (the "Subject Property"). The proposed addition to the garage would be located five (5) feet from the eastern side property boundary of the Subject Property.

Notification:

Staff attempted to notify all Property Owners within a 350 foot radius of the Property of the Public Hearing via Standard US Mail. The Public Hearing was also published in the City's official newsletter, the Anoka County Union Herald.

Observations/Alternatives:

The Applicant would like to construct a twenty-four by forty foot (24' x 40') addition to the attached garage that essentially would convert it from two stalls to a three stall garage (a portion of the existing attached garage would be removed as part of this project). The purpose of the addition would be to provide indoor parking for the Applicant's vehicles as well as for additional storage space. The addition would be serviced with a driveway and the exterior finish will match that of the home (Applicant will, as part of this project, be updating the exterior finish of home as well). The attached garage presently is 440 square feet in size (20' x 22'). The Applicant had originally considered constructing a detached accessory building but, based on several provisions in City Code, found that that was not necessarily feasible.

The Subject Property is located in the R-1 Residential (Rural Developing) Zoning District, is about 1.15 acres in size, and is a corner lot. City Code Section 117-349 (Accessory Uses and Buildings) states that on parcels less than two (2) acres, a detached accessory building shall not be located closer to the front property line than the principal building. The home is setback approximately 100 feet from the front property line, which eliminates almost half the lot from consideration for placement of an accessory building.

The majority of the western and northwestern portions of the Subject Property serve as a collection point for much of the neighborhood's drainage. This area was platted prior to the practice of encumbering these low spots with drainage and utility easements. So while this low area is not encumbered with easement, allowing fill in this area would displace stormwater and potentially result in flooding of other areas and/or structures.

As a corner lot, the Subject Property essentially has two (2) front yards, and is subject to a forty (40) foot setback along Azurite St. Additionally, the septic system is located south of the home and structures must be located at least twenty (20) feet from the drainfield and ten (10) feet from the tank. Thus, between the drainage area and septic system, the western portion of the Subject Property is essentially eliminated from consideration for an accessory building. While there is some potential space in the southeastern portion of the Subject Property, it would be preferable to reserve that area to serve as an alternate location for a septic system should the current system fail and/or be replaced.

The Applicant is proposing to construct the garage addition such that it is five (5) feet from the side lot line, which is less than the required ten (10) foot setback. There is no drainage and utility easement along this property line and the neighbor to the east that abuts this property has submitted a written comment stating that he is not opposed to requested variance.

When contemplating a variance request, there is a three (3) factor test for practical difficulties that must be met by the Applicant. The following are the three (3) factors:
1. Is the property owner proposing to use the property in a reasonable manner?
2. Is the landowner's problem due to circumstances unique to the property and not caused by the landowner?
3. If granted, would the variance alter the essential character of the locality?

An addition to an accessory building (or the construction of a detached accessory building) is a reasonable use of the property, especially when considering the Subject Property is over an acre in size and only has a two (2) stall garage. The Subject Property appears to provide drainage for a majority of the neighborhood and if that low area were filled in, it would result in water pooling in other areas and potentially cause flooding damage to another structure. While a variance would allow for a reduced setback, based on the wooded setting of the neighborhood and the distance to the nearest adjacent homes, it does not appear that this would alter the essential character of the locality.

As a reminder, the Planning Commission acts in a quasi-judicial capacity when considering variances rather than a providing a recommendation.

Alternatives

Option 1: Adopt Resolutions #15-04-077 and #15-04-078 granting a variance to the minimum required side yard setback. While the Subject Property is over an acre in size, there are limited options for adding an accessory building based on existing setback requirements (from lot lines and septic systems), the fact that a large portion of the Subject Property provides drainage for the neighborhood, and the position of the home (about 100 feet from the front lot line). Additionally, the open area in the southeast corner of the lot, which could likely accommodate an accessory building, would preferably be reserved to serve as an alternate site for the septic system should the current system fail in the future. Staff supports this option.

Option 2: Do not approve the variance. This action would result in the Applicant modifying his plans to ensure that the addition meets the minimum required setback of ten (10) feet and/or would result in the Applicant having to construct a detached building in the southeastern portion of the Subject Property, eliminating that space from future use for an alternate location for a septic system. The proposed addition (960 square feet) is not excessive for this size property and on most one (1) acre sites could be easily accommodated (either as a detached building or an addition to an attached garage); however, due to a combination of factors affiliated with the Subject Property, a practical difficulty does appear to exist. Staff does not support this option.

Funding Source:

All costs associated with this request are the Applicant's responsibility.

Recommendation:

Staff recommends approval of the variance.

Action:

Motion to adopt Resolutions #15-04-077 and #15-04-078 approving a variance to the minimum side yard setback for an accessory building addition at 3520 170th Ave NW.

Attachments

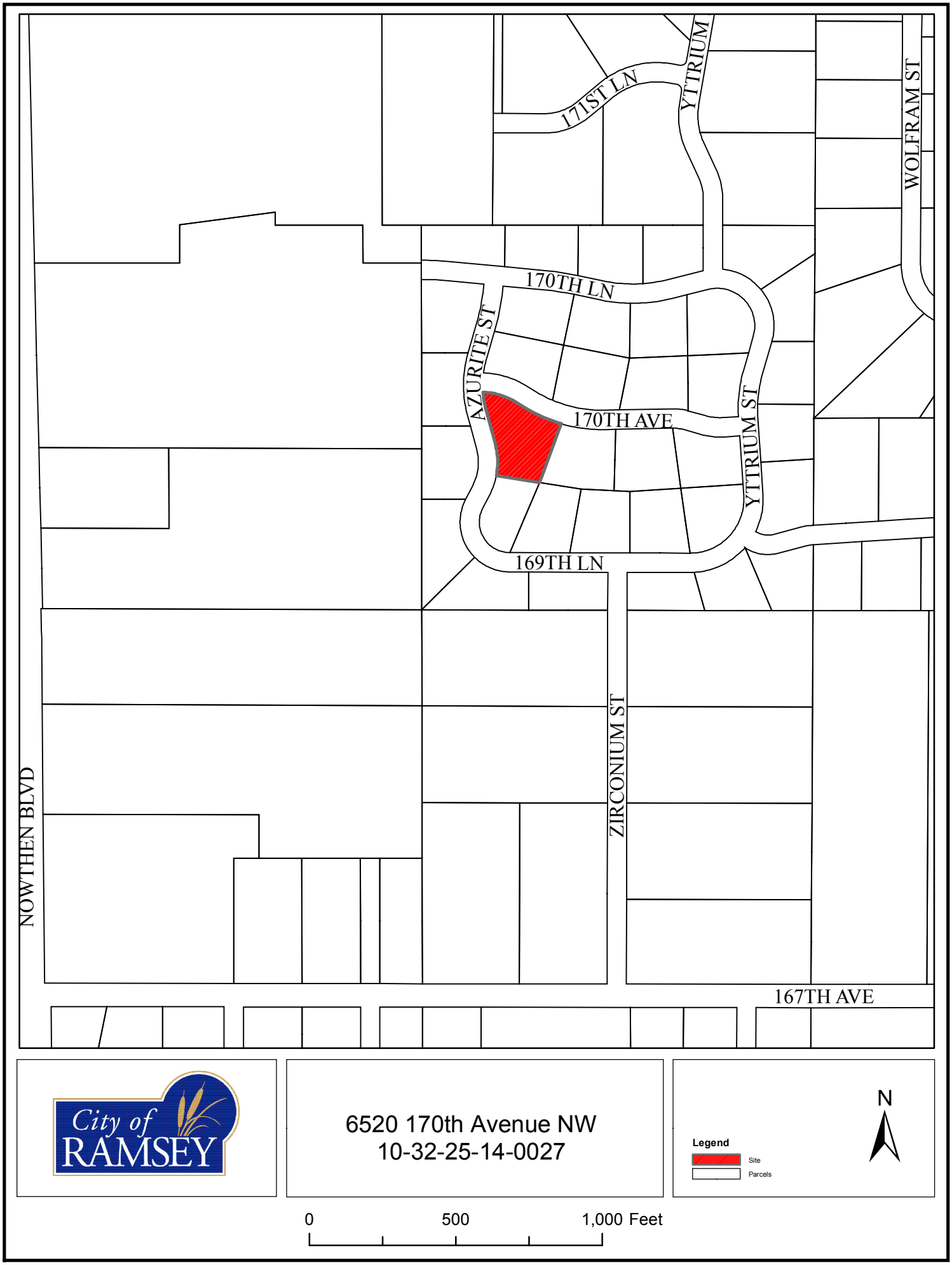
Site Location Map

Applicant Narrative
Overview of Site
Neighbor's Comments
Certificate of Survey
Resolution #15-04-077: DRAFT Findings of Fact
Resolution #15-04-078: DRAFT Variance

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	04/03/2015 12:08 PM

Form Started By: Chris Anderson
Started On: 03/13/2015 04:19 PM
Final Approval Date: 04/03/2015


171ST LN
YTTRIUM
WOLFRAM ST
170TH LN
AZURITE ST
170TH AVE
YTTRIUM ST
169TH LN
NOWTHEN BLVD
ZIRCONIUM ST
167TH AVE
City of RAMSEY
6520 170th Avenue NW
10-32-25-14-0027
Legend
Site
Parcels
N
0
500
1,000 Feet

Proposed Garage Addition

The proposed garage addition would be 24' wide by 40' deep and would be built on to the east end of the existing two-stall attached garage. Note that due to space limitations and aesthetics, roughly 7.5' of the existing garage would be removed prior to construction. This would result in an apparent 3 stall wide garage when viewing the home from the front. The two eastern most stalls would essentially be two deep. Please see the attached diagram for the layout.

The existing home is situated on the property in such a fashion that no other alternatives appear feasible with regard to meeting our needs. I looked at building a detached structure to the west of the home, however setback requirements make this just as difficult as the current proposal. Such a structure would not be allowed to be built in front of the front plane of the house, which is over half of the property. There are setback requirements for the property line adjacent to the road as well as from the septic tank and seepage bed. The area behind the home is problematic due to the fact that the seepage bed prevents access from the west and then there would be setback requirements for the side and rear property lines as well as from the house itself.

I've discussed the addition with my neighbor, Gary Simonsen (neighbor to the east – the adjacent property) and he indicated he would support the project.

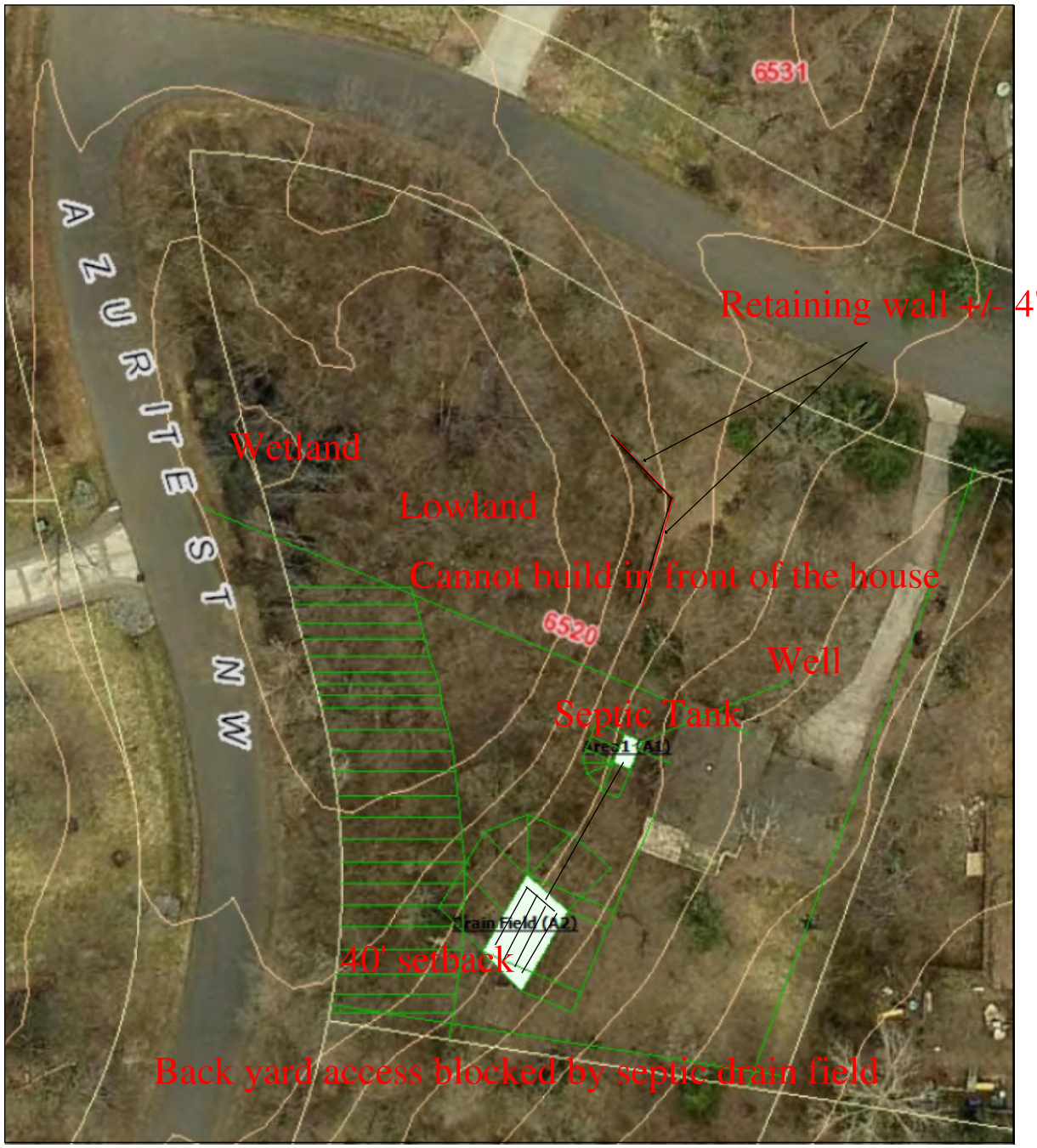
The purpose of the addition is two-fold. First, we would like to get all of our existing vehicles inside. The current two-stall garage is not large enough. We also need the additional storage. The second reason to build the structure onto the dwelling is to facilitate an update of the exterior of the home. The home is in need of windows and siding and it makes sense to update this when the addition is built (also easier to get all rolled into one financial package than separately).

At present we are looking at updating to a maintenance free exterior, likely D-4 dutchlap vinyl siding, with shake style gable ends, and vinyl windows. Note that the color will be appropriate and the blue reflected on the attached mock up is NOT the color we would choose.

The proposed addition will obviously exceed the existing setback requirement of 10' for the eastern boundary of the property, thus this request. The proposed measurements have been determined based on the expected width of vehicles to be stored and to allow access to the doors of those vehicles (the current garage basically requires one vehicle to be against the wall and prevents access from the passenger side of that vehicle) on both sides.

Based on the location of the property line and for the purpose of this request, the proposed addition would be built no closer than 5' from the property line. My neighbor's home and garage are over 80' from the property line and his property is relatively flat, thus the proposed structure will not affect run off from his property. Due to the slope of the property (my property slopes to the west), any runoff from my roof will not affect my neighbor. Gutters will likely be installed (if they become necessary) to prevent water from accumulating against the new foundation and to direct water away from my neighbor's property.

I have contacted a surveyor to lock in the location of the boundary in question. While here, I will have him prepare a survey showing the proposed changes and I will insert a Certificate of Survey with this request once this is complete.


6531
AZURITE ST NW
Retaining wall +/- 4'
Wetland
Lowland
Cannot build in front of the house
6520
Well
Septic Tank
Area1 (A1)
Drain Field (A2)
40' setback
Back yard access blocked by septic drain field

N

Main Level

Chris Anderson

From: Gary Simonsen <g.simonsen@comcast.net>
Sent: Wednesday, March 11, 2015 1:01 PM
To: Chris Anderson
Subject: Variance of property line

We have discussed the building of a addition to my neighbor Jeff Rieck's garage which to our understanding will be closer then ten feet to the existing property line. This proposal will not pose a problem to us to our knowledge and we are in support of the project as submitted by him. If further information is needed from me on this matter please feel free to contact me at my above email address our cell#763-657-9225. Thank you.

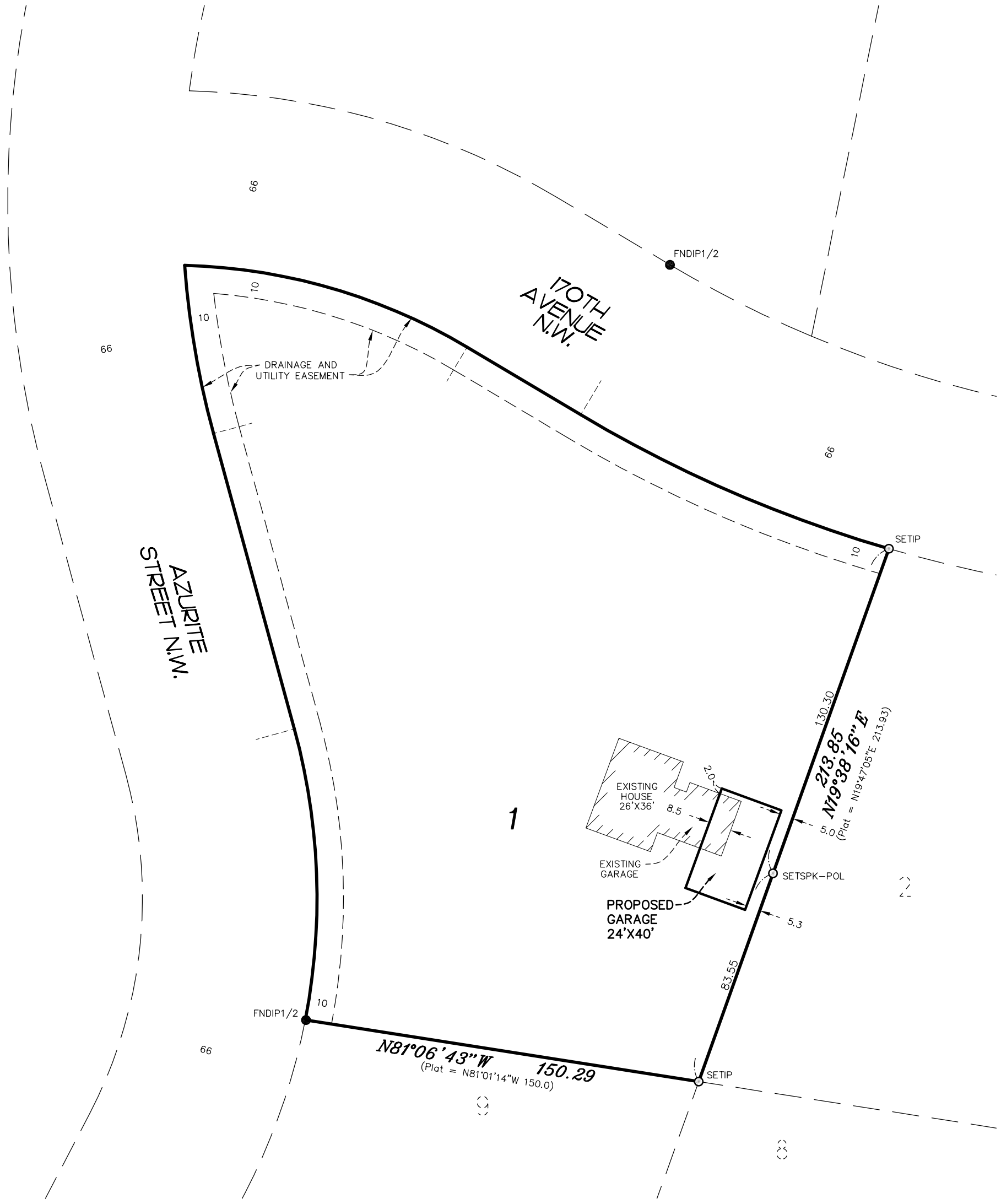
CERTIFICATE OF SURVEY

~for~ JEFF RIECK
~of~ 6520 170TH AVENUE NW
RAMSEY, MN 55303

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 03/11/15.
- Bearings shown are on an assumed datum.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- For purposes of this survey only the southerly and easterly lot lines were surveyed.

NORTH



Lot 1, Block 6, SHADY LAWN ESTATES, Anoka County, Minnesota.

Location: Ramsey

Scale 1"= 40'	Drawn By: JEN	Project Manager: BLR	Job No.: 15121LS
o Denotes Iron Set	● Denotes Iron Found	Bearings shown are on an assumed datum.	

I hereby certify that this plan, survey or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota. Dated this 19th day of March, 2015.

License No. 19421

E.G. RUD & SONS, INC.
EST. 1977
www.egrud.com
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701

L1–B6

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

RESOLUTION #15-04-077

RESOLUTION ADOPTING FINDINGS OF FACT #0944 RELATING TO A REQUEST FROM JEFF RIECK FOR A VARIANCE TO THE SIDE YARD SETBACK REQUIREMENT IN THE R-1 RESIDENTIAL (RURAL DEVELOPING) DISTRICT FOR AN ADDITION TO AN ATTACHED GARAGE.

WHEREAS, Jeff Rieck, hereinafter referred to as "Applicant," has properly applied for a variance from Section 117-111 (R-1 Residential District) of the Ramsey City Code regarding the side yard setback for accessory structures on the property generally known as 6520 170th Ave NW and legally described as follows:

Lot 1, Block 6, Shady Lawn Estates, Anoka County, Minnesota

(the "Subject Property").

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

1. That the Applicant appeared before the Planning Commission for a public hearing pursuant to Section 117-53 (Variances) of the Ramsey City Code on April 9, 2015, and that said public hearing was properly advertised, and that the minutes of said public hearing are hereby incorporated as a part of these findings by reference.

2. That the Subject Property is zoned R-1 Residential (Rural Developing) and is approximately 1.15 acres in size.

3. That the Subject Property is surrounded by properties also zoned R-1 Residential (Rural Developing) and of similar sizes.

4. That the Subject Property was platted in 1972 as part of the Shady Lawn Estates plat.

5. That the Applicant is proposing to construct an addition to the existing attached garage to provide additional storage space, which will result in a three (3) stall attached garage.

6. That the addition would be located five (5) feet from the side property line.

7. That City Code Section 117-111 (R-1 Residential) (d) requires accessory buildings to be setback from a side property line a minimum of ten (10) feet.

8. That the Subject Property is a corner lot.

9. That City Code Section 117-111 (R-1 Residential) (d) requires accessory buildings to be setback from a side property line adjacent to public road right-of-way (side corner) a minimum of forty (40) feet.

10. That the septic system (drainfield and tank) are located in the southwestern portion of the Subject Property eliminating that area as a potential location for an accessory building.

11. That the western and northwestern portions of the property are lowland that are serving as a drainage basin for much of the neighborhood eliminating these areas as a potential location for an accessory building.

12. That the principal building is setback approximately 100 feet from the front property line.

13. That City Code Section 117-349 (Accessory Uses and Buildings) restricts the siting of accessory buildings to the side or rear yard of properties that are less than two (2) acres in size, eliminating the front yard area as a potential location for an accessory building.

14. That the southeast portion of the property would preferably be reserved to serve as a potential alternate location for a septic system should the existing system fail in the future.

15. That the owner of the property to the east of the Subject Property has stated that he supports the Applicant's request as proposed.

16. That based on the size of the Subject Property, the Applicant would be eligible for a maximum of 2,200 square feet of detached accessory building space.

17. That there are no other accessory buildings on the Subject Property aside from the existing, two (2) stall attached garage.

18. That as part of this project, the Applicant has stated a willingness to install gutters, if necessary, to direct any stormwater runoff from the roofline away from the neighboring property to the east.

19. That the garage addition would be serviced by a driveway.

20. That economic circumstances alone do not create the practical difficulties.

21. That the plight is/is not due to circumstances unique to the Subject Property.

22. That the plight was/was not created by the Applicant.

23. That, if granted, the variance will/will not alter the locality's essential character.

24. That, if granted, the variance will/will not impair an adequate supply of light and air to adjacent property.

25. That, if granted, the variance will/will not have the effect of allowing a use that is prohibited in the applicable zoning district.

26. That, if granted, the variance will/will not unreasonably increase the congestion on the public street.

27. That, if granted, the variance will/will not adversely impact the degree of public health, safety and general welfare provided for in the Ramsey City Code.

28. That, if granted, the variance will/will not diminish established property values within the neighborhood.

29. That, if granted, the variance requested is/is not the minimum variance necessary to accomplish the intended purpose of the Applicant.

30. That the unique circumstances on the Subject Property do/do not result from the actions of the Applicant.

31. That, if granted, the variance will/will not grant the Applicant any special privilege that is denied to the owners of other land in the same district.

The motion for the adoption of the foregoing resolution was duly seconded by Commissioner _____, 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 adopted by the Ramsey Planning Commission this the 9th day of April, 2015.

_____
Chairperson

ATTEST:

_____
City Clerk

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

RESOLUTION #15-04-078

RESOLUTION APPROVING THE ISSUANCE OF A VARIANCE TO THE SIDE YARD SETBACK FOR AN ACCESSORY STRUCTURE ADDITION.

WHEREAS, Jeff Rieck (Permittee) has properly applied for a variance to Section 117-111 (R-1 Residential District) of the Ramsey City Code with regard to the minimum setback required for accessory buildings on the property generally known as 6520 170th Ave NW and legally described as follows:

Lot 1, Block 6, Shady Lawn Estates, Anoka County, Minnesota

(Subject Property).

AND WHEREAS, the Planning Commission conducted a public hearing on April 9, 2015, pursuant to Section 117-53 of the Ramsey City Code, and adopted findings of fact relating to the request for a variance.

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

1. That based on Findings of Fact #0944, a variance (the "Variance") to side yard setbacks for accessory buildings, as shown on the attached exhibit, is hereby granted.

2. That the addition shall be located no closer than five (5) feet from the eastern side property boundary of the **Subject Property**.

3. That the exterior finish of the addition shall be the same as that of the principal building.

4. That the proposed garage addition shall comply with all other applicable Zoning, Building, and Fire Code standards.

5. The **Permittee** shall be responsible for all costs incurred in administering and enforcing this **Variance**.

6. That this **Variance** shall automatically expire if the use is not initiated by April 9, 2016, and issuance of the building permit shall constitute initiation.

The motion for the adoption of the foregoing resolution was duly seconded by Commissioner _____, 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 adopted by the Ramsey Planning Commission this the 9th day of April, 2015.

PERMITTEE

Jeff Rieck hereby acknowledges receipt of this variance and that he has reviewed the terms of the variance and has agreed that he will comply with the terms of the variance.

_____
Jeff Rieck

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

On this _____ day of _____, ____, before me, a Notary Public, personally appeared Jeff Rieck, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as their free act and deed.

_____
Notary Public

CITY OF RAMSEY:

By:_____ By:_____
Chairperson, Planning Commission City Clerk

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

On this _____ day of _____, ____, before me, a Notary Public, personally appeared Gary Levine and JoAnn M Thieling, to me personally known, who, being each by me duly sworn did say that they are respectively the Planning Commission Chairperson and City Clerk of the City of Ramsey, the Municipal Corporation named in the foregoing instrument, and seal affixed to said instrument is the corporate seal of said Municipal Corporation, and the said instrument was signed and sealed on behalf of said Municipal Corporation by authority of its City Council, and said Gary

Levine and JoAnn M Thieling acknowledge said instrument to be the free act and deed of said Municipal Corporation.

_____
Notary Public

This document drafted by:
City of Ramsey
7550 Sunwood Dr NW
Ramsey, MN 55303

This document reviewed by:
Ratwik, Roszak & Maloney
730 Second Ave. S., Suite 300
Minneapolis, MN 55402

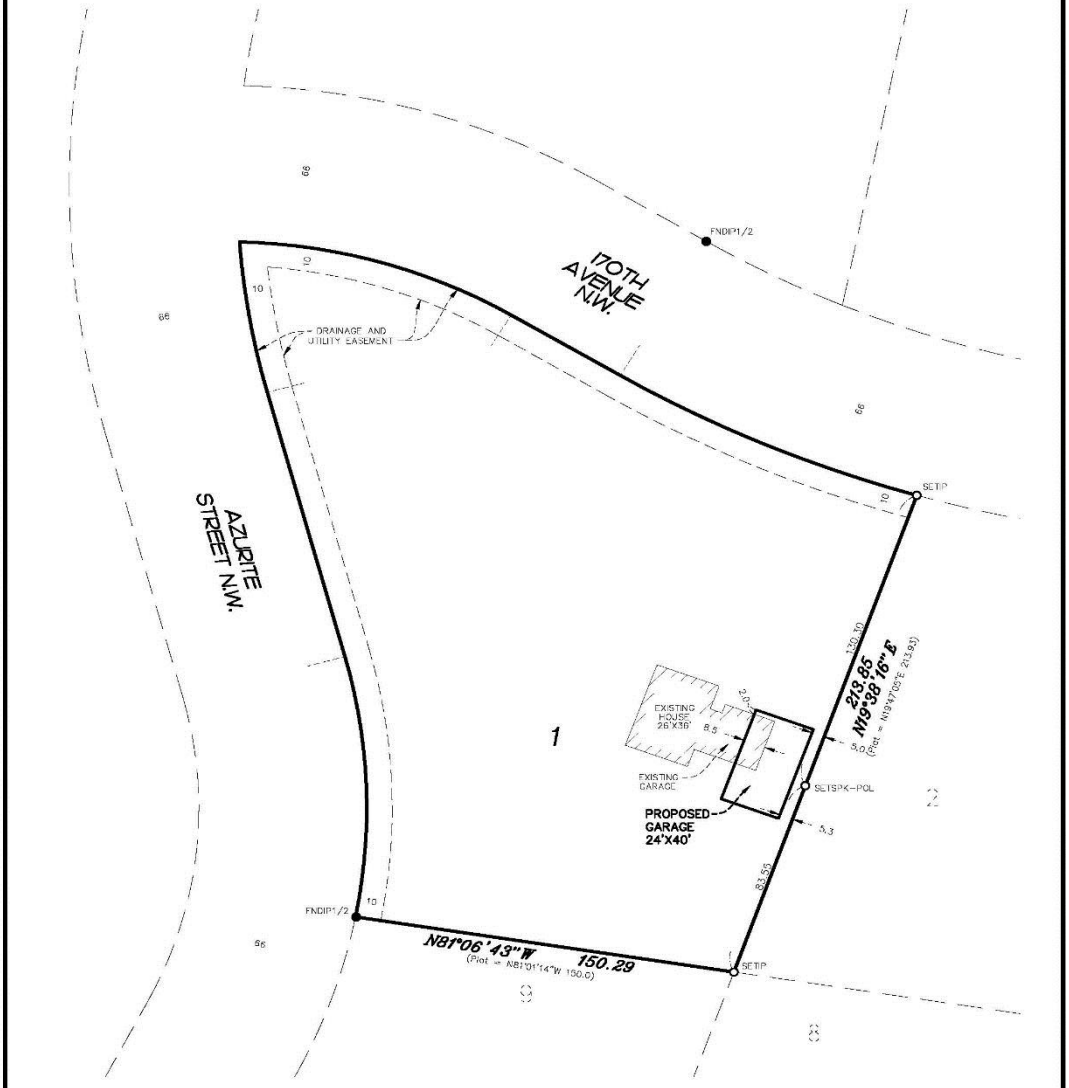
Exhibit

CERTIFICATE OF SURVEY

~for~ JEFF RIECK
~of~ 6520 170TH AVENUE NW
RAMSEY, MN 55303

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 03/11/15.
- Bearings shown are on an assumed datum.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- For purposes of this survey only the southerly and easterly lot lines were surveyed.



Lot 1, Block 6, SHADY LAWN ESTATES, Anoka County, Minnesota.

Location: Ramsey			
Scale 1"= 40'	Drawn By: JEN	Project Manager: BLR	Job No.: 15121LS
o Denotes Iron Set	● Denotes Iron Found	Bearings shown are on an assumed datum.	

I hereby certify that this plan, survey or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota. Dated this 19th day of March, 2015.

License No. 19421

E. G. RUD & SONS, INC.
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701
www.egrud.com

L1 - B6

Regular Planning Commission **5. 3.**

Meeting Date: 04/09/2015

Submitted For: Tim Gladhill, Community Development

By: Tina Goodroad, Community Development

Information

Title:

PUBLIC HEARING: Consider Resolution #15-04-092 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 official 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. 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.

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.

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:

The proposed Preliminary Plat is substantially similar to the sketch plan reviewed by the Planning Commission when the reguiding to LDR: Low Density Residential and rezoning to R-1 Residential (MUSA). The 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. Staff 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).

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.

Plans will need to be revised prior to review by the City Council. Required revisions are outlined in the attached Staff Review File.

Alternatives

Alternative #1: Recommend approval of the request with revisions as outlined in the Staff Review File. With the requested revisions, the proposal appears to comply with required City standards. Staff recommends this alternative.

Alternative #2: Recommend approval of the request as presented. There are some required revisions and omissions from the plans that are required in order to comply with City regulations. Staff does not recommend this option.

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:

Staff recommends approval of the request.

The Environmental Policy Board reviewed the Landscape Plan and recommended approval of said plan with suggested revisions as outlined in the Staff Review File.

Action:

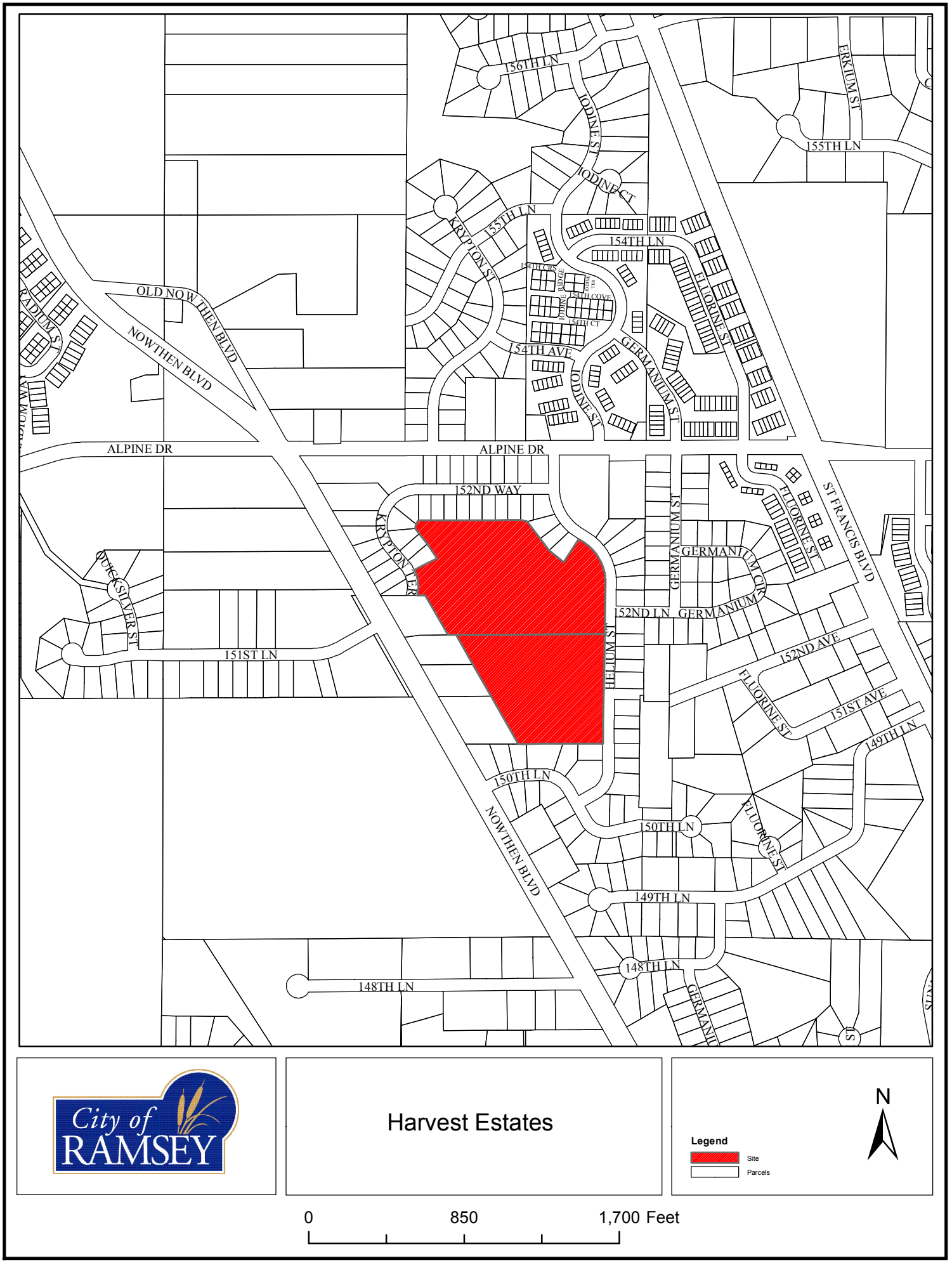
Motion to recommend that the City Council adopt Resolution #15-04-092 granting Preliminary Plat Approval of Harvest Estates.

Attachments

Site Location Map
REVISED Plan Sheet
Full Plan Set to be Revised
Staff Review File
City Council Work Session Minutes dated February 24, 2015
DRAFT Environmental Policy Board Minutes dated March 30, 2015
Resolution #15-04-092

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	04/03/2015 11:58 AM
Chris Anderson	Chris Anderson	04/03/2015 12:05 PM
Tim Gladhill	Tim Gladhill	04/03/2015 12:09 PM
Form Started By: Tina Goodroad		Started On: 03/27/2015 10:16 AM
Final Approval Date: 04/03/2015		



City of RAMSEY

Harvest Estates

Legend

Site

Parcels

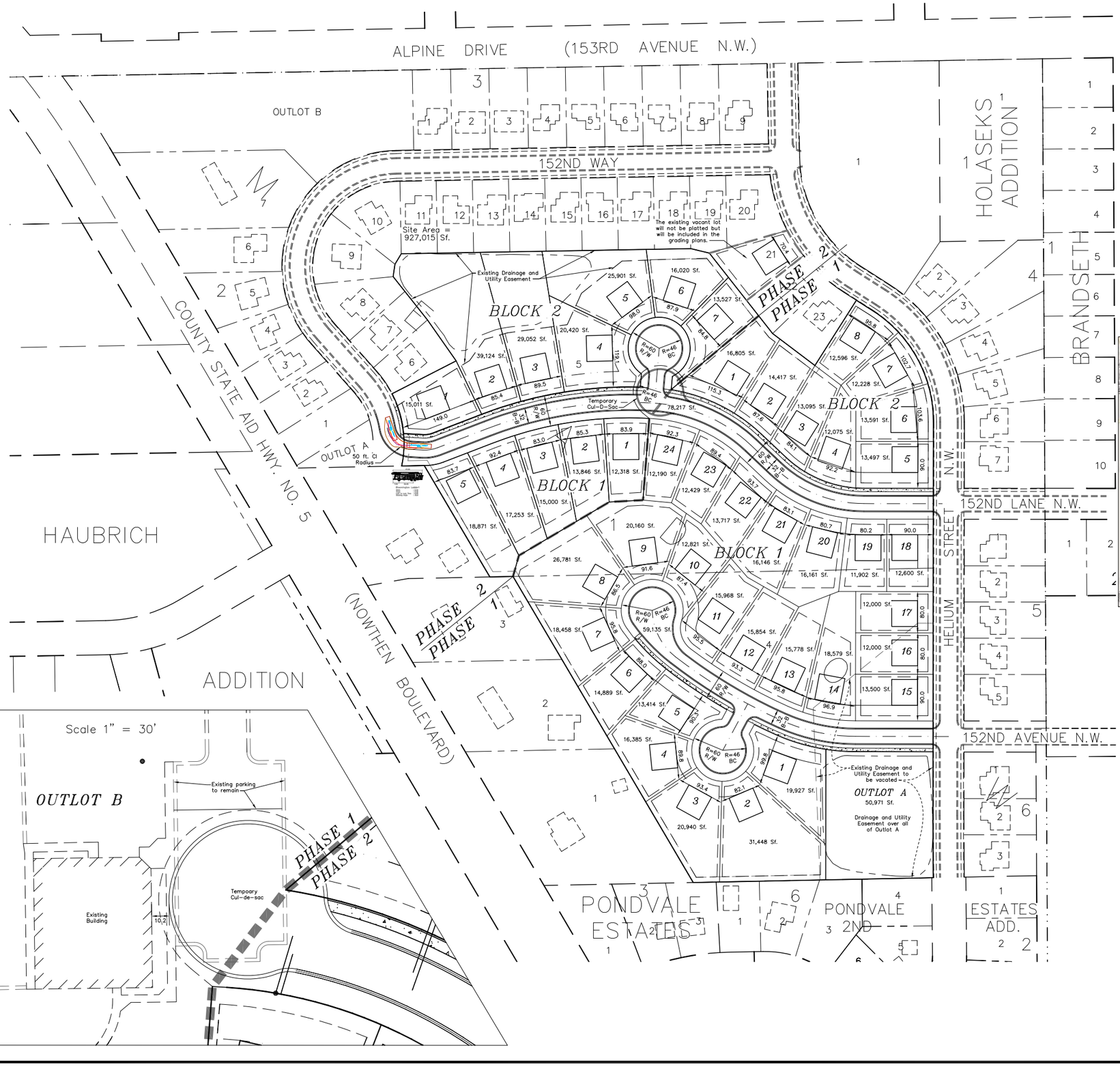
N

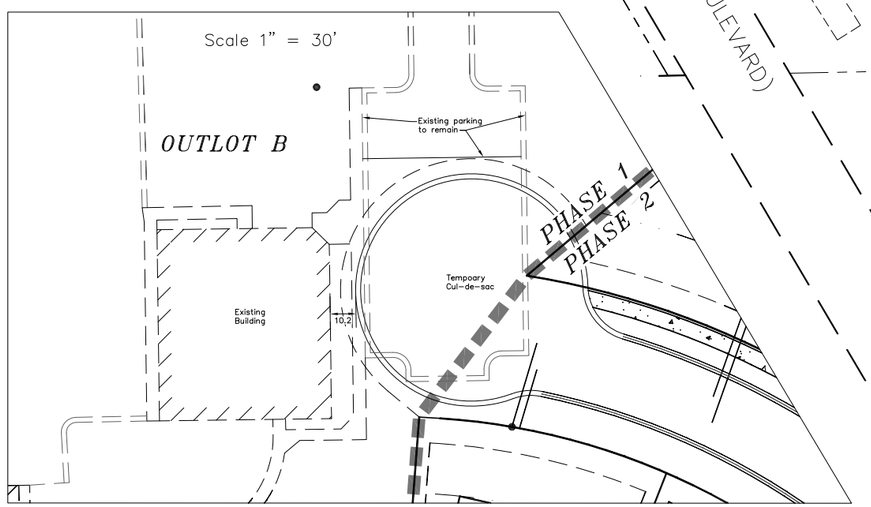
0 850 1,700 Feet

HARVEST ESTATES

City of Ramsey

Anoka County, Minnesota





PRELIMINARY
NOT FOR CONSTRUCTION

100 0 100 200 300

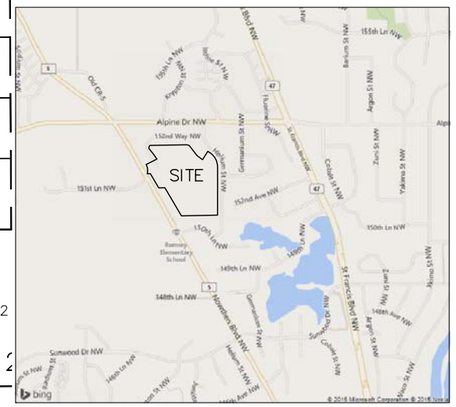
Scale 1" = 100'

SITE DATA:

		SQ. FT.±	ACRES ±
Total Site Area	=	927,015	21.281
Right-of-Way Area	=	59,135	1.358
Net Area	=	867,880	19.924
Total Number of Lots	=	44	
Total No. Units	=	44	
Net Density	=	2.2 U/A	
Imperivious Surface	=	244,810	5.620

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) COVERSHEET/SITE PLAN
C-2) PRELIMINARY PLAT
C-3) UTILITY PLAN
C-4) LANDSCAPE PLAN
C-5) TREE PRESERVATION PLAN
GRADING AND EROSION:
CG-1) GRADING PLAN
CE-1) EROSION CONTROL
CE-2) EROSION CONTROL DETAILS

PROJECT NUMBER 141029

REVISIONS	DATE	BY
REMARKS		
Remove Nowthen Boulevard connection	4/1/15	spk

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 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

DATE 3/5/2015
REV. 4/1/15

Drawing:H:\2014 Projects\141029\Cadd\SubmittalSnts\SiteSht.dwg
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Date: Apr 02,2015,8:38am
X-Ref Dwg: 141029util.dwg
X-Ref Dwg: 141029base.dwg
X-Ref Dwg: 141029topo.dwg

HARVEST ESTATES

City of Ramsey

Anoka County, Minnesota

SITE DATA:

		SQ. FT.±	ACRES ±
Total Site Area	=	927,015	21.281
Right-of-Way Area	=	59,135	1.358
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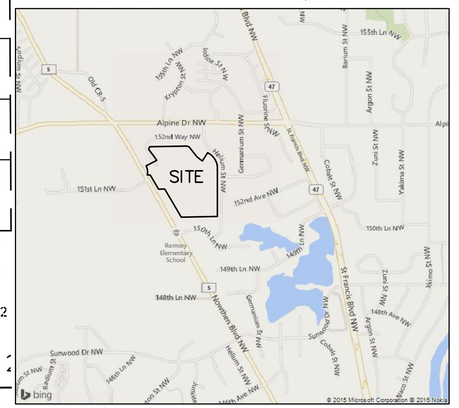

LOCATION MAP

No Scale

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PRE PLAT:

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GRADING AND EROSION:

CG-1) GRADING PLAN
CE-1) EROSION CONTROL
CE-2) EROSION CONTROL DETAILS

PRELIMINARY
NOT FOR CONSTRUCTION

100 0 100 200 300

Scale 1" = 100'

Scale 1" = 30'

PROJECT NUMBER 141029

REVISIONS

REMARKS	DATE	BY
---	---	---

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 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

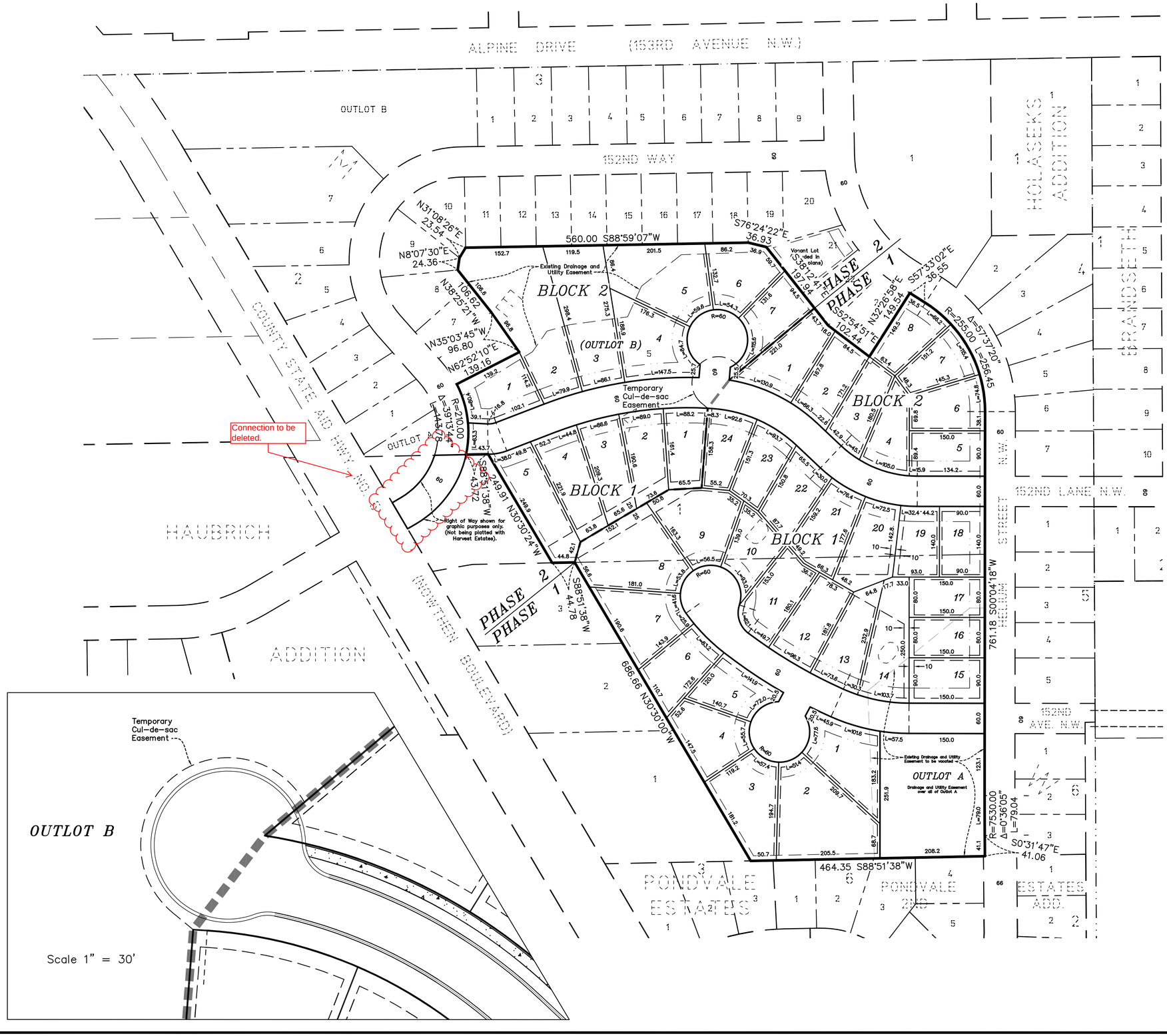
DATE 3/5/2015
REV. 00/00/00

Drawing:H:\2014 Projects\141029\Cadd\SubmittalSht's\SiteSht.dwg
Layout:Prelim Site Plan
Date:Mar 05,2015,7:38am
X-Ref Dwg: 141029alt.dwg
X-Ref Dwg: 141029base.dwg
X-Ref Dwg: 141029topo.dwg

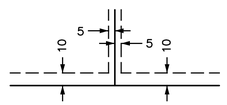
HARVEST ESTATES
City of Ramsey
Anoka County, Minnesota

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

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 — MN. LIC. NO. 14376 — Date: ___

PREPARED BY:
HEDLUND SURVEYING
PLANNING ENGINEERING
2005 Pin Oak Drive
Eagan, MN 55122
Phone: (651) 405-6600
Fax: (651) 405-6606

SHEET TITLE: *HARVEST STATES PRELIMINARY PLAT*

PREPARED FOR: *NIK MANAGEMENT INC.*
11736 177TH St. W.
Lakeville, MN 55044
Phone: (952) 236-9424

DRAWN	CHECKED	DESIGN
---	---	---

SHEET NUMBER
C-2

DATE 3/5/2015
REV. 00/00/00

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Layout:PP Plot
Date:Mar 04, 2015,4:16pm
X-Ref Dwg:141029base.dwg

HARVEST ESTATES

City of Ramsey

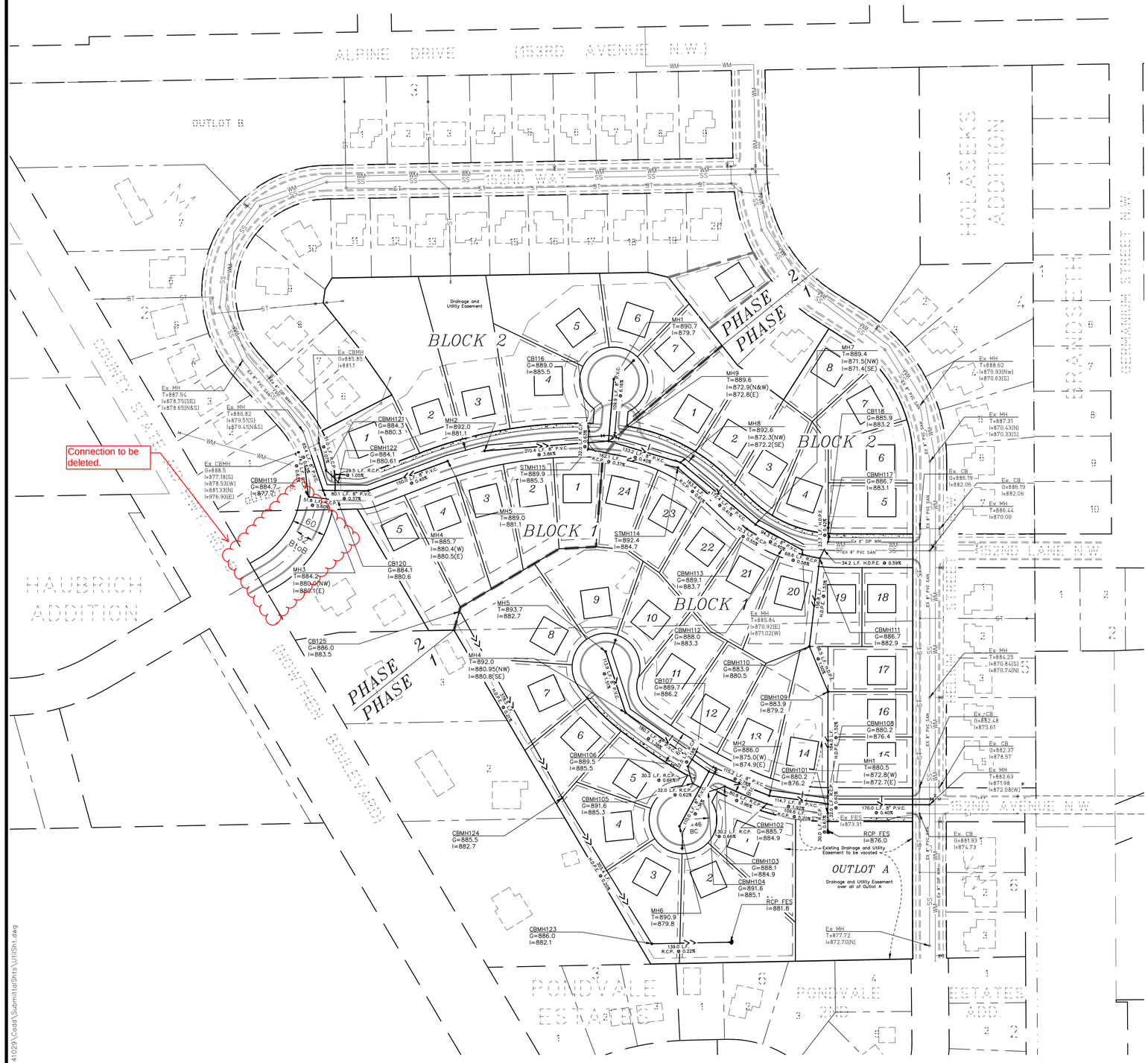
Anoka County, Minnesota

LEGEND:

SS SS	EXISTING SANITARY SEWER
WM WM	EXISTING WATERMAIN
ST ST	EXISTING STORM SEWER
x x	EXISTING FENCE
←—	PROPOSED SANITARY SEWER
—I—	PROPOSED WATERMAIN
<<—	PROPOSED STORM SEWER

GENERAL CONSTRUCTION NOTES:

1.) Existing Utility Locations As-Per As-Built Plans Provided By the _____ 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.



PHASE 1 DETAIL

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 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 ENGINEERING SURVEYING
PLANNING
2005 Pin Oak Drive
Eagan, MN 55122
Phone: (651) 405-6600
Fax: (651) 405-6606

SHEET TITLE: HARVEST ESTATES UTILITY PLAN

PREPARED FOR: NIK MANAGEMENT INC.
11736 177TH ST. W.
Lakeville, MN 55044
Phone: (952) 236-9424

DRAWN	CHECKED	DESIGN
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SHEET NUMBER C-3

DATE 3/5/2015
REV. ----

Drawing:H:\2014 Projects\141029\Cadd\Submittal\Sht\UtlSht.dwg
Layout: Utility
Date:Mar 05,2015,9:52am
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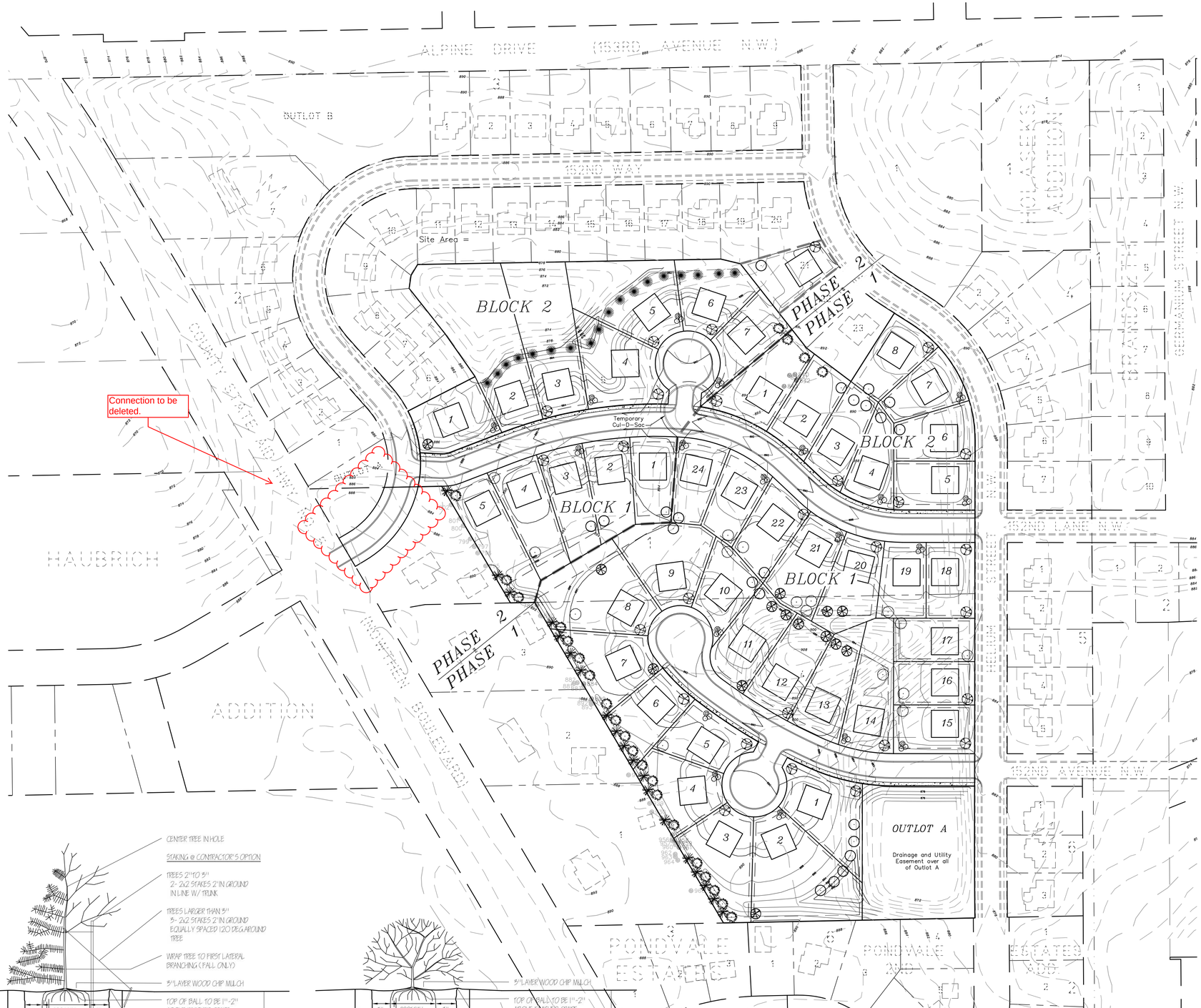
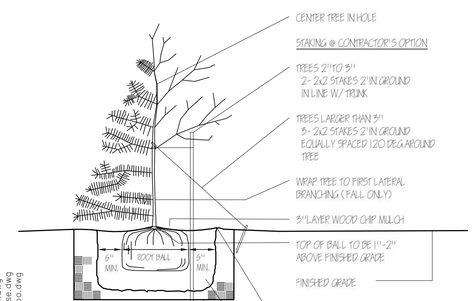
X-Ref Dwg:141029base.dwg

HARVEST ESTATES

City of Ramsey

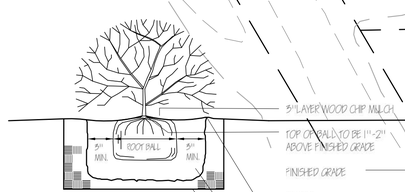
Anoka County, Minnesota





TREE PLANTING DETAIL

No Scale



SHRUB PLANTING DETAIL

No Scale

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 AAN 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.

Prune plants as necessary - 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.

Shredded hardwood mulch (4"(- 6" deep) shall be shall be placed around all new trees and shrub clusters. Diameter of mulched areas shrubs shall be a minimum of 4' from the trunk or stem of all trees and shrubs. Trench 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
18	BF		Balsam Fir	Abies balsamea	6' B&B
14	NM		Norway Maple	Acer platanoides	2.5" B&B
16	LL		Legend Linden	Tilia americana	2.5" B&B
19	RB		River Birch	Betula nigra	2.5" B&B
27	PA		Patmore Ash	Fraxinus pennsylvanica	2.5" B&B
25	SWO		Swamp White Oak	Quercus bicolor	2.5" B&B

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 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

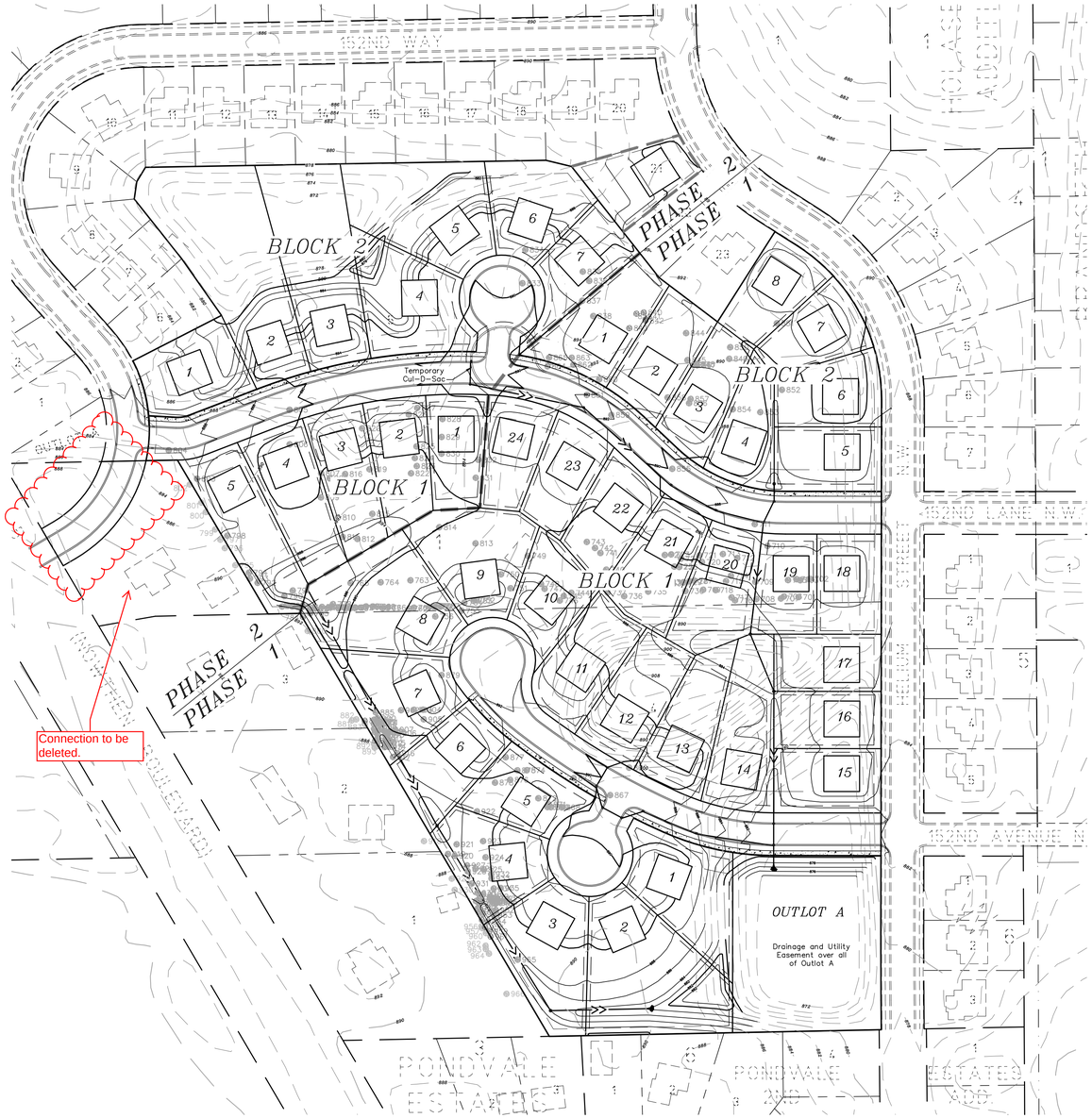
DATE: 3/5/2015
REV. 00/00/00

Drawing:H:\2014 Projects\141029\Cadd\SubmittalSht s\LandSht.dwg
Layout: Landscape Sheet
Date: Mar 05, 2015 - 10:27am
X-Ref Dwg:141029util.dwg
X-Ref Dwg:141029base.dwg
X-Ref Dwg:141029topo.dwg

HARVEST ESTATES

City of Ramsey

Anoka County, Minnesota



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
890	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=2545 X 60%= 861

Excess removed= 499

Required replanting = 499 in. x 1.25 = 624 in. = 250 trees @ 2.5 inches - 90 trees (2 per lot required per ordinance) = 160 Trees

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
788	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, Siber	21.0	Fair	1
929	Elm, Siber	10.0	Fair	1
930	Elm, Siber	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

100 0 100 200 300

Scale 1" = 100'

PROJECT NUMBER 141029

REVISIONS

REMARKS	DATE	BY
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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

PREPARED FOR: NIK MANAGEMENT INC.
11736 177TH St W.
Lakeville, MN 55044
Phone: (952) 236-9424

DRAWN	CHECKED	DESIGN
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SHEET NUMBER C-5

DATE 3/5/2015
REV. 00/00/00

Drawing N:\2014 Projects\141029\Cadd\Submittals\Shts\TreePresSht.dwg
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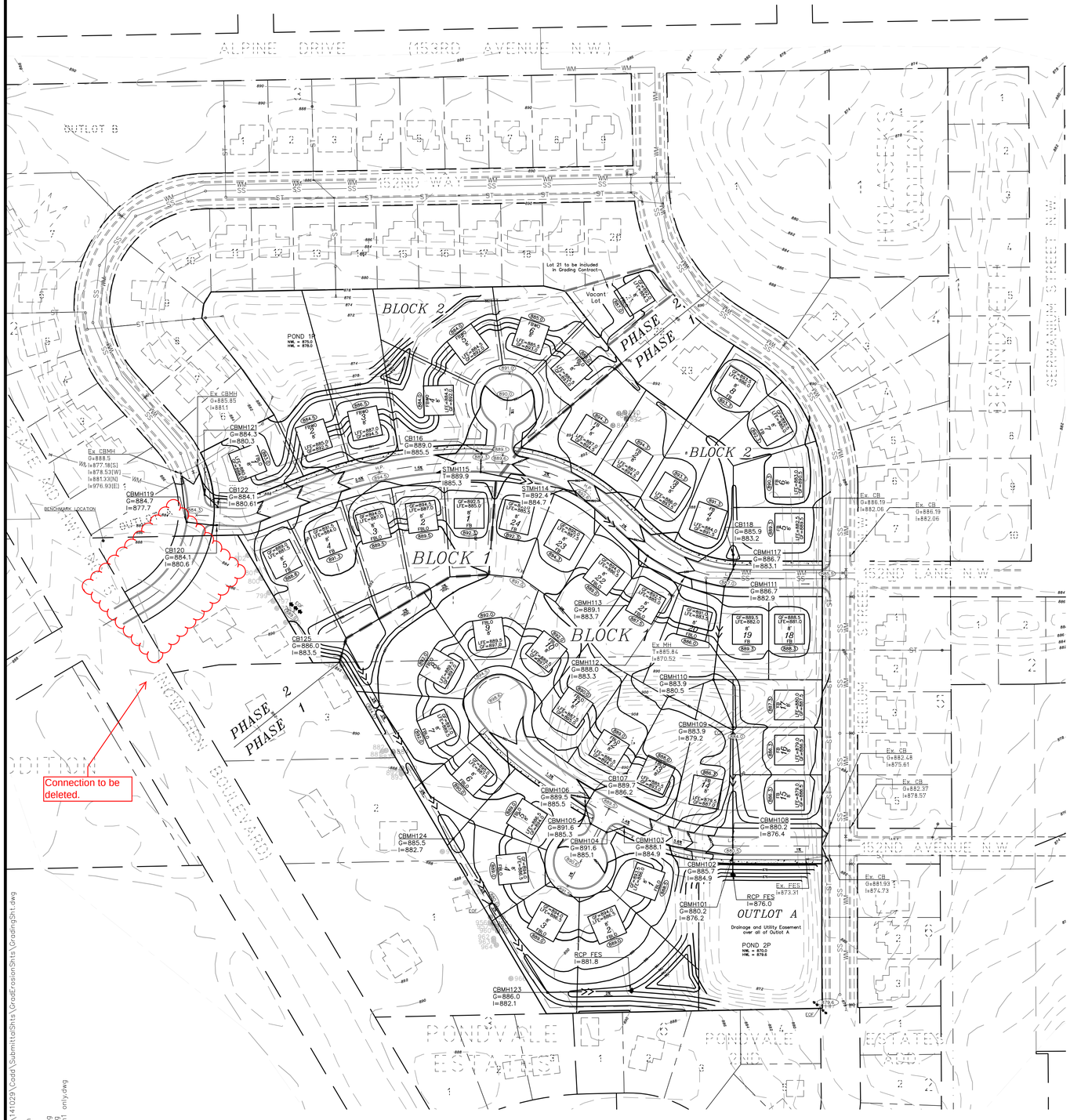
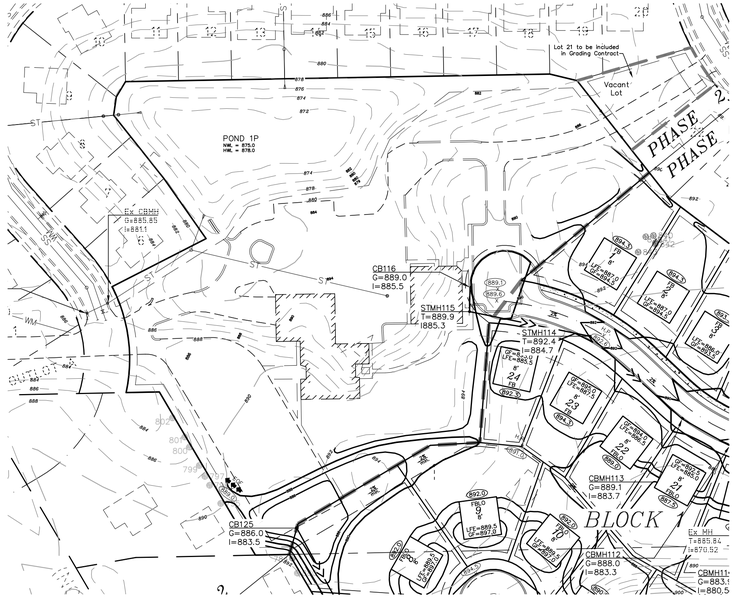
Date: Mar 05, 2015, 10:20am
X-Ref Dwg: 141029util.dwg
X-Ref Dwg: 141029base.dwg
X-Ref Dwg: 141029topo.dwg

HARVEST ESTATES
City of Ramsey
Anoka County, Minnesota





LEGEND:

X = 920.8	EXISTING CONTOUR
	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

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	

Cut/Fill Summary - Preliminary - 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>

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'

PROJECT NUMBER 141029

REVISIONS

REMARKS	DATE	BY
---	---	---

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
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SHEET NUMBER
CG-1

DATE 3/5/2015
REV. ---

Drawing:H:\2014 Projects\141029\Cadd\Submittal Shts\GradErosionSht's\GradingSht.dwg
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Date:Mar 05,2015,10:05am
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X-Ref Dwg:141029topo.dwg
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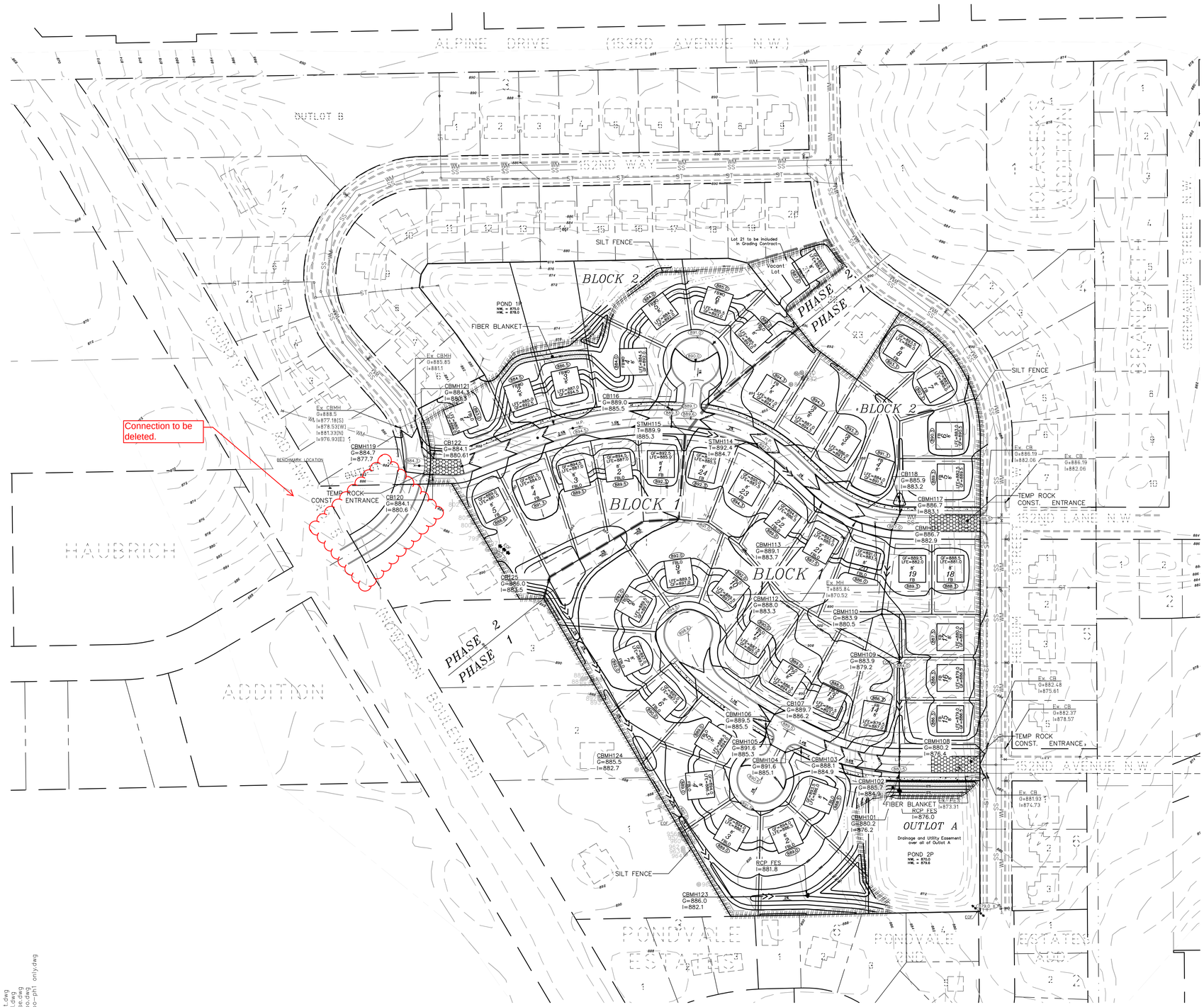
HARVEST ESTATES

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 $\frac{1}{2}$ 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
- TREE PROTECTION
- SILT FENCE

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 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.
11735 177TH St. W.
Lakeville, MN 55044
Phone: (952) 236-9424

DRAWN	CHECKED	DESIGN
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SHEET NUMBER
CE-1

DATE 3/5/2015
REV. ----

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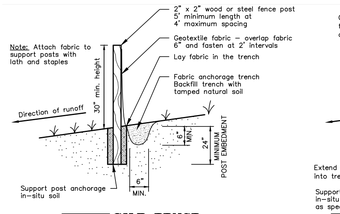
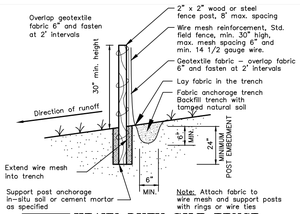
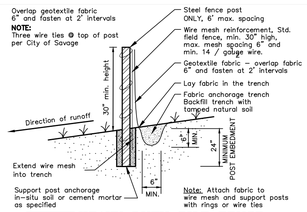


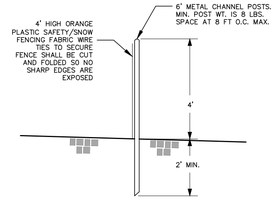
T-1 SILT FENCE
NO SCALE



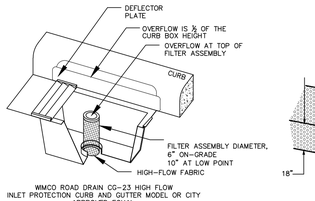
T-2 HEAVY DUTY SILT FENCE
NO SCALE



T-3 HEAVY DUTY SILT FENCE
NO SCALE (STEEL POST ONLY)

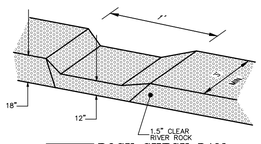


T-4 CONSTRUCTION FENCE
NO SCALE

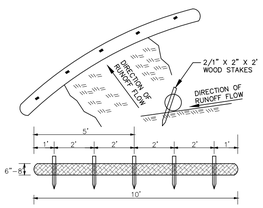


WIMCO ROAD DRAIN CG-23 HIGH FLOW INLET PROTECTION CURB AND GUTTER MODEL OR CITY APPROVED EQUAL.

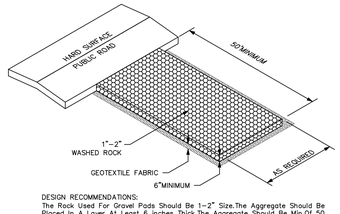
T-5 WIMCO ROAD DRAIN
NO SCALE



T-6 ROCK CHECK DAM
NO SCALE

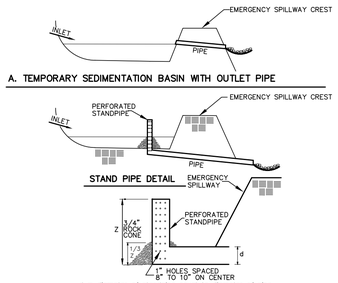


T-7 12" BIOROLL-MnDOT TYPE 3
NO SCALE



DESIGN RECOMMENDATIONS:
The Rock Used For Gravel Pads Should Be 1-2" Size.The Aggregate Should Be Placed In A Layer At Least 6 inches Thick.The Aggregate Should Be Min.Of 50 Feet In Length And Should Be At A Min. The Width Of The Proposed Road.
MAINTENANCE:
The Rock Pad Needs Occasional Maintenance To Prevent Tracking Of Mud Onto Paved Roads. This May Require Periodic Top Dressing With Additional Rock Or Removal And Reinstallation Of The Pad.

T-8 ROCK CONSTRUCTION ENTRANCE

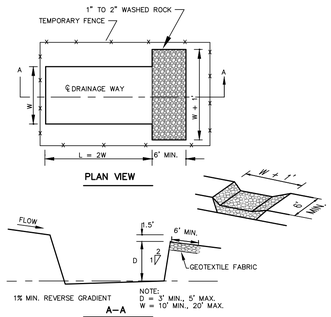


A. TEMPORARY SEDIMENTATION BASIN WITH OUTLET PIPE

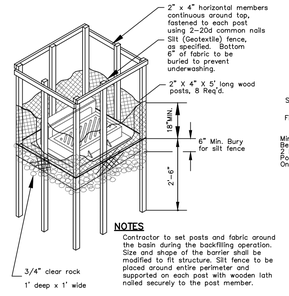
d = diameter of standpipe equal to diameter of pipe.

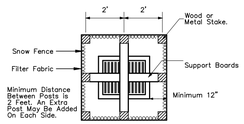
B. TEMPORARY SEDIMENTATION BASIN WITH STAND PIPE OUTLET

T-9 TEMPORARY SEDIMENTATION BASIN
NO SCALE



T-10 TEMPORARY SEDIMENT TRAP
NO SCALE





TYPE A SEDIMENT FILTER PLAN VIEW

T-11 EROSION CONTROL AROUND CATCH BASINS
NO SCALE

T-12

PERMANENT SEED REVEGITATION

SEEDING RECOMMENDATIONS:
The seedbed must be prepared to a depth of approx. 3 inches. on sites where the exposed or underlying soil will not support vegetation, apply min. 4 inches of topsoil. Seedbeds should not be prepared under excessively wet or frozen soil conditions. Prior to seeding, the seedbed should be firmed with a roller or cultipaker. Avoid compaction that will increase runoff and erosion, deter seed germination or prevent proper anchoring of mulch. For example, the soil should support the weight of an adult without sinking more than 1/2 inch.

1. GENERAL SEED & MULCH (MIN. 6" TOPSOIL)
   a. Seed: MnDOT Seed Mix # 25–141 @ rate of 59 PLS.
   b. Fertilizer: 22–5–10 80% W.I.N. 0% @ a Rate of 350 lbs/Acre.
   c. Mulch: MnDOT Type 1 @ a Rate of 2 Tons/Acre.

P-1

PERMANENT SOD REVEGITATION

SODDING RECOMMENDATIONS:
The soil must be prepared in the same way that it would for seeding. The upper 4 inches must be loosened and relatively free of clods, rocks etc., the area to be sodded should be fertilized with 25 pounds per 1000 sq.ft. (1000 lb/ac) of 10–0–10 fertilizer and worked into the loosened topsoil. Prior to laying the sod, dampen the soil bed. The joints in the sod should be staggered, and the edges butted together tightly. On slopes of 3:1 or greater, or in areas of concentrated flows, the sod should be pegged down. On steep slopes w/ sheet flows, the sod should be laid with the length perpendicular to the water flow. After the sod is laid, it should be tamped or rolled to provide good contact between sod and soil. after rolling, the sod should be watered so that the soil is moistened 4 inched below the the sod.
MAINTENANCE:
In the absence of adequate rainfall, water during the 30 day period following sod placement to keep soil moist.Following this initial 30 day establishment period, water as necessary to maintain adequate moisture in the root zone. Where mowing is desired, maintain grass height of 3 inches and should not be attempted until the sod is firmly rooted, usually two to three weeks after sod is laid. Inspect areas of concentrated flow annually and following intense storms. make need repair and reveg. promptly.

P-2

PERMANENT SEED REVEGITATION

SEEDING RECOMMENDATIONS:
The seedbed must be prepared to a depth of approx. 3 inches. on sites where the exposed or underlying soil will not support vegetation, apply min. 4 inches of topsoil. Seedbeds should not be prepared under excessively wet or frozen soil conditions. Prior to seeding, the seedbed should be firmed with a roller or cultipaker. Avoid compaction that will increase runoff and erosion, deter seed germination or prevent proper anchoring of mulch. For example, the soil should support the weight of an adult without sinking more than 1/2 inch.

1. WETLAND & POND SEED & MULCH (MIN. 6" TOPSOIL)
   a. Seed: MnDOT Seed Mix # 34–262 @ rate of 14.5 PLS.
   b. Fertilizer: 18–0–8 Natural Base @ a Rate of 120 lbs/Acre
   c. Mulch: MnDOT Type 3 @ a Rate of 2 Tons/Acre.

2. UPLAND BUFFER SEED & MULCH (MIN. 6" TOPSOIL)
   a. Seed: MnDOT Seed Mix # 33–261 @ rate of 35 PLS.
   b. Fertilizer: 18–0–8 Natural Base @ a Rate of 150 lbs/Acre
   c. Mulch: MnDOT Type 3 @ a Rate of 2 Tons/Acre.

Note: Mulch To Be Disced Anchored In Place.

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.

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.) THE CONTRACTOR SHALL SCHEDULE SITE GRADING, UTILITY INSTALLATION AND ROADWAY CONSTRUCTION SO THAT THE GENERAL SITE CAN BE MULCHED AND RESEEDED 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.
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.
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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 3 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.
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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.
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8.) ALL PERMANENT SEDIMENTATION BASINS MUST BE RESTORED TO THEIR DESIGN CONDITION IMMEDIATELY FOLLOWING PERMANENT STABILIZATION OF THE SITE.

PROJECT NARRATIVE:

CONSTRUCTION OF A

PROJECT CONTACTS:

PROJECT ENGINEER:	RANDY HEDLUND, P.E.	HEDLUND ENGINEERING, SWPPP DESIGNER U OF M CERT. PROGRAM, FALL 2012, 651–203–6612
SWPPP CERT. IMPLEMENTOR	FRED VOLZ	HEDLUND ENGINEERING, U OF M CERT. PROGRAM, APRIL 2012, 612–363–3684
SWPPP CERTIFIED INSTALLER	MATT MARTIN	METRO EROSION, U OF M CERT. PROGRAM, FALL 2009, 320–266–4748
DEVELOPER:	NAME	COMPANY–NUMBER
CITY CONTACT:	NAME	CITY OF
NPDES OFFICER	NAME	MPCA
CONTRACTOR CONTACT	NAME	COWAN GRADING AND EXCAVATING, 651–248–3080

POND MAINTENANCE:

TO BE PERFORMED AS NECESSARY BY THE CITY OF WOODBURY.

ESTIMATED QUANTITIES:

SILT FENCE	=	4121 L.F.
CONST. FENCE	=	N/A L.F.
INLET PROTECTION	=	21 CB'S
ROCK CONST. ENTRANCE	=	3
EROSION CONTROL BLANKET	=	AS NEEDED
TEMP. SEED AND MULCH	=	x ACRES
PERMANENT SEED	=	x ACRES
PERMANENT SOD	=	x ACRE
BIO LOGS	=	xxx L.F.

SEQUENCE OF CONSTRUCTION:

(RECOMMENDED SEQUENCE – CONTRACTOR TO DETERMINE FINAL SEQUENCE.)

1. CONTRACTOR TO VERIFY THAT ALL PERMITS HAVE BEEN OBTAINED AND BECOME FAMILIAR WITH PERMIT REQUIREMENTS.
2. CONTRACTOR TO INSTALL PERIMETER SEDIMENT CONTROL DEVICES, CONSTRUCTION ENTRANCES, AND PROTECTIVE FENCING FOR TREES, DITCHES, EXISTING WATER BODIES AND AREAS TO REMAIN UNDISTURBED.
3. CONTRACTOR TO ROUGH GRADE SITE AND INSTALL UTILITIES.
4. CONTRACTOR TO INSTALL TEMPORARY EROSION CONTROL DEVICES AS NECESSARY.
5. CONTRACTOR TO INSTALL EROSION CONTROL BLANKETS WITH PERMANENT SEED MIX AND/OR SOD.
6. ONCE ALL DISTURBED AREAS HAVE BEEN STABILIZED, OBTAIN APPROVAL FROM THE CITY ENGINEER AND WITHIN TWO WEEKS OF FINAL STABILIZATION.
7. CONTRACTOR TO REMOVE SEDIMENT CONTROL DEVICES WITHIN TWO WEEKS OF APPROVAL.
8. SUBMIT NOTICE OF TERMINATION WITHIN 30 DAYS OF FINAL STABILIZATION.

NPDES GENERAL PERMIT REQUIREMENTS

CONSTRUCTION ACTIVITY NOTES:

EROSION PREVENTION PRACTICES:

Phased construction will be used to extent practical or as indicated in the plans to minimize exposed soil.

Areas not to be disturbed shall be delineated with flags, stakes, signs, silt fence, etc. prior to work beginning. The normal wetted perimeter of all ditches or swales, including storm water management pond slopes, that drain waters from the site must be stabilized within 200'of any property edge or discharge point, including storm sewer inlets, within 24 hours of connection.

Energy dissipation or other outlet treatment must be installed within 24 hours of connection.

All exposed soils must be stabilized as soon as possible but in no case later than 14 days after the construction activity has temporarily or permanently ceased.

Seed and/ or sod, fertilizer, and mulch shall be placed as indicated in the plans and project specifications.

Rapid stabilization shall be of type and quantity indicated in the project specifications. Additional rapid stabilization may be necessary to minimize erosion throughout the duration of the project. Type and quantity shall be determined by the engineer or inspector prior to installation.

If the contractor stockpiles material on site, he shall install the appropriate erosion control devices around the stockpile and perform the best management practices possible to avoid erosion from the stockpile.

Temporary (or permanent) sedimentation ponds are required for areas > 10 acres of disturbed soils draining soils draining to one point.

SEDIMENT CONTROL PRACTICES:

Installation of silt fence and all other down gradient sediment protection measures shall be completed prior to commencement of upstream land disturbing activities.

Silt fence shall be installed along the constant contours with continuous links not to exceed 600 feet.

No unbroken slope lengths greater than 75 feet are permitted when slope is 3:1 or greater. Slope shall be broken with silt fence or biorolls as indicated on plans.

Vehicle trafficking to be minimize to all practical extents. All eroded material that leaves the construction zone shall be collected by the contractor and returned to the site at the contractor's expense.

All stockpiles shall be surrounded by silt fence and seeded with temporary seed and mulch. See erosion and sediment control plans.

All site storm sewer inlets as well as off-site downstream inlets with potential to receive sediment, shall be protected with approved inlet protection measures at all times. Inlets shall remain protected until site is 100% stabilized and vegetation is at least 70% established. Inlet protection may be removed in winter, if the project has an approval letter from jurisdictional authority or can produce it within 72 hours.

TEMPORARY SEDIMENTATION BASINS AND DEWATERING:

Temporary sedimentation basins are required prior to runoff leaving the construction site or entering surface waters when 10 or more acres of disturbed soils drain to a common location. The basin must provide 3600 ft.^{3} of storage below the outlet per acre drained. If hydraulic calculations are available, the temporary sedimentation basin must provide a storage volume equivalent to the 2- year, 24- hour storm, but in no case less than 1800 ft.^{3} per acre drained. The temporary sedimentation basin must be constructed and made operational concurrent with the start of soil disturbance up gradient of the pond. All dewatering on site during construction must be routed to temporary sedimentation basins.

Temporary sedimentation basins must be trained within 48 hours of any rainfall event. If the rock filtered outlets plug or cause the pond not to drain within 48 hours, ponds are to be drained with pumps. Pump inlets should be protected with a geotextile membrane and rock filter set up as shown in the details, or an approved alternative. Excessive sediment-laden water that is not properly filtered will not be permitted to discharge from the site.

Dewatering practices cannot cause downstream nuisance conditions, erosion, or non-permitted wetland inundation causing adverse impacts.

INSPECTION AND MAINTENANCE:

The permittees must routinely inspect the construction site once every seven (7) days during active construction and within 24 hours of a rainfall event greater than 0.5 inches in a 24-hour period.

All inspections performed during construction must be recorded and records retained on site with the SWPPP in accordance with the stormwater permit. Records must include a site map showing areas of land disturbing activities and areas where activities have temporarily or permanently ceased.

Silt fence, biorolls and Inlet protection devices must be maintained when nonfunctional or when accumulated sediment reaches 1/3 of device height.

Off-site vehicle tracking to be removed within 24 hours of occurrence.

All non-functional BMPs must be repaired, replaced, or supplemented with functional BMPs within 24 hours of discovery, or as soon as field conditions allow access.

POLLUTION PREVENTION:

All solid waste collected from the construction site must be disposed of in accordance with MPCA disposal requirements.

Concrete washout must be contained in a device similar to those provided by Neaton Brothers Concrete Washout LLC. Equivalent units shall be approved by engineer. Unit must be maintained to manufacturer recommendation.

All hazardous materials (e.g., oil, gasoline, fuel, antifreeze, paint, cleaning solvents, curing compounds, fertilizers, etc.) must be properly stored, (including secondary containment when necessary) to prevent spills, leaks, or other discharge. Storage and disposal of hazardous waste must be in compliance with MPCA regulations.

External washing areas must be limited to a defined area of the site. All runoff containing any hazardous material must be properly collected and disposed of. Defined area must be contained with heavy-or super-duty silt fence. NO ENGINE DEGREASING ALLOWED ON-SITE.

The contractor is responsible for monitoring air pollution and ensuring it does not exceed levels set by local, state, or federal regulations. This includes dust created by work being performed on the site. Air pollution and dust control correction is considered incidental to the unit bid prices for which work is being performed. Additional dust control measures may be required by the engineer.

FINAL STABILIZATION:

The permittees must ensure final stabilization of the site. Final stabilization is not complete until the following is complete:

The contractor must ensure final stabilization of the site. Final stabilization shall include a minimum of 70%, vegetation establishment (100% stabilized) on all pervious areas.

The permanent stormwater management system is constructed, meets all requirements and is operating as designed. Temporary or permanent sedimentation basins that are to be used as permanent water quality management basins have been cleaned of any accumulated sediment. All sediment has been removed from conveyance systems and ditches are stabilized with permanent cover.

All temporary erosion control measures and BMPs must be removed as part of the final site stabilization, unless directed otherwise by owner or engineer.

For residential construction only, individual lots are considered finally stabilized if the structure(s) are finished and temporary erosion protection and downgradient perimeter control has been completed and the residence has been sold to the homeowner. Additionally, the Permittee has distributed the MPCA's "Homeowner Fact Sheet" to the homeowner to inform the homeowner of the need for, and benefits of, permanent cover.

RECORD RETENTION:

The SWPPP, all changes to it, and inspections and maintenance records must be at the site during construction. All owner(s) must retain the following for 3 years after submittal of NOT:

1) SWPPP;
2) Any other permits required for the project;
3) Inspection and maintenance logs;
4) All permanent operation and maintenance agreements for surface water facilities;
5) All design calculations for temporary and permanent stormwater management.

PLAN SHEETS:

Sheet number CE 1 of this plan set is also considered a part of the SWPPP for this project.

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT NUMBER
141029

REVISIONS			
	REMARKS	DATE	BY

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.

Signature: _____ Randall C. Hedlund Date: _____ MN. LIC. NO. 19576

PREPARED BY:
HEDLUND ENGINEERING SURVEYING
PLANNING
2905 Plaza VII Drive
Suite 105
Lakeville, MN 55122
Phone: (651) 405–6600
Fax: (651) 405–6606

SHEET TITLE:
HARVEST ESTATES
EROSION CONTROL PLAN

PREPARED FOR:
NIK MANAGEMENT INC.
11736 177TH St W.
Lakeville, MN 55044
Phone: (952) 236–9424

DRAWN	CHECKED	DESIGN
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SHEET NUMBER
CE–2

DATE 3/5/2015
REV. --- --- ---

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	04/03/2015	**PROJECT ADDRESS**	15153 NOWTHEN BOULEVARD
PROJECT. TITLE	HARVEST ESTATES		
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 Purchase Agreement by and between the City and N.I.K. is being assigned by N.I.K. Management, Inc. to G S Land, LLC. The project will still 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 Final Plat approval.

Plans have been prepared by Hedlund Engineering Services, Inc. This review is based on plans dated March 5, 2015. It is noted that the current plan set is presently being revised based on City Council direction regarding access to Nowthen Boulevard. It is also 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 also recently approved the site plan, final plans, and authorized advertisement for competitive bids to construct a new Fire Station to be located at 5650 Alpine Drive, adjacent to the site. The Final 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 Final 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

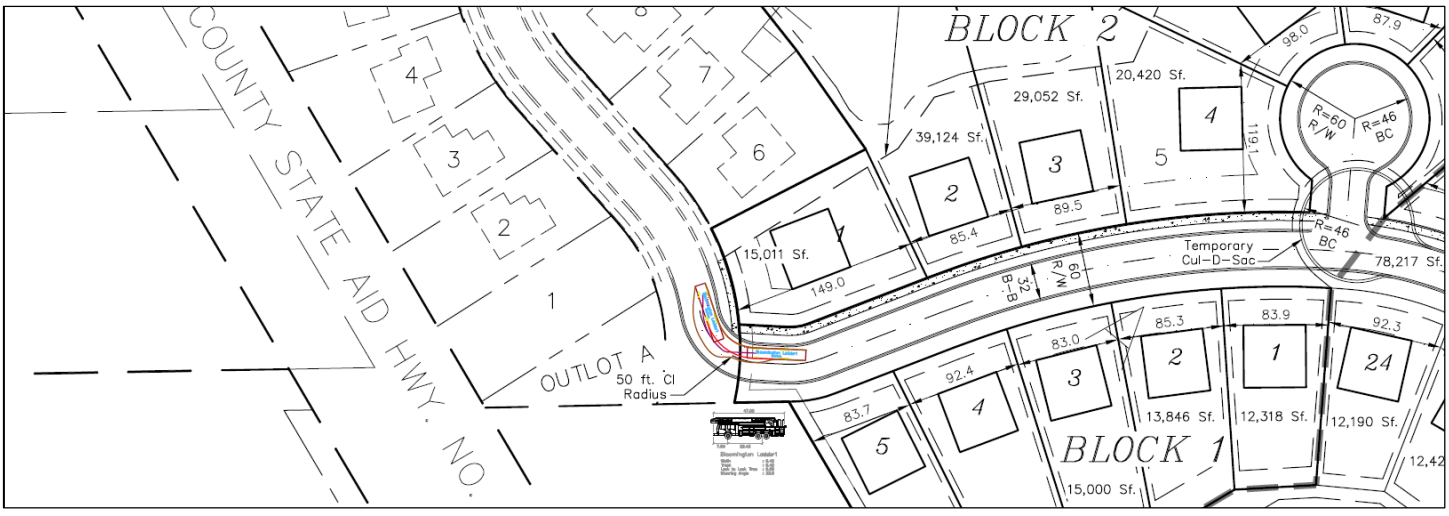
city wide. Additionally, the layout of the site makes it difficult to achieve the three (3) units per acre. The City has previously established that this is an appropriate metric to calculate average net density within the MUSA boundary.

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 layout is being amended since it was last reviewed by the Planning Commission, per the direction of the City Council, regarding the Nowthen Boulevard access. The proposed Preliminary Plat will not include access to Nowthen Boulevard. This amendment was at 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.



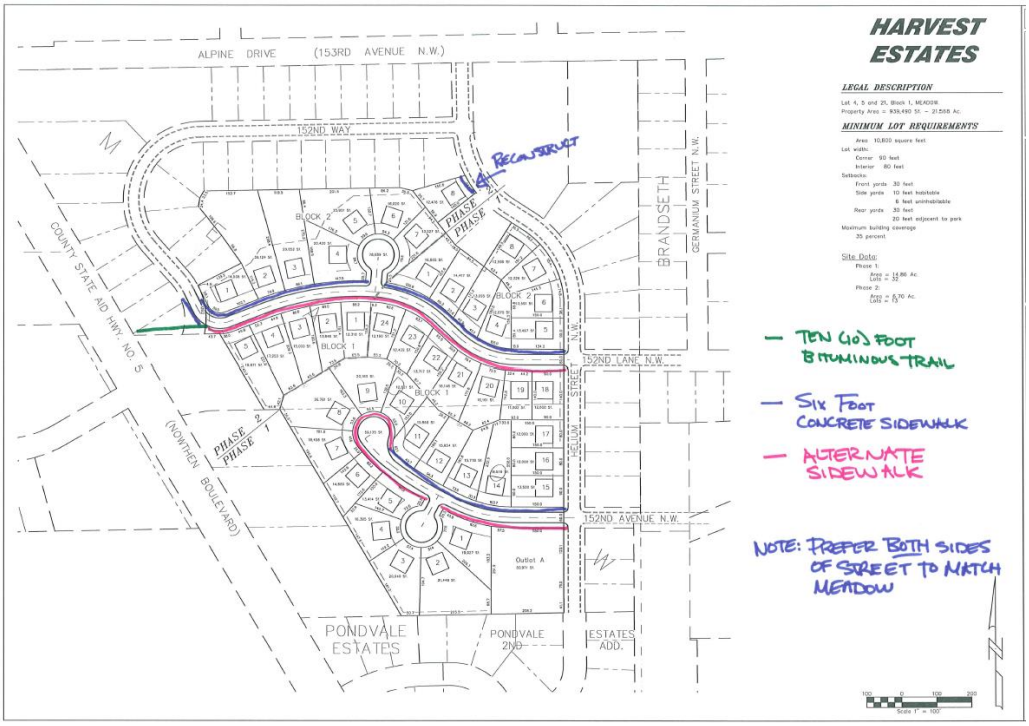
The site will have three (3) access points to major roads: 1) Nowthen Boulevard (at 150th Lane); 2) Alpine Drive (at Helium Street); and 3) Trunk Highway (TH) 47/Saint Francis Boulevard (at 152nd Avenue). Based on a split between these three intersections upon full build-out (existing homes + proposed development), it appears that the traffic levels would continue to be within acceptable levels of service. The Preliminary Plat includes enhanced 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.

Interim Improvements

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 Planning Commission 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.

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 should be 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.

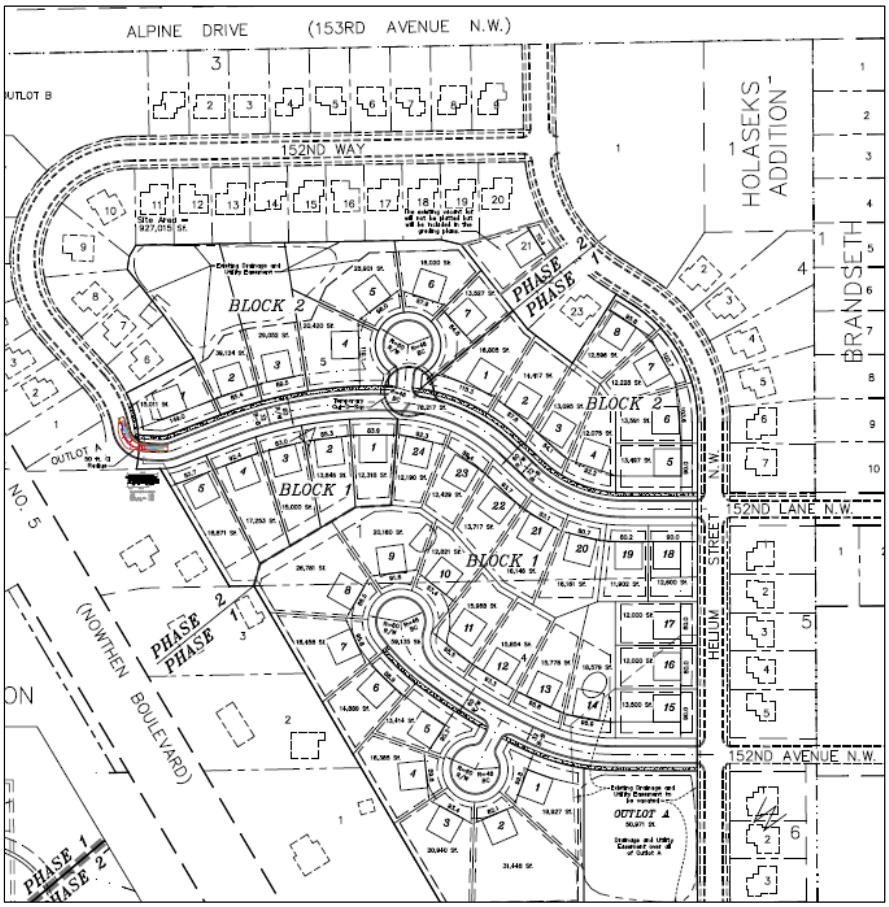
Phasing Plan

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 Commission 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.

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	APRIL 3, 2015	**PROJECT ADDRESS**	WEST OF HELIUM STREET SOUTH OF 152ND WAY
PROJECT. TITLE	HARVEST ESTATES PRELIMINARY PLAT		
ESCROW #	114538		
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 8 sheets prepared by Hedlund Engineering Services dated March 5, 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. Grading plan sheets at 1" = 50' must be added to the set.
3. A tabulation of lot elevations with minimum floor elevations and adjacent pond high water levels must be added to the plan.
4. The emergency overflow elevation for each water quality pond must be one foot lower than the lowest adjacent grade of the building structures.
5. The maximum slope should not exceed one foot vertical to four feet horizontal. .
6. The font size/ pen weight of labels must be increased to make plan readable.
7. Sidewalks are generally shown adjacent to the streets. Sidewalk must be added to 152nd Lane and 152nd Avenue.

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. The Utility Plan shall be revised to show the re-alignment of utilities from Nowthen Boulevard through Lot 1, Block 2, MEADOW in order to remove conflict with buildable pad site for said lot. The details of financial obligations and timing of said alignment will be handled as part of the Purchase Agreement by and between the City and G S Land, LLC. The City will review the City's policy stance on timing and need of said re-alignment with the City Council.

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:

- Increase the contrast between exisiting and proposed conditions.
- Add additional sheets to reduce the scale and improve readability.
- Add Street Names to all Sheets. (City Staff will forward appropriate names based on County Grid System)
- Add profile sheets for utilities.
- 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-3 – Existing FES at 152nd Avenue will be in new street alignment. Plans must show relocation of this structure. Provide separate plan showing phasing for relocation of existing sewer and water lines along alignment of 152nd Lane NW. Lots fronting Helium Street will require cutting into street for services. Add

CG-1 – No Water can leave site along southwest edge adjacent to existing homes. Provide detail for overflow from new pond in south east corner of site to existing pond. Verify downstream route for overflow to Helium Street from existing pond. Verify the flood elevation and emergency overflow elevations for lots 11-21 in the table.

Detail Sheets – Detail sheets were not included in the submittal. Use the City standard details with the notes as follows:

- All sidewalks shall be 6 feet wide and 6 inches thick.
- The MnDOT 5 sheet pad ramp details must be added to the plans.
- Each pedestrian ramp must have a detailed diagram for each pedestrian ramp showing elevations, slopes and dome plate layout with radius (as needed).
- Rock Construction Entrances are ineffective in Ramsey. Add the following text to the SWPPP and Grading Plan Notes: "A street sweeper must be available within 3 hours upon notice from the City that the streets need to be swept."
- The typical street section shall have 6" Premium Topsoil.
- 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 and installing new services in Helium Street.

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	**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:

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. The following revisions are required:

- *Sheet C-5 must be revised as follows:*
  - *Allowable Removal needs to be amended to read 1435 x 60% (2545 includes the Siberian Elm DBH).*
  - *All reforestation perimeter plantings (excluding required front yard trees) shall be installed as a Stage I improvement by the developer.*
  - *Plan sheet should include tree save fencing around trees being preserved.*
- *Sheet C-6 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:*
  - *The legend includes a symbol for tree protection but that symbol is not shown on the plan sheet. Update this sheet (and the grading plan and tree preservation plan sheets) to show the tree protection fencing around those trees being preserved.*

Landscaping: Two (2) front yard trees are required per lot. Deciduous trees shall be a minimum of one (1) inch caliper and evergreen trees shall be at least five (5) feet in height. As a general note, builders should be provided a copy of the approved Landscape Plan and Planting Detail if they will be assuming responsibility for installing the front yard trees on each lot. The following revisions are necessary:

- *While it appears generally that each lot will have two (2) trees planted, many of them indicate that one tree will be planted in the rear yard. Each lot shall have two (2) front yard trees. Please revise the Landscape Plan accordingly.*
- *An alternative to Patmore Ash (Fraxinus pennsylvanica) shall be utilized due to the looming emergence of Emerald Ash Borer and the potential that these trees may be planted within the public road right of way becoming the City's responsibility for long term maintenance.*
- *The planting detail must be amended to include the following*
    - *Planting depth shall be such that the 1st set of primary roots is at finished grade*
    - *Only prune out dead/broken/deformed branches at time of installation*
    - *Remove upper 1/3 of wire basket and burlap after being placed in planting hole*
    - *2-4 inches of wood chip mulch shall be included around all trees. Mulch shall not be piled against the trunk of trees.*
- *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.*

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.

Stormwater: The project is addressing stormwater management standards through the use of storm sewer pipes and traditional ponding. While a complete review of the grading and drainage plans will be completed by the Engineering Division, it should be noted that the contour labels on the small new pond in the southeast corner of the site (adjacent to the existing pond) need to be revised. Presently, three (3) consecutive contours are labeled as 882 and it appears they should be labeled as 882, 880, and 878.

The Environmental Policy Board (EPB) reviewed the Tree Preservation and Reforestation Plan with the 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.
- 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.

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

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

RESOLUTION #15-04-092

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 24th day of June, 2014.

_____
Mayor

ATTEST:

_____
City Clerk

Regular Planning Commission **5. 4.**

Meeting Date: 04/09/2015

Submitted For: Tim Gladhill, Community Development

By: Tina Goodroad, Community Development

Information

Title:

PUBLIC HEARING: Consider Resolution #15-04-093 Granting Approvals for COR Parkview Addition and Parkview East

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

Purpose/Background:

The purpose of this file is to review the official Preliminary Plat and Site plan Review for the Parkview East Apartment Complex. The subject property is located south of Ramsey Parkway, east of Town Center Drive East and west of Rhinestone Street NW and north of Sunwood Drive. The property is located in COR-1 zoning sub-district. The application includes a plat to be called COR Parkview Addition and development of phase one apartment complex consisting of one four-story building with a total of 121 units with tuck under, detached garage and surface parking.

Notification:

Staff attempted to notify all Property Owners within 700 feet of the Subject Property of the Public Hearing via Standard US Mail. A notification of Public Hearing was published in the Anoka County Union Herald.

Observations/Alternatives:

The property is zoned COR-1 Mixed Use Core Subdistrict which is intended to provide a mix of residential, retail, and service uses. This sub-district allows the highest intensity of uses including high density housing. The proposed use as an apartment building meets the intent of the COR-1 sub-district.

The COR Design Framework establishes maximum build to lines based on the roadway the property frontage. For buildings located along a Parkway, sixty (60) percent of the building (at least 300 feet) shall be located five (5) feet from the back of the side walk. The proposed building is located ten (10) and in some portions greater than ten (10) feet. The site does curve causing more difficulty in meeting this build to line. However, efforts should be made to meet the five (5) foot maximum for at least sixty (60) percent of the building façade along Ramsey Parkway. Later in this review a suggestion will be made to widen the boulevard which will help shift the sidewalk slightly closer to the building. In addition, because the building has frontage on more than one street, the building shall be located five (5) feet from the back of curb along Rhinestone Street. There are minimum or maximums for rear and internal side yard setbacks.

The COR Design Framework includes guidelines on how to manage parking. This is particularly important in COR-1 subdistrict, being the most intense and pedestrian oriented. A variety of parking options are proposed for the site. The building will include forty-four (44) tuck under garages with garage door entries on the south elevation internal to the site. An additional ninety-one (91) garage spaces are provided within five (5) detached garage structures. Finally, 148 surface parking spaces are planned south of the building internal to the south for a total of 283 spaces. No surface parking areas are abutting a street.

Typically the spaces internal to the building would not be counted dropping the total to 239 spaces. The COR Design Framework sets a maximum parking allotment of two (2) spaces per unit for multi-family structures. The development incudes 121 units requiring 242 parking spaces. The site meets and even slightly exceeds the

maximum allowed with the internal garage spaces. The additional spaces are not in a response to building code but rather based on perceived need due to the number of two (2) and three (3) bedroom units in the building which could result in more parking demand. The proposed break down in units is as follows: forty-one (41) percent one (1) bedroom; forty-five (45) percent two (2) bedroom and fourteen (14) percent three bedroom. The additional spaces will also prevent potential use of on-street parking which is particularly important during summer months when the adjacent park is programmed.

As the surface parking lot is well screened by either the apartment building or the detached garage structures, and therefore not visible from the roadways, staff supports the additional parking. If concern exists the Planning Commission could recommend that some excess parking be included as a proof of parking area until the need for additional spaces is evident.

The COR Design Framework includes Street Design Standards within the COR. The plans will need to be revised to reflect the revisions required in the Staff Review File. Generally speaking, both the sidewalk and boulevard area along Ramsey Parkway will need to be widened. The landscape plan includes rows of street trees along each of the three streets the site abuts. Ramsey Parkway and Rhinestone Street contain two types of trees while Sapphire Street and 145 th Avenue include one type. The proposed trees meet the requirements based on street type. No other landscaping is shown on the plan other than the required street trees. A community garden and playground space is include at the northwest corner. Additional detail and proposed landscaping for this area shall be submitted. The Environmental Policy Board made several advisory recommendations to enhance the internal landscaping plan, as outlined in the Staff Review File.

High quality architecture and building materials is an essential component in fulfilling the objectives of the COR Design Framework. Roof design, materials, amount of windows, and overall design that breaks up the different floors and walls are all important elements to the overall building design. In the COR-1 subdistrict buildings are placed closer to the street so greater emphasis is placed on materials and design features at the street level.

Plans for the front elevation (south) and rear elevation (north) for the apartment building have been provided. Plans for each side elevation will also be required. The proposed materials consist of stone and brick at the base. The rear elevation includes an enhanced stone entry with canopy and additional stone above. Other materials include composite panel (i.e. fiber cement panels) and steel lap and vertical siding. Metal siding can be used as a complementary material. In COR-1 subdistrict buildings shall be primarily brick or comparable alternative and shall comprise a minimum of fifty (50) percent of the non-glazed wall area. Calculations shall be provided for brick and stone for each elevations.

Full colored elevation plans should be provided. The combination of composite and steel in the differing patterns divides the floors and sections of the building. Multiple sections of the building are articulated to break up the flat wall. In addition windows and decks are proposed for each unit that provide further breaks in the building wall design. Additional information is required for the specific appearance of the individual air conditioning units. Staff is concerned over the appearance, color, size and overall look of units on each elevation.

The south elevation includes garage doors for tuck under garages. Garage doors shall be in colors that are complementary to the main building materials. The roof design is pitched with asphalt shingles. The elevation facing Ramsey Parkway is actually the rear of the building and contains the same materials as the front. The first floor contains windows to create street-level interest and pedestrian scale along this street frontage. The northern elevation does include an entrance for the building.

Five detached garage buildings are planned in the southern portion of the site. Three long buildings each containing 16 stalls are located in a row along the south property line with two additional buildings just north of this row containing 22 stalls each. The garage buildings contain the same materials as the apartment building. The roofs are pitched with additional accenting so that they are of a higher design standard than typical detached structures. The materials will include stone, horizontal lap siding, shake siding and an asphalt shingle roof. The sides will contain the stone and horizontal siding. The additional roof treatments and glass demonstrate a good effort in enhancing the design of these detached structures. The use of stone at the base will help improve the longevity of these structures. Staff would recommend considering all brick or stone on the back side of these garages in lieu of any lap siding.

Although the garages will eventually be screened by future buildings, that timeline is undetermined. The Environmental Policy Board recommended additional landscaping along this wall to soften the view. The EPB noted that the number of plantings along public streets could be reduced to off-set the suggested plantings along the southern garages.

Funding Source:

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

Recommendation:

Staff recommends approval of the request, contingent upon conditions in the Development Agreement..

Action:

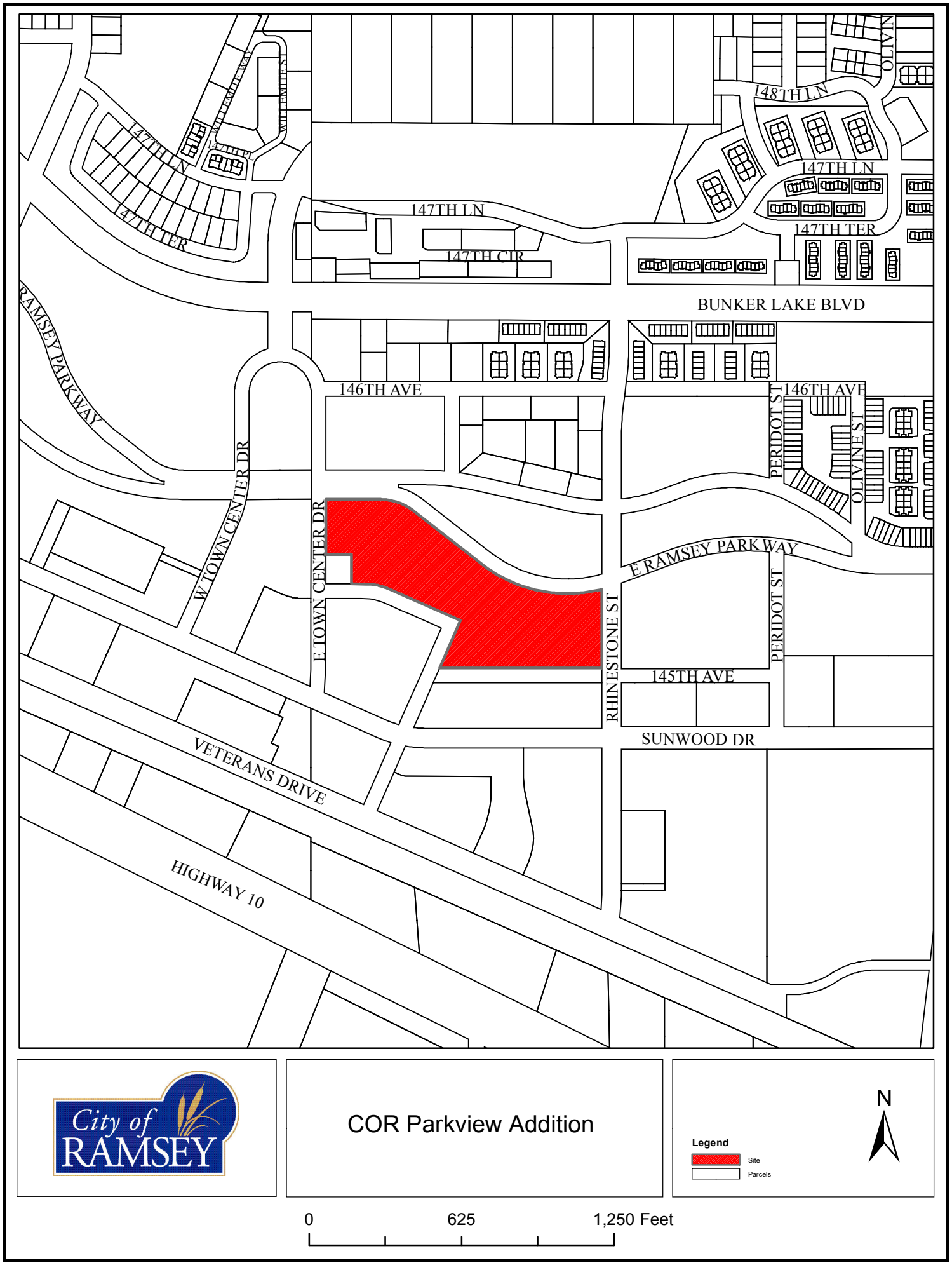
Motion to recommend that the City Council adopt Resolution #15-04-093 granting Preliminary Plat and Site Plan Approval for COR Parkview Addition/Parkview East.

Attachments

Site Location Map
Site Plan
Civil Engineering Plan Set
Staff Review File
Environmental Policy Board Minutes dated March 31, 2015
Resolution #15-04-093

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	04/03/2015 03:18 PM
Tim Gladhill	Tim Gladhill	04/03/2015 03:18 PM
Form Started By: Tina Goodroad		Started On: 03/27/2015 10:55 AM
Final Approval Date: 04/03/2015		


147TH LN
147TH TER
WILLOW WAY
WILLOW CT
WILLOW ST
147TH LN
147TH CIR
148TH LN
OLIVE ST
147TH LN
147TH TER
BUNKER LAKE BLVD
RAMSEY PARKWAY
146TH AVE
146TH AVE
PERIDOT ST
OLIVINE ST
W TOWN CENTER DR
E TOWN CENTER DR
E RAMSEY PARKWAY
PERIDOT ST
RHINESTONE ST
145TH AVE
SUNWOOD DR
VETERANS DRIVE
HIGHWAY 10
City of RAMSEY
COR Parkview Addition
Legend
Site
Parcels
N
0
625
1,250 Feet

OUTLOT A

COMMUNITY GARDEN

PLAYGROUND

PATIO W/ BBQ GRILLS

522.66

PHASE I
4 STORY - 121 UNIT APT
44 T/U GARAGES

148 SURFACE STALLS

22 STALL GARAGE

21 STALL GARAGE

16 STALL GARAGE

16 STALL GARAGE

16 STALL GARAGE

91 DETACHED GARAGES

REFUSE

REFUSE

145TH AVE NW

SAPPHIRE STREET NW

FUTURE PARKING RAMP IF NEEDED

323.42

263.64

263'-0"

432.51

246.03

665.92

692.28

246.92

323.47

SITE PLAN
SCALE 1:30

COLE GROUP ARCHITECTS LLC.
214 Park Avenue South
Suite 102
Saint Cloud, MN 56301
320.253.1515
www.colegrouparchitects.com

These documents are not valid for building permit unless signed in ink and oversealed. Copies are not valid.

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Architect under the laws of the state of MINNESOTA

Date _____ # 22288

Name NORMAN E. COLE Signature

PRELIMINARY

PROPOSED:
PARKVIEW EAST APARTMENTS
RAMSEY, MN

COM:

FILE: 140825

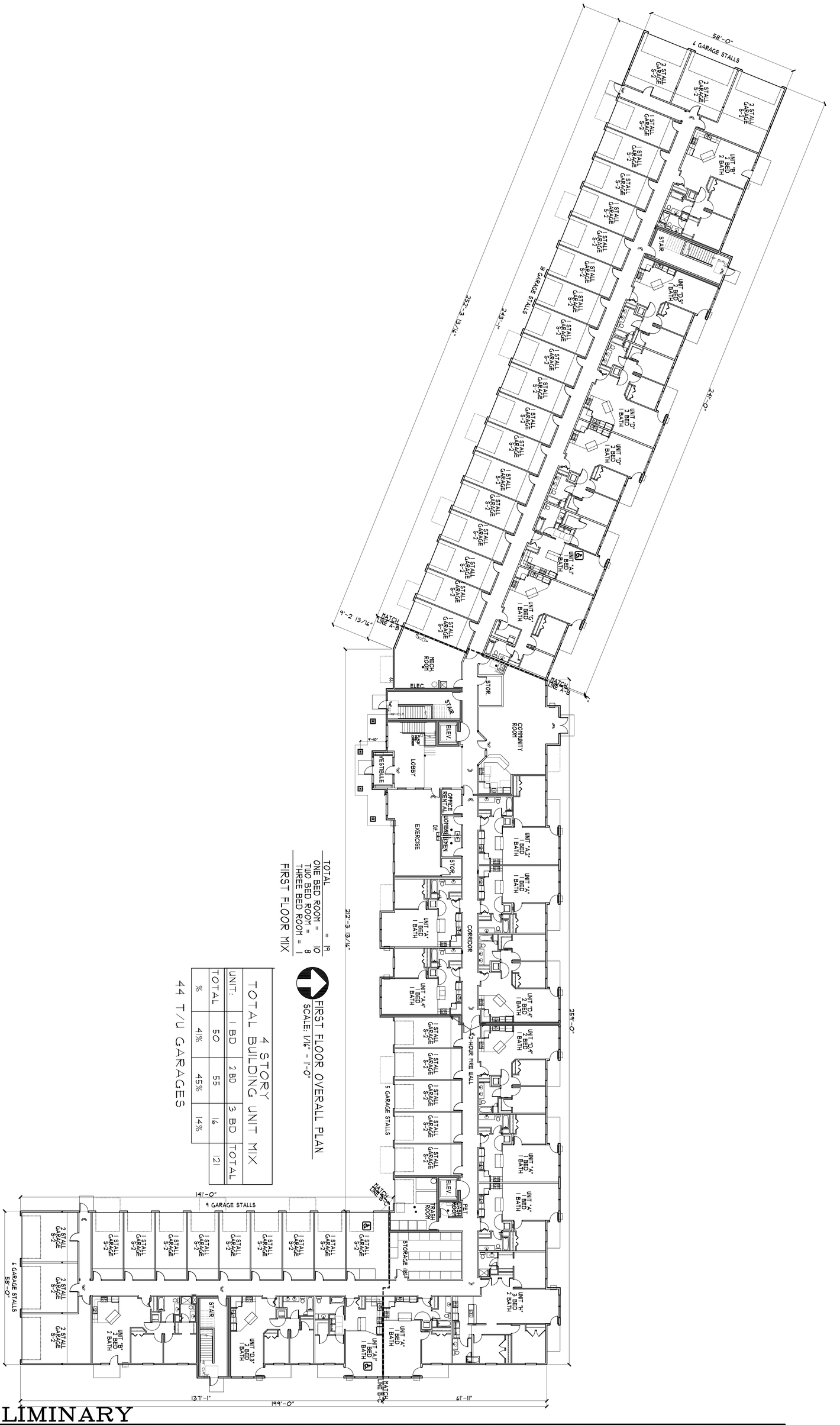
PLOTTED: 3-9-15

Project No.
14082

Issue Date:
3-9-15

Revision:

A1
OF 8



FIRST FLOOR OVERALL PLAN
SCALE: 1/16" = 1'-0"

FIRST FLOOR MIX

TOTAL	= 19
ONE BED ROOM =	10
TWO BED ROOM =	8
THREE BED ROOM =	1

4 STORY
TOTAL BUILDING UNIT MIX

UNIT:	1 BD	2 BD	3 BD	TOTAL
TOTAL	50	55	16	121
%	41%	45%	14%	

44 T/U GARAGES

PRELIMINARY

PROPOSED:
PARKVIEW EAST APARTMENTS
RAMSEY, MN

PLOTTED: 3-9-15 FILE: 14082P COM:

Project No. 14082
Issue Date: 3-9-15
Revision:

A2
OF 8

These documents are not valid for building permit unless signed in ink and oversealed. Copies are not valid.

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Architect under the laws of the state of MINNESOTA

Date _____ # 22288

Name NORMAN E. COLE Signature _____

COLE GROUP
ARCHITECTS LLC.
214 Park Avenue South
Suite 102
Saint Cloud, MN 56301
(320) 654-4870
www.colegrouparchitects.com

SECOND FLOOR OVERALL PLAN
SCALE: 1/16" = 1'-0"

TOTAL	= 34
ONE BED ROOM =	14
TWO BED ROOM =	15
THREE BED ROOM =	5

SECOND FLOOR MIX

4 STORY
TOTAL BUILDING UNIT MIX

UNIT:	1 BD	2 BD	3 BD	TOTAL
TOTAL	50	55	16	121
%	41%	45%	14%	

44 T/U GARAGES

COLE GROUP ARCHITECTS LLC.
214 Park Avenue South
Suite 1004
Minneapolis, MN 55401
(320) 491-4870
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Date _____ # 22288

Name NORMAN E. COLE Signature _____

PRELIMINARY

PROPOSED:
PARKVIEW EAST APARTMENTS
RAMSEY, MN

Project No.
14082
Issue Date:
3-9-15
Revision:

A3
OF 8

PLOTTED: 3-9-15 FILE: 14082P COM:

THIRD FLOOR OVERALL PLAN
SCALE: 1/16" = 1'-0"

TOTAL	= 34
ONE BED ROOM =	13
TWO BED ROOM =	16
THREE BED ROOM =	5

THIRD FLOOR MIX

4 STORY
TOTAL BUILDING UNIT MIX

UNIT:	1 BD	2 BD	3 BD	TOTAL
TOTAL	50	55	16	121
%	41%	45%	14%	

44 T/U GARAGES

COLE GROUP
ARCHITECTS LLC.
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Suite 220
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(320) 654-5510
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Date _____ # 22288

Name NORMAN E. COLE Signature _____

PRELIMINARY

PROPOSED:
PARKVIEW EAST APARTMENTS
RAMSEY, MN

Project No: 14082
Issue Date: 3-9-15
Revision:

A4
OF 8

PLOTTED: 3-9-15 FILE: 14082P COM.

FOURTH FLOOR OVERALL PLAN
SCALE: 1/16" = 1'-0"

TOTAL	= 34
ONE BED ROOM =	13
TWO BED ROOM =	16
THREE BED ROOM =	5

FOURTH FLOOR MIX

4 STORY
TOTAL BUILDING UNIT MIX

UNIT:	1 BD	2 BD	3 BD	TOTAL
TOTAL	50	55	16	121
%	41%	45%	14%	

44 T/U GARAGES

COLE GROUP
ARCHITECTS LLC.
214 Park Avenue South
Suite 102
Minneapolis, MN 55401
(320) 654-6510
www.colegrouparchitects.com

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Date _____ # 22288

Name NORMAN E. COLE Signature _____

PRELIMINARY

PROPOSED:
PARKVIEW EAST APARTMENTS
RAMSEY, MN

Project No.
14082
Issue Date:
3-9-15
Revision:

A5
OF 8

PLOTTED: 3-9-15 FILE: 14082P COM:

FRONT ELEVATION (SOUTH)

SCALE: 1/8" = 1'-0"

REAR ELEVATION (NORTH)

SCALE: 3/32" = 1'-0"

PRELIMINARY

FILE: 14082E COM: 4 PLOTTED: 3-9-15

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(320) 654-4570
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Date _____ # 22288 _____

Name NORMAN E. COLE Signature _____

PROPOSED:

PARKVIEW EAST APARTMENTS

RAMSEY, MN

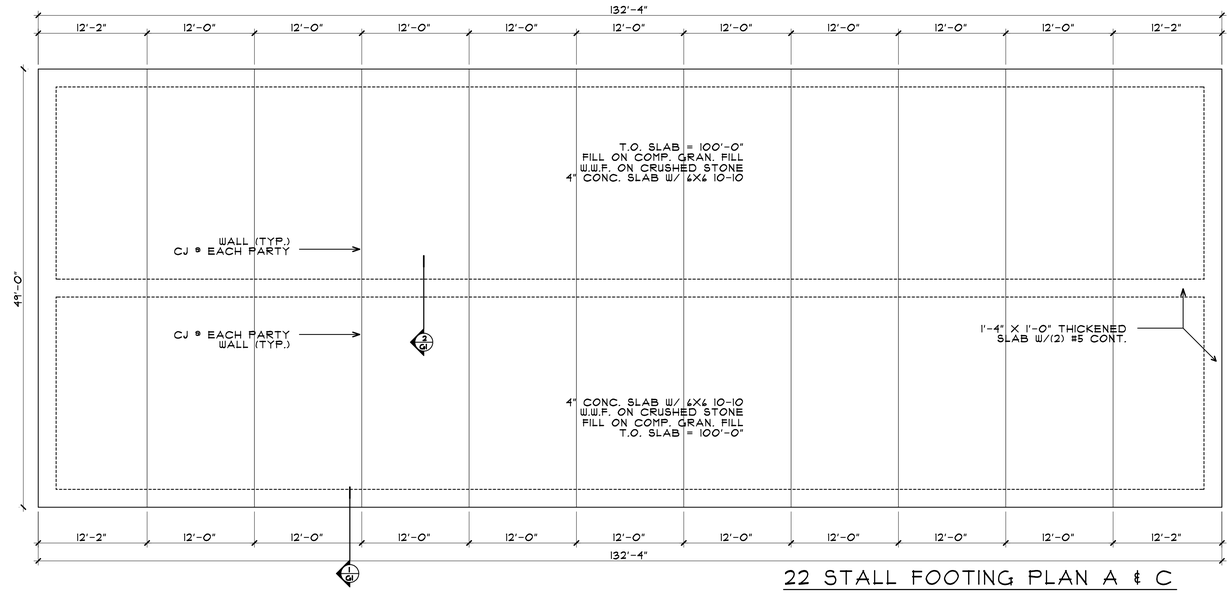
Project No. 14082

Issue Date: 3-9-15

Revision: -

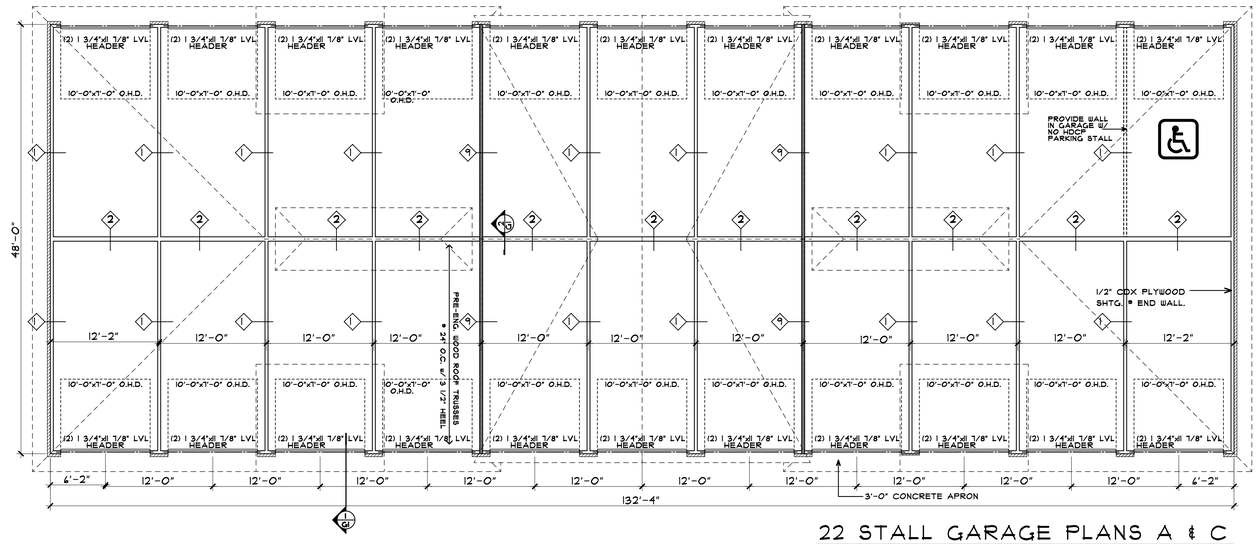
A6

OF 8



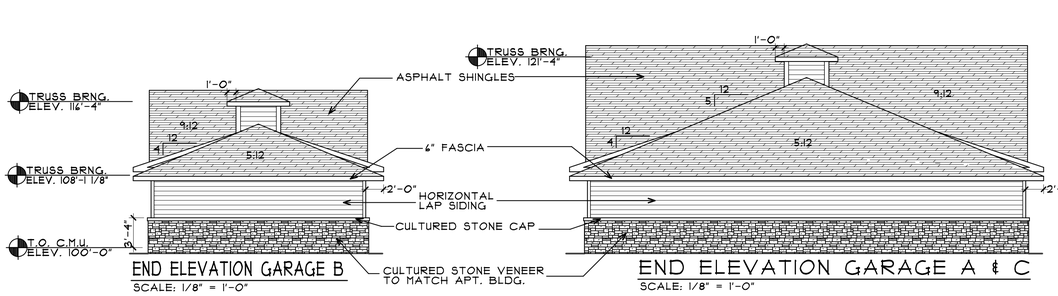
22 STALL FOOTING PLAN A & C

SCALE: 1/8" = 1'-0"



22 STALL GARAGE PLANS A & C

SCALE: 1/8" = 1'-0"

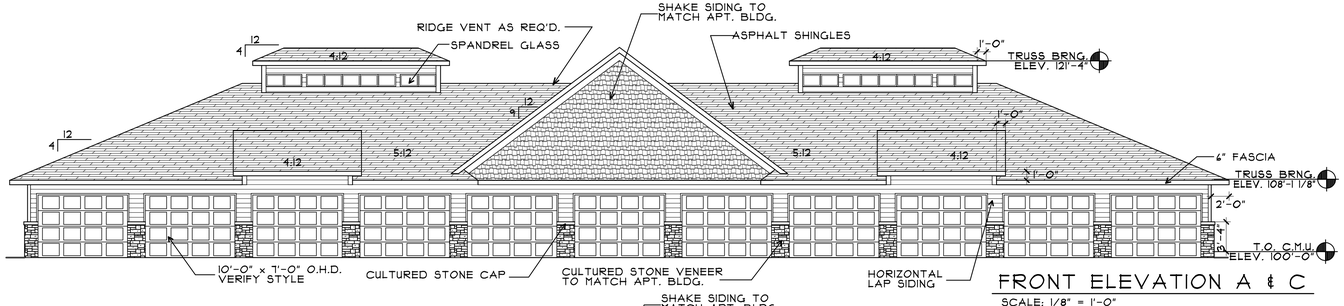


END ELEVATION GARAGE B

SCALE: 1/8" = 1'-0"

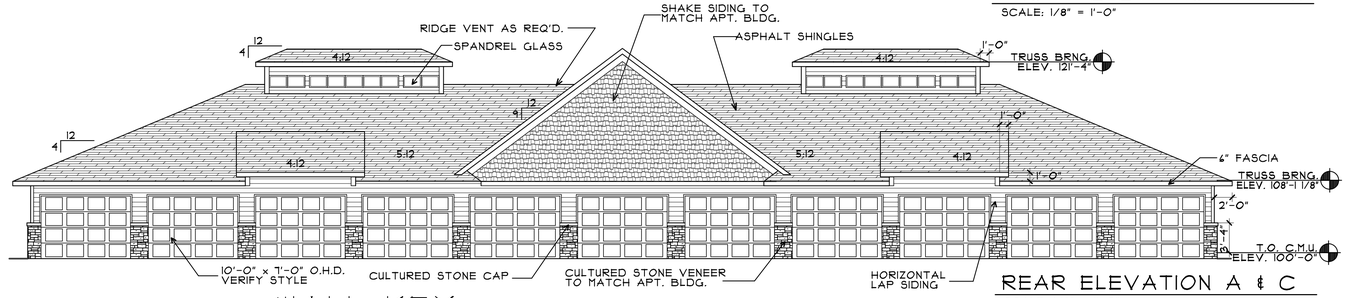
END ELEVATION GARAGE A & C

SCALE: 1/8" = 1'-0"



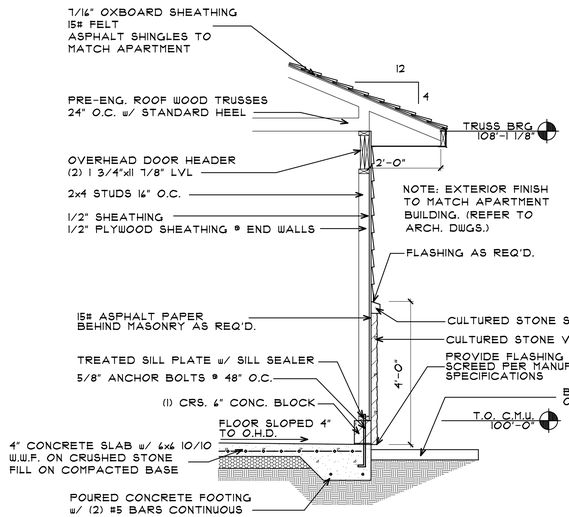
FRONT ELEVATION A & C

SCALE: 1/8" = 1'-0"



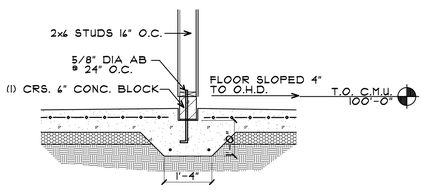
REAR ELEVATION A & C

SCALE: 1/8" = 1'-0"



1 WALL SECTION

1/2" = 1'-0"



2 WALL SECTION

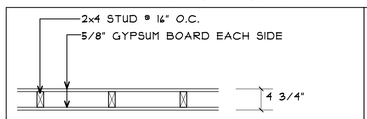
1/2" = 1'-0"

NOTE:
VERIFY FINISH FLOOR ELEVATION FOR EACH GARAGE W/ CIVIL PLANS

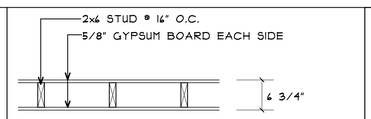
WALL KEY

2 HOUR RATED FIRE SEPARATION WALL. MUST EXTEND FROM TOP OF FLOOR SLAB TO UNDERSIDE OF ROOF DECK ABOVE

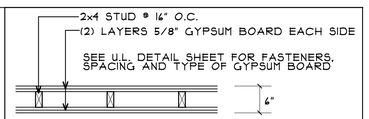
NO MECHANICAL, ELECTRICAL OR PLUMBING ALLOWED WITHIN THE WALL



1 WALL TYPE	S.T.C. - 35
SCALE: 3/4"=1'-0"	RATING - NONE (LOAD BEARING)
	U.L. DESIGN NO.



2 WALL TYPE	S.T.C. 30-34
SCALE: 3/4"=1'-0"	RATING - NONE (LOAD BEARING)



9 WALL TYPE	S.T.C. - 43
SCALE: 3/4"=1'-0"	RATING - 2 HOUR (LOAD BEARING)
	U.L. DESIGN NO. U301 / G.A. DESIGN NO. WP 4135

PRELIMINARY

FILE: 14082C COM: 4 PLOTTED: 3-9-15

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Date _____ # 22288

Name NORMAN E. COLE Signature _____

PROPOSED:

PARKVIEW EAST APARTMENTS

RAMSEY, MN

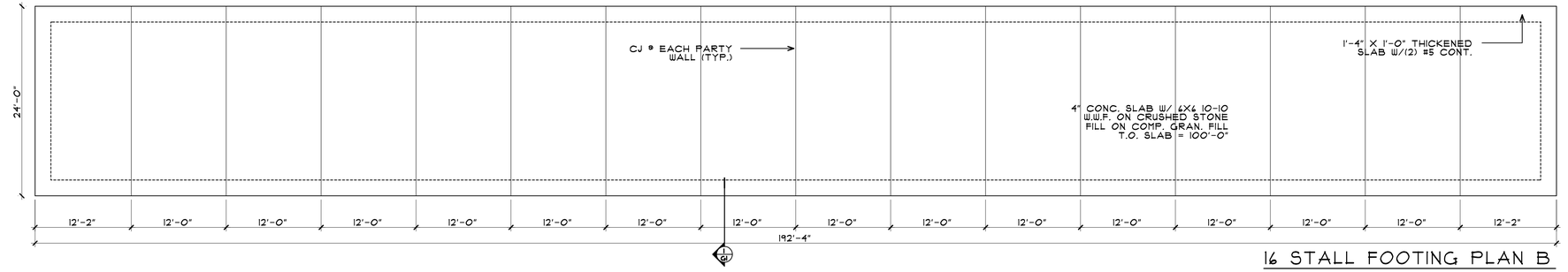
Project No. 14082

Issue Date: 3-9-15

Revision: -

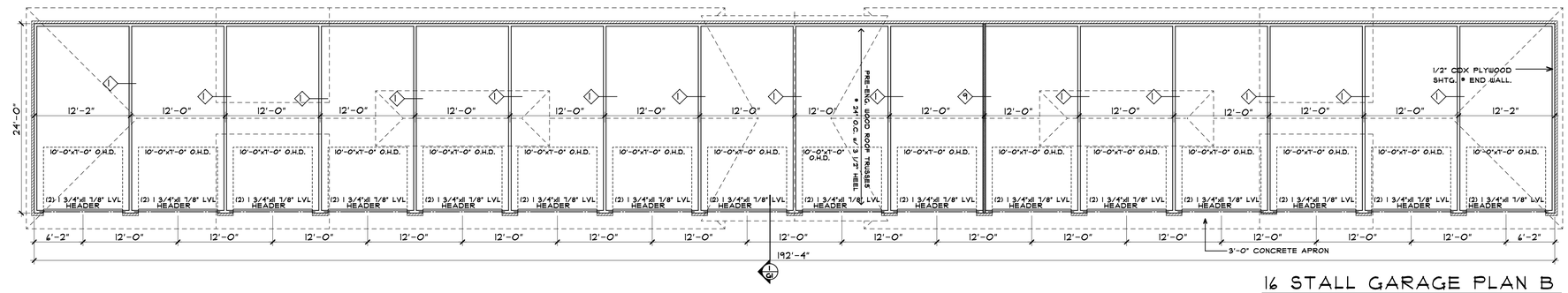
A7

OF 8



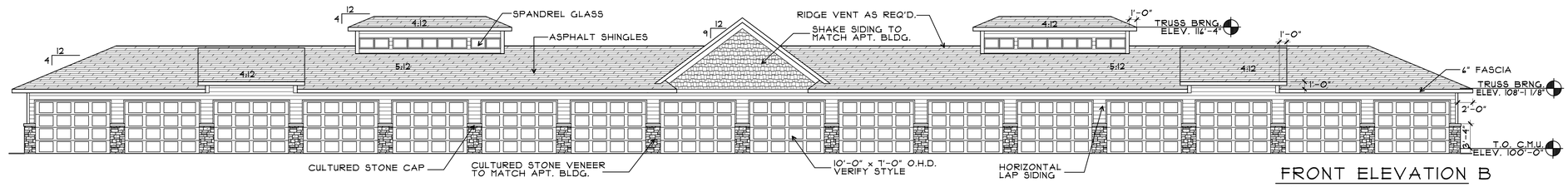
16 STALL FOOTING PLAN B

SCALE: 1/8" = 1'-0"



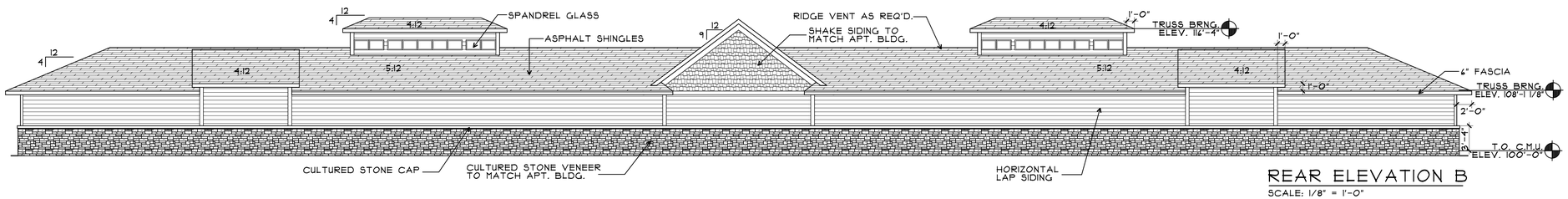
16 STALL GARAGE PLAN B

SCALE: 1/8" = 1'-0"



FRONT ELEVATION B

SCALE: 1/8" = 1'-0"



REAR ELEVATION B

SCALE: 1/8" = 1'-0"

WALL KEY

2 HOUR RATED FIRE SEPARATION WALL. MUST EXTEND FROM TOP OF FLOOR SLAB TO UNDERSIDE OF ROOF DECK ABOVE

NO MECHANICAL, ELECTRICAL OR PLUMBING ALLOWED WITHIN THE WALL

1 WALL TYPE	2 WALL TYPE	9 WALL TYPE
2x4 STUD @ 16" O.C.; 5/8" GYPSUM BOARD EACH SIDE; 4 3/4"	2x6 STUD @ 16" O.C.; 5/8" GYPSUM BOARD EACH SIDE; 6 3/4"	2x4 STUD @ 16" O.C.; (2) LAYERS 5/8" GYPSUM BOARD EACH SIDE; SEE U.L. DETAIL SHEET FOR FASTENERS, SPACING AND TYPE OF GYPSUM BOARD; 6"
SCALE: 3/4"=1'-0"	SCALE: 3/4"=1'-0"	SCALE: 3/4"=1'-0"
S.T.C. - 35	S.T.C. 30-34	S.T.C. - 43
RATING - NONE (LOAD BEARING)	RATING - NONE (LOAD BEARING)	RATING - 2 HOUR (LOAD BEARING)
U.L. DESIGN NO.		U.L. DESIGN NO. U301
		G.A. DESIGN NO. WP 4135

PRELIMINARY

COLE GROUP ARCHITECTS LLC.
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Date _____ # 22288 _____

Name NORMAN E. COLE Signature _____

FILE: 14082G COM: 4 PLOTTED: 3-9-15

PROPOSED:

PARKVIEW EAST APARTMENTS

RAMSEY, MN

Project No. 14082

Issue Date: 3-9-15

Revision: -

A8

OF 8

CITY OF RAMSEY, MN

CIVIL CONSTRUCTION PLANS FOR

PARKVIEW EAST APARTMENT COMPLEX

GRADING, AGGREGATE BASE, SANITARY SEWER, WATERMAIN, STORM SEWER,
PEDESTRIAN CURB RAMPS, CONCRETE SIDEWALK, & BITUMINOUS SURFACING.
MAY, 2015

SHEET INDEX

SHEET NO.	TITLE
C.0	TITLE SHEET
C1.0	LEGEND
C1.1 - C1.5	DETAILS
C1.6	TYPICAL SECTIONS
C1.7	INTERSECTION DETAILS AND CONSTRUCTION NOTES
C2.0	SWPPP
C2.1	SWPPP
C2.2	SWPPP
C2.3	EXISTING CONDITIONS AND REMOVALS
C2.4	SITE PLAN
C2.5	GRADING AND STORM UTILITY PLAN
C2.6	EROSION CONTROL PLAN
C2.7	STORM UNDERGROUND STORAGE
C2.8	LANDSCAPE/TREE PLAN
C3.0	PLAN AND PROFILE - 145TH AVENUE NW
C3.1	PLAN AND PROFILE - PARKVIEW SITE
C3.2	STORM PROFILES - PARKVIEW SITE

THIS PLAN CONTAINS 21 SHEETS

1000 0 1000
SCALE FEET

MAP OF THE
CITY OF RAMSEY
ANOKA COUNTY, MN

SCALES

PLAN 0' 20'
PROFILE 0' 20' HORIZ.
0' 5' VERT.
INDEX MAP 0' 500'

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H:\PSDLLC_PR\R16109475\CAD\109475_TTL.dwg 3/3/15 3:42 pm

PROJECT LOCATION
ANOKA COUNTY, MN

NOTE: EXISTING UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN PROVIDED BY THE UTILITY OWNER. THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE LAW. NOTIFY GOPHER STATE ONE CALL, 1-800-252-1166 OR 612-454-0002.

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS UTILITY QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

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

CODY L. HOLMES REG. NO. 49143 DATE: 3/3/2015

PROJECT DATUM:
HORIZONTAL: Anoka County Coordinates (1996 Adjustment)
VERTICAL: NGVD 29

DESIGNED CLH
DRAWN JEN
CHECKED CLH

BOLTON & MENK, INC.
Consulting Engineers & Surveyors
MANKATO, MN FAIRMONT, MN SLEEPY EYE, MN BURNSVILLE, MN
WILLMAR, MN CHASKA, MN RAMSEY, MN MAPLEWOOD, MN
BAXTER, MN ROCHESTER, MN AMES, IA SPENCER, IA

RECORD DRAWING INFORMATION
OBSERVER:
CONTRACTOR:
DATE:

PSD LLC, RAMSEY, MINNESOTA
PARKVIEW EAST APARTMENT COMPLEX
TITLE SHEET

SHEET C.0

EXISTING

- IRON PIPE MONUMENT SET
- MONUMENT FOUND
- CAST IRON MONUMENT FOUND
- STONE MONUMENT FOUND
- POST SET
- BENCH MARK
- AUTO SPRINKLER
- ANTENNA
- AIR CONDITIONER
- ANCHOR
- AIR PUMP
- APRON
- BASKETBALL HOOP
- BIRD FEEDER
- BENCH
- BRACE POLE
- CATCH BASIN
- CLOTHES LINE POLE
- CONTROL POINT
- CLEAN OUT
- COMMUNICATION PEDESTAL
- CURB STOP VALVE
- DITCH TOP
- DRINKING FOUNTAIN
- DOWN SPOUT
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC PEDESTAL
- ELECTRIC TRANSFORMER
- EXHAUST VENT
- FLAG POLE
- FILL PIPE
- GAS MANHOLE
- GAS REGULATOR
- GAS VALVE
- GAS METER
- ACCESS GRATE
- HANDICAPPED PARKING
- HAND HOLE
- HYDRANT
- IRRIGATION CONTROL VALVE
- LIGHT DECORATIVE
- LIGHT POLE
- MAILBOX
- METER
- POST
- MANHOLE
- LIFT STATION MANHOLE
- MONITORING WELL
- ORDER MICROPHONE
- PARK GRILL
- GAS PUMP
- POST INDICATOR VALVE
- PARKING METER
- SANITARY MANHOLE
- SATELLITE DISH
- SEMAPHORE TRAFFIC LIGHT
- SIGNAL BOX
- SIGNAL POLE - RR
- SOIL BORING
- SIREN
- SPRINKLER HEAD
- STORM MANHOLE
- TELEPHONE MANHOLE
- PUBLIC TELEPHONE
- TILE INLET
- TILE RISER
- TRAFFIC ARM BARRIER
- TRAFFIC SIGN
- TRANSMISSION TOWER
- UTILITY POLE
- VACUUM
- VENT PIPE
- DECIDUOUS TREE
- CONIFEROUS TREE
- STUMP
- BUSH
- WELL
- WATER MANHOLE
- WATER METER
- WATER SPIGOT
- WATER VALVE
- WETLAND / MARSH
- WETLAND - DELINEATED

PROPOSED

- ALIGNMENT/CENTERLINE (22+00)
- RIGHT-OF-WAY LINE
- TEMPORARY EASEMENT
- CONSTRUCTION LIMITS
- CURB & GUTTER
- CURB & GUTTER (OUT)
- BITUMINOUS EDGE
- CONCRETE EDGE
- GRAVEL EDGE
- SILT FENCE-PREASSEMBLED
- SILT FENCE-HEAVY DUTY
- EROSION PROTECTION AT INLET
- MANHOLE
- CATCH BASIN
- STORM INLET
- APRON
- STORM SEWER
- PERFORATED PIPE DRAIN
- STORM DRAIN TILE
- CULVERT W/APRON
- STORM MANHOLE NUMBER
- SANITARY SEWER
- SANITARY FORCEMAIN
- SANITARY SEWER SERVICE
- SANITARY LIFT STATION
- SANITARY MANHOLE
- SANITARY MANHOLE NUMBER (A)
- WATERMAIN
- WATERMAIN SERVICE
- WATER SYSTEM MANHOLE
- HYDRANT
- HYDRANT W/ VALVE
- VALVE
- CURBSTOP
- BEND
- REDUCER
- CROSS
- TEE
- CAP
- SLEEVE
- SIGN
- LIGHT POLE
- GUARD RAIL
- SOIL BORING (B-?)
- WETLAND
- BUSH
- CONIFEROUS TREE
- DECIDUOUS TREE

- OVERHEAD ELECTRIC LINE (EO)
- UNDERGROUND ELECTRIC LINE (EU)
- GAS LINE (G)
- FIBER OPTIC LINE (FO)
- UNDERGROUND COMMUNICATIONS LINE (CU)
- OVERHEAD UTILITY LINE (OU)
- WATER SYSTEM
- STORM SEWER
- TILE LINE
- SANITARY SEWER
- SANITARY FORCEMAIN
- CULVERT
- INTERMEDIATE CONTOURS
- INDEX CONTOURS
- COUNTY LINE
- CITY LIMITS
- SIXTEENTH LINE
- QUARTER LINE
- SECTION LINE
- ADJACENT LINES
- EASEMENT LINE
- BUILDING SETBACK LINE
- FENCE LINE
- GUARD RAIL
- ACCESS CONTROL LINE
- CENTERLINE
- PROPERTY / LOT LINE
- ROAD RIGHT-OF-WAY LINE
- RAILROAD RIGHT-OF-WAY LINE
- GRAVEL EDGE
- BITUMINOUS EDGE
- CONCRETE EDGE
- CURB & GUTTER
- WATER EDGE
- WATER CENTERLINE
- HIGHWATER LINE
- WETLAND EDGE
- SWALE CENTERLINE
- RAILROAD TRACKS
- TREE DRIP LINE

NOTE: DETAILS NOT TO SCALE

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CODY L. HOLMES
LIC. NO. 49143 DATE 3/3/2015

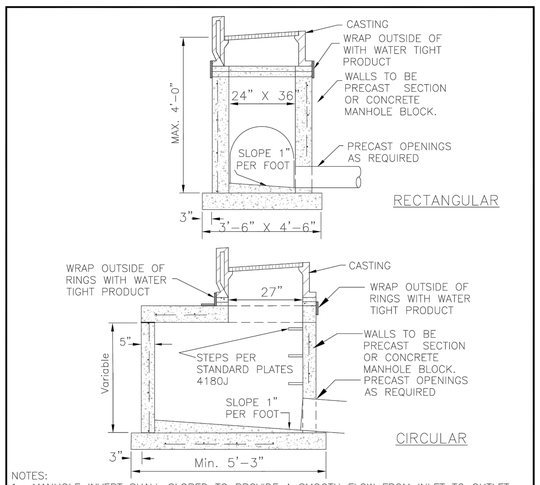
DESIGNED CLH
DRAWN JEN
CHECKED CLH

BOLTON & MENK, INC.
Consulting Engineers & Surveyors
MANKATO, MN FAIRMONT, MN SLEEPY EYE, MN BURNSVILLE, MN
WILLMAR, MN CHASKA, MN RAMSEY, MN MAPLEWOOD, MN
BAXTER, MN ROCHESTER, MN AMES, IA SPENCER, IA

REV.	BY	DATE

PSD LLC, RAMSEY, MINNESOTA
PARKVIEW EAST APARTMENT COMPLEX
LEGEND

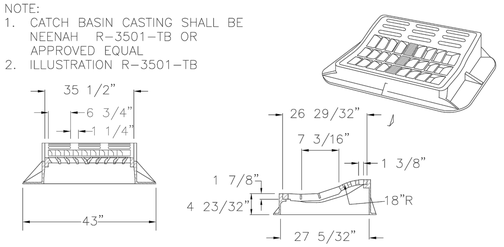
SHEET C1.0



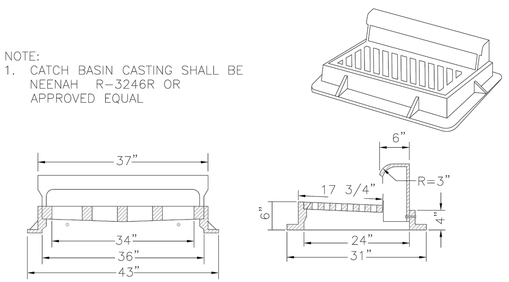
NOTES:
1. MANHOLE INVERT SHALL SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET
2. CONCRETE BASE SHALL BE 6" POURED IN PLACE OR 5" PRECAST SLAB.
3. CONCRETE ADJUSTING RINGS TO BE INSTALLED MAX.7–2" RINGS, MIN 2–2" RINGS
4. GROUT BETWEEN RINGS,SHIMS SHALL BE METAL, CONCRETE OR PLASTIC
5. INSPECTION OF MANHOLE REQUIRED BEFORE BACKFILLING
6. A 10 GAUGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL STORM LINES.
7. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
8. STEPS ARE REQUIRED IF STRUCTURE FROM THE CASTING TO THE INVERT IS GREATER THAN 4 FEET
9. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS

APPROVED DATE 4–2007	City of RAMSEY	STANDARD DETAILS CATCH BASIN CITY PLATE No. STO–7

NOTE:
1. CATCH BASIN CASTING SHALL BE NEENAH R–3501–TB OR APPROVED EQUAL
2. ILLUSTRATION R–3501–TB

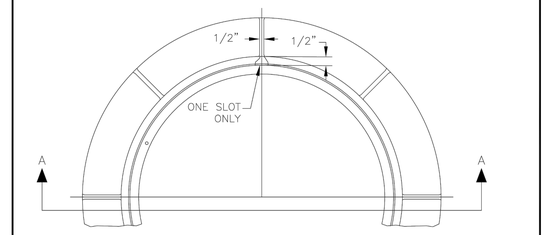


NOTE:
1. CATCH BASIN CASTING SHALL BE NEENAH R–3246R OR APPROVED EQUAL

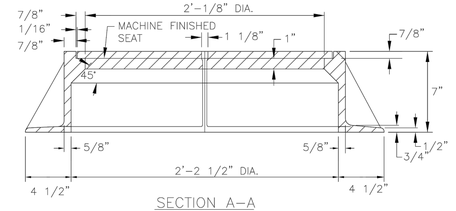


STANDARD CATCHBASIN CASTING

APPROVED DATE 2–2007	City of RAMSEY	STANDARD DETAILS STORMWATER CASTINGS CITY PLATE No. STO–2

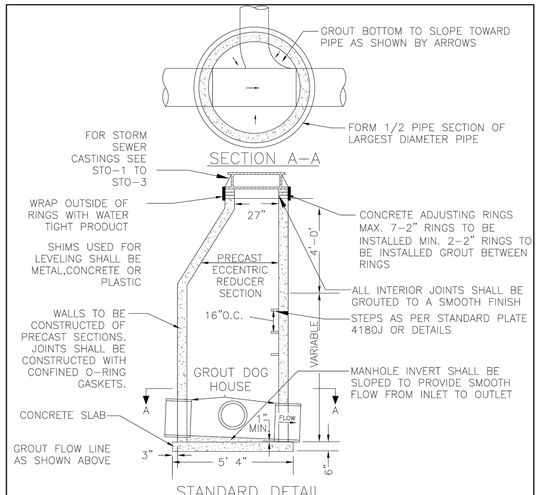


HALF TOP VIEW



SECTION A–A
7" CASTING

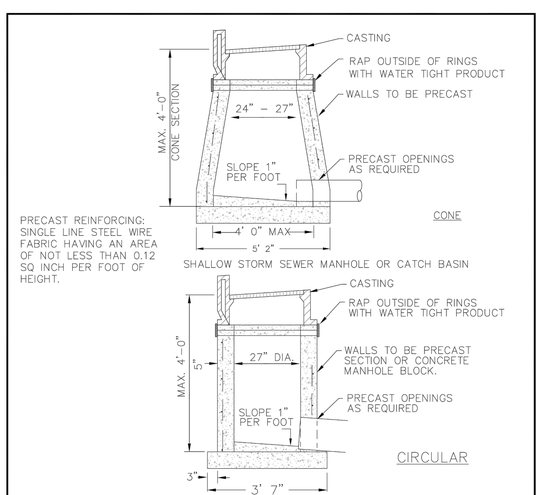
APPROVED DATE 7–93	City of RAMSEY	STANDARD DETAILS RING CASTING FOR NON–INLET STRUCTURE CITY PLATE No. STO–1



STANDARD DETAIL

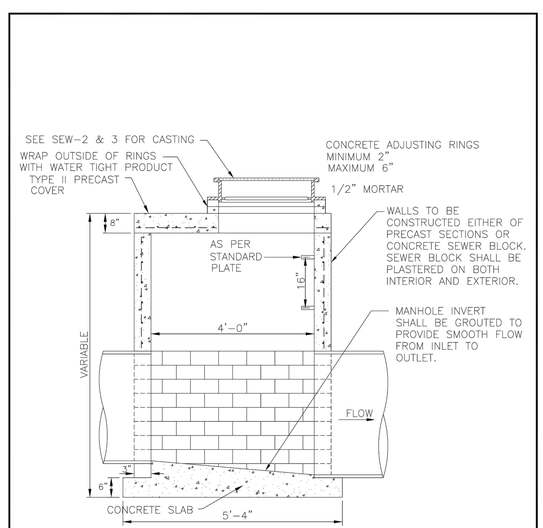
NOTES:
1. MANHOLE INVERT SHALL SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET
2. INSPECTION OF MANHOLE REQUIRED BEFORE BACKFILLING
3. ALL INLET INVERTS TO BE 0.10 ABOVE OUTLET INVERTS UNLESS OTHERWISE NOTED
4. A 10 GAUGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL STORM LINES.
5. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
6. STEPS ARE REQUIRED IF STRUCTURE FROM THE CASTING TO THE INVERT IS GREATER THAN 4 FEET
7. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS

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



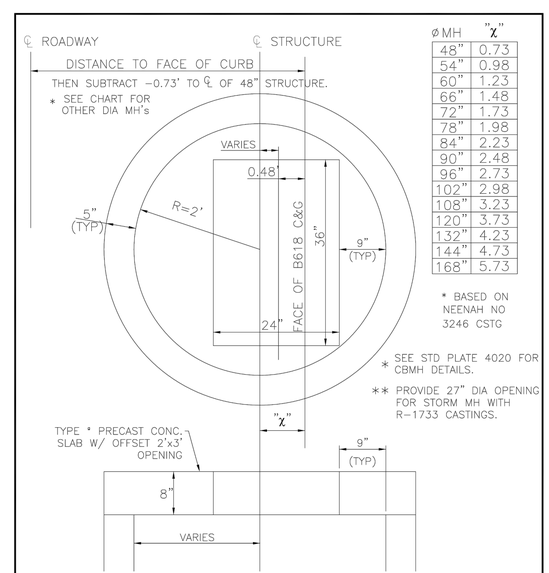
NOTES:
1. MANHOLE INVERT SHALL BE SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET.
2. CONCRETE BASE SHALL BE 6" POURED IN PLACE OR 5" PRECAST SLAB.
3. CONCRETE ADJUSTING RINGS TO BE INSTALLED MAX 7–2" RINGS, MIN 2–2" RINGS.
4. GROUT BETWEEN RINGS
5. SHIMS USED FOR LEVELING SHALL BE METAL OR CONCRETE.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

APPROVED DATE 6–2008	City of RAMSEY	STANDARD DETAILS STORM AREA INLET CITY PLATE No. STO–6



SLAB–TOP MANHOLE
N.T.S.

APPROVED DATE 9–2011	City of RAMSEY	STANDARD DETAILS STANDARD DETAILS SLAB–TOP MANHOLE CITY PLATE No. SEW–6



ØMH	"X"
48"	0.73
54"	0.98
60"	1.23
66"	1.48
72"	1.73
78"	1.98
84"	2.23
90"	2.48
96"	2.73
102"	2.98
108"	3.23
120"	3.73
132"	4.23
144"	4.73
168"	5.73

* BASED ON NEENAH NO 3246 CSTG

* SEE STD PLATE 4020 FOR CBMH DETAILS.

** PROVIDE 27" DIA OPENING FOR STORM MH WITH R–1733 CASTINGS.

APPROVED DATE 4–2005	City of RAMSEY	STANDARD DETAILS SLAB TOP MANHOLE FOR CBMH CITY PLATE No. STO–5

NOTE: DETAILS NOT TO SCALE

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CODY L. HOLMES
LIC. NO. 49143 DATE 3/3/2015

DESIGNED	CLH
DRAWN	JEN
CHECKED	CLH

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Consulting Engineers & Surveyors
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WILLMAR, MN CHASKA, MN RAMSEY, MN MAPLEWOOD, MN
BAXTER, MN ROCHESTER, MN AMES, IA SPENCER, IA

REV.	BY	DATE

PSD LLC, RAMSEY, MINNESOTA
PARKVIEW EAST APARTMENT COMPLEX
DETAIL SHEET

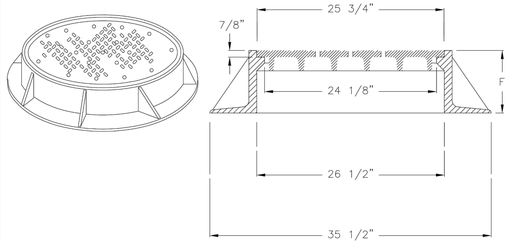
SHEET C1.1

R–1733 Series
Manhole Frames, Vented Lids

Heavy Duty

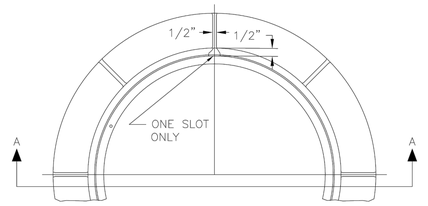
Specify:
1. catolog number.
2. Solid lid with two lift holes.

Catalog No.	Height F	Wt. Lbs.
R–1733–1	4"	405
R–1733	7"	425
R–1733–A	8"	485
R–1733–B	9"	490
R–1733–C	10"	500

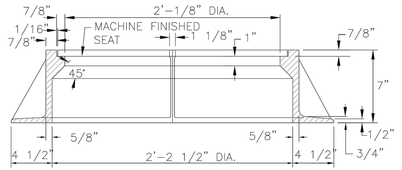


SANITARY SEWER CASTING

APPROVED		STANDARD DETAILS STANDARD DETAILS Sanitary SEWER CASTING
DATE 9–2011	City of RAMSEY	CITY PLATE No. SEW–3



HALF TOP VIEW

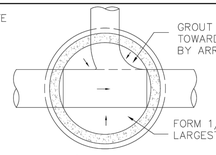


SECTION A–A
7" CASTING

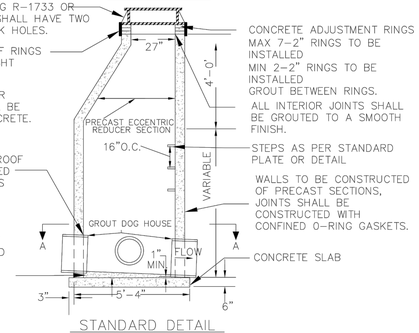
RING CASTING FOR
SANITARY SERVICE STRUCTURES

APPROVED		STANDARD DETAILS STANDARD DETAILS Sanitary SEWER SERVICE
DATE 9–2011	City of RAMSEY	CITY PLATE No. SEW–2

A 5 FT. GREEN CARSONITE MARKER SHALL BE INSTALLED NEXT TO ALL STRUCTURES NOT IN A PAVED SURFACE.



SECTION A–A



STANDARD DETAIL

NOTES:
1. A 10 GAGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL SEWER LINES.
2. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE.
3. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS.
4. 6" BASE FOR ALL MANHOLES LESS THAN 14 FT. OF DEPTH, INCREASE BASE THICKNESS 2" PER 6 FT. OF DEPTH BEYOND 14 FT.
5. 5" PRECAST BASE MAY BE USED FOR MANHOLES LESS THAN 14 FT. DEEP.
6. ALL INVERTS TO BE 0.10' ABOVE OUTLET,

APPROVED		STANDARD DETAILS MANHOLE
DATE 1–2006	City of RAMSEY	CITY PLATE No. SEW–4

NOTE: DETAILS NOT TO SCALE

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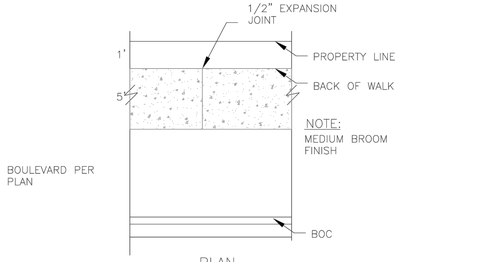
BAXTER, MN ROCHESTER, MN AMES, IA SPENCER, IA

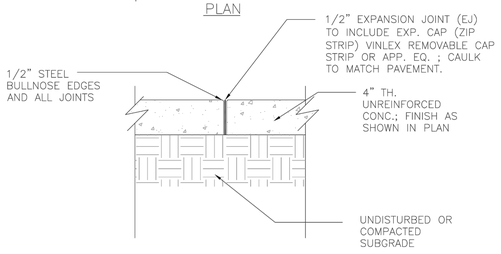
REV.	BY	DATE

PSD LLC, RAMSEY, MINNESOTA
PARKVIEW EAST APARTMENT COMPLEX
DETAIL SHEET

SHEET C1.2



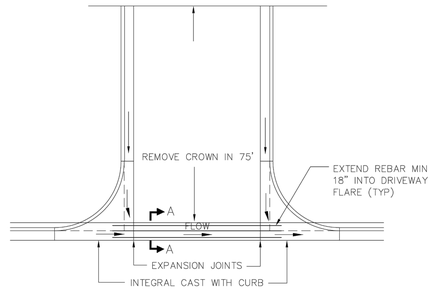
PLAN



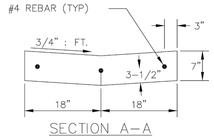
SECTION W/ GRANULAR BASE MATERIAL

NOT TO SCALE

APPROVED		STANDARD DETAILS
DATE 7-2011	City of RAMSEY	CONCRETE SIDEWALK
		CITY PLATE No. STR-03



PLAN

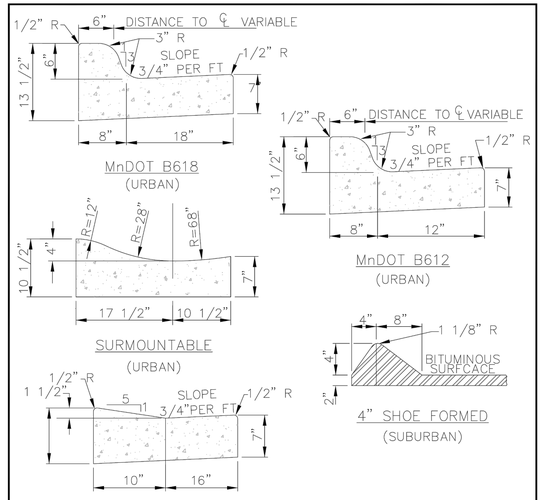


SECTION A–A

CONCRETE VALLEY GUTTER

NOTES:
1. WITH REMOVAL OF EXISTING CURB AT A STREET, MILL BITUMINOUS TO A DEPTH OF 1.5" ANS A WIDTH OF 18" IN EXISTING STREET.
2. TO BE USED WHENEVER CROSS DRAINAGE IS < 2%

APPROVED DATE 4-2007	City of RAMSEY	STANDARD DETAILS CROSS GUTTER
		CITY PLATE No. STR-2

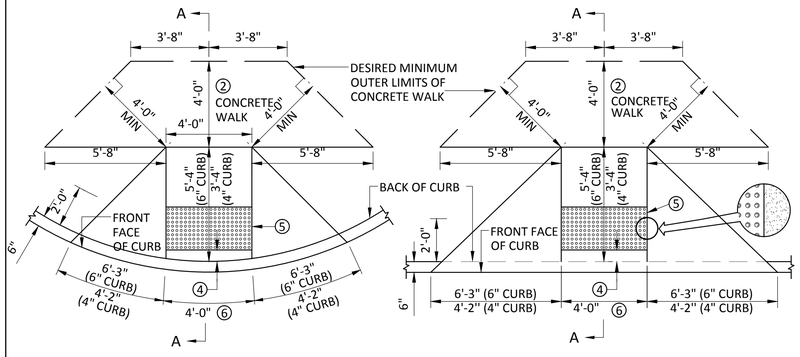


DRIVEWAY FOR B618

NOTES:

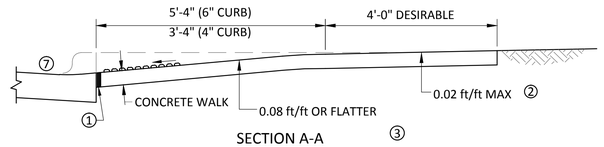
1. ON WEAR COURSE MILL THE EXISTING BITUMINOUS 1.5" BY 24" IN FRONT OF THE REPLACEMENT CURB.
2. ON BASE COURSE SAW CUT AND REMOVE EXISTING BITUMINOUS 18" IN FRONT OF THE REPLACEMENT CURB.

APPROVED DATE 04-12	City of RAMSEY	STANDARD DETAILS CURB AND GUTTER
		CITY PLATE No. STR-1



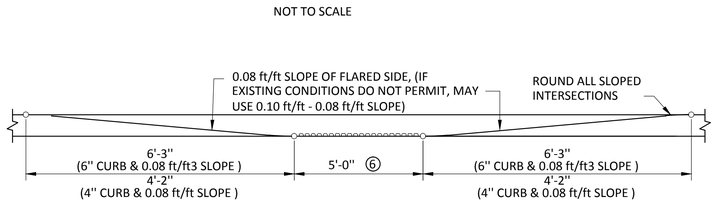
PLAN VIEW OF DIAGONAL RAMP

PLAN VIEW OF PERPENDICULAR RAMP



SECTION A-A ③

NOT TO SCALE



ELEVATION OF RAMP

NOTES:

① 1/2 INCH PREFORMED JOINT FILLER MATERIAL, AASHTO M 213.

② WHEN POSSIBLE, PROVIDE A PATH OF TRAVEL 4'-0" WIDE BEHIND THE PEDESTRIAN RAMP. A RELATIVELY FLAT 4'x4' LANDING WILL ALLOW WHEELCHAIRS TO NAVIGATE AROUND THE PEDESTRIAN RAMP.

③ WHEN A MEDIAN IS NOT WIDE ENOUGH FOR TWO PEDESTRIAN RAMPS AND A 48" LANDING BETWEEN THEM, THE PEDESTRIAN CROSSING SHALL BE CUT THROUGH THE MEDIAN AT STREET LEVEL.

④ 4" to 6" IS THE REQUIRED OFFSET OF THE DETECTABLE WARNINGS/TRUNCATED DOME AREA FROM THE BACK OF CURB.

⑤ ADA REQUIRED TRUNCATED DOME AREA SHALL BE 2'-0" MIN. IN DIRECTION OF TRAVEL AND SHALL EXTEND THE FULL WIDTH (4'-0" TYP.) OF THE CURB RAMP. THIS 2'-0" BY 4'-0" WIDTH (TYP.) TRUNCATED DOME AREA SHALL CONTRAST VISUALLY WITH THE ADJACENT WALKING SURFACE. THE ENTIRE TRUNCATED DOME AREA SHALL BE A DARK COLOR (RED, BLACK, DARK GRAY, OR BRIGHT YELLOW) WHEN THE ADJACENT SIDEWALK IS A "WHITE" OR LIGHT GRAY CEMENT COLOR.

⑥ 5'-0" FOR NEW CONSTRUCTION.

⑦ FLATTEN GUTTER OF CURB 0.02% AT TRUNCATED DOMES.

PED RAMP, WITH TRUNCATED DOMES

NOT TO SCALE

NOTE: DETAILS NOT TO SCALE

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CODY L. HOLMES
LIC. NO. 49143 DATE 3/3/2015

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DRAWN JEN
CHECKED CLH

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BAXTER, MN ROCHESTER, MN AMES, IA SPENCER, IA

REV.	BY	DATE

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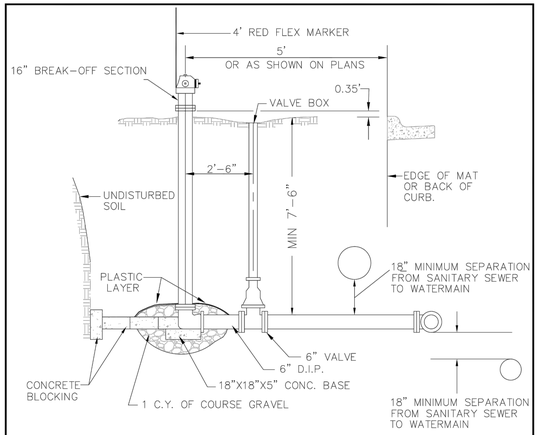
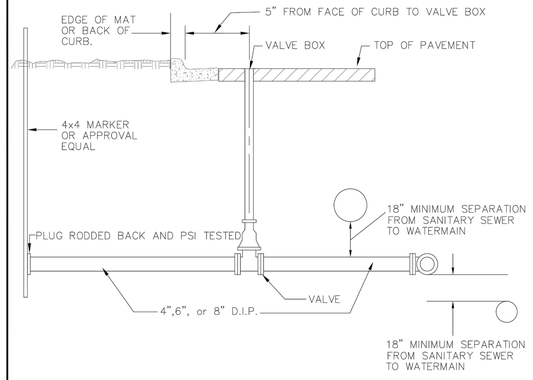
SHEET C1.3



NOTES:

1. HYDRANTS TO BE ORDERED FOR 8'-0" BURY. IN AREAS OF EXTRA DEPTH ON THE WATERMAIN, HYDRANTS EXTENSIONS MAY BE REQUIRED.
2. HYDRANTS SHALL BE BLOCKED OR TIED TO THE TEE AT MAIN WITH 2-3/4" DIAMETER TIE RODS. ALL TIE RODS TO BE COAL TAR COATED AFTER INSTALLATION. RESTRAINED JOINT PIPE AND RETAINING GLANDS MAY BE USED.
3. TOP NUT OF HYDRANT 2.5' ABOVE TOP BACK OF CURB OR BITUMINOUS SURFACE.
4. HYDRANTS BURIED BELOW WATER TABLE, DRAIN HOLES NEED TO BE PLUGGED AND HYDRANT MARKED BY PAINTING 5" CAP YELLOW.
5. BRUSH PAINT ALL HYDRANTS AFTER INSTALLATION IS COMPLETE.

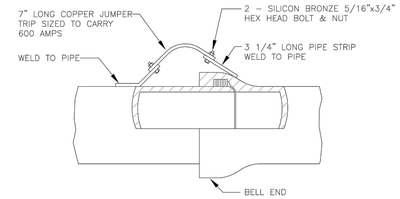
APPROVED DATE 4-2005	City of RAMSEY	STANDARD DETAILS HYDRANT
		CITY PLATE No. WAT-3



NOTES:

1.SHALL BE BLOCKED OR TIED TO THE MAIN WITH 2-3/4" DIAMETER TIE RODS. ALL TIE RODS TO BE COAL TAR COATED AFTER INSTALLATION. RESTRAINED JOINT PIPE AND RETAINING GLANDS MAY BE USED.

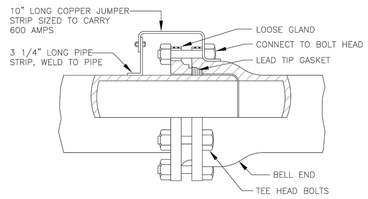
APPROVED DATE 2-2013	City of RAMSEY	STANDARD DETAILS COMMERCIAL SERVICE
		CITY PLATE No. WAT-6



PUSH ON JOINT

NOTE: DO NOT PASS CURRENT THROUGH PIPE UNLESS PIPE IS FULL OF WATER.

ALTERNATE METHOD BY AMERICAN CAST -IRON USING 4 COPPER CONTACT STRIPS IS AN APPROVED EQUAL TO ABOVE



MECHANICAL JOINT

APPROVED DATE 7-93	City of RAMSEY	STANDARD DETAILS JOINT CONNECTION FOR ELECTRICAL CONDUCTIVITY
		CITY PLATE No. WAT-1

NOTE: DETAILS NOT TO SCALE

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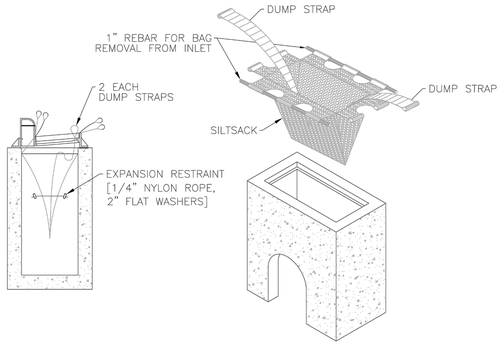
REV.	BY	DATE

PSD LLC, RAMSEY, MINNESOTA
PARKVIEW EAST APARTMENT COMPLEX
DETAIL SHEET

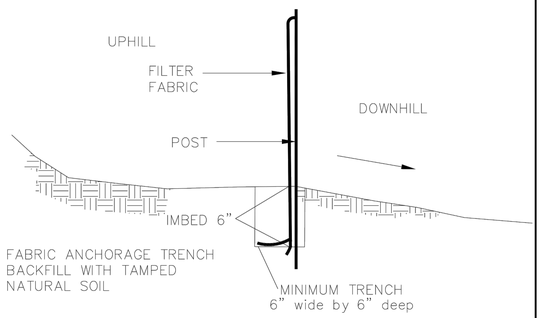
SHEET C1.4



CATCH BASIN SEDIMENT FILTER SACK

NOT TO SCALE

APPROVED DATE 7-2011	City of RAMSEY	STANDARD DETAILS CB SEDIMENT FILTER SACK
		CITY PLATE No. STO 11

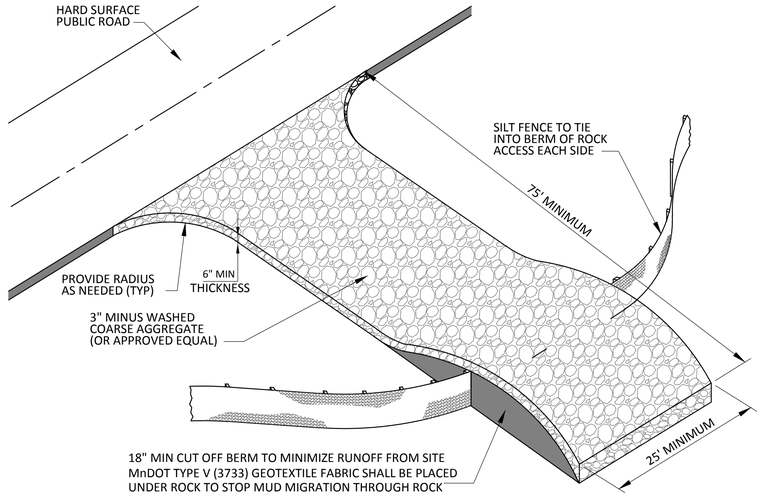


INSTALL AS PER FILTER FABRIC MANUFACTURER'S RECOMMENDATIONS

SILT FENCE DETAIL

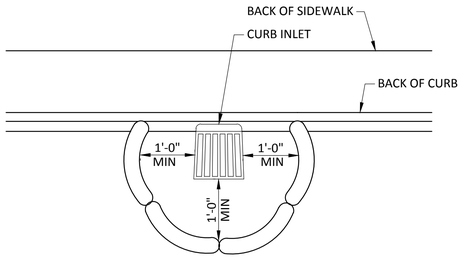
NO SCALE

APPROVED DATE 2-2005	City of RAMSEY	STANDARD DETAILS SILT FENCE
		CITY PLATE No. ERO-3

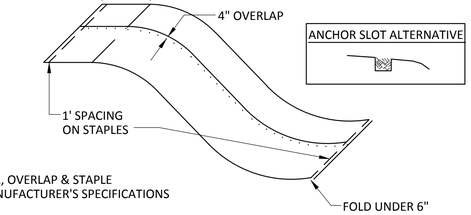


ROCK CONSTRUCTION ENTRANCE

NOT TO SCALE



NOTE:
THIS INLET PROTECTION IS USED DURING ROUGH GRADING ONLY, USE BEFORE ROAD IS OPEN TO TRAFFIC OR IS PAVED



NOTE:
ANCHOR, OVERLAP & STAPLE PER MANUFACTURER'S SPECIFICATIONS

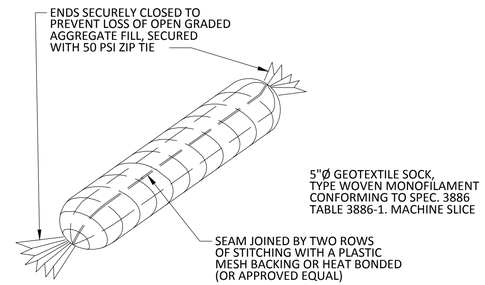
EROSION CONTROL BLANKET INSTALLATION

NOT TO SCALE

FILL ROCK LOG WITH 45 LBS. OF OPEN GRADED AGGREGATE CONSISTING OF SOUND, DURABLE PARTICLES OF CRUSHED QUARRY ROCK OR GRAVEL CONFORMING TO THE FOLLOWING GRADATION.

GRADATION	
SIEVE SIZE	PERCENT PASSING
1 1/2"	100
1"	95-100
3/4"	65-95
3/8"	30-65
NO 4	10-35
NO 10	3-20
NO 40	0-8
NO 200	0-3

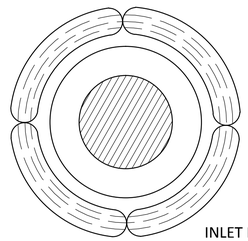
NOTE:
CRUSHED CONCRETE OR BITUMINOUS SHALL NOT BE USED FOR OPEN GRADED AGGREGATE.



INLET PROTECTION
ROCK BAG

NOT TO SCALE

PAYMENT SHALL INCLUDE ALL MATERIALS, FILLING OF LOG, PLACEMENT, MAINTENANCE & REMOVAL;
80% OF BID PRICE SHALL BE PAID UPON PROPER PLACEMENT WITH THE FINAL 20% PAID UPON REMOVAL



INLET PROTECTION
WITH ROCK LOG

NOTE: DETAILS NOT TO SCALE

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CODY L. HOLMES
LIC. NO. 49143 DATE 3/3/2015

DESIGNED CLH
DRAWN JEN
CHECKED CLH

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Consulting Engineers & Surveyors
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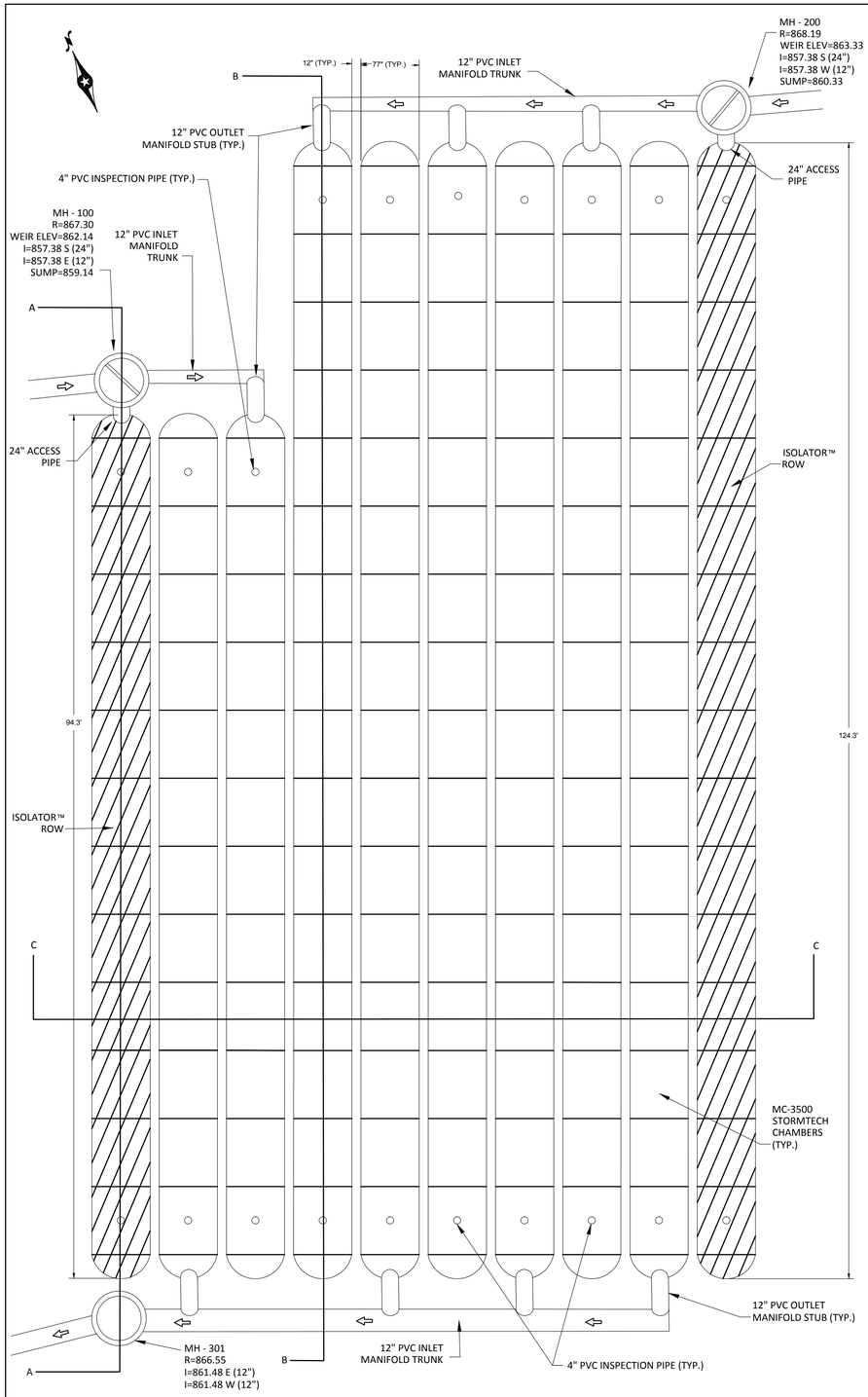
WILLMAR, MN CHASKA, MN RAMSEY, MN MAPLEWOOD, MN
BAXTER, MN ROCHESTER, MN AMES, IA SPENCER, IA

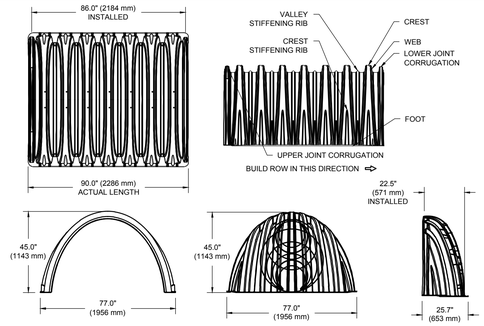
REV.	BY	DATE

PSD LLC, RAMSEY, MINNESOTA
PARKVIEW EAST APARTMENT COMPLEX
DETAIL SHEET

SHEET C1.5



NOTE: DETAILS NOT TO SCALE



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	77.0" X 45.0" X 86.0"	(1956 mm X 1143 mm X 2184 mm)
CHAMBER STORAGE	109.9 CUBIC FEET	(3.11 m³)
MINIMUM INSTALLED STORAGE*	178.9 CUBIC FEET	(5.06 m³)
WEIGHT	135.0 lbs.	(61.2 kg)

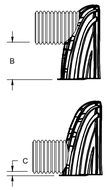
NOMINAL END CAP SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	77.0" X 45.0" X 22.5"	(1956 mm X 1143 mm X 571 mm)
END CAP STORAGE	14.9 CUBIC FEET	(0.42 m³)
MINIMUM INSTALLED STORAGE*	46.0 CUBIC FEET	(1.30 m³)
WEIGHT	50.0 lbs.	(22.7 kg)

*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION AND BETWEEN CHAMBERS, 12" (305 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY

STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"

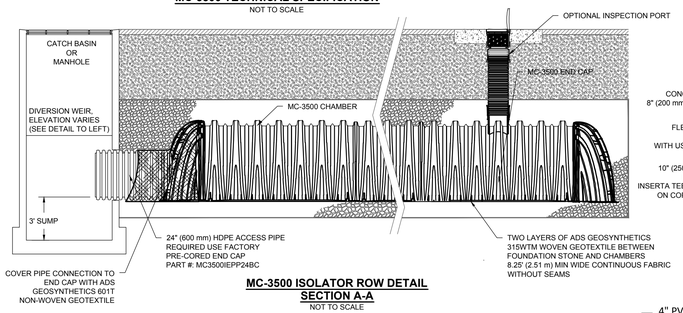
PART #	STUB	B	C
MC3500IEPP06T	6" (150 mm)	33.21" (844 mm)	---
MC3500IEPP06B		---	0.66" (17 mm)
MC3500IEPP08T	8" (200 mm)	31.16" (791 mm)	---
MC3500IEPP08B		---	0.81" (21 mm)
MC3500IEPP10T	10" (250 mm)	29.04" (738 mm)	---
MC3500IEPP10B		---	0.93" (24 mm)
MC3500IEPP12T	12" (300 mm)	26.36" (670 mm)	---
MC3500IEPP12B		---	1.35" (34 mm)
MC3500IEPP15T	15" (375 mm)	23.39" (594 mm)	---
MC3500IEPP15B		---	1.50" (38 mm)
MC3500IEPP18TC	18" (450 mm)	20.03" (509 mm)	---
MC3500IEPP18BC		---	1.77" (45 mm)
MC3500IEPP24TC	24" (600 mm)	14.48" (368 mm)	---
MC3500IEPP24BC		---	2.06" (52 mm)
MC3500IEPP30BC	30" (750 mm)	---	



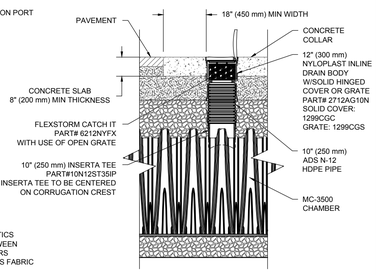
NOTE: ALL DIMENSIONS ARE NOMINAL

CUSTOM PRECORED INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS.
CUSTOM INVERT LOCATIONS ON THE MC-3500 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm)
THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHTEST POSSIBLE FOR THE PIPE SIZE.

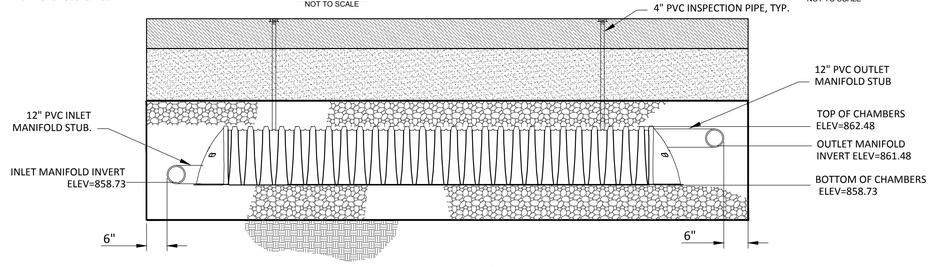
MC-3500 TECHNICAL SPECIFICATION
NOT TO SCALE



MC-3500 ISOLATOR ROW DETAIL
SECTION A-A
NOT TO SCALE



MC-3500 INSPECTION PORT DETAIL
NOT TO SCALE

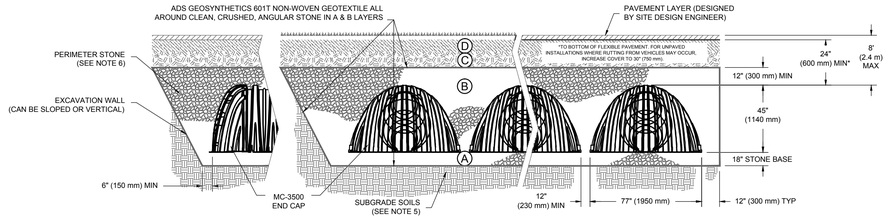


SUBSURFACE STORMWATER SYSTEM
SECTION B-B
NOT TO SCALE

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4-2 INCH (20-50 mm)	AASHTO M43[1] 3, 4	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4-2 INCH (20-50 mm)	AASHTO M43[1] 3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.



SECTION C-C
NOT TO SCALE

Notes:
1. MC-3500 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
4. THE "SITE DESIGN ENGINEER" REFERS TO THE ENGINEER RESPONSIBLE FOR THE DESIGN AND LAYOUT OF THE STORMTECH CHAMBERS FOR THIS PROJECT.
5. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
6. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
7. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

INSPECTION AND MAINTENANCE NOTES:

STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW USING THE JETVAC PROCESS
A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45" (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES:
1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

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CODY L. HOLMES
LIC. NO. 49143 DATE 3/3/2015

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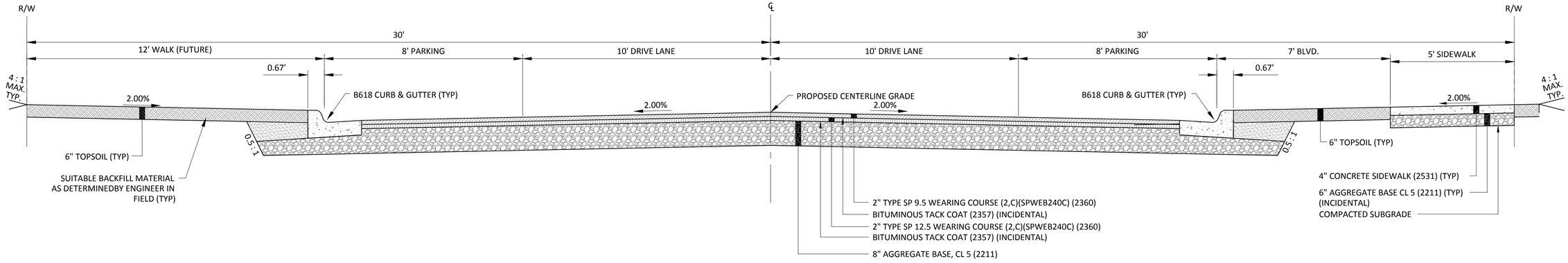
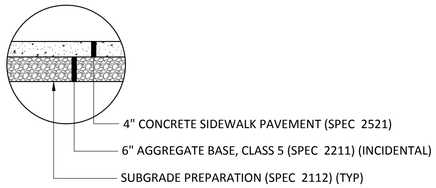
PARKVIEW EAST APARTMENT COMPLEX
UNDERGROUND STORAGE DETAILS

SHEET C1.6

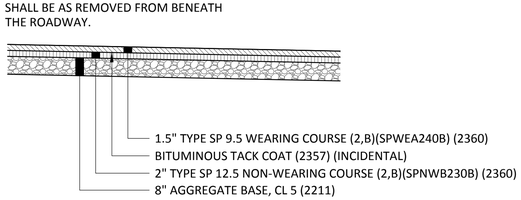


TYPICAL 36'-0" STREET SECTION
NOT TO SCALE

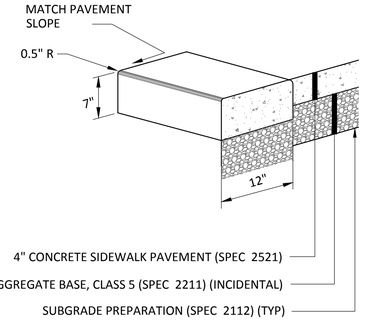


4" CONCRETE WALK
NOT TO SCALE

NOTE:
ALL ORGANIC OR UNSUITABLE MATERIAL SHALL BE AS REMOVED FROM BENEATH THE ROADWAY.



TYPICAL BITUMINOUS PARKING LOT SECTION
NOT TO SCALE



CONCRETE RIBBON AT BUILDING ENTRANCE
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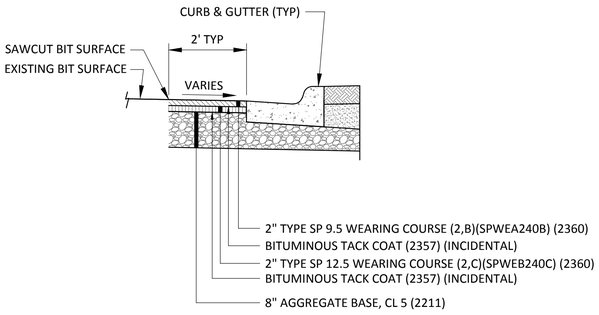
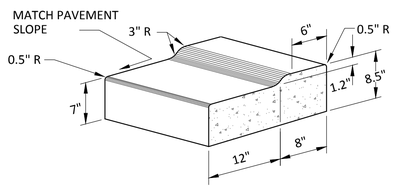


BITUMINOUS REPAIR, CURB AND GUTTER INSTALLATION
NOT TO SCALE



CONCRETE CURB & GUTTER AT TRANSISITION AREAS
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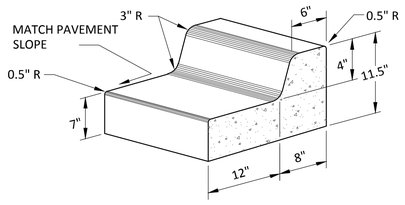

CONCRETE CURB & GUTTER DESIGN B412
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NOTE: DETAILS NOT TO SCALE

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BAXTER, MN ROCHESTER, MN AMES, IA SPENCER, IA

REV.	BY	DATE

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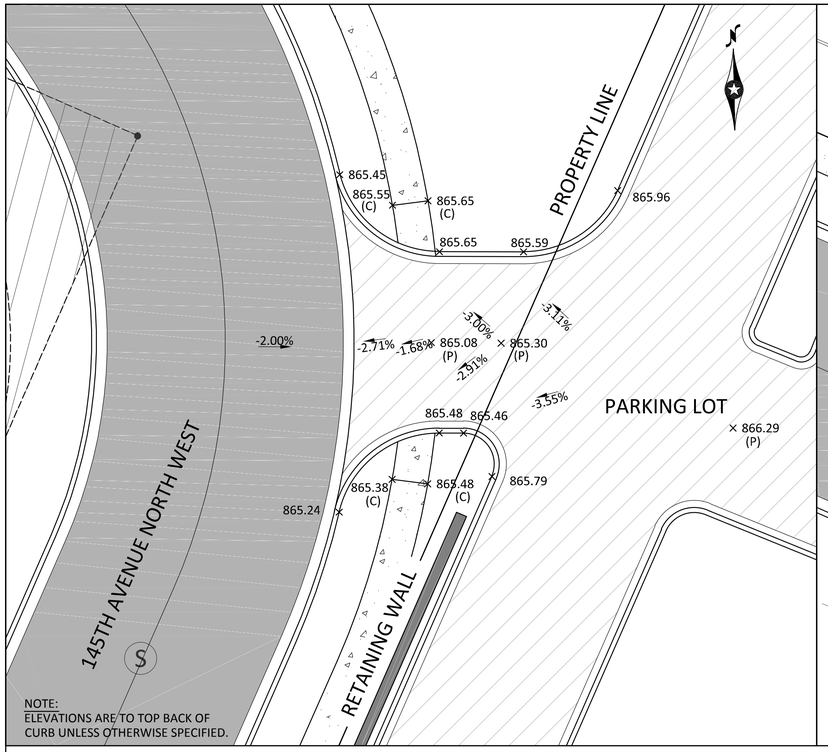
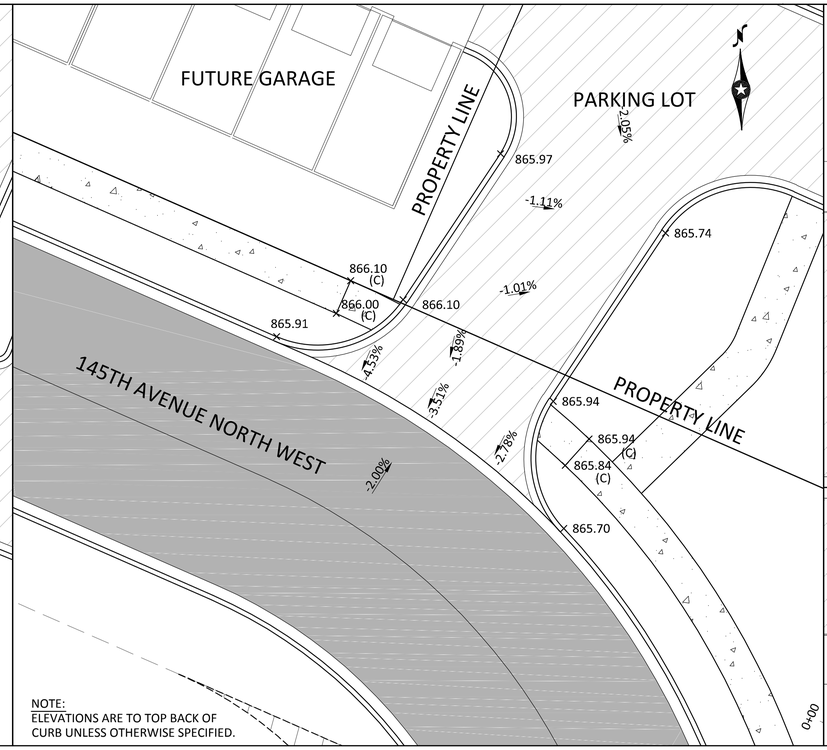
PARKVIEW EAST APARTMENT COMPLEX
TYPICAL SECTIONS

SHEET C1.7



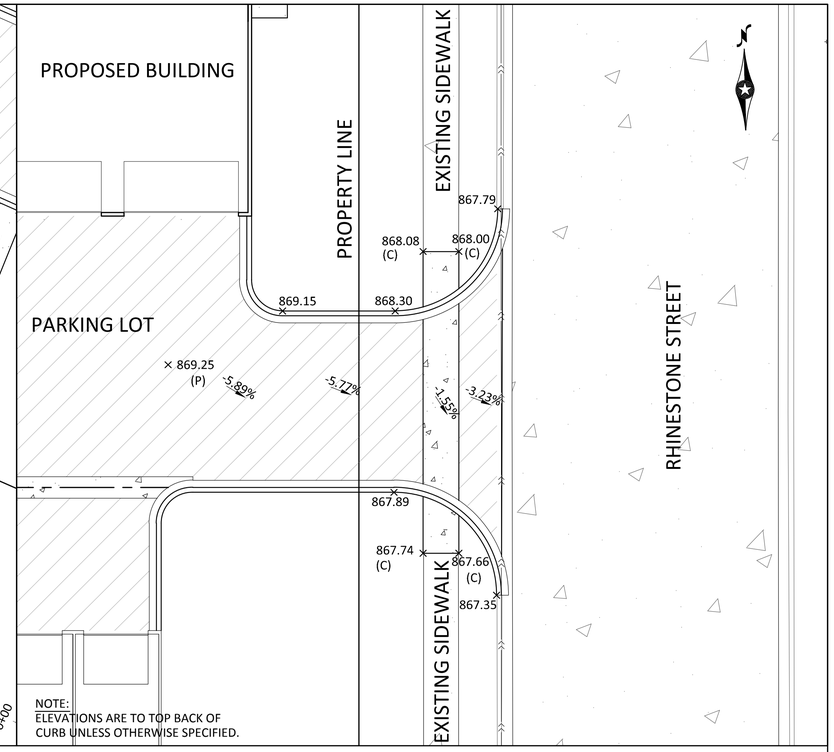
145TH AVENUE NORTH WEST & SOUTH PARKING LOT ENTRANCE

SCALE: 1' = 10'



145TH AVENUE NORTH WEST & NORTH PARKING LOT ENTRANCE

SCALE: 1' = 10'



RHINESTONE STREET & EAST PARKING LOT ENTRANCE

SCALE: 1' = 10'

STORM SEWER TABLE

STRUCT.	ALIGNMENT	OFFSET STATION	OFFSET DIST. FROM ALIGN.	LT/RT	RIM ELEV. FLOW LINE	STRUCT. FLOW OUT ELEV.	FLOWS TO STRUCT.	FLOWS TO ELEV.	DRAINAGE STRUCTURE DESIGN					CASTING ASSEM. EACH	RC PIPE (DESIGN 3006) 12" CL V PIPE	RC PIPE (DESIGN 3006) 18" CL V PIPE	RC PIPE (DESIGN 3006) 24" CL V PIPE	PIPE GRADE	CONNECT TO EXISTING STM. SEWER PIPE	CONNECT TO EXISTING STM. SEWER STRUCTURE	NOTES
									DESIGN H	R-1 (2'x3')	48"-4022	60"-4022	84" -4022								
		FT	FT		FT	FT		FT	LIN FT	LIN FT	LIN FT	LIN FT	LIN FT	EACH	LIN FT	LIN FT	LIN FT	%	EACH	EACH	
100	STORM 100	11+58.37	0.00'	CL	867.30	859.38	STORAGE	859.38				7.92		R-1733			15	0.00			
101	STORM 100	11+04.90	0.00'	CL	867.42	859.60	100	859.38				7.82		R-1733			53	0.41			
102	STORM 100	10+31.12	0.00'	CL	865.14	861.14	101	860.60		4.00				R-3067-L	74			0.73			
103	STORM 100	11+03.81	78.88'	RT	865.00	860.00	101	859.60			5.00			R-3067-L			80	0.50			
104	STORM 100	11+04.09	105.69'	RT	864.85	860.85	103	860.72		4.00				R-3067-L	26			0.50			
200	STORM 200	26+65.41'	0.00'	CL	868.19	860.00	STORAGE	860.00			8.19			R-1733		45		0.00			
201	STORM 200	25+01.23'	0.00'	CL	867.90	861.46	200	860.03			6.44			R-3067-L		164		0.87			
202	STORM 200	23+13.94'	0.00'	CL	868.44	862.89	201	861.96		5.55				R-3067-L	187			0.49			
203	STORM 200	22+54.53'	0.00'	CL	868.02	863.19	202	862.89		4.83				R-3067-L	59			0.50			
204	STORM 200	22+08.10'	0.00'	CL	868.40	863.42	203	863.19			4.98			R-3067-L	46			0.50			
205	STORM 200	20+00.00'	0.00'	CL	868.46	864.46	204	863.42		4.00				R-3067-L	208			0.50			
300	Storm 300	31+65.58'	0.00'	CL	864.67	861.48	EXISTING	862.48'					3.19	R-3067-L					1		(2)
301	Storm 300	30+59.82'	0.00'	CL	866.55	861.48	300	861.68'			5.07			R-1733	106			0.76			
STORAGE	Storm 300	26+00.00	4.37'	RT	-	861.48	301	861.48						-	60			0.00			
400	STORM 400	40+00.00	0.00	CL	867.40	864.40	EXISTING 401	864.13	3.00					R-4342	27			1.00		1	
								TOTALS	3.00	22.38	29.68	15.74	3.19	14	793.00	209.00	148.00	6.76	1	1	

SANITARY SEWER TABLE

STRUCT.	ALIGNMENT	OFFSET STATION	OFFSET DIST. FROM ALIGN.	LT/RT	RIM ELEV. FLOW LINE	STRUCT. FLOW OUT ELEV.	FLOWS TO STRUCT.	FLOWS TO ELEV.	SANITARY STRUCTURE DESIGN H 48-4700C	SANITARY CASTING ASSEM.	8" PVC SDR 26 PIPE	PIPE GRADE	CONNECT TO EXISTING SAN SEWER PIPE	NOTES
		FT	FT		FT	FT		FT	LIN FT	EACH	LIN FT	%	EACH	
A	PRO SANITARY	0+00.00	0.00	CL	865.75	856.20	EXISTING	856.04	9.55	1	41	0.40	1	
D	PRO SANITARY	1+64.66	0.00	CL	868.71	856.96	A	856.30	11.75	1	165	0.40		
E	PRO SANITARY	4+47.16	0.00	CL	869.23	858.19	D	857.06	11.04	1	282	0.40		
SERVICE	PRO SANITARY	4+57.66	0.00	CL	-	858.33	E	858.29			10	0.40		
STUB	PRO SANITARY	1+64.66	66.15	LT		857.32	D	857.06			66	0.40		
								TOTALS	32.34	3	564.00	2.00	1	

NOTE: DETAILS NOT TO SCALE

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CODY L. HOLMES
LIC. NO. 49143 DATE 3/3/2015

DESIGNED CLH
DRAWN JEN
CHECKED CLH

BOLTON & MENK, INC.
Consulting Engineers & Surveyors
MANKATO, MN FAIRMONT, MN SLEEPY EYE, MN BURNSVILLE, MN
WILLMAR, MN CHASKA, MN RAMSEY, MN MAPLEWOOD, MN
BAXTER, MN ROCHESTER, MN AMES, IA SPENCER, IA

REV.	BY	DATE

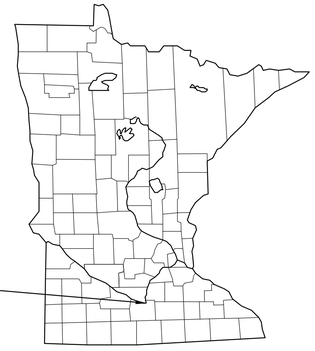
PSD LLC, RAMSEY, MINNESOTA
PARKVIEW EAST APARTMENT COMPLEX
INTERSECTION DETAILS & CONSTRUCTION NOTES

SHEET C1.8

STORM WATER POLLUTION PREVENTION PLAN (SWPPP)

<PROJECT NAME -YEAR>

CITY OF <ADD CITY>
<ADD COUNTY> COUNTY, MINNESOTA



RESPONSIBLE PARTIES:
The Contractor and Owner must apply for coverage under the MPCA's General Storm Water Permit for Construction Activity as required by the National Pollutant Discharge Elimination System (NPDES) Phase II program. Coverage under the permit will begin automatically 7 calendar days after the electronic submittal date or after the postmarked date of a complete application. [Longer time frames apply to sites that disturb areas greater than 50 acres.]

	COMPANY	CONTACT PERSON	PHONE
OWNER:			
SWPPP DESIGNER:	Bolton & Menk, Inc.	TIM OLSON	651-704-9970
CONTRACTOR:			
SITE MANAGER:			
PARTY RESPONSIBLE FOR LONG TERM O&M:			

Individuals listed above, including the SWPPP preparer, individual overseeing implementation of, revising, and amending the SWPPP, individuals performing or supervising the installation, maintenance and repair of BMPs must be trained. At least one individual present on the permitted project, or available on site within 72 hours, shall be trained in the applicable job duties. Documentation showing training commensurate with the job duties and responsibilities is required to be included in the SWPPP prior to any work beginning on the site. Copies of the SWPPP preparer information is included in the Project Manual. The Contractor shall provide information for the individual(s) overseeing implementation, supervising installation, maintenance, and repair of BMP's to be included in the Project Manual prior to the start of construction. This information shall be kept up to date until the project NOT is filed.

Documentation shall include:
a. Names of trained personnel associated with this project.
b. Dates of training, names of instructor(s) and entity providing training.
c. Content of training course or workshop including the number of hours trained.
d. As an alternative to a, b, and c listed above, a photocopy of a current Erosion and Stormwater Management card issued by the University of Minnesota can be attached to the SWPPP as suitable documentation of training.

SPECIAL ENVIRONMENTAL CONSIDERATIONS:

Was an environmental review required for this project or any part of a common plan of development or sale that includes all or any portion of this project?	NO
Does any portion of the site have the potential to affect threatened or endangered species or their critical habitat?	NO
Does any portion of this site discharge to a Calcareous fen and the letter of approval from the DNR is located in the Project Manual.	NO
Will any portion of the site potentially affect properties listed on the National Register of Historic Places or a known or discovered archeological site?	NO
Have any Karst features have been identified in the project vicinity?	NO
Is compliance with temporary or permanent stormwater management design requirements infeasible for this project?	NO
Has the MN DNR promulgated "work in water restrictions" for any Public Water this site disharges to during fish spawning?	NO

charge

3. Peak flow rates and stormwater volumes to minimize erosion at outlets and downstream channel and stream bank erosion.
4. The range of soil particle sizes expected to be present on the site.

LEGEND

PROJECT BOUNDARY

IMPAIRED, SPECIAL OR PROTECTED WATERS

NATIONAL WETLANDS INVENTORY

PROJECT AREAS:

Total Project Size (disturbed area) =	14.7	ACRES
Existing area of impervious surface =	0.0	ACRES
Post construction area of impervious surface =	4.9	ACRES
Total new impervious surface area created =	4.9	ACRES

Planned Construction Start Date: 07/01/2015
Estimated Construction Completion Date: 12/31/2015

PERMANENT STORMWATER MANAGEMENT SYSTEM:
Type of storm water management used if more than 1 acre of new impervious surface is created:

	Wet Sedimentation Basin
X	Infiltration/Filtration
	Regional Pond
	Permanent Storm Water Management Not Required

PROJECT LOCATION:

COUNTY	TOWNSHIP	RANGE	SECTION	LATITUDE	LONGITUDE
ANOKA	32N	25W	28	45.233710	-93.456399

BMP SUMMARY:

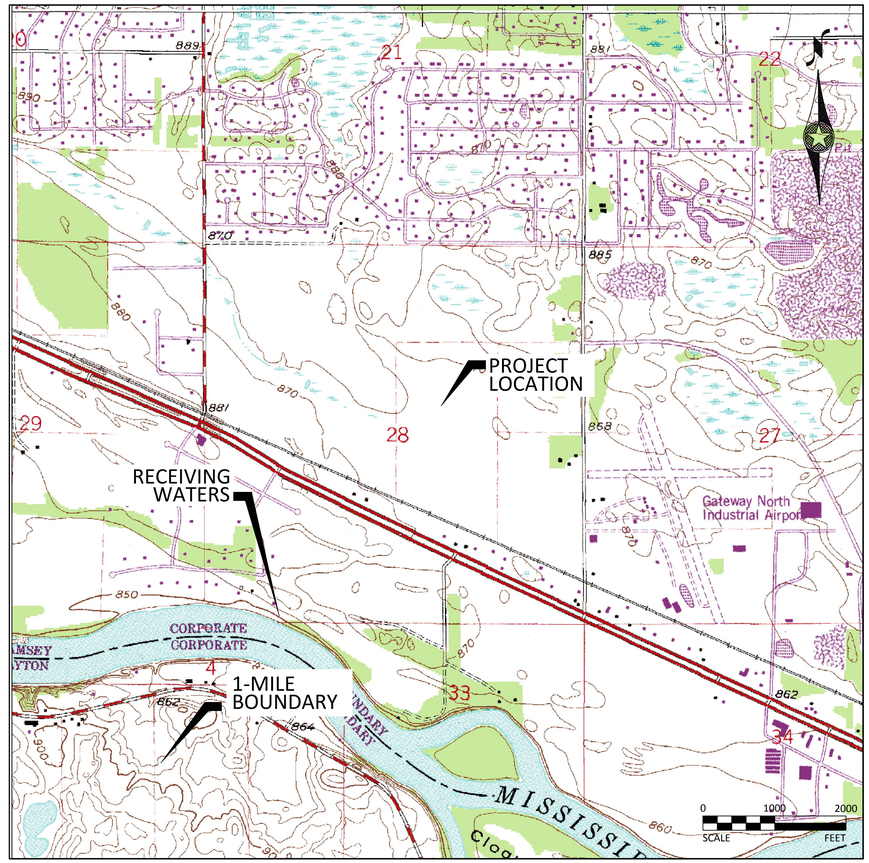
BMP	QUANTITY	UNIT
HYDROMULCH, SEED MIX 25-131 & FERTILIZER TYPE 3 (22-5-10)	0.90	AC
SILT FENCE	1956	LIN FT
INLET PROTECTION	8	EACH

DESCRIPTION OF CONSTRUCTION ACTIVITIES AND STORMWATER MANAGEMENT:
Construction activities include: Site grading, sanitary sewer and water main extensions, temporary erosion and sediment control, and permanent stabilization.

PSD, LLC is proposing to construct a 4-story apartment complex and road to the west. Drainage will flow overland into area inlets where it will be conveyed to a proposed underground storage system. This system will tie into the existing conveyance system along Sapphire Street and be discharged south of the site.

Existing drainage patterns and discharge rates are to be maintained in the proposed condition. All modifications to this SWPPP shall be approved by the engineer and remain on site during construction.

DOCUMENT RETENTION
The following documentation will be retained for a period of not less than 3-years from the date of submittal of the NOT in compliance with Part III.E of the Permit.
1. The final SWPPP
2. Copies of all stormwater related permits required for the project
3. Records of all inspection and maintenance conducted during construction
4. Copies of all permanent operation and maintenance agreements; including all right-of-way, contracts, covenants and other binding requirements regarding perpetual maintenance, and
5. All required calculations for design of the temporary and permanent BMPs.



RECEIVING WATERS:
Receiving waters, including surface water, wetlands, Public Waters, and stormwater ponds, are identified on the USGS 7.5 min quad map within one mile of the project boundary. Receiving waters that are impaired, the impairment, and WLA are listed as follows. All specific BMPs relative to construction activities listed in this permit for special and impaired waters have been incorporated into this plan. All specific BMPs listed in approved TMDLs and those BMPs listed for construction related waste load allocations have also been incorporated.

NAME OF WATER BODY	TYPE (ditch, pond, wetland, lake, etc.)	Appendix A Special Water?	Flows to Impaired Water Within 1 Mile?	USEPA Approved TMDL?
MISSISSIPPI RIVER	RIVER	YES	YES	YES
Impairments:				

IMPLEMENTATION SCHEDULE AND PHASING:
1) Submit SWPPP Updates to Engineer. Submittal shall include any requested changes to the SWPPP, including but not limited to: Trained Personnel, Locations for Stockpiles, Concrete Washout, Sanitation Facilities, Types and Locations of Erosion & Sediment Control. Failure to submit updates shall be considered acceptance of the SWPPP as designed with no changes.
2) Install perimeter sediment control, inlet protection, and construction exit.
3) Rough grade site.
4) Construct underground infiltration chamber and storm sewer.
5) Construct parking and building areas. Protect all catch basins to ensure construction sediment does not enter infiltration chamber.
6) Add additional temporary BMPs as necessary during construction based on inspection reports.
7) Ensure final stabilization measures are complete.
8) Submit Notice of Termination (NOT) to MPCA within 30 days of final stabilization.

PROJECT INFORMATION AND LOCATION MAP

HORZ. 0 40 80 SCALE FEET

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BAXTER, MN ROCHESTER, MN AMES, IA SPENCER, IA

REV.	BY	DATE

PSD LLC, RAMSEY, MINNESOTA
PARKVIEW EAST APARTMENT COMPLEX
STORMWATER POLLUTION PREVENTION PLAN

SHEET C2.0

STORMWATER POLLUTION PREVENTION PLAN NARRATIVE

Information contained in this SWPPP summarizes requirements of the GENERAL PERMIT AUTHORIZATION TO DISCHARGE STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM/STATE DISPOSAL SYSTEM PROGRAM - Permit No: MN RI0000I as they apply to this project. All provisions of the permit including those not specifically cited herein shall apply to this project. The Contractor is responsible to be familiar with and comply with all conditions of the permit. The full text of the permit is available at: http://www.pca.state.mn.us/index.php/water/water-types-and-programs/stormwater/construction-stormwater/mpca-to-re-issue-construction-stormwater-general-permit.html.

SWPPP AMENDMENTS

Permittee must amend SWPPP as necessary to include additional requirements to correct problems identified or address the following situations.

1. There is a change in design, construction, operation, maintenance, weather or seasonal conditions.
2. Inspections or investigations by site owner or operators, USEPA or MPCA officials determine the SWPPP is not minimizing discharge of pollutants to surface waters or underground waters or discharges are causing water quality standard exceedances.
3. The SWPPP is not achieving the objectives of minimizing pollutants in stormwater discharges associated with construction activity, or the SWPPP is not consistent with the terms and conditions of the permit.
4. The MPCA determines that the project's stormwater discharges may cause, have reasonable potential to cause, or contribute to non-attainment of any applicable water quality standard, or the SWPPP does not incorporate the applicable requirements of the permit.

EROSION PREVENTION PRACTICES:

The location of areas not to be disturbed must be delineated on the project before site work begins.

Disturbance on steep slopes (>33.3%) shall be minimized. Where required, techniques such as phasing and stabilizing practices designed for steep slopes shall be used.

All exposed soils must be stabilized as soon as possible but in no case later than 7 days after the construction activity has temporarily or permanently ceased.

For public waters that have been promulgated "work in water restrictions" during fish spawning time frames, all exposed soil areas that are within 200 feet of the water's edge, and drain to these waters must complete stabilization within 24-hours during the time period.

Stormwater conveyance channels shall be routed around unstabilized areas. Erosion controls and velocity dissipation devices shall be used at outlets within and along the length of any constructed conveyance channel.

The normal wetted perimeter of all ditches or swales, including storm water management pond slopes, that drain waters from the site must be stabilized within 200' of any property edge or discharge point, including storm sewer inlets, within 24 hours of connection.

Stabilization of the remaining portions of any temporary or permanent ditches or swales with 7 calendar days after connecting to a surface water or property edge and construction in that portion of the ditch has temporary or permanently ceased.

Temporary or permanent ditches or swales used as sediment containment during construction do not need to be stabilized during temporary period of use and shall be stabilized within 24 hours after no longer used as sediment containment.

Mulch, hydromulch, tackifier, or similar practice shall not be used in any portion of a temporary or permanent drainage ditch. Refer to erosion and sediment control plan for temporary and permanent stabilization measures for ditches and swales.

Stormwater discharges shall be directed to vegetated areas where feasible. Velocity dissipation devices shall be used at discharge point.

Phased construction will be used to extent practical or as indicated in the plans to minimize exposed soils.

Rapid stabilization shall be of type and quantity indicated in the project specifications. Additional rapid stabilization may be necessary to minimize erosion throughout the duration of the project. Type and quantity shall be determined by the engineer or inspector prior to installation. In extreme cases, the contractor shall use any available rapid stabilization to immediately mitigate erosion, then further remedy the situation with approval by owner or engineer.

SEDIMENT CONTROL PRACTICES:

Practices must be established on all down gradient perimeters and be located up gradient of any buffer zones. Perimeter controls must be in place before up gradient land- disturbing activities begin and shall remain in place until final stabilization.

All sediment controls practices shall be re-installed if they have been adjusted or removed to accommodate short-term activities and replaced immediately after the short term activity has ceased. Short term activities shall be performed as quickly as possible. Sediment control practices shall be re-installed even before the next precipitation event if the activity is not complete.

All storm drains must be protected by appropriate BMPs during construction until all sources to the inlet have been stabilized. Inlet protection may be removed for specific safety concerns identified by the Permittee or jurisdictional authority. The removal shall be documented in the SWPPP and retained on site. Temporary stockpiles must have silt fence or other effective sediment controls and shall not be placed in surface waters or natural buffers.

Vehicle tracking BMPs shall be installed to minimize track out of sediment from the construction site. Method shall be approved by engineer prior to commencement of construction activities. Street sweeping shall be used if vehicle tracking BMPs are not adequate to prevent sediment from being tracked onto the street.

Soil compaction shall be minimized and topsoil shall be preserved, unless infeasible or if construction activities dictate soil compaction or topsoil stripping.

A 100 foot natural buffer, or redundant BMPs (where a buffer is infeasible) must be maintained when a surface water is located within 100 feet of disturbance activities and site runoff flows to the surface water.

If polymers, flocculants, or other sedimentation treatment chemicals are used on site, 1) conventional erosion and sediment controls shall be sowed prior to chemical placement, 2) chemicals shall be chosen based on soil types, and expected turbidity, pH, and flow rate of stormwater flowing into the treatment system, and 3) chemicals shall be used with accepted engineering practices and dosing specifications.

TEMPORARY SEDIMENTATION BASINS:

The temporary sedimentation basin shall be constructed and made operational prior to disturbance of 5 or more acres draining to a common location.

Temporary sedimentation basins are required prior to runoff leaving the construction site or entering surface waters when 5 or more acres of disturbed soils drain to a common location. The basin must provide 3,600 cubic feet of storage below the outlet per acre drained. If hydraulic calculations are available, the temporary sedimentation basin must provide a storage volume equivalent to the 2-year, 24-hour storm, but in no case less than 1800 cubic feet per acre drained. The temporary sedimentation basin must be constructed and made operational concurrent with the start of soil disturbance up gradient of the pond. The temporary sedimentation basin shall be designed to prevent short circuiting. The outfall shall be designed to remove floatable debris, allow for complete drawdown of the pond for maintenance activities, and have energy dissipation. The emergency spillway shall be stabilized.

Temporary sedimentation basins shall be situated outside of surface waters and any required buffer zone, and must be designed to avoid draining wetlands, unless the impact is in compliance with the requirements of this permit.

Excessive sediment-laden water that is not properly filtered will not be permitted to discharge from site.

DEWATERING AND BASIN DRAINING

Turbid or sediment-laden waters related to dewatering or basin draining shall be discharged to a temporary or permanent sedimentation basin on the project site unless infeasible. The temporary or permanent basin may discharge to surface waters if the basin water has been visually checked to ensure adequate treatment has been obtained in the basin and that the nuisance conditions will not result from the discharge. Discharge points shall be adequately protected from erosion and proper velocity dissipation provided.

All water from dewatering or basin-draining activities must be discharged in a manner that does not cause nuisance conditions, erosion in the receiving channels or on down slope properties, or inundation in wetlands causing significant adverse impacts to the wetland.

If filters with backwash waters are used, the backwash water shall be hauled away for disposal, returned to the beginning of the treatment process, or incorporated into site in a manner that does not cause erosion. Backwash water may be discharged to sanitary sewer if permission is granted by the sanitary sewer authority.

POLLUTION PREVENTION:

Building products that have the potential to leach pollutants must be under cover to prevent discharge or protected by an effective means designed to minimize contact with stormwater.

Pesticides, herbicides, insecticides, fertilizers, treatment chemicals, and landscape materials must be under cover.

Hazardous materials and toxic waste must be properly stored in sealed containers to prevent spills, leaks or other discharge. Restricted access storage areas must be provided to prevent vandalism.

Solid waste must be stored, collected and disposed of in compliance with Minn. R. CH 7035.

Portable toilets must be positioned so that they are secure and will not be tipped or knocked over. Sanitary waste must be disposed of properly in accordance with Minn. R. CH 7041.

Discharge of spilled or leaked chemicals, including fuel, from any area where chemicals or fuel will be loaded or unloaded shall be prevented using drip pans or absorbents. Supplies shall be available at all times to clean up discharged materials and that an appropriate disposal method must be available for recovered spilled materials.

Exterior vehicle or equipment washing on the project site shall be limited to a defined area of the site. Runoff from the washing area shall be contained in a sediment basin or other similarly effective controls and waste from the washing activity must be properly disposed of. No engine degreasing is allowed on site.

Effective containment for all liquid and solid wastes generated by concrete and other washout operations related to construction activity shall be effectively contained. Liquid and solid washout waste shall not contact the ground, and containment must be designed so that it does not result in runoff from the washout operations or areas. A sign must be installed adjacent to each washout facility that requires site personnel to utilize the proper facilities for disposal of concrete and other washout wastes.

INFESTED WATERS:

MN DNR permits are not valid for work in waters that are designated as infested waters unless accompanied by and Infested Waters Permit or written notification from MN DNR that an Infested Waters Permit is not required. There is no exception for pre-existing permits. If a MN DNR Permit has been issued for the project and the water is later designated as infested, the Contractor shall halt all work covered by the MN DNR Permit until an Infested Water Permit or written notification that in Infested Water is not required is obtained.

INSPECTION & MAINTENANCE:

A trained person shall routinely inspect the entire construction site at least once every 7 days during active construction and within 24-hours after a rainfall event greater than 0.5 inches in 24 hours. Following an inspection that occurs within 24-hours after a rainfall event, the next inspection must be conducted within 7 days.

All inspections and maintenance conducted during construction must be recorded within 24 hours in writing and records must be retained with the SWPPP. Inspection report forms are available in the Project Specifications. Inspection report forms other than those provided shall be approved by the engineer.

Where parts of the project site have permanent cover, but work remains on other parts of the site, inspections may be reduced on these areas to once per month.

Where the site has permanent cover on all exposed areas and no construction activity is occurring anywhere on site, the site must be inspected during non-frozen conditions at least once per month for 12 months. Following the 12th month of permanent cover and no construction activity, inspections shall be terminated until construction activity resumes or notification from MPCA has been issued that erosion has been detected at the site.

During frozen ground conditions, inspections may be suspended and shall resume within 24 hours after runoff occurs or 24 hours prior to resuming construction activity, whichever is first.

Inspection and maintenance shall resume until another Permittee has obtained coverage under this Permit or the project has undergone Final Stabilization, and an NOT has bee submitted.

All erosion prevention and sediment control BMPs shall be inspected to ensure integrity and effectiveness during all routine and post-rainfall inspections. All non-functioning BMPs must be repaired, replaced, or supplemented with functional BMPs by the end of the next business day after discovery, or as soon as field conditions allow access.

All perimeter control devices must be repaired, replaced, or supplemented when they become non-functional or the sediment reaches one-half (1/2) of the height of the device. These repairs must be made by the end of the next business day after discovery, or as soon as field conditions allow.

Temporary and permanent sediment basins must be drained and the sediment removed when the depth of sediment collected in the basin reaches one-half (1/2) the storage volume. Drainage and sediment removal must be completed within 72 hours of discovery, or as soon as field conditions allow.

Surface waters, including drainage ditches and conveyance systems, must be inspected for erosion and sediment deposition during each inspection. All deltas and sediment deposited in drainage ways, catch basins, and other drainage systems shall be removed. The removal and stabilization must take place within seven (7) days of discovery unless precluded by legal, regulatory, or physical access constraints. The Permittee is responsible for obtaining all applicable permits prior to conducting any work in surface waters.

Construction site vehicle exit locations must be inspected for evidence of off-site sediment tracking onto paved surfaces. Tracked sediment must be removed from all paved surfaces both on and off site within 24-hours of discovery, or if applicable, within a shorter time to comply with the permit.

Streets and other areas adjacent to the project must be inspected for evidence of off-site accumulations of sediment. If sediment is present, it must be removed in a manner and at a sufficient frequency to minimize off-site impacts.

All infiltration areas must be inspected to ensure that no sediment from ongoing construction activity is reaching the infiltration area and that equipment is not being driven across the infiltration area.

FINAL STABILIZATION:

Final Stabilization is not complete until all of the following requirements have been met:

1. All soil disturbing activities at the site have been completed and all soils are stabilized by a uniform perennial vegetative cover with a density of 70% of its expected final growth density over the entire pervious surface area, or other equivalent means necessary to prevent soil failure under erosive conditions.
2. Permanent stormwater management system is constructed, meets all requirements of the Permit, and is operating as designed. Temporary or permanent sedimentation basins that are to be used as permanent water quality management basins have been cleaned of any accumulated sediment. All sediment has been removed from conveyance systems, and ditches are stabilized with permanent cover.
3. All temporary synthetic and structural erosion prevention and sediment control BMPs have been removed. BMPs designed to decompose on site may be left in place.
4. For residential construction only, individual lots are considered finally stabilized if the structure(s) are finished, temporary erosion protection and down gradient perimeter control has been completed and the residence has been sold to the homeowner. Also, the "Homeowner Fact Sheet" has been provided to the homeowner.

NARRATIVE

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CODY L. HOLMES
LIC. NO. 49143 DATE 3/3/2015

DESIGNED CLH
DRAWN JEN
CHECKED CLH

BOLTON & MENK, INC.
Consulting Engineers & Surveyors
MANKATO, MN FAIRMONT, MN SLEEPY EYE, MN BURNSVILLE, MN
WILLMAR, MN CHASKA, MN RAMSEY, MN MAPLEWOOD, MN
BAXTER, MN ROCHESTER, MN AMES, IA SPENCER, IA

REV.	BY	DATE

PSD LLC, RAMSEY, MINNESOTA
PARKVIEW EAST APARTMENT COMPLEX
STORMWATER POLLUTION PREVENTION PLAN

SHEET C2.1

LEGEND

- PROJECT BOUNDARY
- SOIL TYPE
- IMPAIRED, SPECIAL OR PROTECTED WATERS
- NATIONAL WETLANDS INVENTORY
- DWSMA, LOW VULNERABILITY
- STEEP SLOPES (>33.3%)

SOIL TYPE SUMMARY

Map Unit Symbol	Soil Name	Hyd. Soil Group
MUSYM	MUNAME	HYDGRP
Dp	DUELM	A
HuA	HUBBARD	A

NHEL - Not Highly Erodible Land
PHEL - Potentially Highly Erodible Land
HEL - Highly Erodible Land

SITE AND SOILS MAP

HORZ. 0 100 200
SCALE FEET

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PSD LLC, RAMSEY, MINNESOTA
PARKVIEW EAST APARTMENT COMPLEX
STORMWATER POLLUTION PREVENTION PLAN

SHEET C2.2

LEGEND

- BITUMINOUS PAVEMENT REMOVAL
- CONCRETE CURB REMOVAL
- CONCRETE PAVEMENT REMOVAL

EAST RAMSEY PARKWAY

TOWN CENTER DR

145TH AVENUE NW

SAPPHIRE STREET NW

RHINESTONE STREET NW

SUNWOOD DRIVE

OUTLOT A
AREA = 3.90 ACRES
(FUTURE SITE)

LOT 1
AREA = 5.12 ACRES
(PROPOSED SITE)

BLOCK 1

OUTLOT V
RAMSEY TOWN CENTER ADDITION

OUTLOT B

OWNER: RAMSEY HRA
PID#: 283225130007
ZONING DISTRICT: THE COR

OWNER: RAMSEY HRA
PID#: 283225420018
ZONING DISTRICT: THE COR

OWNER: HOUSING AND REDEVELOPMENT AUTHORITY
PID#: 283225420008
ZONING DISTRICT: THE COR

OWNER: RAMSEY HRA
PID#: 283225420019
ZONING DISTRICT: THE COR

OWNER: RAMSEY PROFESSIONAL CENTER LLC
PID#: 283225420020
ZONING DISTRICT: THE COR

OWNER: RAMSEY HRA
PID#: 283225140008
ZONING DISTRICT: THE COR

S 52°01'55" E 352.07

S 00°01'19" W 120.00

S 89°58'41" E 59.51

L=95.12 R=230.00
Δ=23°41'45"

S 66°16'56" E 323.42

S 17°30'09" W 6.81

S 23°43'04" W 6.31

S 22°43'04" W 213.45

L=522.66 R=573.00
CB=S 78°09'47" E CH=504.73
Δ=52°15'43"

N 00°00'00" W 665.93

S 00°00'00" E 323.47

REMOVE 14 LF
CONCRETE CURB AND GUTTER

REMOVE 53 SQ.FT.
CONCRETE WALK

REMOVE TREE

REMOVE TREE

ADJUST GATE VALVES (5)

ADJUST FRAME AND
RIM CASTING

REMOVE 270 LF
BITUMINOUS CURB

REMOVE 765 SQ YD
BITUMINOUS PAVEMENT

REMOVE TREES

REMOVE 206 SQ.FT.
CONCRETE WALK

REMOVE 54 LF
CONCRETE CURB AND GUTTER

ELECTRICAL TRANSFORMER

PROPOSED
ROADWAY
EASEMENT

FF=
868.28

FF=
868.36

FF=
867.24

FF=
867.27

CB
R=867.76
I=SE (15") 863.66

CB
R=866.62
I=NW (15") 862.47
I=SE (15") 862.39

CB
R=865.76
I=SW (18") 861.36
I=SE (18X24") 861.26
I=NW (15") 861.36

CB
R=866.86
I=NW (18X24") 860.60
I=SE (30") 860.56
I=SW (18") 860.60

CB
R=867.64
I=N (54") 860.39
I=NW (30") 860.39
I=E (42") 863.49
I=S (36") 860.49

CB
R=869.36
I=S (42") 860.61
I=W (42") 860.56
I=NE (15") 863.41

CB
R=869.24
I=NW (42") 860.79
I=S (42") 860.69

CB
R=866.40
I=SE (24") 861.46
I=W (24") 861.40

CB
R=865.56
I=NE (15") 861.46
I=NW (24") 861.43
I=S (15") 861.46

CB
R=866.57
I=N (42") 861.12
I=W (18") 861.47
I=E (24") 861.17

MH
R=865.19
I=N (8") 856.04
I=S (8") 856.01
I=E (8") 856.04
I=W (8") 856.04

CB
R=864.08
I=W (27") 858.40
I=SE (24") 858.42

CB
R=864.00
I=N 857.90
I=S 857.90
I=E (27") 858.40
I=W (24") 858.55

CB
R=864.68
I=NW (24") 858.73
I=E (24") 858.78
I=S (12") 859.04

CB
R=864.21
I=W (24") 859.21
I=E (24") 859.31

CB
R=864.45
I=W (24") 859.35
I=SE (18") 859.43

CB
R=863.44
I=SW (12") 859.14

CB
R=862.72
I=NW (18") 859.66
I=E (15") 859.72

CB
R=864.02
I=N 857.42
I=S 857.22
I=E 858.72

CB
R=863.66
I=S (15") 860.03

CB
R=863.98
I=W (15") 860.03

CB
R=863.44
I=N (12") 859.06
I=W (24") 858.94
I=E (24") 859.06

SAN MH
R=864.77
I=N (8") 854.93
I=E (8") 854.97
I=W (8") 854.97
I=S (8") 854.79

SAN MH
R=865.59
I=NW (30") 853.19
I=SE (30") 853.19
I=N (10"?) 854.08
I=S (8") 854.51

STM MH
R=864.71
I=NE 857.21
I=SW 857.21

SAN MH
R=870.51
I=N (18") 85
I=S (18") 85
I=NW (8") 85

SAN MH
R=866.54
I=E (8") 860.04
I=E (8")(DROP) 854.98
I=W (8") 853.43
I=N (18") 853.47
I=S (18") 853.47

STUB
INV=859.85
(PER PLAN)

DIP STUB
DIP PLUG

18"x24" ARCH RCP

24"x36" ARCH RCP

32"x48" ARCH RCP

45"x84" ARCH RCP

0 40 80
HORZ. SCALE FEET

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CODY L. HOLMES
LIC. NO. 49143 DATE 3/3/2015

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DRAWN JEN
CHECKED CLH

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Consulting Engineers & Surveyors
MANKATO, MN FAIRMONT, MN SLEEPY EYE, MN BURNSVILLE, MN
WILLMAR, MN CHASKA, MN RAMSEY, MN MAPLEWOOD, MN
BAXTER, MN ROCHESTER, MN AMES, IA SPENCER, IA

REV.	BY	DATE

PSD LLC, RAMSEY, MINNESOTA
PARKVIEW EAST APARTMENT COMPLEX
EXISTING CONDITIONS AND REMOVALS

SHEET C2.3

LEGEND

- CONCRETE
- ROADWAY PAVEMENT SECTION
- PARKING PAVEMENT SECTION

NOTE:
ALL DIMENSIONS ARE TO FACE OF BACK OF CURB UNLESS OTHERWISE NOTED.

EAST RAMSEY PKWY

L=522.66, R=573.00
CB=S 78°09'47" E, CH=504.73
Δ=52°15'43"

352.07

S 37°50'09" W 183.81

164°34'58"

90°

78.27'

38.67'

6'

24.13'

52.84'

CONCRETE SIDEWALK

B412 CONCRETE CURB GUTTER OUT

18'

R2'

5'

25.06'

6'

81.00'

63.00'

F.F.E= 870.00

93.48'

30'

10.92'

30.28'

36'

10.93'

2.77'

8.55'

CONCRETE/ RIBBON CURB FOR HANDICAP ACCESS

CONCRETE SIDEWALK

CONCRETE SIDEWALK

32.42'

15.00'

12" STM

90°

S 86°16'56" E 323.47'

1.34'

S 3°43'04" W

24.52'

R10'

R15'

24'

CURB KNOCKDOWNS

60'

36'

145TH AVENUE NW

R15'

24'

28.23'

54.52'

5'

7'

CONCRETE SIDEWALK

5.11'

61.35'

4.65'

36'

24'

32.38'

17.28'

12.04'

B618 CONCRETE CURB & GUTTER

R56'

R86'

RETAINING WALL BEGIN

3.41'

S 25°43'08" W 42.50'

60.98'

44.58'

108.55'

118.52'

5.11'

R20'

19.04'

5'

2'

9.13'

SAPPHIRE STREET NW

RETAINING WALL

35.62'

9' TYP.

6'

3'

18'

35.96'

20' TYP.

29'

F.F.E= 870.00

57.74'

53.51'

21.71'

B612 CONCRETE CURB & GUTTER (TYP)

4.02'

15.62'

32.86'

16.24'

24'

39.33'

TAPER CURB

286'

F.F.E. =869.31

49.33'

34'

5'

2'

9'

15.73'

S 00°00'00" E 323.47

RHINESTONE STREET NW

375 L.F. CONCRETE VALLEY GUTTER

40'

3'

18.5'

57.95'

28.09'

15'

84'

608.33

24.67'

F.F.E. =869.24

96.5'

1.67'

N 90°00'00" W 665.93

38.78'

RETAINING WALL END

HORZ. SCALE 0 30 60 FEET

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Consulting Engineers & Surveyors
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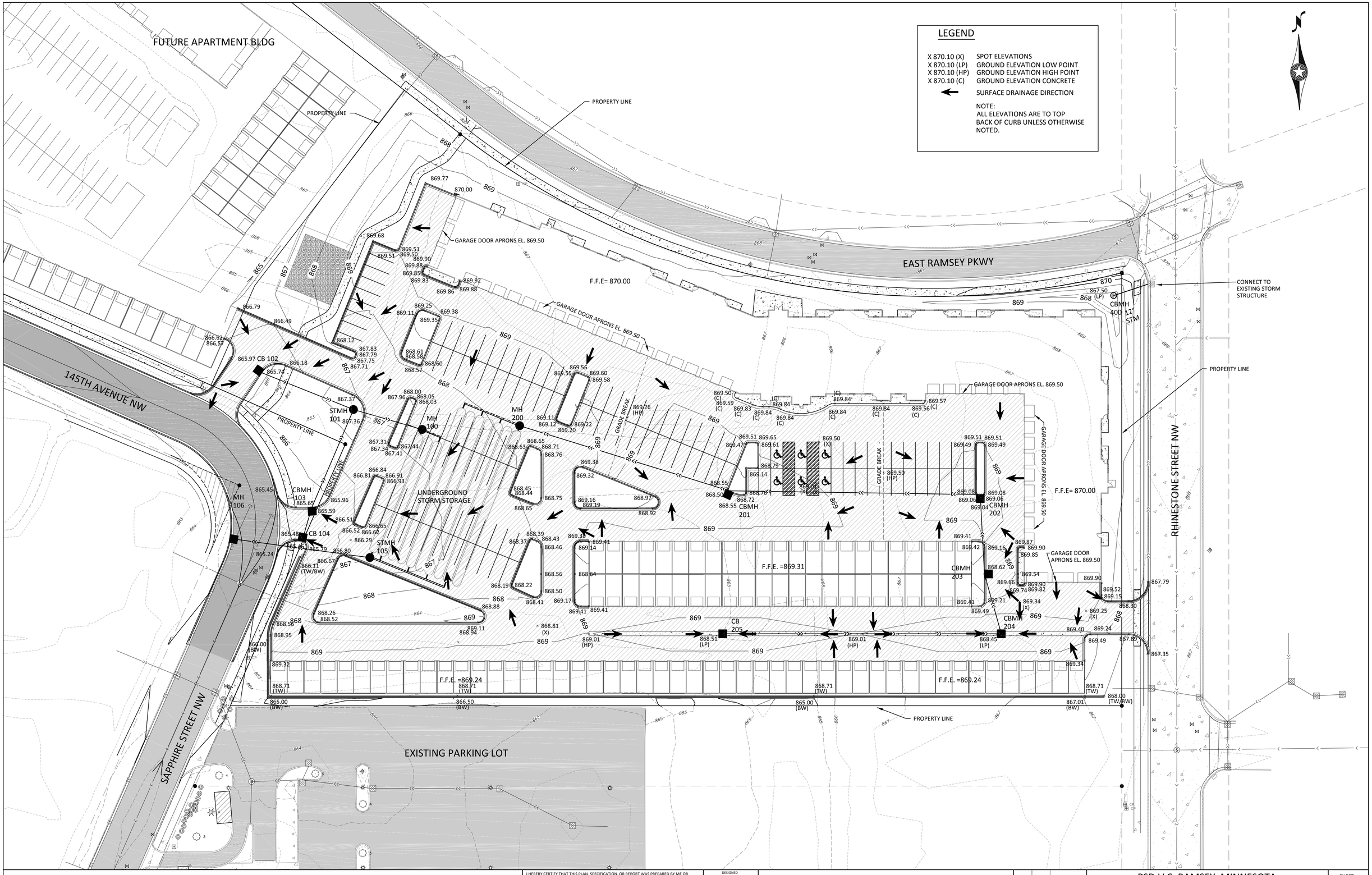
WILLMAR, MN CHASKA, MN RAMSEY, MN MAPLEWOOD, MN
BAXTER, MN ROCHESTER, MN AMES, IA SPENCER, IA

REV.	BY	DATE

PSD LLC, RAMSEY, MINNESOTA
PARKVIEW EAST APARTMENT COMPLEX
SITE PLAN

SHEET C2.4



0 30 60
HORZ. SCALE FEET

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WILLMAR, MN CHASKA, MN RAMSEY, MN MAPLEWOOD, MN
BAXTER, MN ROCHESTER, MN AMES, IA SPENCER, IA

REV.	BY	DATE

PSD LLC, RAMSEY, MINNESOTA
PARKVIEW EAST APARTMENT COMPLEX
GRADING & STORM UTILITY PLAN

SHEET C2.5

NOTES:

SILT FENCE

CONSTRUCT ROCK CONSTRUCTION ENTRANCE

F.F.E= 870.00

F.F.E= 870.00

F.F.E. =869.31

F.F.E. =869.24

F.F.E. =869.24

CB 102

STMH 101

MH 100

MH 200

CBMH 103

MH 106

CB 104

STMH 105

CBMH 201

CBMH 202

CBMH 203

CB 205

CBMH 204

CBMH 400

SILT FENCE

SILT FENCE

SILT FENCE

SILT FENCE

NOTES:

1. INSTALL EROSION CONTROL MEASURES PRIOR TO COMMENCING CONSTRUCTION.
2. KEEP ALL STREET SWEPT CLEAN OF TRACKED DIRT AND SAND.
3. ALL SILT FENCE TO BE REMOVED ONCE SEED IS ESTABLISHED.

LEGEND

HYDROMULCH, SEED MIX 25-131 & FERTILIZER TYPE 3 (22-5-10)

SILT FENCE

INLET PROTECTION

SURFACE FLOW ARROW

HORZ. SCALE 0 30 60 FEET

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BAXTER, MN ROCHESTER, MN AMES, IA SPENCER, IA

REV.	BY	DATE

PSD LLC, RAMSEY, MINNESOTA

PARKVIEW EAST APARTMENT COMPLEX

EROSION CONTROL PLAN

SHEET C2.6

LEGEND

LEGEND

SIENNA GLEN MAPLE (10' ON CENTER) (2" DIA)

BUTTERNUT HICKERY (16' ON CENTER) (2" DIA)

GYNKGO (16' ON CENTER) (2" DIA)

EAST RAMSEY PARKWAY

TOWN CENTER DR

145TH AVENUE NW

SAPPHIRE STREET NW

RHINESTONE STREET NW

SUNWOOD DRIVE

OUTLOT V
RAMSEY TOWN CENTER ADDITION

RAMSEY TOWN CENTER 10TH ADDITION

RAMSEY TOWN CENTER 11TH ADDITION

OUTLOT B

OUTLOT D

EXISTING BLDG.

FUTURE GARAGES

PROPOSED BUILDING

PROPOSED GARAGES

ELECTRICAL TRANSFORMER

LOT 1
BLOCK 1

12" WMN RAW

12" WMN DOM

8" WMN

8" DIP WMN

12" DIP WMN

HORZ. SCALE 0 40 80 FEET

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BAXTER, MN ROCHESTER, MN AMES, IA SPENCER, IA

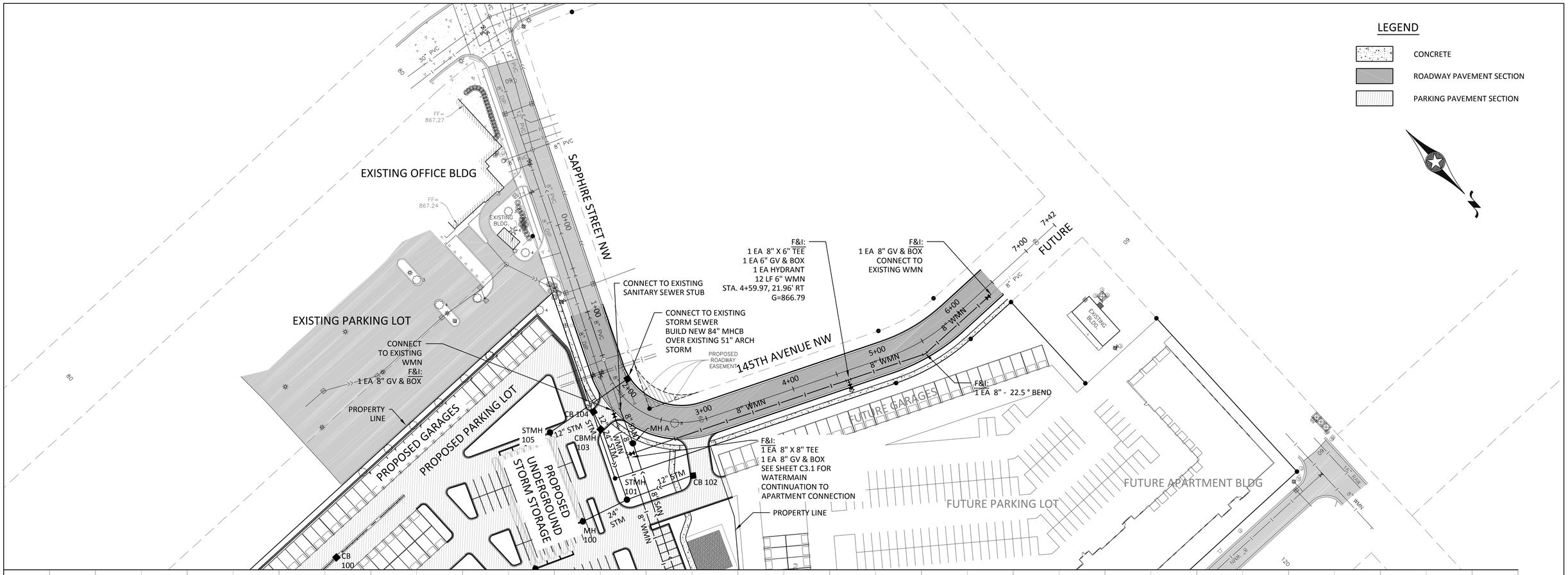
REV.	BY	DATE

PSD LLC, RAMSEY, MINNESOTA

PARKVIEW EAST APARTMENT COMPLEX

LANDSCAPE TREE PLAN

SHEET C2.7



HORZ. 0 50 100 SCALE FEET

VERT. 0 5 10 SCALE FEET

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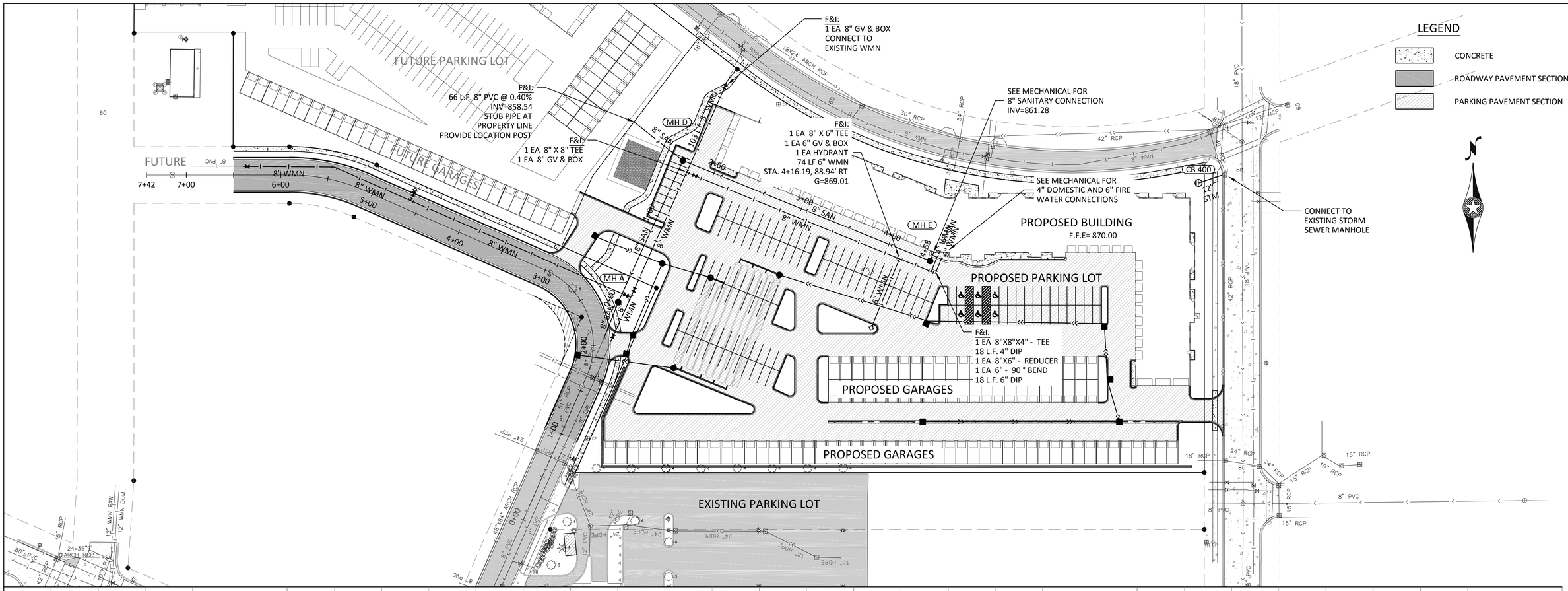
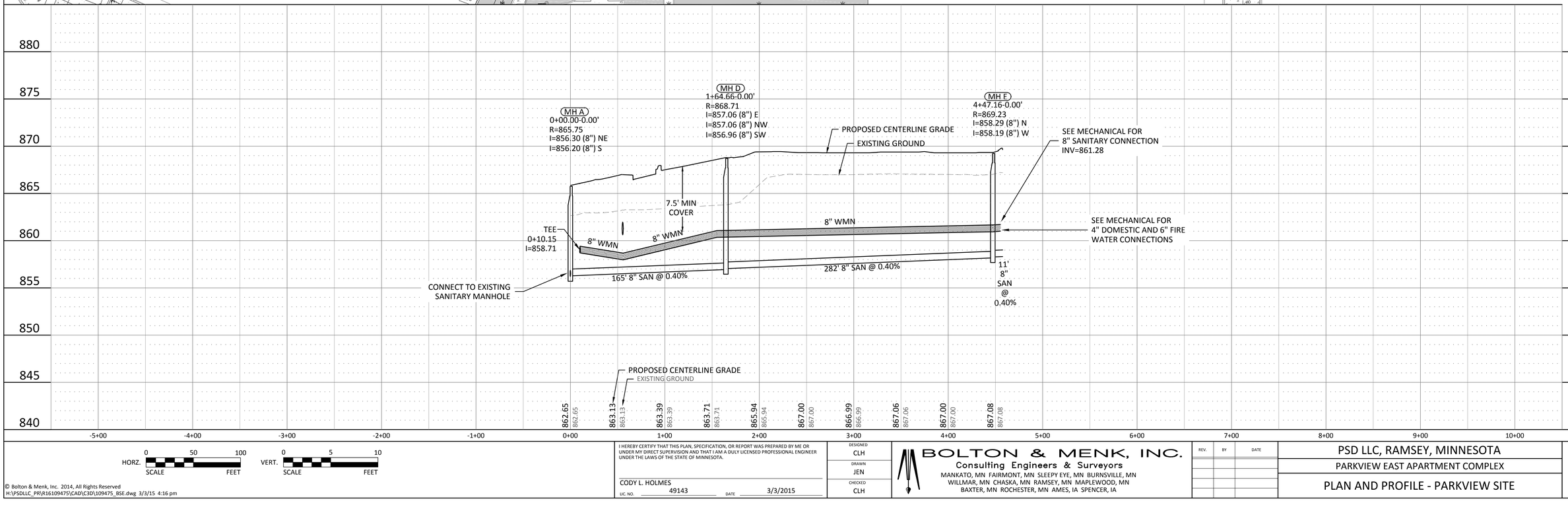
BAXTER, MN ROCHESTER, MN AMES, IA SPENCER, IA

REV.	BY	DATE

PSD LLC, RAMSEY, MINNESOTA
PARKVIEW EAST APARTMENT COMPLEX
PLAN AND PROFILE - 145TH AVENUE NW

SHEET C3.0





HORZ. SCALE 0 50 100 FEET
VERT. SCALE 0 5 10 FEET

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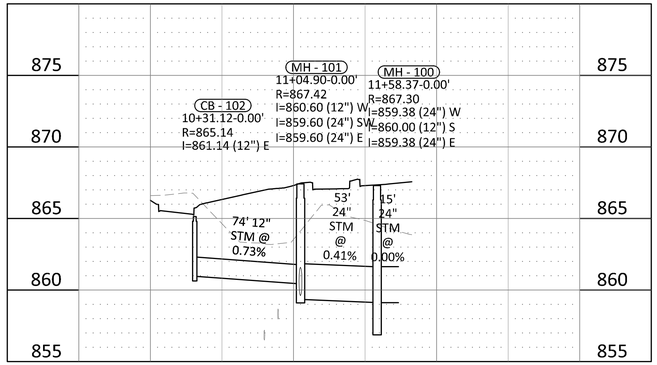
BAXTER, MN ROCHESTER, MN AMES, IA SPENCER, IA

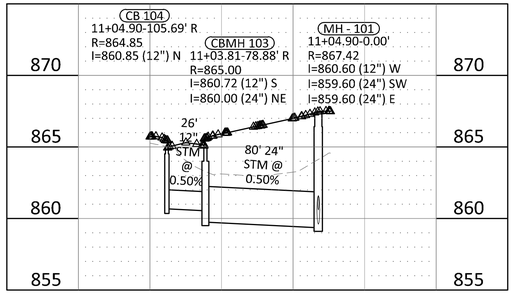
REV.	BY	DATE

PSD LLC, RAMSEY, MINNESOTA
PARKVIEW EAST APARTMENT COMPLEX
PLAN AND PROFILE - PARKVIEW SITE

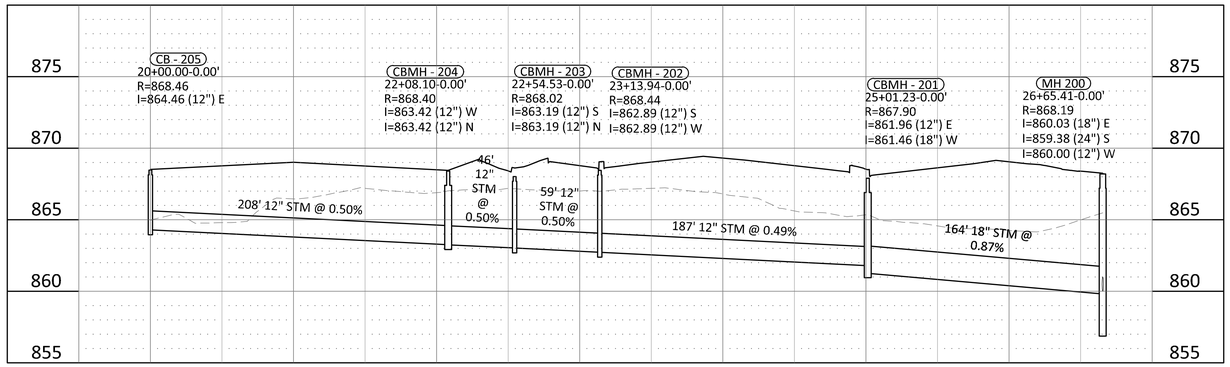
SHEET C3.1



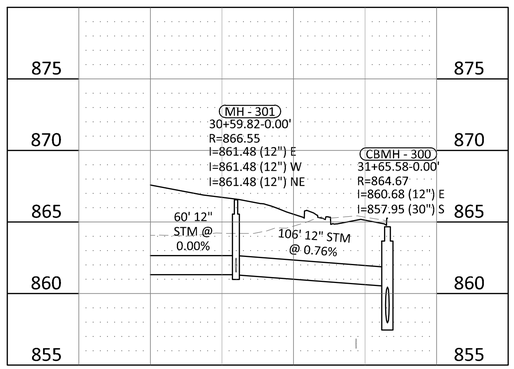
CB-102 TO CB-100



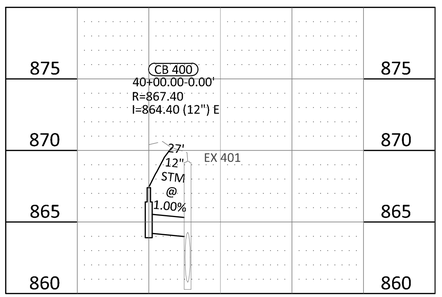
CB-104 TO CB-101



CB-205 TO CB-200



STORAGE BASIN TO CB-300



CB-400 TO EX-401

0 50 100
HORZ.
SCALE FEET

0 5 10
VERT.
SCALE FEET

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Consulting Engineers & Surveyors
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WILLMAR, MN CHASKA, MN RAMSEY, MN MAPLEWOOD, MN
BAXTER, MN ROCHESTER, MN AMES, IA SPENCER, IA

REV.	BY	DATE

PSD LLC, RAMSEY, MINNESOTA
PARKVIEW EAST APARTMENT COMPLEX
STORM SEWER PROFILES

SHEET C3.2

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	APRIL 3, 2015	**PROJECT ADDRESS**	15153 NOWTHEN BOULEVARD
PROJECT. TITLE	PARK VIEW EAST – PRELIMINARY AND FINAL PLAT AND SITE PLAN REVIEW		
ESCROW #	114538		
DEPARTMENT:	Community Development: Planning Division (Comprehensive Plan and Zoning Code)		
PRIMARY CONTACT	Name: Tim Gladhill, Community Development Director Phone: 763-433-9826 Email: tgladhill@cityoframsey.com		
TECHNICAL REVIEW ASSISTANCE:	Name: Tina Goodroad, AICP Phone: 763-496-6751 Email: tgoodroad@loucksassociates.com		

General: The purpose of this file is to review the official Preliminary and Final Plat and Site plan Review for the Parkview East Apartment Complex. The subject property is located south of Ramsey Parkway, east of Town Center Drive East and west of Rhinestone Street NW and north of Sunwood Drive. The property is located in COR-1 zoning district. The application includes a plat to be called COR Parkview Addition and development of phase one apartment complex consisting of one four-story building with a total of 121 units with tuck under, detached garage and surface parking.

Based on current zoning the proposed Preliminary and Final Plat and Site Plan Review is being reviewed per City Code Section 117-118 entitled COR-1, requirements of the COR Design Framework and Chapter 117, Article III entitled Subdivisions.

The plans will require amendments as outlined in this report. Most notably, the Civil Engineering Plans developed by Bolton and Menk will need to be revised to match the most recent architectural set prepared by Cole Architect Group. The revisions must be made before forwarding to City Council. Of note, the row of detached garages along the southern property line has been divided into several smaller buildings. This is not reflected on the Civil Engineering Plans.

Zoning: The COR-1 Mixed Use Core Sub-district is intended to provide a mix of residential, retail, and service uses. This sub-district allows the highest intensity of uses including high density housing. The proposed use as an apartment building meets the intent of the COR-1 district.

Dimensional Standards. The COR Design Framework establishes maximum build to lines based on the roadway the property frontage. The purpose of the build to line is to locate the majority of the building frontage close to the street to define the edge and create a strong pedestrian feel along the street. For buildings located along a Parkway, sixty (60) percent of the building (at least 300 feet) shall be located five (5) feet from the back of the side walk. The proposed building is located ten (10) and in some portions greater than ten (10) feet. The site does curve causing more difficulty in meeting this build to line. However, efforts should be made to meet the five (5) foot maximum for at least sixty (60) percent of the building façade along Ramsey Parkway. Later in this review a suggestion will be made to widen the boulevard which will help shift the sidewalk slightly closer to the building.

In addition, because the building has frontage on more than one street, the building shall be located five (5) feet from the back of curb along Rhinestone Street. There are minimum or maximums for rear and internal side yard setbacks.

The minimum Floor Area Ratio (FAR) is 0.65 in the COR-1 district. The applicant shall provide the proposed FAR for the first phase building on Lot 1, Block 1, COR Parkview Addition.

The site plan indicates a patio along the north side of the building for outdoor grills. Due to the required maximum five (5) build to line this patio will should be relocated. It may be possible to use space immediately adjacent to the west side of the building, which would create an excellent community space to be shared between Phase I and Phase II.

Access. The site will gain access via Rhinestone Street NW on the east side of the site and from Sapphire Street NW at the southwest corner of the site. Vehicular access shall not be granted to Ramsey Parkway.

Parking: The COR Design Framework includes guidelines on how to manage parking. This is particularly important in COR-1 sub-district, being the most intense and pedestrian oriented. Surface lots shall be located either behind or to the side of building, not located along major street frontages. A variety of parking options are proposed for the site. The building will include forty-four (44) tuck under garages with garage door entries on the south elevation internal to the site. An additional ninety-one (91) garage spaces are provided within five (5) detached garage structures. Finally, 148 surface parking spaces are planned south of the building internal to the south for a total of 283 spaces. No surface parking areas are abutting a street.

Typically the spaces internal to the building would not be counted dropping the total to 239 spaces. The COR Design Framework sets a maximum parking allotment of two (2) spaces per unit for multi-family structures. The development incudes 121 units requiring 242 parking spaces. The site meets and even slightly exceeds the maximum allowed with the internal garage spaces. The additional spaces are not in a response to building code but rather based on perceived need by the Developer due to the number of two (2) and three (3) bedroom units in the building which could result in more parking demand. The proposed break down in units is forty-one (41) percent one (1) bedroom; forty-five (45) percent two (2) bedroom and fourteen (14) percent three bedroom. The additional spaces will also prevent potential use of on-street parking which is particularly important during summer months when the adjacent park is programmed. However, Staff would encourage the Developer to utilize available on-street parking availability on Sapphire Street and 145th Avenue, which is not directly impacted by events in The Draw Park and Amphitheater.

The intent of the maximum surface parking is to encourage developments to better manage their parking. In this case, parking is managed to a degree by create 44 stalls within the building in lieu of surface parking stalls. Similar to if stalls are provided in a park ramp/structure, the City does not calculate these stalls in the maximum parking calculation.

As the surface parking lot is well screened by either the apartment building or the detached garage structures, and therefore not visible from the roadways, staff supports the additional parking. If concern exists the Planning Commission could recommend that some excess parking be included as a proof of parking area until the need for additional spaces is evident.

This topic was also addressed by the City's Environmental Policy Board, who suggested at looking at ways to reduce the amount of surface parking area and enhancing the internal landscaping for the benefit of future residents. Details on the EPB discussion are covered in the Landscape Technical Report.

Architectural Standards. High quality architecture and building materials is an essential component in fulfilling the objectives of the COR Design Framework. Roof design, materials, amount of windows, and overall design that breaks up the different floors and walls are all important elements to the overall building design. In the COR-1 sub-district buildings are placed closer to the street so greater emphasis is placed on materials and design features at the street level.

Plans for the front elevation (south) and rear elevation (north) for the apartment building have been provided. Plans for each side elevation will also be required. The proposed materials consist of stone and brick at the base. The rear elevation includes an enhanced stone entry with canopy and additional stone above. Other materials include composite panel (i.e. fiber cement panels) and steel lap and vertical siding. Metal siding can be used as a complementary material. In COR-1 sub-district buildings shall be primarily brick or comparable alternative and shall comprise a minimum of fifty (50) percent of the non-glazed wall area. Calculations shall be provided for brick and stone for each elevations. The City can approve deviations to the 50% brick or stone requirement provided that another high-quality material is provided.

Colors have not been provided. Full colored elevation plans should be provided. The combination of composite and steel in the differing patterns divides the floors and sections of the building. Multiple sections of the building are articulated to break up the flat wall. In addition windows and decks are proposed for each unit that provide further breaks in the building wall design. Additional information is required for the specific appearance of the individual air conditioning units. Staff is concerned over the appearance, color, size and overall look of units on each elevation.

The south elevation includes garage doors for tuck under garages. Garage doors shall be in colors that are complementary to the main building materials. The roof design is pitched with asphalt shingles. The elevation facing Ramsey Parkway is actually the rear of the building and contains the same materials as the front. The first floor contains windows to create street-level interest and pedestrian scale along this street frontage.

Five detached garage buildings are planned in the southern portion of the site. Three long buildings each containing 16 stalls are located in a row along the south property line with two additional buildings just north of this row containing 22 stalls each. The garage buildings contain the same materials as the apartment building. The roofs are pitched with additional accenting so that they are of a higher design standard than typical detached structures. The materials will include stone, horizontal lap siding, shake siding and an asphalt shingle roof. The sides will contain the stone and horizontal siding. The additional roof treatments and glass demonstrate a good effort in enhancing the design of these detached structures. The use of stone at the base will help improve the longevity of these structures.

The Planning Commission, Economic Development Authority (EDA), Environmental Policy Board (EPB), and City Council all expressed questions and potential concern regarding the use of detached garages as it relates to architectural quality. Staff acknowledges that the Developer has enhanced the architecture of these detached garages, but seeks policy direction regarding the status of this design. Staff would recommend considering removing all horizontal lap siding on the back side of the southern garages and enhance the landscaping along said southern wall. The EPB did recommend that landscape be added along this wall.

Trash enclosures are shown on the site plan in the parking lot and at the northeast corner of the building on the south elevation. Details shall be provided as to the proposed material and design of the proposed enclosure.

Development Fees. The Developer will be required to pay development fees consistent with the City's approved schedule of Rates and Charges.

Fee	Amount	# of Units	Total
Park Dedication	$2,600/unit	121	$314,600
Trail Development	$700/unit	121	$84,700
Water Trunk	$1,597/unit	121	$193,237
Sanitary Sewer Trunk	$1,126	121	$136,246
Stormwater Management	$459/unit	121	$55,539
Street Light	$1,300/light	TBD	TBD
Street Light O & M	$294/light	TBD	TBD

The Developer will also be responsible for a Financial Guarantee in the amount of 125% the costs of the required public infrastructure and 150% the costs of the required private infrastructure (excluding the building itself).

Building Permit Fees. The Developer shall contact the City's Building Division to provide an estimate of fees due with each Building Permit. It is hereby noted that Sewer Availability Charges (SAC) and Water Availability Charges are due at time of building permit in addition to the above at a rate of $2,485 per unit and $1,177 per unit respectively.

Recommendation. City Staff is recommending that the City approve the Preliminary Plat, Final Plat, and Site Plan.

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	APRIL 3, 2015	**PROJECT ADDRESS**	WEST OF RHINESTONE STREET, SOUTH OF EAST RAMSEY PARKWAY
PROJECT. TITLE	COR PARKVIEW ADDITION PRELIMINARY PLAT/ PARKVIEW EAST APARTMENT COMPLEX SITE PLAN		
ESCROW #	114584		
DEPARTMENT:	Engineering		
TECHNICAL REVIEWER:	Name: Leonard Linton Phone: 763 433-9834 Email: llinton@ci.ramsey.mn.us		

We offer the following comments regarding your request for the Preliminary Plat of COR Parkview Addition and Site Plan Approval of the Parkside East Apartments. The submittal consists of 25 sheets prepared by Bolton & Menk, Inc. dated March 3, 2015.

General: The submitted plat proposes to plat Outlot A, Ramsey Town Center 11th Addition to create 1 multifamily lot and 1 Outlot. The subject property is generally located south of East Ramsey Parkway and west of Rhinestone Street.

Streets and Access: The development accesses Sapphire Street and Rhinestone Street. The proposed access to Rhinestone Street does not line up with 145th Avenue, The access must be shifted south to line up with 145th Avenue and provide one (1) access to Lot 1 Block 1 COR Parkview addition and the east end of Lot 1, Block 1 Ramsey Town Center 11th Addition. There is not adequate separation on Rhinestone Street between this proposed access and the future access to the Ramsey Town Center 11th Addition.

The project will construct 145th Avenue from Sapphire Street to Center Street.

The internal parking and access aisles will be private.

Traffic Analysis Report: An AUAR was prepared for the Ramsey Town Center Development which included an extensive traffic analysis. The needed traffic improvements were identified, many have been constructed. The remainder of the improvements will be constructed as development occurs.

Grading and Drainage Plans: A final grading and drainage plan has been prepared for this subdivision by Bolton & Menk, Inc. Staff offers the following comments on this plan:

1. The grading and storm utility plans are combined. Notes must be added to sheets C2.5 and C3.2 linking the plan view utilities to the profile views.

2. The plans show a series of catch basins in the parking areas with garages on either side. Stormwater calculations must be submitted showing that the 100 year overflow from the catchbasins will not enter the garages.

A permit from the Lower Rum River Water Management Organization (LRRWMO) will be required. The project is within the 10 year capture zone of a municipal well. Infiltration is not permitted in the 10 year capture zone. Alternative volume reduction strategies will need to be investigated and documented per the LRRWMO rules.

Submit a copy of the MPCA Construction stormwater permit to the City prior to construction. Submit copies of erosion inspection results to the City prior to Certificate of Occupancy.

Utilities: The building will be served by municipal sewer and water extended from Sapphire Street. Construction plans and specifications are subject to review of the City Engineering Department.

Park Dedication: Park Dedication was satisfied with the Ramsey Town Center Master development agreement.

Trail Fee: Trail Fees were satisfied with the Ramsey Town Center Master development agreement.

Sewer and Water Trunk Fee: Trunk sewer and water fees must be paid for all new lots being created. The rate in effect at the time of final plat approval must be paid prior to the City's release of the final plat for recording.

Stormwater Management Fee: A stormwater management fee must be paid for all new lots being created. The rate in effect at the time of final plat approval must be paid prior to the City's release of the final plat for recording

Stormwater Pollution Prevention Plan: Hydraulic Grade calculations must be submitted for the storm sewer system. A copy of the stormwater calculations provided to the LRRWMO for plan approval must be submitted to the City.

Sheet Specific Comments:

C1.3 – Detail STR-03 Revise sidewalk to 6" thick. Ped Ramp Detail, revise ramp flat area width to 6 feet at curb [Note 6]. Add MNDOT pedestrian ramp details (5 Sheets). Add MNDOT details for pedestrian detour routes. Add detailed diagram for each ped ramp showing elevations, slopes and dome plate layout with radius (as needed). Add Detail for Valley Gutter shown on plans.

C1.5 – Rock Construction Entrances are ineffective in Ramsey. Add the following text to the SWPPP and Grading Plan Notes: "A street sweeper must be available within 3 hours upon notice from the City that the streets need to be swept."

C1.6 – The underground storage may not be perforated or allow infiltration.

C1.7 – Revise typical street section - 6" Premium Topsoil, 6' wide sidewalk, all references to Class 5 shall read Class 5, Ramsey Modified. Gradation is shown on Ramsey Street Details. Use Ramsey Detail STR-25 for connection to existing street.

C1.8 – Pipe from STMH 105 – MH106 is not listed in table. Pipe from 300 to 301 is not shown on plans.

C2.0 – This sheet is incomplete. Needs project name and details.

All Plan Sheets – Show continuation notes for 145th Avenue. Provide plan sheet showing entire plat with proposed improvements.

C2.3 – There is an existing 6" watermain from Sapphire Street to Rhinestone Street across Lot 1, Block 1, Ramsey Town Center 11th Addition, This must be shown. Move the label out of the underground storage area. Only 1 access will be permitted to Rhinestone Street from this plat and 11th Addition. A detailed Temporary Pedestrian Access Route Detour must be added to the plan set. The Ramsey HRA does not own the existing commercial lot. Revise the data. A special detail will be required for the Rhinestone Street Connection as it is a concrete street. Coordinate with the City for the specific requirements of this detail.

C2.4 – Provide details for the retaining wall on the east side of Sapphire Street. All sidewalks are 6' wide. Pedestrian ramps are required at all intersections in Public right of way and where the sidewalk crosses internal drives. A detail for each is required as noted above.

C2.5 – There is existing storm pipe north east of MH106. This is 52" arch pipe. Add notes to detail disposition of this pipe (ie. Removal, reconnection)

C3.0 – The plan and profile alignments must line up. Break the plan view into two windows if necessary. Show disposition of 52" arch pipe north of MH106. Run Watermain under sanitary sewer at MH A. Add note: "All watermain 6" and smaller shall be Class 53. Watermain 8" and larger shall be Class 52."

C3.1 – Use 2-45º bends in place of 90º bends. Provide drainage and utility easement over all watermain in site.

Specifications

Include City where ever Engineer or Owner is referenced in Specifications.

Section 01310 – Section 01315 is not in book. Paragraph 1.2.B -Include City in those notified. Sunday work is not permitted in the City of Ramsey without City Council approval. Working hours are 7:00 am – 10:00 pm. 48 hour notice is required for Saturday Work.

Section 01410 – Paragraph 1.3.A -The contractor must have a City License.

Section 01555 – Paragraph A.7 – A City right-of-way permit is required prior to working in the ROW.

Section 02510 – Add Notes:
Only City Personnel shall operate valves.
All valves not in paved surfaces shall have blue carsonite markers.
Paragraph 2.7.C.2 – Valve nut extensions are not used in the City of Ramsey.

Section 02510 – Add note:
All manholes not in paved surfaces shall have green carsonite markers.
All sanitary sewer shall have 10 gauge solid copper tracer wire.

Section 02630 – Add note:
All manholes not in paved surfaces shall have green carsonite markers.
All storm sewer shall have 10 gauge solid copper tracer wire.

Section 02630 – Include City on all Correspondence. Paragraph 1.6.A – All plant material in City ROW shall have two (2) year warranty.

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	3/27/15	**PROJECT ADDRESS**	TBD
PROJECT. TITLE	PARKVIEW EAST		
ESCROW #	114584		
DEPARTMENT:	Community Development: Planning Division (Landscape Plan & Environmental Resources)		
TECHNICAL REVIEWER:	Name: Chris Anderson, City Planner Phone: 763-433-9817 Email: canderson@cityoframsey.com		

The COR Design Framework outlines the required streetscape elements such as tree species, tree spacing, boulevard width, and sidewalk width based on the street hierarchy. There site abuts three (3) different streets, each with a different designation (Downtown, Connector, and Parkway). However, along Rhinestone Street, there is existing sidewalk and boulevard, which shall be utilized. Similarly, along Sapphire Street south of the project site, sidewalk and boulevard dimensions have already been established and the intention should be to mimic those to maintain a consistent appearance. Along Ramsey Parkway, boulevard and sidewalk width both should be six (6) feet. Finally, tree spacing for streetscape plantings should be between thirty (30) and thirty-five (35) feet.

We offer the following comments regarding the Landscape Plan prepared by Bolton & Menk, Inc. and dated March 3, 2015:

- The width of the boulevard area along Ramsey Parkway is not specified on the plans. The width should be at least six (6) feet and the additional width should be toward the building not the curb. This may require shifting the sidewalk closer to the building but that would benefit the project by improving the build to requirement (which is measure from edge of sidewalk). If this results in the public sidewalk being partially on private property, a permanent public easement over that portion of the sidewalk shall also be granted to the City for public purposes. *Please revise Sheet C2.4 to identify the boulevard width as six (6) feet*.
- The plans show a sidewalk connecting Ramsey Parkway and 145th Ave, which was requested by the City. It is presumed that park patrons (or other public) may traverse this sidewalk and thus, it would be beneficial to encumber this with a permanent public easement.
- Sidewalk width along 145th Ave should be increased to six (6) feet with the expansion being toward the future building (away from the curb). *Please revise Sheet C2.4 to accordingly.*
- The boulevard area must be finished with topsoil and sod and the developer (and eventually the management company) shall be responsible for its establishment (e.g.

watering). *Please revise Sheet C2.7 to specify that boulevards will be established with topsoil and sod.*

- *Planting details must be added to Sheet C2.7 to include the following*
  - *Planting depth shall be such that the 1st set of primary roots is at finished grade*
  - *Only prune out dead/broken/deformed branches at time of installation*
  - *Remove upper 1/3 of wire basket and burlap after being placed in planting hole*
  - *2-4 inches of wood chip mulch shall be included around all trees. Mulch shall not be piled against the trunk of trees.*
- The proposed street trees are too close together, the overall number should be reduced so that the spacing is equal to 30-35 feet on center. *Please revise Sheet C2.7 to reflect the proper spacing and update the quantities for each species accordingly.*
- All plantings shall be outside the vision clearance triangle at all intersections and access points. Definition of the vision clearance triangle can be found in City Code Section 117-348 (g). *Please revise Sheet C2.7 to identify the vision clearance triangle at all intersections and access points and ensure that no plantings are within this area.*
- Street trees should be planted with one (1) species per block or, if a standard block does not exist, such as along Ramsey Parkway and Rhinestone Street, in blocks or groups consisting of 5-6 trees of the same species. *Please revise Sheet C2.7 to reflect the street trees planted in linear groups of 5-6 trees per one species.*
- Street trees shall have a minimum branch height of not less than five (5) feet. *Please revise Sheet C2.7 to include this note.*
- There are no foundation plantings or internal landscape elements shown on the plan. Are any plantings proposed? How about within any of the parking lot islands? An internal landscaping plan shall be submitted for review.
- It appears that there will be a very narrow strip of vegetation between the sidewalk and the retaining wall along Sapphire Street. It would be recommended to eliminate that and just widen the sidewalk to abut the wall.
- The plan must be revised to identify turf establishment with sod. The notes refer to both sod and seed but there is no legend or labels to determine which is being used and where. Please note that any alternative to the sod requirement requires City Council approval.
- Upon acceptance of landscaping by City, a two (2) year maintenance guarantee is required to ensure survival of plantings.
- The project is subject to the City's topsoil requirement, which states that all disturbed areas not otherwise improved with walkways, driveway, home and other impervious surfacing, shall receive four (4) inches of topsoil meeting the City's topsoil specification. A topsoil inspection is required prior to landscaping being installed and copies of the load tickets are required as well. This is reviewed at time of Building Permit Application and request for Certificate of Occupancy. *Please update the Landscape Installation Notes to include this requirement.*

- The plans do not indicate whether an irrigation system will be installed or not. Establishment of the streetscape (trees and sod), including watering, is the responsibility of the Developer (and eventually the property management company). In ground irrigation within the boulevard area is subject to review and approval by the City.

Please submit a revised landscaping plan that addresses these matters.

Tree Preservation: This site is devoid of any significant tree cover and therefore, no tree preservation plan is necessary.

Stormwater: It appears that the site will utilize a subsurface stormwater system to achieve the required infiltration of the first one (1) inch of rainfall in accordance with the Lower Rum River Water Management Organization's 3rd Generation Plan. The system appears to be designed with an overflow outlet that allows runoff from larger events to outlet into the existing storm sewer infrastructure in Sapphire St where it will eventually be routed to a regional pond. The Engineering Division will be completing a more comprehensive review of the grading/drainage plans.

The plans were reviewed by the Environmental Policy Board (EPB) at their March 30, 2015 meeting and the EPB was generally supportive of the Landscape Plan. However, they request that some of the trees originally proposed as street trees be relocated south of the enclosed parking facilities. This would provide some visual relief and screening of the buildings from the south (without requesting more trees). Additionally, the EPB also noted their concern for a lack of landscaping internal to the site and requested the applicant provide additional detail on this component. Finally, the EPB also had some advisory comments that they desire the applicant to explore in more detail including:

- Is the site being over-parked? Could some of the surface parking be eliminated and replaced with greenspace?
- Could some of the larger islands within the parking lot be designed as swales with curb cuts and appropriate vegetation that could serve as small infiltration points?

The EPB did recommend approval of the Landscape Plan contingent upon compliance with the revisions requested in this Staff Review Letter.

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

City Planner Anderson presented the staff report.

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

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

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

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

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

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

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

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

City Planner Anderson replied that it is not specifically required as part of the proposal but that it is reasonable to ask what the intentions are and the City will be reaching out to the applicant.

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

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

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

Board Member Lewis stated he was not proposing that the Board force the applicant down to the minimum number of parking spaces, but that it seemed to him that there was inordinate amount of

parking. He would like to know if the parking is appropriate for the size of the building and he would like to see more imaginative landscaping.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

RESOLUTION #15-04-093

RESOLUTION GRANTING PRELIMINARY PLAT APPROVAL OF COR PARKVIEW ADDITION

WHEREAS, PSD, LLC, hereafter referred to as "Developer", properly applied for preliminary plat approval of the following described property located in the City of Ramsey:

Lots 4 & 5, MEADOW, Anoka County, Minnesota

(the "Subject Property")

WHEREAS, on March 5, 2015, the City received an Application for Major Plat from N.I.K., Management, Inc.; and

WHEREAS, the City finds that the Plat does not required an Environmental Assessment Worksheet (EAW) or Environmental Impact Statement (EIS) due to the size of the project and number of lots; and

WHEREAS, on April 9, 2015, the Planning Commission held a Public Hearing for the plat known as COR PARKVIEW ADDITION; and

WHEREAS, on April 28, 2015, the City Council reviewed the Preliminary Plat.

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

1) That the Ramsey City Council hereby grants preliminary plat approval to COR PARKVIEW ADDITION in accordance with relevant City Codes contingent upon compliance with the City Staff Review Letter dated April 3, 2015.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this 28th day of April, 2015.

Mayor

ATTEST:

City Clerk

Regular Planning Commission **5. 5.**

Meeting Date: 04/09/2015

By: Chris Anderson, Community Development

Information

Title:

Consider Approvals Related to Site Plan Review for Sunwood Village; Case of CommonBond Communities

1. Resolution #15-04-088: Sketch Plan (Minor Plat)
2. Resolution #15-04-089: Site Plan Review

Purpose/Background:

The City received an application for a Minor Plat and Site Plan for Sunwood Village, a proposed forty-seven (47) unit, three (3) story apartment building within The COR. The project site is located on Outlot A, COR ONE, or upon recording of the plat, Lot 1 Block 1 Sunwood Village (the "Subject Property"), between Sunwood Drive and Veterans Drive, directly adjacent to the Residence at the COR property. The project proposes to replat Outlot A, COR ONE into a buildable lot to accommodate the proposed apartment building.

There is an active Purchase Agreement between CommonBond Communities and the City for this parcel. The Purchase Agreement was entered into on May 20, 2014 and the document is included for reference.

Notification:

Staff attempted to notify all property owners within 700 feet of the Subject Property of the Site Plan and Minor Plat request.

Observations/Alternatives:

The Subject Property is guided as mixed use in the Comprehensive Plan and is located in the COR zoning district. The COR is further broken down into sub-districts to differentiate between desired uses. The Subject Property is partially located in the COR-1 sub-district, which permits multi-story apartment buildings, and the COR-2 sub-district, which focuses more on commercial uses. However, when the COR AUAR was most recently updated, the Subject Property was considered as residential (allowing up to eighty-four [84] residential units). Additionally, the Design Framework provides some flexibility for minor adjustments to sub-district boundaries without requiring a zoning amendment. Thus, the project is being reviewed under the COR-1 sub-district standards.

The COR Design Framework establishes a build to standard of zero to five feet (0-5') for the building related to the public sidewalk. The intent is that at least sixty percent (60%) of a building is located within five (5) feet of the back of the public sidewalk. As proposed, the building would meet the intent of the build to requirement (while it may not meet the 60% threshold, that is due to the building articulation; however, it does provide a consistent building front at the build to line). The proposed building includes two (2) ingress/egress ramps/stairs to access public entrances along Sunwood Drive. As shown, these ramps extend out to the property line (zero setback). However, the proposed sidewalk along Sunwood Drive will need to be widened to match the sidewalk width in front of the adjacent property. In order to avoid potential conflicts between inattentive pedestrians and these improvements, the ramps, and by default the building, will need to be shifted south to accommodate the wider sidewalk. Staff still believes that the intent of the build to standard is still being met as there still would not be anything separating the building from the public domain.

Minimum and maximum parking standards are also addressed in the Design Framework. Residential uses are required to provide at least one (1) parking stall per unit and no more than two (2) stalls per unit. There are forty-seven residential units proposed, equating to a minimum of forty-seven (47) and a maximum of ninety-four

(94) parking stalls. The Site Plan indicates there will be a total of sixty (60) surface parking stalls. The Applicant has also requested the City allocate ten (10) parking stalls within the parking ramp for visitor use.

The building will screen the surface parking from Sunwood Drive. However, it will be visible from Veterans Drive and thus, screening will be necessary along this frontage. Staff has requested that groupings of shrubs be installed, in addition to the trees, between the sidewalk and parking area along Veterans Drive to accommodate the screening requirement. This would also be consistent with what was provided between the surface parking for the Municipal Center and Veterans Drive.

The Design Framework also addresses streetscape standards. The streetscape along Sunwood Drive is already in place, with no additional improvements necessary (other than protecting it from damage as a result of the site improvements). The streetscape along Veterans Drive should be consistent, in terms of boulevard and sidewalk width, with that adjacent to the Municipal Center. Staff has identified minor revisions to this aspect of the Site Plan to ensure a consistent appearance.

The internal landscaping proposed is generally acceptable with requested revisions outlined in the Staff Review Letter. It should be noted that the project is proposing two Best Management Practices (BMPs) related to stormwater management. An underground cistern and a tree trench are proposed to address the first one (1) inch of rainfall as required by the LRRWMO's 3rd Generation Plan. However, the Subject Property is within a ten (10) year capture zone of one of the community wells where infiltration is not permitted, thus, the cistern will be connected to the site's irrigation system and the stormwater will be reused throughout the summer for irrigating the site landscaping. Both BMPs are designed with overflow outlets that, during large rain events, will route stormwater into the existing storm sewer infrastructure where it will ultimately end up in The Draw water feature (where again, the water is recycled for irrigation purposes).

High quality architecture and building materials are an essential component in fulfilling the objectives of the Design Framework. Roof design, materials, amount of windows, and overall design that breaks up the different floors and walls are all important elements to the overall building design. In the COR-1 sub-district, buildings are placed closer to the street so greater emphasis is placed on materials and design features at the street level.

The proposed finish of the building consists of a combination of burnished CMU, face brick, cement fiber board panels, metal panels, metal siding, and fiberglass windows. The street level facade consists primarily of burnished CMU and face brick. Staff has requested the Applicant provide a calculation of the percentage of brick versus the overall facade to verify that the exterior finish of the non-glazed wall area consists of at least fifty percent (50%) brick or comparable alterative per the Design Framework. The combination of materials and building articulation meets the intent of enhanced architectural features outlined in the Design Framework.

It appears that there may be a need for several easements and/or agreements with the adjacent property owner. The Subject Property is proposing to utilize existing accesses onto Sunwood Drive and Veterans Drive with the adjacent property. There is a Reciprocal Driveway Easement recorded against both parcels that addresses this. However, it is unclear whether that existing easement is sufficient for the proposed drive lane leading to the east wall of the building (presumably where the trash enclosure is located). Additionally, the Site Plan also shows a private play structure area that encroaches onto the neighboring property, although it is unclear whether that encroachment accounts for a required fall zone or indicates actual site improvements. Staff has requested clarification on both of these items.

The grading and drainage plans are generally acceptable with revisions as outlined in the Staff Review Letter.

The Environmental Policy Board reviewed the request at their March 30, 2015 meeting and recommended approval of the Landscape Plan and was also very supportive of the BMPs proposed with this project.

Alternatives

Option #1: Recommend City Council adopt Resolutions #15-04-088 and #15-04-089 granting Final Plat and Site Plan approval for Sunwood Village, contingent upon compliance with the Staff Review Letter dated April 3, 2015.

The project appears to be generally consistent with the Design Framework with the necessary revisions outlined in the Staff Review Letter and Staff supports this option.

Option #2: Recommend City Council adopt Resolutions #15-04-088 and #15-04-089 granting Final Plat and Site Plan approval for Sunwood Village with modifications and contingent upon compliance with the Staff Review Letter dated April 3, 2015.

Option #3: Recommend City Council not adopt Resolutions #15-04-088 and #15-04-089. There do not appear to be any major deviations from the Design Framework. Necessary revisions have been outlined in the Staff Review Letter and as long as those revisions are incorporated into the plans, there would be no reason not to recommend approval. Staff does not support this option.

Funding Source:

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

Recommendation:

Staff recommends approval of the Site Plan contingent upon compliance with the Staff Review Letter dated April 3, 2015.

Action:

Motion to recommend the following:

- Recommend City Council Adopt Resolution #15-04-088 Approving the Plat entitled 'SUNWOOD VILLAGE'
- Recommend City Council Adopt Resolution #15-04-089 approving the Site Plan for Sunwood Village

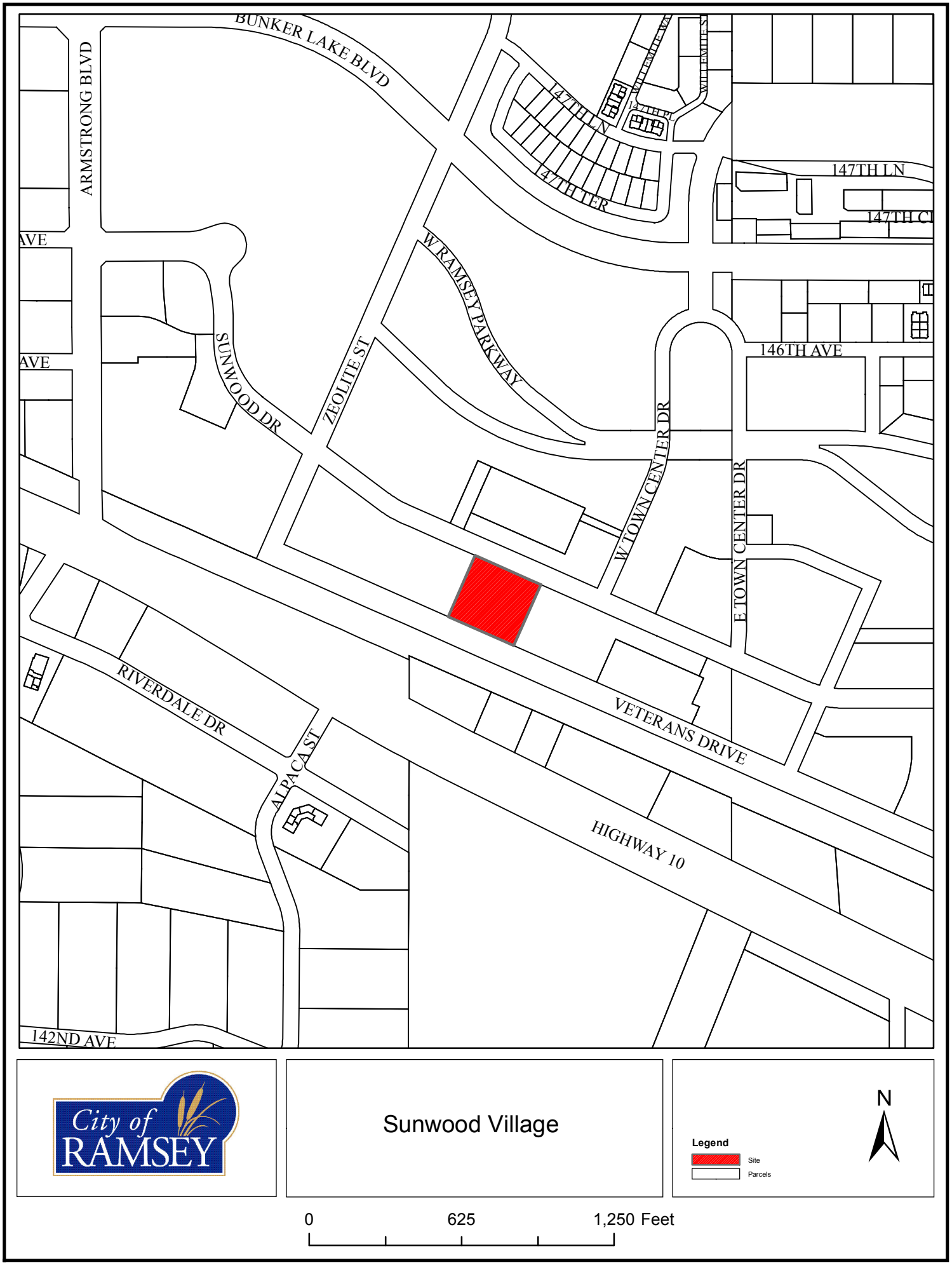
---

Attachments

Site Location Map
Site Plan
Sketch Plan/Final Plat
Color Elevation of Building
North and East Building Elevations
South and West Building Elevations
Staff Review Letter Dated April 3, 2015
Purchase Agreement
Environmental Policy Board Minutes dated March 30, 2015
DRAFT Resolution #15-04-088: Final Plat
DRAFT Resolution #15-04-089: Site Plan

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	04/03/2015 12:32 PM
Form Started By: Chris Anderson		Started On: 04/01/2015 11:47 AM
Final Approval Date: 04/03/2015		


BUNKER LAKE BLVD
ARMSTRONG BLVD
147TH LN
147TH TER
147TH LN
147TH CT
W RAMSEY PARKWAY
SUNWOOD DR
ZEOLITE ST
146TH AVE
W TOWN CENTER DR
E TOWN CENTER DR
RIVERDALE DR
ALPACA ST
VETERANS DRIVE
HIGHWAY 10
142ND AVE
City of RAMSEY
Sunwood Village
Legend
Site
Parcels
N
0
625
1,250 Feet

SUNWOOD DRIVE

(80 FOOT WIDE PUBLIC RIGHT OF WAY)

TRASH CAN

BENCH

TRASH CAN

FH

5'-0" SETBACK

48'-0" SETBACK

63'-5 3/4"

3-STORY
47 UNIT
APARTMENT BUILDING

PLANTER, TYP.

147'-8"

BENCH

8

14

60 PARKING STALLS

9

7

7

121'-4"

PLAY AREA

HC

OUTLOT

LOT

BLOCK

3

63'-5 3/4"

34'-10" SETBACK

ASPHALT PAVING
SEE CIVIL

15

B

SUNWOOD VILLAGE COMM. NO.: 1408

ZONING DATA

CURRENT ZONING:	COR-1 Sub-District
SITE ADDRESS:	OUTLOT A, COR ONE, Anoka County, Minnesota
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL: 3-Story, 47 UNIT APARTMENT BUILDING
BASE SITE AREA:	80,637 S.F. (1.85 acres) PER 12/14/2014 BOUNDARY & TOPO SURVEY
NET DENSITY:	25.4 UNITS PER ACRE
GROSS BUILDING AREAS:	FIRST FLOOR: 17,696 S.F. SECOND FLOOR: 17,696 S.F. + THIRD FLOOR: 17,696 S.F. TOTAL: 53,088 S.F.
BUILDING COVERAGE:	18,055 S.F. (23% OF SITE)
IMPERVIOUS COVERAGE:	BUILDING = 18,055 S.F. + DRIVES & WALKS = 30,279 S.F. TOTAL IMPERVIOUS = 48,334 S.F. (60% OF SITE)

CIVIC CENTER DRIVE

(100 FOOT WIDE PUBLIC RIGHT OF WAY)

1 SITE PLAN
1/16" - 1'-0"

N

PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUE & REVISION
PRELIMINARY- 5/6/2015

COMM #1408

CIVIL & LANDSCAPE:
Loucks Associates
7200 Hemlock Lane
Suite 300
Maple Grove, MN 55369
Tel: 763.424.5505

CONTRACTOR:
Watson-Forsberg
4645 Victoria Blvd.
Suite 100
Minneapolis, MN 55428
Tel: 952.564.3878

CommonBond communities
1080 Montreal Avenue
St Paul MN 55116
Phone: 651-291-1750
Fax: 651-290-0693
Web: www.commonbond.org

SUNWOOD VILLAGE
City of Ramsey, MN
City Parcel #47 (Outlot A)

1201 HAWTHORNE AVENUE
MINNEAPOLIS, MINNESOTA 55403
TEL: 612-332-5420
FAX: 612-332-5428
WWW.MILLERHANSON.COM

MILLER HANSON PARTNERS

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

NAME
DATE:

NO. XXXX

SITE PLAN

A200

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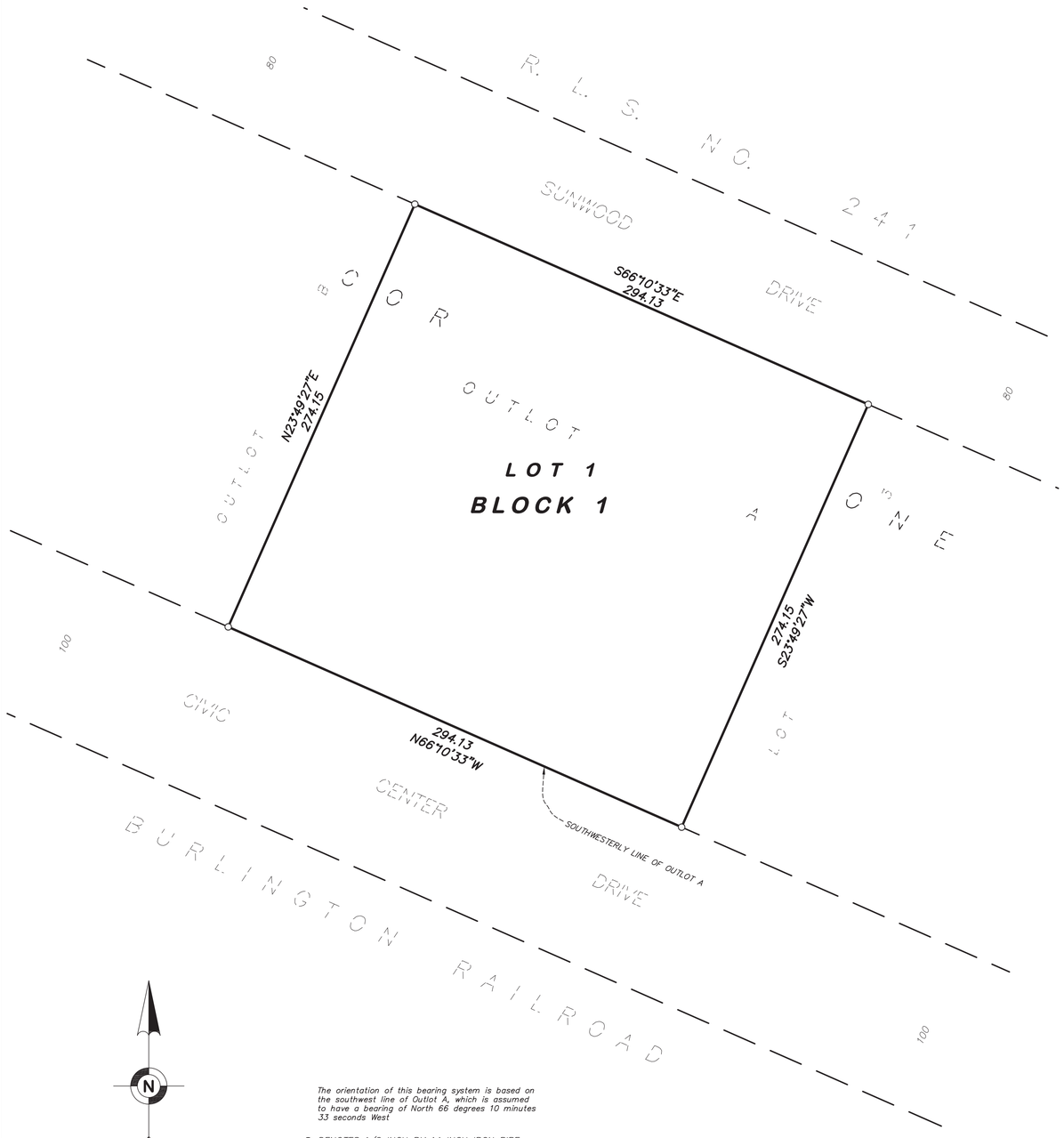
SUNWOOD VILLAGE



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

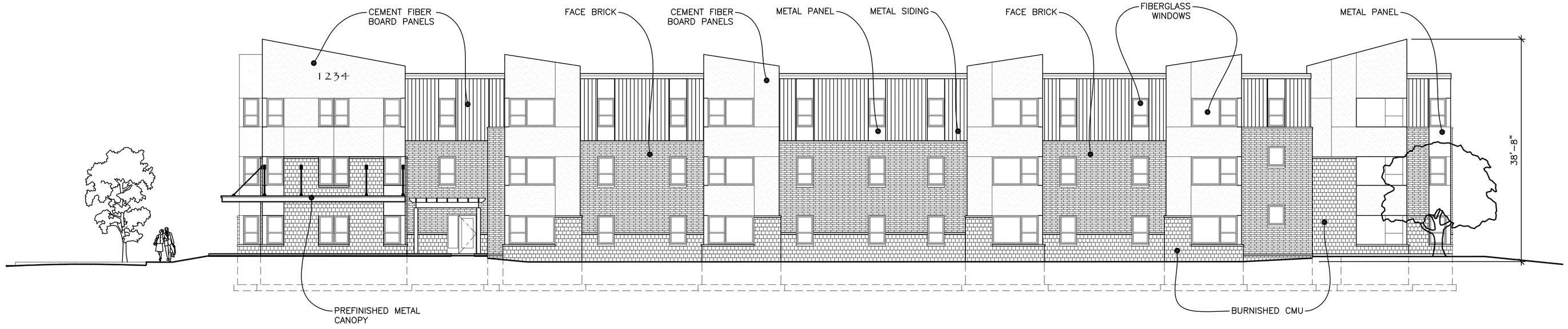
NORTH EXTERIOR ELEVATION

0 4' 8' 16'

Sunwood Village

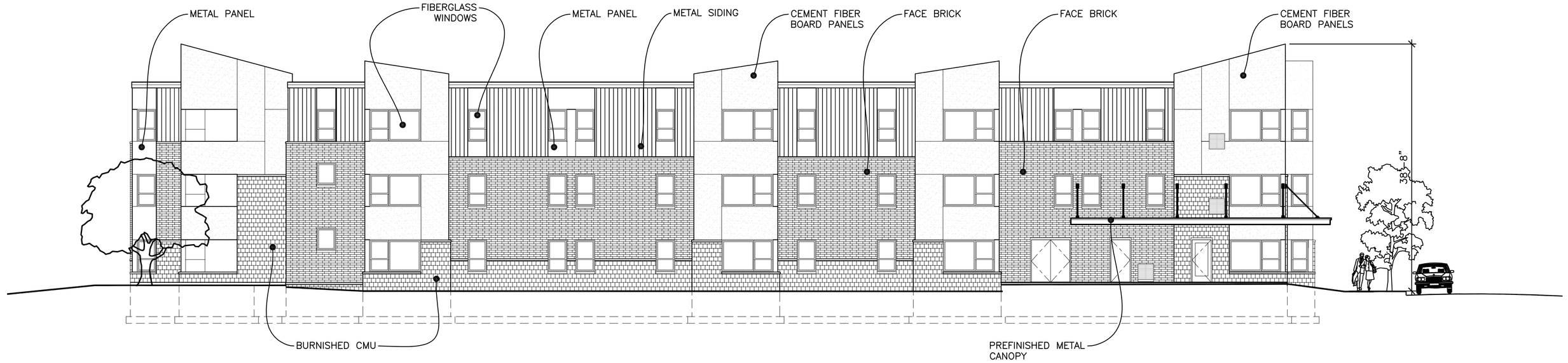
MILLER HANSON PARTNERS
ARCHITECTS + PLANNERS
1201 Hawthorne Ave, suite 400
Minneapolis, MN, 55403
Phone: 612-332-5420
Fax: 612-332-5425
Web: www.millerhanson.com

CommonBond communities
1080 Montreal Avenue
St. Paul MN 55116
Phone: 651-291-1750
Fax: 651-291-1003
Web: www.commonbond.org



1 NORTH EXTERIOR ELEVATION

3/32" = 1'-0"



2 EAST EXTERIOR ELEVATION

3/32" = 1'-0"

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CONSTRUCTION

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ISSUE & REVISION
PRELIMINARY- 5/27/2015

COMM #1408

CONTRACTOR:
Watson-Forsberg
4645 W. Fyzatte Blvd.
Suite 110
Minneapolis, MN 55426
Tel: 952.584.3878

CIVIL & LANDSCAPE:
Loucks Associates
7200 Hemlock Lane
Suite 300
Maple Grove, MN 55369
Tel: 763.424.5505

MEP
Steen Engineering Inc.
6500 Olson Memorial Hwy. N.
Golden Valley, MN 55429
Tel: 763.535.6742

CommonBond communities
1080 Montreal Avenue
St. Paul MN 55116
Phone: 651-291-1750
Fax: 651-641-1465
Web: www.commonbond.org

SUNWOOD VILLAGE
City of Ramsey, MN
City Parcel #47 (Outlot A)

1201 HAWTHORNE AVENUE
MINNEAPOLIS, MINNESOTA 55403
TEL: 612-332-5420
FAX: 612-332-5426
WWW.MILLERHANSON.COM
MILLER HANSON PARTNERS

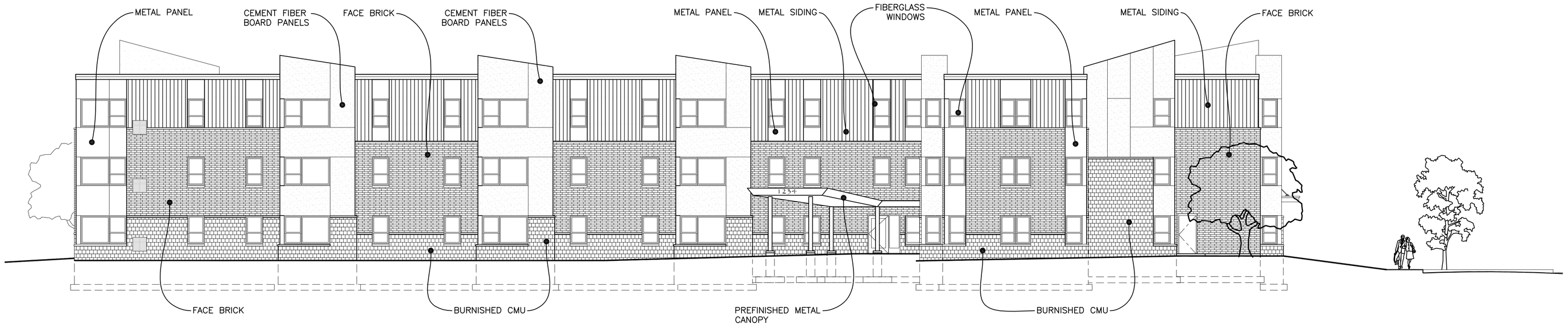
I HEREBY CERTIFY THAT THIS PLAN SPECIFICATION OR REPORT WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

NAME
DATE:

NO. XXXX

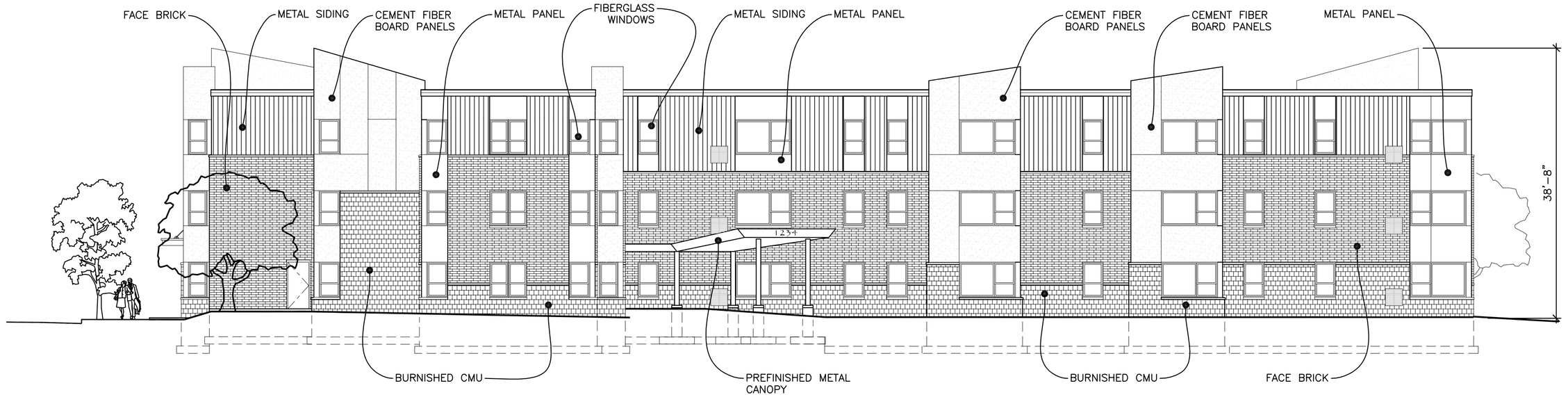
EXTERIOR ELEVATIONS

A500



1 SOUTH EXTERIOR ELEVATION

3/32" = 1'-0"



2 WEST EXTERIOR ELEVATION

3/32" = 1'-0"

PRELIMINARY
NOT FOR
CONSTRUCTION

ISSUE & REVISION
PRELIMINARY- 5/27/2015

COMM #1408

CONTRACTOR:
Watson-Forsberg
4645 W. 77th Street
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Minneapolis, MN 55426
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CIVIL & LANDSCAPE:
Loucks Associates
7200 Hemlock Lane
Suite 300
Maple Grove, MN 55369
Tel: 763.424.5505

MEP
Steen Engineering Inc.
6440 Flying Cloud Drive N.
Chanhassen, MN 55317
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St. Paul MN 55116
Phone: 651-291-1750
Fax: 651-641-1465
Web: www.commonbond.org

SUNWOOD VILLAGE
City of Ramsey, MN
City Parcel #47 (Outlot A)

1201 HAWTHORNE AVENUE
MINNEAPOLIS, MINNESOTA 55403
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WWW.MILLERHANSON.COM
MILLER HANSON PARTNERS

I HEREBY CERTIFY THAT THIS PLAN SPECIFICATION OR REPORT WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

NAME
DATE:
NO. XXXX

EXTERIOR ELEVATIONS

A501

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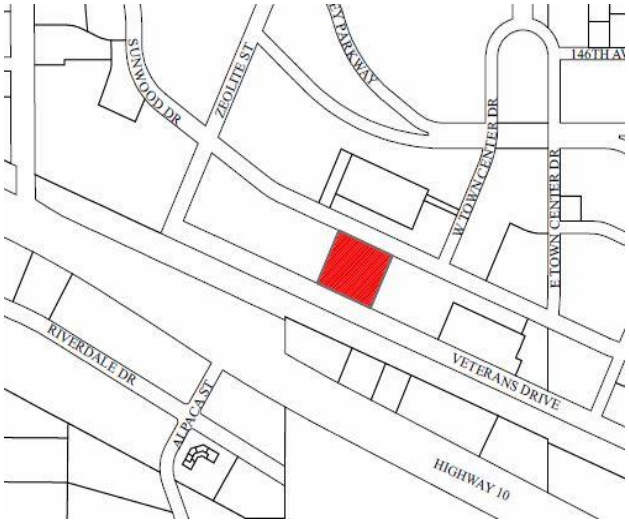
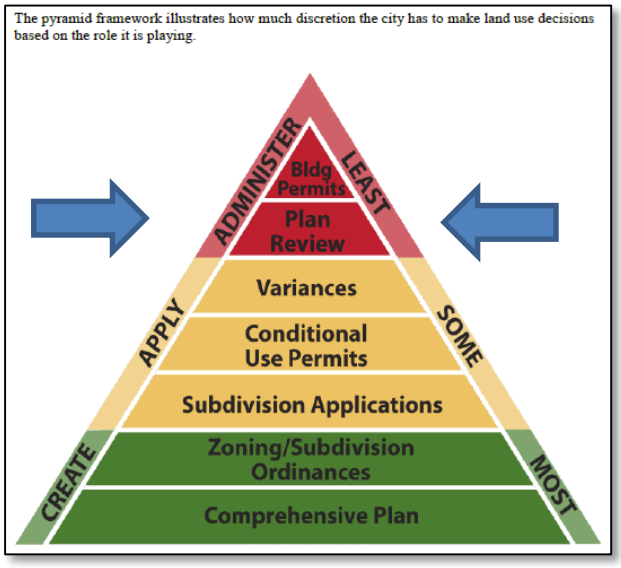
CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	4/3/15	**PROJECT ADDRESS**	TBD
PROJECT. TITLE	SUNWOOD VILLAGE (SKETCH PLAN, FINAL PLAT, AND SITE PLAN)		
ESCROW #	114596		
DEPARTMENT:	Community Development: Planning Division (Comprehensive Plan and Zoning Code)		
TECHNICAL REVIEWER:	Name: Chris Anderson, City Planner Phone: 763-433-9817 Email: canderson@cityoframsey.com		

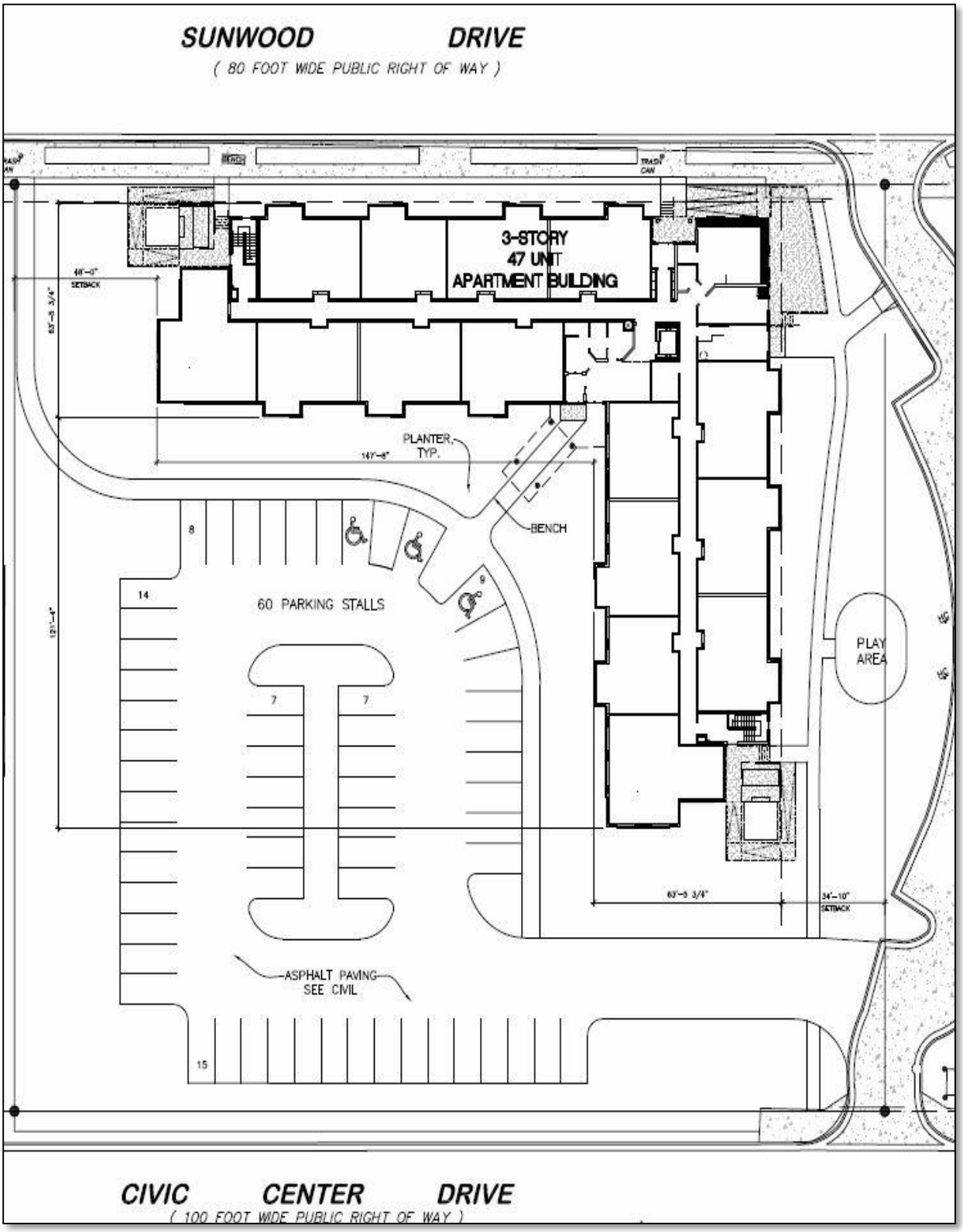
General: The purpose of this file is to provide sketch plan, final plat and site plan review for a planned 18,055 square foot, three (3) story apartment building. The architect of record is Miller Hanson Partners and the Civil Engineer of record is Loucks Associates. See Exhibit A for a detailed list of corrections, revisions, and requested clarifications organized per individual sheet of the submitted plans.



Sketch Plan and Final Plat: The project proposes to replat Outlot A, COR ONE into Lot 1 Block 1 SUNWOOD VILLAGE (the "Plat"). The Plat does not propose altering or realigning any property boundaries. The Plat meets or exceeds all applicable dimensional bulk standards. *The Plat should be revised to correctly indicate Veterans Drive rather than Civic Center Drive. The Plat, once approved by City Council, should be recorded after successfully closing on the property.*



Site Plan: City Code Section 117-118 requires that any construction of buildings within the District will be subject to the site plan review process as outlined in City Code Section 117-54 and is subject to the standards found within the COR Design Framework.


SUNWOOD DRIVE
(80 FOOT WIDE PUBLIC RIGHT OF WAY)
3-STORY
47 UNIT
APARTMENT BUILDING
PLANTER, TYP.
BENCH
60 PARKING STALLS
PLAY AREA
ASPHALT PAVING
SEE CIVIL
CIVIC CENTER DRIVE
(100 FOOT WIDE PUBLIC RIGHT OF WAY)

Comprehensive Plan: The Property is designated as Mixed Use in the Comprehensive Plan. This category generally includes retail, commercial entertainment office, institutional, high density residential, transit hubs and park and recreation uses. The proposed use appears to be consistent with this designation.

Zoning: The property is located within the COR Zoning District and this site has always been envisioned for residential development. When the COR AUAR was last updated, this site was considered as residential, allowing for up to eighty-four (84) residential units. While The COR Sub-district Map, Version 6.2, indicates a portion of this parcel being in Sub-district COR-2A, the intent of the sub-districts within the COR Zoning District was to retain some flexibility to make minor sub-district boundary adjustments without processing a zoning amendment. As a result, the project is being reviewed under the COR-1 Sub-district standards. The City can and will at some future point make an adjustment to the sub-district boundary to accurately reflect this entire parcel as being in the COR-1 Sub-district.

Dimensional Standards. While City Code Section 117-118 guides permitted and prohibited uses within the District, it does not contain specific dimensional and performance standards. Those are outlined in the COR Design Framework. The proposed site plan appears to be generally consistent with the standards below.

Standard	Requirement	Proposed
Minimum Lot Size	None	1.85 acres
Minimum Lot Width	20 feet	294.13 feet
Minimum Lot Depth	80 feet	274.15 feet
Allowable Residential Density in Units per Acre	>15 DU/AC	25.4 DU/AC
Maximum Building Height	2-5 stories	3 stories
Front Yard Build to Line	5 feet*	5 feet**

*As measured from building front to right-of-way (60% of front façade within max)
**Articulation and egress ramps are incorporated into the building design, so while the building may not quite achieve the 60% threshold, there is a consistent building front along this build to line with nothing separating it from the public domain, which satisfies the intent of the build to requirement.

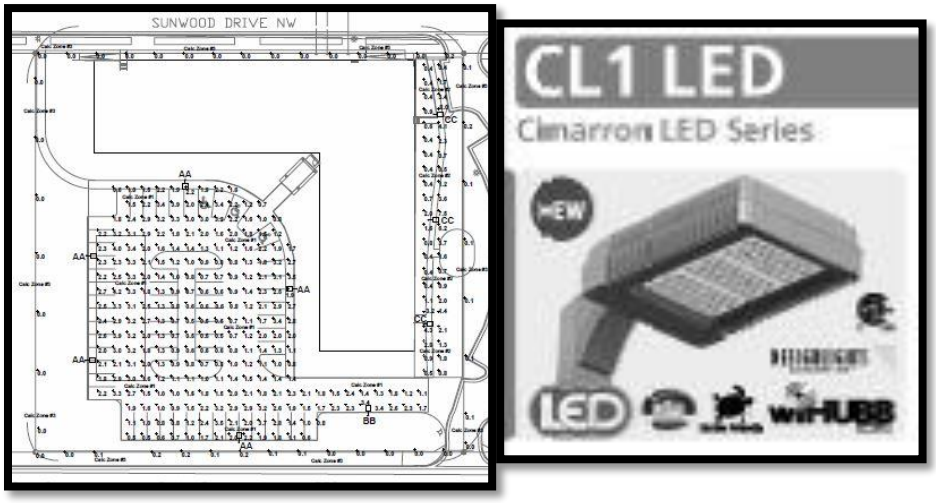
While as drawn, the building meets the intent of the build to requirement, the sidewalk along Sunwood Drive must be widened to match that east of the access point. If the building is not shifted south, the egress ramps will essentially be an extension of the sidewalk and pedestrians may inadvertently end up on the ramp (or worse, potentially walk into the railing). Thus, the building should be shifted south somewhat to accommodate the wider sidewalk. As the egress ramps serve as an extension of the building and as well as a public entrance, they will be used for the build to determination. The overall intent of the build to standard is still being met as there will not be any other features separating the building from the public domain.

Lot Coverage/Floor Area Ratio (FAR): The COR-1 Subdistrict requires a minimum FAR of 0.65. The Site Plan indicates that the proposed lot is 80,637 square feet in size (1.85 acres). The proposed building footprint is 17,693 square feet and with three (3) stories, the gross floor area will be 53,088 square feet per Sheet A200. This results in a FAR of 0.66.

Architectural Standards. The design standards for this area are addressed in the COR Design Framework. The COR Design Framework places a strong emphasis on high quality architecture and encourages the integration of both traditional and contemporary design. Within the COR-1 Subdistrict, at least fifty percent (50%) of the non-glazed wall area shall consist of brick or an alternative comparable. The exterior finish is proposed to consist of a combination cement board fiber panels, face brick, metal paneling, burnished CMU, and an unidentified element. *Please provide a calculation of the brick versus the overall building façade to verify that the 50% threshold is satisfied. Additionally, please provide more detail regarding the proposed metal siding for review. Finally, color elevations should be provided for all four (4) sides of the building, not just the north face.*

It is unclear where the trash enclosure is located. It is assumed that the trash enclosure is within the east wall of the building where, on Sheet C2-1, there is a section of heavy duty pavement shown leading to the building. *The plans should be updated to clearly indicate where the trash enclosure will be located. Also, it should be noted that a Reciprocal Driveway Easement exists for Lot 3 Block 1 COR ONE and Outlot A, COR ONE. The applicant shall verify that this easement adequately addresses the drive lane to the eastern wall.*

As outlined in the COR Design Framework, one of the main entrances must be oriented toward the street. In reviewing the renderings and building elevations, it appears that there will be at least one (1) entrance from Sunwood Drive. However, it appears that the elevations submitted differ from those that accompanied the Metropolitan Council Livable Communities Act grant application, which indicated that the main floor units facing Sunwood Drive would each have direct access to the street. *Please clarify why these direct accesses appear to have been removed from the plan.*



Lighting Standards. Any lighting used to illuminate an off-street parking area, sign, or structure shall be arranged to deflect light away from an adjoining residential district or public street. Bulbs emitting an excess of 3,000 lumens (150 watts) shall be positioned so that the source of light is not visible from off of the property. The site plan includes shop drawings of all proposed lighting. The applicant is responsible for the installation and 3 years of operations and maintenance of all boulevard lighting adjacent to their project consistent with the COR master lighting plan.

Parking: The Design Framework outlines both minimum and maximum on-site parking standards based on a proposed use. Multifamily units shall provide at least one (1) parking stall per unit but no more than two (2) parking stalls per unit. There are forty-seven (47) residential dwelling units proposed with this project. Thus, the allowable range of parking stalls provided shall be forty-seven (47) to ninety-four (94). The Site Plan indicates a total of sixty (60) surface parking stalls, which complies with the parking requirements.

Standard	Required	Proposed
Minimum Stall Width	9 feet	9 feet
Minimum Stall Depth	18 feet	19 feet
Minimum Aisle Width	24 feet	24 feet

Signage: It is highly encouraged to submit renderings of any proposed signage for the site for review in conjunction with the Site Plan review. While a separate Permanent Site Permit Application is required, this can help identify any potential inconsistencies with the sign standards within the COR Design Framework. *The submittal does not include any information related to signage.*

Waste Storage: Waste storage is required to be designed such that it is internal to the building. As noted above, it appears that waste storage is proposed inside the eastern wall of the building. *Please include details regarding the waste storage area to ensure consistency with the Design Framework.*

Sidewalks/Boulevards: The streetscape is mostly established already along Sunwood Drive. However, the sidewalk will need to be widened to match the sidewalk east of the access point along Sunwood Drive. Along Veterans Drive, the sidewalk and boulevard widths should be consistent with the sidewalk and boulevard south of the Municipal Center. *The plans should be revised accordingly.*

Easements/Agreements: Based on the submitted Site Plan, multiple easements/agreements will be necessary. A Reciprocal Driveway Easement appears to be in place for this lot and Lot 3 Block 1 COR ONE. An Encroachment Agreement with the owner of Lot 3 Block 1 COR ONE may be necessary for the proposed Tot Lot if any improvements (land disturbance) for it will encroach onto the adjacent property, as shown on multiple sheets. Alternatively, the improvements could be shifted west so they are entirely on the Sunwood Village parcel. Additionally, a Temporary Construction Easement will also be necessary, again from the owner of Lot 3 Block 1 COR ONE, for some of the improvements shown on Sheet C1-2. Finally, the applicant must verify whether the existing Reciprocal Driveway Easement is sufficient for the access lane leading to the eastern wall of the building. *Note that all easements must be recorded prior to the City issuing a Building Permit and the applicant must provide proof of recording of all documents as required by the City. A title search should be completed to ensure that all underlying easements are vacated as necessary. Vacating easements is a separate Land Use Application with the City.*

Development Fees: The project will be subject to applicable development fees including, but not necessarily limited to, Park Dedication, Trail Development, Stormwater Management, Water and Sanitary Sewer Trunk Fees. A full analysis of the Development Fees can be found in Exhibit B. *Note that a detailed Engineer's Cost Estimate for all improvements (excluding the building) must be submitted to calculate the required Surety and Inspection Fees. The estimate should be broken down by line item and include quantities and unit costs.*

Recommendation: City Staff is recommending that the City Council adopt Resolutions #15-04-088 and #15-04-089 approving the Final Plat and Site Plan for Sunwood Village, with amendments as outlined in this Staff Review File.

Next Steps. Following Planning Commission Review, the Site Plan and Final Plat will be forwarded to City Council for consideration. Review by the City Council could tentatively occur at the April 28, 2015 City Council meeting.

EXHIBIT A

Below are revisions and requested clarifications that must be addressed with revised plans. Note that comments that are intended as advisory or recommendations only will be specifically identified.

General Comments:

- Revised/final plans shall have signature blocks for both the Engineer and Architect to inform us of who is responsible for preparation of each sheet.
- A Pedestrian Detour Plan is required and is subject to review and approval by the City.

Plat Sheet:

- Amend to correctly label Veterans Drive.
- Plat should be recorded AFTER acquisition of the property.

Boundary and Topographic Survey Sheet:

- Amend to correctly label Veterans Drive.

Sheet C1-2

- A Temporary Construction Easement will be needed from the owner of Lot 3 Block 1 COR ONE for some of the proposed work.
- The existing segment of sidewalk along Sunwood Drive, west of the access point, should be retained and extended to the western edge of the plat following the same pattern.
- The existing segment of sidewalk along Veterans Drive, west of the access point, should be removed and replaced so there is a consistent sidewalk width along the southern boundary of the entire plat (as shown, there is an awkward transition as the sidewalk drastically narrows just west of the access point).

Sheet C2-1

- It is unclear whether the area identified as Tot Lot is just the improvements or if this includes the required fall zone. Note that all improvements must be entirely on Lot 1 Block 1 Sunwood Village or an Encroachment Agreement with the owner of Lot 3 Block 1 COR ONE must be executed.
- Sidewalk width along Sunwood Drive should match that of the sidewalk on the east side of the access point (accomplished by extending the existing segment of sidewalk to western boundary of plat). Sidewalk should be widened toward the building, which will result in the building shifting south slightly. Please provide a hand sketch of the revised sidewalk prior to revising plan sheets so that City Staff can verify its placement.
- Update this sheet to clearly indicate where the trash enclose will be located and provide specific details.

- Verify whether the Reciprocal Driveway Easement sufficiently covers the drive lane to the east wall of the building noted as heavy duty pavement section.
- Provide a legend identifying all abbreviations, labels, and symbols/patterns (examples: what is PSBL and what is the symbol/pattern indicating for the Tot Lot, improvements only or fall zone as well).
- At the western edge of the access from Veterans Drive, there is a remnant of concrete sidewalk that transitions to the proposed six (6) foot sidewalk. This remnant portion of sidewalk should be removed and replaced with a consistent sidewalk from this access point to the west boundary of the plat.
- Boulevard width should be labeled and should match the boulevard width along Veterans Drive adjacent to the Municipal Center.
- Please provide clarification as to why the direct access to each ground floor unit facing Sunwood Drive has been removed from the plans.
- Groups of shrubs should be installed between the trees along Veterans Drive. The shrubs will serve as screening of the surface parking as required in the Design Framework.
- Advisory Comment: Should the underground cistern be shifted west slightly so that it is not underneath any part of the sidewalk?
- Advisory Comment: The internal sidewalk in the northwest portion of the site be shifted to the east, preferably at least ten (10) to fifteen (15) feet, to provide some separation between it and the property line. Otherwise, please provide reasoning for keeping it in the proposed location.

Sheet C3-1

- At the western edge of the access from Veterans Drive, there is a remnant of concrete sidewalk that transitions to the proposed six (6) foot sidewalk. This remnant portion of sidewalk should be removed and replaced with a consistent sidewalk from this access point to the west boundary of the plat.
- It is unclear whether the area identified as Tot Lot is just the improvements or if this includes the required fall zone. Note that all improvements must be entirely on Lot 1 Block 1 Sunwood Village or an Encroachment Agreement with the owner of Lot 3 Block 1 COR ONE must be executed.
- Sidewalk width along Sunwood Drive should match that of the sidewalk on the east side of the access point (accomplished by extending the existing segment of sidewalk to western boundary of plat). Sidewalk should be widened toward the building, which will result in the building shifting south slightly. Please provide a hand sketch of the revised sidewalk prior to revising plan sheets so that City Staff can verify its placement.
- Advisory Comment: Should the underground cistern be shifted west slightly so that it is not underneath any part of the sidewalk?
- Advisory Comment: The internal sidewalk in the northwest portion of the site be shifted to the east, preferably at least ten (10) to fifteen (15) feet, to provide some separation between it

and the property line. Otherwise, please provide reasoning for keeping it in the proposed location.

Sheet C3-2

- At the western edge of the access from Veterans Drive, there is a remnant of concrete sidewalk that transitions to the proposed six (6) foot sidewalk. This remnant portion of sidewalk should be removed and replaced with a consistent sidewalk from this access point to the west boundary of the plat.
- It is unclear whether the area identified as Tot Lot is just the improvements or if this includes the required fall zone. Note that all improvements must be entirely on Lot 1 Block 1 Sunwood Village or an Encroachment Agreement with the owner of Lot 3 Block 1 COR ONE must be executed.
- Sidewalk width along Sunwood Drive should match that of the sidewalk on the east side of the access point (accomplished by extending the existing segment of sidewalk to western boundary of plat). Sidewalk should be widened toward the building, which will result in the building shifting south slightly. Please provide a hand sketch of the revised sidewalk prior to revising plan sheets so that City Staff can verify its placement.
- Advisory Comment: Should the underground cistern be shifted west slightly so that it is not underneath any part of the sidewalk?
- Advisory Comment: The internal sidewalk in the northwest portion of the site be shifted to the east, preferably at least ten (10) to fifteen (15) feet, to provide some separation between it and the property line. Otherwise, please provide reasoning for keeping it in the proposed location.

Sheet C4-1

- At the western edge of the access from Veterans Drive, there is a remnant of concrete sidewalk that transitions to the proposed six (6) foot sidewalk. This remnant portion of sidewalk should be removed and replaced with a consistent sidewalk from this access point to the west boundary of the plat.
- It is unclear whether the area identified as Tot Lot is just the improvements or if this includes the required fall zone. Note that all improvements must be entirely on Lot 1 Block 1 Sunwood Village or an Encroachment Agreement with the owner of Lot 3 Block 1 COR ONE must be executed.
- Sidewalk width along Sunwood Drive should match that of the sidewalk on the east side of the access point (accomplished by extending the existing segment of sidewalk to western boundary of plat). Sidewalk should be widened toward the building, which will result in the building shifting south slightly. Please provide a hand sketch of the revised sidewalk prior to revising plan sheets so that City Staff can verify its placement.
- Advisory Comment: Should the underground cistern be shifted west slightly so that it is not underneath any part of the sidewalk?

- Advisory Comment: The internal sidewalk in the northwest portion of the site be shifted to the east, preferably at least ten (10) to fifteen (15) feet, to provide some separation between it and the property line. Otherwise, please provide reasoning for keeping it in the proposed location.

Sheets C8-1 through C8-3

- Add a detail addressing the brush finish of the sidewalk (each panel should alternate between vertical and horizontal brush strokes).

Sheet L1-1 (in addition to comments provided under the Landscape & Environmental Resources review)

- At the western edge of the access from Veterans Drive, there is a remnant of concrete sidewalk that transitions to the proposed six (6) foot sidewalk. This remnant portion of sidewalk should be removed and replaced with a consistent sidewalk from this access point to the west boundary of the plat.
- It is unclear whether the area identified as Tot Lot is just the improvements or if this includes the required fall zone. Note that all improvements must be entirely on Lot 1 Block 1 Sunwood Village or an Encroachment Agreement with the owner of Lot 3 Block 1 COR ONE must be executed.
- Sidewalk width along Sunwood Drive should match that of the sidewalk on the east side of the access point (accomplished by extending the existing segment of sidewalk to western boundary of plat). Sidewalk should be widened toward the building, which will result in the building shifting south slightly. Please provide a hand sketch of the revised sidewalk prior to revising plan sheets so that City Staff can verify its placement.
- Boulevard area along Veterans Drive must be established with sod and this should be reflected on the plans.
- Groups of shrubs should be installed between the trees along Veterans Drive. The shrubs will serve as screening of the surface parking as required in the Design Framework.
- Advisory Comment: Should the underground cistern be shifted west slightly so that it is not underneath any part of the sidewalk?
- Advisory Comment: The internal sidewalk in the northwest portion of the site be shifted to the east, preferably at least ten (10) to fifteen (15) feet, to provide some separation between it and the property line. Otherwise, please provide reasoning for keeping it in the proposed location.

Sheet E101

- Amend to correctly label Veterans Drive (remove Civic Center Drive label).

Sheet A200

- Add the Floor Area Ratio (FAR) calculation to this sheet.

- Amend to correctly label Veterans Drive.
- Advisory Comment: The internal sidewalk in the northwest portion of the site be shifted to the east, preferably at least ten (10) to fifteen (15) feet, to provide some separation between it and the property line. Otherwise, please provide reasoning for keeping it in the proposed location.
- At the western edge of the access from Veterans Drive, there is a remnant of concrete sidewalk that transitions to the proposed six (6) foot sidewalk. This remnant portion of sidewalk should be removed and replaced with a consistent sidewalk from this access point to the west boundary of the plat.
- It is unclear whether the area identified as Tot Lot is just the improvements or if this includes the required fall zone. Note that all improvements must be entirely on Lot 1 Block 1 Sunwood Village or an Encroachment Agreement with the owner of Lot 3 Block 1 COR ONE must be executed.
- Sidewalk width along Sunwood Drive should match that of the sidewalk on the east side of the access point (accomplished by extending the existing segment of sidewalk to western boundary of plat). Sidewalk should be widened toward the building, which will result in the building shifting south slightly. Please provide a hand sketch of the revised sidewalk prior to revising plan sheets so that City Staff can verify its placement.

Sheet A500

- Provide clarification on why the direct access to the ground floor units facing Sunwood Drive were removed from the plans.
- Provide a calculation for the brick versus the overall façade to verify that the brick is at least fifty percent (50%) of the total non-glazed surface.

Exhibit B (Development Fees)

City of Ramsey

2015 Residential Development Fee Calculator

	Units	Unit Type	Unit Price	Total	Notes
Park Dedication and Trail Development					
Park Dedication					
0-12 Units per acre; or	0	per unit	*$2,600*	$0	
12-19 Units per acre; or	0	per unit	*$2,405*	$0	7.5% Density Bonus
20+ Units per acre; or	47	per unit	*$2,210*	$103,870	15% Density Bonus
Assisted Living	0	per acre	*$4,738*	$0	
Trail Development	47	per unit	*$700*	$32,900	
Subtotal Park and Trail Development				***$136,770***	
Water and Sewer Fees					
Collected prior to recording plat.					
Water Fees					
Trunk/Connection	47	per unit	*$1,597*	$75,059	
Lateral		per acre	*$6,297*	$0	If already constructed
Sewer Fees					
Trunk/Connection	47	per unit	*$1,126*	$52,922	
Lateral		per acre	*$3,411*	$0	If already constructed
Subtotal Trunk and Lateral				*$127,981*	
Collected with individual building permits.					
Accessibility Charges					
Accessibility Charge (WAC)	47	per SAC Unit	*$1,177*	$55,319	Collected with Building Permit
Accessibility Charge (SAC)	47	per SAC Unit	*$2,485*	$116,795	Collected with Building Permit
SAC Handling Fee	0	per address	*$25*	$0	Collected with Building Permit
**SAC is a Metropolitan Council Environmental Services (MCES) Fee; SAC Unit Determined by MCES*					
Subtotal Water and Sewer Fees				***$300,095***	
Stormwater Management Fees					
Stormwater Management	47	per unit	*$459*	$21,573	
Subtotal Stormwater Management				***$21,573***	
Street Light Fees					
An estimate of the number of street lights required. Actual number will depend on site plan.					
Street Light Type					
Cobra; or		per light	*$1,300*	$0	
The COR	3	per light	*$2,600*	$7,800	
Three (3) Years Operating and Maintenance	3	per light	*$294*	$882	
Subtotal Street Lights				***$8,682***	
Sureties and Inspection Fees					
Amount unknown! Developer will need to submit costs of City required improvements (Stage I and Stage II)					
Sureties (to ensure completion; returned when complete)					
Subdivisions/Plats (public improvements)		cost of improvement	*125%*	$0	Cash or Letter of Credit
Site Plans (private improvements)		cost of improvement	*150%*	$0	Cash or Letter of Credit
Subtotal Sureties				*$0*	
Engineering Inspection Fee		cost of improvement	*5%*	$0	Cash Escrow
Subtotal Surety and Inspection Fee				***$0***	
GRAND TOTAL FOR DEVELOPMENT FEES				**$295,006**	
GRAND TOTAL FOR ENGINEERING INSPECTION FEES				**$0**	Separate from Building Permit
GRAND TOTAL FOR SURETIES				**$0**	
GRAND TOTAL FOR SAC/WAC				**$172,114**	Collected with Building Permit

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	3/27/15	**PROJECT ADDRESS**	TBD
PROJECT. TITLE	SUNWOOD VILLAGE		
ESCROW #	114596		
DEPARTMENT:	Community Development: Planning Division (Landscape Plan & Environmental Resources)		
TECHNICAL REVIEWER:	Name: Chris Anderson, City Planner Phone: 763-433-9817 Email: canderson@cityoframsey.com		

We offer the following comments regarding the Landscape Plan prepared by Loucks Associates and dated March 3, 2015:

- Proposed species are generally acceptable with the exception of Burgundy Carousel Barberry. This is a cultivar of Japanese Barberry, which is on the City's list of prohibited species. *Please replace this species with an alternative.*
- The width of the boulevard area along Veterans Drive should be widened to match the boulevard area east of the parking ramp (four [4] feet). While the COR Design Framework identifies a six (6) foot wide boulevard along Connector Streets, the proposed boulevard trees are located on the back side of the sidewalk and thus, the additional width is not necessary.
- The boulevard area must be finished with sod and the developer (and eventually the management company) shall be responsible for its establishment (e.g. watering).
- Plan should identify a unique symbol for each shrub species proposed and add the species labels to the plan as well.
- Planting details/specifications shall be updated to include:
    - Removal of upper portion of wire basket and burlap after being placed in planting hole
- The plan must be revised to identify turf establishment with sod. The notes refer to both sod and seed but there is no legend or labels to determine which is being used and where. Please note that any alternative to the sod requirement requires City Council approval.
- Upon acceptance of landscaping by City, a two (2) year maintenance guarantee is required to ensure survival of plantings.
- Any damage to existing streetscape elements (plants, trees, irrigation, etc.) along Sunwood Drive will need to be repaired and/or replaced. All plan sheets should include this note so that contractors are aware of this.
- The project is subject to the City's topsoil requirement, which states that all disturbed areas not otherwise improved with walkways, driveway, home and other impervious surfacing, shall receive four (4) inches of topsoil meeting the City's topsoil

specification. A topsoil inspection is required prior to landscaping being installed and copies of the load tickets are required as well. This is reviewed at time of Building Permit Application and request for Certificate of Occupancy. *Please update the Landscape Installation Notes to include this requirement.*

Please submit a revised landscaping plan that addresses these matters.

Tree Preservation: This site is devoid of any significant tree cover and therefore, no tree preservation plan is necessary.

Best Management Practices (BMPs): There are a couple BMPs proposed with this project. First, satisfy the Lower Rum River Water Management Organization's (LRRWMO) infiltration requirement, the project proposes to capture the first one (1) inch of rainfall from the site with an underground cistern. However, since the project site is within a 10-year capture zone of one of the community wells where infiltration is not permitted, the captured runoff will be used for irrigation purposes onsite. The second BMP proposed is the use of a tree trench. This essentially is a lined trench that will also be used to store stormwater runoff for uptake by trees and other vegetation. Both BMPs have overflow measures built in that allow runoff from larger events to be routed through to the existing stormwater sewer system.

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	APRIL 1, 2015	**PROJECT ADDRESS**	SOUTH OF SUNWOOD DRIVE, NORTH OF VETERANS DRIVE, WEST OF RESIDENCE AT THE COR
PROJECT. TITLE	SUNWOOD VILLAGE		
ESCROW #	114596		
DEPARTMENT:	Engineering		
TECHNICAL REVIEWER:	Name: Leonard Linton Phone: 763 433-9834 Email: llinton@ci.ramsey.mn.us		

We offer the following comments regarding your request for the Preliminary Plat of COR Parkview Addition and Site Plan Approval of the Parkside East Apartments. The submittal consists of 14 sheets prepared by Miller Hanson Partners dated March 3, 2015. The Civil Sheets were prepared by Loucks Associates.

General: The submitted plat proposes to plat Outlot A, COR ONE to create 1 multifamily lot. The subject property is generally located south of Sunwood Drive, north of Veterans Drive and west of the Residence at the COR.

Streets and Access: The development will primarily gain access from Veterans Drive through the existing parking lot at Residence at the COR. The site will have access to the northeast corner of the project from Sunwood Drive. Cross access agreements will need to be executed with Residence at the COR for both driveways.

The internal parking and access aisles will be private.

Traffic Analysis Report: An AUAR was prepared for the Ramsey Town Center Development which included an extensive traffic analysis. The needed traffic improvements were identified, many have been constructed. The remainder of the improvements will be constructed as development occurs.

Grading, Drainage, Demolition and Utility Plans: Preliminary grading, drainage, demolition and utility plans have been prepared for this subdivision by Bolton & Menk, Inc. Staff offers the following general comments on these plans:

1. There is an active sidewalk along the north side of the lot. A pedestrian detour plan must be prepared and submitted to the City prior to release of the building permit. The plan must conform to the latest guidance available from the MNDOT website. The detour must remain in place until the sidewalk is restored.

2. Stormwater calculations must be submitted showing that the 100 year overflow from the catchbasins will not enter the garages.
3. The benchmark information note must be fully visible on all sheets.

A permit from the Lower Rum River Water Management Organization (LRRWMO) will be required. The project is within the 10 year capture zone of a municipal well. Infiltration is not permitted in the 10 year capture zone. Alternative volume reduction strategies will need to be investigated and documented per the LRRWMO rules.

Submit a copy of the MPCA Construction stormwater permit to the City prior to construction. Submit copies of erosion inspection results to the City prior to Certificate of Occupancy.

Utilities: The building will be served by municipal sewer and water extended from Sunwood Drive. Construction plans and specifications are subject to review of the City Engineering Department.

Stormwater Pollution Prevention Plan: Hydraulic Grade calculations must be submitted for the storm sewer system. A copy of the stormwater calculations provided to the LRRWMO for plan approval must be submitted to the City.

Sheet Specific Comments:

C1-2 – The notes along the right edge of the frame are cutoff. The full text must be visible.
Pavement removal is shown along the existing driveways. The driveways serve an active building. Advance notice must be provided to the owner of the building prior to commencing demolition work. One access may be closed for a short period while sawing and removing the existing pavement. Both driveways must be restored at the end of each working day. Barriers must be installed to delineate the edge of the driveway. The functionality of the catchbasin to be removed must be maintained until the new storm sewer system is functional.

C2-1 – Provide protective fence around existing planting beds and maintain until construction is finished. A temporary pedestrian access route (TPAR) plan must be included in the plan set and note 6 must reference the TPAR.

C3-1 – Rock Construction Entrances are ineffective in Ramsey. Add the following text to the SWPPP and Grading Plan Notes: "A street sweeper must be available within 3 hours upon notice from the City that the streets need to be swept."
The underground storage may not be perforated or allow infiltration.
Revise note 3 to read "…*4 inches of* premium *topsoil…".*
Revise note 6 to read "*...left idle for* day, *weekends and holidays,* or as directed by City."
The proposed grades in the grass area east of the building are less than 2 percent. City code requires an as-built grading plan prior to issuing the Certificate of Occupancy for all lots with grades less than 2 percent on pervious areas.

C3-2 – Revise typical street section - 6" Premium Topsoil, 6' wide sidewalk, all references to Class 5 shall read Class 5, Ramsey Modified. Gradation is shown on Ramsey Street Details. Use Ramsey Detail STR-25 for connection to existing street. Revise the SWPPP to conform with the requirements of the MPCA Construction Stormwater permit.

C4-1 – All storm sewer pipes in public ROW shall be RCP.
Remove or label dark line on nw corner of plan.

C8-1 – Concrete sidewalk Detail – Sidewalk shall be 6" thick.
Add information to Concrete Washout detail – 10 mil poly, ground shall slope away from area, how deep is the pit,
The MNDOT 5 sheet curb ramp details must be added to set.
A custom detail is required for each pedestrian ramp and must include spot elevations, slopes and layout of detectable warnings.

Specifications were not submitted. These notes are required when the specifications are submitted.

- Include City where ever Engineer or Owner is referenced in Specifications.

- General Statements - Include City in notifications to Engineer and Owner.
- Sunday work is not permitted in the City of Ramsey without City Council approval. Working hours are 7:00 am – 10:00 pm, Monday –Saturday, 48 hour notice is required for Saturday Work.
- The contractor must have a City License.
- A City right-of-way permit is required prior to working in the ROW.

Water – Add Notes:
- Only City Personnel shall operate valves.
- All valves not in paved surfaces shall have blue carsonite markers.
- Paragraph 2.7.C.2 – Valve nut extensions are not used in the City of Ramsey.

Sanitary Sewer – Add note:
- All manholes not in paved surfaces shall have green carsonite markers.
- All sanitary sewer shall have 10 gauge solid copper tracer wire.

Storm Sewer – Add note:
- All manholes not in paved surfaces shall have green carsonite markers.
- All storm sewer shall have 10 gauge solid copper tracer wire.

Landscaping – Include City on all Correspondence.
- All plant material in City ROW shall have two (2) year warranty

PURCHASE AGREEMENT

THIS PURCHASE AGREEMENT ("Agreement") is made and entered into effective as of May 20, 2014 (the "Effective Date") by and between COMMONBOND COMMUNITIES, a Minnesota nonprofit corporation, its successors and / or assigns ("Buyer"), and the HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF RAMSEY, MINNESOTA, a Minnesota municipal corporation ("Seller").

In consideration of the Earnest Money, the mutual covenants set forth in this Agreement, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Buyer agree as follows:

1. Capitalized Terms and Other Key Terms. Capitalized terms used in this Agreement that are not otherwise defined herein shall have the meanings assigned to such terms as set forth on Exhibit A hereto, which is hereby incorporated by reference.

2. Sale of Property. Seller agrees to sell to Buyer, and Buyer agrees to buy from Seller, the Property, upon and subject to the terms, conditions, and limitations herein contained.

3. Purchase Price and Manner of Payment. The Purchase Price shall be payable by Buyer to Seller as follows:

   3.1. Earnest Money Deposit. Within two (2) business days following the Effective Date, Buyer shall deposit the Earnest Money in the form of cash with the Title Company and such funds shall be held and disbursed pursuant to the Escrow Agreement and this Agreement; provided, however, that if there are any inconsistent terms between the Escrow Agreement and this Agreement, the terms of this Agreement shall control. Except as otherwise provided herein, the Earnest Money shall be credited against the Purchase Price at the Closing.

   3.2. Balance of Purchase Price. The balance of the Purchase Price, as increased or decreased by any and all other adjustments set forth in this Agreement, shall be paid by wire transfer of immediately available funds at the Closing.

4. Inspection Period. Within ten (10) days after the Effective Date, Seller shall deliver to Buyer copies of all of the documents set forth in Exhibit C hereto in the possession or reasonable control of Seller. During the Inspection Period, Buyer shall have the right, at Buyer's sole cost, expense, and risk, to enter upon and examine and inspect the Property to conduct environmental reviews, soil condition testing, survey, engineering studies, and appraisals of the Property. Buyer shall promptly restore the Property to substantially the same condition it existed immediately prior to any physical tests conducted by or on behalf of Buyer. Further, Buyer agrees to indemnify and hold Seller harmless from and against any liability, loss, claim, or damages to Seller that arise solely from Buyer's physical inspections of the Property. During the Executory Period, Seller agrees not to market the Property for sale and/or to negotiate with any third parties for the sale of the Property unless Buyer and Seller in writing terminate this Agreement.

5. Title Examination.

5.1. Title Commitment and Survey. Within twenty (20) days after the Effective Date, Seller shall, at its expense, provide the Title Company with any and all documents or materials needed for the Title Company to issue the Title Commitment that are in Seller's possession within thirty (30) days after the Effective Date. Buyer, at its sole expense, may obtain an updated Survey at any time during the Inspection Period.

5.2. Title Objections. During the Inspection Period, Buyer shall be allowed to examine the Title Evidence and deliver any objections ("Title Objections") thereto. Title Objections not made in writing by the expiration of the Inspection Period shall be deemed to be waived by Buyer. Seller shall use diligent efforts to correct any valid Title Objections within thirty (30) days after receipt of said Title Objections, or such longer period as the parties mutually may agree, and, pending such correction, the parties agree that the Closing Date shall be postponed, if necessary. If the Closing Date has been postponed as a result of Title Objections, within fifteen (15) days after written notice of correction of such Title Objections given by Seller to Buyer, Seller and Buyer shall perform this Agreement according to its terms. If the Title Objections are not cured within such thirty (30) day period above provided (or such longer period as the parties mutually may agree), Buyer will have the option to do any of the following:

5.2.1. terminate this Agreement and obtain the Earnest Money from the Title Company;

5.2.2. withhold from the Purchase Price an amount which, in the reasonable judgment of the Title Company, is sufficient to ensure correction of the uncured Title Objection(s); or

5.2.3. waive the uncured Title Objections and proceed to Closing.

6. Buyer's Contingencies. The obligations of Buyer under this Agreement are contingent upon each of the following:

6.1. Representations, Warranties, and Covenants. The representations, warranties, and covenants of Seller contained in this Agreement must be true as of the Effective Date and on the Closing Date as if made on the Closing Date.

6.2. Title. Title to the Property shall have been found acceptable, or been made acceptable, in accordance with the requirements and terms of Section 5 of this Agreement.

6.3. Access and Inspection. Seller shall have allowed Buyer, and Buyer's agents, immediate access to the Property during the Inspection Period without charge and at all reasonable times for the purpose of Buyer's investigation and testing the same in accordance with Section 4 of this Agreement, and Buyer shall have been

satisfied in its sole discretion with the results of such investigation and testing before the expiration of the Inspection Period.

6.4. Document Review. Buyer shall have determined, on or before the expiration of the Inspection Period, that it is satisfied with its review and analysis of the Contracts, the Reports, the Permits, and the Warranties.

6.5. Government Approvals. Buyer shall have obtained on or before the Closing Date all final approvals from all Governmental Authorities necessary in Buyer's judgment to make the use of the Property which Buyer intends. Seller shall, at the request of Buyer, and at no cost to Seller, reasonably cooperate with Buyer in connection with Buyer's application(s) for project and development approvals from Governmental Authorities as provided in this Agreement (including, without limitation, joining in the execution of the materials described in this Section) in connection with (i) applications, agreements, amendments, approvals and annexation agreements relating to, among other things, zoning, site plan, planned development, subdivision, protective covenants, utility and other development matters to permit the use and/or development of the Property in accordance with Buyer's proposed development plans, and (ii) any requirements of any Governmental Authorities relating to the proposed use and/or development of the Property.

6.6. Financing. Buyer shall have received, on or before the Closing Date, the proceeds of financing necessary and sufficient, in Buyer's sole discretion, to complete the purchase of the Property and to implement Buyer's planned use of the Property, including, but not limited to, an award of Low Income Housing Tax Credits from the Minnesota Housing Finance Agency in an amount and under terms acceptable to Buyer to facilitate the development of the Real Property as intended by Buyer and an award of funding in an amount not less than $250,000 from the Anoka County Housing and Redevelopment Authority upon terms acceptable to Buyer.

Buyer may terminate this Agreement by written notice to Seller on or before the last day of the applicable periods as specified above. Upon termination of this Agreement for failure to satisfy one of Buyer's contingencies set forth in this Section 6, neither party will have any further rights or obligations regarding this Agreement or the Property and the Earnest Money shall be returned to Buyer. All the contingencies are specifically for the benefit of Buyer, and Buyer shall have the right to waive any contingency by written notice to Seller.

7. Seller's Contingency. The obligations of Seller under this Agreement are contingent upon the representations, warranties, and covenants of Buyer contained in this Agreement being true as of the Effective Date and as of the Closing Date.

8. Closing. The Closing shall occur on the Closing Date. The Closing shall take place at a location mutually agreeable to Seller and Buyer. Seller agrees to deliver possession of the Property to Buyer on the Closing Date.

8.1. Seller's Closing Documents. On the Closing Date, Seller shall execute and deliver to Buyer the following documents (collectively, the "Seller's Closing Documents"), all in form and content reasonably satisfactory to Buyer:

8.1.1. The Deed.

8.1.2. The Closing Statement.

8.1.3. An Assignment of Contracts, Permits, Warranties, any development agreements relating to the ongoing use and development of the Property that are consented to and approved by Buyer, and miscellaneous documents conveying Seller's interest to Buyer together with the consent of all parties having a right to consent to such Assignment.

8.1.4. A non-foreign affidavit, properly executed, containing such information as is required by Code Section 1445(b)(2) and the regulations promulgated thereunder.

8.1.5. A Designation Agreement designating the "reporting person" for purposes of completing Internal Revenue Service ("IRS") Form 1099 and, if applicable, IRS Form 8594.

8.1.6. Any executed documents that may be required in the State or other jurisdiction where the Property is located in order for the Deed to be recorded properly on the Closing Date.

8.1.7. A Certification to Buyer whereby Seller shall certify that the representations and warranties set forth in Section 11 of this Agreement are true and correct as of the Closing Date.

8.1.8. All other documents determined by Buyer or the Title Company to be necessary to transfer the Property to Buyer free and clear of all encumbrances other than the Permitted Encumbrances.

8.2. Buyer's Closing Documents. On the Closing Date, Buyer will execute and deliver to Seller the following (collectively, the "Buyer's Closing Documents"):

8.2.1. The funds representing the remaining portion of the Purchase Price due hereunder, subject to any adjustments and/or prorations required hereunder.

8.2.2. A Designation Agreement designating the "reporting person" for purposes of completing IRS Form 1099 and, if applicable, IRS Form 8594.

8.2.3. The Closing Statement.

8.3. Extended Closing Date. Notwithstanding anything to the contrary herein, Buyer shall have the right to extend the date on which the Closing shall occur from the Initial Closing Date to a date on or before the Extended Closing Date by providing written notice of such election to Seller on or before the Initial Closing Date.

9. Prorations. Seller and Buyer agree to the following prorations and allocation of costs regarding this Agreement:

9.1. Title Insurance and Closing Fee. Seller will pay all costs of the issuance of the Title Commitment and the fees charged by the Title Company for any escrow required regarding Buyer's Title Objections. Buyer will pay all additional premiums required for the issuance of any lender's and owner's Title Policies and any endorsements requested by Buyer that are not necessary to cure Title Objections as provided in Section 5 of this Agreement. Seller and Buyer will each pay one-half (1/2) of any closing fee or charge imposed by any closing agent or by the Title Company.

9.2. Real Estate Taxes and Special Assessments. All real estate taxes payable in the years prior to the year in which the Closing occurs and any and all and pending special assessments (regardless of when such assessments are due) shall be paid by Seller at the Closing. Real estate taxes payable in the year in which Closing occurs shall be prorated between Buyer and Seller based upon the Closing Date. Seller shall receive a credit for the amount in the real estate tax escrow as of the Closing Date.

9.3. Recording Fees. Seller will pay any recording fees in connection with the release of all mortgages, liens and encumbrances and security interests against the Property that are not being assumed by Buyer. Seller shall also pay any deed tax due in connection with the sale of the Property pursuant to applicable State statutes. Buyer shall pay the recording fee in connection with the recording of the Deed.

9.4. Funds. Any account balances or other funds connected to the Property shall be retained by Seller.

9.5. Other Costs. All other operating costs of the Property shall be prorated between Seller and Buyer as of the Closing Date so that Seller pays that part of operating costs payable before the Closing Date, and Buyer pays that part of operating costs payable from and after the Closing Date.

9.6. Attorneys' Fees. Each of the parties will pay its own attorney's fees, except that a party defaulting under this Agreement or any document referenced in this Agreement will pay the reasonable attorneys' fees and court costs incurred by the nondefaulting party to enforce its rights hereunder.

10. Seller's Covenants During Executory Period. During the Executory Period, Seller covenants to comply with the following conditions:

10.1. Seller shall maintain the Property in the ordinary course of business in accordance with prudent, reasonable business standards, including the maintenance of adequate liability insurance.

10.2. Without obtaining the Consent of Buyer, Seller shall refrain (i) from creating any mortgage, easement, lien, pledge or any other encumbrance in any way affecting the Property, (ii) from conveying any interest in the Property, and/or (iii) from entering into any other contracts or agreements pertaining to the Property, except contracts or agreements which are consistent with Buyer's rights hereunder and that may be terminated on or prior to the Closing Date.

10.3. Seller shall refrain from committing any waste or nuisance upon the Property.

10.4. Seller shall not market the Property for sale and/or to negotiate with any third parties for the sale of the Property unless Buyer and Seller in writing terminate this Agreement.

10.5. Seller shall, at the request of Buyer, and at no cost to Seller, reasonably cooperate with Buyer in connection with Buyer's application(s) for project and development approvals from Governmental Authorities as provided in Section 6.5 of this Agreement. This Section shall survive Closing and delivery of the Deed.

10.6. Without the Consent of Buyer, Seller shall not allow any labor to be performed on the Property that could give rise to the filing of a mechanic's lien against any portion of the Property if the costs of such labor are not timely paid.

11. Representations and Warranties of Seller. Seller represents and warrants to Buyer as of the Effective Date and the Closing Date as follows:

11.1. Title to Property. Seller has good and marketable, fee simple title to the Property, subject only to the Permitted Encumbrances. The Property constitutes a separate tax parcel eligible for development in accordance with the Regulations without need for further subdivision.

11.2. Authority; Consents. Seller represents and warrants to and covenants with Buyer that: (i) Seller is duly organized and has received all requisite authority to transact business in the State in which the Property is located; (ii) Seller has the power and authority to enter into this Agreement and all of the Seller's Closing Documents signed or to be signed by it; (iii) the execution, delivery and performance of Seller of the Seller's Closing Documents do not conflict with or result in violation of Seller's organizational documents, any judgment, order or decree of any court or arbiter to which Seller is a party, or any local ordinance, or statute, rule, or law of the State; (iv) upon execution, the Seller's Closing Documents will be valid and binding obligations of Seller, and are enforceable in accordance with their terms,

subject to applicable bankruptcy, insolvency, reorganization, moratorium, creditor's rights and other similar laws; and (v) the consents of no other parties are required as a condition to the Closing.

11.3. Unrecorded Agreements. There are no unrecorded agreements, undertakings or restrictions which affect the Property.

11.4. Leases. There are no leases or possessory rights of others regarding the Real Property.

11.5. No Default Notice. Seller has not received notice of a default or breach of any agreement to which Seller is a party, and is not aware of any facts that would result in Seller being in default or breach of any agreement to which it is a party.

11.6. Reports. The Reports delivered or to be delivered to Buyer hereunder are correct and complete and, to Seller's actual knowledge, do not contain any false information.

11.7. Operations. Seller has received no notice of actual or threatened cancellation or suspension of any utility services at or on the Real Property, nor has Seller received any notice of any violation of any Regulations. Except as disclosed in the Title Commitment, Seller has received no notice of actual or threatened special assessments or reassessments, condemnation, or eminent domain proceedings with respect to the Real Property.

11.8. Environmental Laws. To Seller's actual knowledge, no Hazardous Substances have been generated, treated, stored, transferred from, released or disposed of, or otherwise placed, deposited in or located on the Property, nor has any activity been undertaken on the Property that would cause or contribute to the Property becoming a treatment, storage or disposal facility within the meaning of, or otherwise bring the Property within the ambit of, any Regulations relating to the protection of the environment. To Seller's actual knowledge, there are no Hazardous Substances in or on the Property that may support a claim or cause of action under any Regulations relating to the protection of the environment. To Seller's actual knowledge, the Property is not now, and never has been, listed on any list of sites contaminated with Hazardous Substances, nor used as landfill, dump, disposal or storage site for Hazardous Substances.

11.9. FIRPTA. Seller is not a "foreign person," "foreign partnership," "foreign trust," or "foreign estate," as those terms are defined in Code Section 1445 and the regulations promulgated thereunder.

11.10. No Proceedings. No legal or administrative proceeding is pending or, to Seller's actual knowledge, threatened (i) against Seller or any of its affiliates which would adversely affect its right to convey the Property to Buyer as contemplated in this Agreement, or (ii) affecting the Property. There are no condemnation or eminent

domain proceedings pending or, to Seller's knowledge, threatened with respect to the Property.

11.11. Additional Interests. There are no property interests or other improvements that are owned by Seller and which are necessary or useful for the use and operation of the Property that are not being conveyed pursuant to this Agreement.

11.12. Private Sewage Systems; Wells. There are no private sewage systems or wells located on the Property.

11.13. Use of Property. To the best of Seller's knowledge, no methamphetamine production has occurred on the Property.

11.14. Unpaid Labor and Materials. Neither Seller nor any other party is indebted for labor or material that might give rise to the filing of notice of mechanic's lien against any portion of the Property.

11.15. No Broker. Seller has not engaged the services of any broker in connection with the sale and purchase contemplated by this Agreement except CBRE, to whom Seller will pay all real estate commissions due and owning no later than the Closing Date.

11.16. Property Notice / No Redemption Rights. There exist no outstanding redemption rights in any third parties with respect to all or any portion of the Property and the Seller has given all proper notices and obtained all requisite approvals necessary to sell and convey the Property to the Buyer pursuant to the terms of this Agreement.

Seller will indemnify the Indemnified Parties, against, and will hold each of the Indemnified Parties harmless from, any expenses or damages, including reasonable attorneys' fees, that the Indemnified Parties incur because of the breach of any of the above representations and warranties. Each of the foregoing representations and warranties shall be deemed remade as of the Closing Date with respect to the Property.

12. Representations and Warranties of Buyer. Buyer represents and warrants to Seller as of the Effective Date and the Closing Date as follows:

12.1. Buyer is duly organized or incorporated under the laws of the State of its formation and has received all requisite authority to transact business in the State in which the Property is located.

12.2. Buyer has the power and authority to enter into this Agreement and all of the Buyer's Closing Documents signed or to be signed by it.

12.3. Buyer's execution, delivery and performance this Agreement and of the Buyer's Closing Documents do not conflict with or result in violation of Buyer's

organizational documents or any judgment, order or decree of any court or arbiter to which Buyer is a party

12.4. Upon execution, the Buyer's Closing Documents will be valid and binding obligations of Buyer, and are enforceable in accordance with their terms, subject to applicable bankruptcy, insolvency, reorganization, moratorium, creditor's rights and other similar laws.

12.5. No consents or approvals from any third parties are required for Buyer to perform its obligations under this Agreement.

12.6. Buyer has not engaged the services of any broker in connection with the sale and purchase contemplated by this Agreement. Buyer is purchasing the Property for an investment with the intent of making a profit.

13. Casualty; Condemnation. If all or any part of the Property is substantially damaged by fire, casualty, the elements, or any other cause, Seller immediately shall give written notice to Buyer, and Buyer shall have the right to terminate this Agreement by giving written notice within thirty (30) days after Buyer receives written notice from Seller of the same. If Buyer shall fail to give notice of termination, then the parties shall proceed to Closing and Seller shall assign to Buyer all rights to insurance proceeds resulting from such event. If eminent domain proceedings are threatened or commenced against all or any part of the Property, Seller immediately shall give written notice to Buyer, and Buyer shall have the right to terminate this Agreement by giving written notice within thirty (30) days after Buyer receives written notice from Seller of the same. If Buyer shall fail to give notice of termination, then the parties shall proceed to Closing and Seller shall assign to Buyer all rights to appear in and receive any award from such proceedings.

14. Remedies.

14.1. If Buyer defaults in its obligation to proceed to the Closing in accordance with the terms of this Agreement and fails to cure such default within ten (10) days after being notified in writing thereof, Seller shall be entitled, as its sole and exclusive remedy, to terminate this Agreement and to retain the Earnest Money as liquidated damages. The parties agree that in the event of default by Buyer, subject to the expiration of the cure period above, Seller's damages will be difficult or impractical to ascertain and the Earnest Money will be deemed to constitute a reasonable estimate of Seller's damages and shall not be deemed to constitute a forfeiture or penalty. Seller shall not have the right to recover any other damages of any kind from Buyer or to obtain other equitable adjustment to the terms of the sale of the Property.

14.2. If Seller defaults on any of its material obligations under this Agreement and fails to cure such default within ten (10) days after receiving written notice thereof, Buyer shall be entitled to exercise any remedies available to Buyer at law or equity for a default by Seller hereunder including, without limitation, (i) the

immediate return of the Earnest Money, (ii) to apply for and to receive from a court of competent jurisdiction equitable relief by way of specific performance to enforce Seller's performance of the terms of this Agreement, and/or (iii) to seek and recover from Seller damages for nonperformance of this Agreement for all of Buyer's out-of-pocket costs and fees, including without limitation, reasonable attorneys' fees, accountants' fees and other consultants' fees incurred by Buyer in preparing and negotiating this Agreement, preparing for the Closing, obtaining financing commitments, investigating the status, title and condition of the Property, and other similar and reasonable costs and expenses.

14.3. If either party hereto shall bring suit against the other to enforce the terms of this Agreement, the losing party shall pay to the prevailing party the prevailing party's cost and expenses (including, without limitation, reasonable attorneys' fees and costs) incurred in enforcing such prevailing party's rights under this Agreement.

15. Miscellaneous.

15.1. Construction. This Agreement shall not be construed more strictly against one party than against the other, merely by virtue of the fact that it may have been prepared primarily by counsel for one of the parties, it being recognized that both Buyer and Seller have contributed substantially and materially to the preparation of this Agreement.

15.2. Headings. The headings preceding the text of the paragraphs and subparagraphs hereof are inserted solely for convenience of reference and shall not constitute a part of this Agreement, nor shall they affect its meaning, construction or effect.

15.3. Further Acts. Each party hereto agrees to do such further acts and execute, deliver, file and record such further documents and instruments as may be reasonably necessary to effectuate, evidence, and record the transactions contemplated by this Agreement.

15.4. Severability. The invalidity or unenforceability of any term or terms of this Agreement shall not invalidate, make unenforceable or otherwise affect any other term of this Agreement, and this Agreement shall be construed in all respects as if such invalid or unenforceable provision were omitted, and in such event, the remaining terms of this Agreement shall remain in full force and effect.

15.5. Governing Law; Parties in Interest. This Agreement shall be governed by and be construed in accordance with the laws of the State.

15.6. Computation of Time. In computing any period of time pursuant to this Agreement, the day of the act or event from which the designated period of time begins to run will not be included. The last day of the period so computed will be included, unless it is a Saturday, Sunday or legal holiday, in which event the

period runs until the end of the next day which is not a Saturday, Sunday or such legal holiday.

15.7. Time of the Essence. All times, wherever specified herein for the performance by Seller or Buyer of their respective obligations hereunder, are of the essence of this Agreement.

15.8. Assignment. Neither party shall be entitled to assign or convey any interest in this Agreement to any third party, without first obtaining the prior written consent of the other party. Notwithstanding the foregoing, Buyer shall have the right to assign its interest in this Agreement to an entity affiliated with, or controlled by Buyer, without the consent of Seller; provided, however, that Buyer shall provide Seller with a copy of any such assignment promptly after it has been executed. The parties' rights and obligations under this Agreement shall inure to the benefit of and shall be binding on successors and assigns.

15.9. Notices. All notices and other communications in respect to this Agreement shall be deemed to have been duly given, if in writing and delivered personally or if mailed in a sealed wrapper by United Sates registered or certified mail, return receipt requested, postage prepaid, or via facsimile, properly addressed to the parties as provided in Exhibit A attached hereto.

15.10. Complete Agreement. This instrument and any exhibits, schedules or addendums attached hereto contain the entire Agreement of the parties, and supersedes all prior negotiations, agreements or understandings, whether oral or in writing. This Agreement may not be changed orally but only by an Agreement in writing signed by the party against whom enforcement of any such waiver, change, modification, extension or discharge is sought.

15.11. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall constitute an original but all of which, taken together, shall constitute but one and the same instrument.

[THE REMAINDER OF THIS PAGE HAS BEEN LEFT BLANK INTENTIONALLY.]

IN WITNESS WHEREOF, Seller and Buyer have executed this Purchase Agreement effective as of the Effective Date.

SELLER:

THE HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF RAMSEY, MINNESOTA,
a Minnesota municipal corporation

By: _____
Name: Randy Backous
Title: Chair

By: _____
Name: Theodore LaFrance
Title: Executive Director

BUYER:

COMMONBOND COMMUNITIES,
a Minnesota nonprofit corporation

By: _____
Name: Ellen Higgins
Title: Vice President

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EXHIBIT A

Key Terms and Definitions

A. Definitions. For purposes of this Agreement, the following capitalized terms shall have the following meanings:

1. "Agreement" shall mean the Purchase Agreement between Buyer and Seller to which this Exhibit is attached.

2. "Buyer" shall have the meaning assigned to such term in the opening paragraph of this Agreement.

3. "Buyer's Closing Documents" shall have the meaning assigned to such term in Section 8.2 of the Agreement.

4. "Closing" shall mean the closing of the purchase and sale of the Property contemplated by this Agreement.

5. "Closing Date" shall mean the later of the Initial Closing Date or the Extended Closing Date, as applicable.

6. "Closing Statement" means a closing statement prepared by the Title Company to be executed by Seller, Buyer, and the Title Company at the Closing that accurately describes the economic terms of transaction described this Agreement

7. "Code" shall mean the Internal Revenue Code of 1986, as amended.

8. "Consent" means the prior written consent of Buyer, which consent may be withheld in Buyer's sole discretion unless otherwise stated in this Agreement.

9. "Contracts" shall mean all service and maintenance contracts and other contracts relating to the Property.

10. "Deed" shall mean a Warranty Deed conveying the Real Property to Buyer, free and clear of all encumbrances, except the Permitted Encumbrances, at the Closing.

11. "Earnest Money" means Five Thousand Dollars ($5,000.00), along with any interest or earnings accrued thereon while such funds are held by the Title Company.

12. "Effective Date" shall be as defined in the opening paragraph of this Agreement.

13. "Escrow Agreement" shall mean any form of acknowledgement of escrow deposit in the form required by the Title Company upon its receipt of the Earnest Money.

14. "Executory Period" shall mean the period of time from the Effective Date through and including the Closing Date.

15. "Extended Closing Date" means the date which is 60 days after the Initial Closing Date.

16. "Governmental Authority" means any state, federal, local, municipal or other governmental authority, agency, or licensing authority of any kind having jurisdiction over the Property or Seller.

17. "Hazardous Substances" shall mean toxic or hazardous substances or wastes, pollutants or contaminants (including, without limitation, asbestos, urea formaldehyde, the group of organic compounds known as polychlorinated biphenyls, petroleum products including gasoline, fuel oil, crude oil and various constituents of such products, and any hazardous substance as defined in any state, local or federal Regulations relating to the protection of the environment.

18. "Indemnified Parties" means collectively, Buyer, its officers, directors, members, partners, governors, managers, and employees and their respective successors and assigns

19. "Initial Closing Date" means May 1, 2015.

20. "Inspection Period" shall mean the period of time from the Effective Date through and including the Closing Date.

21. "Land" shall mean the real property located near the intersection of Zeolite Street NW and Civic Centre Drive in the City of Ramsey, Anoka County, Minnesota, described on Exhibit B to this Agreement.

22. "Permits" shall mean all permits, licenses, and trade names relating to the Property.

23. "Permitted Encumbrances" means any defects or encumbrances on the Real Property to which Buyer does not submit a written Title Objection during the Inspection Period, or any defect or encumbrance that is waived by Buyer in accordance with the terms of this Agreement.

24. "Property" shall mean collectively the Real Property, the Contracts, the Permits, and the Warranties.

25. "Purchase Price" means Four Hundred Thirty-Five Thousand Dollars ($435,000.00), as the same may be adjusted pursuant to the terms and conditions of this Agreement.

26. "Real Property" shall mean collectively the Land, any improvements located thereon, and all easements and rights benefiting or appurtenant to the Land.

27. "Regulations" means the rules and regulations applicable to the Property or Seller of any Governmental Authority having jurisdiction.

28. "Reports" means all feasibility studies, soil reports, environmental reports, permits, licenses, service contracts, title policies, surveys, and other appraisals, inspections, tests, reports, or studies in the possession or reasonable control of Seller with respect to the Property.

29. "Seller" shall have the meaning assigned to such term in the opening paragraph of this Agreement.

30. "Seller's Closing Documents" shall have the meaning assigned to such term in Section 8.1 of the Agreement.

31. "State" shall mean the State of Minnesota.

32. "Survey" means an updated ALTA/ACSM survey of the Real Property prepared by a surveyor acceptable to Buyer in its sole discretion.

33. "Title Commitment" means a commitment for an ALTA Owner's Policy of Title Insurance insuring fee simple title to the Real Property in the amount of the Purchase Price, which shall (i) commit the Title Company to insure fee simple title to the Real Property subject only to the Permitted Encumbrances, (ii) so long as Buyer obtains the Survey, affirmatively insure Buyer against any and all encroachments or mechanic's liens not of record, (iii) provide that the Title Company will increase its coverage at any time to reflect increase in the property values and/or improvements being made to the Property, upon payment to the Title Company of a standard policy premium for the amount of the increased insurance coverage; and (iv) provide that the Real Property is zoned properly for Buyer's intended use of the Property and that the Real Property is in compliance with all applicable zoning requirements.

34. "Title Company" shall mean Commonwealth Land Title Insurance Company or such other title insurance company as Buyer may select in its reasonable discretion.

35. "Title Evidence" shall mean the Title Commitment and the Survey, together.

36. "Title Objections" shall have the meaning assigned to such term in Section 5.2 of this Agreement.

37. "Warranties" shall mean all warranties and guaranties relating to the Property.

B. **Notices**. Notices, as provided in this Agreement, shall be given to the parties at the following addresses, or such other address as any of the parties may reasonably notify the other parties of in accordance with this Agreement:

If to Buyer: CommonBond Communities

Prior to August 1, 2014: 328 Kellogg Boulevard West
Saint Paul, Minnesota 55102
Attention: Vice President of Development
Facsimile Number: (651) 291-1003

From and after August 1, 2014: 1080 Montreal Avenue
Saint Paul, Minnesota 55116
Attention: Vice President of Development

Facsimile Number: (651) 291-1003

With a copy to:

Winthrop & Weinstine, P.A.
Capella Tower, Suite 3500
225 South Sixth Street
Minneapolis, Minnesota 55402
Attention: Jeffrey J. Koerselman
Facsimile Number: (612) 604-6802

If to Seller:

City of Ramsey
7550 Sunwood Drive NW
Ramsey, Minnesota 55303
Attention: Ted LaFrance
Facsimile Number: _____

With a copy to:

Ratwik, Roszak, & Maloney, P.A.
730 Second Avenue South, Suite 300
Minneapolis, MN 55402
Attention: Joseph Langel
Facsimile Number: (612) 339-0038

EXHIBIT B

Legal Description

Outlot A, COR ONE, according to the recorded plat thereof, City of Ramsey, Anoka County, Minnesota.

EXHIBIT C

List of Required Documents

Copies of the following:

- Exiting title policies, title commitments and surveys;
- Real estate tax statements and other tax bills (including special assessments) affecting the Property for the last two calendar years;
- All inspections, reports, clearances and other documentation issued by any Governmental Authority having jurisdiction of the Property in the last three calendar years;
- Any environmental reports in connection with the Property in Seller's possession;
- Copy of the plat for the Property; and
- All other material Contracts, Reports, and Warranties not specifically referenced above (as each term is defined in the foregoing Agreement).

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

City Planner Anderson presented the staff report.

Chairperson Stodola asked if they would be sharing the ramp.

City Planner Anderson replied that the access points will be shared.

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

Board Member Lewis inquired if it was all surface parking.

Community Development Director Gladhill responded affirmatively.

Chairperson Stodola asked if there is enough parking.

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

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

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

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

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

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

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

DRAFT

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

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

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

Chairperson Stodala asked about the timeframe of the projects.

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

Motion by Board Member Bernard and seconded by Board Member Lewis to move forward with the project.

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

DRAFT

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

RESOLUTION #15-04-088

RESOLUTION APPROVING SITE PLAN FOR SUNWOOD VILLAGE

WHEREAS, CommonBond Communities, hereinafter referred to as "Developer", properly applied to the City of Ramsey (the "City") for approval of a final plat of the following described property located in the City of Ramsey:

Outlot A, COR ONE, Anoka County Minnestoa

(the "Subject Property")

WHEREAS, on March 24, 2015, the City received an application and plans from Common Bond for Sketch Plan and Final Plat Review for Sunwood Village; and

WHEREAS, on April 9, 2015, the Planning Commission reviewed the Sketch Plan for Sunwood Village, and recommended that the City Council approve the Final Plat; and

WHEREAS, on April 24, 2015, the City Council reviewed the Final Plat for Sunwood Village.

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

1) That the City Council of the City of Ramsey hereby grants final plat approval to SUNWOOD VILLAGE in accordance with relevant City Codes, contingent upon compliance with the Staff Review Letter dated April 3, 2015 and upon Developer entering into a Development Agreement with the City of Ramsey.

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

and voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council the 28th day of April, 2015.

_____
Mayor

ATTEST:

_____

City Clerk

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

RESOLUTION #15-04-089

RESOLUTION GRANTING SITE PLAN APPROVAL FOR SUNWOOD VILLAGE

WHEREAS, on March 24, 2015, the City received an application and plans from CommonBond Communities for Site Plan Review for Sunwood Village; and

WHEREAS, on April 9, 2015, the Planning Commission reviewed the Site Plan, and recommended that the City Council approve said Site Plan; and

WHEREAS, on April 24, 2015, the City Council considered approval of the Site Plan for Sunwood Village.

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

1) That the City Council of the City of Ramsey does approve the Site Plan for Sunwood Village, contingent upon compliance with the Staff Review Letter dated April 3, 2015.

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

and voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council the 28th day of April, 2015.

_____
Mayor

ATTEST:

_____
City Clerk

Regular Planning Commission **5. 6.**

Meeting Date: 04/09/2015

Submitted For: Len Linton, Engineering/Public Works

By: Len Linton, Engineering/Public Works

Information

Title:

PUBLIC HEARING: Consider the Surface Water Management Plan Update

Purpose/Background:

The purpose for this case is to review proposed updates to the Surface Water Management Plan (SWMP). As most of the regulatory provisions outlined within the SWMP are in the Zoning Ordinance, Staff thought it appropriate to conduct a Public Hearing through the Planning Commission. Any future amendments to City Code due to the SWMP will also be subject to the standard public hearing process.

State Statute requires Cities to prepare a SWMP. The City of Ramsey has prepared several plans since the law went into effect. The attached document represents the latest update to the SWMP for the City. The current plan was prepared in 2008 and was scheduled for updating in 2015.

The Lower Rum River Watershed Management Organization (LRRWMO) adopted their Third Generation Plan in 2012, which triggered the need to update Ramsey's SWMP. The Minnesota Pollution Control agency issued a revised Municipal Separate Storm Sewer System (MS4) permit in 2013. The City requested an extension from the LRRWMO for updating the SWMP so that the revisions would include the Third Generation and MS4 permit requirements. The MS4 permit requires that the City have controls in place for regulating the discharge of stormwater. These controls include the SWMP, City Code, and Best Management Practices (BMPs) to guide development. The BMPs are collected in a document called a Storm Water Pollution Prevention Program (SWPPP). The SWPPP is also being updated. The updated SWPPP will be included in the final SWMP before it is adopted by City Council, which is anticipated to occur in August 2015.

The following paragraphs were in the case presented to the EPB in March 2015.

The Lower Rum River Watershed Management Organization (LRRWMO) adopted their Third Generation Rules in 2012. The state regulations require that all local Storm Water Management Plans be updated within 2 years of adoption of revised Watershed Management Organization Plans. The Minnesota Pollution Control Agency was in the process of revising the Permit for the Municipal Small Separate Stormsewer Systems (MS4) and the Construction Stormwater Permit when the LRRWMO plan was adopted. The Cities of Ramsey, Anoka and Andover all applied for an extension of the deadline from the LRRWMO for revising their SWMPs until after the MS4 Permit was adopted so that required ordinance changes could be made once instead of several times. The extensions were approved.

The changes contained in the MS4 Permit, Construction Stormwater Permit and LRRWMO covered the following areas:

1. Lowering the size of a project requiring a permit from 5 acres to 1 acre.
2. Requiring infiltration on site of the first 1" of runoff from all new impervious surfaces.
3. Limiting discharge from the site for the 2 year, 10 year and 100 year storms to the existing rate for each storm.
4. Reducing the amount of Total Suspended Solids and Total Phosphorus in runoff leaving the site.

These goals can be achieved through the following measures:

1. Construction of infiltration or water reuse practices on site such as infiltration trenches, rain gardens, tree trenches or water re-use practices.
2. Constructing detention facilities that retain the peak flow and discharge it at a slower rate.
3. Construction of wet ponds that provide adequate time for settling of the Total Suspended Solids and Total Phosphorus and prevent re-suspension with the next storm event.

Timeframe:

The SWMP was reviewed by the EPB at their March meeting. They were in general agreement with the content of the SWMP.

The SWMP was also reviewed by the Public Works Committee at their March meeting. They were in general agreement with the content of the SWMP and passed a motion to recommend City Council approval.

The SWMP will be the subject of a Public Hearing before the Planning Commission tonight with particular emphasis on the recommended changes to City Code related to land use. A Public Hearing is required when considering changes to City Code and any potential ordinance amendments resulting from the SWMP will also be subject to the public hearing process. The SWMP will be brought to the City Council at the April 28 meeting for review and approval.

The plan will then be sent to the LRRWMO and the Metropolitan Council during the first week of May for concurrent reviews. The LRRWMO has sixty (60) days to review and approve the plan, while the Metropolitan Council has forty-five (45) days for review. The document will then be updated as necessary after comments are received and will be brought back to City Council for adoption. This is anticipated to be the first meeting in August.

Observations/Alternatives:

The City of Ramsey is bordered on the east by the Rum River and on the south by the Mississippi River. The City has many wetlands, lakes and streams within its borders. Managing the discharge of stormwater from developed sites is a critical component of preserving the water quality of the wetlands, lakes, streams and rivers in and adjacent to the City. The Surface Water Management Plan provides a framework for allowing development while maintaining surface water quality.

The changes to the document include:

- Updating City Code references to the current system
- Updating the Stormwater management requirements for new construction
    - Infiltrate first 1" of runoff from new impervious surfaces
    - Provide rate control and water quality treatment for the 2, 10 and 100 year return events.
    - Provide reduction for Total Suspended Solids and Total Phosphorus concentrations in stormwater leaving the site.
    - Update the reference storms to use the Atlas 14 publication. The LRRWMO adopted use of the Atlas 14 and required the member cities to adopt this standard.
- Remove references to wetland buffers for new construction. The City completed a Wetland Management Plan with the 2008 SWMP. The implementation of the Wetland Management Plan was postponed by City Council Action.
- Update the Stormwater Models to include developments constructed after 2008 and use Atlas 14 for rainfall events.
- Update the tables and figures to include the new model results.

The tables and an overall map of the watersheds is attached for reference. The 10 year storm sewer capacity map and 100 year pond capacity map for the D43 watershed have also been attached to the case. The descriptions of the tables and maps is included in the plan.

Funding Source:

Staff has performed the update to the plan as part of their normal duties. The Stormwater Utility Fund covers part of staff salaries. The plan lists Capital Improvement Projects that will need to be brought back individually for review and approval.

Recommendation:

Staff recommends approving the updated Surface Water Management Plan and forwarding it to the City Council for approval.

Action:

Motion to approve the Surface Water Management Plan and forward it to City Council for approval.

Attachments

SWMP
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Tables_2
Watersheds
Figure 10
Figure 11

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	04/02/2015 09:59 AM
Tim Gladhill	Tim Gladhill	04/03/2015 12:12 PM
Chris Anderson	Chris Anderson	04/03/2015 12:29 PM
Grant Riemer	Grant Riemer	04/03/2015 12:34 PM
Kurt Ulrich	JoAnn Shaw	04/03/2015 03:31 PM
Form Started By: Len Linton		Started On: 04/01/2015 08:54 AM
Final Approval Date: 04/03/2015		

The City of Ramsey
Surface Water Management Plan

Project 14-31
March 20, 2015

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

PUBLIC WORKS COMMITTEE REVIEW

By: _____

Leonard L. Linton, P.E.

Date: March 20, 2015 Registration

I hereby certify that this plan, specification or report was reviewed for Quality Control and Quality Assurance purposes and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

PUBLIC WORKS COMMITTEE REVIEW

_____

Bruce Westby, PE

Date: March 20, 2015 License No. 40116

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I. PURPOSE OF PLAN

The purpose of this Surface Water Management Plan (SWMP) is to promote, preserve and enhance the natural resources within the City of Ramsey. The City will protect water quality and unique and fragile environmentally sensitive land from adverse effects that can potentially be caused by poorly sited development or incompatible activities. The City proposes to accomplish this by regulating land disturbances and development activities.

This plan was originally prepared in 2008 by Bolton and Menk, Inc. (the "2008 Plan"). This document is intended to update the 2008 Plan as required (the "2015 Update"). The City has prepared the 2015 Update utilizing the 2008 baseline data prepared by Bolton and Menk.

Minnesota Rules Chapter 8410 (Metropolitan Area Local Water Management) requires specific elements to be addressed in local water management plans. The various chapters of this report are designed to address each element required under these rules. In addition, this plan follows the Metropolitan Council's 2030 Water Resources Management Policy Plan requirements. At the time of drafting of this report, the Metropolitan Council was in the process of completing the 2040 Water Resources Policy Plan, which replaces the plan mentioned in this paragraph. As part of the City's 2040 Comprehensive Plan Update, the City will review the need to update this document. IN 2002, the Minnesota Pollution Control Agency designated the City of Ramsey as a mandatory Municipally Separate Storm Sewer System (MS4) community needing to submit a National Pollutant Discharge Elimination System (NPDES) permit regulating its storm water runoff. As such, the City submitted a Storm Water Pollution Prevention Plan (SWPPP) with its permit application in 2003. The permit was reissued in 2006 and 2013. The City has update the SWPPP to meet the requirements of each reissue. Accordingly, an additional purpose of this SWMP is to control or eliminate storm water pollution. Key contributors to storm water pollution are soil erosion and sedimentation. The city-wide SWPPP incorporates ordinance changes that address erosion control, sedimentation associated with construction activities as well as illicit discharges to surface waters, all primary contributors of storm water pollution.

The City's goal is to minimize conflicts and encourage compatibility between land disturbing activities, water quality and environmentally sensitive lands. This will be accomplished through detailed development ordinances, plan review standards and recommended pollution control procedures in an effort to strike a balance between urban growth and the protection of water quality and natural areas. This SWMP, in conjunction with the policies set forth in the City ordinances, establishes standards and specifications for conservation practices and planning activities to minimize storm water pollution, soil erosion and sedimentation.

This submittal is a culmination of research, mapping, land use analysis/planning and hydraulic design. The end product is a detailed design tool that can be used by the City of Ramsey in planning growth and infrastructure replacement. This summary report represents only a small part of the total work product created through the master planning process. The current City ordinances have also been revisited as part of this process, as they are the best means to implement the recommendations made in this report.

Following the approval of this SWMP by the Lower Rum River Watershed Management Organization (LRRWMO), the City will have administrative authority for the approved SWMP and ordinances. The City will also have the duty to enforce the SWMP and associated ordinances. The City places a high priority in improving impaired waters and intends to work with the LRRWMO and other agencies to achieve water quality goals by reducing the impact created by the City.

DRAFT

II. EXECUTIVE SUMMARY

A. Plan Purpose and Background

Storm water regulations have changed significantly since the original Comprehensive Storm Drainage Plan was approved in 1980 and the southeast growth area was revisited in 1997 and 2002. The plan was updated in 2008 and renamed the Storm Water Management Plan. The following is a listing of those regulatory changes:

1. 1982

   The *Metropolitan Surface Water Management Act* was passed. The Act was originally included in Minnesota Statute Chapter 509. The Act was recreated and modified in 1990 and became Minnesota Statue 103B.205 to 103B.255.

   Originally, the former State of Minnesota Water Resources Board oversaw implementation of the act. When that board was merged with two other boards to form the Minnesota Board of Water and Soil Resources in 1987, the Board of Water and Soil Resources assumed responsibility for the act. Forty-six watershed management organizations (36 joint powers Watershed Management Organizations and 10 Watershed Districts) were originally responsible for preparing plans to:

   - protect, preserve, and use natural surface and groundwater storage and retention systems
   - minimize public capital expenditures needed to correct flooding and water quality problems
   - identify and plan for means to effectively protect and improve surface and groundwater quality
   - establish more uniform local policies and official controls for surface and groundwater management
   - prevent erosion of soil into surface water systems
   - promote groundwater recharge
   - protect and enhance fish and wildlife habitat and water recreational facilities
   - secure the other benefits associated with the proper management of surface and groundwater [1]

2. 1985

   The Lower Rum River Water Management Organization (LRRWMO) was formed to meet the requirements of the Metropolitan Surface Water Management Act.

[1] Excerpt taken from the Minnesota Board of Water & Soil Resources Website: http://www.bwsr.state.mn.us/watermgmt/metroareasurface.html

3. 1987

The Federal Clean Water Act was amended to address storm water as a pollution source. This resulted in the EPA developing a NPDES Phase I permit that targeted Cities with populations in excess of 100,000. As a result, in 1991, Minneapolis and St. Paul were required to apply for permits. One permit requirement was the development of a city-wide Storm Water Pollution Prevention Plan (SWPPP) that included approximately 30 mandatory Best Management Practices (BMPs) addressing everything from education and good housekeeping for municipal operations to mandatory city ordinances.

4. 1991

The Minnesota Legislature passed the Wetlands Conservation Act (WCA). The WCA is administered according to Minnesota Rules Chapter 8420 to implement the purpose of the Act, which is to:

- Achieve no net loss in the quantity, quality, and biological diversity of Minnesota's existing wetlands
- Increase the quantity, quality and biological diversity of Minnesota wetlands by restoring or enhancing diminished or drained wetlands;
- Avoid direct and indirect impacts from activities that destroy or diminish the quantity, quality, or biological diversity of wetlands
- Replace wetland values where avoidance of activities is not feasible and prudent. [2]

5. 1992

The Board of Soil and Water Resources (BWSR) developed Minnesota Rules Chapter 8410. This set of rules consists of 18 parts that define the scope, general structure and content required for BWSR approval of a Local Surface Water Management Plan. The table of contents of this report and the content within each chapter has been structured to meet MN Rule 8410 as well as the specific requirements of the City of Ramsey.

6. 2003

NPDES Phase II, the second round of the 1987 Federal Clean Water Act amendment, targeted cities with populations over 10,000. The City submitted a permit application and SWPPP in accordance with MPCA deadlines.

The City finalized its most recent SWPPP in 2013. That SWPPP is attached in Appendix B to this report.

[2] Excerpt taken from the University of Minnesota Duluth website: http://www.d.umn.edu/fm/safety_envir/wetlands/pdf_pages/4.0%20Wetland%20Regulations.pdf

7. 2005

The Metropolitan Council has requirements for local governments to include local water management plans as part of their Comprehensive Plans. The Metropolitan Council does not have authority to set policy or administer local storm water regulations. This Surface Water Management Plan Update is designed to address current requirements governing local water management plans. The general boundary of the plan includes all property within the City limits of Ramsey. When accepted by all local, regional, state and federal agencies having jurisdiction, the City of Ramsey will be the sole responsible party for administering this plan.

8. 2012

The Lower Rum River Watershed Management Organization adopted their Third Generation Plan. The new plan requires infiltration for new and redeveloped sites, use of the Atlas-14 rainfall distributions and reductions in Total Suspended Solids (TSS) and Total Phosphorus (TP) for runoff discharged from new permitted projects.

B. General Content of Required Local Plans

This SWMP follows the general report structure listed in Minnesota Rules Chapter 8410.0170, the general requirements in Minnesota Statute sections 103B.205 - 103B.255, and the Metropolitan Council's requirements for local water management plans as adopted May 2005 as part of the Metropolitan Council's *Water Resources Management Plan*. As stated above, the City will update this plan subsequent to the adoption of the Metropolitan Council's 2040 Water Resources Policy Plan.

C. Summary of the Goals, Problems, and Potential Solutions

The general findings of this Surface Water Management Plan report are summarized as follows:

1. Ramsey is located in the Anoka Sand Plain. The area is well known for its highly permeable soil. As such, the runoff from significant rainfalls is generally reduced to the extent that the existing drainage network functions well with no significant flooding outside the Mississippi River, Rum River, Trott Brook, Ford Brook, County Ditch 43 and County Ditch 66 flood plains.

   Because of the pervious nature of the Anoka Sand Plain, the City will need to review its development ordinances to mitigate the adverse effect that a significant increase in impervious surfacing and mass grading can have on runoff conditions. The addition of significant amounts of impervious surfaces and the reduced permeability associated with the soil compaction in mass grading without a reasonable attempt to restore or duplicate the current infiltration pattern could create very significant increases in runoff volumes and downstream flooding. This is especially true in the Trott Brook, D66, EMISS and WMISS watersheds (see Figure 9), where improvements in uppermost watershed limits must flow a significant distance to the ultimate watershed outlet. The longer flow path associated with each of these watersheds allows greater opportunities for peak flows from conventional detention ponds to coincide.

   One solution to the problem of coincident peak flows is the use of low impact development techniques. There are a variety of low impact development

techniques. The current low-density residential developments in northern Ramsey are a close approximation of what a low impact development can be like. This area has a noticeably lesser storm water impact than that of either high-density residential developments or commercial/industrial developments.

However, Ramsey's land use plan creates a variety of land use types in which low-density residential is not planned for all areas of the community. With these development plans in mind to balance low impact development with the City's economic development goals, the City must consider other techniques to encourage maximized infiltration of storm water.

This report recommends modifying the current development ordinances to encourage infiltration and soil ripping of mass grading to compensate for lost infiltration conditions as well as requiring oversized retention ponding to mitigate and compensate for increases in runoff. Innovative solutions to the storm water runoff increases associated with the increase in impervious surface will be investigated and encouraged when deemed appropriate. Potential solutions include pervious pavements, rain gardens, infiltration basins and low impact development among others.

2. An integral part of this SWMP is updating the comprehensive storm water runoff modeling performed in 2008. The 2008 modeling effort captured the existing conditions throughout the entire city. This modeling includes:

   a. Mapping out the small watersheds draining to general collection points such as low points in roadways and intersections, wetlands or ponds.

   b. Estimating the runoff from the 2, 10 and 100-year rainfall events.

   c. Routing the runoff through the existing system.

   The existing system may be a pipe network, a pond, a wetland or a waterway. The modeling predicts the high water levels and flows associated with each rainfall event modeled.

   This modeling provides a baseline for comparison purposes as new developments change the drainage pattern. With this modeling information, City staff can readily review the cumulative impacts of large developments for effects on the baseline conditions across the entire watershed.

   Storm and Sanitary Analysis (SSA) software was used in the comprehensive modeling. This software is based on the industry standard EPASWMM process and the St. Vennant equations. The model can be used to input actual rainfall events from rain gauges and can model the transport of pollutants through the system. This will be very useful in evaluating the BMP measures to address future TMDLs.

3. Where the cumulative effect of regulated development is potential flooding, the recommended practice is the construction of retention ponds or detention basins, including infiltration, as a requirement of further development of the outlying growth areas. It is further recommended that the post construction peak outflows from new developments be limited to no more than the existing peak flow for the 2-, 10-, and 100-year storms. The Third Generation Lower Rum River Watershed Management Plan requires infiltration of the first 1" of runoff from new

impervious surfaces. This will better mitigate the cumulative effects of increased impervious surfacing and increased runoff volume from new developments.

Because the majority of the area is served by large stream/wetland complexes, regional ponding is not possible for a significant part of the city. Where they are possible, the creation of regional ponds is preferred because of the limited maintenance (compared to a multitude of individual development ponds) and the opportunity to control larger drainage areas. By contrast, a multitude of scattered ponds associated with each individual site development may be designed to reduce the peak outflow for its smaller area, by storing the excess runoff and releasing it at a lesser rate for a longer duration. This longer pond outflow duration may coincide with the reduced peak flows from other individual site ponds and create a larger combined peak flow than the original undeveloped condition. Hence, regional ponds are recommended where physically possible, because of the opportunity to control the runoff on a larger scale and ensure that the downstream system is not adversely impacted by uncoordinated development that meets a typical runoff ordinance. The greater control afforded by regional ponds may also reduce the flows to the downstream system and allow for decreased costs in downstream infrastructure improvements.

4. The proposed infiltration requirements and pond network is part of the goal of accommodating continued responsible growth. Revisions will be required as formal developer layouts are presented to the City. Although this plan forms a sound basis for future development, it is important to remain flexible in finding ways to manage runoff while still accommodating the continued development of the city.

5. The maps attached at the end of this report are for general illustration purposes. As part of the plan development, large scale maps and GIS compatible files have been prepared as part of the 2008 SWMP and updated with preparation of this plan. The GIS maps and files show more detailed information including watershed areas, proposed pond areas and storage volumes, estimated flow rates into and out of the proposed ponds for both the existing and developed conditions, proposed interconnecting pipe sizes between ponds, etc.

6. The City will pursue outside funding to help finance the recommended capital improvements described in this plan. Local financing will most likely come from a combination of storm sewer trunk fees and the City's storm water utility fund.

   Any determined storm water management charges or area charges to new developments should be reviewed on an annual basis to ensure that changes in land acquisition, construction cost, bonding cost, legal cost, etc. are included in the computed fee.

7. The 2008 SWMP included a complete wetland functions and values assessment as part of a greater wetlands management plan.

   The wetland buffers recommended in the Wetlands Function assessment were approved by City Council when the 2008 SWMP was approved. Further review of the buffers by the City Council resulted in a policy decision to delay the implementation of the wetland buffers recommendations.

   Wetlands are to be further protected by controlling discharges from developing areas. The proposed controls include pretreatment BMPs and runoff controls

designed to maintain the current hydrology and maintain or improve the current functions and values of the wetland.

D. **Amendments and Updates**

This report is intended for the coverage period to 2022. It should be considered as a working document that should be updated and amended in accordance with the procedures described in Section IX. Amendment will be needed as development progresses and actual new development data is integrated into the overall model.

The Minnesota Pollution Control Agency (MPCA) has not completed total maximum daily load (TMDL) studies for the impaired waters within the city boundaries of Ramsey (see Table 15 for the list), and is still completing the TMDL study of Lake Pepin (downstream from Ramsey). The Lake Pepin TMDL may have a major impact on all NPDES permittees in the metro area. The City of Ramsey is aware of the potential need to amend the local water management plan prior to 2022 based on the implications and requirements of the Lake Pepin TMDL and the TMDLs for the impaired waters within the city.

The City has updated the SWPPP in accordance with the reissuance of the MS4 permit in 2013.

DRAFT

III. REGULATORY REQUIREMENTS AFFECTING PLAN

The following is a brief summary of the primary Statutes and Rules governing storm water management in the 7-County metropolitan area. These requirements establish and control the content of this plan and cite objectives regarding surface water management:

A. Minnesota Rules Chapter 8410.0170

These rules outline the structure of a SWMP. Each SWMP must have the following at a minimum:

1. A purpose statement outlining the purposes of the water management programs required by MN Statute sections 103B.205 - 103B.255.
2. A section of water resource related agreements
3. A land and water resource inventory (required by part 8410.0060)
4. A section on the establishment of policies and goals
5. A section on assessment of problems
6. A section on corrective actions
7. A section on financial considerations
8. An implementation program discussing which components of the implementation program the City will prioritize
9. A section on the City's amendment procedures

This document is intended to meet these rules and hence each requirement is included.

B. Minnesota Statute 103B.235

This state law predates Minnesota Rule 8410 and includes additional requirements as follows:

1. Subdivision 1 - *Requirement* states that the City of Ramsey is required to submit a watershed management plan because it is within the 7-County metropolitan area.
2. Subdivision 2 - *Contents* states that the SWMP shall:
    a. Describe existing and proposed physical environment and land use;
    b. Define drainage areas and the volumes, rates, and paths of storm water runoff;
    c. Identify areas and elevations for storm water storage adequate to meet performance standards established in the watershed plan;
    d. Define water quantity and water quality protection methods adequate to meet performance standards established in the watershed plan;
    e. Identify regulated areas; and
    f. Set forth an implementation program, including a description of official controls and, as appropriate, a capital improvement program.
3. Subdivision 3 - *Review* states that, after consideration but before adoption by the governing body, the City shall submit its SWMP to the area water management

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organization (WMO) for review for consistency with the watershed plan adopted pursuant to section 103B.231. The Lower Rum River Water Management Organization (LRRWMO) has WMO jurisdiction in Ramsey. According to the statute, the LRRWMO must approve or disapprove the plan or parts of the plan. The LRRWMO has 60 days to complete its review; provided, however, that the LRRWMO shall, as part of its review, take into account the comments submitted to it by the Metropolitan Council pursuant to subdivision 3a. If the WMO fails to complete its review within the prescribed period, the SWMP shall be deemed approved unless the City agrees to an extension.

3a. Subdivision 3a - *Review by Metropolitan Council* states that the City shall submit its SWMP to the Metropolitan Council for review and comment. The council shall have 45 days to review and comment upon the SWMP or parts of the plan with respect to consistency with the Metropolitan Council's comprehensive development guide for the metropolitan area. The Metropolitan Council's 45-day review period shall run concurrently with the 60-day review period by the LRRWMO. The Metropolitan Council shall submit its comments to the LRRWMO and shall send a copy of its comments to the City. If the Metropolitan Council fails to complete its review and make comments to the LRRWMO within the 45-day period, the LRRWMO shall complete its review as provided in subdivision 3 of State Statute 103B.235.

4. Subdivision 4 - *Adoption and Implementation* requires the City to adopt and implement its plan within 120 days after approval of the SWMP by the LRRWMO and to amend its official controls accordingly within 180 days.

5. Subdivision 5 - *Amendments* states that to the extent and in the manner required by the LRRWMO, all major amendments to the SWMP shall be submitted to the LRRWMO for review and approval in accordance with the provisions of State Statute 103B.235, subdivisions 3 and 3a for the review of plans. All minor amendments will be reviewed and approved by the City Council.

All of these required MS 103B.235 items are covered in this document.

C. **Local Ordinances**

The City of Ramsey will administer and enforce the water resource-related ordinances under the direction and control of, and subject to the powers expressly reserved to, the City Council. Following approval of this SWMP and ordinances, the City shall have administrative authority for the approved SWMP and ordinances. The Applicant, permittee or any other person or political subdivision with an interest in the determination of the City's interpretation or application of these ordinances may file a written appeal to the City Council within fifteen (15) business days of said determination. Said appeal shall state the specific grounds upon which the appeal is based. Within thirty (30) days of the date of receipt of the appeal, the City shall schedule the appeal for a regular or special meeting of the City Council. The City Council shall make its decision to affirm, reverse, or remand the determination by adopting a resolution stating findings of fact.

D. **Total Maximum Daily Loads and Impaired Waters**

The 1987 amendment to the Federal Clean Water Act required all impaired waters to be corrected. In making rules to meet the 1987 Amendment, the Environmental Protection Agency (EPA) first set criteria to determine a list of impaired waters depending on the potential use of the water. The Minnesota Pollution Control Agency (MPCA) worked to set guidelines to establish intended uses for the waters of the state and then set acceptable water quality criteria. After testing to determine the water quality, waters failing to meet the water quality criteria are placed on the 303d Impaired Waters list that is submitted to the EPA. Table 15 in Section IV, page 16 of this report, lists the current (2006) MPCA 303d Impaired Waters in Ramsey. It should be noted that, as of 2007, only about 25% of the waters of the State of Minnesota had been tested. Hence, the impaired waters list is likely to increase in the Ramsey area.

The process to remedy the impairment includes establishing a Total Maximum Daily Load (TMDL) allocation to each contributor to the problem. A TMDL is a calculation that determines the allowable pollutant load that can be discharged into the impaired water so that the limited load will ensure that the water improves to levels where it is no longer impaired. The typical process is initiated by the MPCA and includes a series of stakeholder meetings to formulate viable solutions and mutually work out a reasonable allocation of acceptable pollutant loading.

E. **Specific Lakes and Streams with Water Quality Problems**

Since a TMDL study has not been completed for the known impaired waters in Ramsey and downstream from Ramsey (such as Lake Pepin), the City should identify the priority it places on addressing impaired waters and how the City intends to participate in the development or implementation of TMDL projects. The Rum River and Mississippi River watersheds are too large for the City of Ramsey to take the lead on the TMDL Stakeholder process for these two waters. It is recommended that the City volunteers to participate in the Stakeholder process for these waters. Through this SWMP, the City of Ramsey has the capability of modeling contaminant transport using the SSA model. The City will work with the LRRWMO and the MPCA to formulate a TMDL for the impaired Rogers Lake.

Once a TMDL study is completed for the impaired water, the City must include, in this SWMP and its City-wide SWPPP, an implementation strategy including funding mechanisms that will allow the implementation of the TMDL requirements. As MPCA completes its TMDL process for each impaired water, the implementation of the measures to meet the TMDL will immediately become a priority item for the City of Ramsey.

F. **Lower Rum River Water Management Organization**

The City of Ramsey entered into a Joint and Cooperative Agreement for the Establishment of the *Lower Rum River Watershed Management Organization to Plan, Control and Provide for the Development of the Lower Rum River Watershed* in June of 1995. The Minnesota Board of Water and Soil Resources officially signed the Findings of Fact, Conclusions and Order accepting the Second Generation Watershed Management Plan on August 26, 1998. The LRRWMO updated its plan in 2012. The LRRWMO's plan update will trigger the mandatory re-evaluation and potential need for an update of the City's SWMP within two years from the date the LRRWMO's plan is approved by

BWSR. Update of the City's SWMP was delayed to incorporate the requirements associated with the reissuance of the MS4 permit in 2013.

G. **NPDES Requirements**

In 1987, the US Congress amended the Clean Water Act to include storm water pollution and directed the Environmental Protection Agency (EPA) to initiate rulemaking. The first round of EPA rules were implemented in 1991 when NPDES Phase I permits were required for all cities exceeding 100,000 in population. Phase II was implemented in 2003 and targeted all cities with populations exceeding 10,000. The Minnesota Pollution Control Agency (MPCA) assumed responsibility for implementing the rules and issuing all Phase II permits. The City of Ramsey was required to submit a permit for its Municipally Separate Storm Sewer System (MS4) in March of 2003. The permit was reissued in 2006 and 2013. The permit required the City of Ramsey to meet six minimum storm water control measures as follows:

1. Public education and outreach
2. Public participation and involvement
3. Detection and elimination of illegal discharges
4. Control of large construction sites runoff
5. Post construction storm water management
6. Pollution prevention or housekeeping for municipal operations

To show that the City of Ramsey is committed to implementing its Phase II permit, it was required to submit a Storm Water Pollution Prevention Program (SWPPP), which is essentially a list of promised steps the City proposes to make to meet these minimum control measures. The promises are in the form of Best Management Practices (BMPs) to be implemented at specified times over the life of the permit.

In general, the NPDES storm water discharge permit program is designed to reduce adverse impacts to water quality. The primary targets of acceptable storm water management plans are urban runoff and construction runoff. This is because urban runoff carries pollutants from cars, lawn fertilizers, pesticide spills and other contaminants into our lakes, wetlands and streams without entering wastewater treatment systems. Construction runoff is often laden with sediment caused by large amounts of un-vegetated soil that is loosened by excavation and grading.

The MPCA mandates are intended to regulate these sources of continued environmental degradation. To comply with the NPDES permit requirements, the City's SWPPP was drafted to establish measurable goals using the Best Management Practice (BMP) approach and to be able to track performance and progress.

Erosion and sediment control measures must be included in the City-wide SWPPP. The minimum standard is the General Permit Authorization to Discharge Storm Water Associated With Construction Activity Under the National Pollutant Discharge Elimination System/State Disposal System Permit Program Permit MN R040000 (NPDES/SDS Permit) issued by the Minnesota Pollution Control Agency on August 1, 2013, as amended. Some components of the NPDES/SDS Permit include:

1. If land disturbing activity is taking place on a site where the soils are currently disturbed (e.g., a tilled agricultural site that is being developed), areas that will

not be disturbed as part of the development and areas that will not be disturbed according to the time frames and slopes specified in the NPDES General Construction permit Part IV.B.2, shall be seeded with temporary or permanent cover before commencing the proposed land disturbing activity.

2. Where one (1) or more acres of disturbed soil drain to a common location, a temporary (or permanent) sediment basin must be provided prior to the runoff leaving the site or entering surface waters. The basins must be designed and constructed according to the standards in the NPDES General Construction Permit Part III.B.

3. The Permittee or applicant must ensure final stabilization of the site in accordance with the NPDES General Construction Permit requirements. The site will be considered as having achieved final stabilization following submission of Certificate of Completion by the permittee or applicant, and inspection and approval by the City.

H. Non-Degradation Rulemaking

The MPCA is currently going through due process to update its non-degradation rulemaking effort and amend the state rules governing the non-degradation of waters (Minn. R. 7050.0180 and 7050.0185). Rules protecting Outstanding Resource Value Waters were adopted in 1984, while rules governing non-degradation of all waters were adopted in 1988. Since then, there have been many changes to the state and federal structure for water protection and to the understanding of water quality. The MPCA intends, with the assistance of a significant stakeholder effort, to thoroughly investigate the issues associated with non-degradation of waters, and to adopt rules that will address those concerns.

The MPCA has already taken the first steps in the rulemaking process by publishing two Requests for Comments regarding our intent to amend the current non-degradation rules. These Requests for Comments were published in the *State Register* on January 29, 2007, May 29, 2007 and February 25, 2013.[3]

This language was copied from the MPCA website in January 2015. The City of Ramsey will incorporate the non-degradation policies into this SWMP when they are formally adopted into the state rules.

[3] Excerpt taken from MPCA website: http://www.pca.state.mn.us/http://www.pca.state.mn.us/index.php/water/water-permits-and-rules/water-rulemaking/nondegradation-rulemaking.html

IV. LAND AND WATER RESOURCES INVENTORY

Each plan must contain an inventory of water resource and physical factors affecting the water resources based on existing records and publications. If data publications and maps are available at a convenient central location, they may be included by reference. The plan must include a brief summary of the data and must identify where the publication can be obtained. The following subsections are required.

A. Precipitation

The state climatology office has records of all official rain gauges throughout Anoka County. The monthly precipitation totals and county-wide monthly averages for Anoka County are available online at:

http://climate.umn.edu/HIDENannual/

The two closest high-density rain gauges are:

1. No. 211785, Coon Creek
2. No. 217308, Saint Francis

Information is readily available from 1971 to the present. Over this time period, the aggregate annual precipitation ranged as follows:

Lowest annual precipitation..... 16.5 inches in 1976

Highest Annual Precipitation..... 39.09 inches in 1983

Average Annual Precipitation ..... 29.54 inches per year

The following is the average annual precipitation per decade:

1970s..... 26.8 inches per year

1980s..... 29.9 inches per year

1990s..... 31.2 inches per year

2000s..... 29.6 inches per year

2010s..... 29.2 inches per year

On the average, June is the wettest month, followed by July and May.

B. General Geology and Topographic Data

The City of Ramsey is nestled between the Rum and Mississippi Rivers and within 2 miles of the confluence of these rivers. The general terrain is relatively flat and is often called the Anoka Sand Plain. The elevations range from approximate elevation 920 feet above mean seal level in northwestern Ramsey to near 840 feet at the lower Rum River. The straight-line distance between these points is approximately 60,000 feet, making the average slope less than 1 percent. In general, the land slope is in the 2 to 5 percent range.

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There are steep slopes within the shoreland protection zone of the Rum and Mississippi Rivers, as well as scattered locations throughout the City. From the aerial photographic contour map, the slopes near the rivers can be as high as 65 percent. A map showing the areas with slopes between 12 and 18 percent and separately showing the areas with slopes greater than 18 percent is attached as Figure 1.

Virtually all of the Ramsey city limits is within the Anoka Sand Plain, which consists of highly permeable soils. Figure 2 shows the general subsurface geology of aquifers in the vicinity of Ramsey. The Anoka Sand Plain is part of the undifferentiated drift (Layer 1). The Minnesota Department of Natural Resources and the Minnesota Geological Survey generated Figure 3 as part of the Regional Hydrogeologic Assessment for the Anoka Sand Plain.[4] Based on Figure 3, waterborne contaminants in the Ramsey area can reach upper aquifers within hours or months of release, necessitating additional care in regulating surface water contamination. The majority of Ramsey is rated with the highest geologic sensitivity to pollution in the uppermost aquifer.

The Board of Water and Soil Resources website indicates that Anoka County, though not participating in the official metropolitan groundwater planning process, has prepared a "groundwater protection assessment." The county public health department coordinates the county groundwater planning and management activities.[5] However, there is no mention of the assessment on Anoka County Health and Environment Department website.

The City Wellhead Protection Plan was completed in the September of 2007. The final draft of Part 1 was accepted by all review agencies and City staff is currently working on Part 2. Figure 4 shows the 10-year capture zone (Well Head Protection Area, WHPA) as well as the Drinking Water Supply Management Area (DWSMA) for the seven municipal drinking water wells in Ramsey. Storm water infiltration will not be allowed inside these zones.

C. Surface Water Resource Data

1. Public Waters

A map of the public waters, streams, lakes, and public ditch systems established under Minnesota Statutes, chapter 103D or 103E, including the location of existing dams and control structures is shown in Figure 5. A map of the natural drainage routes is also attached as part of the Parks Map in Figure 6.

The Minnesota Department of Natural Resources (DNR) uses the U.S. Fish and Wildlife classification system (Circular 39) for wetlands and currently requires a permit for alteration of wetland types 3-5 which are 2.5 acres or larger. Ramsey City Code Section 117-124, Environmental Protection Overlay Districts includes provisions designed to further protect wetlands. . As stated previously, this section of code does not include required vegetative buffers for new developments around the perimeter of wetlands.

[4] Minnesota Dept. of Administration / Office of Geographic and Demographic Analysis / Land Management Information Center. Website: http://www.lmic.state.mn.us/chouse/metadata/asp.html

[5] http://www.bwsr.state.mn.us/watermgmt/metrogroundwaterplans.html

In addition to the protected waters list, the Mississippi River has a designated Critical Area Corridor and the Rum River is designated as a Wild & Scenic Outstanding Resource Value Water (see Figure 6 – Parks Map).

2. Shoreland

In order to control the development and utilization of shoreland along protected waters thereby preserving the water quality, natural characteristics, economic values and the general health, safety and welfare, the following waters in the city limits have been given a shoreland management classification. These protected waters within the city limits have been classified by the Commissioner of Natural Resources as follows:

	Natural Environment Lakes	**DNR I.D. #**
1.	Lake Eddy	2-109
2.	Itasca	2-110
3.	Rogers	2-104

	Recreational Development Lakes	**DNR I.D. #**
1.	Jeglens Marsh	2-111
2.	Peltzer Pond	2-112
3.	Grass (Sunfish)	2-113

	General Development Lakes	**DNR I.D. #**
1.	Ramsey Terrace Pond	2-114
2.	Magnesium Street Pond	2-116
3.	Industry Avenue Pond South	2-117
4.	Industry Avenue Pond North	2-118

	General Development Streams	**Locations**
1.	Trott Brook	Sections 1, 2, 3, 7, 8, 9, T32N, R25W
2.	Ford Brook	Sections 1 & 2, T32N, R25W

The above shorelands of the city are designated as a Shoreland Overlay District. The purpose of the Shoreland Overlay District is to control the utilization of shoreland areas and to preserve the quality and natural character of these protected waters within the City. The shoreland overlay districts are shown on the City's Mississippi/Rum River Overlay Districts Map. Boundaries of the overlay districts can be determined by scaling distances off the official environmental overlay map.

All wetlands on the National Wetlands Inventory map are shown on Figure 7. The National Wetlands Inventory Map is not all inclusive, wetlands exist in the

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City of Ramsey that are not shown on the map. Each site proposed for development must be evaluated for wetlands as required in City Code.

Pretreatment of all storm water from new developments is required prior to discharge into any wetlands. Wetlands may be, and are currently being used for storm water storage for larger rainfall events. They may continue to be used for this purpose – even after upstream development, provided that:

1. There is acceptable Best Management Practice pretreatment of the runoff in accordance with the MPCA NPDES/SDS Construction Permit, Section III.D., Permanent Stormwater Management System.
2. The bounce from the normal water level to the high water level does not exceed two feet.

The Minnesota Wetland Conservation Act (WCA) requires the designated Local Governmental Unit (LGU) in charge of administering the WCA to generate a Notice of Wetland Conservation Act Decision for any impact to wetlands within the City of Ramsey. In all but minor decisions, the LGU will call for a Technical Evaluation Panel (TEP) review of the application or impact prior to issuing a decision. The LGU must give notice of proposed actions affecting wetlands to all of the following:

a. The Minnesota Board of Water and Soil Resources
b. The Soil and Water Conservation District
c. The Minnesota Department of Natural Resources
d. The Lower Rum River Watershed Management Organization
e. The U.S. Army Corps of Engineers
f. Interested citizens requesting notification of such actions

If a TEP meeting is required, all listed parties are invited to review the proposed action. However, it is not uncommon for a TEP meeting to consist of only a small contingent of this list, as some invitees may have no jurisdiction over the proposed action.

3. Watersheds

A general watershed map breaking the City of Ramsey into seven primary watersheds is attached as Figure 8. The naming convention for the nodes (i.e., pipes, channels, junctions, manholes, and ponds) is based on the county section and quadrant numbers and is described in Figure 9. The subsequent Figure Nos. 10 through 23 show the subwatersheds and drainage pattern within each of the separate primary watersheds. Storm water ponds, 100-year peak pond elevations and outfalls are also shown on these maps.

The City Storm Sewer infrastructure is also shown on the individual primary watershed maps. In the GIS database for these maps, the pipe network is color coded to reflect the various pipe sizes.

4. Flood Levels

Floodplains are covered by City of Ramsey Code Section City Code Chapter 117, Article II, Division 4, Subdivision III. A comprehensive map showing all of

the FEMA Flood Insurance Rate Map (FIRM) flood plains is attached as Figure 24. Flood studies have been performed for the following waterways:

a. Mississippi River

b. Rum River

c. Trott Brook

d. Ford Brook

Copies of the flood studies are available at the office of the City Engineer or online at the FEMA Map Service Center. These studies have been incorporated into the Official Zoning Map in accordance with Ramsey City Code Section II Chapter 117, Article II, Division 4, Subdivision III... The Official Zoning Map is on file in the Office of the City Administrator and the City Zoning Administrator.

In addition to the flood levels predicted by the FEMA flood studies, Bolton & Menk performed a flood study of County Ditch 66 using the HEC-RAS stream modeling program. This information has been coordinated with the SSA modeling software and submitted to FEMA for agency acceptance as a flood plain elevation. The 100-year flood plain has been recorded on the map along with the FEMA data. The color-coded legend of Figure 24 helps to differentiate between the federally modeled floodplain and the unofficial City flood plain.

In addition to the flood map, Tables 1 through 7, located in the Tables Appendix of this report summarize the modeled 100-year flood levels and peak discharges of existing storm water ponds and natural depressions that correspond to the peak discharges of channel flow passing through the watershed.

After a detailed review of the new and available flood profile information, the results appear consistent and provide a reasonable hydraulic grade from the upper reaches of the various flood channels to the ultimate confluence with the Rum and/or Mississippi Rivers.

5. Water Quality Information

Section 303d of the Clean Water Act requires that each state submit a list of Impaired Waters. The MPCA website lists the impaired waters as officially designated in 2014. Table 15 lists the impaired waters found in Ramsey:

Table 15
303d Impaired Waters List Excerpt from MPCA

Name	Affected Use	Pollutant or Stressor	Year Designated	Target Start	Target Completion
Rogers Lake	Aquatic Recreation	Excess Nutrients	2006	2013	2017
Rum River	Aquatic Consumption	Mercury, FCA	1998	2008	2025
Mississippi River	Aquatic Consumption	Mercury, FCA	1998	2008	2025
	Aquatic Consumption	PCB, FCA	2002	2002	2025

The Minnesota DNR maintains a database on all Minnesota lakes. Some of this data is very limited or not available, while other lakes have been studied in great detail. To find the most current data on the lakes in Ramsey, access the Lake Finder on the DNR Website.

The WMO document has a list of monitoring locations. The Anoka Conservation District (ACD) has water quality information. The ACD has also published a water atlas.

6. Water Appropriations

Upon approval by all of the review authorities, the City's approved Wellhead Protection Plan will be incorporated into this plan by reference. At present, the draft includes all of the current municipal ground water appropriations. The City is considering obtaining surface water appropriations from the Mississippi River for a 20 MGD water treatment plant. The scope of the project will require Regional Participation. The City is working with the Metropolitan Council and other regional partners to explore a regional funding solution to locally operated surface water supply treatment plant. The water treatment plant is intended to supply water for the anticipated population growth of the City. When the new water treatment plant is approved and constructed, the existing City wells and permitted groundwater appropriations are planned to remain unchanged to be readily available as backup for water needs.

7. Soil Data

Ramsey City Code, Section 117-424 covers types of soil that are adequate for septic systems. According to Ramsey City Code, the City adopts the Anoka County Soil Survey, 1977 (Soil Survey) and supplemental operational soil surveys as its official soil survey and makes it a part of the City Code. The Anoka County soil survey map of the Ramsey area is attached as Figure 25. In general, the City of Ramsey has soils in SCS Hydrologic Soil Type A. Table 16 lists the recommended infiltration rates based on SCS hydrologic soil types.

Table 16
Infiltration Rates per Soil Type

Hydrologic Soils Type	Infiltration Rate	Soil Texture
A	0.30 inches/hour	Sand, loamy sand, or sandy loam
B	0.15 inches/hour	Silt loam or loam
C	0.07 inches/hour	Sandy clay loam

Source: Urban Hydrology for Small Watersheds (SCS, 1986), as amended, revised or supplemented.

8. Land Use and Public Utility Services

Necessary land use and public utility services information is limited to information that existed at the time the plan or plan amendment was developed, including:

a. A general map of existing land uses (Figure 26A);

b. A general map showing anticipated land uses (Figure 26B); and

c. A reference to the location of the metropolitan urban service area.

Land use is one of the primary mechanisms that affect flooding and water quality. As prairie and forested areas are converted to agricultural and urban uses, the volume and rate of storm water runoff increases. This increase in storm water runoff can cause a change in the bank full flow of area streams and conveyances. This can cause stream bank erosion and deterioration of the stream. In addition, increased area runoff can cause erosion in steep areas. The conversion of natural land cover also increases the amount of pollutants in storm water runoff such as the levels of pesticides and nutrients from agricultural land use, and trace metal concentrations from urban land use. Pollutant loading analysis has not been included within this report. This plan estimates the future land use throughout the study area in order to evaluate the drainage system needs.

Although pollutant concentrations may not vary greatly between land uses, pollutant loadings are a function of both runoff volume and concentration. The volume of runoff is directly related to the amount of impervious surface from a particular land use. For example, if a fictitious *Area A* has twice the runoff due to higher impervious land cover as *Area B* with the same pollutant concentration, *Area A* will have twice the pollutant loading. This is the basis for the major difference in water quality between residential and commercial land uses and affects surface water planning strategies for the different land uses. The Minnesota Land Cover Classification System (MLCCS) cover types for the Ramsey area are shown in Figure 26C.

9. Water-based Recreation Areas and Land Ownership

Figure 6 – Parks Map shows the location of all Parks and the location of all DNR public water accesses within the City of Ramsey.

10. Fish and Wildlife Habitat

The City of Ramsey has applied to the DNR for an updated list and description of the conclusions and recommendations of biological surveys or reconnaissance studies in December of 2014. Since this list is sensitive it is not included in this report, but is on file in the office of the City Engineer.

11. Unique Features and Scenic Areas

The Mississippi and Rum River Corridors within the City are unique and valuable local, state, regional and national resources. The rivers are an essential element in the local, regional, state and national transportation, sewer and water and recreational systems and serve important biological and ecological functions. The prevention and mitigation of irreversible damage to these resources and the preservation and enhancement of their natural, aesthetic, cultural and historic values is in furtherance of the health, safety and general welfare of the City. The Mississippi River Corridor Critical Area and the Rum River Scenic River are

protected under Ramsey City Code Chapter 117, Article II, Division 4, Subdivisions II and V Respectively. 2.

Ramsey City Code Section 117-252 regulates bluff land and river land development in order to protect and preserve the outstanding scenic, recreational, natural, historical, and scenic values of the Rum River in the city of Ramsey in a manner consistent with Minnesota Statutes, §104.31 - 104.40, Minnesota Regulations NR78-81, and the Management Plan for the Rum River (6 MCAR 1.2700 - 12720).

The City has an Environmental Policy Board that has been actively documenting and mapping the City's existing natural features, through a Natural Resources Inventory and a Wetland Functions and Values Assessment, including:

a. Native prairie communities

b. Woodlands

c. Functions and values of wetlands

d. Rare and endangered species

e. Historic and heritage buildings and features

Their report, which may be found on the City website, is included in this document by reference. NEED TO ADD WEB PAGE

The Scenic River Land Use District is divided into two areas designated as the Urban Area Overlay District, or Rural Area Overlay District and are covered under City of Ramsey Code Section 117-254.

Pollutant Sources

The City of Ramsey has one closed landfill (the Anoka Regional Solid Waste Facility). The MPCA keeps the records. The City is not aware of any other landfills.

There was a high nitrate area east of Armstrong Boulevard between 158th Avenue and 161st Avenue that was attributed to agricultural activity. There was a hog farm west of TH47 at 157th Avenue. The City does not have any permitted wastewater discharges.

The City does not keep a list of storage tanks. These records are currently kept at the Anoka County Environmental Services office.

The MPCA "What's in My Neighborhood?" website lists known and potential sources for soil and groundwater contamination. The majority of the sites listed are Voluntary Investigation and Cleanup (VIC) sites. There are 215 sites listed in Ramsey. A text based search for Anoka County and Zip code 55303 will list over 600 permits; however, some of the addresses were in the Cities of Anoka or Andover which share a zip code with Ramsey. Additionally many sites had multiple permits at the same address.

These are listed in Table 17.**Table 17**

Known or Potential Sources of Soil or Groundwater Contamination

Activity ID	Activity Name	Address	
VP20690	14140 Azurite	14140 Azurite St NW	Ramsey

Activity ID	Activity Name	Address	
VP24480	A1O0143 - Alpine Park	6600 Alpine Dr NW	Ramsey
MND985724061	Aca Management 367	5195 142nd Ave NW	Ramsey
MNR000058230	Accent Precision Wood Products	6250 McKinley St NW	Ramsey
MNR000118802	Accurate Auto Inc.	9716 Highway 10	Ramsey
MND982220089	Accurate Auto Inc.-Ramsey	9617 Highway 10 W	Ramsey
VP18690	Ace Solid Waste - Ramsey	6601 McKinley St NW	Ramsey
MND985702851	Adrien Mechanic Services	6021 Bunker Lake Blvd NW	Ramsey
MNR000079889	Aero Restoration & Repair Co	7101 143rd Ave NW Ste B	Ramsey
MNRNE35D6	All-Brite Graphics LLC - ISW	6320 Highway 10 NW	Ramsey
MNS000177972	Allina Health Ramsey Clinic	7231 Sunwood Dr NW	Ramsey
MNR000060970	Allina Medical Clinic - Ramsey - Alpine Drive	5300 Alpine Dr NW	Ramsey
MND985752047	Alloy Recovery Co Inc.	7060 142nd Ave NW	Ramsey
MNR000027722	Alpha Power & Technology	14000 Unity St	Ramsey
SA7044	Alsil Stephens Dump	See location description	Ramsey
MND089476451	Altron Inc.	6700 Bunker Lake Blvd NW	Ramsey
MNR000081067	Amcor Precast Inc.	6640 Industry Ave	Ramsey
MND982071714	American Trade A Bus Inc.	14000 Sunfish Lake Blvd NW	Ramsey
MNR000078246	Anderson & Dahlen Inc.	6850 Sunwood Dr NW	Ramsey
MNR000015057	Anderson Wade	15031 Hematite St NW	Ramsey
SA7100	Anoka County State Hospital Demo Fill	See location description	Ramsey
SA7111	Anoka Municipal Regional Landfill	14730 Sunfish Lake Blvd NW	Ramsey

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Activity ID	Activity Name	Address	
MND985705292	Anoka Ramsey Automotive - Hwy 10	6262 Highway 10 NW	Ramsey
MND985753730	Anoka Ramsey Dental	5300 153rd Ave NW Ste 3	Ramsey
MNR000032169	Anoka Ramsey Sport Center	6760 Highway 10 NW	Ramsey
MNS000177618	Anoka-Ramsey Dental	5400 140th Ave NW Ste 104	Ramsey
MNR000114918	AR Honing	6250 Bunker Lake Blvd NW Ste 219	Ramsey
MNS000143404	Arrow Components Corp	6230 McKinley St NW Ste A	Ramsey
3789	Auto Ranch	7665 Highway 10 NW	Ramsey
MN0000036038	Auto Truck Hydraulics	7445 Highway 10 NW Ste 3	Ramsey
MNR000115139	Automated EDM Inc.	6231 McKinley St NW	Ramsey
MNR000023234	B & A Cylinder Head - Ramsey	14165 Ramsey Blvd NW	Ramsey
MND985684406	B & D Auto	14966 Nowthen Blvd NW	Ramsey
MND982642936	B & D Repair - Ramsey	9451 Highway 10 NW	Ramsey
MNS000172445	B&K Swiss Inc.	14220 Basalt St NW	Ramsey
MNR000115022	Bailey Woodworking	6250 Bunker Lake Blvd NW Ste 216	Ramsey
MNR000101824	Baker White Inc.	6111 Highway 10 NW	Ramsey
MNS000131292	Barnett Family Dentistry	7962 Sunwood Dr NW Ste 200	Ramsey
VP4771	Barnett Olds #2	6415 Hwy 10 NW	Ramsey
MNS000178897	B-Brothers Auto	7103 Highway 10 NW	Ramsey
VP8482	BK Ramsey Site	7205 Hwy 10 NW	Ramsey
MND985709401	Blass Automotive	6100 Industry Ave	Ramsey
MND982212045	Blatz Automotive	7105 Highway 10 NW	Ramsey
MND985720952	Blue Line Collision Center	6260 Highway 10 NW	Ramsey

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Activity ID	Activity Name	Address	
VP8481	BNSF R-O-W #2	See location description	Ramsey
MN0000380881	Boart Longyear Co - Anoka	6300 Industry Ave	Ramsey
MNR000064659	C & F Race Cars	7101 143rd Ave NW Ste P	Ramsey
VP18650	Cabinetry Concepts	14410 Azurite St	Ramsey
MNRNE35J5	Carbon Products/ Division of Graphel Corp - ISW	6251 McKinley St NW	Ramsey
MN0000043513	Champlin Towing	14300 Sunfish Lake Blvd NW	Ramsey
MNS000133942	Chips Tool Repair Inc.	6250 Bunker Lake Blvd Ste 206	Ramsey
MND985695808	Cjs Auto Repair	17600 Gibbon St NW	Ramsey
MNS000135558	Class C Components Inc.	6825 Sunwood Dr NW	Ramsey
MND985738293	Coated Abrasive Products Co	14059 Sunfish Lake Blvd	Ramsey
MNS000174011	Coborn's Pharmacy 33	7900 Sunwood Dr NW	Ramsey
MNS000118869	Collision 2000 Inc.	3345 Viking Blvd	Ramsey
MNR000042424	Command Tooling Systems	13931 Sunfish Lake Blvd NW	Ramsey
MND985680040	Commercial Asphalt Co - Plant 906	6640 141st Ave NW	Ramsey
MNS000141010	Concrete Masonry Unlimited	9411 Alpine Dr NW	Ramsey
MNR000033787	Connexus Energy	14601 Ramsey Blvd NW	Ramsey
MNRNE373P	Countryside Printing Inc. - ISW	6250 Bunker Lake Blvd NW Ste 113	Ramsey
MNS000186908	Courage Kenny Sports & Physical Therapy Center Ram	7231 Sunwood Dr NW Ste A	Ramsey
VP26500	CSAH 116 Reconstruction - ROW	6100 Industry Ave NW	Ramsey
VP25020	CTT Properties, LLC	6600 Sunwood Dr NW	Ramsey
MNS000140152	Cullinan Rigging & Erecting Inc.	6815 McKinley St NW	Ramsey
MN0000012450	D Cobey Co Inc.	9340 Highway 10 NW	Ramsey

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Activity ID	Activity Name	Address	
MND006220719	Dahlheimer Beverage LLC	13554 Tungsten St NW	Ramsey
MND982640476	Danny's Trannys Inc.	14050 Basalt St NW	Ramsey
MNR000004036	Detail Tool & Engineering Inc.	6511 Industry Ave	Ramsey
MND985669936	Diamond Automotive Inc./ Auto Fitness & Service Ctr	7029 Highway 10 NW	Ramsey
MNS000141085	Diamond Graphics	14350 Azurite St NW	Ramsey
PW6124218640	Dickenson Diesel	NW Highway 10	Ramsey
MNR000119271	Die Concepts Inc.	13915 Radium St NW Ste F	Ramsey
MNR000077495	Digital Tool & Automation	6501 McKinley St NW	Ramsey
MNR000103978	Dynamic Group Inc. - Ramsey	13911 Unity St NW	Ramsey
MND985729847	E & L Machine	5944 168th Ln NW	Ramsey
MNS000168625	Eddy's Auto & Body Repair Inc.	6845 Highway 10 NW	Ramsey
MNR000076554	Egan Oil Co	500 Bunker Lake Blvd NW	Ramsey
MNR000013532	Erin Contracting	8050 147th Ave NW	Ramsey
MNR000119669	E-Z Auto Sales Inc.	7751 Highway 10 Ste 6	Ramsey
MNR000115501	Falcon Machine Inc.	7101 143rd Ave NW Ste N	Ramsey
MNR000060186	Ferrellgas - Anoka	7255 Highway 10 NW	Ramsey
MNR000100057	First Cut Products Inc.	6250 Bunker Lake Blvd NW Ste 104	Ramsey
MNNONGEN1170	Flavor Midwest Inc.	9459 Highway 10 NW	Ramsey
MN0000275925	Food N Fuel C15	13939 Saint Francis Blvd	Ramsey
MN0000196147	Galindo Electric	15645 Traprock St NW	Ramsey
MN0000083741	GEC Auto Service ink - Ramsey	7129 Highway 10 NW Site C	Ramsey
MND985722420	Gerdes Racing	7321 152nd St	Ramsey
MNS000177170	Gibbs Lawn	6300 Bunker Lake Blvd NW	Ramsey

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Activity ID	Activity Name	Address	
MNR000080655	Gibbs Lawn - Radium Street	13915 Radium St NW Ste D	Ramsey
MNRNE39NX	Graphel Carbon Products ISW	6251 McKinley St NW	Ramsey
MNR000015867	H Ten Sports	8110 Highway 10 NW	Ramsey
VP26700	Harber Industries	6690 Sunwood Dr NW	Ramsey
MND985749530	Harold's Our Own Hardware	6000 167 Ave NW	Ramsey
MNRNE39BB	Health Care Marketing Inc. dba Perry Products ISW	6023 167th Ave NW	Ramsey
MNS000147306	Heartland Tire	7151 Riverdale Dr	Ramsey
MND982642894	Heichel Brian	6933 164th Ln NW	Ramsey
MN0000036061	Hi Tech Collision Frame	7445 Highway 10 NW Ste 2	Ramsey
3700	Hills Property	7443 Highway 10	Ramsey
MNR000066407	Hitech Motorsport Inc. - Ramsey	13915 Radium St NW Ste C	Ramsey
3473	Hi-Ten Sports Center	8110 Highway 10 NW	Ramsey
MNS000117358	Home Dame Brothers Painting	15621 Barium St NW	Ramsey
MNR000117317	Import Auto Sales Inc.	7443 Highway 10	Ramsey
MNR000115113	Intech Industries Inc.	7180 Sunwood Dr NW	Ramsey
MNR000051607	Integrity Tool & Engineering	6221 McKinley St NW	Ramsey
MNR000022061	Intercity Oil	6021 Highway 10 NW	Ramsey
MNR000076778	ISD 11 Ramsey Elementary	15000 Nowthen Blvd NW	Ramsey
MND985704634	Jac Auto Repair & Sales	6336 Highway 10 NW	Ramsey
MND985764141	Jacks Auto Repair	14290 Sunfish Lake Blvd NW	Ramsey
MNS000130245	JDI Signs & Graphics	6451 McKinley St NW Ste P	Ramsey
MNR000112235	JR Data Solutions Inc.	6250 Bunker Lake Blvd NW Ste 204	Ramsey

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Activity ID	Activity Name	Address	
MN0000367144	Julian M Johnson Construction Corp	6191 140th Ave NW	Ramsey
MNR000078725	Just Precision Inc.	6250 Bunker Lake Blvd Ste 213	Ramsey
MND071773733	Kens Automotive	15415 St Francis Blvd	Ramsey
MNR000111534	Kit Masters Inc.	6250 Industry Ave NW Ste 211	Ramsey
MNS000214106	Kovar Sales	14047 Azurite St NW	Ramsey
MND985721208	Ksiazek Charles	15710 Juniper Ridge Dr NW	Ramsey
MND981535230	Lamey Dave	15940 Sodium St NW	Ramsey
MND981802390	Lano Equipment Inc.	6140 Highway 10 NW	Ramsey
MNR0534DB	Life Fitness Div of Brunswick Corp - SW	14150 Sunfish Lake Blvd NW	Ramsey
MN0000190736	Links At Northfork	9400 153rd Ave NW	Ramsey
A00002353	Listul Industries Inc. - SW	13900 Sunfish Lake Blvd NW	Ramsey
MNR000007898	Mach 5 Auto Service	7129 Highway 10 NW	Ramsey
MND985714658	Marshall Concrete Products Inc. - Ramsey	14141 Unity St NW	Ramsey
MNR000058859	Mat Inc.	6230 McKinley St NW Ste E	Ramsey
MND057087678	Mate Punch & Die Co	6400 Industry Ave	Ramsey
MND022705834	McKay's Auto Sales	6415 Highway 10 NW	Ramsey
MNS000191544	Metro Dentalcare - Ramsey	7600 Sunwood Dr NW	Ramsey
MNR000078980	Midwest Car Care - Ramsey	6745 Highway 10 NW	Ramsey
MNR000027802	Midwest Overhead Crane Corp	13900 Sunfish Lake Blvd NW	Ramsey
MN0000625962	Minnesota Sawdust & Shavings Co Inc.	14100 Jasper St NW	Ramsey
MNR000069252	Minnesota Tool & Die Works Inc.	6220 McKinley St NW	Ramsey

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Activity ID	Activity Name	Address	
VP22410	Minnesota Waterjet	See location description	Ramsey
MNS000111344	Mississippi West Regional Park	13935 Traprock St NW	Ramsey
VP21480	MNDOT TH 10 & CTY RD 56	Ramsey Blvd & Hwy 10	Ramsey
MND982605495	MPCA Ramsey Municipal Center	15153 Nowthen Blvd NW	Ramsey
MNS000172833	Multisource Manufacturing LLC Ramsey	6690 Sunwood Dr NW	Ramsey
MND982613234	Noard Machine Tool Inc. - Anoka	6760 Highway 10 NW	Ramsey
MND008797938	Noons RV Center	7405 Highway 10 NW	Ramsey
MNR000069179	North Country Concrete	7040 143rd Ave NW	Ramsey
MN0069396	Northern Lights 2009-2010 Zone EF	Address Unknown	Ramsey
MNS000174284	Northwest Metro VA Clinic	7545 Civic Center Dr NW	Ramsey
MNU000661	Oak Terrace Mobile Home Park	6545 Highway 10 NW	Ramsey
MNR000016972	Oil Change Anywhere Inc.	14620 Fluorine St NW	Ramsey
MNS000138859	Oldcastle Precast Inc.	6820 143rd Ave NW	Ramsey
MNS000179796	Optimum Appliance & Recycling Center LLC	9539 Highway 10 W	Ramsey
MN0000998948	Outside Services Inc.	14140 Azurite St	Ramsey
MNS000107490	PACT Charter School - Ramsey	7250 Ramsey Pkwy E	Ramsey
MNR000119677	Park RV	9919 Highway 10 W	Ramsey
MND982212532	Pearsons Trucking Inc.	14050 Azurite Blvd	Ramsey
4542	Peck Construction	13900 Sunfish Lake Blvd NW	Ramsey
MNR000026880	Pine Ridge Pet Care - Ramsey	7245 Highway 10 NW	Ramsey
MNR000080648	Plateworks Inc. - Ramsey	6230 McKinley St NW Ste B	Ramsey
MNS000162735	Pleasureland RV Center	7900 Riverdale Dr	Ramsey

Activity ID	Activity Name	Address	
MN0068691	Prairie Meadows/Kelly Acres	Armstrong Blvd NW & Tiger St NW	Ramsey
MNR000023374	Pro Power Sports & Marine Inc.	6781 Highway 10 NW	Ramsey
MND985717925	Production Products Inc.	14161 Basalt St NW	Ramsey
VP15161	QDP and JBT Alliance Site (see Waste Management Site)	See location description	Ramsey
MNS000100776	Quail Manufacturing Co Inc.	6250 Bunker Lake Blvd NW Ste 222	Ramsey
MNS000147835	Qwest - Ramsey Garage	6651 141st Ave NW Ste 2	Ramsey
MNS000147546	Rain for Rent	9550 156th Ave NW	Ramsey
MNS000113290	Ramsey Brake & Exhaust Inc.	5143 179th Ln NW	Ramsey
MNR000013086	Ramsey city of Public Works	14100 Jasper St NW	Ramsey
MND985703941	Ramsey Dental Center	15243 Nowthen Blvd NW	Ramsey
MNS000177782	Ramsey Police Department	7550 Sunwood Dr NW	Ramsey
MND985677723	Ramsey Public Works Shop	St Francis Blvd & 142nd Ave	Ramsey
VP26860	Ramsey School Site	See location description	Ramsey
VP22580	Ramsey Vacant Land Parcel	See location description	Ramsey
MND985764968	Renolette Trucking	6100 Industry Ave Ste 201	Ramsey
MNS000210823	Residence - 9131 178th Ave	9131 178th Ave NW	Ramsey
4573	Rivenwick Village North	6897 139th Ln NW	Ramsey
3591	Rivenwick Village Outlot B	Riverdale Dr & Highway 10	Ramsey
MNS000123760	RJM General Paper Products Inc.	6650 143rd Ave NW	Ramsey
MND982219297	Rockford Autobody	14000 Basalt St NW	Ramsey
VP19380	Rotary Systems	Azurite St NW	Ramsey
MND985700012	Royal Concrete Pipe Ramsey	6640 Industry Ave	Ramsey
MND138781364	Rum River Hills Golf Club Inc.	16600 Saint Francis Blvd	Ramsey

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Activity ID	Activity Name	Address	
MNR000109751	Sauter & Sons Inc.	6651 141st Ave NW Ste 2	Ramsey
MND099055691	Sauter & Sons Inc. - Azurite St	14050 Azurite St NW	Ramsey
VP19550	Senior Housing Parcel	County Road 116	Ramsey
MNR000059618	Shorewood RV Center	8390 Highway 10 NW	Ramsey
MNR000103952	Signature USA Inc.	8781 162nd Ln	Ramsey
MNR000078733	Simhof Manufacturing Tech	6250 Industry Ave Ste 112	Ramsey
A00022596	Solo Manufacturing Inc. - ISW	6230 McKinley St NW Ste C	Ramsey
MN0000341545	Sorby Jan	16301 Azurite St NW	Ramsey
MNR000080069	Specialized Coatings Inc.	6250 Bunker Lake Blvd NW Ste 214	Ramsey
MN0001025162	Spider Staging Corp	6250 Industry Ave Ste 108	Ramsey
VP19590	St. Anthony Gun Club	16128 Variolite St NW	Ramsey
VP18800	St. Paul Terminals - Ramsey	14050 Basalt St NW	Ramsey
MNR000055376	Star Auto Sales Inc.	7009 Highway 10 NW	Ramsey
MNR000023036	State Of Minnesota Weigh Scale	9225 Highway 10 NW	Ramsey
VP16770	Sunfish Business	See location description	Ramsey
MNR000017889	SuperAmerica 4508	14000 Saint Francis Blvd	Ramsey
MNR000004333	Superior Striping Inc.	14021 Basalt St NW	Ramsey
MNR000056010	Tech One Motorsports Inc.	6250 Industry Ave Ste 106	Ramsey
4270	The Lighthouse Bar And Grill	6937 Highway 10	Ramsey
MND985749522	Tim's RV Service	14050 Azurite St NW	Ramsey
MND922222135	Trade A Bus	Sunfish Blvd	Ramsey
MNR000056887	Utili Trax Contracting Partnership	6300 Industry Ave	Ramsey
MND982619983	Vance Brothers Inc.	14021 Azurite St NW	Ramsey

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Activity ID	Activity Name	Address	
SA7043	Ve-Ve, Inc. Caustic Soaps	See location description	Ramsey
MN0065501	Vision-Ease LP dba Vision-Ease Lens	7000 Sunwood Dr NW	Ramsey
MNR000109900	V-Tech Motorsports Inc.	14000 Sunfish Lake Blvd Ste I	Ramsey
MNR000100792	Walser Outlet Center	7955 Riverdale Dr NW	Ramsey
VP5021	Waltek Inc. II	14310 Sunfish Lake Blvd	Ramsey
VP15160	Waste Management Site	Sunfish Lake Boulevard	Ramsey
MN0000234179	Welsh Engine Sales	6150 Highway 10 NW	Ramsey
MND985677970	Welsh Engine Sales	15443 Ramsey Blvd NW	Ramsey
VP31280	Wendell's Inc.., Ramsey	6601 Bunker Lake Blvd NW	Ramsey
MN0000010769	Westside Auto Body	6140 1/2 NW Highway 10	Ramsey
VP20930	Wildlife Research Center	Azurite St	Ramsey
PW6124274140	Wuorio Truck Sales	9619 Highway 10 W	Ramsey
MNRNE35LF	Zero Zone Refrigeration - ISW	6151 140th Ave NW	Ramsey

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D. **Design Requirements**

The Ramsey SWMP has a dual purpose: 1) It will serve as a guide for the construction of storm drainage facilities, and 2) It will provide a basis for a consistent approach to the preservation of lakes, wetlands, streams, and the Mississippi and Rum Rivers. The following issues have been incorporated into this plan:

1. Division of the City into major watersheds based on contour maps, grading plans and natural topography
2. Determination of storm water runoff problems under current land use conditions
3. General layout and sizing of trunk storm sewers and open channels
4. Tributary areas, storage volumes, and high water levels of all existing ponding areas
5. Recommendations to accommodate the ultimate land use conditions
6. Recommendations for the revision of the current development ordinances
7. Recommendations for standard Operations and Maintenance procedures
8. Recommendations for specific construction site erosion control practices
9. Estimated construction and implementation costs of the SWMP
10. Recommendations for education of City residents, staff, and development community.

The primary function of an urban storm drainage system is to minimize economic loss and inconvenience due to periodic flooding of streets and other low-lying areas. Adequately designed storm drainage facilities provide flood control, minimize hazards and inconvenience associated with flooding, and protect or enhance water quality. The SWMP takes the entire drainage basin with future saturation development into consideration.

Wet water quality ponds upstream of dry regional infiltration basins (where possible) will help control the rate and the volume of storm water runoff. To provide flood protection for adjacent property, the design storm interval for ponding areas is a 100-year storm as compared to a 10-year storm for design of storm sewer piping. Any new residential, commercial, industrial and other habitable structures shall be constructed with the following low floor elevation: Elevation of the lowest opening of a structure shall be a minimum of 1 foot above the Emergency Overflow, or 2 feet above the HWL of the nearby pond or water body, whichever is higher. The area of a pond's HWL plus 1 foot of freeboard shall be contained entirely within an outlot that is owned and maintained by the City or within a drainage utility easement.

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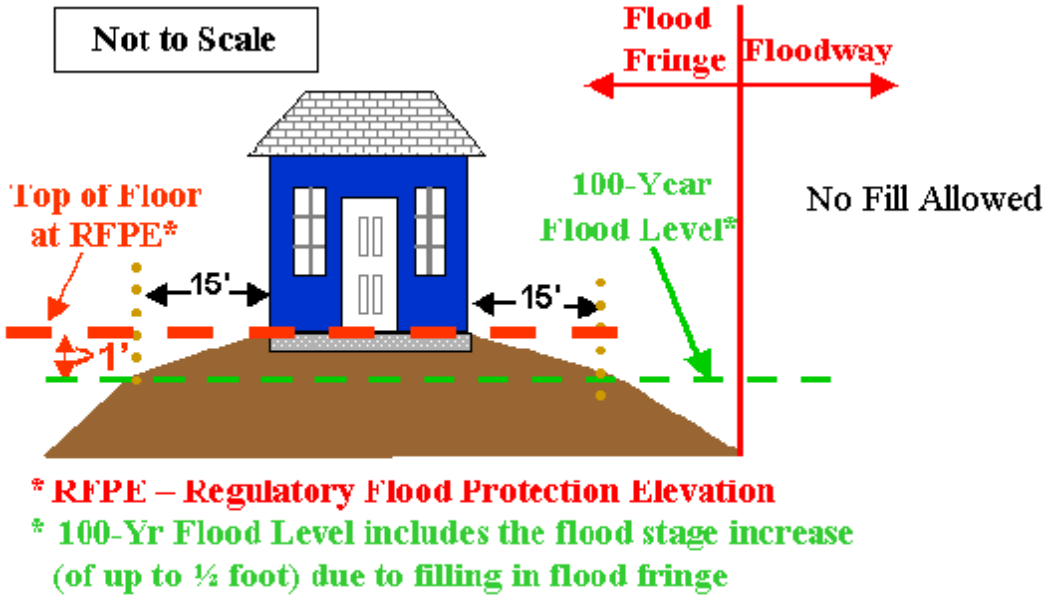
In areas adjacent to designated flood plains as mapped on a Flood Insurance Rate Map, the Regulatory Flood Protection Elevation (RFE) applies. The RFE is defined as the mapped 100-year flood elevation plus 1 foot. However, the LRRWMO requires that the low floor elevation of structures be 2 feet above the calculated flood elevation. Therefore, all structures, including accessory structures, must be elevated on fill so that the lowest floor including basement floor is 1ft above the Regulatory Flood Protection Elevation or 2 foot above the mapped 100-year flood elevation. The finished fill elevation for structures shall be no lower than the Regulatory Flood Protection Elevation and the fill shall extend at such elevation at least fifteen (15) feet beyond the outside limits of the structure erected thereon. The following drawing better defines the Regulatory Flood elevations.[6]

The following exhibit applies only when fill is required to bring a structure at least two (2) feet above the 100-year flood level.



Minimum Standards for Structures in 100-year floodplain

The numerous natural depressions found throughout Ramsey have been incorporated into the SWMP as ponding areas. The effective use of ponding areas enables the installation of outflow sewers with reduced capacities since the design storm duration is effectively increased over the total time required to fill and empty the ponding reservoirs. Storm sewers represent a sizable investment for the community and this investment can be more

[6] Taken from the Minnesota DNR website: http://www.dnr.state.mn.us/waters/watermgmt_section/floodplain/rfpe.html

efficiently utilized by ponding storm water in designated ponding areas and allowing smaller diameter pipes to be used as outfall lines.

Equally as important as flood control and cost considerations, is the use of ponding areas to:

1. Improve water quality;
2. Return storm water to the groundwater table;
3. Increase water amenities in developments for aesthetic, recreational and wildlife purposes.

For water quality ponds, the storage below the outlet is the most important consideration. The area and depth of the ponds may differ from the values presented here, storage below the outlet must be provided so that the prescribed pollutant loading of the system is not exceeded.

From time to time, local developers proposed enhancing required storm water ponds to also serve as an amenity for new development. Most frequently, this entails allowing the storm water pond to consistently maintain a certain level water. Amenity aspects are maximized by careful planning in the initial development of any residential or industrial area and by integrating the ponding system into an overall comprehensive SWMP. However, care should be given to make the developer responsible for the design water level to serve as the amenity above and beyond the base storm water requirements. If development plans show a permanent water level, it is strongly advised that the City include a provision in its development agreements making the developer and ultimately the subdivision or development area responsible for maintaining the water level. The City's review should include wording that specifically addresses water quality and hydraulics and not the permanent water level. The Anoka Sand Plain is known for its high infiltration capacity as well as its fluctuating water levels. The City of Ramsey should not be involved in maintaining or engineering water level maintenance.

The wildlife aspects of the ponding areas shall be maximized in design and the proper location of the trail system will allow good access to these areas for wildlife observation.

It is extremely important that each area be re-evaluated at the time of final design to confirm the criteria used in this study and to make any changes that a proposed development may dictate. Special consideration must be given to areas that develop differently than shown in the Comprehensive SWMP, especially when a higher runoff coefficient (higher impervious surface ratio) is likely to result from development.

All storm sewer facilities, especially those conveying large quantities of water at high velocities, shall be designed with efficient hydraulic characteristics. Special attention shall be given during final design to those lines that have extreme slopes and create high hydraulic heads.

The Best Management Practices (BMPs) recommended by the MPCA shall be followed wherever necessary or plausible. Before the City would enforce any of these BMPs, they first need to be adopted by ordinance on a case by case basis. This paragraph is not intended to be a blanket adoption of BMPs.

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Rain gardens and infiltration basins are a viable alternative to storage ponds. These structures are encouraged by many review agencies as a way to mimic the original runoff conditions from a site. By incorporating infiltration, the basin provides volume and water quality management. A water quality basin does not need to have standing water, just a permanent "dead-pool" volume to meet the MPCA water quality requirements. The rain gardens and infiltration basins will assist in meeting MPCA regulations. However, rain gardens and infiltration basins are not recommended in a wellhead protection zone. Figure Nos. 3 and 4 show areas where rain gardens and infiltration may not be the best runoff management solution. City Policy adopted in conjunction with infiltration requirements of the LRRWMO Third Generation Plan permits infiltration in areas within the Drinking Water Supply Management Area (DWSMA), so long as it is not also within the 10-year capture zone.

E. Storm Water Modeling

1. Runoff

Storm water runoff is defined as that portion of precipitation, which flows over the ground surface during, and for a short time after, a storm. The quantity of runoff is dependent on the intensity of the storm, the length of storm, the amount of rainfall, the type of ground cover, and the slope of the ground surface.

The intensity of a storm is described by the amount of rainfall that occurs during a specific time interval. A specific rainfall amount occurring during a given time interval will statistically recur, on the average, at a certain frequency (usually measured in years). This is called a return frequency. A return frequency designates the average time span during which a single storm of a specific magnitude is likely to occur. For example, a 100-year rainfall event in Ramsey is that 24-hour rainfall amount (7.1 inches) that recurs, on the average, once in 100 years.

The degree of protection afforded by storm sewer facilities is determined by selecting a return frequency to be used for design based on good economic sense and current engineering practices. See section E.3 for further discussion.

2. Hydrographs

Storm sewer and associated detention basin design is typically based on hydrograph analysis. A hydrograph is graphical depiction of the time versus rate of runoff for a particular area. For example, if a rainstorm started at midnight, the first few minutes is spent with sprinkles and wetting the various surfaces. As the storm intensifies, the rainfall overwhelms the ability of the pavement and adjacent ground to absorb it, and water begins to runoff. At the peak of the storm, the water runs off at its greatest rate. Finally, as the storm passes, the runoff begins to slowly taper off. Figure 28 is an example of a typical runoff hydrograph.

The U.S. Soil Conservation Service (SCS) has performed extensive research in hydrograph analysis and developed a standard hydrograph. Technical Release No. 20 (SCS TR 20) describes a methodology that is generally accepted by the reviewing authorities and hydrologic engineers across the United States. The SCS procedure is based on a standard rainfall hydrograph that is modified by local parameters (i.e., rainfall, soil type, watershed size, watershed shape, the fall

across the watershed, etc.). Based on local conditions, the SCS hydrograph was used for development of the Ramsey storm water models in this plan.

A SCS 24-hour Type II storm distribution with 100-year intensity was used for the design of ponds and drainage systems. The Soil Conservation Service has determined from National Weather Bureau data that a Type II distribution is the storm event recommended for the upper-Midwestern United States.

The SCS hydrograph method is based on sound hydrologic theory and is commonly used to analyze runoff for the design and analysis of flows and water levels. The detailed modeling computations for this plan have been performed using the SSA Modeling Software as developed by Boss International, Inc.

3. Rainfall Probability

Rainfall amounts for hydrologic analyses should be based on:

NOAA Atlas 14: Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Michael Yekta, Geoffrey Bonnin (2013). NOAA Atlas 14, Volume 8, Version 2, *Precipitation-Frequency Atlas of the United States, Midwestern States.* NOAA, National Weather Service, Silver Spring, MD.

More recent updates of these documents shall be used, if available.

The SCS National Engineering Handbook snowmelt data shows the 100-year, 10-day snowmelt event is 7.3 inches over 10 days.

4. Pond and Pipe Design Criteria

To provide reasonable protection of downstream facilities, analysis of flood levels, storage volumes and flow rates for water bodies and detention basins shall be based on the range of rainfall and snow melt durations producing the critical flood levels and discharges. This report recommends a 10-year frequency design for storm sewer pipe using the Rational Method[7]. It is further recommended that pond design be based on the greater of the 100-year, 24-hour frequency SCS rainfall event, or the 100-year, 10-day snowmelt event for overland drainage and pond storage design. In comparing the peak pond elevations for each of these events, the 100-year SCS rainfall event, with the assumption that the infiltration rate was negligible, created the highest peak pond elevations. Hence, throughout the remainder of this report, the peak 100-year pond rates are discussed for typical pond High Water Levels (HWL). These design criteria were selected for the analysis and design of the drainage system for this SWMP. In addition, a 10-inch, 24-hour rain event has also been modeled over the entire city to analyze all ponds, overflow drainage ways and natural channels to evaluate whether the emergency over flows (EOFs) function as intended.

Storm water detention facilities with peak discharge rates less than 2 cfs/40 acres are typically susceptible to high water levels during snowmelt conditions. Special consideration of the snowmelt condition becomes critical for areas, like the Anoka Sand Plain where infiltration dampens the effect of runoff from rainfall. These areas can accept high amounts of rainfall during the warm,

[7] The Rational Method is markedly different than the SCS methodology in that it does not deal with runoff volumes, only flow rates. An explanation of the Rational Method is made later in this report.

summer months, but often remain frozen later in the season and are relatively impervious in the spring during the snowmelt. Hence, snowmelt runoff can be a greater flood hazard than a large summer rainfall due to the impermeable nature of frozen soil. Accordingly, final basin design must consider snowmelt conditions when sizing storage and outlet structures.

When rainfalls exceed the recommended 10-year storm sewer infrastructure design, the excess runoff will be accommodated by ponding in low spots in streets for short periods of time and outflow through overland drainage routes and/or EOFs. With proper planning, this short-term flooding and overland drainage should minimize damage to property that would occur if those facilities were not provided. Drainage routes and EOF locations should be protected and preserved either by ordinance or through recorded permanent easements. Where possible, storm water pond designs shall include an emergency overflow to provide an outlet one-foot below the lowest floor elevation of any adjacent structure for added safety.

The Rational Method is a flow rate design method that ignores volumes and assumes a peak flow to each pipe based on hydrologic parameters such as watershed area, time of concentration, and standard rainfall intensity curves. This design method requires the selection and/or computation of a time of concentration and a runoff coefficient. The time of concentration is the time required for the runoff from a storm to become established and for the flow from the most remote point (in time, not distance) of the drainage area to reach the design point. The time of concentration will vary with the slope and type of surface that the rain falls on. Rational Method design including design methodology and hydrologic references should be based on the Minnesota Department of Transportation Drainage Manual.

A minimum concentration time of fifteen minutes for residential areas and ten minutes for commercial/industrial areas shall be used for design of the trunk storm sewer systems. These minimum times shall be considered in the design of lateral systems. As the storm water runoff enters the system, the flow time in the storm sewer is then added to the concentration time and compared to the downstream drainage area concentration time. The maximum of these values is used downstream, which results in a longer concentration time and peak runoff rate as the flow moves downstream from the initial design point.

5. Land Use Factors in Modeling (Runoff Coefficients)

The percentage of rainfall falling on an area that must be collected by a hydraulic facility is dependent on watershed variables such as soil permeability, ground slope, vegetation, surface depressions, type of development and antecedent rainfall. These factors are taken into consideration when selecting a runoff coefficient (C) for the Rational Method or a runoff curve number (CN) for use in SCS methodology.

Under ultimate (fully developed) conditions, the values of the coefficient will increase with increases in the amount of impervious surfaces caused by street surfacing, building construction, and grading.

The antecedent moisture condition (AMC) relates to the moisture content of the soil prior to a given storm event. Curve numbers based on land use can be

adjusted based on an assumed moisture condition. For purposes of the model, normal antecedent moisture condition (AMC II) was assumed. Curve number values can be adjusted for dry conditions (AMC I) or wet conditions (AMC III).

Curve numbers are also dependent on the type of soil in a given drainage area. Soil types are classified into four basic hydrologic groups as follows:

Group A - Includes soils consisting of deep sand and aggregated silts.

Group B - Includes sandy loam soils.

Group C - Includes soils that are low in organic content and made up of clay loams and soils high in clay.

Group D - Includes soils consisting of heavy plastic type clay soils.

Curve numbers that were assumed in the development of the model were based on the hydrologic soil group for each watershed based on the information contained in the County Soil Survey. Development plans shall consider post-development site soil conditions when choosing runoff curve numbers for final design.

Curve numbers (CN) are given in SCS TR-55. Average CN values for each land use type are used in the design of the storm drainage facilities in undeveloped areas. For the modeling of existing facilities, CN values were determined for each type of development and current zoned land use in each subwatershed. In general, the unpaved, non-wetland areas were modeled with curve numbers that most closely represent the Anoka Sand Plain. The curve numbers were then adjusted to reflect the percentage of impervious surfacing.

It should be noted that if land use changes to more or less impervious surfacing than the model, it will affect the model and updates may be needed.

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V. GOALS AND POLICIES

Problem Statement

The increase in developed areas within the community, with its associated runoff and sediment-related pollutants will have an impact on wetlands and other water resources including the Rum River and Mississippi River.

Mission Statement

The City of Ramsey, in cooperation with the LRRWMO, Anoka County, state and federal agencies, will prepare a watershed plan which will accommodate anticipated community development and redevelopment while providing clear direction to the developers for controlling the quality and quantity of storm water runoff and properly managing surface and groundwater resources and the physical habitat of existing wetlands, lakes and the Mississippi and Rum Rivers in a consistent fashion. The City is committed to a goal of no adverse impact to, and nondegredation of, its water resources.

Goals

This plan identifies several specific goals to control the City's water resources planning and management functions. The goals of this plan were established in accordance with the purposes of the water management programs required by Sections 103B.201 to 103B.251.

Policies

Each goal has several corresponding policies. A policy is a governing principle that provides the means for achieving established goals.

Standards

Standards are an extension of the policies. They provide specific, detailed guidance regarding water management practices. Plan standards are included in the Implementation Program (Section VIII) of this document.

A. Water Quantity

The following runoff quantity goals and policies are considered part of this plan.

Goal 1: Control flooding and minimize public capital expenditures.

- Policy 1.1: Natural storm water storage areas and manmade detention areas should be utilized to control flooding.
- Policy 1.2: The storage capacity of the natural drainage system will be utilized to control rates of runoff. The City will jointly define and adhere to flow rates at municipal boundaries as established in this plan.
- Policy 1.3: The City will pursue regional detention wherever targeted land acquisition opportunities arise.
- Policy 1.4: All hydrologic studies will be based on standard hydrologic criteria and ultimate or anticipated development of the entire tributary drainage area.

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Policy 1.5: Major storm water facilities (i.e., ponds, pond outlet systems, and major conveyance systems) will be designed using a return period of 100 years.

Policy 1.6: The peak outflow from all new developments shall be limited to the existing peak outflow for the 2-, 10- and 100-year SCS 24-hour rainfall events.

Policy 1.7: All minor drainage system analyses and design (i.e., piped collection systems and minor conveyance systems) will be based on a return period of 10 years unless otherwise specified. The minor drainage system pipe will be sized using the full gravity flow capacity of the pipe. Pressure flow based on surcharging the upstream manhole or structure to near the street will not be allowed.

Policy 1.8: Where plausible, detention facility design will include a paved access route or a "Netlon" or approved equal stabilized access route; and dedicated right-of-way, outlot access and/or drainage and utility easement for maintenance of the outlet structure and to the facility in general. Construction and long-term maintenance of these accesses will need to be negotiated on a case-by-case basis.

Policy 1.9: Where plausible, fences will be restricted from crossing drainage and utility easements. The City will consider encroachment of fences; however, the Owner will be responsible for entering into an Encroachment Agreement to allow the City to remove obstructions for necessary maintenance and waives the City of any liability stemming from improvements within the easement.

Policy 1.10: The design of storm water facilities will consider and identify location(s) of overflow(s) that prevent property damage to adjacent properties from extreme water levels.

Policy 1.11: Minimum building elevations should be above designed designated flood levels. The minimum building floor elevation shall be two (2) feet above the 100-year level or 1-foot above the EOF. The 100-year level shall be on the highest 100-year level resulting from a single event analysis; the 100-year, 10-day snowmelt event; a multiple day runoff event analysis, or the critical event analysis. This will likely require that the City begin to require As-Built Certificates of Grading, a practice that is not currently required by the City.

Policy 1.12: Landlocked runoff basins shall be sized to handle back-to-back 100-year Atlas14 24-hour rainfall events, the 10-inch SCS 24-hour rainfall event or the 100-year, 10-day snowmelt snow melt event, whichever produces the higher peak pond elevation (Landlocked HWL). The minimum building floor elevation around landlocked basins shall be two (2) feet above the Landlocked HWL.

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Policy 1.13: Emergency overflows or outlets to drainage systems will be provided to any landlocked area if the available storm water storage capacity is inadequate to prevent flooding of residences and if the available downstream conveyance system capacity is adequate to accept additional flow.

Policy 1.14: The City will have standard hydrologic design criteria for all storm water systems to assure consistency.

Policy 1.15: The City will perform maintenance measures to assure proper function of the drainage system.

Policy 1.16: The City will adopt ordinances that control peak runoff consistent with standards and recommendations in the Minnesota Stormwater Manual.

B. **Water Quality**

Goal 2: Achieve water quality standards in City lakes, streams, rivers, and wetlands consistent with intended use and classification, which include quantifiable limits on specific pollutants (i.e., phosphorus, turbidity, excess nutrients, etc.). The City's ultimate goal is to meet the standards for the designated use of each water body.

Policy 2.1: The ranking system established by the LRRWMO shall dictate intended use and water quality standards.

Policy 2.2: Future outlets to DNR protected waters must first pass through a sediment pond/trap prior to discharging into the protected water body.

Policy 2.3: Phosphorus loading to a drainage system or water body will be reduced to the greatest practical extent through the use of Best Management Practices (BMPs).

Policy 2.4: All construction plans developed for the maintenance and/or improvement of water quality will include a detailed access and maintenance plan and shall require approval by the City.

Policy 2.5: A community education program relating to preserving and improving water quality will be developed and implemented.

Policy 2.6: All on-site waste water systems will be the responsibility of the owner.

Policy 2.7: A water quality plan outlining education programs, water quality monitoring needs, water quality modeling requirements, phosphorus budgets for subwatersheds, and any other water quality issues should be developed and implemented. The City-wide SWPPP and MS4 permit already addresses the education, monitoring, maintenance, good housekeeping, illicit discharges and construction erosion control.

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Policy 2.8: The LRRWMO and the City should take an active role in implementing the necessary policies to allow development of regional water quality ponds.

Policy 2.9: The City will perform maintenance measures to minimize pollutant loadings to local water bodies.

Policy 2.10: The City will adopt best management practices for development that will result in TSS and TP reductions of 90% and 60%, respectively.

Policy 2.11: The City will adopt best management practices for redevelopment that will result in TSS and TP reductions consistent with the Minnesota Stormwater Manual.

Policy 2.12: The City will integrate their Stormwater Pollution Prevention Plan into their local water management plan, in accordance with MPCA requirements and schedules.

Policy 2.13: The City will revise its Stormwater Pollution Prevention Plan to include the required nondegredation information and summarize or integrate that information into its local water management plan when the nondegradation rules are finalized and become a mandatory part the Municipally Separate Storm Sewer System (MS4) permit.

C. **Recreation, Fish and Wildlife**

Goal 3: Protect and enhance water recreational facilities, fish and wildlife habitat.

Policy 3.1: Natural areas, wildlife habitat and wetlands to be protected during construction should be clearly marked and/or fenced in the field.

Policy 3.2: Buffer zones of natural vegetation are encouraged in privately-owned areas around existing ponds and wetlands located within current wildlife corridors to provide habitat for wildlife in accordance with the Wetland Management Plan.

Policy 3.3: The water level fluctuation of a wetland or pond shall be maintained consistent with the management function of the water body. Wetlands used for stormwater overflow purposes shall be limited to a maximum bounce of 2-feet between the NWL and HWL.

Policy 3: The City has already assessed the functions and values of all wetlands over ¼-acre in size. The City will not be updating this assessment as part of this update. When a logical time in the furtherance of future development warrants, likely coinciding with a future Comprehensive Plan Update, the City will consider updating this assessment. Policy 3.5: The City supports programs to control aquatic invasive species.

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Policy 3.5: Activities related to recreation, fish and wildlife should be consistent with the Anoka County Regional Park objectives and the City's comprehensive plan.

Policy 3.6 The City supports the establishment of native vegetation around sedimentation ponds and wetlands following disturbance, and when new ponds are created whenever possible.

D. **Public Participation, Information and Education**

Goal 4: Increase public participation and knowledge in management of the water resources of the community.

Policy 4.1: The City must call an annual meeting to discuss its SWPPP as part of its MS4 permit. This opportunity will be used to discuss water resource issues affecting the City. The City will explore avenues to increase notification and publicity of this annual meeting. The City will consider holding a special meeting coinciding with major flooding events.

Policy 4.2: The City will utilize available resources and input from the public to address local water resources issues.

Policy 4.3: Citizen lake water quality monitoring is encouraged and supported by the City.

Policy 4.4: The City supports Anoka County's recreation and educational programs related to the water resources of the community.

Policy 4.5: The City will support natural environment programs in the public schools.

E. **Public Ditch System**

Goal 5: Maintain the current ditch system to convey water and maintain the current defined maximum flood levels to protect businesses and residences.

Policy 5.1: The City will continue to maintain public ditches to provide protection of private property and structures from flooding, provided that such maintenance is in accordance with the Minnesota Wetlands Conservation Act, Minnesota Statute 103E governing agricultural drainage, is acceptable to the U.S. Army Corps of Engineers, and does not adversely affect the value of wetlands or water quality.

Policy 5.2: With the exception of County Ditch 66 and County Ditch 43 which have been turned back to the City, Anoka County is recognized as having authority over all public ditches within the watershed in accordance with Minnesota Statute 103E.

F. **Groundwater**

Goal 6: Promote groundwater recharge and prevent contamination of the aquifers.

Policy 6.1: Anoka County is recognized as the lead agency regarding groundwater controls.

Policy 6.2: Recharge areas identified by Anoka County shall be protected from adverse development and from potential contamination.

Policy 6.3: Infiltration of the first 1.0-inches of runoff from new impervious areas will be required wherever the soils are appropriately permeable (i.e., hydraulic soil types A and B) to promote groundwater recharge and volume controls. This is subject to proximity to wellhead protection zones as noted earlier in this report whereby infiltration shall not be allowed within the 10-year capture zone.

Policy 6.4: Whenever practical, ponds shall be designed as "wet ponds" with storage volume below the outlet to promote infiltration and/or groundwater recharge.

Policy 6.5: The use of grassed waterways shall be encouraged to maximize infiltration. Proper grades shall be maintained or underdrain systems installed as part of an overall site plan to insure positive drainage.

Policy 6.6: Any spring area should be identified in the field, denoted on maps by the City and protected from development within the watershed.

Policy 6.7: The appropriate jurisdiction shall use both regulatory (ordinances, permits, etc.) and non-regulatory (Best Management Practices) tools to protect the land area within designated wellhead protection areas.

G. **Wetlands**

Goal 7: Maintain the amount of wetland acreage and try to increase the wetland values within the watershed.

Policy 7.1: Use and function of all wetlands greater than ¼-acre in size has been determined as part of the 2008 SWMP plan preparation.

Policy 7.2: Restoration of poor quality wetlands shall be prioritized.

Policy 7.3: The City or Anoka County shall identify areas that can be used for wetland mitigation.

Policy 7.4: Wetland mitigation criteria will be established consistent with the Minnesota Wetland Conservation Act of 1991 and subsequent amendments and associated rules thereto (e.g., Minnesota Rule 8420), state and federal regulations, the LRRWMO and the needs of the City.

Policy 7.5: Alteration of wetlands is discouraged unless for restoration. Alteration may be allowed on an individual basis if the alteration can be properly mitigated in accordance with the Wetland Conservation Act (WCA). Allowable alternatives must comply with WCA sequencing requirements including, in order, avoidance, minimization and mitigation. In general, it will

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require a full Technical Evaluation Panel meeting and majority approval before any wetland impact is allowed.

Policy 7.6: Wetland banking opportunities will be pursued by the City and/or the LRRWMO in accordance with the Wetland Conservation Act.

Policy 7.7: The City has prepared, a Wetland Management Plan.

Policy 7.8: The use of native vegetation for buffers in undeveloped and previously developed areas is recommended.

H. **Erosion Control**

Goal 8: Prevent soil erosion.

Policy 8.1: The City will protect natural vegetation to the greatest extent possible.

Policy 8.2: Soil erosion shall be prevented through the installation of erosion control practices in accordance with MPCA's Best Management Practices Handbook.

Policy 8.3: Topsoil stockpiled for reuse shall be protected from erosion.

Policy 8.4: It shall be the responsibility of the developer/contractor to keep streets and property adjacent to construction areas free from sediment carried by construction traffic at site entrances and access points, from sediment laden site runoff and blowing dust.

Policy 8.5: The MPCA Storm Water Permit Program for Construction Activities shall be followed.

Policy 8.6: The City has adopted an erosion and sediment control ordinance including provisions that are consistent with NPDES Construction Stormwater permit and its MS4 permit requirements.

I. **Development Standards**

Goal 9: Residential Grading

Policy 9.1: Residential lots shall have a minimum surface slope of 2-percent in all directions. Lesser slopes, between 1-percent and 2-percent may be allowed with a certificate of grading.

Policy 9.2: In acknowledgement of historical consumption data, the City will require water conservation measures for new development such as, but not limited to four inches of topsoil shall be placed in the turf restoration areas of all new residential lots.

Policy 9.3 Where residential lots are newly graded and there is no immediate plan for new housing within the lot, the entire lot

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shall be covered with 4-inches of topsoil and seeded in accordance with the following schedule:[8]

Type of Slope	Time*
Steeper than 3:1	7 days
10:1 to 3:1	14 days
Flatter than 10:1	21 days

* The maximum time an area can remain open when the area is not actively being worked.

Policy 9.4 Bluff protection ordinances and shoreland protection ordinances shall govern steep sloped areas.

J. **Regulatory Responsibility**

Goal 10: Recognize the regulatory authority of other local, state and federal entities.

Policy 10.1: The City is responsible for establishing and implementing a local permitting program for water resources management. For smaller projects, an administrative Grading Permit shall be sufficient. For larger projects, an Interim Use Permit (IUP) shall be required

Policy 10.2: Other governmental agencies with watershed management responsibility include:

- The Lower Rum River Watershed Management Organization (LRRWMO)
- Minnesota Department of Natural Resources (DNR)
- United States Army Corps of Engineers (USCOE)
- Minnesota Board of Water and Soil Resources (BWSR)
- Minnesota Pollution Control Agency (MPCA)

Policy 10.3: The WMO and the City will require a permit for certain activities, as described in this plan.

K. **Finance**

Goal 11: Equitably finance water resources.

Policy 11.1: All developments should, to an extent determined by the City, provide land, funding, or a combination of both for management of local water resources, which includes development of regional facilities and planning studies.

[8] Minnesota Pollution Control Agency, National Pollutant Discharge Elimination System (NPDES)/State Disposal System (SDS), Application for General Storm-water Permit for Construction Activity (MN R100001)

Policy 11.2: The City may establish a fee structure charged to developers for analyzing the impacts of the proposed development.

Policy 11.3: The City has established a fee structure charged to developers for constructing capital improvements (i.e., trunk conveyance systems).

Policy 11.4: The WMO should establish an equitable cost allocation formula for water resource project implementation that affects more than one unit of government.

Policy 11.5: Grants may be sought by the City to fund watershed related projects.

Policy 11.6: The City should investigate the feasibility of alternative funding sources, such as Ad Valorem Taxes, bond sales, and user charges (storm water utility).

Policy 11.7: The City should encourage donations and in-kind contributions of public and private organizations and the school systems for plan implementation.

Policy 11.8: The City shall investigate and evaluate other funding mechanisms that support implementation and enforcement.

L. Records Management and Documentation

Goal 12: The City shall preserve historic data, records, and files pertaining to the water resources of the LRRWMO.

Policy 12.1: The City should develop a classification to be recorded for each new detention area, including the basis for the classification.

Policy 12.2: Engineering calculations will be required in a standard format.

Policy 12.3: Past studies will be documented and filed by the City.

Policy 12.4: Immediately after extreme rainfall events, high water elevations should be noted and surveyed by the City.

Policy 12.5: The City will develop a history of flooding and water quality problems by noting past events and recording current floods.

Policy 12.6: The City will record changes in water quality, such as increased aquatic vegetation, changing thermal conditions, increased sedimentation, reduced fish numbers, and fish kills.

Policy 12.7: The City will perform regular wet storage volume surveys of its stormwater quality ponds on a 10-year rotating basis. If the water quality storage volume is being lost to sedimentation, the City will clean out the pond to reestablish the design storage volume below the outlet and consequently reestablish the design residence time.

Policy 12.8: The City will document all items/BMPs provided in the SWPPP and MS4 permit.

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VI. ASSESSMENT OF PROBLEMS AND CORRECTIVE ACTIONS

This section assesses the water-related problems in the City, prioritizes the problems and includes actions to adequately solve each identified problem.

The City held a public open house on July 11, 2007 to gather input on water resources-related problems in preparation of the original 2008 plan.. A public notice was published in accordance with City policies. Four residents attended the open house. The feedback that was received was primarily associated with the desire to protect the City's natural beauty including wetlands, wildlife habitat and wildlife corridors. The primary concern was that continued and uncontrolled development would adversely impact the current environment. All attendees expressed satisfaction that the SWMP is intended to protect these features.

Throughout the course of completion of the 2008 plan and subsequent flooding events in 2011 and 2014, prior to this 2015 update, City staff compiled a list of nuisance flooding areas either noted by maintenance staff or by resident complaints.

Figure 9 highlights all known nuisance flooding areas.

A. Specific Lakes and Streams with Water Quality Problems

Table 15 in Section IV, page 17 of this report, lists the current (2014) MPCA 303d Impaired Waters in Ramsey. There are also waters downstream of the City of Ramsey, such as Lake Pepin, that are impaired. The process to remedy the impairment includes establishing a Total Maximum Daily Load (TMDL) allocation to each contributor to the problem. A TMDL is a calculation that determines the allowable pollutant load that can be discharged into the impaired water so that the limited load will ensure that the water improves to levels where it is no longer impaired. The typical process is initiated by the MPCA and includes a series of stakeholder meetings to formulate viable solutions and mutually work out a reasonable allocation of acceptable pollutant loading.

Since a TMDL study has not been completed for these waters, the City should identify the priority it places on addressing impaired waters and how the City intends to participate in the development or implementation of TMDL projects. Furthermore, the City should volunteer to participate in the stakeholder process.

Once a TMDL study is completed for the impaired water, the City must include, in this SWMP and its City-wide SWPPP, an implementation strategy including funding mechanisms that will allow the implementation of the TMDL requirements. As MPCA completes its TMDL process for each impaired water, the implementation of the measures to meet the TMDL will immediately become a priority item for the City of Ramsey.

B. Flooding and Storm Water Rate Control Issues

Figure 9 is a map of all flooding areas either noted by staff or associated with a resident complaint compiled between 1985 and 2014.

The lake levels in Lake Itasca are historically variable, and have ranged from elevation 863.24 to elevation 871.9 with an average water level of 867.7. The DNR protects the lake to its Ordinary High Water Level of 871.4. To protect the properties around the lake, an emergency overflow should be established above the DNR protected level of 871.4. The overflow may be in the form of a pipe to the south or southeast, or it may be a new outfall to the Mississippi River.

The storm water modeling performed for the area shows few opportunities for property damage associated with rainfall. Ponding areas having a potential for property damage are shown in red on Figures 10 through 23. The relatively low percentage of potential property damage is presumed to be attributed to the high permeability of the Anoka Sand Plain and proper storm sewer system design.

Because of the pervious nature of the Anoka Sand Plain, the City should be cognizant of the impact that a significant increase in impervious surfacing and mass grading can have on runoff conditions. The addition of significant amounts of impervious surfaces and the reduced permeability associated with the soil compaction in mass grading without a reasonable attempt to restore and duplicate the current infiltration pattern could create significant increases in runoff volumes and downstream flooding.

The City will review and modify its current development ordinances to encourage infiltration and require soil ripping of mass grading to compensate for lost infiltration conditions as well as requiring extended retention ponding to mitigate and compensate for increases in runoff. Innovative solutions to the storm water runoff volume increases associated with the increase in impervious surface will be investigated. Potential solutions include pervious pavements, rain gardens and infiltration basins among others.

Comprehensive storm water runoff modeling of the existing conditions throughout the entire City was completed as part of the 2008 plan. The modeling was updated in 2015 to reflect new development and incorporate the Atlas 14 runoff rates. This modeling will provide a baseline for comparison purposes as new developments change the drainage pattern. With this modeling information, City staff can readily review the cumulative impacts of large developments for effects on baseline conditions across the entire city.

SSA software was used in the comprehensive modeling. This software is based on the industry accepted EPA SWMM process and St. Vennant equations. The model can be used to input actual rainfall events from rain gauges and can model the transport of pollutants through the system. This will be very useful in evaluating the BMP measures to address future TMDLs.

The 2008 plan addressed several previous flooding complaints the City had received over a number of years, beginning in 1980. It was determined in 2008 that several of these concerns were solved by later construction of storm sewer systems as the City developed. The areas that were not solved are shown on the flooding area map.

The City experienced high water levels in 2011 and 2014 caused by high snowfall over the winter and heavy spring rains. Staff logged the complaints received in each year. The lists were presented to the Public Works Committee for review.

The 2011 complaints sorted into three (3) categories, clean existing drainage ways and structures, water ponding outside of existing easements, and water ponding in existing easements. Where water was ponding in existing easements the action was homeowner education on the purpose of drainage and utility easements. The action where existing drainage was and structures needed cleaning was to add the work to the Public Works action list. The action where water was ponding outside of existing easements was a combination of performing a detailed study of each area using Consultant Pool and Staff resources. Cost estimates were generated from the studies and presented to the City Council. Several projects were selected for construction, the remainder were deemed infeasible at that time.

The 2014 complaints were also studied. Staff determined that the majority of these complaints would require additional study, these areas could not be drained without causing high water problems on downstream properties. The City wide storm water model is being used in the review of possible solutions to these problems. The Public Works Committee of the City Council has discussed stormwater ponding concerns several times in 2014 and 2015. Staff is preparing a feasibility study on potential solutions to be brought back to City Council for review.

C. **Impacts of Water Quality and Quantity Management Practices on Recreation Opportunities**

The current City ordinances together with the LRRWMO, County, regional, state and federal rules and laws are designed to protect the existing land and water resources within the City of Ramsey. The City believes that it can allow continued development while maintaining or improving its resources including water quality and recreation opportunities. With the implementation of this plan and the recommended policy and ordinance changes, the developers will be responsible for protecting water quality, mitigating the runoff quantity and ensuring that there will continue to be recreation opportunities in Ramsey. In addition, the City's Storm Water Pollution Prevention Plan is designed to educate the public to better protect the city's water resources, to implement temporary and permanent erosion and sediment controls for new developments, to ensure good housekeeping of the City's municipal operations, and to detect and eliminate illicit discharges.

D. **Impacts of Stormwater Discharges on Water Quality and Fish and Wildlife Resources**

As stated in C above, the current and proposed ordinances and the City's SWPPP are designed to protect the existing land and water resources within the City of Ramsey. This includes measures that are designed to maintain or improve the habitat of the fish and wildlife throughout the area.

E. **Impacts of Soil Erosion on Water Quality and Quantity**

As part of the City-wide SWPPP and MS4 permit, the City established an erosion and sediment control ordinance governing construction practices. The City will also evaluate existing erosion control problem areas that may not be associated with recent construction and formulate mitigation plans to rectify those issues. Given increased regulation of the typical causes of soil erosion and sediment transport, it is anticipated impacts of soil erosion on water quality in the Ramsey area will be greatly diminished.

The SWPPP and MS4 permit also call for the annual inspection of required structural BMPs (structural BMPs are physical devices designed to trap or filter pollutants from runoff or reduce runoff velocities; an example being silt fence). Maintenance is included in the City's annual budget to ensure that structural BMPs continue to work and provide the design storage needed to ensure continued flood mitigation.

F. **General Impact of Land Use Practices**

As stated in Section VI.B, increases in impervious surfacing will require mitigation to reduce the impacts related to change in permeability from the natural Anoka Sand Plain conditions. The preferred mitigation method is to encourage infiltration to duplicate the existing condition. In addition to infiltration, the City will consider low impact

alternatives and oversized regional retention basins to mitigate potential downstream flow changes.

The City also prepared a Wetland Management Plan along with this the 2008 SWMP that includes a function and value assessment of all wetlands in excess of ¼ acre in size. Although the wetland buffer requirements were later rescinded by the City Council, the City gathered a great degree of quantitative data to help study the effects of furtherance of developed areas within the community. The City will continue to use this data as a baseline for analysis as well as to consider potential outcomes of development in close proximity to wetlands Adequacy of Existing Regulatory Controls

The City of Ramsey believes it has adequate policies in place to self-regulate the anticipated growth without sacrificing its abundant water resources. In addition to its ordinances, the existing greater area regulatory controls of the LRRWMO, BWSR, the Metropolitan Council, the DNR, the U.S. Army Corps of Engineers, Anoka County, etc. are more than adequate to properly manage or mitigate adverse impacts on public waters and wetlands.

The City must rely on the regulatory authority of Anoka County, the LRRWMO and the regional, state, and federal plans to monitor and control the runoff entering the City from outside its jurisdiction. The City understands that it will also need to address issues brought to its attention by these outside regulating authorities.

The City is also concerned that the ordinance revisions, various permit fees and charges needed to finance the proposed changes will adversely affect development in Ramsey. To ensure that Ramsey has an equal chance of attracting development, the City must rely on outside agencies and WMOs in the area to regionally enforce similar environmental requirements with comparable financing obligations.

G. **Adequacy of Programs**

The City of Ramsey believes that the BMPs promised in its City-wide SWPPP and MS4 permit are designed to adequately:

1. Limit soil erosion and water quality degradation
2. Maintain the tangible and intrinsic values of natural storage and retention systems
3. Maintain water level control structures

H. **Adequacy of Capital Improvement Programs**

The storm water improvements recommended in the City's 5-year Capital Improvement Program are designed to address and correct problems related to:

1. Runoff Quantity
2. Water Quality Management
3. Fish and Wildlife Habitat and Public Waters and Wetland Management
4. Recreational Opportunities

I. **Future Potential Problems**

The greatest potential for future problems with storm water planning is associated with the ever-growing impervious footprint that is inevitable with growth. As stated earlier, highly pervious nature of the Anoka Sand Plain means that the cumulative effect of development could result in drastically increased runoff volume and flow rates.

The recommended ordinance revisions are designed to:

1. Encourage infiltration and soil ripping of newly graded sites so that developed sites can adequately mimic unimproved site runoff and flow rates.

2. Limit post development runoff rates to the existing condition so that multiple developments do not cause cumulative increases in the downstream condition.

In addition, regional pond modifications are also recommended where plausible because of the economic and runoff management capabilities of larger scale hydrologic systems. By implementing the recommendations in the SWMP, these potential future problems are being anticipated and adequately addressed within the City of Ramsey. As stated earlier, the City must rely on the regulatory authority of Anoka County, the LRRWMO and the regional, state, and federal agencies to monitor and control the runoff entering the city from outside its jurisdiction. The City understands that it will also need to address issues brought to the attention by these outside regulating authorities.

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VII. FINANCIAL CONSIDERATIONS

Typically a Capital Improvement Program (CIP) is an itemized program for at least a five-year prospective period. The items and associated costs are subject to at least biennial review. The benefits include setting forth the schedule, timing, and details of specific contemplated capital improvements by year, together with their estimated cost, the need for each improvement, financial sources, and the financial effect that the improvements will have on the local government unit or watershed management organization.

The City recognizes that the detailed modeling exercise of the storm water system for the city laid out many areas of potential full pipes, inadequate flow structures, and potential flooding issues that will need to be constantly re-evaluated as more detailed information is available for the system and as the city grows. As this re-evaluation occurs, the CIP will need to be updated to reflect new projects.

A. 5-year Capital Improvement Program

The current 5-year Capital Improvement Program includes the following:

1. Annual Sediment Pond Cleaning $125,000
2. County Ditch 43 Cleaning $180,000
3. COR Bunker Lake Boulevard (Armstrong Blvd to Ramsey Blvd) $560,000
4. West Mississippi Outlet $680,000
5.
6. Whispering Pines Estates Plat 2 Storm Sewer $330,000
7. Annual Drainage Enhancements $675,000
8. Stormwater Drainage Improvements –Treatment before discharge to River $410,000
9. Storm Sewer South of Bunker Lake Boulevard -COR $250,000
10. Garnet Street Reconstruction $198,000
11. Reconstruction of Andrie Street/ 164th Avenue $1,020,600
12. Reconstruction of Streets -Ford Brook Estates $237,600
13. Alpine Drive Reconstruction $60,700
14. Reconstruction of Streets – Stanhope Terrace and North Forty $587,000
15.

Total Current 5-year Plan Expenditures $5,389,500

The financial impact of implementation of the proposed regulatory controls and programs identified in Section VI is anticipated to include the following:

16. Adopting and Enforcing the SWMP Local Controls and Standards[9] $25,000/year
17. SWPPP Annual Cost and Implementation[10] $100,000/year
18. Current Five Year Capital Improvements $5,389,500

Total 5-year Financial Impact $6,014,500

[9] Estimated cost is based on one half-time employee at salaries (plus benefits) of $50,000 per year.
[10] Estimated cost is based on two fulltime employees at salaries (plus benefits) of $50,000 per year.

Although the cost associated with these recommendations can be financed locally, the City will pursue all opportunities for outside funding. Without outside financing the City will need to finance the adoption of, and enforcement of, the local controls and standards, implementation of the specified programs, and capital improvements recommended in this SWMP using one or more of the following:

1. Increasing the storm water development charges (storm water trunk fees)
2. Increasing the storm water utility fees
3. Increasing the general levy (within levy limits)
4. Creating a storm sewer assessment district
5. Accessing funds from other City projects and funds

The City increased the storm water trunk fees and storm water utility fees in 2015.

Outside funding is greatly desired as the impact of increasing these taxes, fees and charges will increase tax burden against homes and farmsteads, increase the utility burden for all parcels or postpone other necessary improvements currently scheduled in the City's Capital Improvement Plan.

The following are potential sources of outside funding that may be available to assist in the financing of the various storm water related issues:

1. Minnesota Clean Water Legacy funds
2. Clean Water Partnership Funds
3. Clean Water Act, Section 319 funds, administered by the MPCA
4. Minnesota Public Facilities Authority (PFA) grants and low interest loans

There is significant competition for these limited funding sources. If these sources are pursued by the City, it will likely involve innovative treatment technologies in addition to timely requests for funding.

The application deadlines for Section 319 and PFA funds are published annually by the State. The PFA prepares an annual Intended Use Plan for each program that lists the projects eligible to apply for loans. A written request must be submitted by the City to the PFA to place a project on the IUP for consideration. The City routinely monitors the deadlines for these programs.

B. Local Financing Options

Development Charges or Trunk Fees According to City of Ramsey Code section 117-618, anyone creating a new residential lot or a new nonresidential site plan must pay a storm water trunk fee as established by ordinance. Each year the fee is reviewed and approved as part of the City's overall fee ordinance. For residential property, the fee is a flat fee per residential unit. For nonresidential property (commercial / industrial), the trunk fee is calculated on a per acre basis. The monies collected are deposited in the Storm Water Management Fund and are only used to pay for storm drainage financing and improvements. Maintenance of the storm water system is paid for with utility revenue deposited into the Storm Water Utility Fund.

1. Increased Storm Water Utility Fees

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According to City of Ramsey Code Section 58-194, the City may impose just and reasonable charges for the use and availability of storm sewer facilities. Rates and charges for the use and availability of the system shall be determined through the use of a Residential Equivalent Factor ("REF"). For the purposes of the Ramsey City Code, one REF is defined as the ratio of the average volume of surface water runoff coming from one acre of land and subjected to a particular use, to the average volume of runoff coming from one acre of land subjected to typical single-family residential use within the City during a standard five-year rainfall event. Rates and charges for the use and availability of the system shall be determined through the use of a Residential Equivalent Unit ("REU"). For the purposes of the Ramsey City Code, one REU is defined as the product of the acreage of a particular parcel multiplied by the REF. The REF shall be based on the relative runoff generated by any land use compared to the expected runoff from a typical half-acre single-family dwelling. This relationship shall be interpreted as a function of the percent of the total lot area that is impervious and shall be applied as determined in City of Ramsey Code.

The City Storm Sewer Utility fee is intended to finance infrastructure maintenance, upgrading, reconstruction and new construction serving previously developed areas. It is not typically used to finance retrofitting the existing system to accommodate new developments. Most cities require the developer to finance the entire new storm sewer system associated with the development. Then, once the new system is accepted and turned over to the City, the municipal maintenance funds (typically storm sewer utility funds) are used to maintain the new system.

2. Increasing the General Levy

If the City has not yet reached its levy limits, financing could come from increases in the general tax levy across Ramsey. This option is generally not favored because it may duplicate costs for property owners who have either directly or indirectly already financed their own developments. Unless tax expenditures for storm water needs can be uniformly spread to all properties, political opposition should be expected from entities that have already invested in storm water facilities.

3. Creating a Storm Sewer Assessment District or Storm Water Tax District

If a watershed is well defined and the greater majority of the property owners have a share in the benefit of the proposed storm sewer improvement, the City could form a storm water assessment district. When improvements or repairs are needed within the district, an advertisement hearing process is required similar to that used for assessments in Minnesota Statute 429. Many cities are not choosing this financing option because it can be cumbersome. Cities also find it difficult, on occasion, to legally prove the level of benefit associated with the assessment.

C. **Recommended Local Financing**

1. The cost of existing system retrofitting and maintenance projects should be borne by the Storm Sewer Utility fund as this is the primary focus of these funds.

2. The cost of new improvements in undeveloped land should be borne by the developer.

3. The cost of retrofitting the downstream system to accommodate new developments should be borne by newly established New Development Charges or Trunk Fees.
4. Increasing the general levy for storm sewer related costs is not recommended.
5. Creating a storm sewer assessment district is not recommended.

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VIII. IMPLEMENTATION OF PRIORITIES AND PROGRAM

A. Special Waters

According to the MPCA's Special Waters list (January 2004), special waters in the Ramsey area include:

1. The **Mississippi River** is considered part of the Mississippi River Corridor Critical Area (MRCCA) from the western borders of the cities of Ramsey and Dayton to Hastings. The cities of Ramsey and Dayton had previously also been included in the Wild and Scenic Designation until 2012, when these cities received an exemption from the Minnesota Legislature as these areas were also included in the MRCCA.
2. The **Rum River** is considered Scenic/Recreational from Highway 27 bridge in Onamia to Madison and Rice Streets in Anoka.

The City will meet State requirements for development near these waters as identified in the Minnesota Stormwater Manual by designing storm water basins using the sizing criteria described in *Design Calculations for Wet Detention Ponds*, by William Walker Jr. The City will also encourage storm water practices that promote infiltration/filtration and decrease impervious areas (better site design and integrated stormwater management), where practical.

B. City-wide SWPPP and MS4 Permit

The City-wide SWPPP, associated with its MS4 permit, is available on the City's website. The SWPP was updated to reflect the 2013 re-issuance of the MS4 Permit. A copy of the SWPPP is attached in Appendix B.

C. Implementation Schedule

In accordance with Minnesota Rule 8410.0010, the City of Ramsey must provide for the adoption of necessary regulatory controls, storm water design standards, education programs, data collection programs, and maintenance programs. This SWMP must clearly distinguish the City's responsibilities versus the responsibilities of the LRRWMO and Anoka County with respect to implementing each program element.

According to Minnesota Rule 8410, each organization plan must include a schedule for implementation by the organization, joint powers agreement members, and affected local units of government. All plan controls and programs to be implemented by the organization must be in effect within one year of plan adoption. All local plan controls and programs must be developed and in effect within two years of adoption of the last organization plan in the local unit of government.

Since this SWMP is an update to a previously accepted plan, most of the required programs have already been developed and coordinated with Anoka County and the LRRWMO.

D. Capital Improvement Program

This SWMP must include a capital improvement program that identifies specific capital improvements necessary to implement the water resource management goals and policies of the organization. The 5-year Capital Improvement Program is discussed in Section VII of this report.

A Capital Improvement Program, or CIP, already exists and is updated on annually for a projected 5-year period. The CIP includes projects to implement the recommendations in this SWMP.

E. **Enforcement**

This SWMP must identify the procedure to be followed to enforce violations of the controls of the organization as well as those of the local unit of government.

The City uses a permitting process with a surety requirement for new developments. If the developer fails to follow the conditions of the permit, the City can call on the surety to ensure immediate rectification. The surety must be in the form of a Letter of Credit or Cash Escrow.

The City has adopted the following ordinances:

1. Erosion and Sediment Control Ordinance
2. Illicit Discharge Ordinance
3. Post Construction Storm Water Management Ordinance.

Each of these ordinances will be enforceable locally and will carry fines for failure to adhere to them. In addition, the MPCA can impose significant fines for pollution discharges associated with these ordinance controls as well as any unauthorized pollution discharge.

The City will amend its ordinance to include the enforcement of storm water ordinances as part of City Code Chapter 2, Article VII entitled Administrative Enforcement of Ordinance Violations. The City will have to adopt an ordinance to establish the rates and charges associated with administrative fines for storm water ordinance violations.

F. **Administration Process**

This SWMP must specify the administrative process and timelines for the submittal, review, and approval of local plans and variances by the organization.

Requirement 1: All communities need to include information on the types of best management practices to be used to improve storm water quality and quantity and the maintenance schedule for the best management practices (BMPs).

Solution 1: *The City's SWPPP, available on the City website, includes the mandatory list of BMPs together with an implementation timeline. All of the BMPs in the SWPPP and designed to improve storm water quality. The City's current development ordinances are designed to regulate storm water quantity in accordance with the LRRWMO requirements. Within a year after the acceptance of this plan, the City will review its ordinances controlling development to include the recommendations of this SWMP, chiefly the recommended runoff volume controls.*

Requirement 2: All communities need to include a Wetland Management Plan or a process and timeline to prepare a plan. The Wetland Management Plan should incorporate a function and value assessment for wetlands.

Pretreatment of storm water prior to discharge is required for discharge into all wetland types.

Solution 2: *The City has completed a MNRAM evaluation of all of wetlands within city limits and greater than ¼ acre in size. The report is available at the Municipal Center. The implementation of the plan was postponed by the*

Requirement 3: The City needs to include funding sources for the various required activities.

Solution 3: *The required funding sources are described in detail in Section VII of this SWMP.*

Requirement 4: The City needs to include activities to be undertaken along with numerical goals, strategies and timelines.

Solution 4: *The City's SWPPP, available on the City website and attached in Appendix B, includes BMPs describing the necessary activities, numerical goals, strategies and timelines.*

Table 18 is an implementation process list of the recommended actions, timing, responsible party, and the cost or funding sources which are presented for the City Council's consideration based upon the data compiled in this report. Actions are listed in order of priority, from highest to lowest.

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Table 18

Implementation Process List

Action	Timing	Responsible Party	Cost/Funding Source
Maintain and implement Capital Improvement Program.	On-going, updated on a 5-year period.	City of Ramsey	Storm water area charge and monthly storm water utility fee
A storm water maintenance program enforced to ensure the successful operation of the drainage system.	On-going.	City of Ramsey	Storm water area charge and monthly storm water utility fee
Corrective actions for storm water problem areas.	On-going, as problems come up.	City of Ramsey	Storm water area charge and monthly storm water utility fee
The erosion and sedimentation control criteria for new developments enforced.	On-going, as developments are submitted to the City for approval.	City of Ramsey	Funding by developer's fees and building permits
Low impact development/better site design for new developments encouraged.	On-going, as developments are submitted to the City for approval.	Developer's Engineers, City of Ramsey	City staff funding by developer's fees and building permits. Developers pay for design and construction of developments.
Conceptual regional Ponding areas established as described herein and made a part of the storm water management system.	On-going, as Developments are submitted to the City for approval. Right of first refusal purchasing at time of sale of property.	City of Ramsey	Cost sharing with Anoka County
Standard review procedures established to ensure all development within the City is in compliance with proper erosion control practices.	Currently in place. Update as necessary.	City of Ramsey	Funding by developer's fees and building permits
Detailed hydrologic analysis required during final design of all ponding areas.	Currently in place. Update as necessary.	Developer's Engineers, City of Ramsey	Developers pay for design and construction of developments. City staff funding by developer's fees and building permits.

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Final high water levels governing building floor elevations adjacent to ponding areas and floodplains established as development occurs or when drainage facilities are constructed.	On-going.	Developer's Engineers, City of Ramsey	Developers pay for design and construction of developments. City staff funding by developer's fees and building permits.
Overflow routes established and maintained to provide relief during extreme storm conditions, which exceed design conditions.	On-going, as developments are submitted to the City for approval.	City of Ramsey	Developers pay for design and construction of overflow routes. City-conducted maintenance funded by developer's fees and building permits.
An education program for City residents, staff, and development community implemented.	On-going.	City of Ramsey	City of Ramsey, with help from LRRWMO, DNR, University of Minnesota Extension Service, SWCD, NRCS
Amendments to the SWMP adopted and implemented and the SWMP updated.	As warranted by future standards or regulations – by 2015 or earlier if needed.	City of Ramsey	Storm water area charge and monthly storm water utility fee
Regulate construction and land uses along the bluff, to prevent erosion.	On-going, as developments are submitted to the City for approval.	City of Ramsey	Funding by developer's fees and building permits
Encourage landowners to retain any areas of native vegetation, and to plant species native to the area, to protect and improve wildlife habitat and maintain the historic ecological role and appearance of the steeper riverbanks. The existing housing developments along steeper riverbanks have addressed retention of native vegetation in one of two ways: platting of the property in an outlot and deeding that to the City or	On-going, as developments are submitted to the City for approval.	Land Owners, Developers, City of Ramsey	Landowner, City of Ramsey, Future grant opportunities if they arise

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through a conservation easement.			
Develop an implementation strategy for TMDLs.	Once TMDLs are formulated.	City of Ramsey, working with LRRWMO	LRRWMO, BWSR, DNR, etc.

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IX. AMENDMENT PROCEDURES

This Updated SWMP extends to 2022. Amendments to the plan may be adopted and implemented as warranted by future standards or regulations. The City is aware that the Lower Rum River Watershed Management Organization will be updating its watershed management plan during the effective period of this plan which will trigger the mandatory re-evaluation and potential need for an update of this SWMP within two years from the date the watershed plan is approved by BWSR. The City will initiate any amendments by resolution of the City Council. The citizens of Ramsey, City Staff, the City Council, or any of the review authorities having jurisdiction may submit amendment requests.

The amendment request will be evaluated by City staff and a recommendation will be made to the City Council. If the Council deems the amendment necessary, it will order City staff and/or the City attorney to draft an amendment.

The draft amendment will be brought to the Council for review. If approved, the Council will pass a resolution calling for a hearing on the amendment. The amendment must be forwarded to each organization affected by the amendment. The proposed amendment will be published in the official city newspaper not less than 10 days before the hearing.

The hearing will be held in a public place, typically in the Council chambers at City hall. At the hearing, all interested citizens will be given the opportunity to submit a written statement or voice their opinion on the acceptability of the proposed amendment.

When all have been heard, the City Council will close the hearing and vote their decision on whether to pass a resolution accepting the amendment as written.

According to State Statute 103B.235, Subd. 5, Amendments, to the extent and in the manner required by the LRRWMO, all major amendments to the SWMP shall be submitted to the LRRWMO for review and approval in accordance with the provisions of State Statute 103B.235, subdivisions 3 and 3a for the review of plans. All major plan updates and amendments will be submitted to the Lower Rum River Watershed Management Organization and the Metropolitan Council simultaneously. All minor amendments will have a Public Hearing before the Planning Commission which will then recommend approval by the City Council. The City Council will review the amendments and approve or deny the changes.

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X. SUMMARY AND RECOMMENDATIONS

A. Summary

The 2008 plan was prepared by Bolton & Menk, Inc. The technical analysis found within this 2015 update was prepared by Bolton & Menk, Inc. in 2008 and refreshed by City Staff in 2015.

The Ramsey SWMP has a dual purpose: it will serve as a guide for the construction of storm drainage facilities and provide a basis for a consistent approach to the preservation of lakes, wetlands, streams, and the Mississippi and Rum Rivers. The following issues have been incorporated into this plan:

1. Division of the City into major watersheds based on contour maps, grading plans and natural topography
2. Determination of storm water runoff under ultimate land use conditions
3. General layout and sizing of trunk storm sewers and open channels
4. Tributary areas, storage volumes, and high water levels of all existing ponding areas
5. Recommendations for the revision of the current development ordinances
6. Recommendations for standard Operations and Maintenance procedures
7. Recommendations for specific construction site erosion control practices
8. Estimated construction and implementation costs of the SWMP
9. Recommendations for education of City residents, staff, and development community.

The primary function of an urban storm drainage system is to minimize economic loss and inconvenience due to periodic flooding of streets and other low-lying areas. Adequately designed storm drainage facilities provide flood control, minimize hazards and inconvenience associated with flooding, and protect or enhance water quality. The SWMP takes the entire drainage basin with future saturation development into consideration.

Wet water quality ponds upstream or dry regional infiltration basins (where possible) will help control the rate and the volume of storm water runoff. To provide flood protection for adjacent property, the design storm interval for ponding areas with a known outfall is a 100-year storm as compared to a 10-year storm for design of storm sewer piping. For land locked ponds or wetlands, the design storm interval is a back-to-back 100-year storm or the 100-year, 10-day snow melt event, whichever is larger. Any new residential, commercial, industrial and other habitable structures shall be constructed with the following low floor elevation: Elevation of the lowest floor of a structure shall be a minimum of 1 foot above the Emergency Overflow, or 2 feet above the HWL of the nearby pond or waterbody, whichever is higher.

In areas adjacent to designated flood plains as mapped on a Flood Insurance Rate Map, the Regulatory Flood Protection Elevation (RFE) applies. The RFE is defined as the mapped 100-year flood elevation plus 1 foot. However, the LRRWMO requires that the lowest floor elevation be 2 feet above the calculated flood elevation. Therefore, all structures, including accessory structures, must be elevated on fill so that the lowest floor

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including basement floor is at or above the Regulatory Flood Protection Elevation or 2 foot above the mapped 100-year flood elevation. The finished fill elevation for structures shall be no lower than the Regulatory Flood Protection Elevation and the fill shall extend at such elevation at least fifteen (15) feet beyond the outside limits of the structure erected thereon.

The area of a pond's HWL plus 1 foot of freeboard shall be contained entirely within an outlot that is owned and maintained by the City.

The numerous natural depressions found throughout Ramsey have been incorporated into the SWMP as ponding areas. Wetlands may be, and are currently being used for stormwater storage for larger rainfall events. They may continue to be used for this purpose – even after upstream development, provided that:

1. There is acceptable Best Management Practice pretreatment of the runoff in accordance with the MPCA NPDES/SDS Construction Permit, Section III.D., Permanent Stormwater Management System.
2. The bounce from the normal water level to the high water level does not exceed two feet.

The effective use of ponding areas enables the installation of outflow sewers with reduced capacities since the design storm duration is effectively increased over the total time required to fill and empty the ponding reservoirs. Storm sewers represent a sizable investment for the community and this investment can be more efficiently utilized by ponding storm water in designated ponding areas and allowing smaller diameter pipes to be used as outfall lines.

Equally as important as flood control and cost considerations, is the use of ponding areas to:

1. Improve water quality;
2. Return storm water to the groundwater table;

For water quality ponds, the storage below the outlet is the most important consideration. The area and depth of the ponds may differ from the values presented here, storage below the outlet must be provided so that the prescribed pollutant loading of the system is not exceeded.

The City will allow Developers to construct storm water ponds to serve a secondary purpose as a development amenity. However, the Developer shall be required to enter into a Development Agreement or Maintenance Agreement that outlines that the City will not take on maintenance obligations beyond basic storm water functions. If constructed as a water feature, the City will not guarantee water levels or water quality above basic storm water requirements.

The wildlife aspects of the ponding areas shall be maximized in design and the proper location of the trail system will allow good access to these areas for wildlife observation.

B. **Model Results**

Odd numbered Figures from Figure 11 through Figure 23 are maps of critical SSA pond data superimposed on the most recent aerial photo of Ramsey. They are color coded to highlight whether the 100-year storm conditions as follows:

Green – The pond functions properly and the peak elevation is fully contained within the pond

Yellow – The peak pond elevation is above the emergency overflow spillway

Red – The peak pond elevation may threaten structures

All red and yellow areas will be "ground truthed" to verify the condition depicted. These maps can be used to evaluate regional pond opportunities. In reviewing these maps, one can easily see where the current ponds or depressions are overtaxed for the 100-year event.

The following is a brief discussion of the opportunities and recommendations associated with each watershed:

Figures 11 & 12 – D43 Watershed

This is the Ditch 43 watershed. From Figure 11, it can be seen that this area is fully developed around a significant amount of existing wetlands. This leaves little opportunity to construct regional ponds.

The red areas on Figure 11 indicate ponds that are subject to flooding during the 100-year event. The yellow areas indicate that the emergency overflow is reached during a 100-year event. These ponds should be reviewed relative to the following:

- Should the outfall pipe be replaced with a larger one?
- Can the pond be enlarged?
- Can the overflow spillway be lowered?
- Can rain gardens be incorporated into the upstream watershed?
- Is the upstream watershed larger than allowed by the original design?
- Can some of the upstream watershed be diverted?

The two ponds in the southwestern part of the watershed that are highlighted in red, P26308 and P26310, appear to be infiltration ponds with no outlet pipe. Because our model conservatively assumes no infiltration, the threat of flooding from these ponds may be exaggerated. In comparing this area with the historic flooding map of Figure 9, there have been no reports of flooding in this area.

Pond P25454 appears to need a raised emergency overflow to the west in order to relieve potential flooding. Our model suggests that a 12-inch outfall culvert under Sunwood Drive with an inlet elevation of 866 will eliminate this threat from a 100-yr rainfall event.

Since the D43 watershed is comprised of a significant amount of wetland which acts as satisfactory runoff storage, no other significant designs are necessary with the exception of the localized flooding associated with the red highlighted ponds. Otherwise, upstream watershed review for infiltration/rain garden opportunities is recommended.

Figures 13 & 14 – D66 Watershed

This is the Ditch 66 watershed. It is nearly identical in nature to the D43 Watershed in build out and wetland storage. Hence, the recommendation is the same: review the highlighted ponds and determine if they need upgrading through either upstream infiltration practices, pond enlargement or increasing the outfall.

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From Figure 13, only one pond, P22110 is a potential threat to structures. In reviewing Figure 9, no residential complaints have been made for this area and City Staff has not highlighted this area as a nuisance flooding area. It currently exists as a small natural depression that may have infiltration capacity. Our modeling conservatively assumes that no infiltration occurs and that relief is only provided by storage and the capacity of the outfall pipe. Hence, the potential threat to structures may be exaggerated. If this pond proves to be a problem, the pond storage could be increased or the existing 15" outfall could be increased to a 21" pipe with a lower pipe inlet elevation of 883 to adequately relieve the potential flooding.

The yellow coded ponds in Figure 13 highlight ponds that are immediately adjacent to large wetlands. With the exception of pond P09308, in the northwest part of the watershed, these ponds have emergency overflows directly to these wetlands and there is no concern for public welfare or property damage associated with these ponds. Pond P09308 is another infiltration basin with no historic complaints in the vicinity. Because our model conservatively assumes no infiltration, any threat of flooding from this pond may be exaggerated.

Figures 15 & 16 – EMISS Watershed

This is the Eastern Mississippi watershed. The majority of the northern part of this watershed is adequate in storage and functioning properly. Where there is undeveloped land, the SSA model can be used to recommend appropriate pipe sizing and ponding to ensure that it remains free of flooding.

The southern part is more commercialized and also more prone to flooding. However, there are no historic complaints of flooding in the area (see Figure 9).

If additional flood protection is needed in the southern EMISS watershed, there are some opportunities to correct the ponds that are modeled to be surcharged. From the aerial photograph, it appears that there are a few opportunities for expanding troubled ponds and the creation of additional ponding that may be constructed as backflow basins to relieve the flood prone ponds in the area. Those best opportunities are immediately adjacent to the railroad. These would be best incorporated into future development of this area. Otherwise, retrofitting rain gardens, infiltration basins, and as a last resort, increasing outfall pipes may be considered for nuisance ponds.

Figures 17 & 18 – GOLF Watershed

This watershed is currently functioning well. There is only one pond, P11320, in the watershed that is a potential threat to structures. It appears to be a roadside ditch infiltration basin pond. Again, conservatively ignoring infiltration may exaggerate the flooding potential of this pond. There is no history of complaints of flooding in this area. If flooding becomes a problem, it may only need minor grading to correct its emergency overflow spillway. Also, upstream watershed review for infiltration/rain garden opportunities may also suffice in correcting the problem.

The remaining yellow ponds appear to be in undeveloped areas and are probably natural depressions that fill and overflow.

For the few upstream areas that are not developed, careful retention, infiltration and outfall design review using the SSA model is the best way to accommodate continued development.

Figures 19 & 20 – MMISS Watershed

This watershed is only partially developed. The existing development is on the downstream end. The ponding areas within the developed part of the watershed are working well. As recommended earlier, infiltration and rain gardens should be incorporated into the upstream development where possible. The recommended ordinance changes should help ensure that this occurs.

Figures 21 & 22 – TROTT Watershed

This watershed is unique in that the majority of the area is currently designed as low impact development. The general nature of the Trott Brook watershed is that it is a linear wetland. The majority of the ponds are functioning well. City staff has noted that one area, near 179th Avenue and Azurite Street is a problem area (Figure 9). This area is also highlighted as a potential threat to structures in Figure 21. Regrading the roadside ditches or constructing a new outfall to relieve this area is recommended to alleviate the problem flooding in this area.

The remaining red highlighted pond and the only yellow highlighted pond in TROTT Watershed are infiltration areas with no historic complaints of flooding in the vicinity. Because our model conservatively assumes no infiltration, any threat of flooding from this pond may be exaggerated. If infiltration is not resolving the problem, the emergency overflow from this area should be regraded to protect the structures in the area.

Figures 23 & 24 – WMISS Watershed

This watershed includes the COR (former Ramsey Town Center) area. However, some ponds are indicated as being a threat. To ensure that this does not become a problem, we recommend using the SSA model to correct these potential problems as future expansion of the COR area occurs. The residential area to the northwest has several ponds that should be reviewed with the same considerations as the Trott and Ditch 43 watersheds.

Pond number P17306, located immediately west of 156th and Nutria, shows as a potential threat to structures and is in an area of property owner complaints. This appears to be a land locked infiltration pond that has very little infiltration capacity. The best solution to this pond is to provide an outfall to the west.

Pond P21210-E, immediately south of 151st Avenue and east of Rhinestone Street, is also shown as flooded. This is also an isolated infiltration with no outlet. The property owners in the vicinity of this pond have filed complaints of nuisance flooding in this area. Solutions for this pond include:

- Expanding the storage and working the pond invert to encourage infiltration
- Regrading to lower the existing emergency overflow channel
- Constructing a new piped outfall to serve the area.

There are two infiltration basins in the mid-eastern part of the watershed (Section 21 near 162nd Avenue and Zirconium Street that have been modeled to be either using the emergency spillway or a potential threat to structures. Although the peak elevation of these ponds may be exaggerated by neglecting infiltration in our model, nuisance flooding has been reported in the vicinity by area residents as shown in Figure 9. To alleviate this problem in Pond P21208, we recommend constructing an outlet culvert outlet under 161st Avenue may adequately address the problem flooding experienced there. The problem in Pond P21210, which is upstream from the residential nuisance flooding area, may be corrected by either expanding the infiltration basin storage or by

regrading the emergency overflow spillway at a lower elevation to alleviate the potential flooding threat.

We recommend that the undeveloped part of the WMISS watershed, lying immediately west of the COR, treated in a similar fashion as the COR. If a separate outfall can be created for this area, it could work in an almost identical fashion. If a separate outfall cannot be obtained, a large regional pond network is recommended. If the ponding alternative is taken, the regional pond network would need to store 100 percent of the runoff at a safe level prior to outletting into the COR system. This would ensure that the COR is not threatened by continued development upstream.

Finally, the Highway 10 corridor is appears to have some pond overflow problems that are only associated with using the ditches as storage. We believe that the best financial and hydrological solution to alleviate these problem areas is to coordinate with MNDOT on any future TH 10 improvements. Any improvements to TH 10 are likely to involve new corridor stormwater management and funding.

General

Figures 30 through 34 are typical SSA output files for a single pipe/pond corridor. These are intended to illustrate the output potential of the model and software. If similar output files were created for every aspect of the entire system, this report would be too cumbersome. The 2008 Plan provided Geographic Information System (GIS) data that allows the City to model virtually any pipe, pond or ditch within Ramsey.

It is extremely important that each area be re-evaluated at the time of final design to confirm the criteria used in this study and to make any changes that a proposed development may dictate. Special consideration must be given to areas that develop differently than shown in the Comprehensive SWMP, especially when a higher runoff coefficient is likely to result from development.

All storm sewer facilities, especially those conveying large quantities of water at high velocities, should be designed with efficient hydraulic characteristics. Special attention should be given during final design to those lines that have extreme slopes and create high hydraulic heads.

The Best Management Practices (BMPs) recommended by the MPCA should be followed wherever necessary, but shall require adoption of an ordinance for enforcement of individual practice as a required standard...

C. Recommendations

The following recommendations are presented for the City Council's consideration based upon the data compiled in this report:

1. The SWMP as presented herein should be adopted by the City of Ramsey.
2. The recommended corrections for flood prone areas should be made as described herein and made a part of the storm water management system, where feasible.
3. Standard review procedures should be established, where feasible, to ensure all development within the City is in compliance with proper erosion control practices.
4. Detailed hydrologic analysis should be required, where feasible, during final design of all new developments and ponding areas.

5. Final high water levels governing building elevations adjacent to ponding areas and floodplains should be established as development occurs or when drainage facilities are constructed.
6. Overflow routes should be established and maintained, where feasible, to provide relief during extreme storm conditions, which exceed design conditions.
7. An emergency overflow should be constructed for Lake Itasca to relieve the extreme fluctuation in lake levels of this isolated lake.
8. A storm water maintenance program should be enforced, where feasible, to ensure the successful operation of the drainage system.
9. The erosion and sedimentation control criteria for new developments should be enforced, where feasible.
10. An education program for City residents, staff, and development community should be implemented, where feasible.
11. Amendments to the plan should be adopted and implemented as warranted by future standards or regulations, where feasible.
12. That the plan should be updated in the year 2022 or earlier if needed and feasible.

The existing storm sewer system of the City of Ramsey is not adequate to handle the continued development around the presently developed area. If development continues, the existing system will need major improvement and enlargements to effectively serve the community without excessive flooding. The proposed infiltration and oversized ponding development scenario together with strategically located regional ponds presents one method of accommodating the present growth of Ramsey. However, this report and the proposed scenario is not necessarily the only method of accomplishing the goal of comprehensive storm water management.

Given this, it is imperative that this plan and the SSA model of the City is continually updated on a regular basis and compared to the baseline runoff of the existing conditions model to ensure that any adjustments in area developments continue to be coordinated. In addition, the proposed storm water development charges should be updated annually to ensure that the associated City costs are fully financed. In this manner, the plan can maintain its usefulness as a current document.

Finally, the EPA has initiated the NPDES Phase II requirements whereby cities with populations in excess of 10,000 people are required to apply for a Phase II permit. Some additional cities that are actually under 10,000 in population are also included. The City of Ramsey is a mandatory small MS4 community. One of the requirements of the NPDES permitting process is the existence of a storm water management plan.

As stated earlier, this report is predominantly based on information obtained from available topographic data, field verification of the watershed areas, “ground truthing” of modeled flood prone areas, and discussions with City staff relative to the historical flooding areas. Since the modeled existing system closely matches that described by observation, we feel that this plan has significant benefit as a planning and design tool. However, the quality and accuracy of this report could be further validated with more detailed survey data in the growth areas around the City.

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XI. ACRONYMS AND GLOSSARY

A. Acronyms

BMP - Best Management Practices
BWSR - Minnesota Board of Water and Soil Resources
DNR - Minnesota Department of Natural Resources
EOF - Emergency Overflow
EPA - United States Environmental Protection Agency
EPB - Environmental Policy Board
EQB - Minnesota Environmental Quality Board
FEMA - Federal Emergency Management Agency
FIRM - Flood Insurance Rate Map
GIS - Geographic Information System
GPS - Geographic Positioning System
HWL - High Water Level, typically associated with the 100 year rainfall event
IDF - **I**ntensity-Duration-Frequency (for precipitation)
LID - Low Impact Development
LRRWMO - Lower Rum River Watershed Management Organization
LUST - Leaking Underground Storage Tank
MNDOT - Minnesota Department of Transportation
MNRAM - Minnesota Routine Assessment Method
MPCA - Minnesota Pollution Control Agency
MS4 - Municipal Separate Storm Sewer System
MSWMP - Metropolitan Surface Water Management Program
MUSA - Metropolitan Urban Services Area
NOI - Notice of Intent (for coverage under the NPDES Permit Program)
NPDES - National Pollutant Discharge Elimination System
NPDES/SDS - The General Permit Authorization to Discharge Storm Water Associated with Construction Activity under the National Pollutant Discharge Elimination System/State Disposal System Permit Program. Administered by the MPCA
NURP - Nationwide Urban Runoff Program
NWL - Normal Water Level or Low Outlet Elevation
SWCD - Soil and Water Conservation District
SWMP - Surface Water Management Plan
SWPPP - Storm Water Pollution Prevention Program
TP - Total Phosphorus
TEP - Technical Evaluation Panel, typically needed for WCA approval of wetland impacts
TSS - Total Suspended Solids
USEPA - United States Environmental Protection Agency
UST - Underground Storage Tank
WCA - The Minnesota Wetland Conservation Act and its subsequent Minnesota Rules 6115 and 8420.
WD - Watershed District
WMO - Watershed Management Organization

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B. **Glossary**

100-Year Flood: The flood reaching water levels or flow rates with a one-percent (1%) chance of occurring in any given year. On the average, a 100-year flood is statistically probable to occur only once in a 100-year period. A 100-year flood is synonymous with Base Flood, Regional or 1% Chance Flood.

100-Year Storm Event: The rainfall event having a total precipitation over a 24-hour period with a one-percent (1%) chance of occurring in any given year. On the average, a 100-year storm event is statistically probable to occur only once in a 100-year period. NOAA Atlas 14: Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Michael Yekta, Geoffrey Bonnin (2013). NOAA Atlas 14, Volume 8, Version 2, *Precipitation-Frequency Atlas of the United States, Midwestern States.* NOAA, National Weather Service, Silver Spring, MD.**100-Year, 10-Day Snowmelt Event:** The storm event having a total precipitation over a 10-day period with a one-percent (1%) chance of occurring in any given year. On the average, a 100-year snowmelt event is statistically probable to occur only once in a 100-year period. The value for the Ramsey area is taken from the SCS National Engineering Handbook, which shows the 100-year, 10-day snowmelt event is 7.3 inches over 10 days.

Agricultural Land: Any land designated specifically for agricultural production. This may include row crops, pasture, hay land, orchards, or land used for horticultural purposes.

Anaerobic: Conditions either in water or soil where there is a lack of oxygen.

Army Corps of Engineers (COE or USCOE): The United States Army Corps of Engineers is a regulatory agency involved in design, permitting and construction projects related to or impacting navigable waters of the United States including lakes, waterways and wetlands.

Aquatic Bench: A 10- to 15-foot bench around the inside perimeter of a permanent pool that ranges from zero depth at the shore to 1-foot depth no less than 10-feet from the shore. Normally vegetated with emergent plants, the bench augments pollutant removal, provides habitat, conceals trash and water level drops, and enhances safety.

Best Management Practice (BMP): An action, procedure, or structural improvement designed to improve water quality. BMPs include schedules of activities, prohibitions of practices, maintenance procedures, and other management practices to prevent or reduce the discharge of pollutants to waters of the State. BMPs also include treatment practices such as ponds, rain gardens, vegetated buffers and vegetated swales, treatment requirements, operating procedures, and practices to control runoff, spillage or leaks, or drainage from raw material storage.

Buffer: A vegetated area immediately adjacent to a wetland that is not mowed and/or managed. Buffers are ideally dominated by native vegetation and add to the ecological health of the wetland by adding habitat and assisting and filtering pollutants from surface water runoff.

Buffer Strip: An area of vegetated ground cover abutting a water body that is intended to remove sediment and other pollutants from runoff.

BWSR: Board of Water and Soil Resources. This is the lead regulatory agency that oversees Minnesota Statue 103B.205 to 103B.255, Minnesota Rule 8410 and the Minnesota Wetland Conservation Act.

Circular 39: A wetland classification system developed by United States Fish and Wildlife Service in 1956 that categorizes wetlands into eight types. This is the same classification system generally accepted by the State of Minnesota for wetland classification.

Comprehensive Plan: As defined in Minnesota Statutes 394.21, a Comprehensive Plan defines a City's the policies, statements, goals and interrelated plans for private and public land and water use, transportation and community facilities to assist in guiding future development and growth.

Cowardin Classification: A wetland classification system developed by the United States Fish and Wildlife Service in 1979. This system defines wetlands by a tiered system and is more detailed than the Circular 39 method. The Cowardin System is the classification System used in the National Wetlands Inventory.

Design Storm: A rainfall event of specified size and return frequency that is used to calculate the runoff volume and peak discharge rate to a BMP. In Ramsey, a 10-year design storm is 4.1-inches in 24-hours and a 100-year storm is 5.9-inches in 24-hours. If designing piped storm sewer, a 10-year design storm may also refer to an IDF curve used in the Rational Method of storm sewer design.

Detention: The temporary storage of runoff from rainfall and snowmelt events to control peak discharge rates and provide an opportunity for treatment to occur. Detention storage is typically designed in basins.

Development: The construction, installation or alteration of any structure, the extraction, clearing or other alteration of terrestrial or aquatic vegetation, land or the course, current or cross section of any water body or water course or division of land into two (2) or more parcels. See also re-development, new development and existing development.

Drawdown: The gradual reduction in water level typically due to the combined effect of infiltration and evaporation, but may be the result of human interference.

Draining: The removal of surface water or ground water.

Drop Structure: Placement of logs with a weir notch across a stream channel. Water flowing through the weir creates a plunge pool downstream of the structure and creates fish habitat.

Easement: A grant of one or more property rights by a property owner for use by the public, a corporation, or another person or entity.

Emergency Overflow (EOF): A hydraulic channel, swale, weir, etc. that provides an outlet from a pond or flooded area at an elevation below the point where property damage can occur.

End of Pipe Control: Water quality control technologies suited for the control of existing urban storm water at the point of storm sewer discharge to a receiving water. Due to typical space constraints, these technologies are usually designed to provide water **quality control rather than quantity control.**

Erosion: The wearing away of land surface and soil by the action of natural elements (wind and/or water).

Eutrophication: Process by which overabundance of nutrients in a waterbody lead to accelerated productivity and general decrease in water clarity and quality.

Exfiltration: The downward movement of runoff through the surface and into the subsoil.

Existing Development: A property or parcel of land that has previously been subject to development and no major changes are anticipated to the property in the near future.

Exotic Species or Invasive Species: Non-native plants or wild animals that can naturalize, have high propagation potential, are highly competitive for limiting factors, and cause displacement of, or otherwise threaten, native plants or native animals in their natural communities.

Extended Detention: A storm water design feature that provides for the gradual release of a volume of water (typically 0.25 to 1.0 inches per impervious acre) over a 12 to 48 hour time period. With proper design, the extended detention period allows for an increased settling of pollutants, and can protect channels from frequent flooding or scour.

Extended Detention (ED) Ponds: A conventional ED pond temporarily detains a portion of storm water runoff for a period of 12 to 48 hours after a storm using a fixed orifice. Such extended detention allows urban pollutants to settle out. ED ponds can be designed to be "dry" between storm events and thus do not have any permanent standing water or "wet" with a permanent pool of water. An enhanced ED pond is designed to prevent clogging and resuspension and provides greater flexibility in achieving target detention times. It may be equipped with plunge pools near the inlet, a micropool at the outlet, and utilize an adjustable reverse-sloped pipe at the ED control device. See also "wet pond" definition for diagram.

Extended Detention Wetland: A storm water wetland design alternative in which the total treatment volume is equally split between a shallow marsh and temporary detention of runoff above the marsh. After a storm, the normal pool of the shallow marsh may rise by up to two feet. The extra runoff is stored for up to 24 hours to allow pollutants to settle before being released downstream.

Finished Floor Elevation: The lowest elevation of the first floor or basement in a residential building or other structure that will or may be inhabited by a person or persons.

Filtration Basin: A treatment area designed to treat storm water by a process that physically removes particles from the water.

Flood: A temporary rise in stream flow or stage that results in inundation of the areas adjacent to the channel or water body.

Flood Frequency: The statistically determined average time period between events where a specific flood stage or discharge may be equaled or exceeded.

Flood Fringe: That portion of the 100-year floodplain outside of the floodway.

Flood Obstruction: Any dam, wharf, embankment, levee, dike, pile, abutment, projection, excavation, channel rectification, culvert, building, wire, fence, stockpile, refuse, fill, structure or matter in, along, across or projecting into any channel, watercourse or regulatory flood hazard area that may impede, retard or change the direction of the flow of water, either in itself or by catching or collecting debris carried by such water that may cause the flood level to rise and damage property or threaten life.

Floodplain: Floodplains are lowland areas adjoining lakes, wetlands, and rivers that are susceptible to inundation of water during a flood. For regulatory purposes, the floodplain is the area covered by the 100-year flood and it is usually divided into districts called the floodway and flood fringe. Areas where floodway and flood fringe have not been determined are called approximate study areas or general floodplain.

Floodplain (General) Area: The general floodplain area is determined using the best available data, in lieu of performing a detailed engineering study. These data may be from soils mapping, experienced high water profiles, aerial photographs of previous floods, or other appropriate sources. There are no associated published 100-year flood elevations with general floodplain delineations, unlike detailed study areas. General floodplain area is synonymous with approximate study area and unnumbered A-Zone.

Flood Proofing: A combination of structural provisions, changes or adjustments to properties and structures subject to flooding primarily for the reduction or elimination of flood damages to properties, water and sanitary facilities, structures and contents of buildings in a flood hazard area in accordance with the Minnesota State Building Code.

Floodway: The floodway is the channel of a river or other watercourse and the adjacent land areas which must remain open in order to discharge the 100-year flood.

Forebay: An extra storage area provided near an inlet of a pond or BMP to trap incoming sediments, reducing the amount that accumulates in a pond or BMP.

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Freeboard: A factor of safety usually expressed in feet above a certain flood level. Freeboard compensates for the many unknown factors (e.g., waves, ice, debris, etc.) that may increase flood levels beyond the calculated level.

Forbs: Vegetation that does not consist of trees, grass or shrubs. Forbs are typically associated with flowering plants

Geographic Information System (GIS): Computer databases of georeferenced information on the cities various resources.

Global Positioning System (GPS): Network of satellites used to map and identify locations on the earth.

Hydric Soil: Soils that are saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions in the upper part. Hydric soil is one of the three criteria that define wetlands

Hydrophytic Vegetation: Macrophytic plant life growing in water, soil, or a substrate that is at least periodically deficient in oxygen as a result of excessive water content.

Hypereutropic: A very nutrient-rich lake characterized by frequent and severe nuisance algae blooms and low transparency.

Intensity-Duration-Frequency (IDF) Curve: A graphical representation of the rainfall intensity versus time of concentration for an area. The IDF curve is typically used in the Rational Method of storm sewer design to determine design rainfall intensity in inches per hour. The following IDF curve is taken from the Minnesota Department of Transportation Drainage Manual and applies is used in the rational method of storm sewer design for the Ramsey Area.

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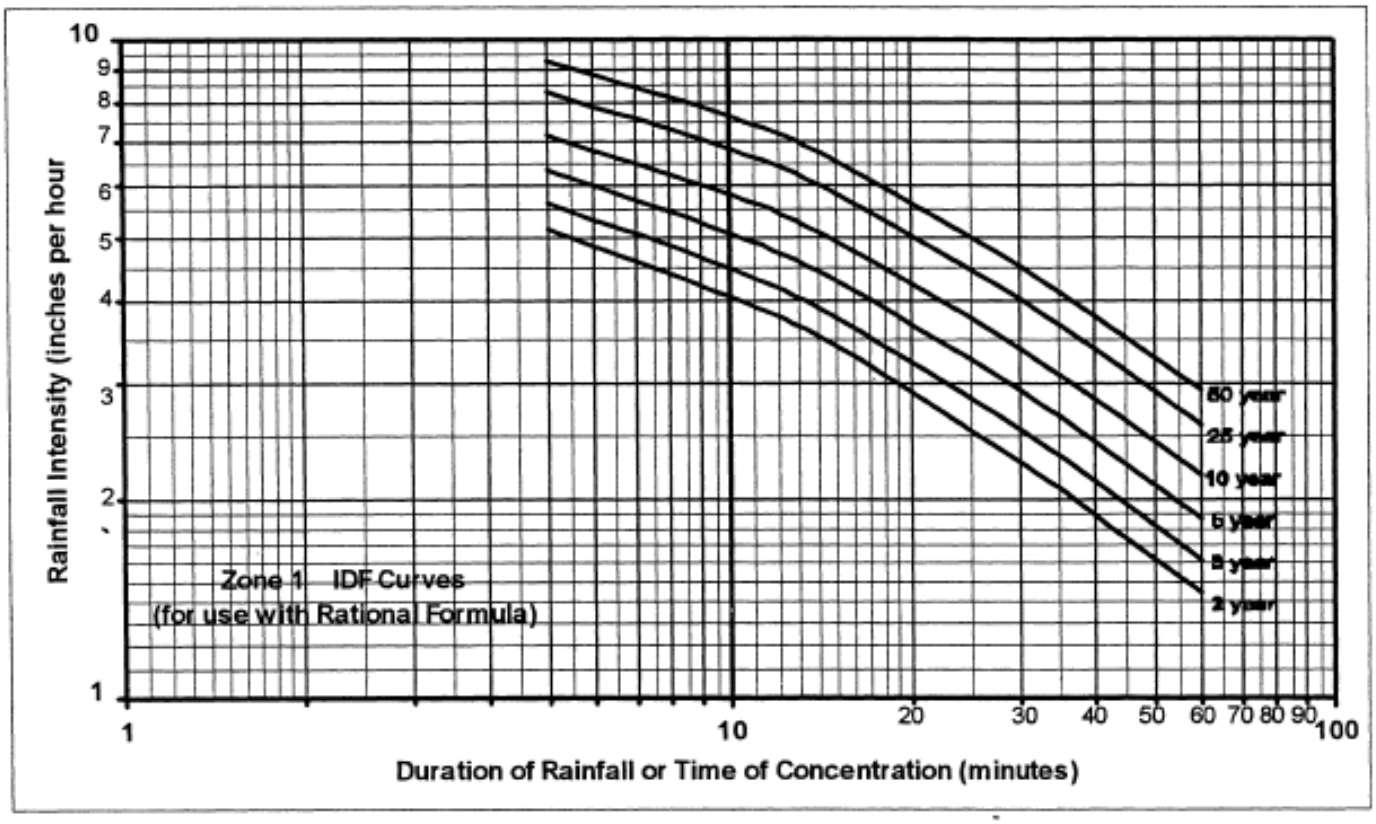

Figure 3.4 Zone 1 Southern Minnesota Rainfall Intensity - Duration - Frequency (IDF) Curves

Impervious Surface: The portion of the buildable parcel which has a covering which does not permit water to percolate into the natural soil. Impervious surface shall include, but not be limited to, buildings, all driveways and parking areas (whether paved or not), sidewalks, patios, swimming pools, tennis and basketball courts, covered decks, porches, and other structures. Open, uncovered decks are not considered impervious for the purposes of this ordinance. The use of patio blocks, paver bricks or class 5 gravel material are considered impervious surfaces as a majority of water runs-off the surface rather than being absorbed into natural soils underneath. Some exceptions to these conditions may include paver blocks or pavement systems engineered to be permeable with the underlying soils suitable for infiltration.

Infiltration Basin: An impoundment where incoming storm water runoff is stored until it gradually infiltrates into and through the soil of the basin floor.

Infiltration Trench: A conventional infiltration trench is a shallow, excavated trench that has been backfilled with stone to create an underground reservoir. Storm water runoff diverted into the trench gradually exfiltrates from the bottom of the trench into the subsoil and eventually into the water table. An enhanced infiltration trench has an extensive pretreatment system to remove sediment and oil. It requires an on-site geotechnical investigation to determine appropriate design and location.

Infrastructure: Public facilities and services, including transportation, storm water pipes, structures and ponds, water and sewer pipes and structures, telecommunications, recycling and solid waste disposal, parks and other public spaces, schools, police and fire protection, and health and welfare services.

Integrated Management Practice (IMP): A range of small-scale storm water controls or practices distributed throughout a site and intended to maintain flow patterns, filter pollutants and/or re-create or maintain existing site hydrology.

Invasive Species or Exotic Species: Non-native plants or wild animals that can naturalize, have high propagation potential, are highly competitive for limiting factors, and cause displacement of, or otherwise threaten, native plants or native animals in their natural communities.

Landlocked High Water Level or Landlocked HWL: The peak water level or high water level in a land locked basin. The HWL is the highest peak ponding elevation generated by the back-to-back 100-year SCS 24-hour rainfall events, the 10-inch SCS 24-hour rainfall event or the 100-year, 10-day snowmelt snow melt event.

Local Government Unit (LGU): Agency that has the primary responsibility of administering the Wetland Conservation Act. The City of Ramsey acts as LGU for all wetlands within the City limits and shares responsibility for basins that border adjacent municipalities.

Lowest Floor: The lowest floor of a structure, including basement.

Low Impact Development (LID): An approach to storm water management intended to protect water resources, reduce storm sewer infrastructure costs and provide a more attractive storm water management system. LID practices include infiltration systems, bioretention areas, rain barrels, green roofs, porous pavements and a long list of additional innovative storm water treatment practices.

Mesotrophic: Describes a lake of moderate photosynthetic productivity.

MNRAM: The Minnesota Routine Assessment Methodology as referenced by Minnesota Rules 8420. MNRAM is the primary tool used to assess wetland functions and values on a qualitative basis. MNRAM evaluates wetlands based on vegetation, wildlife habitat, water quality, flood and storm water attenuation, recreational opportunities, aesthetics, fishery habitat, groundwater interactions, and commercial use. The result of a MNRAM evaluation is a ranking of the wetland quality that can be used to monitor the wetland

changes over time and to set appropriate protection needs and techniques. The version referenced in this plan is Version 3.0.

Monotypic: Used to describe vegetation communities in which only one dominant species is present. Most often used to describe areas that are entirely dominated by reed canary grass or cattails.

Navigable Waters: Waters defined by the United States, 33 Code of Federal Regulations Section 329.4 as those waters that are subject to the ebb and flow of the tide and/or are presently used, or have been used in the past, or may be susceptible for use to transport interstate or foreign commerce. The U.S. Army Corps of Engineers has Federal Jurisdiction over Navigable Waters.

New Development: Development of a property or portion thereof that is currently undeveloped property.

NURP: Nationwide Urban Runoff Program, a study by the U.S. Environmental Protection Agency. A key component of this program was to assess the effectiveness of urban runoff detention/retention basins (e.g., ponds) in removing pollutants from storm water runoff.

Off-Line BMP: A water quality facility designed to treat a portion of storm water (usually 0.5 to 1.0 inches per impervious acre) which has been diverted from a stream or storm drain.

Off-Line Treatment: A BMP system that is located outside of the stream channel or drainage path. A flow diverter is used to divert runoff from the channel and into the BMP for subsequent treatment.

Ordinary High Water Level (OHWL or OHW): The Minnesota DNR jurisdictional boundary of public waters and wetlands that is depicted by an elevation delineating the highest water level which has been maintained for a sufficient period of time to leave evidence upon the landscape, commonly that point where the natural vegetation changes from predominantly aquatic to predominantly terrestrial. For watercourses, the ordinary high water level is the elevation of the top of the bank of the channel. For reservoirs and flowage, the ordinary high water level is the operating elevation of the normal summer pool. In Ramsey all of the lakes have an OHW established. For streams and waterways, the OHW is considered the top of bank. Areas below the OHW are under the jurisdiction of the Minnesota Department of Natural Resources and are not regulated by the Wetland Conservation Act.

Permanent Pool: A 3- to 10-foot deep pool in a storm water pond system that provides removal of urban pollutants through settling and biological uptake (also referred to as a wet pond).

Porous Pavement: An alternative to conventional pavement whereby runoff is diverted through a porous asphalt or concrete layer and into an underground stone reservoir. The stored runoff then gradually infiltrates into the subsoil.

Protected Water: Any water or wetland designated by the Minnesota Department of Natural Resources and identified by statute on the Protected Waters Inventory.

Public Waters: Those waters of the state identified as public waters or wetlands under Minnesota Statutes, Section 103G.005.

Rational Method: A method of estimating the peak runoff from a watershed that is based on the formula Q = CIA. Where:

Q = peak flow rate in cubic feet per second
C = a runoff coefficient based on the percentage of impervious surface, type of vegetative cover, and soil type
I = rainfall intensity in inches per hour as determined from an area IDF curve
A = watershed area in acres

Reach: A hydraulic engineering term to describe a longitudinal segment of a stream or river influenced by the natural or man-made obstruction. In an urban area, the segment of a stream or river between two consecutive bridge crossings or between two reservoirs would most typically constitute a reach.

Redevelopment: Any development including but not limited to rebuilding, renovation, revision, remodeling, reconstruction or redesign of or at an existing development.

Regional Flood: A flood which is representative of large floods known to have occurred generally in Minnesota and reasonably characteristics of what can be expected to occur on an average frequency in the magnitude of the 100-year recurrence interval. A regional flood is synonymous with the term "base flood" used in the Flood Insurance Study.

Regulatory Flood Protection Elevation: A point not less than one-foot above the water surface profile associated with the 100-year flood as determined by the use of the 100-year flood profile and surrounding technical data in the Flood Insurance Study plus any increase in flood heights attributable to encroachments on the floodplain. It is the minimum elevation the DNR requires Cities to regulate by ordinance.

Retention: The permanent storage of runoff from rainfall and snowmelt events with volume reduction coming from infiltration, evaporation or emergency release.

Riprap: A combination of large stone, cobbles and boulders used as an erosion control BMP. Riprap is typically used to line channels, stabilize banks, reduce runoff velocities, or filter out sediment.

Runoff (Storm Water): The overland and near surface flow from rainfall and snowmelt.

Runoff Coefficient: A measure of the rate of runoff that is statistically generated from a parcel of land that is based on the land use, percent of impervious surfacing, soil type and vegetative cover. The higher the coefficient, the higher the amount of runoff anticipated from the parcel. Rational method runoff coefficients range from 0.2 for meadow lands to 0.95 for paved surfaces.

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Runoff Conveyance: Methods for safely conveying runoff to a BMP to minimize disruption of the stream network, and promote infiltration or filtering of the runoff.

Runoff Pretreatment: Techniques to capture or trap coarse sediments before they enter a BMP to preserve storage volumes or prevent clogging within the BMP. Examples include forebays and micropools for pond BMPs, and plunge pools, grass filter strips and filter fabric for infiltration BMPs.

Sand Filter: A technique for treating storm water, whereby the first flush of runoff is diverted into a self-contained bed of sand. The runoff is then strained through the sand, collected in underground pipes and returned back to the stream or channel.

Sediment Forebay: A storm water design feature that employs the use of a small settling basin to settle out incoming sediments before they are delivered to a storm water BMP. Often used full in tandem with infiltration devices, wet ponds or marshes.

Sequencing: The process used by the Local Government Unit to evaluate the necessity of an activity relative to its impact on a wetland. The party proposing the impact must demonstrate that the activity proposed complies with the following principles in descending order of priority.

1. Avoids direct or indirect impacts to the wetlands that may diminish or destroy them;
2. Minimizes the impact to the wetland by limiting the degree or magnitude of the wetland activity and its implementation;
3. Rectifies the impacts by repairing, rehabilitating, or restoring the affected wetland;
4. Reduces or eliminates the impact to the wetland over time by preservation and maintenance operations; and,
5. Replaces unavoidable wetland impacts to the wetland by restoring or, if wetland restoration opportunities are not reasonably available, creating substitute wetland areas having equal or greater public value as provided for under the Wetland Conservation Act.

Shoreland: Land located within the following distances from public waters:

1. One thousand feet from the ordinary high water level of a lake, pond, or flowage
2. Three hundred feet from a river or stream, or the landward extent of a floodplain designated by ordinance on a river or stream, whichever is greater.

The limits of shoreland may be reduced whenever the waters involved are bounded by topographic divides which extend landward from the waters for lesser distances and when approved by the Commissioner of the DNR.

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Short Circuiting: The passage of runoff through a BMP in less than the theoretical or design treatment time. For example, a properly designed treatment pond will have the inlet and outlet pipes located as far apart (along the water flow path) as possible. A short circuiting pond would have the inlet very close to the outlet and the water coming into the pond would leave the pond much sooner than if it were able to travel through the entire pond.

Storm Water Treatment: The use of accepted BMPs to treat runoff including **d**etention, retention, filtering or infiltration of a given volume of storm water to remove pollutants.

Stream Buffer: A variable width strip of vegetated land adjacent to a stream that is preserved from a disturbance and/or mowing to protect water quality and aquatic and terrestrial habitats. See also buffer strip.

Structure: Anything manufactured, built, constructed, erected, or a portion thereof which is normally attached to or positioned on land, whether temporary or permanent in character, including but not limited to buildings, fences, sheds, advertising signs, dog kennels, hard surface parking areas, boardwalks, playground equipment, concrete slabs.

Shoreland Wetland Protection Zone: The land located within 1,000 feet from the Ordinary High Water Elevation of a Protected Water, 500 feet from the Mississippi or Rum Rivers or the landward extent of the designated floodplain, and 300 feet from any stream designated in the shoreline management ordinance.

Storm Water: (See Runoff)

Storm Water Treatment Pond: Any waterbody that has been specifically created to remove sediment and nutrients and "treat" surface water runoff. Storm water ponds that were created from existing wetland are still regulated as jurisdictional wetlands. Storm water ponds created from upland areas are not wetland and are exempt from regulatory jurisdiction.

Subwatershed: A subdivision based on hydrology corresponding to a smaller drainage area within a larger watershed.

Technical Evaluation Panel (TEP): A panel of technical professionals from the Board of Water and Soil resources, the Anoka County SWCD, the LRRWMO and the LGU (City of Ramsey) at a minimum. This panel may also be expanded to include a Minnesota Department of Natural Resources representative, the U.S. Army Corps of Engineers and interested citizens requesting to participate in the wetland decision making process. Invitations to a TEP meeting are typically sent to all parties listed. The DNR, COE and interested citizens (if any) may elect not to attend. The TEP provides decision making support for the LGU for many wetland and regulatory issues.

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Ten-Day Snow Melt Runoff with Type "C" Distribution (100-Year/10-day snow melt runoff): A modeled runoff event that represents snowmelt conditions over a 10-day period for a return period snow depth of 100 years. The runoff event is simulated for a curve number (CN) of 100 which represents frozen soil conditions or where all surfaces are considered impervious. For some Ramsey the ten-day runoff event is critical event for identifying the high water level of the basin or water body because the Anoka Sand Plain typically reduces runoff under unfrozen conditions. The Type C distribution is similar in concept to the Type I and II distributions, and for this event, establishes the time distribution of runoff volume over the ten-day period.

Treatment Volume (Vt): The volume of storm water runoff that is treated within a BMP or IMP storm water treatment facility. Typically the volume is expressed in terms of inches of runoff per impervious acre.

Type I, IA, II and III Storm Distributions - NRCS: These storm types represent the time distribution of a 24-hour rainfall event for areas throughout the United States. The total storm depth is distributed according to the diagram in subpart A. Type II storms are more "flashy" (i.e., convective/thunderstorms) than a Type I or IA storm. Subpart B illustrates that all of Minnesota is within the Type II rainfall distribution area.

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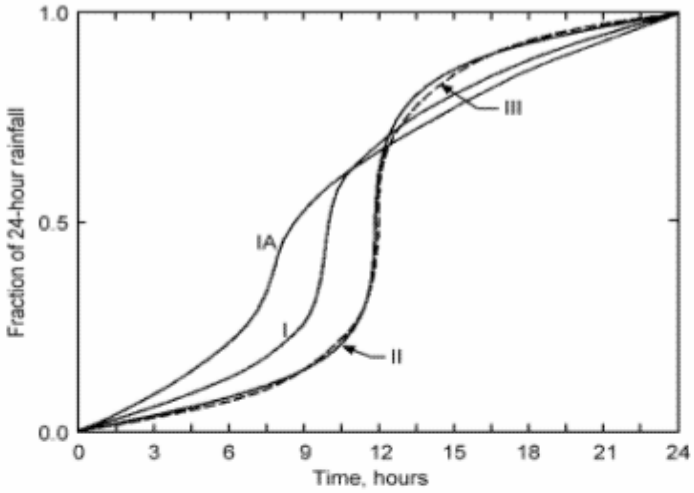
A. SCS 24-hour rainfall distributions (SCS, 1986):



B. Approximate geographic boundaries for SCS rainfall distributions (SCS, 1986):

Underdrain: Typically perforated plastic pipes installed on the bottom of a filtration of infiltration BMP, or sand filter. The under drain is used to collect and remove treated storm water that exceeds the water holding and/or infiltration capacity of the soil.

Upland: General term to describe any area that is not a wetland.

Vegetated Filter Strip: A vegetated section of land designed to accept runoff as overland sheet flow from upstream development. It may adopt any natural vegetated form, from grassy meadow to small forest. The dense vegetative cover facilitates pollutant removal. Vegetated filter strips cannot treat high velocity flows; therefore, they have generally been recommended for use in agriculture and low-density development. A filter strip can also be an enhanced natural buffer, whereby the removal capability of the natural buffer is improved through engineering and maintenance activities such as land grading or the installation of a level spreader. A filter strip differs from a grassed

swale in that a swale is a concave vegetated conveyance system, whereas a filter strip has a fairly level surface.

Watershed: A topographically defined area within which all runoff water drains to a point.

Water Quality Volume: A design volume of water as defined by the MPCA that is required to be treated from a new development site. The MPCA defines the water quality volume as 0.5-inches of runoff from all new impervious surfaces associated with the development in the watershed.

Watershed-to-Lake Ratio: The relative surface area of the contributing watershed to the surface area of the lake or water body. In terms of water quality, generally the smaller the watershed-to-lake ratio, the better the quality of the lake. For example a lake with a ratio of 4 to 1 means that the watershed is four times the size of the lake (i.e., 200 acres contributing to a 50 acre lake).

Wetland: Transitional land between terrestrial and aquatic systems where the water table is at or near the surface or the land is covered by shallow water. The jurisdictionally accepted definition of a wetland includes the following three characteristics:

1. Have a predominance of hydric soil
2. Be inundated or saturated within 1-foot of the surface for at least 5 percent of the growing season. The inundation refers to a single continuous episode.
3. Support a prevalence of hydrophytic vegetation typically adapted for life in saturated soils.

Wetland Conservation Act (WCA): In 1991 Minnesota adopted the initial Wetland Conservation Act (Minnesota Laws Chapter 354) to protect the states wetland resources. This act has been amended and updated periodically, typically under Minnesota Rule 8420, and is used by reference to the current program, as well as any future amendments.

Wetland Delineation: The process and procedure by which an area is determined a wetland or non-wetland including a determination of the wetland boundary based on the point where the non-wetland areas shift to wetlands or aquatic habitats.

Wetland Mitigation: Wetlands created to replace wetland areas destroyed or impacted by land disturbances.

Wet Pond: A conventional wet pond has a permanent pool of water for treating incoming storm water runoff and a live storage component for flood storage and additional water quality treatment detention.

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Tables

Figures

Appendix A

Ramsey City-wide

Storm Water Pollution Prevention Plan

Appendix B

Comment Letters

Pond ID	Ground Elev	DS Link	Outlet Invert Elevation (ft)	Outlet Shape	Outlet Size	100 Year Peak Elev (ft)	Peak Outflow (cfs)
P23202	880	L23240	873.2	CIRCULAR	18	881.9	10.58
P23218	882		0		0	876.83	0.85
P23310	874	L23308	870	CIRCULAR	15	871.79	9.06
P23320	866.5	OC23318	863.5	RECT_OPEN		863.91	55.24
P23400	866	L23320	864	CIRCULAR	24	866.37	16.01
P23402	872.5	L23400	864.5	CIRCULAR	42	868.01	49.05
P23404	874	L23402	866	CIRCULAR	24	869.29	12.73
P23406	874	L23404	868	CIRCULAR	18	869.83	7.84
P24212	861	L24TH47-1	858.92	ARCH	18.25	860.77	8.17
P24310	880	L24308	872	CIRCULAR	15	879.1	8.24
P24322	861	L24213	858.46	CIRCULAR	12	862.14	6.21
P24324	865	L24321	860	CIRCULAR	12	863.47	5.23
P24324A	867	ZC24324A	865.5	RECT_OPEN		866.27	4.65
P24324B	866	ZC24324B	865.5	RECT_OPEN		866.24	4.31
P24326	864	L24324	862	CIRCULAR	15	866.32	12.29
P24330	864	OC24213	863.5	RECT_OPEN		863.8	18.4
P24350	870	L24348	864	CIRCULAR	12	868.81	8.44
P24354	866	OC24327	865	RECT_OPEN		866.33	50.93
P24355	868		0		0	866.33	25.35
P24366	863	L24TH47	860.15	CIRCULAR	15	861.27	37.67
P24368	864	L24366	860.2	CIRCULAR	18	862.09	9.88
P24374	864	L24TH47-4	858.21	ARCH	18.25	863.72	29.98
P24389	867.39		0		0	860.96	0.11
P24391	860.5		0		0	862.07	4.24
P24392	868	L24387	864	CIRCULAR	12	866.22	4.76
P25204	858	L25202	854	CIRCULAR	24	855.59	12.27
P25216	850	L25214	847.8	CIRCULAR	48	850.76	106.84
P25304	856	L25302	852	CIRCULAR	15	856.85	17.52
P25315	862.3	L26215	859.42	CIRCULAR	12	861.82	17.49
P25317	867	L25319	861.93	CIRCULAR	12	866.18	5.86
P25319	872.5	L25321	866	CIRCULAR	15	866.91	3.17
P25321	879.5	L25329	875.56	CIRCULAR	15	877.78	2.92
P25328	858	C25326	852.8	RECT_OPEN		857.44	27.06
P25400	868	L25400	866	CIRCULAR	15	869.38	4.81
P25402	876	L25402	870	CIRCULAR	18	877.29	15.44
P25424	866	L25420	862	CIRCULAR	12	866.17	6
P25426	863	L25425	863	CIRCULAR	15	859.21	6
P25442	880	L25439	878	CIRCULAR	12	880.07	5.09
P25454	868	D43-P559	866	CIRCULAR	12	868.53	18.79
P25456	868	L25447	863	CIRCULAR	12	866.85	5.32
P25458	860	C25456	860	RECT_OPEN		860	33.48
P25484	872	L25482	870	CIRCULAR	12	872.02	5.26

Pond ID	Ground Elev	DS Link	Outlet Invert Elevation (ft)	Outlet Shape	Outlet Size	100 Year Peak Elev (ft)	Peak Outflow (cfs)
P25488	880.19	L25488	873	CIRCULAR	18	881.93	2.1
P25490	880		0		0	881.93	0.06
P25492	879.29		0		0	885.35	0
P26112	870	L26110	866	CIRCULAR	12	869.32	4.87
P26118	866	L26117	860	CIRCULAR	24	862.71	15.91
P26136	874	L26135	871	CIRCULAR	15	871.58	5.51
P26144	868	L26442	863	CIRCULAR	15	864.32	2.99
P26158	864	L26154	860	CIRCULAR	18	862.86	7.89
P26168	864		0		0	863.41	0
P26176	866	L25418	862.39	CIRCULAR	15	867.88	7.06
P26190	872	L26187	868	CIRCULAR	12	870.39	4.39
P26200	860	C25329	856	RECT_OPEN		857.45	24.41
P26204	862	L26200	858.2	CIRCULAR	15	861.65	8.56
P26206	864	L26209	858.39	CIRCULAR	30	863.83	29.9
P26226	866	L26415	865.24	CIRCULAR	15	864.14	0
P26302	862		0		0	856	23.1
P26304	874	L26323	868	CIRCULAR	18	874.2	10.47
P26306	876	L26326	870.96	CIRCULAR	15	873.54	4.66
P26308	872	C26313	871.5	RECT_OPEN		876.47	8.31
P26310	874		0		0	876.47	5.69
P26312	860	L28313	852.55	CIRCULAR	18	855.37	3.96
P26400	865		0		0	860.9	0.03
P26402							
864	864		0	0	0	864.07	0
P26420	865	L26418	861	CIRCULAR	15	863.51	7.31
P26424	866	L26423	860	CIRCULAR	24	861.49	10.62
P26428	865		0		0	864.14	7.44
P26458	872	L26456	868.9	CIRCULAR	15	869.92	5.15
P28313	858	L28315	850	CIRCULAR	18	854.32	3.74
P36400	855	L25236	850.82	CIRCULAR	36	853.33	33.77

Pond ID	Ground Elev	DS Link	Outlet Invert Elevation (ft)	Outlet Shape	Outlet Size	100 Year Peak Elev (ft)	Peak Outflow (cfs)
P09308	878	C16406	875	RECT_OPEN		875.31	11.68
P11338	874	ZC14436	872	RECT_OPEN		872.81	39.3
P11340	878	ZC11338	874	RECT_OPEN		874.43	29.08
P13314	872	ZC13312	871	RECT_OPEN		871.18	23.14
P13408	864	L13406	850.77	CIRCULAR	36	862.63	138.87
P14104	866	L14102	861.5	CIRCULAR	12	867.58	7.57
P14118	866	L14116	862	CIRCULAR	18	863.93	10.71
P14122	866	L14120	858	CIRCULAR	12	868.37	10.75
P14124	878	L14132	870	RECT_CLOSE	48	870.33	7.86
P14126	870	L14127	866	CIRCULAR	12	867.96	3.25
P14140	874	L14137	868.9	CIRCULAR	12	872.55	4.71
P14148	872	ZC14455	871	RECT_OPEN		870.27	0
P14156	874	ZC14156	865.5	RECT_OPEN		867.58	19.84
P14166	874		0			873.18	0
P14202	888	C23157	868	RECT_OPEN		869.33	97.68
P14218	864	ZC14215	861	RECT_OPEN		863.31	56.12
P14220	870	L14218	853.63	CIRCULAR	48	864.35	106.51
P14228	866.5	ZC14223	864.5	RECT_OPEN		865.13	48.77
P14230	872	ZC14228	871.7	RECT_OPEN		870.71	0
P14240	888	L14238	882	CIRCULAR	21	884.25	6.75
P14246	888	L14237	884	CIRCULAR	12	884.78	6.09
P14260	865	L14258	861	CIRCULAR	12	865.29	11.86
P14268	868	L14263	865	CIRCULAR	12	867.74	4.71
P14270	881	Link-12	878	CIRCULAR	15	879.54	4.77
P14334	870		0		0	869.34	0
P14432	870	L14430	861.4	CIRCULAR	36	867.05	111.97
P14436	874	L14434	870	CIRCULAR	15	872.3	10.48
P14438	874	L14438	871	CIRCULAR	15	873.07	13.61
P14440	872	ZC14422	871	RECT_OPEN		871.09	1.26
P14442	872	ZC14423	871	RECT_OPEN		871.47	21.25
P14446	872	ZC14456	870.5	RECT_OPEN		872.3	10.29
P14449	875	L14440	871.9	CIRCULAR	18	873.07	9.82
P14450	870	ZC14453	869	RECT_OPEN		869.16	6.09
P15102	876	C15334	875.2	RECT_OPEN		875.57	34.75
P15236	878	L15234	863.6	CIRCULAR	36	867.33	32.36
P15240	871.5	L15238	865	CIRCULAR	36	868.4	30.44
P15244	872	C15243	870	RECT_OPEN		870.52	87.92
P15246	872	C22145	872	RECT_OPEN		872.05	1.3
P15248	878	C15250	877	RECT_OPEN		873.45	0
P15250	874	C15246	873.2	RECT_OPEN		873.26	0.87
P15252	877	C15248	877	RECT_OPEN		875.78	0
P15350	874	L15348	867.46	CIRCULAR	36	870.96	80.07

Pond ID	Ground Elev	DS Link	Outlet Invert Elevation (ft)	Outlet Shape	Outlet Size	100 Year Peak Elev (ft)	Peak Outflow (cfs)
P15352	872	L15347	867.66	CIRCULAR	18	871.68	17.43
P15402	876		0		0	873.56	0
P16104	872	L16102	868	CIRCULAR	12	873.08	6.2
P16114	878	L16138	868.1	CIRCULAR	12	878.27	6.95
P16128	872	C16201	871	RECT_OPEN		870.53	0.2
P16140	873	L16254a	869	CIRCULAR	18	871.95	24.44
P16252	872	C15350	870.5	IRREGULAR		871.08	175.98
P16402	874	C16200	871	RECT_OPEN		872	44.07
P16404	874	L16402	872	CIRCULAR	15	873.32	4.59
P16406	874	L16404	871	CIRCULAR	15	873.48	8.72
P19E304	848	L19302	845	CIRCULAR	21	854.5	14.4
P22110	886	L22208	885	CIRCULAR	15	886.72	5.46
P22150	876	ZC23447	875.8	RECT_OPEN		875.94	4.09
P22208	886	L22206	881.4	CIRCULAR	15	884.6	5.87
P22216	874		0		0	873.07	0.13
P22220	876	L22218	872	CIRCULAR	15	876.51	8.27
P22402	872		0		0	871.11	7.22
P22404	872	L22402	868.5	CIRCULAR	15	871.03	11.91
P22406	874	L22404	868.4	CIRCULAR	15	871.03	3.99
P22408	872	ZC22408	867.72	TRAPEZOIDA		871.27	15.93
P22410	874	L22408	871	CIRCULAR	18	874.47	37.18
P22454	872	ZC22408A	866.47	TRAPEZOIDA		871.28	43.04
P23102	870	L23101	865.8	CIRCULAR	12	877.22	17.63
P23118	870	L24412	866	CIRCULAR	15	869.38	11.21
P23158	868	P23158	864	CIRCULAR	18	865.68	1.03
P23160	868	L23159	862.5	CIRCULAR	15	866.16	5.37
P23186	867.2	L23185	864.27	CIRCULAR	15	866.16	9.81
P23302	872		0		0	867.78	4.34
P23312	869		0		0	867.34	0.04
P23416	872	L23408	866.16	CIRCULAR	18	871.12	11.57
P23438	868	C23158	866	RECT_OPEN		867.08	36.78
P23444	872	C15241	868.9	RECT_OPEN		869.18	4.89
P23446	872	L23444	871	CIRCULAR	18	872.38	39.06
P24114	870	L24112	858.71	CIRCULAR	21	867.43	11.03
P24118	868.3	L24116	864.24	CIRCULAR	15	868.52	8.34
P24126	880	L24124	878	CIRCULAR	21	879.04	12.71
P24148	874	L24146	864.5	CIRCULAR	15	871.94	20.32
P24222	890	L24150	883.07	CIRCULAR	15	887.22	6.85
P24230	888	L24228	884	CIRCULAR	12	887.81	7.71
P24244	890	L24242	886	CIRCULAR	15	889.44	4.78
P24402	868	L24451	861	CIRCULAR	15	865.7	4.33
P24406	868	L24404	862.3	CIRCULAR	15	866.13	5.79

Pond ID	Ground Elev	DS Link	Outlet Invert Elevation (ft)	Outlet Shape	Outlet Size	100 Year Peak Elev (ft)	Peak Outflow (cfs)
P24426	868	L24425	864.2	CIRCULAR	15	866.31	6.66
P24440	868	L24138	857.4	CIRCULAR	15	865.93	6.03
P24450	866	L24448	862.04	CIRCULAR	18	865.35	12.42
P24452	872	L24449	870	CIRCULAR	18	872.17	13.52
P24454	872	C24450	871.2	RECT_OPEN		871.31	4.18

Pond ID	Ground Elev	DS Link	Outlet Invert Elevation (ft)	Outlet Shape	Outlet Size	100 Year Peak Elev (ft)	Peak Outflow (cfs)
P22302	870	L27116	864.5	CIRCULAR	12	866.38	2.42
P22304	870	L22302	866	CIRCULAR	15	866.69	3.87
P22306	888	C22304	887.6	RECT_OPEN		886.49	0
P27102	868	L27119	864.5	CIRCULAR	18	862.5	0
P27104	870	C27104	870.5	RECT_OPEN		869.49	0
P27106	872	C27108	871.2	RECT_OPEN		868.61	0
P27108	872		0			864.92	0
P27110	872	C27109	870.4	RECT_OPEN		867.02	0
P27112	872	C27107	870	RECT_OPEN		869.18	0
P27114	872	C27106	870.6	RECT_OPEN		869.75	0
P27116	870	C27411	870.3	RECT_OPEN		866.38	1.81
P27118	866		0		0	862.53	0.01
P27202	866	L27232	857.65	CIRCULAR	36	865.45	42.67
P27234	866	L27229	861.6	CIRCULAR	15	863.71	37.61
P27268	868	C27269	864.5	RECT_OPEN		864.78	7.32
P27270	866		0		0	862.59	0.02
P27276	880	C27270				873.81	0
P27302	867	L27344	858.2	CIRCULAR	15	866.01	12.46
P27316	866	L27301	865	CIRCULAR	24	865.51	2.21
P27330	866	L27328	858	CIRCULAR	18	865.43	8.49
P27338	862	C34176	862	RECT_OPEN		862.28	8.03
P27346	865	L27404	862	CIRCULAR	18	863.9	9.95
P27402	868	L27118	862.5	CIRCULAR	24	861.82	0.14
P27404	868	C27402	868.2	RECT_OPEN		867.36	0
P27406	868	C27403	868.2	RECT_OPEN		868.36	3.18
P27408	870		0		0	865.44	0
P27416	872	L27414	868	CIRCULAR	15	870.95	7.31
P27434	880	L27432	876	CIRCULAR	12	878.04	4.73
P27446	870	L27401	863.84	CIRCULAR	12	869.08	6.09
P27456	872		0		0	870.59	0
P34106	859	L34104	857.4	CIRCULAR	24	859.03	22.17
P34137	864	L34137	854	CIRCULAR	15	859.1	10.41
P34148	860	L34149	853.8	CIRCULAR	24	857.94	11.19
P34150	862	L34152	854.49	CIRCULAR	30	861.21	29.48
P34164	866		0		0	864.74	0
P34166	868		0		0	868.07	0
P34168	860		0		0	861.93	0
P34170	862	L34139	858.5	CIRCULAR	15	862.2	13.82
P34172	868		0		0	869.01	0
P34174	863.49	L27274	860.79	CIRCULAR	15	863.36	14.12
P34402	861	L34405	855.72	ARCH	36	860.68	8.09
P34408	860	C34106	858.5	RECT_OPEN		859.04	13.2

Pond ID	Ground Elev	DS Link	Outlet Invert Elevation (ft)	Outlet Shape	Outlet Size	100 Year Peak Elev (ft)	Peak Outflow (cfs)
P34410	862	C34408	862	RECT_OPEN		862.12	14.93
P34412	864	C34410	864	RECT_OPEN		864.08	7.99
P34414	862		0			860.49	0
P34416	862	C34414	862	RECT_OPEN		860.57	0
P35402	856	L35317	848.5	CIRCULAR	18	852.5	10.56
P35407	860	L35407	851	CIRCULAR	36	858.21	9.78
P35420	862	L35420	858	CIRCULAR	42	860.22	38.76
P35422	862	P35418	856.2	CIRCULAR	42	860.29	8.51
P35424	860		0		0	861.3	58.55
P35438	862	L35436	858	CIRCULAR	12	861.9	5.69
P35446	866		0		0	866.72	2.74
P35464	868	L35462	861.5	CIRCULAR	12	866.72	5.75
P35474	868	L35432	866.8	CIRCULAR	15	867.13	27.53
P35476	882		0		0	881.35	0
P35478	866		0		0	864.39	0
P35480	866		0		0	865.91	0

Pond ID	Ground Elev	DS Link	Outlet Invert Elevation (ft)	Outlet Shape	Outlet Size	100 Year Peak Elev (ft)	Peak Outflow (cfs)
P10242	884	C11340	883	RECT_OPEN		883.02	0.62
P10244	884	C10242	883.5	RECT_OPEN		883.56	0.4
P10246	878		0			875.15	0
P10248	878	C10246	876.3	RECT_OPEN		876.33	0.91
P10254	884	C10243	886.9	RECT_OPEN		882.35	0
P11104	884		0			885.69	0
P11106	882	C11105	880.6	RECT_OPEN		880.79	14.44
P11108	888	C11106	886.3	RECT_OPEN		878.38	0
P11110	884	C11107	882.9	RECT_OPEN		876.05	0
P11112	880	C11210	880.7	PARABOLIC		881.08	16.24
P11114	878	C11113	878	RECT_OPEN		878.15	10.05
P11116	882	L11118	877.7	CIRCULAR	18	879.35	1.75
P11118	878	L11120	873	CIRCULAR	18	874.13	9.15
P11202	874	L11211	868	CIRCULAR	12	870.59	3.12
P11206	876	L11204	871.5	CIRCULAR	24	872.93	10.64
P11208	878	C11205	875.9	PARABOLIC		873.89	0
P11210	878	C11208	877.4	PARABOLIC		877.62	1.23
P11212	878	C11215	875.5	TRAPEZOIDA		876.77	11.25
P11213	872.5	C11202	870	TRAPEZOIDA		870.66	8.41
P11306	886	C11104	885.1	RECT_OPEN		885.69	23.83
P11308	880	C11406	878.8	RECT_OPEN		875.6	0
P11310	881	C11308	880.1	RECT_OPEN		880.32	6.79
P11312	881	C11310	880.5	RECT_OPEN		880.69	12.39
P11314	881		0			880.69	1.34
P11316	876	C11407	872.1	CIRCULAR	18	872.92	7.51
P11318	878	C11316	877.5	RECT_OPEN		877.6	4.58
P11320	878	C11206	876.1	RECT_OPEN		876.48	40.08
P11338	874	C14436	872	RECT_OPEN		872.53	42.52
P11340	878	L11338	874	CIRCULAR	18	875.03	13.39
P11402	874		0		0	872.82	0
P11404	874	C11402	872.7	RECT_OPEN		873.03	44.2
P11406	878	C11404	877.5	RECT_OPEN		873.01	0
P11408	874	C11403	872.4	RECT_OPEN		873.5	73.31
P11410	882	C11408	880.5	RECT_OPEN		880.6	45.05
P12302	860	C12300	856	RECT_OPEN		856.73	44.89
P12304	862	C12302	860	RECT_OPEN		860.6	28.45
P12306	878	C12301	877.1	PARABOLIC		877.14	1.18
P12312	876	C12303	874	RECT_OPEN		874.23	30.27
P12313	860	L12306	857.8	CIRCULAR	15	858.07	9.44
P12314	858	C12307	856	TRAPEZOIDA		856.79	2.02
P13402	880		0			879.01	0
P13404	879	C13410	878.6	RECT_OPEN		878.37	0

Pond ID	Ground Elev	DS Link	Outlet Invert Elevation (ft)	Outlet Shape	Outlet Size	100 Year Peak Elev (ft)	Peak Outflow (cfs)
P13408	865	L13406	863.4	CIRCULAR	12	864.06	7.24
P13410	868	C13408	866.8	RECT_OPEN		866.87	2.3
P14106	876	L14104	874.5	CIRCULAR	12	876.69	5.87
P14108	881	C14106	880.2	RECT_OPEN		880.31	16.37
P14401	877.5	L14435	871.5	CIRCULAR	15.72	876.81	8.6
P14402	896		0		0	894.11	0
P14436	874	L14434	870	CIRCULAR	15	872.53	7.32
P15150	888	C10248	887.3	RECT_OPEN		884.28	0
P15152	888	C15150	888.7	RECT_OPEN		882.14	0

Pond ID	Ground Elev	DS Link	Outlet Invert Elevation (ft)	Outlet Shape	Outlet Size	100 Year Peak Elev (ft)	Peak Outflow (cfs)
P34304	848	P34304	841.96	CIRCULAR	24	848.9	35.63
P34311	854	P34311	850	CIRCULAR	15	853.49	5.3
P34316	856	P34316	851.95	CIRCULAR	15	855.68	6.5
P34418	856	P34418	850.1	CIRCULAR	24	859.81	28.94
P34434	856	P34434	852.96	CIRCULAR	15	859.31	6.98
P34451	854	P34451	849.12	CIRCULAR	18	853.57	9.56
P34452	854	P34452	849.32	CIRCULAR	18	853.57	5.24
P34460	858	P34460	853.21	CIRCULAR	27	856.34	10.54

Pond ID	Ground Elev	DS Link	Outlet Invert Elevation (ft)	Outlet Shape	Outlet Size	100 Year Peak Elev (ft)	Peak Outflow (cfs)
P01108	864	C01200	863.7	RECT_OPEN		863.42	0
P01304	858	C01301	856.5	RECT_OPEN		858.23	95.14
P01306	870	C01304	867.3	RECT_OPEN		867.53	18.81
P01307	864	C01303	862.7	RECT_OPEN		862.72	0.96
P01308	874	L01306	870	FILLED_CIR	18	871.78	7.33
P01314	870	C01305	869	RECT_OPEN		869.22	32.99
P01410	872	C01108	870.5	RECT_OPEN		870.8	40.47
P02110	890	C02208	888.9	RECT_OPEN		889.14	26.06
P02112	890	C02211	889.62	RECT_OPEN		889.85	8.99
P02114	900	C02112	899.5	RECT_OPEN		893.94	0
P02116	902	C02114	900	RECT_OPEN		900.03	0.26
P02206	868	C02204	858	IRREGULAR		861.94	474.75
P02208	864	C02205	863.8	RECT_OPEN		864.06	40.2
P02212	886	C01311	885.1	RECT_OPEN		885.12	2.26
P02310	872	C02209	871	RECT_OPEN		871.25	34.43
P02412	892	C02410	888.3	RECT_OPEN		888.59	39.25
P03212	874	C02310	873.5	RECT_OPEN		873.78	35.61
P03314	886	L03312	882	CIRCULAR	18	884.8	14.67
P03316	888	C03314	886.9	RECT_OPEN		888.71	37.84
P03330	886	C03315	884.9	RECT_OPEN		885	2.7
P03418	890	C03316	889	RECT_OPEN		889.45	37.09
P03432	892	L03419	889	CIRCULAR	18	889.5	3.34
P04220	896	C03418	892	RECT_OPEN		893.27	41.34
P05338	892	L05336	886	CIRCULAR	42	888.17	96.12
P05340	894	L05338	890	CIRCULAR	42	892.36	92.62
P05344	906	C08135	904.5	RECT_OPEN		905.96	111.92
P05346	908	C05344	905.6	RECT_OPEN		906.73	106.98
P05444	894	C05443	892	RECT_OPEN		891.96	1
P06148	900	C06146	899.5	RECT_OPEN		900.17	24.58
P06302	896		0		0	896.37	0
P06404	891	L04402	887	CIRCULAR	18	889.66	12.64
P06410	898	L06408	890	CIRCULAR	18	892.53	11.89
P06414	906	L06412	902	CIRCULAR	18	902.95	12.95
P06418	904	L06416	901	CIRCULAR	18	901.97	13.53
P06424	912	L06422	910	CIRCULAR	18	910.75	6.89
P07102	892	L07414	889	CIRCULAR	15	893.29	18.24
P07104	892	C07102	892.81	RECT_OPEN		893.3	15.7
P07106	892	L07107	889.2	CIRCULAR	24	894.08	19.6
P07107	892	L07102	889	CIRCULAR	24	893.61	13.23
P07112	892	L08410	890	ARCH	27.6	891.57	16.89
P07114	890	C08411	889.9	RECT_OPEN		890.35	24.31
P07116	894		0		0	892.03	0

Pond ID	Ground Elev	DS Link	Outlet Invert Elevation (ft)	Outlet Shape	Outlet Size	100 Year Peak Elev (ft)	Peak Outflow (cfs)
P07204	890	L07202	885	CIRCULAR	18	888.27	12.57
P07206	902	L07204	898	CIRCULAR	18	903.86	23.45
P07210	878	C07203	877	RECT_OPEN		877.13	4.18
P07340	880	C07338	879	IRREGULAR		880.01	8.34
P07414	892	C07112	893	RECT_OPEN		893.17	16.62
P08130	878	C08228	873	RECT_OPEN		875.53	468.11
P08134	884	C08132	880	RECT_OPEN		881.24	334.67
P08304	888	L08302	886	CIRCULAR	18	887.47	14.66
P08330	878	L08328	868	ARCH	60	871.38	197.28
P08406	888	C08304	887	RECT_OPEN		887.49	24.06
P08408	886		0			889.43	11.02
P08410	890	C08408	889.8	RECT_OPEN		889.99	28.99
P08412	890	C08409	889.5	RECT_OPEN		889.84	23.45
P08414	896	C08412	895.2	RECT_OPEN		895.54	36.2
P08416	886	L08408	882.2	CIRCULAR	15	887.82	10.99
P08418	896	L08407	891.7	CIRCULAR	18	892.58	13.62
P08420	900	L08418	893.5	CIRCULAR	15	897.67	10.8
P08430	880	C08229	879	RECT_OPEN		879.55	26.49
P08434	903	C08133	903	RECT_OPEN		901.73	0
P08436	904	C08434	904	RECT_OPEN		904.23	17.93
P09118	890	C09215	889	RECT_OPEN		889.04	3.22
P09120	902	C09118	899	RECT_OPEN		899.12	12.44
P09122	892	C09221	890.5	RECT_OPEN		890.63	12.07
P09124	900	C09122	898.2	RECT_OPEN		898.31	8.59
P09222	874	C09220	872.3	RECT_OPEN		872.37	1.96
P09320	872	L09218	864	ARCH	60	868.61	224.9
P09330	876	C09323	873.5	RECT_OPEN		873.73	9.8
P09422	890	C04220	899.27	RECT_OPEN		890.74	0
P09424	898	C09422	896.6	RECT_OPEN		893.25	0.17
P09426	896	L09324	893	CIRCULAR	15	893.57	3.15
P09428	894	L09326	892	CIRCULAR	15	892.96	1.53
P09432	892	L09330	886.5	CIRCULAR	15	889.68	7.11
P09434	890	L09123	889	CIRCULAR	15	886.81	1.31
P10114	890	L10112	886	HORIZ_ELLI	18	887.25	14.05
P10116	890	C10114	888.8	RECT_OPEN		888.99	5.47
P10118	890	C10116	889.1	RECT_OPEN		889.52	17.31
P10120	890	C10118	888.5	RECT_OPEN		889.51	4.1
P10122	890	L10122	888	CIRCULAR	15	888.99	4.54
P10214	890	C10413	889.8	RECT_OPEN		890.25	11.28
P10216	888	C10415	887.6	RECT_OPEN		886.02	0
P10412	867	L10110	863	ARCH	84	866.65	239.3
P10416	884	C10417	883.1	RECT_OPEN		883.28	41.7

Pond ID	Ground Elev	DS Link	Outlet Invert Elevation (ft)	Outlet Shape	Outlet Size	100 Year Peak Elev (ft)	Peak Outflow (cfs)
P10418	888	C10419	886	RECT_OPEN		886.37	29.76
P15424	876	C09222	875.3	RECT_OPEN		875.03	0
P15426	876	C15424	874.6	RECT_OPEN		875.03	11.75
P16424	892	C09325	890.4	RECT_OPEN		889.16	0
P17106	878	C17404	876.2	RECT_OPEN		875.57	0
P17108	898	C17106	897.2	RECT_OPEN		894.86	0
P17110	892	C17107	889.5	RECT_OPEN		889.82	51.69
P17124	886	C09321	885	RECT_OPEN		885.15	7.22
P17126	894	C08223	892.5	RECT_OPEN		892.59	11.54
P17402	880	C08329	878.2	RECT_OPEN		874.48	0
P17404	876	C17402	875.3	RECT_OPEN		875.4	1.41
P17407	880	L17405	878	CIRCULAR	15	874.94	0
P17409	874	C07233	873	RECT_OPEN		873.22	6.52
P17410	880	C17408	879.3	RECT_OPEN		878.92	0

Pond ID	Ground Elev	DS Link	Outlet Invert Elevation (ft)	Outlet Shape	Outlet Size	100 Year Peak Elev (ft)	Peak Outflow (cfs)
1P	867	Link-40	858.5	CIRCULAR	18	869.6	128.05
2P	870	2 Pipe	864	CIRCULAR	21	869.74	106.97
3P	872	3 pipe	869	CIRCULAR	18	871.36	35.83
9P	869	9 outlet	867.16	CIRCULAR	15	869	3.36
P16300	900		0		0	900.63	0
P16302	900		0		0	900.92	0
P17200	888	C17307	888	RECT_OPEN		887.4	0
P17202	884		0			879.98	0
P17204	884	C17302	883.5	RECT_OPEN		883.61	4.17
P17300	872	C19105	872	RECT_OPEN		872.13	53.86
P17302	874	C17301	872	RECT_OPEN		872.21	68.53
P17304	874	C17300	872	RECT_OPEN		871.81	0.85
P17306	874		0		0	875.49	0
P17400	874	L17400	870.5	CIRCULAR	15	873.47	9.82
P17406	876	L174111	873.1	CIRCULAR	15	873.98	2.53
P17408	876	C17305	872	RECT_OPEN		872.47	25.65
P18100	876	C18102	883.6	RECT_OPEN		875.59	0
P18102	876		0			875.46	0
P18104	874	C18100	873.7	RECT_OPEN		875.59	24.52
P18106	874		0			873.03	0
P18108	874	C18106	874	RECT_OPEN		874.14	4.12
P18110	874	C18108	874	RECT_OPEN		873.83	0.73
P18112	874	C18107	874	RECT_OPEN		873.21	0
P18200	884		0			874.13	0
P18202	872	C19107	870	RECT_OPEN		871.87	73.89
P18300	886		0			868.89	185.16
P18334	885	C18332	881	RECT_OPEN		883.02	12.52
P18336	882		0			883.96	0
P18338	884		0			883.41	0
P18400	886	C18406	883.5	RECT_OPEN		883.98	59.76
P18402	894	C18400	886	RECT_OPEN		886.44	40.68
P18404	886	C18407	885.3	RECT_OPEN		885.75	61.07
P18406	884		0			880.25	0
P18408	882		0			881.64	0
P18410	878		0			875.15	0
P19100	874		0			871.87	0
P19102	888	C19109	886	RECT_OPEN		886.16	9.47
P19200	870	C20308	870	RECT_OPEN		869.37	0
P19202	872	C19101	875	RECT_OPEN		872.15	0
P19206	868	C19300	868	RECT_OPEN		868.23	70.98
P19304	858	C19302	856	RECT_OPEN		856.13	24.53
P19306	858	C19304	858	RECT_OPEN		858.17	12.06

Pond ID	Ground Elev	DS Link	Outlet Invert Elevation (ft)	Outlet Shape	Outlet Size	100 Year Peak Elev (ft)	Peak Outflow (cfs)
P19400	888	L19400	885	RECT_OPEN		886.71	58.52
P19402	884		0			886.05	0
P19404	882		0			879.79	0
P19406	882	C19404	880.6	RECT_OPEN		880.97	19.75
P19408	881		0			880.95	0
P19410	888	L19410	885	RECT_OPEN		886.46	42.42
P20100	880		0			875.12	0
P20102	880	C20100	880	RECT_OPEN		877.34	0
P20104	880		0			879.97	0
P20106	882	C20104	882	RECT_OPEN		882.15	8.17
P20200	874	C29107	874	RECT_OPEN		874.15	6.65
P20300	870		0			871.48	0
P20302	880	C29105	878	RECT_OPEN		878.54	31.26
P20304	868	C29104	868	RECT_OPEN		868.22	15.3
P20306	870	C20304	871.5	RECT_OPEN		871.04	0.49
P20308	868	C20305	868	RECT_OPEN		868.23	6.3
P20400	872	L20306	870	CIRCULAR	24	871.04	1.57
P20402	884	C20400	884	RECT_OPEN		884.06	5.16
P20404	878	C19103	878	RECT_OPEN		871.89	0
P21202-E	870	L28136-E	867	CIRCULAR	18	869.85	7.27
P21204-E	870	L21202-E	866.5	CIRCULAR	15	870.04	3.7
P21206-E	870	L21204-E	867	CIRCULAR	15	870.29	6.27
P21208-E	870	ZC21206-E	869	RECT_OPEN		870.29	24.82
P21210-E	872	ZC21208-E	871.4	RECT_OPEN		872.31	28.24
P21300	876	C21405	876	RECT_OPEN		875.96	0
P21400	876		0			868.77	0
P21402	882	L21400	876	CIRCULAR	24	877.87	24.3
P21404	881.9	C21401	881.1	RECT_OPEN		881.58	77.52
P21406	886	C21403	885.2	RECT_OPEN		885.58	43.85
P27306	862	L27301	862	CIRCULAR	18	863.46	3.48
P28102	867	L28100	860	ARCH	44.64	866.24	101.81
P28104	867	L28118	859	CIRCULAR	15	866.24	62.67
P28104-E	870	L28102-E	862.5	CIRCULAR	24	865.76	14.26
P28106-E	868	L28104-E	864	CIRCULAR	18	867.51	17.04
P28124	871.45	L28122	865.25	CIRCULAR	18	869.36	12.12
P28136-E	870	L28134-E	867	CIRCULAR	15	869.67	6.28
P28143-E	870	L28154-E	861.5	CIRCULAR	18	868.37	13.34
P28200	870		0		0	868	0
P28220	868.12	L28218	856	RECT_CLOSE	36	863.61	227.25
P28228	864.03	L28219	855.78	ARCH	72	863.44	110.35
P28242	864.6	L28240	858.49	CIRCULAR	42	865.28	28.57
P28244	864.86	L28237	859.5	ARCH	31.32	865.22	42.52

Pond ID	Ground Elev	DS Link	Outlet Invert Elevation (ft)	Outlet Shape	Outlet Size	100 Year Peak Elev (ft)	Peak Outflow (cfs)
P28248	864	L28246	858.84	CIRCULAR	33	865.67	22.47
P28258	862		0		0	862.24	0
P28304	864	L28302	850.79	CIRCULAR	42	861.32	80.46
P28310	865	L28201	853	CIRCULAR	48	862.97	138.87
P28320	866.12	L28318	859.24	CIRCULAR	48	865.56	62.21
P28326	865.43	L28244	860.36	ARCH	31.32	865.89	35.36
P28332	872		0		0	874.19	0
P28334	870	L28301	847	CIRCULAR	30	860.28	62.46
P28336	867	PipeÂ 16	858.5	CIRCULAR	15	864.62	9.45
P28342	865	PipeÂ 40	860	CIRCULAR	18	862.74	5.73
P28353	872		0		0	871.84	5.47
P28401	881		0		0	881.32	7.48
P28402	879		0		0	877.36	10.78
P28403	872	L28422	866	CIRCULAR	27	867.38	6.13
P28404	872.18	L28424	869.16	CIRCULAR	21	871.69	8.12
P28405	871.45	L28425	868.17	CIRCULAR	24	870.94	11.23
P28406	870.85	L28427	867.34	CIRCULAR	24	870.16	13.99
P28407	870.05	L28428	866.52	CIRCULAR	24	869.09	16.78
P28408	871	L28406	854	RECT_CLOSE	24	865.41	130.07
P28409	871.7	L28440	869.18	CIRCULAR	18	870.37	3.66
P28410	870	L28439	868.09	CIRCULAR	18	870	6.65
P28411	869.8	L28441	867.21	CIRCULAR	18	869.8	6.2
P28412	868	L28410	862	CIRCULAR	48	865.42	33.16
P28413	869.5	L28442	866.35	CIRCULAR	18	869.11	4.21
P28414	868	C28412	862	TRAPEZOIDA		865.43	32.01
P28415	868.86	Link-30	865.24	CIRCULAR	21	868.57	8.42
P28416	867	L28414	862.7	CIRCULAR	30	868.19	85.74
P28417	868.54	Link-31	864.42	CIRCULAR	24	868.31	4.07
P28418	868	C28416	862.7	IRREGULAR		868.19	17.35
P28420	868	L28449	865	CIRCULAR	15	863.93	2.13
P28440	865.5		0		0	865.08	14.1
P28441	868	LROut	865.7	TRAPEZOIDA		861.3	0
P28472	866.13	L28470	860.61	CIRCULAR	33	866.37	27.27
P28474	866.93	L28472	860.76	CIRCULAR	33	867.2	30.2
P28486	869.19	L28484	863.07	CIRCULAR	27	869.3	18.69
P28492	870	L28490	857.67	CIRCULAR	36	868.9	41.6
P29100	872	C29207	871.5	RECT_OPEN		870.89	10.42
P29102	874	L29100	868.53	CIRCULAR	18	870.13	4.59
P29104	869	L28416	864	CIRCULAR	24	867.93	23.22
P29202	856	C29200	854	RECT_OPEN		854.66	82.46
P29204	864	C29205	863.5	RECT_OPEN		863.8	11.53
P29304	858	C29203	857.5	RECT_OPEN		860.09	17.72

Pond ID	Ground Elev	DS Link	Outlet Invert Elevation (ft)	Outlet Shape	Outlet Size	100 Year Peak Elev (ft)	Peak Outflow (cfs)
P29400	870	C29304	869.5	RECT_OPEN		870.28	57.57
P29402	878	C29400	877	RECT_OPEN		877.41	41.19
P29404	878		0			880.58	0
P33402	862	C33400	861.5	RECT_OPEN		856.65	0
P34400	862	L27308	862	ARCH	18	864.18	15.7
P34402	862	C34400	862	RECT_OPEN		864.63	15.21
P34404	862	C34402	862	RECT_OPEN		864.63	18.96
P34406	862	C34404	862	RECT_OPEN		864.63	5.28
P-6	876	Link-35	866	CIRCULAR	36	874.5	243.75

PIPE ID	FROM NODE	TO NODE	LENGTH (ft)	AVERAGE PIPE SLOPE %	PIPE SHAPE	PIPE DIAMETER (in)	PIPE WIDTH (in)	DESIGN FLOW CAPACITY (cfs)	MAXIMUM US HGL (ft)	MAXIMUM DS HGL (ft)	PEAK FLOW DURING ANALYSIS (CFS)	PIPE FLOWING FULL?
D43-P559	P25454	P24366	100.00	4.00	CIRCULAR	12	12	7.13	867.52	860.62	7.08	No
L23138	CB23240	CB23238	19.83	0.35	CIRCULAR	18	18	6.24	880.22	879.94	9.12	Yes
L23200	CB23200	P23320	304.00	3.49	CIRCULAR	15	15	12.06	876.28	863.74	6.60	No
L23202	CB23204	P23202	50.00	0.60	CIRCULAR	24	24	17.52	880.59	880.56	14.00	Yes
L23203	CB23244	P23202	48.00	0.96	CIRCULAR	18	18	10.28	880.82	880.56	9.84	Yes
L23204	CB23206	CB23204	155.04	2.68	CIRCULAR	18	18	17.19	885.33	880.59	14.64	Yes
L23206	CB23208	CB23206	204.40	1.78	CIRCULAR	12	12	4.75	887.05	885.33	2.01	Yes
L23207	CB23212	CB23206	200.86	2.09	CIRCULAR	12	12	5.15	887.2	885.33	3.56	Yes
L23208	CB23110	CB23208	164.70	0.84	CIRCULAR	12	12	3.26	885.26	887.05	2.21	No
L23213	CB23214	CB23206	209.07	0.82	CIRCULAR	12	12	3.23	887.62	885.33	5.16	Yes
L23214	CB23216	CB23214	290.15	0.70	CIRCULAR	12	12	2.98	887.31	887.62	3.40	Yes
L23218	CB23220	P23218	161.77	3.14	CIRCULAR	12	12	6.31	881.03	874.33	8.14	Yes
L23219	CB23228	CB23220	230.80	0.36	CIRCULAR	12	12	2.15	876.71	881.03	4.51	No
L23220	CB23222	CB23220	334.25	0.54	CIRCULAR	12	12	2.61	886.96	881.03	5.69	Yes
L23221	CB23226	CB23220	110.70	0.53	CIRCULAR	12	12	2.60	882.52	881.03	4.04	Yes
L23222	CB23224	CB23222	164.49	2.53	CIRCULAR	12	12	5.67	889.22	886.96	4.49	Yes
L23232	CB23234	CB23232	221.08	0.27	CIRCULAR	18	18	5.43	878.15	873.91	8.06	No
L23234	CB23236	CB23234	42.31	0.21	CIRCULAR	18	18	4.84	878.57	878.15	8.06	Yes
L23236	CB23238	CB23236	213.89	0.25	CIRCULAR	18	18	5.28	879.94	878.57	8.06	Yes
L23240	P23202	CB23240	30.00	0.33	CIRCULAR	18	18	6.06	880.56	880.22	14.05	Yes
L23244	CB23246	CB23244	207.72	0.71	CIRCULAR	18	18	8.84	885.85	880.82	9.84	Yes
L23246	CB23248	CB23246	231.66	2.58	CIRCULAR	15	15	10.37	884.03	885.85	4.88	No
L23301	CB23302	J23316	116.00	2.10	CIRCULAR	27	27	44.92	867.95	862.44	26.43	No
L23302	CB23304	CB23302	55.85	1.00	CIRCULAR	21	21	15.87	869.85	867.95	23.11	Yes
L23304	CB23306	CB23304	139.87	0.99	CIRCULAR	18	18	10.47	872.16	869.85	12.49	Yes
L23306	CB23308	CB23306	203.63	0.78	CIRCULAR	15	15	5.71	876.99	872.16	9.50	Yes
L23308	P23310	CB23308	232.32	0.87	CIRCULAR	15	15	6.02	870.51	876.99	3.21	No
L23311	CB23312	J23316	114.00	4.52	CIRCULAR	15	15	13.73	867.98	862.44	3.26	No

PIPE ID	FROM NODE	TO NODE	LENGTH (ft)	AVERAGE PIPE SLOPE %	PIPE SHAPE	PIPE DIAMETER (in)	PIPE WIDTH (in)	DESIGN FLOW CAPACITY (cfs)	MAXIMUM US HGL (ft)	MAXIMUM DS HGL (ft)	PEAK FLOW DURING ANALYSIS (CFS)	PIPE FLOWING FULL?
L23313	CB23314	P23320	180.00	0.71	CIRCULAR	15	15	5.43	868.97	863.74	3.02	No
L23320	P23400	P23320	140.00	0.14	CIRCULAR	24	24	8.55	865.35	863.74	7.28	No
L23321	CB23230	P23320	160.00	1.88	CIRCULAR	18	18	14.38	870.06	863.74	14.14	No
L23400	P23402	P23400	310.00	0.16	CIRCULAR	42	42	35.02	866.69	865.35	23.80	No
L23402	P23404	P23402	630.00	0.24	CIRCULAR	24	24	11.04	867.54	866.69	9.09	No
L23404	P23406	P23404	190.00	1.05	CIRCULAR	18	18	10.78	868.77	867.54	5.59	No
L24112	CB24314	CB24312	168.09	0.32	CIRCULAR	12	12	2.00	877.02	875.71	0.00	No
L24212	CB24214	P24212	196.00	0.09	CIRCULAR	18	18	3.18	862.16	859.61	12.76	Yes
L24213	P24322	P24212	48.00	0.54	CIRCULAR	12	12	2.62	860.27	859.61	3.83	Yes
L24214	CB24216	CB24214	227.10	0.11	CIRCULAR	18	18	3.55	862.17	862.16	3.02	Yes
L24216	CB24218	CB24216	138.13	0.10	CIRCULAR	18	18	3.34	862.11	862.17	3.05	Yes
L24218	CB24218	CB25104	177.74	1.16	CIRCULAR	18	18	11.31	862.11	859.49	12.67	Yes
L24219	CB24220	CB24218	162.72	0.92	CIRCULAR	12	12	3.42	868.13	862.11	5.52	No
L24266	CB24302	P24366	570.00	1.40	CIRCULAR	27	27	31.80	870.56	860.62	4.29	No
L24302	CB24304	CB24302	365.76	0.23	CIRCULAR	15	15	3.10	873.11	870.56	4.29	No
L24304	CB24306	CB24304	248.53	0.17	CIRCULAR	15	15	2.66	874.3	873.11	4.29	Yes
L24306	CB24308	CB24306	218.54	0.17	CIRCULAR	15	15	2.66	875.36	874.3	4.29	Yes
L24308	P24310	CB24308	77.00	0.48	CIRCULAR	15	15	4.48	875.7	875.36	3.92	Yes
L24310	CB24312	P24310	40.00	0.50	CIRCULAR	24	24	16.00	875.71	875.7	18.62	Yes
L24312	CB24314	CB24312	168.04	0.30	CIRCULAR	24	24	12.34	877.02	875.71	18.62	Yes
L24314	CB24316	CB24314	461.23	0.61	CIRCULAR	18	18	8.20	880.75	877.02	10.12	Yes
L24316	CB24318	CB24316	345.34	0.82	CIRCULAR	15	15	5.85	881.84	880.75	4.81	Yes
L24321	P24324	P24322	48.00	0.35	CIRCULAR	12	12	2.12	861.39	860.27	3.64	No
L24323	CB24330	P24322	20.00	0.35	CIRCULAR	15	15	3.82	860.27	860.27	7.50	Yes
L24324	P24326	P24324	610.00	0.49	CIRCULAR	15	15	4.53	863.02	861.39	3.96	No
L24326	CB25128	P24326	154.00	1.30	CIRCULAR	15	15	7.36	865.35	863.02	5.37	No
L24331	CB24332	P24330	133.00	0.45	CIRCULAR	24	24	15.19	863.64	863.6	15.03	Yes
L24332	CB24334	CB24332	125.88	0.47	CIRCULAR	24	24	15.49	863.64	863.64	11.61	Yes

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L24333	CB24342	CB24332	76.09	1.25	CIRCULAR	24	24	25.28	863.64	863.64	11.51	No
L24334	CB24336	CB24334	65.55	0.24	CIRCULAR	18	18	5.19	863.92	863.64	9.00	Yes
L24336	CB24338	CB24336	113.46	1.60	CIRCULAR	15	15	8.16	864.51	863.92	5.23	No
L24338	CB24340	CB24338	68.00	7.51	CIRCULAR	15	15	15.35	869.07	864.51	2.57	No
L24344	CB24346	CB24344	261.34	0.23	CIRCULAR	24	24	10.84	864.85	863.64	7.14	No
L24346	CB24348	CB24346	196.90	0.23	CIRCULAR	24	24	10.81	865.08	864.85	6.20	No
L24348	P24350	CB24348	36.00	0.19	CIRCULAR	12	12	1.57	866.65	865.08	6.19	Yes
L24350	CB24352	P24350	171.00	7.60	CIRCULAR	12	12	9.82	878.46	866.65	4.29	No
L24354	CB24356	P24354	36.00	1.39	CIRCULAR	24	24	26.66	867.06	865.08	27.79	No
L24356	CB24358	CB24356	194.91	1.80	CIRCULAR	24	24	30.31	870.64	867.06	27.93	Yes
L24357	CB24364	CB24358	163.15	0.61	CIRCULAR	12	12	2.79	872.67	870.64	4.11	Yes
L24358	CB24360	CB24358	428.23	3.74	CIRCULAR	24	24	37.90	884.98	870.64	18.46	No
L24359	CB24362	CB24358	36.32	3.30	CIRCULAR	12	12	6.48	881	870.64	7.00	Yes
L24366	P24368	P24366	100.00	0.20	CIRCULAR	18	18	4.07	861.2	860.62	3.36	No
L24368	CB24370	P24368	65.00	0.31	CIRCULAR	15	15	3.58	866.27	861.2	12.08	Yes
L24369	CB24374	P24368	52.00	0.96	CIRCULAR	15	15	6.33	862.44	861.2	4.57	No
L24370	CB24372	CB24370	247.55	1.94	CIRCULAR	15	15	9.00	871.07	866.27	9.45	Yes
L24374	CB24392	P24374	67.00	0.60	CIRCULAR	15	15	4.99	864.29	862.08	8.46	No
L24375	CB24376	P24374	135.00	0.19	CIRCULAR	21	21	6.82	864.91	862.08	14.30	No
L24376	CB25478	CB24376	427.93	0.68	CIRCULAR	21	21	13.07	868.33	864.91	13.65	Yes
L24387	P24392	CB24388	27.82	3.63	CIRCULAR	12	12	6.79	864.99	864.86	3.74	No
L24388	CB24388	CB24376	209.48	0.35	CIRCULAR	15	15	3.84	864.86	864.91	2.17	Yes
L24389	CB24390	CB24388	213.97	0.24	CIRCULAR	15	15	3.15	860.41	864.86	2.72	No
L24390	J24390	P24391	73.71	4.07	CIRCULAR	18	18	18.37	861.19	861.19	0.60	No
L24391	J24391	P24389	16.00	4.63	CIRCULAR	18	18	19.58	869.91	860.84	12.42	No
L24392	J24392	J24391	148.00	0.50	CIRCULAR	18	18	6.44	873.34	869.91	12.41	Yes
L24393	J24393	J24392	337.00	0.50	CIRCULAR	18	18	6.47	875.36	873.34	7.17	Yes
L24394	J24394	J24393	289.00	0.61	CIRCULAR	18	18	7.08	875.71	875.36	7.17	Yes

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L24395	J24395	J24394	96.01	1.84	CIRCULAR	15	15	7.60	871.75	875.71	9.83	Yes
L24396	CB23228	J24395	248.00	3.40	CIRCULAR	15	15	10.32	876.71	871.75	6.41	No
L24TH47	P24366	P24212	129.00	0.50	CIRCULAR	15	15	4.59	860.62	859.61	1.18	No
L24TH47-1	P24212	J24tH47-1	40.00	0.12	Arch	11	18	1.76	859.61	860.1	3.85	No
L24TH47-2	J24tH47-1	J24TH47-2	197.00	0.14	Arch	11	18	1.88	860.1	861.46	3.85	Yes
L24TH47-3	J24TH47-2	P24374	72.00	0.18	Arch	11	18	2.12	861.46	862.08	3.85	Yes
L24TH47-4	P24374	J24TH47-3	153.86	0.08	Arch	11	18	1.45	862.08	861.25	3.32	Yes
L24TH47-5	J24TH47-3	J24TH47-4	192.00	0.15	Arch	11	18	1.94	861.25	860.48	3.32	Yes
L24TH47-6	J24TH47-4	D43-CB444	270.00	0.15	Arch	11	18	1.69	860.48	860.42	3.32	Yes
L24TH47-7	D43-CB444	CB24390	30.00	0.27	Arch	11	18	2.58	860.42	860.41	3.32	Yes
L25100	CB25102	O-25-1-02	292.23	3.10	CIRCULAR	30	30	72.22	854.27	844.99	53.25	No
L25102	CB25104	CB25102	420.00	0.54	CIRCULAR	30	30	30.09	859.49	854.27	37.32	No
L25104	CB25106	CB25104	360.02	0.47	CIRCULAR	27	27	21.28	860.34	859.49	13.73	Yes
L25105	CB25108	CB25104	219.32	0.23	CIRCULAR	18	18	4.35	867.63	859.49	12.99	No
L25106	CB25110	CB25106	186.34	9.03	CIRCULAR	15	15	19.41	876.53	860.34	7.05	No
L25108	CB24390	CB25106	375.86	0.13	CIRCULAR	27	27	11.07	860.41	860.34	6.28	Yes
L25114	CB25116	CB25114	349.60	0.21	CIRCULAR	18	18	4.87	864	861.51	8.89	Yes
L25116	CB25118	CB25116	105.68	0.47	CIRCULAR	12	12	2.45	862.94	864	6.07	Yes
L25118	CB25420	CB25118	218.94	2.28	CIRCULAR	12	12	5.38	863.57	862.94	3.31	Yes
L25120	CB25122	O-25-1-01	215.00	7.44	CIRCULAR	18	18	28.66	866.72	851.9	13.43	No
L25200	CB25202	O-25-2-05	163.41	0.31	CIRCULAR	24	24	12.51	854.61	853.91	6.59	No
L25202	P25204	CB25202	115.84	0.43	CIRCULAR	24	24	14.86	854.94	854.61	6.38	No
L25204	CB25114	P25204	220.00	0.34	CIRCULAR	18	18	6.13	861.51	854.94	8.89	No
L25206	CB25208	O-25-2-04	214.21	0.23	CIRCULAR	18	18	5.07	853.49	850.71	9.84	No
L25210	CB25212	O-25-2-03	220.00	2.93	CIRCULAR	18	18	17.97	852.14	849	9.50	Yes
L25214	P25216	O-25-2-01a	140.00	0.21	CIRCULAR	48	48	66.49	850.12	849.34	37.96	No
L25216	CB25218	P25216	130.00	0.37	CIRCULAR	48	48	87.28	850.27	850.12	46.85	No
L25218	CB25220	CB25218	274.00	0.19	CIRCULAR	42	42	43.83	851.47	850.27	42.23	No

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L25220	CB25222	CB25220	133.11	0.44	CIRCULAR	30	30	27.31	852.51	851.47	26.78	No
L25221	CB25232	CB25220	555.34	0.61	CIRCULAR	15	15	5.02	857.93	851.47	7.32	Yes
L25222	CB25224	CB25222	575.08	0.39	CIRCULAR	30	30	25.54	854.17	852.51	20.82	No
L25224	CB25226	CB25224	59.08	0.41	CIRCULAR	27	27	19.74	854.68	854.17	18.22	No
L25225	CB25236	CB25220	349.00	0.10	CIRCULAR	36	36	21.42	851.55	851.47	20.46	No
L25226	CB25228	CB25226	296.51	0.42	CIRCULAR	24	24	14.75	855.22	854.68	9.79	No
L25228	CB25230	CB25228	133.48	0.78	CIRCULAR	12	12	3.14	858.41	855.22	5.27	Yes
L25232	CB36136	CB25232	208.57	0.48	CIRCULAR	12	12	2.47	859.19	857.93	4.91	Yes
L25233	CB25234	CB25232	76.26	3.93	CIRCULAR	12	12	7.07	858.65	857.93	3.82	Yes
L25236	P36400	CB25236A	236.00	0.33	CIRCULAR	36	36	38.59	852.43	851.55	20.25	No
L25236A	CB25236A	CB25236	90.00	0.71	CIRCULAR	36	36	56.25	851.55	851.55	20.26	No
L25301	CB25302	P36400	40.00	0.18	CIRCULAR	15	15	2.70	855.3	852.43	12.68	Yes
L25302	P25304	CB25302	89.63	0.30	CIRCULAR	15	15	3.55	855.07	855.3	7.72	Yes
L25303	FES25301	CB25340	217.12	1.65	CIRCULAR	15	15	8.29	867.84	864.35	7.64	Yes
L25306	CB25306	P25304	140.00	0.17	CIRCULAR	24	24	9.37	855.22	855.07	16.95	Yes
L25307	CB25308	P36400	172.00	0.10	CIRCULAR	36	36	20.97	853.55	852.43	41.24	No
L25308	CB25310	CB25308	280.08	0.10	CIRCULAR	36	36	21.46	854.18	853.55	29.32	Yes
L25310	CB25312	CB25310	314.81	0.10	CIRCULAR	36	36	20.59	855.49	854.18	22.58	Yes
L25312	CB25314	CB25312	289.61	0.09	CIRCULAR	24	24	6.78	854.74	855.49	6.79	Yes
L25313	CB25316	CB25312	170.00	0.29	CIRCULAR	30	30	22.02	854.87	855.49	16.13	Yes
L25316	CB25318	CB25316	154.03	0.14	CIRCULAR	27	27	11.70	855.09	854.87	14.69	Yes
L25317	CB36418	CB25312	129.05	0.42	CIRCULAR	12	12	2.30	856.5	855.49	3.35	Yes
L25318	CB25320	CB25318	145.08	0.05	CIRCULAR	27	27	6.80	855.12	855.09	14.59	Yes
L25319	P25317	P26200	164.00	1.15	CIRCULAR	12	12	3.82	863.95	856.67	4.45	No
L25320	CB25322	CB25320	112.54	0.08	CIRCULAR	27	27	8.76	855.11	855.12	14.26	Yes
L25321	P25319	CB25331	10.00	2.00	CIRCULAR	15	15	9.14	866.9	862.5	3.08	No
L25322	CB25324	CB25322	184.35	0.20	CIRCULAR	27	27	13.87	855.03	855.11	14.06	Yes
L25323	CB25323	CB25325	421.45	0.88	CIRCULAR	18	18	9.87	870.44	867.47	0.89	No

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L25324	CB25326	CB25324	93.53	0.10	CIRCULAR	27	27	9.61	855.32	855.03	14.06	Yes
L25325	CB25325	CB25328	493.16	0.50	CIRCULAR	24	24	15.95	867.47	865.54	8.68	No
L25327	CB25327	CB25325	203.11	1.88	CIRCULAR	15	15	8.86	872.24	867.47	8.68	No
L25328	CB25330	P25328	112.00	0.18	CIRCULAR	18	18	4.44	860.03	855.33	20.99	Yes
L25329	P25321	CB25329	283.09	-0.16	CIRCULAR	15	15	2.60	876.61	876.29	0.89	No
L25330	CB25332	CB25330	228.73	0.44	CIRCULAR	18	18	6.95	860.14	860.03	10.16	Yes
L25331	CB25329	CB25360	53.35	1.48	CIRCULAR	18	18	12.78	876.29	875.76	0.89	No
L25332	CB25335	CB25332	466.28	0.21	CIRCULAR	18	18	4.86	861.04	860.14	7.57	Yes
L25334	CB25336	CB25335	400.04	0.20	CIRCULAR	15	15	2.89	861.16	861.04	4.57	Yes
L25336	CB25338	CB25336	99.80	0.20	CIRCULAR	15	15	2.89	861.2	861.16	4.82	Yes
L25339	CB25331	P25328	72.05	0.28	CIRCULAR	15	15	3.40	862.5	855.33	12.01	Yes
L25340	CB25340	CB25341	99.97	0.17	CIRCULAR	18	18	4.33	864.35	863.47	7.64	No
L25341	CB25341	CB25342	170.25	0.64	CIRCULAR	18	18	8.41	863.47	861.02	7.59	No
L25342	CB25342	CB25344	186.28	0.27	CIRCULAR	30	30	21.25	861.02	865.82	12.53	Yes
L25344	CB25344	P25315	179.99	0.22	CIRCULAR	30	30	19.34	865.82	860.97	17.49	Yes
L25346	CB25346	CB25348	57.18	0.38	CIRCULAR	15	15	4.01	886.17	885.33	6.06	Yes
L25348	CB25348	CB25350	140.92	0.30	CIRCULAR	15	15	3.53	885.33	878.81	6.06	No
L25350	CB25350	P25321	198.40	0.25	CIRCULAR	15	15	3.21	878.81	876.61	6.05	No
L25352	CB25352	CB25354	65.35	0.58	CIRCULAR	12	12	2.72	876.61	876.61	0.00	No
L25354	CB25354	P25321	177.99	0.29	CIRCULAR	18	18	5.68	876.61	876.61	0.05	No
L25356	CB25356	CB25358	38.14	1.18	CIRCULAR	12	12	3.87	875.76	875.76	0.07	No
L25358	CB25358	CB25360	158.78	1.37	CIRCULAR	18	18	12.28	875.76	875.76	0.38	No
L25360	CB25360	CB25323	209.09	-0.21	CIRCULAR	18	18	4.76	875.76	870.44	0.89	No
L25362	FES25362	CB25364	150.25	3.37	CIRCULAR	15	15	11.87	872.05	866.98	0.00	No
L25364	CB25364	CB25342	160.13	3.73	CIRCULAR	15	15	12.48	866.98	861.02	0.00	No
L25366	CB25366	CB25368	145.00	1.12	CIRCULAR	12	12	3.77	878.83	876.8	3.35	No
L25368	CB25368	CB25370	101.00	3.18	CIRCULAR	12	12	6.35	876.8	867.21	3.28	No
L25370	CB25370	P25319	295.12	0.78	CIRCULAR	18	18	9.29	867.21	866.9	3.25	No

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L25372	CB25372	CB25370	53.00	0.32	CIRCULAR	12	12	2.02	867.21	867.21	0.03	No
L25374	CB25374	P25319	53.00	0.81	CIRCULAR	12	12	3.21	866.9	866.9	0.01	No
L25376	CB25376	P25319	49.00	0.59	CIRCULAR	18	18	8.08	866.9	866.9	0.01	No
L25400	P25400	P24366	1295.66	0.39	CIRCULAR	15	15	4.01	866.75	860.62	2.45	No
L25402	P25402	CB25442	193.44	1.66	CIRCULAR	18	18	13.53	873.16	870.79	12.48	Yes
L25404	CB25404	P24366	143.00	0.35	CIRCULAR	15	15	3.82	863.37	860.62	6.31	No
L25405	CB25406	P24366	142.00	0.14	CIRCULAR	21	21	5.95	865.14	860.62	19.06	No
L25406	CB25408	CB25406	191.02	0.19	CIRCULAR	21	21	6.88	866.77	865.14	15.50	Yes
L25408	CB25410	CB25408	131.76	0.45	CIRCULAR	21	21	10.60	867.22	866.77	11.74	Yes
L25410	CB25412	CB25410	444.78	2.21	CIRCULAR	15	15	9.61	876.08	867.22	8.95	Yes
L25413	CB25414	P24366	120.00	0.42	CIRCULAR	18	18	6.78	864	860.62	8.40	No
L25414	CB25416	CB25414	256.00	0.23	CIRCULAR	18	18	5.00	864.54	864	5.85	Yes
L25416	CB25418	CB25416	179.01	0.61	CIRCULAR	15	15	5.04	863.94	864.54	5.10	Yes
L25418	P26176	CB25418	120.00	0.18	CIRCULAR	15	15	2.77	864.74	863.94	5.10	Yes
L25420	P25424	CB25420	27.10	3.69	CIRCULAR	12	12	6.84	863.62	863.57	1.66	Yes
L25424	CB25422	P25424	63.00	3.97	CIRCULAR	15	15	12.87	866.88	863.62	2.20	No
L25425	P25426	P25424	237.73	0.21	CIRCULAR	15	15	2.96	857.32	863.62	1.04	No
L25432	CB25434	CB25432	95.62	0.52	CIRCULAR	18	18	7.60	881.21	880.56	0.22	No
L25436	CB25438	CB25436	414.27	1.45	CIRCULAR	15	15	7.77	880.08	879.87	6.01	Yes
L25438	CB25440	CB25438	42.73	0.47	CIRCULAR	15	15	4.42	880.24	880.08	5.44	Yes
L25439	P25442	CB25438	157.24	1.27	CIRCULAR	12	12	4.02	879.06	880.08	4.02	Yes
L25444	P25454	CB25444	180.08	0.28	CIRCULAR	18	18	5.54	867.52	865.75	7.39	No
L25445	CB25447	CB25444	223.34	1.00	CIRCULAR	15	15	6.47	871.24	865.75	7.20	No
L254454	CB25442	P25454	146.97	1.22	CIRCULAR	18	18	11.59	870.79	867.52	12.77	Yes
L25446	CB25444	CB25446	72.39	5.37	CIRCULAR	21	21	36.73	865.75	864.45	13.87	No
L25447	P25456	CB25446	58.38	3.24	CIRCULAR	12	12	6.41	865.14	864.45	4.68	Yes
L25448	CB25446	CB25448	66.72	0.91	CIRCULAR	24	24	21.63	864.45	863.9	16.57	Yes
L25450	CB25448	CB25450	215.21	0.23	CIRCULAR	24	24	10.90	863.9	862.44	17.73	Yes

PIPE ID	FROM NODE	TO NODE	LENGTH (ft)	AVERAGE PIPE SLOPE %	PIPE SHAPE	PIPE DIAMETER (in)	PIPE WIDTH (in)	DESIGN FLOW CAPACITY (cfs)	MAXIMUM US HGL (ft)	MAXIMUM DS HGL (ft)	PEAK FLOW DURING ANALYSIS (CFS)	PIPE FLOWING FULL?
L25452	CB25450	CB25452	222.88	0.36	CIRCULAR	24	24	13.55	862.44	860.83	18.25	No
L25454	CB25452	P25458	115.80	0.43	CIRCULAR	24	24	14.87	860.83	860	19.98	Yes
L25468	CB25466	CB25468	47.11	1.13	CIRCULAR	12	12	3.78	875.71	875.69	2.33	Yes
L25469	CB25466	CB25468	47.30	1.12	CIRCULAR	12	12	3.77	875.71	875.69	2.09	Yes
L25478	CB25486	CB25478	57.35	0.51	CIRCULAR	15	15	4.59	868.78	868.33	6.70	Yes
L25479	CB25480	CB25478	137.75	2.06	CIRCULAR	15	15	9.28	870.92	868.33	8.67	Yes
L25480	CB25482	CB25480	336.30	0.15	CIRCULAR	15	15	2.49	871.36	870.92	4.30	Yes
L25482	P25484	CB25482	98.15	1.53	CIRCULAR	12	12	4.40	870.98	871.36	2.71	No
L25488	P25488	P25490	210.00	0.00	CIRCULAR	18	18	0.23	876.34	876.34	0.85	Yes
L26102	CB26104	CB26102	71.73	0.78	CIRCULAR	15	15	5.71	867.57	867.3	4.71	Yes
L26104	CB26106	CB26104	108.03	0.78	CIRCULAR	12	12	3.14	867.55	867.57	2.53	Yes
L26106	CB26110	CB26106	173.29	0.78	CIRCULAR	12	12	3.14	867.67	867.55	2.51	Yes
L26110	P26112	CB26110	25.76	0.70	CIRCULAR	12	12	2.98	867.69	867.67	2.17	Yes
L26113	CB26114	J26186	85.00	2.35	CIRCULAR	12	12	5.47	863.55	860.93	5.42	No
L26115	CB26116	J26184	75.00	0.37	CIRCULAR	15	15	3.95	863.33	860.8	8.21	No
L26117	P26118	J26186	125.00	0.16	CIRCULAR	24	24	9.05	861.51	860.93	9.38	No
L26118	CB26122	P26118	52.00	0.38	CIRCULAR	24	24	14.03	862.65	861.51	12.71	No
L26119	CB26120	P26118	45.00	1.11	CIRCULAR	15	15	6.81	865.03	861.51	7.39	No
L26123	CB26124	CB26122	81.07	0.74	CIRCULAR	15	15	5.56	865.37	862.65	2.10	No
L26124	CB26126	CB26122	397.31	0.80	CIRCULAR	18	18	9.40	865.83	862.65	9.37	Yes
L26126	CB26456	CB26126	646.00	0.63	CIRCULAR	18	18	8.36	869.24	865.83	6.27	No
L26127	CB26128	J26180	130.00	1.21	CIRCULAR	27	27	34.09	861.99	860.03	15.23	No
L26128	CB26134	CB26128	97.50	1.38	CIRCULAR	18	18	12.36	862.81	861.99	5.41	No
L26129	CB26130	CB26128	317.70	1.98	CIRCULAR	15	15	9.09	867.73	861.99	5.07	No
L26130	CB26132	CB26130	204.02	1.87	CIRCULAR	12	12	4.88	871.49	867.73	3.30	No
L26134	CB26138	CB26134	176.50	1.04	CIRCULAR	18	18	10.73	864.61	862.81	4.00	No
L26135	P26136	CB26134	235.90	3.76	CIRCULAR	15	15	12.53	871.31	862.81	1.73	No
L26138	CB26142	CB26138	199.09	0.86	CIRCULAR	15	15	6.00	865.68	864.61	0.00	No

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L26139	CB26140	CB26138	62.22	1.19	CIRCULAR	12	12	3.89	872.28	864.61	4.05	No
L26145	CB26146	J26180	138.00	1.30	CIRCULAR	24	24	25.84	864.21	860.03	17.40	No
L26146	CB26148	CB26146	307.50	0.47	CIRCULAR	21	21	10.81	866.41	864.21	12.72	No
L26148	CB26186	CB26148	664.02	0.47	CIRCULAR	21	21	10.86	868.58	866.41	9.11	No
L26149	CB26150	J26182	73.00	5.89	CIRCULAR	12	12	8.65	864.34	860.4	4.41	No
L26151	CB26152	J26182	92.00	3.59	CIRCULAR	15	15	12.23	863.5	860.4	5.57	No
L26153	CB26156	CB26154	83.15	0.36	CIRCULAR	18	18	6.31	860.89	860.64	5.28	No
L26154	P26158	CB26156	118.00	0.42	CIRCULAR	18	18	6.84	861.21	860.89	5.28	No
L26156	CB26162	CB26160	167.01	0.34	CIRCULAR	15	15	3.74	866.09	864.27	7.59	Yes
L26158	CB26160	P26158	51.00	0.33	CIRCULAR	15	15	3.73	864.27	861.21	10.81	Yes
L26159	CB26166	P26158	156.00	5.45	CIRCULAR	15	15	15.08	875.7	861.21	15.58	Yes
L26162	CB26164	CB26162	76.83	0.35	CIRCULAR	12	12	2.11	866.1	866.09	4.32	Yes
L26166	CB25468	CB26166	235.65	0.70	CIRCULAR	15	15	5.41	875.69	875.7	7.65	Yes
L26167	CB25472	CB26166	196.25	1.83	CIRCULAR	12	12	4.83	873.37	875.7	3.32	No
L26168	CB26170	P26168	141.00	0.71	CIRCULAR	15	15	5.44	865.62	861.49	10.78	No
L26169	CB25430	P26168	114.00	0.88	CIRCULAR	18	18	9.84	869.33	861.49	0.98	No
L26170	CB26172	CB26170	221.03	1.81	CIRCULAR	15	15	8.69	869.04	865.62	7.87	Yes
L26171	CB26174	CB26170	68.67	1.46	CIRCULAR	12	12	4.30	866.12	865.62	4.73	Yes
L26172	CB25436	CB26172	414.30	1.21	CIRCULAR	15	15	7.10	879.87	869.04	10.19	Yes
L26176	CB26178	P26176	343.00	0.76	CIRCULAR	15	15	5.65	867.92	864.74	4.00	No
L26178	CB23280	CB26178	237.00	0.16	CIRCULAR	15	15	2.59	869.1	867.92	4.01	No
L26187	P26190	CB26186	109.70	0.59	CIRCULAR	12	12	2.74	869.04	868.58	2.81	Yes
L26200	P26204	P26200	170.00	0.41	CIRCULAR	15	15	4.15	859.98	856.67	5.58	No
L26201	CB26102	J26188	320.00	0.18	CIRCULAR	15	15	2.73	867.3	861.05	6.82	No
L26203	CB26154	P26204	180.00	0.11	CIRCULAR	18	18	3.50	860.64	859.98	5.28	No
L26206	CB26206	P26204	150.00	2.47	CIRCULAR	15	15	10.15	865.82	859.98	12.65	Yes
L26207	CB26208	P26204	100.00	0.27	CIRCULAR	30	30	21.31	859.98	859.98	28.18	Yes
L26208	CB26210	CB26208	68.80	0.29	CIRCULAR	15	15	3.48	862.58	859.98	8.66	No

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L26209	P26206	CB26208	635.00	0.26	CIRCULAR	30	30	20.72	861.2	859.98	23.41	No
L26211	CB26212	P26204	115.00	2.17	CIRCULAR	30	30	60.48	861.76	859.98	22.05	No
L26212	CB26214	CB26212	71.93	1.39	CIRCULAR	27	27	36.52	863.12	861.76	18.07	No
L26214	CB26216	CB26214	90.91	0.77	CIRCULAR	24	24	19.85	863.73	863.12	12.44	No
L26215	P25315	P26204	52.00	0.54	CIRCULAR	12	12	2.61	860.97	859.98	3.70	No
L26216	CB26218	CB26216	73.09	0.82	CIRCULAR	21	21	14.36	864.17	863.73	10.47	No
L26218	CB26220	CB26218	85.90	1.98	CIRCULAR	15	15	9.09	866.12	864.17	7.93	Yes
L26220	CB26222	CB26220	193.09	0.26	CIRCULAR	12	12	1.81	869.03	866.12	4.81	Yes
L26302	CB26304	CB26302	66.94	0.25	CIRCULAR	18	18	5.29	863.76	863.71	11.05	Yes
L26303	CB26316	CB26302	672.41	0.52	CIRCULAR	24	24	16.37	868.2	863.71	15.31	Yes
L26304	CB26308	CB26304	334.10	2.28	CIRCULAR	18	18	15.86	871.37	863.76	15.48	Yes
L26307	CB26302	P26206	210.00	0.09	CIRCULAR	30	30	12.01	863.71	861.2	41.32	No
L26309	CB26314	CB26308	292.78	1.19	CIRCULAR	15	15	7.05	876.77	871.37	8.48	Yes
L26310	CB26312	CB26310	698.89	0.86	CIRCULAR	15	15	5.98	881.87	876.06	5.80	Yes
L26311	CB26328	P26308	120.00	0.40	CIRCULAR	24	24	14.31	874.89	874.05	26.03	Yes
L26315	CB26336	P26310	120.50	2.00	CIRCULAR	15	15	9.14	874.05	874.05	7.72	Yes
L26316	CB26318	CB26316	208.59	0.36	CIRCULAR	24	24	13.57	869.47	868.2	15.86	Yes
L26317	CB26338	P26310	188.00	4.52	CIRCULAR	30	30	87.22	877.6	874.05	34.96	No
L26318	CB26320	CB26318	190.70	1.30	CIRCULAR	21	21	18.07	870.13	869.47	15.86	Yes
L26320	CB26322	CB26320	138.21	0.12	CIRCULAR	18	18	3.57	871.11	870.13	12.13	Yes
L26321	CB26326	CB26320	346.62	0.78	CIRCULAR	15	15	5.69	870.23	870.13	3.83	No
L26322	CB26324	CB26322	301.46	1.86	CIRCULAR	15	15	8.81	876.23	871.11	8.19	Yes
L26323	P26304	CB26322	132.89	1.14	CIRCULAR	18	18	11.20	871.42	871.11	10.25	Yes
L26325	CB26348	P26312	22.00	0.23	CIRCULAR	18	18	5.01	856.24	854.75	13.37	No
L26326	P26306	MH28328	300.00	0.10	CIRCULAR	15	15	2.08	872.71	871.64	3.83	No
L26327	CB26344	P26312	30.00	0.67	CIRCULAR	21	21	12.94	858	854.75	17.18	No
L26328	CB28329	P26306	224.00	0.21	CIRCULAR	15	15	2.99	873.77	872.71	6.10	Yes
L26329	CB26330	CB26328	250.00	0.35	CIRCULAR	18	18	6.23	875.47	874.89	7.35	Yes

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L26330	CB26332	CB26330	297.42	0.31	CIRCULAR	18	18	5.87	876.52	875.47	7.48	Yes
L26331	CB26224	P26312	80.00	0.25	CIRCULAR	12	12	1.78	860.52	854.75	7.01	Yes
L26332	CB26334	CB26332	400.00	0.41	CIRCULAR	15	15	4.11	879.1	876.52	5.31	Yes
L26333	CB26354	P26312	165.00	0.91	CIRCULAR	15	15	6.16	868	854.75	8.80	No
L26338	CB26340	CB26338	459.35	0.11	CIRCULAR	24	24	7.46	881.81	877.6	17.56	No
L26341	CB28330	CB26328	30.00	1.20	CIRCULAR	15	15	7.08	874.22	874.89	6.09	Yes
L26344	CB26346	CB26344	142.48	4.74	CIRCULAR	15	15	14.06	865.79	858	15.72	Yes
L26345	CB26344	P26302	17.00	-1.18	CIRCULAR	24	24	1.74	858	856	23.10	Yes
L26348	CB26350	CB26348	87.98	6.50	CIRCULAR	15	15	16.47	865.56	856.24	13.37	No
L26350	CB26352	CB26350	54.36	2.72	CIRCULAR	15	15	10.66	866.69	865.56	5.79	Yes
L26402	CB26404	P26402	186.00	0.39	CIRCULAR	18	18	6.58	867.16	864.81	9.30	No
L26403	CB26412	P26402	28.00	2.14	CIRCULAR	15	15	8.20	865.86	864.81	5.95	No
L26404	CB26406	CB26404	127.71	0.98	CIRCULAR	18	18	10.39	867.33	867.16	3.87	No
L26406	CB26408	CB26406	221.12	0.92	CIRCULAR	15	15	6.19	868.94	867.33	3.90	No
L26408	CB26310	CB26308	265.14	1.44	CIRCULAR	15	15	7.75	876.06	871.37	8.33	Yes
L26409	CB26410	CB26408	156.28	0.47	CIRCULAR	15	15	4.45	869.96	868.94	3.91	No
L26413	CB26414	P26400	48.00	0.75	CIRCULAR	18	18	9.10	862.87	860.03	15.26	No
L26414	CB26416	CB26414	270.63	0.15	CIRCULAR	18	18	4.04	863.72	862.87	5.66	Yes
L26415	P26226	CB26414	120.00	4.20	CIRCULAR	15	15	13.24	861.99	862.87	0.00	No
L26416	CB26418	CB26416	88.01	0.27	CIRCULAR	18	18	5.49	864.01	863.72	5.67	Yes
L26418	P26420	CB26418	202.07	0.08	CIRCULAR	15	15	1.82	862.05	864.01	3.03	No
L26422	CB26422	CB26414	214.72	0.24	CIRCULAR	15	15	3.18	864.66	862.87	6.55	Yes
L26423	P26424	P26400	150.00	0.33	CIRCULAR	24	24	13.06	860.7	860.03	3.06	No
L26426	P26226	P26428	33.00	1.21	CIRCULAR	12	12	3.92	861.99	861.99	3.66	Yes
L26428	CB26430	P26428	80.00	0.21	CIRCULAR	36	36	30.75	861.99	861.99	12.12	No
L26430	CB26432	CB26430	68.14	0.76	CIRCULAR	15	15	5.64	869.44	861.99	1.30	No
L26431	CB26434	CB26430	138.90	0.22	CIRCULAR	36	36	31.00	861.99	861.99	8.99	No
L26434	CB26436	CB26434	294.96	0.19	CIRCULAR	33	33	23.25	862.15	861.99	7.31	No

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L26436	CB26438	CB26436	113.74	0.21	CIRCULAR	27	27	14.23	862.43	862.15	6.45	No
L26438	CB26440	CB26438	227.48	0.20	CIRCULAR	21	21	7.05	862.57	862.43	2.45	No
L26440	CB26442	CB26440	232.65	0.35	CIRCULAR	15	15	3.84	862.96	862.57	0.91	No
L26442	P26144	CB26442	306.76	0.15	CIRCULAR	15	15	2.47	863.57	862.96	0.91	No
L26445	CB26446	P26428	81.00	1.00	CIRCULAR	15	15	6.46	862	861.99	6.17	No
L26446	CB26448	CB26446	90.70	3.12	CIRCULAR	15	15	11.41	864.26	862	5.67	No
L26448	CB26450	CB26448	149.29	0.35	CIRCULAR	15	15	3.81	865.37	864.26	4.11	No
L26450	CB26452	CB26450	135.32	0.35	CIRCULAR	15	15	3.81	865.57	865.37	2.49	No
L26452	CB26454	CB26452	224.07	0.33	CIRCULAR	15	15	3.69	865.83	865.57	1.11	No
L26456	P26458	CB26456	69.80	0.90	CIRCULAR	15	15	6.14	869.16	869.24	0.59	No
L26458	CB26460	P26458	125.00	0.58	CIRCULAR	15	15	4.90	869.17	869.16	8.24	Yes
L26460	CB26462	CB26460	68.88	0.38	CIRCULAR	15	15	3.44	869.18	869.17	8.26	Yes
L26462	CB26464	CB26462	114.15	0.25	CIRCULAR	15	15	3.20	870.13	869.18	6.77	Yes
L26463	CB26263	CB26462	94.18	7.78	CIRCULAR	12	12	9.94	872.04	869.18	1.95	No
L26464	CB26466	CB26464	163.76	0.52	CIRCULAR	15	15	4.65	871.13	870.13	4.90	Yes
L26466	CB26468	CB26466	50.57	0.85	CIRCULAR	15	15	5.96	871.2	871.13	2.56	Yes
L26467	CB26476	CB26466	62.62	0.70	CIRCULAR	18	18	8.81	871.2	871.13	3.90	Yes
L26468	CB26470	CB26468	143.74	0.49	CIRCULAR	15	15	4.54	871.22	871.2	1.89	Yes
L26470	CB26472	CB26470	236.36	0.50	CIRCULAR	15	15	4.56	871.4	871.22	2.78	Yes
L26472	CB26474	CB26472	103.95	5.37	CIRCULAR	15	15	14.97	873.8	871.4	2.76	No
L26476	CB26478	CB26476	101.05	0.76	CIRCULAR	15	15	5.64	871.21	871.2	2.60	Yes
L26478	CB26480	CB26478	146.10	0.17	CIRCULAR	15	15	2.67	871.21	871.21	2.52	Yes
L26480	CB26482	CB26480	110.88	4.88	CIRCULAR	12	12	7.87	872.91	871.21	3.52	No
L26482	CB26484	CB26482	107.55	0.60	CIRCULAR	12	12	2.75	873.82	872.91	2.24	No
L26486	CB26188	CB26186	70.92	0.47	CIRCULAR	15	15	4.41	868.8	868.58	3.50	No
L28312	CB28330	CB28329	10.00	0.40	CIRCULAR	15	15	4.09	874.22	873.77	6.11	Yes
L28313	P26312	P28313	140.00	-1.09	CIRCULAR	18	18	9.23	854.75	853.93	1.85	No
L28315	P28313	J28317	35.00	0.00	CIRCULAR	18	18	0.56	853.93	853.92	3.74	Yes

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L28317	J28317	O28301	40.00	1.33	CIRCULAR	24	24	26.04	853.92	853	1.15	No
L28328	MH28328	MH28329	23.00	0.74	CIRCULAR	15	15	5.55	871.64	871.43	3.83	No
L28329	MH28329	CB26326	137.00	0.51	CIRCULAR	15	15	4.62	871.43	870.23	3.83	No
L36400	CB36406	P36400	240.00	0.42	CIRCULAR	24	24	14.60	855.15	852.43	20.94	No
L36401	CB36402	P36400	184.00	0.27	CIRCULAR	18	18	5.48	853.3	852.43	7.49	No
L36402	CB36404	CB36402	132.52	0.38	CIRCULAR	12	12	2.19	854.38	853.3	2.89	Yes
L36406	CB36408	CB36406	333.90	0.46	CIRCULAR	15	15	4.40	855.93	855.15	4.84	Yes
L36407	CB36414	CB36406	116.23	0.50	CIRCULAR	18	18	7.42	856.17	855.15	10.52	Yes
L36408	CB36410	CB36408	98.14	0.46	CIRCULAR	15	15	4.37	857.07	855.93	1.24	Yes
L36409	CB36412	CB36408	111.18	0.40	CIRCULAR	15	15	4.11	857.54	855.93	3.62	Yes
L36414	CB36416	CB36414	174.66	0.50	CIRCULAR	15	15	4.56	856.53	856.17	3.21	Yes
Link-28	CB25328	P25317	198.62	0.20	CIRCULAR	24	24	10.02	865.54	863.95	8.68	No

PIPE ID	FROM NODE	TO NODE	LENGTH (ft)	AVERAGE PIPE SLOPE %	PIPE SHAPE	PIPE DIAMETER (in)	PIPE WIDTH (in)	DESIGN FLOW CAPACITY (cfs)	MAXIMUM US HGL (ft)	MAXIMUM DS HGL (ft)	PEAK FLOW DURING ANALYSIS (CFS)	PIPE FLOWING FULL?
L13202	CB13204	J144278	177.65	3.34	CIRCULAR	18	18	19.21	863.98	856.9	19.48	YES
L13203	J144278	O-13-2-01	144.46	3.39	CIRCULAR	18	18	19.35	856.9	857.6	17.69	YES
L13204	CB13206	CB13204 A	107.3	0.4	CIRCULAR	21	21	10.03	865.42	864.52	13.15	YES
L13204 A	CB13204 A	CB13204	55.47	0.7	CIRCULAR	21	21	13.29	864.52	863.98	13.15	YES
L13206	CB13208	CB13206	394.22	0.36	CIRCULAR	21	21	9.48	865.56	865.42	10.77	YES
L13208	CB13210	CB13208	138	0.11	CIRCULAR	21	21	5.22	864.46	865.56	18.86	YES
L13209	CB13312	CB13208	158.18	5.37	CIRCULAR	12	12	8.26	872.72	865.56	8.92	YES
L13210	CB24112	CB13210	259	0.15	CIRCULAR	21	21	6.07	864.62	864.46	8.37	YES
L13402	J13404	J13402	67.47	0.13	CIRCULAR	48	48	31	857.84	856.11	110.08	YES
L13406	P13408	J13406	64.21	0.16	CIRCULAR	36	36	31.11	859.44	857.91	103.66	YES
L14102	P14104	CB14102	32	-6.25	CIRCULAR	12	12	8.91	866.32	865.98	3.01	YES
L14104	CB14106	P14104	99	0.32	CIRCULAR	21	21	9.01	866.35	866.32	10.85	YES
L14106	CB14108	CB14106	154.29	0.4	CIRCULAR	18	18	6.6	868	866.35	8.55	YES
L14108	CB14110	CB14108	181.64	0.3	CIRCULAR	18	18	5.78	868	868	7.72	YES
L14110	CB14112	CB14110	131.54	6.13	CIRCULAR	15	15	15.99	873.51	868	4.43	NO
L14111	CB14114	CB14110	216.58	0.48	CIRCULAR	12	12	2.48	869	868	1.63	YES
L14112	CB14214	CB14212	464.48	0.11	CIRCULAR	18	18	3.45	887.01	885.62	6.81	YES
L14116	P14118	CB14116	91.84	0.54	CIRCULAR	18	18	7.75	863.06	862.16	6.87	NO
L14118	CB14120	P14118	24	2.08	CIRCULAR	12	12	5.14	864.48	863.06	5.76	NO
L14120	P14122	CB14120	25	-20	CIRCULAR	12	12	15.93	865.56	864.48	5.76	YES
L14121	CB14134	P14122	149	0.68	CIRCULAR	21	21	13.11	865.57	865.56	10.95	NO
L14122	CB14124	P14122	149	0.3	CIRCULAR	24	24	12.43	865.61	865.56	15.03	YES
L14123	CB14132	CB14124	186.87	0.49	CIRCULAR	15	15	4.51	865.89	865.61	3.4	YES
L14124	CB14126	CB14124	136.24	0.34	CIRCULAR	21	21	9.31	866.63	865.61	10.36	YES
L14126	CB14128	CB14126	143.75	0.24	CIRCULAR	18	18	5.18	867.25	866.63	7.23	YES
L14127	P14126	P14118	503.35	0.16	CIRCULAR	12	12	1.42	866.91	863.06	1.42	NO
L14128	CB14130	CB14128	411.79	0.45	CIRCULAR	15	15	4.35	869.06	867.25	4.8	YES
L14132	P14124	J14132	389.16	1.54	Rectangular	48	48	227.09	870.17	861.1	2.77	NO

PIPE ID	FROM NODE	TO NODE	LENGTH (ft)	AVERAGE PIPE SLOPE %	PIPE SHAPE	PIPE DIAMETER (in)	PIPE WIDTH (in)	DESIGN FLOW CAPACITY (cfs)	MAXIMUM US HGL (ft)	MAXIMUM DS HGL (ft)	PEAK FLOW DURING ANALYSIS (CFS)	PIPE FLOWING FULL?
L14134	CB14136	CB14134	288.03	1.39	CIRCULAR	18	18	12.36	868.87	865.57	7.77	NO
L14135	CB14142	CB14134	127.76	3.24	CIRCULAR	15	15	11.63	868.61	865.57	3.22	NO
L14136	CB14138	CB14136	25.16	1.79	CIRCULAR	15	15	8.64	869.03	868.87	2.41	NO
L14137	P14140	CB14136	212.98	0.42	CIRCULAR	12	12	2.3	869.44	868.87	1.31	NO
L14202	CB14204	P14202	180	1.67	CIRCULAR	36	36	86.11	873.17	868.65	62.72	NO
L14204	CB14206	CB14204	216.41	1.39	CIRCULAR	36	36	78.53	876	873.17	51.62	NO
L14205	CB14242	CB14204	41.31	1.21	CIRCULAR	15	15	7.11	874.19	873.17	8.29	YES
L14206	CB14208	CB14206	184.31	0.43	CIRCULAR	36	36	43.94	877.38	876	45.74	NO
L14207	CB14230	CB14206	198.09	3.03	CIRCULAR	12	12	6.2	883	876	6	YES
L14208	CB14210	CB14208	64.52	1.86	CIRCULAR	24	24	30.85	878.4	877.38	22.33	YES
L14209	CB14216	CB14208	62.32	1.93	CIRCULAR	30	30	56.92	877.63	877.38	23.07	NO
L14210	CB14212	CB14210	709.04	0.78	CIRCULAR	21	21	13.96	885.62	878.4	15.65	YES
L14216	CB14258	J14216	20	51.3	CIRCULAR	12	12	25.52	863.36	859.69	4.15	NO
L14217	CB14232	CB14216	558.68	0.21	CIRCULAR	30	30	19.01	879.18	877.63	17.49	NO
L14218	P14220	J14218	79.04	0.14	CIRCULAR	48	48	46.44	860.11	859.72	62.63	YES
L14219	CB14102	P14218	368	0.27	CIRCULAR	12	12	1.86	865.98	861.42	3.01	NO
L14224	J14226	J14224	75.71	0.15	CIRCULAR	36	36	22.03	860.99	860.16	49.26	YES
L14232	CB14234	CB14232	182.64	0.33	CIRCULAR	21	21	9.08	879.8	879.18	8.58	YES
L14233	CB14238	CB14232	442.17	0.97	CIRCULAR	21	21	15.63	882.31	879.18	6.86	NO
L14234	CB14236	CB14234	44.1	0.45	CIRCULAR	15	15	4.35	880.28	879.8	6.25	YES
L14236	CB14248	CB14236	117.98	0.42	CIRCULAR	12	12	2.32	882.06	880.28	4.44	YES
L14237	P14246	CB14236	147.51	4.07	CIRCULAR	12	12	7.19	884.35	880.28	1.87	NO
L14238	P14240	CB14238	147.06	0.34	CIRCULAR	21	21	9.24	882.84	882.31	3.87	NO
L14242	CB14244	CB14242	143.49	2.44	CIRCULAR	12	12	5.56	878.43	874.19	6.16	YES
L14254	CB14256	CB14254	78.82	0.38	CIRCULAR	15	15	3.99	879.91	877.86	7.86	NO
L14258	P14260	CB14258	20	-10	CIRCULAR	12	12	11.27	864.08	863.36	4.15	NO
L14260	CB14262	P14260	334.13	0.38	CIRCULAR	18	18	6.48	869.14	864.08	8.12	NO
L14262	CB14264	CB14262	366.88	0.54	CIRCULAR	15	15	4.76	867.17	869.14	3.93	NO

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L14263	P14268	CB14262	184	0.42	CIRCULAR	12	12	2.32	866.37	869.14	2.54	YES
L14264	CB14266	CB14264	192.35	0.32	CIRCULAR	15	15	3.67	867.98	867.17	3.92	NO
L14430	P14432	J14430	83.02	0.13	CIRCULAR	36	36	21.04	863.72	862.52	44.71	NO
L14434	P14436	J14434	623.82	0.03	CIRCULAR	15	15	0.68	871.41	869.87	0.99	NO
L14438	P14438	P14436	30	3.33	CIRCULAR	15	15	11.79	871.99	871.41	9.27	NO
L14440	P14449	J14442	715	0.97	CIRCULAR	18	18	10.32	872.38	861.64	2.18	NO
L15234	P15236	J15234	157.83	0.19	CIRCULAR	36	36	29.08	866.86	866.74	18.38	YES
L15238	P15240	J15238	108.17	0.65	CIRCULAR	36	36	46.5	867.82	867.69	19.56	NO
L15347	P15352	J15352A	113.73	0.69	CIRCULAR	18	18	7.59	869.95	869.22	10.64	YES
L15348	P15350	J15348	178.72	0.04	CIRCULAR	36	36	14.11	869.84	869.27	25.6	NO
L15402	J15404	P15402	1090	0.37	CIRCULAR	18	18	6.36	884.62	872.04	2.19	NO
L16102	P16104	CB16102	28	0.36	CIRCULAR	12	12	2.13	871.86	871.67	4.87	YES
L16104	CB16106	P16104	172	0.23	CIRCULAR	18	18	5	874.86	871.86	9.25	YES
L16106	CB16108	CB16106	358.52	0.66	CIRCULAR	15	15	5.24	875.74	874.86	6.14	YES
L16107	CB16110	CB16106	157.42	0.26	CIRCULAR	15	15	3.3	873.62	874.86	3.46	YES
L16114	CB16117	P16114	195.62	0.42	CIRCULAR	33	33	34.24	876.21	874.69	15.59	NO
L16115	CB16134	P16114	57.69	0.38	CIRCULAR	12	12	2.2	874.7	874.69	4.86	YES
L16116	CB16118	CB16116	103.2	0.69	CIRCULAR	24	24	18.76	880.58	880.4	7.92	YES
L16117	CB16117	CB16116	175.89	1.18	CIRCULAR	15	15	7.01	876.21	880.4	9.51	YES
L16118	CB16120	CB16118	151.27	0.62	CIRCULAR	27	27	24.41	880.65	880.58	7.43	YES
L16119	CB16132	CB16118	251.79	0.26	CIRCULAR	15	15	3.28	880.95	880.58	2.41	YES
L16120	CB16122	CB16120	123.14	0.25	CIRCULAR	18	18	5.27	880.94	880.65	5.18	YES
L16122	CB16124	CB16122	407.52	0.64	CIRCULAR	15	15	5.16	882.53	880.94	3.96	YES
L16123	CB16126	CB16122	55.11	0.45	CIRCULAR	12	12	2.4	880.98	880.94	2.35	YES
L16127	CB16102	P16128	255	0.78	CIRCULAR	12	12	3.16	871.67	869.82	2.33	NO
L16128	CB16130	CB16117	332.14	1.83	CIRCULAR	12	12	4.82	885.96	876.21	4.15	NO
L16129	CB16138	P16128	255	0.24	CIRCULAR	12	12	1.73	873.65	869.82	4.06	NO
L16134	CB16136	CB16134	118.4	5.07	CIRCULAR	15	15	14.54	883.52	874.7	4.86	NO

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L16138	P16114	CB16138	64	0.16	CIRCULAR	12	12	1.41	874.69	873.65	4.1	YES
L16254a	P16140	J16254	72	-2.08	CIRCULAR	18	18	15.16	871.35	870.93	3.39	NO
L16255	P16140	J16254	72	-0.14	CIRCULAR	18	18	7.83	871.35	870.93	5.35	NO
L16402	P16404	P16402	110	0.45	CIRCULAR	15	15	3.77	872.64	871.54	1.85	NO
L16404	P16406	P16404	115	-0.87	CIRCULAR	15	15	5.22	872.72	872.64	1.71	NO
L19300	CB19302	O-19E-3-01	101.19	0.99	CIRCULAR	12	12	3.54	854.5	854.5	9.33	YES
L19302	P19E304	CB19302	50	2	CIRCULAR	21	21	22.41	854.5	854.5	20.6	YES
L19304	CB19306	P19E304	619.81	6.7	CIRCULAR	18	18	27.18	888.33	854.5	16.09	NO
L19306	CB19308	CB19306	123.51	0.4	CIRCULAR	18	18	6.68	889.44	888.33	8.79	NO
L22146	J22148	J22146	111.28	0.45	CIRCULAR	24	24	15.16	884.55	882.65	17.49	NO
L22204	CB22206	CB22204	468.08	0.75	CIRCULAR	15	15	5.61	882.04	877.92	5.71	NO
L22206	P22208	CB22206	145.84	0.53	CIRCULAR	15	15	4.72	883.04	882.04	5.35	YES
L22208	P22110	P22208	484	0.72	CIRCULAR	15	15	5.49	885.97	883.04	5.21	NO
L22216	CB22218	P22216	240	0.63	CIRCULAR	15	15	5.11	876.03	870.25	8.97	NO
L22218	P22220	CB22218	430	0.12	CIRCULAR	15	15	2.2	874.73	876.03	5.29	YES
L22220	J22222	P22220	145	0.32	CIRCULAR	15	15	3.64	875.04	874.73	4.95	NO
L22402	P22404	J22404A	108.91	0.33	CIRCULAR	15	15	3.71	869.83	869.83	3.62	YES
L22404	P22406	J122406A	124.72	0.26	CIRCULAR	15	15	3.27	869.83	869.83	3	YES
L22406	J22408A	P22408	96.96	0.55	CIRCULAR	15	15	4.78	869.83	869.81	3.98	YES
L22408	P22410	P22402	160	1.25	CIRCULAR	18	18	11.74	873.58	869.83	13.91	NO
L23101	P23102	P23158	55	0.55	CIRCULAR	12	12	2.63	872.64	865.25	10.48	YES
L23102	CB23104	P23102	104.77	1.34	CIRCULAR	30	30	47.41	872.75	872.64	37.17	YES
L23103	CB23106	CB23104	47.85	1.5	CIRCULAR	12	12	4.37	872.75	872.75	7.2	YES
L23104	CB23108	CB23104	245.93	1.5	CIRCULAR	27	27	37.88	874.41	872.75	32.44	YES
L23108	CB23112	CB23108	314.43	1.5	CIRCULAR	24	24	27.69	879.4	874.41	26.87	YES
L23109	CB23136	CB23108	207.37	2.47	CIRCULAR	15	15	10.15	876.91	874.41	6.71	NO
L23110	CB24412	CB23110	123.08	0.45	CIRCULAR	15	15	4.32	868.01	868	4.62	YES
L23112	CB23114	CB23112	115.59	1.5	CIRCULAR	21	21	19.38	881.41	879.4	20.1	YES

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L23114	CB23116	CB23114	147.64	1.49	CIRCULAR	18	18	12.82	883.51	881.41	16.87	YES
L23116	CB23118	CB23116	225.26	1.5	CIRCULAR	18	18	12.87	887.21	883.51	12.72	YES
L23117	CB24420	P23118	94	0.2	CIRCULAR	21	21	7.12	869.2	867.53	17.93	NO
L23118	CB23128	CB23118	207.78	1.49	CIRCULAR	15	15	7.89	888.16	887.21	7.1	YES
L23119	CB23120	CB23118	47.96	1.5	CIRCULAR	15	15	7.91	888.4	887.21	8.56	YES
L23120	CB23122	CB24420	154.67	0.2	CIRCULAR	21	21	7.09	871.59	869.2	17.93	YES
L23122	CB23124	CB23122	250.45	0.2	CIRCULAR	18	18	4.69	871.85	871.59	8.04	YES
L23129	CB23130	P23158	140	1.25	CIRCULAR	18	18	11.74	869.82	865.25	9.08	NO
L23130	CB23132	CB23130	48.84	0.31	CIRCULAR	18	18	5.82	870.23	869.82	7.94	NO
L23132	CB23134	CB23132	203.67	0.54	CIRCULAR	15	15	4.75	870.84	870.23	3.56	NO
L23138	CB23140	CB23138	171.5	0.99	CIRCULAR	15	15	6.43	872.5	868.5	6.89	YES
L23142	CB23144	CB23142	75.51	1.8	CIRCULAR	12	12	4.78	870.43	866.4	7.37	NO
L23144	CB23146	CB23144	345.73	1.82	CIRCULAR	15	15	8.71	873.86	870.43	4.74	NO
L23159	P23160	P23158	90	-1.11	CIRCULAR	15	15	5.9	865.25	865.25	3.43	YES
L23160	CB23162	P23160	130.62	0.38	CIRCULAR	18	18	6.5	867.11	865.25	12.71	NO
L23161	CB23168	CB23162	57.62	3.47	CIRCULAR	12	12	6.64	868.21	867.11	4.56	YES
L23162	CB23164	CB23162	103.54	0.97	CIRCULAR	15	15	6.35	869.25	867.11	8.75	YES
L23164	CB23166	CB23164	174.29	0.57	CIRCULAR	15	15	4.89	870.09	869.25	6	YES
L23169	CB23170	P23158	77	0.3	CIRCULAR	24	24	12.36	867.92	865.25	13.64	NO
L23170	CB23172	CB23170	113.96	0.3	CIRCULAR	24	24	12.36	868.5	867.92	13.64	NO
L23172	CB23174	CB23172	121.13	0.3	CIRCULAR	24	24	12.33	868.77	868.5	10.1	NO
L23173	CB23184	CB23172	96.08	0.3	CIRCULAR	12	12	1.96	869.41	868.5	3.29	YES
L23174	CB23176	CB23174	53.2	0.3	CIRCULAR	21	21	8.69	868.83	868.77	4.63	YES
L23176	CB23178	CB23176	80.98	0.3	CIRCULAR	21	21	8.63	868.9	868.83	4.36	NO
L23178	CB23180	CB23178	132.97	0.3	CIRCULAR	15	15	3.54	869.45	868.9	4.37	YES
L23180	CB23182	CB23180	64.98	0.31	CIRCULAR	12	12	1.98	869.88	869.45	2.79	YES
L23185	P23186	P23158	10	0.8	CIRCULAR	15	15	5.78	865.27	865.25	4.6	NO
L23186	CB23188	P23186	181	3.87	CIRCULAR	18	18	20.66	871.8	865.27	11.21	NO

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L23302	CB22204	P23302	165	4.3	CIRCULAR	15	15	13.39	877.92	865.91	9.52	NO
L23312	CB23314	P23312	130	0.22	CIRCULAR	18	18	4.96	865.88	865.88	5.11	NO
L23314	CB23314	P23302	60	1.58	CIRCULAR	15	15	8.13	865.88	865.91	7.32	YES
L23402	CB23404	CB23402	215.66	2.56	CIRCULAR	15	15	10.33	876.22	868.81	4.41	NO
L23403	CB23402	P23444	52	0.79	CIRCULAR	15	15	5.74	868.81	867.05	9.52	NO
L23404	CB23406	CB23404	63.3	1.42	CIRCULAR	15	15	7.7	877.03	876.22	2.29	NO
L23407	CB23408	P23444	197	0.15	CIRCULAR	18	18	4.1	868.83	867.05	8.24	NO
L23408	P23416	CB23408	48.31	-0.06	CIRCULAR	18	18	2.62	869.27	868.83	10.65	YES
L23410	CB23412	CB23410	111.09	1.04	CIRCULAR	18	18	10.69	874.32	872.85	6.44	NO
L23412	CB23414	CB23412	83.34	1.32	CIRCULAR	15	15	7.42	875.04	874.32	2.57	NO
L23416	CB23410	P23416	55.82	7.67	CIRCULAR	18	18	29.09	872.85	869.27	7.44	NO
L23417	CB23418	P23416	107	3.52	CIRCULAR	18	18	19.72	872.43	869.27	7.03	NO
L23418	CB23420	CB23418	213.98	0.34	CIRCULAR	15	15	3.77	873.67	872.43	4.24	NO
L23444	P23446	P23444	110	1.82	CIRCULAR	18	18	14.16	872.06	867.05	10.52	NO
L24111	J24113	CB24112	70	0.2	CIRCULAR	21	21	7.09	864.62	864.62	11.01	YES
L24112	P24114	J24113	80.47	-1.34	CIRCULAR	21	21	18.36	864.64	864.62	10.92	YES
L24113	CB24115	P24114	135	0.37	CIRCULAR	12	12	2.17	881.6	864.64	9.21	YES
L24114	CB24116	P24114	247	0.12	CIRCULAR	18	18	3.66	872.32	864.64	5.32	YES
L24116	P24118	CB24116	778	0.29	CIRCULAR	15	15	3.45	865.37	872.32	3.34	NO
L24118	CB24120	P24118	192	1.29	CIRCULAR	24	24	25.66	868.6	865.37	23.24	NO
L24119	CB24164	P24118	230	3.19	CIRCULAR	36	36	119.15	866.32	865.37	24.94	NO
L24120	CB24122	CB24120	220.75	2.42	CIRCULAR	21	21	24.64	873.25	868.6	11.85	NO
L24121	CB24128	CB24120	170	0.71	CIRCULAR	21	21	13.31	869.69	868.6	7.87	NO
L24122	CB24124	CB24122	145.6	0.37	CIRCULAR	21	21	9.65	874.11	873.25	8.08	NO
L24124	P24126	CB24124	223.44	2.27	CIRCULAR	21	21	23.87	878.55	874.11	5.08	NO
L24128	CB24130	CB24128	178	0.38	CIRCULAR	21	21	9.79	869.88	869.69	4.48	NO
L24130	CB24252	CB24130	331.49	2.91	CIRCULAR	15	15	11.01	879.61	869.88	4.38	NO
L24135	CB24136	CB24116	311	0.12	CIRCULAR	15	15	2.2	864.25	872.32	3.3	YES

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L24136	CB24138	CB24136	541	0.07	CIRCULAR	15	15	1.73	863.79	864.25	3.39	YES
L24137	CB24152	CB24136	220	2.32	CIRCULAR	15	15	9.84	872.99	864.25	2.81	NO
L24138	P24440	CB24138	50	-3.68	CIRCULAR	15	15	12.39	863.84	863.79	3.39	YES
L24140	CB24142	P24440	392.47	1.03	CIRCULAR	21	21	16.1	865.67	863.84	14.66	YES
L24142	CB24144	CB24142	203.48	0.49	CIRCULAR	18	18	7.36	867.77	865.67	11.43	YES
L24143	CB24150	CB24142	47.34	4.33	CIRCULAR	12	12	7.41	865.17	865.67	3.63	YES
L24144	CB24146	CB24144	102.3	0.27	CIRCULAR	18	18	5.5	867.71	867.77	4.86	YES
L24146	P24148	CB24146	482.84	0.37	CIRCULAR	15	15	3.91	868.21	867.71	4.25	YES
L24148	CB24154	P24148	189.27	0.77	CIRCULAR	30	30	35.9	868.34	868.21	15.31	YES
L24149	P24118	P24148	150	0.33	CIRCULAR	18	18	6.06	865.37	868.21	7.94	NO
L24150	P24222	CB24250	127	1.09	CIRCULAR	15	15	6.73	885.03	885.41	4.52	YES
L24152	CB24250	CB24252	917	0.28	CIRCULAR	15	15	3.44	885.41	879.61	4.38	NO
L24154	CB24156	CB24154	132.36	1.46	CIRCULAR	27	27	37.4	868.42	868.34	13.69	NO
L24156	CB24158	CB24156	220.97	1.05	CIRCULAR	21	21	16.2	870.77	868.42	10.46	NO
L24158	CB24160	CB24158	177.61	2.63	CIRCULAR	18	18	17.03	874.93	870.77	5.16	NO
L24159	CB24162	CB24158	223.7	0.59	CIRCULAR	15	15	4.94	871.76	870.77	3.37	NO
L24164	CB24172	CB24164	117.66	4.31	CIRCULAR	18	18	21.81	870.93	866.32	5.57	NO
L24165	CB24166	CB24164	384.44	0.18	CIRCULAR	33	33	22.73	867.56	866.32	14.42	NO
L24166	CB24168	CB24166	362.68	4.4	CIRCULAR	30	30	86.02	882.49	867.56	7.22	NO
L24167	CB24170	CB24166	46.52	12.75	CIRCULAR	18	18	37.5	879.91	867.56	5.67	NO
L24172	CB24174	CB24172	169.36	0.89	CIRCULAR	15	15	6.08	872.6	870.93	3.26	NO
L24175	CB24176	P24118	175	0.57	CIRCULAR	27	27	23.41	865.84	865.37	25.45	NO
L24176	CB24178	CB24176	35.75	0.28	CIRCULAR	24	24	11.96	866.32	865.84	22.05	YES
L24178	CB24180	CB24178	227.07	0.22	CIRCULAR	18	18	4.93	870.11	866.32	13.62	YES
L24180	CB24182	CB24180	108.04	8.33	CIRCULAR	15	15	18.64	876.02	870.11	13.85	YES
L24182	CB24184	CB24182	322.72	2.17	CIRCULAR	15	15	9.51	880.51	876.02	3.31	NO
L24183	CB24186	CB24182	189.5	0.26	CIRCULAR	12	12	1.83	877.15	876.02	4.56	YES
L24185	CB24188	P24118	400	1.36	CIRCULAR	15	15	7.52	871.82	865.37	7.82	NO

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L24186	CB24190	CB24188	154.69	3.38	CIRCULAR	12	12	6.55	879.33	871.82	7.92	YES
L24189	CB24194	P24118	231.55	1.51	CIRCULAR	15	15	7.94	868.74	865.37	4.96	NO
L24221	CB24238	P24222	150	3	CIRCULAR	18	18	18.19	887.21	885.03	18.2	YES
L24222	CB24224	P24222	140	0.26	CIRCULAR	15	15	3.28	885.06	885.03	7	YES
L24224	CB24226	CB24224	564.98	0.2	CIRCULAR	15	15	2.86	889.22	885.06	5.75	YES
L24226	CB24228	CB24226	63.11	0.13	CIRCULAR	15	15	2.3	889.11	889.22	2.92	YES
L24228	P24230	CB24228	198.62	0.35	CIRCULAR	12	12	2.12	886.76	889.11	4.39	YES
L24230	CB24232	P24230	40	0.25	CIRCULAR	15	15	3.23	886.53	886.76	5.06	YES
L24231	CB24234	CB24232	162.95	0.09	CIRCULAR	15	15	1.96	886.53	886.53	4.26	NO
L24232	CB24236	CB24232	994.12	0.1	CIRCULAR	15	15	2.05	889.31	886.53	3.62	YES
L24234	CB24234	O-24-2-01	143.71	21.57	CIRCULAR	12	12	16.55	886.53	854.5	15.01	YES
L24238	CB24240	CB24238	223.33	0.22	CIRCULAR	15	15	3.06	891.51	887.21	10.11	YES
L24241	CB24242	P24222	132	0.38	CIRCULAR	15	15	3.98	886.8	885.03	7.82	YES
L24242	P24244	CB24242	232.02	0.86	CIRCULAR	15	15	6	887.59	886.8	5.07	YES
L24245	CB24246	P24222	313	0.26	CIRCULAR	18	18	5.31	889.17	885.03	8.06	NO
L24246	CB24248	CB24246	123.85	0.16	CIRCULAR	18	18	4.22	891	889.17	7.22	YES
L24402	CB24104	P24402	240	0.17	CIRCULAR	15	15	2.64	863.96	863.1	4.72	YES
L24403	CB23150	P24402	110	1.82	CIRCULAR	18	18	14.16	870.14	863.1	11.5	NO
L24404	P24406	CB24104	90	0.44	CIRCULAR	15	15	4.31	864.5	863.96	4.72	YES
L24405	CB23138	P24406	98	0.82	CIRCULAR	15	15	5.84	868.5	864.5	6.95	NO
L24406	CB24408	P24406	22	2	CIRCULAR	15	15	9.14	865.89	864.5	15.9	YES
L24407	CB23142	P24406	86	1.8	CIRCULAR	24	24	30.37	866.4	864.5	9.59	NO
L24408	CB24428	CB24408	147.52	2.7	CIRCULAR	21	21	26.06	867.66	865.89	14.55	NO
L24409	CB23110	CB24408	298.32	0.69	CIRCULAR	15	15	5.37	868	865.89	5.5	YES
L24412	P23118	CB24412	51	1.86	CIRCULAR	15	15	8.82	867.53	868.01	7.72	YES
L24413	CB24414	CB24412	230.88	1.98	CIRCULAR	15	15	9.09	872.26	868.01	8.4	YES
L24414	CB24416	CB24414	167.29	0.54	CIRCULAR	12	12	2.63	873.62	872.26	2.63	YES
L24425	P24426	CB24408	186	0.04	CIRCULAR	15	15	1.34	863.95	865.89	3.8	NO

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L24428	CB24430	CB24428	219.66	1.63	CIRCULAR	18	18	13.43	870.87	867.66	8.05	NO
L24430	CB24432	CB24430	271.51	0.61	CIRCULAR	18	18	8.21	872.93	870.87	8.05	NO
L24432	CB24434	CB24432	173.89	0.88	CIRCULAR	15	15	6.06	874.97	872.93	6.63	YES
L24434	CB24436	CB24434	163.1	0.44	CIRCULAR	15	15	4.26	875.79	874.97	3.18	YES
L24440	CB24442	P24440	40	6.88	CIRCULAR	24	24	59.32	863.84	863.84	34.15	YES
L24442	J24444	CB24442	265.78	0.13	CIRCULAR	18	18	3.81	865.85	863.84	12.51	YES
L24444	J24446	J24444	798.9	0.13	CIRCULAR	18	18	3.77	866.52	865.85	3.03	YES
L24446	J24448	J24446	400.9	0.12	CIRCULAR	18	18	3.63	864.59	866.52	7.13	YES
L24448	P24450	J24448	70	0.17	CIRCULAR	18	18	4.35	863.04	864.59	12.05	NO
L24449	P24452	P24450	110	0.91	CIRCULAR	18	18	10.02	871.52	863.04	10.09	NO
L24451	P24402	P24450	146	-0.34	CIRCULAR	15	15	3.78	863.1	863.04	2.09	YES
L24453	P23158	P24402	205	0.3	CIRCULAR	18	18	5.73	865.25	863.1	1.15	NO
L25250	CB23152	CB23150	38.26	7.84	CIRCULAR	18	18	25.49	872.74	870.14	10.22	NO
Link-12	P14270	P14220	300	0.45	CIRCULAR	15	15	4.32	878.77	860.11	2.72	NO
ZC15352	J22454	J22454A	93.96	0.28	CIRCULAR	15	15	2.95	869.97	872	4.98	YES
ZC24414A	CB24416	CB24414	140.12	0.65	CIRCULAR	15	15	4.51	873.62	872.26	4.73	YES

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C27270	P27276	P27270	90	2	CIRCULAR	18	18	12.87	873.81	862.59	0	No
L22302	P22304	P22302	85	1.76	CIRCULAR	15	15	4.65	866.69	866.38	2.72	No
L27116	P22302	P27116	75	0.4	CIRCULAR	12	12	1.22	866.38	866.38	1.81	Yes
L27118	P27402	P27118	150	0.13	CIRCULAR	24	24	7.16	861.82	862.53	0.01	No
L27119	P27102	P27118	150	0.33	CIRCULAR	18	18	6.06	862.5	862.53	0	No
L27168	CB27170	CB27168	205	0.15	CIRCULAR	15	15	2.47	867.67	867.37	0	No
L27202	CB27204	P27202	246.08	0.57	CIRCULAR	27	27	23.44	866.3	865.45	24.72	Yes
L27203	CB27216	P27202	253	0.09	CIRCULAR	36	36	19.67	866.12	865.45	42.67	Yes
L27204	CB27206	CB27204	249.76	0.2	CIRCULAR	27	27	13.86	869.34	866.3	25.01	Yes
L27206	CB27208	CB27206	358.38	0.2	CIRCULAR	27	27	13.78	869.8	869.34	25.01	Yes
L27207	CB27214	CB27208	355.78	0.2	CIRCULAR	24	24	10.11	870.6	869.8	11.6	Yes
L27208	CB27210	CB27208	274.29	0.3	CIRCULAR	24	24	12.37	870.36	869.8	14.62	Yes
L27210	CB27212	CB27210	249.7	0.3	CIRCULAR	15	15	3.54	870.13	870.36	5.78	Yes
L27216	CB27218	CB27216	411.98	1.28	CIRCULAR	21	21	17.94	867.07	866.12	11.83	Yes
L27217	CB27220	CB27216	432.3	0.13	CIRCULAR	30	30	15.02	866.34	866.12	21.41	Yes
L27220	CB27222	CB27220	56.19	1.25	CIRCULAR	18	18	11.72	867.62	866.34	16.14	Yes
L27221	CB27322	CB27220	90.48	0.13	CIRCULAR	18	18	3.83	866.34	866.34	9.28	Yes
L27222	CB27224	CB27222	239.52	2.3	CIRCULAR	15	15	9.79	869.62	867.62	6.22	Yes
L27226	CB27228	CB27226	242.8	0.1	CIRCULAR	36	36	20.97	863.21	862.64	46.6	Yes
L27228	CB27230	CB27228	92.2	0.1	CIRCULAR	36	36	20.84	863.73	863.21	38.76	Yes
L27229	P27234	CB27228	30	0.27	CIRCULAR	15	15	3.34	863.71	863.21	8.85	Yes
L27230	CB27232	CB27230	203	0.06	CIRCULAR	36	36	16.88	864.6	863.73	38.76	Yes
L27232	P27202	CB27233	24	-1.46	CIRCULAR	36	36	80.55	865.45	865.14	41.41	Yes
L27234	CB27236	P27234	60	0.42	CIRCULAR	36	36	43.05	863.88	863.71	37.61	Yes
L27236	CB27238	CB27236	261.17	0.51	CIRCULAR	36	36	47.42	864.47	863.88	29.91	Yes
L27238	CB27240	CB27241	53.52	0.3	CIRCULAR	30	30	22.43	865.69	865.14	29.39	Yes
L27238A	CB27241	CB27238	276.59	0.54	CIRCULAR	33	33	38.95	865.14	864.47	24.32	Yes
L27240	CB27242	CB27240	261.17	0.2	CIRCULAR	30	30	18.13	865.74	865.69	4.72	Yes

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L27242	CB27244	CB27242	184.51	0.26	CIRCULAR	24	24	11.54	865.75	865.74	4.05	Yes
L27243	CB27246	CB27244	68.2	0.22	CIRCULAR	18	18	4.93	865.87	865.75	4.2	Yes
L27244	CB27274	CB27244	38	0.71	CIRCULAR	21	21	13.36	864.88	865.75	18.08	Yes
L27248	CB27250	CB27248	107	0.21	CIRCULAR	15	15	2.99	858.22	858.04	0	No
L27250	CB27252	CB27250	247	0.18	CIRCULAR	15	15	2.76	858.68	858.22	0	No
L27252	CB27254	CB27252	291	0.15	CIRCULAR	15	15	2.54	859.11	858.68	0	No
L27254	CB27256	CB27254	250	1.84	CIRCULAR	15	15	8.75	863.7	859.11	0	No
L27256	CB27258	CB27256	400.78	0.21	CIRCULAR	15	15	2.96	864.54	863.7	0	No
L27258	CB27260	CB27258	394	0.12	CIRCULAR	15	15	2.28	865.03	864.54	0	No
L27260	CB27262	CB27260	387	0.1	CIRCULAR	15	15	2.08	865.43	865.03	0	No
L27262	CB27264	CB27262	400	0.21	CIRCULAR	15	15	2.98	866.28	865.43	0	No
L27264	CB27266	CB27264	403	0.12	CIRCULAR	15	15	2.25	866.77	866.28	0	No
L27266	CB27168	CB27266	403	0.15	CIRCULAR	15	15	2.49	867.37	866.77	0	No
L27272	CB27226	MH27235	136	0.16	CIRCULAR	42	42	40.47	862.64	862.61	46.56	Yes
L27274	P34174	CB27274	14	0.71	CIRCULAR	15	15	5.46	863.36	864.88	17.32	Yes
L27276	MH27235	P27270	40	0.55	CIRCULAR	42	42	74.61	862.61	862.59	46.53	Yes
L27301	P27316	P27302	120	0.67	CIRCULAR	24	24	18.47	865.51	866.01	4.53	No
L27302	CB27304	P27302	202.82	0.2	CIRCULAR	24	24	10.05	866.45	866.01	16.94	Yes
L27303	CB27310	P27302	156.58	0.32	CIRCULAR	18	18	5.94	866.18	866.01	16.87	Yes
L27304	CB27306	CB27304	412.06	0.1	CIRCULAR	24	24	7.05	866.48	866.45	12.67	Yes
L27306	CB27308	CB27306	333.84	0.1	CIRCULAR	24	24	7.22	866.56	866.48	10.9	Yes
L27310	CB27312	CB27310	502.07	0.22	CIRCULAR	18	18	4.92	866.64	866.18	7.11	Yes
L27312	CB27314	CB27312	131.05	0.31	CIRCULAR	15	15	3.57	866.64	866.64	2.02	Yes
L27322	CB27324	CB27322	273.79	0.13	CIRCULAR	18	18	3.76	866.69	866.34	6.59	Yes
L27324	CB27326	CB27324	220.51	0.13	CIRCULAR	18	18	3.74	865.51	866.69	9.75	Yes
L27326	CB27328	CB27326	268.85	0.54	CIRCULAR	18	18	7.71	865.42	865.51	9.66	Yes
L27328	P27330	CB27328	20	0	CIRCULAR	18	18	0.74	865.43	865.42	9.51	Yes
L27330	CB27332	P27330	128	0.31	CIRCULAR	30	30	22.93	865.43	865.43	23.9	Yes

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L27332	CB27334	CB27332	353.86	0.23	CIRCULAR	27	27	14.73	865.43	865.43	17.63	Yes
L27334	CB27336	CB27334	397.22	0.2	CIRCULAR	18	18	4.71	865.58	865.43	7.89	Yes
L27338	CB27340	P27338	136	0.2	CIRCULAR	21	21	7.06	862.48	862.28	8.86	Yes
L27340	CB27342	CB27340	396.9	0.2	CIRCULAR	21	21	7.11	863.11	862.48	8.86	Yes
L27342	CB27344	CB27342	388.64	0.17	CIRCULAR	21	21	6.63	863.81	863.11	8.86	Yes
L27344	P27302	CB27344	143.35	0	CIRCULAR	15	15	0.17	866.01	863.81	8.86	Yes
L27346	CB27348	P27346	70	0.71	CIRCULAR	30	30	34.67	864.39	863.9	31.34	No
L27347	CB27352	P27346	108	0.37	CIRCULAR	21	21	9.64	863.97	863.9	14.02	Yes
L27348	CB27350	CB27348	660.47	0.08	CIRCULAR	24	24	6.22	866.62	864.39	12.74	Yes
L27352	CB27354	CB27352	233.15	0.09	CIRCULAR	21	21	4.64	864.63	863.97	7.92	Yes
L27401	P27446	CB27447	81.71	-1.6	CIRCULAR	12	12	4.51	869.08	867.33	4.78	Yes
L27402	CB27447	P27102	96	0.72	CIRCULAR	12	12	3.02	867.33	862.5	4.78	No
L27404	P27346	P27402	100	0.5	CIRCULAR	18	18	7.43	863.9	861.82	9.95	No
L27407	CB27444	P27408	204	1.96	CIRCULAR	15	15	9.05	872.72	865.44	5.41	No
L27408	CB27410	P27408	174	0.34	CIRCULAR	21	21	9.3	868.14	865.44	9.85	No
L27409	CB27438	P27408	856.87	0.18	CIRCULAR	24	24	9.47	872	865.44	13.24	No
L27410	CB27412	CB27410	55.74	0.36	CIRCULAR	18	18	6.29	868.83	868.14	9.41	Yes
L27412	CB27414	CB27412	257.7	0.35	CIRCULAR	18	18	6.21	870.16	868.83	7.82	Yes
L27414	P27416	CB27414	55	0.55	CIRCULAR	15	15	4.77	870.95	870.16	7.31	Yes
L27415	CB27436	CB27414	184.49	0.6	CIRCULAR	18	18	8.11	870.15	870.16	2.99	No
L27416	CB27418	P27416	164	0.37	CIRCULAR	21	21	9.58	873.82	870.95	15.85	No
L27417	CB27426	P27416	148	0.54	CIRCULAR	21	21	11.65	871.12	870.95	12.62	Yes
L27418	CB27420	CB27418	209.66	0.29	CIRCULAR	21	21	8.48	874.69	873.82	11.29	Yes
L27420	CB27422	CB27420	94.92	0.32	CIRCULAR	18	18	5.91	875.67	874.69	9.46	Yes
L27422	CB27424	CB27422	167.88	0.3	CIRCULAR	15	15	3.53	878.02	875.67	7.2	Yes
L27426	CB27428	CB27426	35.71	0.56	CIRCULAR	18	18	7.86	871.25	871.12	11.38	Yes
L27428	CB27430	CB27428	63.59	0.79	CIRCULAR	15	15	5.73	872.9	871.25	9.19	Yes
L27430	CB27432	CB27430	407.35	1.35	CIRCULAR	12	12	4.14	880	872.9	3.96	Yes

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L27432	P27434	CB27432	158.66	0.63	CIRCULAR	12	12	2.83	878.04	880	3.61	Yes
L27438	CB27440	CB27438	247.67	0.81	CIRCULAR	18	18	9.44	874.02	872	12.13	Yes
L27440	CB27442	CB27440	220.83	0.91	CIRCULAR	15	15	6.15	876.06	874.02	7.9	Yes
L27446	CB27448	P27446	48	2.06	CIRCULAR	15	15	9.28	869.22	869.08	5.86	Yes
L27447	CB27454	P27446	160	1.08	CIRCULAR	12	12	3.7	869.51	869.08	2.15	Yes
L27448	CB27450	CB27448	144	1.14	CIRCULAR	15	15	6.89	870.1	869.22	7.22	Yes
L27450	CB27452	CB27450	124	1.05	CIRCULAR	15	15	6.61	870.84	870.1	4.32	No
L34104	P34106	CB34104	254.91	1.45	CIRCULAR	24	24	27.25	859.03	854	22.17	No
L34118	CB34120	CB35318	152.36	0.47	CIRCULAR	42	42	68.68	852.66	851.72	61.47	No
L34120	CB34122	CB34120	105.12	0.47	CIRCULAR	42	42	68.69	853.46	852.66	61.46	No
L34121	CB34152	CB34130	710	0.2	CIRCULAR	30	30	18.34	860.69	856.88	29.48	Yes
L34122	CB34124	CB34122	145.85	0.71	CIRCULAR	42	42	84.96	854.26	853.46	61.46	No
L34124	CB34126	CB34124	31	0.13	CIRCULAR	42	42	36.14	854.82	854.26	61.46	No
L34128	CB34130	CB34128	194	0.14	CIRCULAR	42	42	37.53	856.88	856.5	38.83	Yes
L34130	CB34132	CB34130	80	0.18	CIRCULAR	42	42	42.09	856.9	856.88	9.39	Yes
L34132	CB34134	CB34132	44	0.73	CIRCULAR	21	21	13.51	857.13	856.9	9.39	Yes
L34134	CB34136	CB34134	233	0.15	CIRCULAR	21	21	6.05	858.01	857.13	9.39	Yes
L34136	CB34138	CB34136	304	0.16	CIRCULAR	21	21	6.43	858.02	858.01	2.37	Yes
L34137	P34137	CB34136	41.71	-1.03	CIRCULAR	15	15	6.56	859.1	858.01	10.41	Yes
L34138	CB34140	CB34138	321.89	0.14	CIRCULAR	21	21	6.05	858.02	858.02	2.23	Yes
L34139	P34170	CB34182	200	0.08	CIRCULAR	15	15	1.83	862.2	861.34	5.71	Yes
L34140	CB34142	CB34140	324	0.21	CIRCULAR	21	21	7.26	858.03	858.02	1.76	Yes
L34142	CB34144	CB34142	404	0.13	CIRCULAR	18	18	3.77	858.02	858.03	1.11	No
L34144	CB34146	CB34144	396	0.17	CIRCULAR	18	18	4.29	858.03	858.02	0.58	No
L34146	CB27248	CB34146	386	0.19	CIRCULAR	18	18	4.54	858.04	858.03	0.06	No
L34149	P34148	CB34128	522	0.38	CIRCULAR	24	24	14	857.94	856.5	11.19	Yes
L34150	CB34154	P34150	141	0.23	CIRCULAR	36	36	32.27	861.28	861.21	38.77	Yes
L34152	P34150	CB34152	46	0.2	CIRCULAR	30	30	18.14	861.21	860.69	29.48	Yes

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L34154	CB34156	CB34154	270	0.05	CIRCULAR	36	36	14.64	861.75	861.28	39.77	Yes
L34156	CB34158	CB34156A	20.21	-0.54	CIRCULAR	36	36	49.21	862.2	861.97	40.68	Yes
L34156B	CB34156A	CB34156	18	0.61	CIRCULAR	36	36	52.14	861.97	861.75	40.52	Yes
L34158	CB34160	CB34158	344	0.09	CIRCULAR	36	36	20.34	863.08	862.2	37.44	Yes
L34160	CB34162	CB34160	311	0.13	CIRCULAR	36	36	23.62	863.8	863.08	35.1	Yes
L34174	CB34176	CB34178	300	0.1	Arch	15.48	26.04	3.49	862.02	861.35	9.14	Yes
L34178	CB34178	CB34180	350	0.1	Arch	15.48	26.04	3.49	861.35	864.27	10.49	Yes
L34180	CB34180	CB34162	352	0.1	CIRCULAR	36	36	18.23	864.27	863.8	25.16	Yes
L34182	CB34182	P34150	80	0.54	CIRCULAR	15	15	4.74	861.34	861.21	5.71	Yes
L34405	P34402	MH34404	44	-2.66	Arch	15.48	26.04	17.99	860.68	860.5	8.88	Yes
L34406	CB34406	P34402	47	0.06	CIRCULAR	24	24	5.72	860.68	860.68	8.09	Yes
L34412	CB34408	CB34406	188	0.16	CIRCULAR	24	24	9.04	860.76	860.68	8.09	Yes
L34416	CB34410	CB34408	247	0.09	CIRCULAR	24	24	6.9	861	860.76	8.09	Yes
L35126	CB34128	CB34126	417	0.14	CIRCULAR	42	42	37.2	856.5	854.82	61.46	Yes
L35300	CB35302	O35301	209.03	1.91	CIRCULAR	27	27	42.84	851.81	842.1	63.94	Yes
L35302	CB35304	CB35302	385.37	1.04	CIRCULAR	27	27	31.55	857.57	851.81	43.25	Yes
L35304	CB35306	CB35304	426.8	0.94	CIRCULAR	24	24	21.9	857.59	857.57	27.03	Yes
L35310	CB35312	O34204	269.57	0.48	CIRCULAR	48	48	99.37	849.68	847.91	92.16	No
L35312	CB35314	CB35312	73.86	0.47	CIRCULAR	48	48	98.88	850.52	849.68	92.15	No
L35314	CB35316	CB35314	86.54	0.46	CIRCULAR	48	48	97.66	851.02	850.52	75.23	No
L35316	CB35318	CB35316	431.98	0.47	CIRCULAR	48	48	98.23	851.72	851.02	65.95	No
L35317	P35402	CB35316	126.17	1.16	CIRCULAR	18	18	11.3	852.5	851.02	10.56	Yes
L35400	J34101	O34203	32	1.84	CIRCULAR	21	21	21.52	843.93	842.5	45.28	Yes
L35401	CB34102	J34101	470	1.1	CIRCULAR	21	21	20.74	855	843.93	23.3	Yes
L35402	CB35403	CB35404	430	0.1	CIRCULAR	36	36	21.09	857.13	857.61	24.07	Yes
L35403	MH34404	CB34176	150	0.12	Arch	15.48	26.04	4.41	860.5	862.02	9.14	Yes
L35404	CB35404	CB35406	225	0.1	CIRCULAR	36	36	23.11	857.61	858.05	23.85	Yes
L35406	CB35406	CB35407	110	0.14	CIRCULAR	36	36	24.63	858.05	858.21	23.64	Yes

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L35407	P35407	CB35407	40	-1.32	CIRCULAR	36	36	76.78	858.21	858.21	68.88	Yes
L35408	CB35408	CB35410	205	0.13	CIRCULAR	42	42	35.83	859.34	859.7	41.68	Yes
L35410	CB35410	P35420	296.71	0.27	CIRCULAR	42	42	52.24	859.7	860.22	38.76	Yes
L35411	CB35412	CB35410	109.33	0.91	CIRCULAR	42	42	96.22	859.7	859.7	11.35	Yes
L35414	CB35416	CB35414	355.99	0.27	CIRCULAR	48	48	74.59	860.75	860.25	52.78	Yes
L35416	CB35418	CB35416	349.36	0.27	CIRCULAR	48	48	74.51	861.64	860.75	37.62	Yes
L35419	CB35440	P35420	735.61	0.48	CIRCULAR	30	30	28.37	862	860.22	29.94	Yes
L35420	P35420	P35424	133	0.38	CIRCULAR	42	42	61.69	860.22	861.3	58.55	No
L35421	CB35414	P35420	148.95	0.34	CIRCULAR	48	48	83.22	860.25	860.22	52.78	Yes
L35422	SB35409	SB35411	220	0.27	CIRCULAR	36	36	37.62	858.54	859.2	44.31	Yes
L35423	CB35407	SB35409	202	0.21	CIRCULAR	36	36	30.77	858.21	858.54	46.55	Yes
L35424	CB35426	P35424	180	0.28	CIRCULAR	54	54	103.64	861.57	861.3	59.26	Yes
L35425	CB35403	CB35402	295	-0.1	CIRCULAR	36	36	21.27	857.13	856.88	24.29	Yes
L35426	CB35428	CB35427	374.3	0.11	CIRCULAR	48	48	48.69	862.55	862.42	41	Yes
L35427	CB34129	CB34128	41	0.39	CIRCULAR	36	36	41.67	856.55	856.5	24.6	Yes
L35428	CB35402	CB34129	502	-0.1	CIRCULAR	36	36	21.05	856.88	856.55	24.5	Yes
L35429	CB35434	CB35428	209.63	0.24	CIRCULAR	24	24	11.05	862.61	862.55	10.05	Yes
L35430	CB35430	CB35428	459	0.15	CIRCULAR	42	42	39.01	863.03	862.55	39.29	Yes
L35431	CB35432	CB35430	121.33	0.15	CIRCULAR	36	36	25.69	863.26	863.03	35.15	Yes
L35432	P35474	CB35432	331.18	3	CIRCULAR	15	15	11.19	867.13	863.26	1.69	No
L35434	CB35436	CB35434	50.99	0.59	CIRCULAR	12	12	2.73	862.28	862.61	3.62	Yes
L35436	P35438	CB35436	87.43	0.57	CIRCULAR	12	12	2.69	861.9	862.28	4.47	Yes
L35440	CB35442	CB35440	203.01	0.75	CIRCULAR	30	30	35.49	861.99	862	22.68	Yes
L35442	CB35444	CB35442	255.69	0.77	CIRCULAR	30	30	35.91	862.64	861.99	26.76	Yes
L35445	CB35454	P35446	497.39	0.6	CIRCULAR	30	30	31.85	866.72	866.72	18.45	Yes
L35446	CB35466	CB354466A	363	1	CIRCULAR	27	27	31.01	872.06	867.73	32.79	No
L35446A	CB354466A	CB35466B	180	4.28	CIRCULAR	27	27	64.1	867.73	866.72	32.54	No
L35446B	CB35466B	P35446	26	1.46	CIRCULAR	27	27	37.44	866.72	866.72	27	Yes

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L35447	CB35470	P35446	470.04	1.17	CIRCULAR	30	30	44.37	866.72	866.72	15.51	Yes
L35448	CB35448	P35446	187.07	4.01	CIRCULAR	21	21	31.73	866.81	866.72	16.95	Yes
L35449	CB35450	CB35448	492.25	0.81	CIRCULAR	18	18	9.47	868.32	866.81	6.26	No
L35450	CB35452	CB35450	332.39	3.16	CIRCULAR	15	15	11.48	877.9	868.32	2.6	No
L35454	CB35456	CB35454	121.65	2.06	CIRCULAR	24	24	32.43	866.72	866.72	4.42	Yes
L35455	CB35458	CB35454	110.77	0.45	CIRCULAR	24	24	15.2	866.72	866.72	7.18	Yes
L35458	CB35460	CB35458	127.61	1.41	CIRCULAR	18	18	12.48	866.72	866.72	3.25	Yes
L35460	CB35462	CB35460	41.58	0.48	CIRCULAR	15	15	4.48	866.72	866.72	2.25	Yes
L35462	P35464	CB35462	84.51	0.59	CIRCULAR	12	12	2.74	866.72	866.72	4.51	Yes
L35466	CB35468	CB35466	174.06	1.19	CIRCULAR	18	18	11.48	874.27	872.06	11.89	Yes
L35468A	CB35468A	CB35468	115	0.61	CIRCULAR	18	18	8.2	876.16	874.27	12.36	Yes
L35468B	CB35468B	CB35468A	40	0.6	CIRCULAR	18	18	8.14	877.17	876.16	12.37	Yes
L35470	CB35472	CB35470	545.93	0.22	CIRCULAR	24	24	10.61	866.72	866.72	5.96	Yes
P243	CB35476	CB35474	398.8	0.26	CIRCULAR	42	42	50.88	861.09	862	24.35	Yes
P244	CB35474	CB35418	399.36	0.27	CIRCULAR	42	42	52.32	862	861.64	33.7	Yes
P247	SB35411	CB35408	65	0.31	CIRCULAR	42	42	55.81	859.2	859.34	42.93	Yes
P248	CB35427	CB35426	518.65	0.11	CIRCULAR	48	48	47.62	862.42	861.57	59.25	Yes
P35418	P35422	CB35476	392.31	0.05	CIRCULAR	42	42	22.72	860.29	861.09	10.41	Yes

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C11407	P11316	P11338	50	0.2	CIRCULAR	18	18	4.07	872.52	872.16	0.95	No
L11118	P11116	P11118	100	-1.1	CIRCULAR	18	18	11.02	879.23	874.09	1.25	No
L11120	P11118	P11402	100	1	CIRCULAR	18	18	10.5	874.09	871.52	8.71	No
L11204	P11206	J11204	85	0.24	CIRCULAR	24	24	10.97	872.51	871.98	7.03	No
L11211	P11202	J11206	398.43	-0.1	CIRCULAR	12	12	1.13	869.63	868.81	1.24	No
L11212	J11206	J11207	100	1	CIRCULAR	12	12	3.56	868.81	867.99	1.24	No
L11213	J11207	J11208	672.77	0.34	CIRCULAR	12	12	2.09	867.99	864.98	1.24	No
L11216	J11209	J11210	63.25	0.47	CIRCULAR	12	12	2.45	875.29	874.16	4.92	No
L11218	J11204	P11213	20	6.5	CIRCULAR	12	12	9.08	871.98	870.57	7.03	No
L11338	P11340	P11338	100	2	CIRCULAR	18	18	12.87	874.54	872.16	2.73	No
L11401	J11412	P11402	185	1.35	CIRCULAR	18	18	12.21	875.82	871.52	6.51	No
L12306	P12313	P12314	20	9	CIRCULAR	15	15	19.38	858.01	856.54	1.44	No
L13406	P13408	J13406	40	1	CIRCULAR	12	12	1.93	864.02	863.09	1.4	No
L14104	P14106	J14104	80	0.25	CIRCULAR	12	12	1.78	875.15	874.4	1.35	No
L14434	P14436	J14434	76	-0.66	CIRCULAR	15	15	4.54	871.49	870.61	3.37	No
L14435	P14401	O14429	715	0.91	CIRCULAR	15	15	6.98	874.89	866.31	7.77	Yes

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L34106	CB34108	CB34106	444.35	0.56	CIRCULAR	18	18	7.88	857.72	855.24	11.71	Yes
L34200	CB34202	O34300	181.87	7.15	CIRCULAR	27	27	82.8	849.65	843	14.88	No
L34201	CB34204	O34301	340.29	3.23	CIRCULAR	27	27	55.68	852.25	843.3	48.9	Yes
L34204	CB34106	CB34204	562.32	0.53	CIRCULAR	27	27	22.62	855.24	852.25	32.89	Yes
L34300	CB34302	O34400	43	0.67	CIRCULAR	24	24	18.58	847.68	843.6	58.78	Yes
L34302	P34304	CB34302	90	1.14	CIRCULAR	24	24	24.2	846.98	847.68	28.44	Yes
L34304	CB34306	P34304	150	0.5	CIRCULAR	27	27	21.9	848.13	846.98	32.63	Yes
L34305	CB34342	P34304	165	0.3	CIRCULAR	18	18	5.78	848.43	846.98	13.32	Yes
L34306	CB34308	CB34306	251	0.39	CIRCULAR	27	27	19.45	851.44	848.13	32.63	Yes
L34308	CB34310	CB34308	225	0.45	CIRCULAR	27	27	20.75	853.26	851.44	21.32	Yes
L34310	CB34412	CB34310	147	0.48	CIRCULAR	27	27	21.37	852.1	853.26	19.49	Yes
L34311	P34311	CB34310	65	1.08	CIRCULAR	15	15	6.7	851.97	853.26	5.58	Yes
L34328	CB34442	CB34440	279	0.42	CIRCULAR	27	27	20.14	854.88	854.39	13.72	No
L34340	CB34344	CB34342	320	0.37	CIRCULAR	18	18	6.41	854.02	848.43	13.32	Yes
L34342	CB34346	CB34344	270	0.26	CIRCULAR	18	18	5.31	854.76	854.02	6.91	Yes
L34344	CB34448	CB34346	472	0.2	CIRCULAR	18	18	4.66	854.77	854.76	5.89	Yes
L344100	CB34485	CB34487	28.54	0.7	CIRCULAR	30	30	34.34	854.34	854.34	1.76	Yes
L344101	CB34487	CB34489	33.67	0	CIRCULAR	30	30	2.24	854.34	854.34	1.82	Yes
L344102	CB34488	CB34489	46.54	5.35	CIRCULAR	18	18	24.3	854.34	854.34	0.01	No
L344103	CB34486	CB34485	71.93	1.11	CIRCULAR	18	18	11.08	854.34	854.34	0.06	Yes
L344104	CB34489	CB34497	241.59	0.41	CIRCULAR	30	30	26.26	854.34	854.34	2.04	Yes
L344105	CB34474	CB34476	97.57	1.47	CIRCULAR	30	30	49.66	854.34	854.34	0.07	No
L34412	CB34414	CB34412	217	0.3	CIRCULAR	27	27	16.95	855.47	852.1	19.26	Yes
L34414	P34418	CB34414	380	0.42	CIRCULAR	24	24	14.68	854.34	855.47	19.1	Yes
L34415	P34316	CB34414	30	12.17	CIRCULAR	15	15	22.53	852.3	855.47	3.85	No
L34416	CB34418	P34418	157	0.21	CIRCULAR	42	42	46.13	854.35	854.34	37.39	Yes
L34417	CB34430	P34418	51	1	CIRCULAR	18	18	10.5	854.35	854.34	8.86	Yes
L34418	CB34420	CB34418	155	0.43	CIRCULAR	36	36	43.52	854.38	854.35	35.3	Yes

PIPE ID	FROM NODE	TO NODE	LENGTH (ft)	AVERAGE PIPE SLOPE %	PIPE SHAPE	PIPE DIAMETER (in)	PIPE WIDTH (in)	DESIGN FLOW CAPACITY (cfs)	MAXIMUM US HGL (ft)	MAXIMUM DS HGL (ft)	PEAK FLOW DURING ANALYSIS (CFS)	PIPE FLOWING FULL?
L34420	CB34422	CB34420	450	0.34	CIRCULAR	36	36	39.14	854.43	854.38	28.05	No
L34422	CB34424	CB34422	219	0.39	CIRCULAR	30	30	25.55	855.58	854.43	21.69	No
L34424	CB34426	CB34424	219	0.61	CIRCULAR	24	24	17.63	856.54	855.58	15.02	No
L34426	CB34428	CB34426	143	0.44	CIRCULAR	24	24	15.02	857.32	856.54	15.28	No
L34430	CB34432	CB34430	65	1.25	CIRCULAR	15	15	7.21	854.37	854.35	8.87	Yes
L34432	P34434	CB34432	32	3.28	CIRCULAR	15	15	11.7	854.38	854.37	3.54	Yes
L34433	CB34433	CB34432	30	1.97	CIRCULAR	15	15	9.06	855.47	854.37	11.35	Yes
L34434	CB34436	P34434	54	0.43	CIRCULAR	36	36	43.53	854.38	854.38	26.33	Yes
L34436	CB34438	CB34436	149	0.13	CIRCULAR	36	36	24.44	854.38	854.38	26.34	Yes
L34438	CB34440	CB34438	333	0.4	CIRCULAR	30	30	26.02	854.39	854.38	25.37	No
L34442	CB34444	CB34442	183	0.59	CIRCULAR	24	24	17.38	855.78	854.88	14.47	No
L34444	CB34446	CB34444	282	0.72	CIRCULAR	15	15	5.47	857.51	855.78	3.6	No
L34448	CB34450	CB34448	204	0.84	CIRCULAR	18	18	9.62	852.29	854.77	11.21	Yes
L34450	CB34454	CB34450	168	0.21	CIRCULAR	18	18	4.86	853.26	852.29	7.55	Yes
L34451	P34451	CB34450	32	0.31	CIRCULAR	18	18	5.87	852.23	852.29	15.38	Yes
L34452	P34452	CB34450	62	0.48	CIRCULAR	18	18	7.31	852.34	852.29	7.25	Yes
L34454	CB34456	CB34454	267	0.25	CIRCULAR	18	18	5.22	854.72	853.26	7.9	Yes
L34456	CB34458	CB34456	140	0.36	CIRCULAR	15	15	3.86	857.07	854.72	7.1	Yes
L34458	P34460	CB34458	2.61	100	CIRCULAR	27	27	309.7	855.02	857.07	83.6	No
L34459	CB34493	CB34494	33.37	0.27	CIRCULAR	18	18	5.46	854.34	854.34	0.02	No
L34460	CB34496	CB34497	122.82	1.15	CIRCULAR	18	18	11.25	854.34	854.34	0.62	Yes
L34461	CB34494	CB34496	136.81	1.36	CIRCULAR	18	18	12.25	854.34	854.34	0.05	No
L34462	CB34495	CB34496	103.55	0.69	CIRCULAR	18	18	8.7	854.34	854.34	1.95	Yes
L34463	CB34492	CB34493	81.16	0.36	CIRCULAR	18	18	6.28	854.34	854.34	0.01	No
L34464	CB34497	CB34498	38.88	1.8	CIRCULAR	36	36	89.5	854.34	854.34	2.54	Yes
L34465	CB34498	P34418	45	0.82	CIRCULAR	36	36	60.48	854.34	854.34	2.59	Yes
L34466	CB34491	CB34497	119.39	1.37	CIRCULAR	18	18	12.27	854.34	854.34	0.17	Yes
L34467	CB34490	CB34491	109.2	0.62	CIRCULAR	18	18	8.29	854.34	854.34	0.06	Yes

PIPE ID	FROM NODE	TO NODE	LENGTH (ft)	AVERAGE PIPE SLOPE %	PIPE SHAPE	PIPE DIAMETER (in)	PIPE WIDTH (in)	DESIGN FLOW CAPACITY (cfs)	MAXIMUM US HGL (ft)	MAXIMUM DS HGL (ft)	PEAK FLOW DURING ANALYSIS (CFS)	PIPE FLOWING FULL?
L34468	CB344102	CB344103	36.58	0.36	CIRCULAR	18	18	6.26	854.34	854.34	0.04	Yes
L34469	CB344104	CB344105	132.01	-0.05	CIRCULAR	21	21	3.65	854.34	854.34	0.25	Yes
L34470	CB344103	CB344104	72.86	2.14	CIRCULAR	21	21	23.19	854.34	854.34	0.14	Yes
L34471	CB344105	CB344106	117.23	0.38	CIRCULAR	21	21	9.82	854.34	854.34	0.56	Yes
L34472	CB344106	P34418	47	0.21	CIRCULAR	24	24	10.43	854.34	854.34	0.74	Yes
L34473	CB344100	P34418	20	1	CIRCULAR	12	12	10.17	854.34	854.34	0.03	Yes
L34474	CB34499	P34418	20	1	CIRCULAR	12	12	6.62	854.34	854.34	0.03	Yes
L34475	CB34459	CB34460	31.4	7.36	CIRCULAR	12	12	9.66	858.47	856.16	0	No
L34476	CB34461	CB34462	23.73	12.73	CIRCULAR	12	12	12.71	858.53	855.51	0	No
L34477	CB34460	CB34462	69.2	0.94	CIRCULAR	18	18	10.18	856.16	855.51	0	No
L34478	CB34462	CB34463	77.68	0.33	CIRCULAR	18	18	6.08	855.51	855.25	0	No
L34479	CB34463	CB34465	94.68	0.25	CIRCULAR	18	18	5.29	855.25	855.01	0	No
L34480	CB34464	CB34465	24.77	4.84	CIRCULAR	12	12	7.84	856.21	855.01	0	No
L34481	CB34465	CB34474	38.36	5.14	CIRCULAR	18	18	23.8	855.01	854.34	0	No
L34482	CB34466	CB34467	36	0.44	CIRCULAR	12	12	2.38	855.94	855.78	0	No
L34483	CB34467	CB34468	42.89	0.49	CIRCULAR	12	12	2.49	855.78	855.57	0	No
L34484	CB34468	CB34469	89.41	0.83	CIRCULAR	18	18	9.56	855.57	854.83	0	No
L34485	CB34469	CB34470	179.48	0.53	CIRCULAR	18	18	7.64	854.83	854.34	0	No
L34486	CB34471	CB34472	32.86	0.79	CIRCULAR	12	12	3.17	855.87	855.61	0	No
L34487	CB34472	CB34470	61.69	2.8	CIRCULAR	12	12	5.97	855.61	854.34	0	No
L34488	CB34470	CB34473	60.49	0.31	CIRCULAR	18	18	5.89	854.34	854.34	0.02	No
L34489	CB34473	CB34474	59.35	1.1	CIRCULAR	18	18	10.99	854.34	854.34	0.03	No
L34490	CB34475	CB34476	42.98	7.38	CIRCULAR	18	18	28.53	854.78	854.34	0	No
L34491	CB34477	CB34478	35.24	6.07	CIRCULAR	18	18	25.89	854.34	854.34	0.01	No
L34492	CB34476	CB34478	147.21	0	CIRCULAR	30	30	1.07	854.34	854.34	0.63	Yes
L34493	CB34479	CB34480	139.99	0.34	CIRCULAR	18	18	6.15	854.47	854.34	0	No
L34494	CB34480	CB34481	118.29	0.74	CIRCULAR	18	18	9.01	854.34	854.34	0.02	No
L34495	CB34481	CB34483	99.83	0.56	CIRCULAR	18	18	7.87	854.34	854.34	0.06	No

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L34496	CB34482	CB34483	133.04	0.56	CIRCULAR	18	18	7.89	854.34	854.34	0.04	No
L34497	CB34483	CB34478	108.36	0.88	CIRCULAR	18	18	9.84	854.34	854.34	0.24	Yes
L34498	CB34478	CB34484	126.56	-0.37	CIRCULAR	30	30	25	854.34	854.34	1.39	No
L34499	CB34484	CB34485	123.45	0.5	CIRCULAR	30	30	29.07	854.34	854.34	1.57	No

PIPE ID	FROM NODE	TO NODE	LENGTH (ft)	AVERAGE PIPE SLOPE %	PIPE SHAPE	PIPE DIAMETER (in)	PIPE WIDTH (in)	DESIGN FLOW CAPACITY (cfs)	MAXIMUM US HGL (ft)	MAXIMUM DS HGL (ft)	PEAK FLOW DURING ANALYSIS (CFS)	PIPE FLOWING FULL?
L01306	P01308	P01306	50	5	Filled Circula	6	18	3.5	871.14	867.44	1.01	No
L03312	P03314	J03312	70	1.43	CIRCULAR	18	18	10.88	882.68	881.11	3.74	No
L03419	P03432	P03418	150	0.67	CIRCULAR	18	18	7.43	888.84	888.25	0	No
L04402	P06404	J06402	98.38	0.51	CIRCULAR	18	18	6.49	888.35	887.31	9.38	No
L05336	P05338	J05136	20	5	CIRCULAR	42	42	194.97	887.18	885.2	32.42	No
L05338	P05340	P05338	150	2.67	CIRCULAR	42	42	142.39	891.19	887.18	31.28	No
L06408	P06410	J06408	107.95	0.93	CIRCULAR	18	18	8.76	890.97	889.13	5.91	No
L06412	P06414	J06412	96.03	2.08	CIRCULAR	18	18	13.14	902.52	900.07	2.47	No
L06416	P06418	J06416	99.94	2	CIRCULAR	18	18	12.88	901.54	899.08	2.72	No
L06419	J06420	J06419	39.28	20.37	CIRCULAR	18	18	41.08	909	900.16	20.07	No
L06422	P06424	J06422	106.7	0.47	CIRCULAR	18	18	6.23	910.32	909.55	0.5	No
L07102	P07107	P07102	100	0.5	CIRCULAR	24	24	13.86	892.23	892.21	6.28	yes
L07107	P07106	P07107	100	0.2	CIRCULAR	24	24	8.77	892.26	892.23	6.66	yes
L07202	P07204	J07202	300	4.33	CIRCULAR	18	18	12.92	885.57	872.38	3.07	No
L07204	P07206	P07204	77	10.39	CIRCULAR	18	18	20.01	900.36	885.57	19.87	No
L07206	J07208	P07206	100	0.5	CIRCULAR	18	18	6.44	901.33	900.36	12.83	yes
L07414	P07102	P07414	100	0.5	CIRCULAR	15	15	3.96	892.21	892.18	3.64	yes
L08302	P08304	J08302	90	2.78	CIRCULAR	18	18	15.17	886.37	883.56	1.41	No
L08328	P08330	J08328	91.17	1.1	Arch	60	108	481.07	870.15	870.11	81.1	No
L08406	CB08408	P08406	50	0.2	CIRCULAR	15	15	2.5	887.06	887.06	8.55	yes
L08407	P08418	P08408	50	11.4	CIRCULAR	18	18	21.96	892.43	884.97	10.04	No
L08408	P08416	P08408	35	0.57	CIRCULAR	15	15	4.23	884.97	884.97	8.05	yes
L08409	CB08406	P08406	50	3	CIRCULAR	18	18	15.77	888.59	887.06	19.17	yes
L08410	P07112	P08410	130	1.15	Arch	27.6	18	22.54	890.38	889.84	1.85	No
L08416	CB08420	P08416	30	13.33	CIRCULAR	15	15	20.44	884.97	884.97	9.73	No
L08417	CB08418	P08416	50	0.2	CIRCULAR	15	15	2.5	887.42	884.97	11.22	yes
L08418	P08420	P08418	105	1.05	CIRCULAR	15	15	5.73	896.24	892.43	8.83	No
L09123	P09434	P09122	1659.56	0.03	CIRCULAR	15	15	0.97	885.55	890.04	0.81	No

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L09218	P09320	J09218	110	0.23	Arch	60	108	218.98	867.05	866.9	88.64	No
L09324	P09426	P09424	100	0.5	CIRCULAR	15	15	3.96	892.84	892	0	No
L09326	P09428	P09426	1100.57	0.05	CIRCULAR	15	15	1.19	891.96	892.84	0.82	No
L09330	P09432	P09330	818.23	1.28	CIRCULAR	15	15	6.34	887.89	873.39	6.73	No
L10110	P10412	J10110	90	0.56	Arch	84	138	766.48	865.41	865.32	91.39	No
L10112	P10114	J10112	115	0.43	rizontal Ellip	18	24	11.1	886.78	885.74	5.68	No
L10122	P10122	P10120	100	1	CIRCULAR	15	15	5.6	888.47	888.61	1.47	No
L17405	P17407	P17404	100	3	CIRCULAR	15	15	9.7	873.54	874.21	0	No

PIPE ID	FROM NODE	TO NODE	LENGTH (ft)	AVERAGE PIPE SLOPE %	PIPE SHAPE	PIPE DIAMETER (in)	PIPE WIDTH (in)	DESIGN FLOW CAPACITY (cfs)	MAXIMUM US HGL (ft)	MAXIMUM DS HGL (ft)	PEAK FLOW DURING ANALYSIS (CFS)	PIPE FLOWING FULL?
2P Pipe	2P	1P	172	0.58	CIRCULAR	21	21	10.47	869.52	868.62	15.45	Yes
3P pipe	3P	2P	115	0.55	CIRCULAR	18	18	6.74	871.11	869.52	8.66	No
L17400	P17400	CB17400	107.87	-0.76	CIRCULAR	15	15	4.88	871.96	871.92	0.73	No
L17402	CB17401	MH17401	51.89	1.16	CIRCULAR	15	15	6.02	871.69	871.54	0.73	No
L174111	P17406	CB17402	100	0.3	CIRCULAR	15	15	3.07	873.34	873	0.21	No
L174112	CB17402	CB17403	31	0.65	CIRCULAR	15	15	4.5	873	872.78	0.21	No
L174113	CB17403	J17405	181.73	0.72	CIRCULAR	15	15	4.74	872.78	871.96	0.21	No
L18302	CB18304	J18302	195	0.39	CIRCULAR	24	24	14.22	883.1	868.68	27.27	No
L18304	CB18306	CB18304	48	0.15	CIRCULAR	24	24	8.64	883.22	883.1	8.32	No
L18305	CB18310	CB18304	168.05	1.79	CIRCULAR	15	15	8.65	885.43	883.1	7.68	Yes
L18306	CB18308	CB18306	224.92	0.12	CIRCULAR	15	15	2.28	883.71	883.22	4.7	Yes
L18307	CB18312	CB18304	484	0.4	CIRCULAR	15	15	4.07	886.52	883.1	6.2	Yes
L18312	CB18314	CB18312	169	0.5	CIRCULAR	15	15	4.58	887	886.52	5.63	Yes
L18316	J18318	L18316	164	6.9	CIRCULAR	15	15	14.7	879.18	868.54	6.45	No
L18318	CB18320	J18318	350	0.35	CIRCULAR	15	15	3.33	884.46	879.18	6.45	No
L18322	CB18324	J18322	320	4.54	CIRCULAR	15	15	13.76	881.94	868.61	12.07	No
L18326	CB18328	J18326	195	0.39	CIRCULAR	24	24	14.22	880.75	878.05	12.42	No
L18328	CB18330	CB18328	48	0.13	CIRCULAR	24	24	8	881.88	880.75	1.29	No
L18329	CB18340	CB18328	293	0.2	CIRCULAR	18	18	4.67	884.61	880.75	8.81	Yes
L18330	J18332	CB18330	275	0.1	CIRCULAR	15	15	2.06	882.45	881.88	1.17	No
L18336	CB18338	J18336	198	0.29	CIRCULAR	15	15	3.47	890.32	885.93	5.1	No
L18339	CB18339	CB18338	68	0.28	CIRCULAR	15	15	2.96	893.46	890.32	10.74	Yes
L20306	P20400	P20306	125	0	CIRCULAR	24	24	0.55	870.17	869.8	0.03	No
L21202-E	P21204-E	P21202-E	90	0.33	CIRCULAR	15	15	3.73	868.39	868.31	2.56	Yes
L21204-E	P21206-E	P21204-E	86	0.58	CIRCULAR	15	15	4.27	868.48	868.39	3.86	Yes
L21400	P21402	P21400	100	2	CIRCULAR	24	24	27.73	876.88	867.82	9.26	No
L27300	CB27302	J27300	176.06	0.01	CIRCULAR	18	18	15	863.45	863.4	5.07	No
L27301	P27306	J27300	120.3	0.06	CIRCULAR	18	18	2.62	862.85	863.4	4.48	No

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L27302	CB27304	CB27302	153.25	0.03	CIRCULAR	18	18	1.9	863.5	863.45	2.73	Yes
L27308	P34400	O27308	90	0	Arch	18	15	0.33	863.09	860	3.37	No
L28100	P28102	CB28100	1050	0.25	Arch	45	72	99.29	865.33	864.47	68.29	Yes
L28100-E	CB28102-E	CB28136	120.01	-0.52	CIRCULAR	24	24	16.26	865.46	865.43	11.28	Yes
L28101	J28116	P28102	10	0	CIRCULAR	15	15	0.6	865.33	865.33	5.23	Yes
9P outlet	9P	1P	108	4.31	CIRCULAR	15	15	11.63	868.64	868.62	2.76	Yes
L28102-E	P28104-E	CB28102-E	415	0.36	CIRCULAR	24	24	13.6	864.3	865.46	12.23	No
L28103	CB28130	P28102	50	0.1	CIRCULAR	24	24	6.64	865.35	865.33	20.72	Yes
L28104	CB28106	P28104	43	0.22	Arch	36	58	52.8	865.34	865.33	63.99	Yes
L28104-E	P28106-E	P28104-E	70	0.71	CIRCULAR	18	18	8.88	865.75	864.3	10.14	No
L28105	J28132	P28102	150	0.39	CIRCULAR	60	60	151.67	865.33	865.33	79.89	No
L28105-E	MH28154-E	P28104-E	90	0.11	CIRCULAR	18	18	42	865.86	864.3	7.6	No
L28106	CB28254	P28104	70	0.21	CIRCULAR	42	42	43.25	865.35	865.33	40.55	Yes
L28106a	CB28108	CB28106	56	0.2	Arch	36	58	50.24	865.35	865.34	57.95	Yes
L28106-E	CB28108-E	P28106-E	100	0.46	CIRCULAR	48	48	97.42	866.79	865.75	33.33	No
L28107	CB28120	P28104	67	0.55	CIRCULAR	33	33	36.49	865.35	865.33	37.01	Yes
L28107a	CB28146	P28102	50	0.76	CIRCULAR	48	48	116.28	865.34	865.33	75.98	Yes
L28107-E	CB28142-E	P28106-E	282.65	0.18	CIRCULAR	18	18	4.42	867.94	865.75	6.84	No
L28108	J28110	CB28108	208	0.5	CIRCULAR	36	36	43.79	868.05	865.35	27.84	Yes
L28108-E	CB28110-E	CB28108-E	94.51	0.28	CIRCULAR	30	30	21.51	867.81	866.79	31.39	No
L28109	J28156	P28102	120	0.1	CIRCULAR	54	54	57.74	865.33	865.33	57.61	Yes
L28109-E	CB28138-E	CB28110-E	209.73	1.56	CIRCULAR	12	12	4.46	868.53	867.81	2.15	No
L28110	CB28112	J28110	300	0.5	CIRCULAR	30	30	26.93	869.5	868.05	27.84	Yes
L28110-E	CB28112-E	CB28110-E	110	0.55	CIRCULAR	27	27	23.06	869.22	867.81	28.12	Yes
L28111	CB28256	P28104	50	0.38	CIRCULAR	21	21	9.07	865.33	865.33	5.07	Yes
L28111-E	CB28134-E	CB28110-E	163.57	0.41	CIRCULAR	15	15	4.13	868.21	867.81	3.78	Yes
L28112	CB28114	CB28112	320	0.5	CIRCULAR	24	24	14.85	870	869.5	12.5	Yes
L28112-E	CB28114-E	CB28112-E	186.54	0.36	CIRCULAR	27	27	18.56	870.59	869.22	22.6	Yes

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L28113-E	CB28140-E	CB28112-E	223.47	1.24	CIRCULAR	12	12	3.97	871.76	869.22	4.02	Yes
L28114-E	CB28116-E	CB28114-E	218.56	0.69	CIRCULAR	27	27	25.66	871	870.59	10.56	Yes
L17401	CB17400	CB17401	27	-0.3	CIRCULAR	15	15	3.05	871.92	871.69	0.73	No
L28115-E	CB28124-E	CB28114-E	62.98	0.79	CIRCULAR	24	24	20.16	870.9	870.59	13.63	Yes
L28116-E	CB28118-E	CB28116-E	286.64	0.23	CIRCULAR	21	21	7.55	871.8	871	6.29	Yes
L28118	P28104	N28118	10	0	CIRCULAR	15	15	0.6	865.33	865.33	6.99	Yes
L28118-E	CB28120-E	CB28118-E	134.75	1.22	CIRCULAR	15	15	7.15	870.87	871.8	1.37	No
L28119-E	CB28122-E	CB28118-E	78.67	0.6	CIRCULAR	18	18	8.12	872.64	871.8	5.04	Yes
L28120	J28122	CB28120	250	1	CIRCULAR	18	18	9.75	867.68	865.35	11.36	Yes
L28121	J28126	CB28120	191	0.5	CIRCULAR	30	30	26.86	865.8	865.35	24.45	Yes
L28122	P28124	J28122	40	0.5	CIRCULAR	18	18	6.9	868.23	867.68	12.03	Yes
L28124-E	CB28126-E	CB28124-E	332.53	0.23	CIRCULAR	24	24	10.74	871.25	870.9	11.45	Yes
L28126	CB28128	J28126	200	0.49	CIRCULAR	30	30	26.66	867.8	865.8	24.45	Yes
L28126-E	CB28128-E	CB28126-E	137.89	0.23	CIRCULAR	21	21	7.63	871.58	871.25	7.24	Yes
L28128-E	CB28132-E	CB28128-E	316.76	0.32	CIRCULAR	18	18	5.9	872.58	871.58	6.7	Yes
L28129-E	CB28130-E	CB28128-E	194.16	0.22	CIRCULAR	12	12	1.68	872	871.58	1.52	Yes
L28132	CB28134	J28132	300	0.09	CIRCULAR	60	60	73.88	865.34	865.33	81.11	No
L28134a	CB28136	CB28134	130	0.42	CIRCULAR	54	54	118.77	865.43	865.34	54.68	No
L28134-E	P28136-E	CB28134-E	193.08	0.83	CIRCULAR	15	15	5.9	867.76	868.21	3.78	No
L28136	J28138	CB28136	100	0.69	CIRCULAR	30	30	31.64	866.01	865.43	20.72	Yes
L28136-E	P21202-E	P28136-E	100	0.2	CIRCULAR	18	18	2.66	868.31	867.76	3.75	No
L28137	CB28144	CB28136	300	0.65	CIRCULAR	27	27	23.13	870.42	865.43	20.63	Yes
L28138	CB28140	J28138	250	0.44	CIRCULAR	27	27	18.99	869.91	866.01	20.71	Yes
L28143-E	MH28144-E	P28143-E	30	2.5	CIRCULAR	48	48	227.12	866.2	866.21	17.04	No
L28144-E	MH28146-E	MH28144-E	19.78	0.51	CIRCULAR	48	48	102.13	866.21	866.2	10.07	No
L28145-E	MH28148-E	MH28146-E	64.82	0.08	CIRCULAR	12	12	0.99	866.7	866.21	3.23	Yes
L28146	CB28148	CB28146	220	0.12	Arch	36	58	39.36	867.26	865.34	67.88	Yes
L28146-E	MH28150-E	MH28146-E	399.16	-0.03	CIRCULAR	36	36	11.07	866.41	866.21	6.91	No

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L28148	CB28150	CB28148	600	0.21	CIRCULAR	27	27	13.02	869.59	867.26	22.91	Yes
L28149	CB28154	CB28148	350	0.54	CIRCULAR	33	33	36.09	871.1	867.26	24.44	Yes
L28150	CB28152	CB28150	320	0.13	CIRCULAR	27	27	10.54	871.81	869.59	6.32	Yes
L28150-E	MH28152-E	MH28150-E	296.88	0.13	CIRCULAR	30	30	14.87	866.49	866.41	4.28	No
L28154-E	P28143-E	MH28154-E	40	0	CIRCULAR	18	18	0.53	866.21	865.86	12.39	Yes
L28156	CB28158	J28156	100	0.1	CIRCULAR	27	27	9.09	865.35	865.33	20.76	Yes
L28157	CB28162	J28156	300	0.1	CIRCULAR	30	30	12.04	865.34	865.33	14.12	Yes
L28158	CB28160	CB28158	180	0.39	CIRCULAR	21	21	9.18	866.4	865.35	14.06	Yes
L28159	CB28164	J28156	280	0.1	CIRCULAR	42	42	29.54	865.34	865.33	25.24	Yes
L28164	CB28166	CB28164	365	0.1	CIRCULAR	42	42	29.34	865.35	865.34	23.78	Yes
L28188	J28490	J28488	400	0.5	CIRCULAR	36	36	40.87	865.8	870	26.67	Yes
L28201	P28310	J28202	20	-0.15	CIRCULAR	48	48	51.66	862.42	861.43	111.37	Yes
L28202	J28204	J28202	120.29	0.12	CIRCULAR	60	60	217.8	861.42	861.43	36.81	Yes
L28204	J28206	J28204	141	0.1	CIRCULAR	60	60	76.2	861.37	861.42	36.82	Yes
L28206	J28208	J28206	343	0.1	CIRCULAR	60	60	71.07	861.25	861.37	36.8	Yes
L28208	J28210	J28208	360	0.1	CIRCULAR	60	60	76.48	861.13	861.25	36.8	Yes
L28210	J28212	J28210	360	0.1	CIRCULAR	60	60	76.48	861	861.13	36.8	Yes
L28212	J28214	J28212	360	0.1	CIRCULAR	60	60	76.48	860.89	861	36.8	Yes
L28214	J28216	J28214	360	0.1	CIRCULAR	60	60	76.48	860.75	860.89	36.81	Yes
L28216	J28218	J28216	246	0.1	CIRCULAR	60	60	77.1	862.16	860.75	150.66	Yes
L28218	P28220	J28218	210	2.33	Rectangular	36	84	351.74	863.46	862.16	150.66	Yes
L28219	P28228	P28220	591	-0.04	Arch	72	114	135.25	863.4	863.46	149.85	Yes
L28220	J28222	P28220	106	-0.33	Arch	54	88	192.7	863.62	863.46	94.17	Yes
L28221	CB28250	P28220	150	-0.31	CIRCULAR	36	36	34.67	864.91	863.46	49.71	Yes
L28222	CB28224	J28222	179	0.13	Arch	54	88	122.8	863.8	863.62	94.17	Yes
L28223	CB28252	P28220	200	-0.21	CIRCULAR	30	30	17.45	864.45	863.46	28.36	Yes
L28224	CB28226	CB28224	500	0.1	Arch	54	87	103.97	864.2	863.8	73.49	Yes
L28225	J27300	P28220	341.37	1.74	CIRCULAR	24	24	29.8	863.4	863.46	4.4	No

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L28226	CB28100	CB28226	300	0.1	Arch	54	87	102.22	864.47	864.2	72.97	Yes
L28228	CB28230	P28228	239	0.07	Arch	72	114	181.37	863.35	863.4	151.92	Yes
L28230	CB28232	CB28230	365	0.07	Arch	54	88	87.77	863.39	863.35	104.14	Yes
L28231	J28246	CB28230	750	0.17	Arch	36	58	45.69	865.41	863.35	31.87	Yes
L28232	CB28234	CB28232	265	0.07	Arch	54	88	87.4	863.33	863.39	76.97	Yes
L28234	J28236	CB28234	440	0.07	Arch	54	88	87.57	863.76	863.33	79.99	Yes
L28236	J28238	J28236	340	0.13	Arch	54	88	120.64	864.08	863.76	79.99	Yes
L28237	P28244	J28238	125	1.18	Arch	31	51	84.89	864.59	864.08	36.47	Yes
L28238	J28240	J28238	260	0.1	CIRCULAR	60	60	74.99	864.95	864.08	44.75	Yes
L28240	P28242	J28240	200	0.11	CIRCULAR	42	42	30.27	864.38	864.95	18.31	Yes
L28244	P28326	P28244	200	0.38	Arch	31	51	48.25	865.17	864.59	33.17	Yes
L28246	P28248	J28246	280	0.1	CIRCULAR	33	33	15.53	864.03	865.41	13.47	Yes
L28300	J28302	J28300	300	1.63	CIRCULAR	42	42	111.32	851.68	846.71	27.83	No
L28301	P28334	Mh28305	44	-3	CIRCULAR	30	30	61.57	854.3	853.54	27.83	Yes
L28302	P28304	P28334	146	0.25	CIRCULAR	42	42	47.03	854.41	854.3	24.97	Yes
L28303	Mh28305	J28302	400	0.1	CIRCULAR	42	42	27.57	853.54	851.68	27.83	No
L28305	MH28306	J28302	129.86	0.32	CIRCULAR	42	42	2.42	851.68	851.68	0.1	No
L28306	J28200	I28337	6.03	3.48	CIRCULAR	72	72	784.56	854.41	861.96	3.57	No
L28310	CB28312	P28310	187	0.18	CIRCULAR	54	54	153.42	863.04	862.42	136.9	Yes
L28312	CB28314	CB28312	560	0.1	CIRCULAR	84	84	187.59	863.34	863.04	119.47	No
L28314	CB28316	CB28314	357	0.1	CIRCULAR	84	84	188.37	863.55	863.34	104.53	No
L28316	CB28318	CB28316	506	0.1	CIRCULAR	84	84	187.59	863.76	863.55	94.51	No
L28317	CB28400	CB28318	650	0.1	CIRCULAR	72	72	124.36	863.91	863.76	66.26	No
L28318	P28320	CB28318	340	0.2	CIRCULAR	48	48	59.65	864.33	863.76	50.4	Yes
L28320	CB28324	P28320	300	1.34	CIRCULAR	18	18	11.28	868.1	864.33	10.33	Yes
L28321	CB28322	P28320	660	0.26	CIRCULAR	24	24	10.72	865.14	864.33	7.3	Yes
L28326	CB28328	P28326	400	0.1	Arch	26	43	15.76	866.45	865.17	22.78	Yes
L28400	J28102	CB28400	500	0.1	CIRCULAR	72	72	121.85	863.93	863.91	37.94	No

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L28401	J28488	CB28400	600	0.2	CIRCULAR	36	36	27.63	870	863.91	26.67	Yes
L28402	J28404	J28102	125	0.05	CIRCULAR	42	42	20.47	863.89	863.93	34.43	Yes
L28403	CB28476	J28102	420	0.27	Arch	45	72	105.6	864.2	863.93	52.77	No
L28404	J28406	J28404	605	0.05	CIRCULAR	42	42	20.8	864.16	863.89	34.41	Yes
L28405	CB28454	P28408	220	0.1	CIRCULAR	72	72	121.5	864.31	864.3	99.72	No
L28406	P28408	J28406	100	0.15	Rectangular	24	60	32.85	864.3	864.16	130.07	Yes
L28407	CB28430	P28408	100	0.6	CIRCULAR	21	21	11.4	864.33	864.3	12.83	Yes
L28408	CB28410	P28408	215	0.05	CIRCULAR	54	54	41.3	864.49	864.3	32.73	No
L28409	J28432	P28408	150	0.27	CIRCULAR	60	60	126.44	864.3	864.3	13.54	No
L28410	P28412	CB28410	107	0.05	CIRCULAR	48	48	28.83	864.3	864.49	24.49	No
L28411	CB28426	CB28410	330	0.1	CIRCULAR	42	42	29.54	866	864.49	35.94	No
L28413	CB28470	P28408	100	0.14	CIRCULAR	48	48	49.91	864.31	864.3	40.18	Yes
L28414	P28416	P28414	116	0.22	CIRCULAR	30	30	18.03	867.24	864.31	35.7	No
L28415	CB28401	P28402	220	0.5	CIRCULAR	18	18	6.41	877.41	876.61	3.17	No
L28416	P29104	P28416	60	0.1	CIRCULAR	24	24	6.2	866.31	867.24	16.54	No
L28417	MH28401	MH28402	24.7	2.06	CIRCULAR	15	15	8.04	873.09	872.71	1.48	No
L28418	MH28402	MH28403	232.36	0.5	CIRCULAR	18	18	6.43	872.71	871.36	1.48	No
L28419	MH28403	MH28404	43.44	0.99	CIRCULAR	24	24	19.51	871.36	870.85	1.48	No
L28420	MH28404	MH28405	30.14	1	CIRCULAR	24	24	19.56	870.85	870.66	1.48	No
L28421	MH28405	CB28406	324.57	1.04	CIRCULAR	24	24	19.98	870.66	866.22	4.68	No
L28422	P28403	CB28406	432.27	0.14	CIRCULAR	27	27	10	866.43	866.22	0.63	No
L28423	CB28407	P28404	94.17	0.46	CIRCULAR	18	18	6.15	870.37	869.94	2.72	No
L28424	P28404	P28405	164.3	0.6	CIRCULAR	21	21	10.66	869.94	869.2	4.35	No
L28425	P28405	P28406	177.99	0.47	CIRCULAR	24	24	13.39	869.2	868.49	6.26	No
L28426	CB28428	CB28426	380	0.21	CIRCULAR	33	33	22.39	866.76	866	19.05	Yes
L28427	P28406	P28407	148.52	0.55	CIRCULAR	24	24	14.57	868.49	867.93	7.73	No
L28428	P28407	CB28408	168.11	0.47	CIRCULAR	24	24	13.44	867.93	866.84	9.21	No
L28429	CB28408	CB28409	140.84	0.5	CIRCULAR	30	30	25.24	866.84	865.91	9.15	No

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L28430	CB28409	CB28412	149.41	0.91	CIRCULAR	33	33	43.73	865.91	865.12	12.05	No
L28431	CB28406	CB28411	281.54	0.25	CIRCULAR	48	48	62.52	866.22	865.71	5.72	No
L28432	CB28434	P28440	214	0.26	Arch	45	72	103.21	864.32	863.56	31.94	No
L28433	CB28411	CB28412	315.8	0.14	CIRCULAR	60	60	84.25	865.71	865.12	18.23	No
L28434	CB28413	CB28411	142.32	1.1	CIRCULAR	36	36	60.71	866.42	865.71	10.72	No
L28435	CB28414	CB28413	87.52	1.58	CIRCULAR	30	30	44.64	867.76	866.42	6.5	No
L28436	CB28415	CB28414	109.46	0.59	CIRCULAR	24	24	15.11	868.81	867.76	6.54	No
L28437	CB28416	CB28415	98.08	0.53	CIRCULAR	18	18	6.63	868.99	868.81	2.65	No
L28439	P28410	CB28415	75.79	0.51	CIRCULAR	18	18	6.53	869.11	868.81	3.93	No
L28440	P28409	P28410	220.74	0.49	CIRCULAR	18	18	6.4	869.76	869.11	2.01	No
L28441	P28411	P28413	173.23	0.5	CIRCULAR	18	18	6.41	868.28	867.99	4.05	No
L28442	P28413	P28415	220.61	0.5	CIRCULAR	18	18	6.46	867.99	867.63	3.63	Yes
L28449	P28420	CB28412	142	0.39	CIRCULAR	15	15	3.48	861.81	865.12	0.08	No
L28454	CB28456	CB28454	300	0.23	CIRCULAR	54	54	88.21	865.3	864.31	79.85	No
L28455	J28466	CB28456	290	0.33	CIRCULAR	42	42	54.03	866.01	865.3	34.11	Yes
L28456	CB28458	CB28456	445	0.28	CIRCULAR	42	42	49.32	866.18	865.3	33.65	Yes
L28458	CB28460	CB28458	389	0.28	CIRCULAR	42	42	49.34	866.6	866.18	31.9	No
L28460	CB28462	CB28460	188	0.28	CIRCULAR	42	42	49.37	866.93	866.6	31.38	No
L28462	CB28464	CB28462	400	0.41	CIRCULAR	27	27	18.53	871.07	866.93	22.57	Yes
L28466	J28468	J28466	350	0.53	CIRCULAR	27	27	21.02	868.53	866.01	16.14	Yes
L28470	P28472	CB28470	360	0.13	CIRCULAR	33	33	17.74	864.44	864.31	22.59	Yes
L28472	P28474	P28472	150	0.1	CIRCULAR	33	33	15.53	864.97	864.44	23.15	Yes
L28475	CB28186	CB28476	100	0.27	CIRCULAR	54	54	94.88	864.21	864.2	1.3	No
L28476	J28478	CB28476	130	0.28	Arch	40	65	78.93	864.25	864.2	26.73	Yes
L28478	CB28480	J28478	210	0.1	CIRCULAR	42	42	29.54	864.47	864.25	27.68	No
L28480	CB28482	CB28480	170	0.11	CIRCULAR	42	42	30.4	864.68	864.47	24.79	No
L28482	CB28484	CB28482	150	0.11	CIRCULAR	42	42	30.51	864.79	864.68	18.4	No
L28484	P28486	CB28484	470	0.2	CIRCULAR	27	27	12.93	865.74	864.79	12.97	Yes

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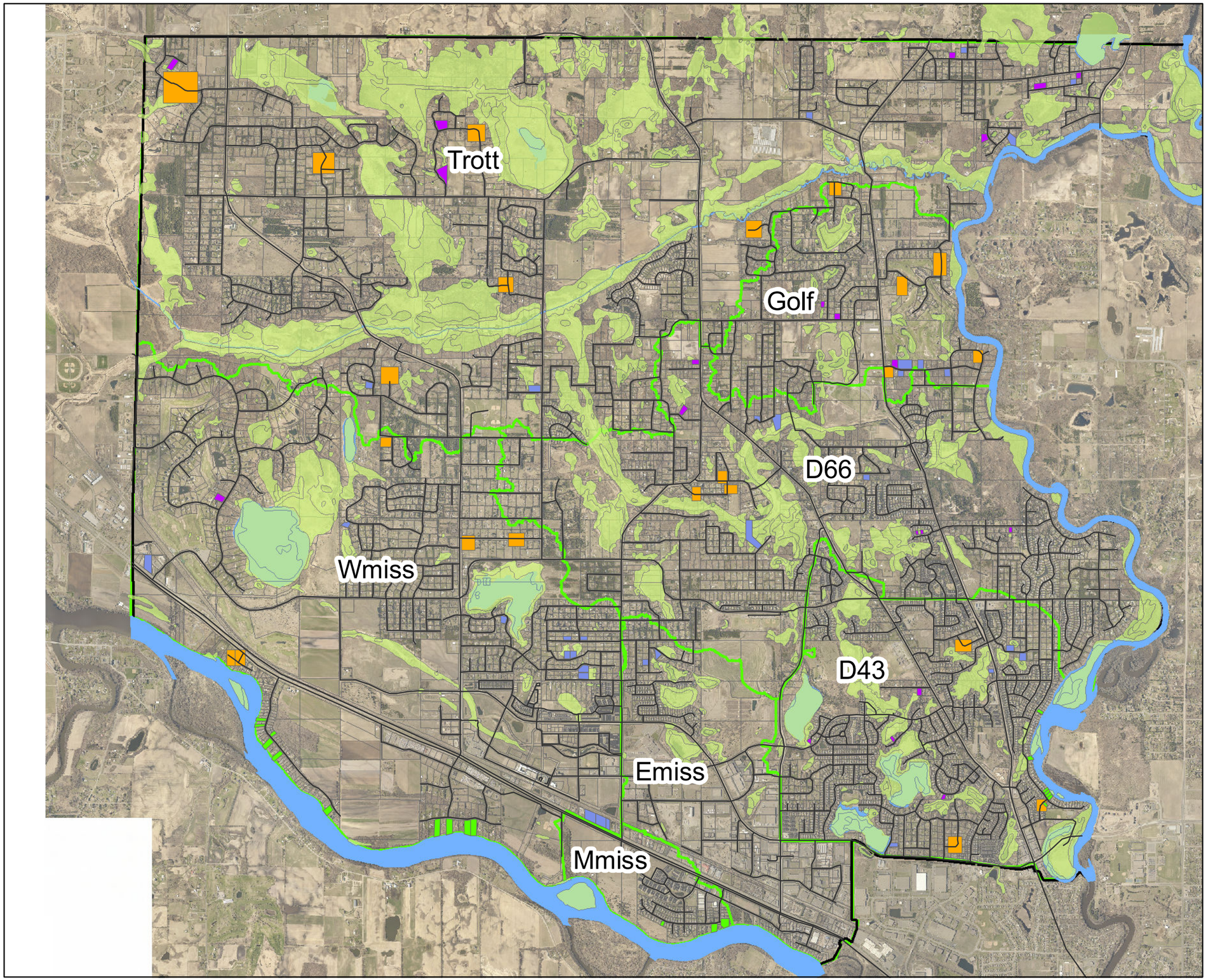
L28490	P28492	J28490	56	-0.38	CIRCULAR	36	36	57.93	866.15	865.8	39.95	Yes
L28492	J28494	P28492	28	0.5	CIRCULAR	36	36	43.79	866.39	866.15	65.44	Yes
L28494	J28496	J28494	46	0.5	CIRCULAR	36	36	43.79	868.22	866.39	65.45	Yes
L28496	CB28498	J28496	12.5	0.4	CIRCULAR	36	36	39.17	869.03	868.22	65.46	Yes
L28497	CB29106	CB28498	80	0.2	CIRCULAR	36	36	27.7	869.35	869.03	39.4	Yes
L28498	CB28499	CB28498	76	0.5	CIRCULAR	24	24	14.85	870.08	869.03	24.65	Yes
L29100	P29102	CB29105	371.55	0.5	CIRCULAR	18	18	6.42	869.44	868.43	3.85	No
L29102	CB29105	P29100	26.71	1.87	CIRCULAR	18	18	12.46	868.43	868.43	3.84	Yes
L29104	CB29104	P29102	39.89	0.18	CIRCULAR	12	12	1.29	871.2	869.44	5.04	No
L30102	CB30104	O30101	345.94	0.23	CIRCULAR	24	24	10.88	852.8	849	16.19	Yes
L30104	CB30106	CB30104	244.41	0.08	CIRCULAR	18	18	36	852	852.8	8.77	Yes
L30106	CB30108	CB30106	802.88	1.18	CIRCULAR	12	12	3.88	861.96	852	4.24	Yes
L33404	J33408	O33404	10	10	CIRCULAR	4	4	1.02	842.5	850.5	3.55	Yes
L33408	J33410	J33408	176	1.51	CIRCULAR	42	42	106.99	861.33	842.5	97.91	Yes
L33410	J33412	J33410	294	1.5	CIRCULAR	42	42	114.42	843.02	861.33	27.83	No
L33412	J28300	J33412	300	1.49	CIRCULAR	42	42	114.04	846.71	843.02	27.83	No
L5065	5065	CB28100	257.71	0.57	CIRCULAR	24	24	14.81	867.8	864.47	21.83	Yes
L5066	5066	5065	214.13	0.51	CIRCULAR	24	24	13.99	866.36	867.8	10.52	Yes
L5067	5067	5066	218.78	0.42	CIRCULAR	18	18	5.9	867.46	866.36	3.63	Yes
L5073	5073	5065	66.74	0.72	CIRCULAR	15	15	4.75	868.86	867.8	3.57	Yes
L5074	5074	5066	65.95	0.86	CIRCULAR	21	21	12.77	866.52	866.36	10.39	Yes
L5200	5200	5067	103.59	0.29	CIRCULAR	15	15	3.01	866.51	867.46	1.77	Yes
L5202	5202	5067	41.18	0.44	CIRCULAR	18	18	5.67	867.15	867.46	3.44	Yes
L5203	5203	5202	94.35	0.35	CIRCULAR	18	18	5.38	867.19	867.15	3.51	Yes
L5204	5204	5203	99.58	0.27	CIRCULAR	18	18	4.74	866.69	867.19	4.73	Yes
L-A1	A1	5065	65	1	CIRCULAR	24	24	19.61	868.16	867.8	14.12	Yes
L-A2	A2	A1	165	1	CIRCULAR	21	21	13.73	868.16	868.16	9.4	Yes
L-A3	A3	A2	40	1	CIRCULAR	15	15	5.6	867.8	868.16	5.54	Yes

PIPE ID	FROM NODE	TO NODE	LENGTH (ft)	AVERAGE PIPE SLOPE %	PIPE SHAPE	PIPE DIAMETER (in)	PIPE WIDTH (in)	DESIGN FLOW CAPACITY (cfs)	MAXIMUM US HGL (ft)	MAXIMUM DS HGL (ft)	PEAK FLOW DURING ANALYSIS (CFS)	PIPE FLOWING FULL?
Link-05	J28353A	I28348	47	0.4	CIRCULAR	12	12	1.96	870.01	861.96	3.74	Yes
Link-06	J28376	J28374	7.13	1.96	CIRCULAR	18	18	12.76	874.02	873.94	0.35	No
Link-07	J28374	I28372	27.33	0.88	CIRCULAR	18	18	8.53	873.94	861.96	0.35	No
Link-08	J28362	P28336	127	0.31	CIRCULAR	30	30	23.02	860.76	860.41	22.51	No
Link-10	I28366	I28364	62.51	1.68	CIRCULAR	18	18	11.8	861.96	861.96	1.49	No
Link-11	CB28412	CB28434	57	0.14	Arch	45	72	72.21	865.12	864.32	32.16	No
Link-12	I28362	I28364	34.22	0.7	CIRCULAR	18	18	7.62	861.96	861.96	0.34	No
Link-13	I28364	I28368	56.5	0.81	CIRCULAR	18	18	8.21	861.96	861.96	1.95	No
Link-14	J28380	I28380	61.28	0.46	CIRCULAR	18	18	6.15	870.77	861.96	1.37	No
Link-15	I28380	J28378	21.43	1.49	CIRCULAR	18	18	11.12	861.96	870.33	1.68	No
Link-25	I28337	P28304	91.97	0.34	CIRCULAR	72	72	228.32	861.96	854.41	16.91	No
Link-26	J28433	P28418	371.31	0.08	CIRCULAR	42	42	24.78	867.27	867.24	13.4	Yes
Link-27	J28431	J28433	130.06	1.66	CIRCULAR	24	24	25.27	867.43	867.27	9.34	Yes
Link-30	P28415	P28417	162.38	0.5	CIRCULAR	21	21	9.76	867.63	867.31	6.97	Yes
Link-31	P28417	J28430	95.49	1.15	CIRCULAR	24	24	21.04	867.31	870.93	5.2	Yes
Link-32	J28430	J28433	163.57	0.62	CIRCULAR	33	33	36.19	870.93	867.27	11.66	Yes
Link-35	P-6	P29104	50	-1.6	CIRCULAR	36	36	219.36	874.32	866.31	4.33	No
Link-40	1P	1P outlet	32	-5	CIRCULAR	18	18	20.36	868.62	868	8.41	Yes
Link-42	1P outlet	RTC Connect	426	0.12	CIRCULAR	36	36	19.8	868	868	0.22	Yes
P-33	I28360	I28358	10.85	1.66	CIRCULAR	18	18	11.73	861.96	861.96	0.26	Yes
P-38A	I28352	I28356	69.17	0.39	CIRCULAR	15	15	4.37	861.96	861.96	2.96	No
P391	I28372	I28370	73.42	6.69	CIRCULAR	18	18	23.54	861.96	861.96	0.35	No
P392	I28370	J28372	92.42	0.94	CIRCULAR	18	18	8.83	861.96	868.63	4.64	No
Pipe - (11)	I28348	I28346	37.5	0.51	CIRCULAR	15	15	4.6	861.96	861.96	4.15	No
Pipe - (28)	I28378	I28376	36	0.33	CIRCULAR	18	18	10.21	861.96	861.96	1.81	No
Pipe 10	I28336	I28334	35	0.26	CIRCULAR	15	15	3.28	861.96	861.96	2.92	No
Pipe 11	CBMH13	J28360	55	0.58	CIRCULAR	24	24	17.26	861.96	857.59	8.36	No
Pipe 12	J28360	J28358	454	0.22	CIRCULAR	24	24	10.62	857.59	856.78	8.19	No

PIPE ID	FROM NODE	TO NODE	LENGTH (ft)	AVERAGE PIPE SLOPE %	PIPE SHAPE	PIPE DIAMETER (in)	PIPE WIDTH (in)	DESIGN FLOW CAPACITY (cfs)	MAXIMUM US HGL (ft)	MAXIMUM DS HGL (ft)	PEAK FLOW DURING ANALYSIS (CFS)	PIPE FLOWING FULL?
Pipe 14	CBMH 14	CBMH13	34	0.5	CIRCULAR	18	18	7.43	861.96	861.96	6.92	No
Pipe 15	I28340	I28338	36.74	0.49	CIRCULAR	15	15	4.52	861.96	861.96	1.67	No
Pipe 16	P28336	CBMH 14	116	0.72	CIRCULAR	15	15	5.5	860.41	861.96	6.47	No
Pipe 18	J28364	J28362	164	0.44	CIRCULAR	30	30	27.18	861.56	860.76	22.57	No
Pipe 19	J28366	J28364	243	0.44	CIRCULAR	30	30	27.22	862.58	861.56	22.74	No
Pipe 20a	I28338	J28366	320.21	0.44	CIRCULAR	30	30	27.12	861.96	862.58	23.18	No
Pipe 21	I28342	I28338	195	0.35	CIRCULAR	30	30	24.4	861.96	861.96	20.11	No
Pipe 22	I28346	I28342	164	0.35	CIRCULAR	27	27	18.42	861.96	861.96	17.04	No
Pipe 24	I28344	I28342	38.2	0.5	CIRCULAR	18	18	7.41	861.96	861.96	1.82	No
Pipe 25	J28368	I28346	384	0.24	CIRCULAR	27	27	15.08	866.26	861.96	11.74	No
Pipe 27	J28370	J28368	248	0.25	CIRCULAR	27	27	15.36	866.8	866.26	11.97	No
Pipe 28	I28354	J28370	236	0.49	CIRCULAR	24	24	15.79	861.96	866.8	12.26	No
Pipe 29	I28376	I28368	34	0.32	CIRCULAR	18	18	5.97	861.96	861.96	2.17	No
Pipe 3	J28356	I28337	96	0.36	CIRCULAR	18	18	6.34	861.78	861.96	0.27	No
Pipe 30	I28368	I28370	38	0.34	CIRCULAR	18	18	6.14	861.96	861.96	4.31	No
Pipe 31	I28374	J28376	33	0.64	CIRCULAR	18	18	8.38	861.96	874.02	0.35	No
Pipe 312	J28358	I28337	267	0.22	CIRCULAR	24	24	10.72	856.78	861.96	10.14	No
Pipe 32	J28372	I28354	121	0.6	CIRCULAR	18	18	8.16	868.63	861.96	4.99	No
Pipe 35	I28356	I28354	39.01	1.1	CIRCULAR	18	18	11.03	861.96	861.96	5.81	No
Pipe 36	J28378	I28378	34	0.5	CIRCULAR	15	15	4.95	870.33	861.96	1.67	No
Pipe 37	I28350	I28352	10.54	1.23	CIRCULAR	15	15	7.77	861.96	861.96	2.98	No
Pipe 4	J28354	J28356	164	0.35	CIRCULAR	18	18	6.19	862.35	861.78	0.29	No
Pipe 40	P28342	J28354	115.58	-1.3	CIRCULAR	18	18	10.37	861.68	862.35	5.11	No
Pipe 5	J28352	J28354	93	0.35	CIRCULAR	18	18	6.26	863.72	862.35	5.41	No
Pipe 6	J28350	J28352	321	0.35	CIRCULAR	18	18	6.18	864.75	863.72	5.45	No
Pipe 8	I28334	J28350	115	0.35	CIRCULAR	18	18	6.2	861.96	864.75	5.51	No
Pipe PL	P28340	I28344	26	1.96	CIRCULAR	12	12	5.41	867.26	861.96	0	No

GENERAL WATERSHED MAP WITH HISTORIC FLOODING LOCATIONS

FIGURE NO. 8
APRIL, 2015



Legend

- Streets

HISTORIC FLOODING

- 10-18-85 CITY COUNCIL MEETING
- 1997 LIST
- CITY STAFF 2007
- 2011 LIST
- 2014 LIST
- NWI
- Creeks
- Rivers
- Lakes, Ponds
- City Limits
- Watersheds
- Parcels

N

0 2,000 4,000 8,000 Feet

D43 POND SUMMARY 100 YEAR PEAK ELEVATION

FIGURE NO. 10
APRIL, 2015

P23202
MAX ELEV = 881.9

P24355
MAX ELEV = 866.33

P24354
MAX ELEV = 866.33

P23218
MAX ELEV = 876.83

P26400
MAX ELEV = 860.9

P26424
MAX ELEV = 861.49

P25442
MAX ELEV = 880.07

P25490
MAX ELEV = 881.93

P26204
MAX ELEV = 861.65

P26200
MAX ELEV = 857.45

P25216
MAX ELEV = 850.76

P26312
MAX ELEV = 855.37

P36400
MAX ELEV = 853.33

P28313
MAX ELEV = 854.32

Legend

Pond Flood Status

- Functioning Properly
- EOF Utilized
- Potential Threat to Structures
- Pipe
- Junc
- Outfall
- Subbasin
- NWI
- City Limits

N

0 500 1,000 2,000 Feet

City of RAMSEY

D43 PIPE SUMMARY
10 YEAR PIPE CAPACITY

FIGURE NO. 11
APRIL, 2015

Legend

- Pond
- Pipe
- Pipe Flowing Full
- Junc
- Outfall
- Subbasin
- NWI
- City Limits

N

0 500 1,000 2,000 Feet

Regular Planning Commission **5. 7.**

Meeting Date: 04/09/2015

By: Chris Anderson, Community Development

Information

Title:

PUBLIC HEARING: Consider Ordinance #15-08 Amending Off-Street Parking Regulations

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. Thus, while the proposed amendment wouldn't solve this, it does not result in additional obstacles for individuals trying to accommodate off-street parking needs.

Alternatives

Option 1: Recommend that City Council 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 recommend that City Council 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:

Staff recommends that the City Council adopt Ordinance #15-08.

Action:

Motion to recommend the City Council adopt Ordinance #15-08.

Attachments

City Code Section 117-355 with Redlined Text

DRAFT Ordinance #15-08

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	04/03/2015 12:14 PM
Form Started By: Chris Anderson		Started On: 03/27/2015 03:22 PM
Final Approval Date: 04/03/2015		

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)

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:

Regular Planning Commission **7. 1.**

Meeting Date: 04/09/2015

By: JoAnn Shaw, Community Development

Information

Title:

Zoning Bulletins

Purpose/Background:

Enclosed are zoning periodicals for your review.

Notification:

Observations/Alternatives:

Funding Source:

Recommendation:

Action:

Attachments

Zoning Bulletins

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	04/03/2015 12:06 PM
Form Started By: JoAnn Shaw		Started On: 04/02/2015 02:32 PM
Final Approval Date: 04/03/2015		

QUINLAN™ February 25, 2015 | Volume 9 | Issue 4

Zoning Bulletin

in this issue:

Telecommunications Act—City denies cell tower request and provides published meeting minutes with reasons for denial 26 days later 2

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THOMSON REUTERS

Mat #41675495

Telecommunications Act—City denies cell tower request and provides published meeting minutes with reasons for denial 26 days later

Telecommunication company contends city failed to meet Telecommunications Act requirement of providing written reasons for denial

Citation: *T-Mobile South, LLC v. City of Roswell, Ga., 135 S. Ct. 808 (2015)*

The Supreme Court of the United States has ultimate appellate jurisdiction

Contributors

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POSTMASTER: Send address changes to Zoning Bulletin, 610 Opperman Drive, P.O. Box 64526, St. Paul, MN 55164-0526.

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610 Opperman Drive
P.O. Box 64526
St. Paul, MN 55164-0526
1-800-229-2084
email: west.customerservice@thomsonreuters.com
ISSN 0514-7905
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over all federal courts and over state court cases involving issues of federal law.

SUPREME COURT OF THE UNITED STATES (01/14/15)—This case addressed the issues of whether, and in what form, localities must provide reasons when they deny telecommunication companies' applications to construct cell phone towers. More specifically, it addressed: (1) whether a locality must provide reasons when it denies a siting application; and (2) whether a locality's reasons for denying a siting application must appear in the same writing that conveys the locality's denial.

The Background/Facts: In February 2010, T-Mobile South, LLC ("T-Mobile") applied to build a new, 108-foot-tall cell phone tower on 2.8 acres of vacant residential property in the city of Roswell, Georgia (the "City"). Ultimately, the City's Planning and Zoning Division found that T-Mobile's application met all of the requirements set out in the City's ordinances. After a public hearing, the City Council ultimately denied T-Mobile's application. Two days later, the City's Planning and Zoning Division informed T-Mobile of the denial via a letter. The letter did not provide reasons for the denial, but stated that minutes from the meeting (at which City Council members voiced their reasons) would be made available. The detailed minutes were published 26 days later.

Three days after the detailed minutes were published—and now 29 days after the City Council denied T-Mobile's application and one day before T-Mobile's appeal period expired—T-Mobile filed suit in Federal District Court. T-Mobile alleged that the City Council's denial was not supported by substantial evidence in the record, and would effectively prohibit provision of wireless service in violation of the federal Telecommunications Act of 1996 (the "Act").

The Act provides, in relevant part, that "[a]ny decision by a State or local government or instrumentality thereof to deny a request to place, construct, or modify personal wireless service facilities shall be in writing and supported by substantial evidence contained in a written record." (110 Stat. 151, 47 U.S.C.A. § 332(c)(7)(B)(iii).)

Both the City and T-Mobile moved for summary judgment; they asked the district court to find that there were no material issues of fact in dispute and to decide the matter in their favor on the law alone. The district court agreed with T-Mobile and issued summary judgment in its favor. It concluded that the City, by failing to issue a written decision stating its reasons for denying the application, had violated the Act.

The City appealed. The Eleventh Circuit Court of Appeals disagreed with the district court. It found that the City had met the Act's requirements because T-Mobile had received a denial letter and also possessed a transcript of the public hearing at which the City Council voted to deny the application. (T-Mobile had arranged privately to have the public hearing transcribed and thus possessed that transcript since the date of the public hearing.)

T-Mobile again appealed. It argued that the City was required by the Act to provide reasons for its denial in the writing conveying the denial itself. The City countered that "a reason-giving obligation would deprive it of local zoning authority."

DECISION: Judgment of Eleventh Circuit reversed and matter remanded.

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The United States Supreme Court held that the Act (§ 332(c)(7)(B)(iii)) does require localities to provide reasons why they deny applications to build cell phone towers. The court stressed that the reasons that must be given "need not be elaborate or even sophisticated, but rather . . . simply clear enough to enable judicial review." The court based this holding on the plain language of the provisions of the Act, noting that it "would be considerably difficult for a reviewing court to determine whether a locality's denial was 'supported by substantial evidence contained in a written record,' § 332(c)(7)(B)(iii), or whether a locality had 'unreasonably discriminate[d] among providers of functionally equivalent services,' § 332(c)(7)(B)(i)(I), or regulated siting 'on the basis of the environmental effects of radio frequency emissions,' § 332(c)(7)(B)(iv), if localities were not obligated to state their reasons for denial." Moreover, the court found the Act's phrase "substantial evidence" was used as a "term of art" that describes how "an administrative record is to be judged by a reviewing court."

Importantly, the court also held that localities are not required to provide their reasons for denying siting applications in the denial notice itself. Rather, the court concluded that localities "may state those reasons with sufficient clarity in some other written record issued essentially contemporaneously with the denial." In so holding, the court again looked to the text of the Act, finding nothing imposed any requirement that the reasons be given in any particular form. Thus, here, the court concluded that the City's detailed meeting minutes fulfilled the written reasons requirement.

Although the court found that the Act does not require a locality to provide its written reasons in any particular format, and although the court found that a locality may rely on detailed meeting minutes as it did here, the court also held that a "locality must provide or make available its written reasons at essentially the same time as it communicates its denial." The court said that a locality cannot "stymie or burden the judicial review contemplated by the [Act] by delaying the reasons for a substantial time after it conveys its written denial" to an entity that only has 30 days within which to seek judicial review under the Act.

Here, although the court found that the City had provided its reasons in writing and did so in the acceptable form of detailed minutes of the City Council meeting, the court also concluded that the City failed to provide its written reasons for denial "essentially contemporaneously" with its written denial. The court found that the City's issuance of the detailed minutes 26 days after the date of the written denial letter and just 4 days before T-Mobile's time to seek judicial review would have expired, did not meet the Act's requirements.

See also: *U. S. v. Carlo Bianchi & Co., 373 U.S. 709, 83 S. Ct. 1409, 10 L. Ed. 2d 652 (1963).*

Case Note:

In its decision, the court noted that a cell phone tower application denial itself need only be issued "within a reasonable period of time" (§ 332(c)(7)(B)(ii)), which has been interpreted to allow localities 90 days to act on applications to place new antennas on existing towers and 150 days to act on other siting applications.

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Case Note:

The court's holding that locality's reasons for denying a siting application need not appear in the same writing that conveys the locality's denial, abrogated (i.e., repealed/abolished) the following cases: Southwestern Bell Mobile Systems, Inc. v. Todd, 244 F.3d 51, 31 Envtl. L. Rep. 20578 (1st Cir. 2001); New Par v. City of Saginaw, 301 F.3d 390, 2002 FED App. 0276P (6th Cir. 2002); and MetroPCS, Inc. v. City and County of San Francisco, 400 F.3d 715 (9th Cir. 2005).

Validity of Zoning Regulations—Township's zoning ordinance prohibits all billboards

Billboard company challenges zoning prohibition as unconstitutionally exclusionary

Citation: *In re Bartkowski Inv. Group, Inc., 2014 WL 6865462 (Pa. Commw. Ct. 2014)*

PENNSYLVANIA (12/08/14)—This case addressed the issues of: (1) whether a township's zoning ordinance was unconstitutionally exclusionary as to billboards; and (2) to what judicial relief is a challenger/developer entitled when a zoning ordinance is found to be unconstitutionally exclusionary.

The Background/Facts: Bartkowski Investment Group, Inc. ("BIG") sought to construct several billboards in the Haverford Township (the "Township"). It applied to the Township's Zoning Hearing Board ("ZHB") for approval to construct the billboards. In those applications, BIG raised substantive validity challenges to the Township's zoning ordinance ("ZO"). It alleged that the ZO's municipality-wide exclusion of billboards was unconstitutional.

The ZHB ultimately issued a decision denying BIG's substantive validity challenges. Although the ZHB found that the ZO prohibited "billboards," the ZHB held that it did not prohibit all nonaccessory outdoor advertising signs and therefore was not unconstitutional. In any case, the ZHB alternatively concluded that even if the ZO improperly excluded billboards, the Township had demonstrated that health and safety concerns supported the prohibition of BIG's billboards.

BIG appealed. The trial court affirmed the ZHB's decision "to the extent that the billboards proposed by [BIG] were not suitable for the proposed sites."

BIG again appealed. On appeal, BIG again argued that the ZO was unconstitutionally exclusionary to billboards. It also argued that since the ZO was unconstitutional, it was entitled to judicial relief in the form of site-specific relief granting approval of its billboards.

DECISION: Judgment of court of common pleas affirmed in part and remanded.

The Commonwealth Court of Pennsylvania held that the ZO was unconstitu-

tional for totally excluding billboards from the entire municipality given that the exclusion was not substantially related to the public health, safety, morality, or general welfare.

In so holding, the court explained that zoning ordinances are presumed constitutional unless the challenger (i.e., here, BIG) can demonstrate that the ordinance totally or effectively excludes an otherwise legitimate use by showing that the ordinance is either: (1) *de jure* exclusionary in that, on its face, the ordinance totally bans a legitimate use; or (2) *de facto* exclusionary in that the ordinance permits the use on its face, but, when applied, actually prohibits the use throughout the municipality.

The court further explained that if a challenger meets that burden, the burden then shifts to the municipality to show, through evidence, that the total exclusion "bears a substantial relationship to the public health, safety, morality, or welfare." Such a showing by the municipality "will rescue an otherwise exclusionary ordinance from a constitutional challenge," said the court.

Here, BIG had argued that the ZO was *de jure* exclusionary because it expressly prohibited billboards in the Township. The court found that all parties agreed that the ZO did prohibit billboards in the Township. The court found that the ZO classified a "commercial billboard" as a form of off-premises advertising sign. Section 182-701.B(6) of the ZO provided that "[a]ll signs, other than exempt signs, shall be erected on the same lot as the use to which it pertains." Section 182-701.B(9) provided that signs "are intended for purposes of identification and information and not for advertising of a product or service." Roughly translated, the court found that those provisions meant that the ZO generally prohibited all off-premises advertising signs, including billboards, subject to certain exemptions, none of which allowed for a billboard or advertising sign.

Having found the ZO totally excluded billboards as a permitted use, the court found the burden shifted to the Township to show, through evidence, that the total exclusion of billboards from the Township "[bore] a substantial relationship to the public health, safety, morality, or welfare." The court said that the Township had to "present evidence to support the ban of the use throughout the municipality, and not simply rely upon evidence demonstrating only that health, safety, and welfare concerns support the prohibition on the particular sites upon which [BIG] propose[d] to develop or construct the prohibited use."

The court concluded that the Township failed to meet that burden. The court found that each of the ZHB's material factual findings relating to the Township's burden to justify the municipality-wide exclusion of billboards, and the evidence on which the ZHB relied, were directed to BIG's proposed billboards, as configured and located at specific locations. "Neither the findings of the ZHB nor the record provide[d] a sufficient basis to justify [the Township's] municipality-wide exclusion of billboards," concluded the court.

Accordingly, the court held that the ZO was unconstitutional for totally excluding billboards from the entire municipality and that the Township failed to prove a substantial relationship between the exclusion and the public health, safety, morality, or general welfare.

As to the appropriate relief to thus grant BIG in light of the finding that the ZO was unconstitutional, the court looked to § 1006-A(c) of the state's

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Municipalities Planning Code ("MPC"). That statute provides that if an ordinance unlawfully prevents a use, the court may order the described use approved as to all elements or it may order it approved as to some elements and refer other elements to the governing body having jurisdiction for further proceedings. The court found that the record before the ZHB was "more than adequate to reject [BIG's request for] judicial relief under Section 1006-A(c) in the form of approval of all elements of BIG's proposed billboards" in that it showed ample evidence that allowing the proposed billboards at the proposed sites could be detrimental to the health and safety of the residents and passersby. However, the court remanded the matter to the trial court to consider whether alternative relief could and should be made available to BIG with respect to BIG's proposed billboard sites.

See also: *Interstate Outdoor Advertising, L.P. v. Zoning Hearing Bd. of Warrington Tp., 39 A.3d 1019 (Pa. Commw. Ct. 2012), appeal denied, 621 Pa. 680, 75 A.3d 1283 (2013).*

See also: *Township of Exeter v. Zoning Hearing Bd. of Exeter Tp., 599 Pa. 568, 962 A.2d 653 (2009).*

See also: *Appeal of Miller and Son Paving, Inc., 161 Pa. Commw. 138, 636 A.2d 274 (1993).*

Time for Proceedings—Neighboring property owners appeal site plan approval

Town argues appeal is untimely, and parties dispute whether appeal period ran from date of public hearing vote or date or written decision issued

Citation: *Beckford v. Town of Clifton, 2014 ME 156, 2014 WL 7448471 (Me. 2014)*

MAINE (12/31/14)—This case addressed the issue of whether property owners timely appealed a planning board decision. More specifically, it addressed the issue of whether a vote by a zoning board of appeals only triggers the statutory appeal period once a written decision is issued.

The Background/Facts: In late 2010, Pisgah Mountain, LLC applied to the Town of Clifton Planning Board (the "Board") for site plan approval to build and operate a five-turbine commercial wind energy project. The Board eventually voted to approve Pisgah's application. Peter and Julie Beckford (the "Beckfords") then appealed the Board's decision to the Town's Zoning Board of Appeals ("ZBA").

On January 25, 2012, the ZBA held a hearing on the appeal at which it voted to adopt the Board's findings of fact and to reject each of the Beckfords' specific challenges that had been raised on appeal. At that hearing, the ZBA voted to deny the appeal "in its entirety." The ZBA then decided to meet again on January 30, "for the Final Decision."

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On January 30, 2012, the ZBA approved the minutes of the January 25 meeting, which memorialized the votes from the January 25 meeting. The ZBA also voted to accept a written Notice of Final Decision on the Beckfords' appeal.

On March 5, 2012, the Beckfords again appealed, filing a complaint in superior court. Pisgah and the Town moved to dismiss the Beckfords' complaint. They argued that the Beckfords' appeal to court was untimely in that it was filed outside of the 45-day statutory appeal period (30-A M.R.S. § 2691(3)(G)). They contended that the statutory appeal period started on January 25 when the ZBA voted to deny the appeal at the public hearing.

The Superior Court disagreed and denied the motion to dismiss. The court held that the statutory appeal period started on January 30 when the ZBA issued its written findings and decision, not on January 25 when it voted to deny the appeal. The court also ultimately vacated the Board's decision to approve the permit on the ground that the Town misapplied the requirements of the Town Land Use Ordinance.

The Town and Pisgah appealed, and the Beckfords cross-appealed.

DECISION: Judgment of superior court vacated, and matter remanded.

The Supreme Judicial Court of Maine held that the statutory appeal period began on January 25 when the ZBA voted to deny on the appeal, not on January 30 when the ZBA issued its written findings and decision on the denial. Accordingly, the court concluded that the Superior Court lacked jurisdiction to hear the Beckfords' appeal from the ZBA's decision.

In so holding, the court analyzed the plain language of the governing statute. The statute, 30-A M.R.S. § 2691, which governs municipal boards of appeals, provides: "Any party may take an appeal within 45 days of the date of the vote on the original decision . . . ."

Based on that language, the court noted that the timeliness of the Beckfords' appeal hinged on whether the ZBA's "vote on the original decision" occurred on January 25 or January 30.

The court found that § 2691 was clear and unambiguous, providing that the time period for filing an appeal runs from "the vote." The court found that § 2691 "[did] not include any language that directly or indirectly suggest[ed] that to be sufficient to invoke the appeal period, a vote must be accompanied by issuance of a written decision." The court stated that the issuance of written findings is an event that is distinct from the vote itself—even when a municipal ordinance requires a zoning board of appeals to issue a written decision. The court held that the statutory appeal period runs from the date of a board of appeal's final public vote, regardless of whether or when a written decision is issued.

Here, the court found that it was the January 25 vote that triggered the appeal period, not the January 30 vote. The court found the January 25 vote was a public vote on each of the issues on appeal, publicly making a decision on the appeal and announced at the public meeting. In comparison, the January 30 vote was only a vote by the ZBA to approve the text of a document memorializing the decision that had already been made, found the court.

Consequently, the court concluded that the Beckfords' appeal to the superior court, which was filed 50 days after the January 25 vote, was untimely. Accordingly, the court held that the superior court did not have jurisdiction over the

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appeal. The court remanded the matter to the superior court to dismiss the Beckfords' appeal.

See also: *Carroll v. Town of Rockport, 2003 ME 135, 837 A.2d 148 (Me. 2003).*

See also: *Vachon v. Town of Kennebunk, 499 A.2d 140, 142 (Me. 1985).*

See also: *Woodward v. Town of Newfield, 634 A.2d 1315 (Me. 1993).*

Case Note:

In its decision, the court noted that had the Beckfords so moved, the superior court would have had the authority to allow an extension of the deadline for "good cause shown." (30-A M.R.S. § 2691(3)(G).) However, even though Pisgah moved to dismiss the appeal as untimely, the Beckfords failed to make such a motion.

Sovereign Immunity/Preemption—Town alleges zoning violations against property owner

Property owner, which had contracted with state to provide nursing homes services, claims sovereign immunity as "arm of state"

Citation: *Town of Rocky Hill v. SecureCare Realty, LLC, 315 Conn. 265, 2015 WL 46242 (2015)*

CONNECTICUT (01/6/15)—This case addressed the issue of whether a group of private entities, who together have contracted with the state pursuant to Connecticut General Statutes § 17b-372a to provide nursing home services to state prisoners and others in state custody, comprise an "arm of the state" that may assert the defense of sovereign immunity in an action brought against them by a municipality claiming noncompliance with its zoning regulations. It also addressed the issue of whether § 17b-372a preempts the application of town zoning regulations to the owners and operators of private nursing home properties which the state contracts under § 17b-372a.

The Background/Facts: SecureCare Realty, LLC ("SecureCare") owned real property in the town of Rocky Hill (the "Town"). A nursing home facility had previously been operated on SecureCare's property. The property was located in a district that was zoned for residential use. SecureCare had neither sought nor received from the Town any special use permits in connection with the use of its property.

On SecureCare's property, iCare Management, LLC ("iCare"), a management and consulting firm, was overseeing a development of a § 17b-372a nursing home. Connecticut General Statutes § 17b-372a permits certain state officials to "establish or contract for the establishment of" nursing home facilities for state prisoners and individuals receiving services from the Connecticut

Department of Mental Health and Addiction Services. iCare was negotiating with the State of Connecticut (the "State") to reopen the nursing home facility on the property and to place at that facility individuals who were in State custody.

After hearing of the plans for the § 17b-372a facility, the Town filed a lawsuit. It asked the court to declare that SecureCare and iCare (hereinafter, collectively, the "Care Services") were prohibited from opening and operating the proposed facility on the property because such use would be noncompliant with Town zoning regulations and did not constitute a prior nonconforming use, and no special permit had been sought or issued.

Care Services asked the court to dismiss the Town's action. Care Services claimed that the action was barred by sovereign immunity, and, therefore, should be dismissed for lack of subject matter jurisdiction. According to Care Services, they were an "arm of the state" and therefore immune from suit.

The trial court agreed with Care Services. It found that Care Services met five of the eight factors used by courts in determining whether an entity should be immune from suit as an "arm of the state." Additionally, the court concluded that even if Care Services were not shielded by sovereign immunity as an arm of the state, the Town's zoning authority over the project was expressly preempted by § 17b-372a.

The Town appealed. It argued that: (1) Care Services was not an "arm of the state," absolutely shielded from suit by sovereign immunity, because none of the eight factors used to determine whether an entity is an arm of the state was conclusively proven; and (2) § 17b-372a did not preempt local zoning regulations.

DECISION: Judgment of superior court reversed, and matter remanded.

The Supreme Court of Connecticut agreed with the Town. It held that Care Services was not an arm of the state entitled to assert a sovereign immunity defense in the zoning action brought against Care Services by the Town. The court also held that § 17b-372a does not preempt the application of town zoning regulations or irreconcilably conflict with municipal zoning regulations.

In so holding, the court analyzed the "list of factors to guide courts in determining whether an entity should be immune from suit as an 'arm of the state.' " Those eight factors include consideration of whether:

> "(1) the state created the entity and expressed an intention in the enabling legislation that the entity be treated as a state agency; (2) the entity was created for a public purpose or to carry out a function integral to state government; (3) the entity is financially dependent on the state; (4) the entity's officers, directors or trustees are state functionaries; (5) the entity is operated by state employees; (6) the state has the right to control the entity; (7) the entity's budget, expenditures and appropriations are closely monitored by the state; and (8) a judgment against the entity would have the same effect as a judgment against the state."

The court said that "[t]o establish that an entity is an arm of the state, an entity need not satisfy every criteria. Rather, [a]ll relevant factors are to be considered cumulatively, with no single factor being essential or conclusive."

Here, the trial court had determined that five of the eight factors had been met. The Supreme Court of Connecticut disagreed. It found that only the second

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factor had been met: Care Services were created exclusively for the purpose of running the nursing home facility and thus to provide services on behalf of the state to individuals who otherwise would be receiving those services directly from the state. However, looking at the other factors, the Supreme Court of Connecticut disagreed with the trial court and found that none of them were met. Balancing all of those factors, the Supreme Court of Connecticut held that they clearly weighed against a conclusion that Care Services were an arm of the state, entitled to share the state's sovereign immunity.

The court also concluded that the state legislature did not intend, by enacting § 17b-372a, to occupy the entire field as to regulation of nursing home location and preempt municipal zoning regulations. The court found that zoning regulations did not irreconcilably conflict with § 17b-372a or frustrate the state's statutory objective of establishing nursing homes for those in state custody. As a general matter, the court explained that "zoning regulations do not bar outright particular uses of land, but require that they be conducted in certain areas or subject to various conditions." "Thus, a regulation requiring a nursing home facility to be located in a particular zone, or to have a permit that might impose conditions on its operation, does not 'attempt to . . . forbid that which the legislature has expressly authorized . . . but rather, properly subjects what the legislature has authorized to additional requirements," said the court.

See also: *Gordon v. H.N.S. Management Co., Inc., 272 Conn. 81, 861 A.2d 1160 (2004).*

See also: *Bauer v. Waste Management of Connecticut, Inc., 234 Conn. 221, 662 A.2d 1179 (1995).*

See also: *Greater New Haven Property Owners Ass'n v. City of New Haven, 288 Conn. 181, 951 A.2d 551 (2008).*

Case Note:

The court noted that its conclusion that the facts of the case did not present an appropriate occasion for affording sovereign immunity to a private, for profit entity was supported in the decisions of other jurisdictions. See, e.g, Rosario v. American Corrective Counseling Services, Inc., 506 F.3d 1039, 1047 (11th Cir. 2007) (bad check restitution program run by private contractor for State's Attorney's Office not immune from suit alleging unfair debt collection practices); Ormsby v. C.O.F. Training Services, Inc., 194 F. Supp. 2d 1177, 1179, 1187 7 Wage & Hour Cas. 2d (BNA) 1258, 146 Lab. Cas. (CCH) P 34506 (D. Kan. 2002) (nonprofit corporation overseeing provision of community services for developmentally disabled persons, pursuant to contract authorized by state statute, not immune, as arm of state, from employee's action for overtime wages), judgment aff'd, 60 Fed. Appx. 724 (10th Cir. 2003); Veolia Water Indianapolis, LLC v. National Trust Ins. Co., 3 N.E.3d 1 (Ind. 2014), on reh'g, 12 N.E.3d 240 (Ind. 2014) (private, for profit company operating city's water utility pursuant to agreement not entitled to sovereign immunity in action seeking damages for losses sustained due to inadequate water supply to fire hydrants); Macon Ass'n for Retarded Citizens v. Macon-Bibb County Planning and Zoning Com'n, 252 Ga. 484, 490, 314 S.E.2d 218 (1984) (governmentally financed nonprofit organization providing housing for developmentally disabled and mentally ill persons not exempt from local zoning regulations), appeal dismissed, 469 U.S. 802, 105 S.Ct. 57, 83 L.Ed.2d 8 (1984); Board of Child Care of

Baltimore Annual Conference of the Methodist Church, Inc. v. Harker, 316 Md. 683, 685, 693, 561 A.2d 219 (1989)(nonprofit corporation contracting with state to provide adolescent shelter facilities, in pursuit of statutory policy, not entitled to share state's immunity from municipal zoning ordinances); Washington Tp. v. Central Bergen Community Mental Health Center, Inc., 156 N.J. Super. 388, 406-408, 383 A.2d 1194 (Law Div. 1978) (nonprofit corporation contracting with state to provide mental health care and services, pursuant to statutory plan, not immune from township zoning ordinance as arm of state government); but see City of Portsmouth v. John T. Clark & Son of New Hampshire, Inc., 117 N.H. 797, 798-99, 378 A.2d 1383 (1977) (private port terminal operating firm under contract to provide services to state port authority exempt from city zoning ordinance).

Case Note:

In its decision, the court emphasized that the extension of a state's immunity to a private, for-profit entity should be a rare occurrence.

Zoning News from Around the Nation

NATIONWIDE

The United States Supreme Court is considering a case that has the potential to "weaken" the Fair Housing Act of 1968. In the case, the court must address the issue as to "whether the law requires blacks and other minorities to prove intentional racial discrimination in sales, rentals, zoning or lending practices, or whether a policy's disparate impact is enough to make it illegal."

Source: *USA Today; www.usatoday.com*

DELAWARE

A bill was expected to be introduced in the General Assembly that seeks to limit the University of Delaware's longstanding immunity from zoning laws. The bill would reportedly "require that [the University of Delaware] conform to relevant zoning restrictions for any commercial development on university property, but would continue the school's exemption for projects related to student services or academic research." Bill sponsors say it makes the zoning process more fair for the city of Newark and other commercial developers.

Source: *The News Journal; www.delawareonline.com*

MASSACHUSETTS

A state commission is reportedly recommending major zoning changes for many coastal communities in Massachusetts. A panel is expected to propose "the creation of buffer zones along the coast, where construction is not allowed," and call for "experimenting with new ways to fight erosion and for the use of 'sea-level rise scenarios' when studying new waterfront developments."

Source: *myfoxboston.com; www.myfoxboston.com*

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

The Ramsey Park and Recreation Commission conducted a regular meeting on April 9, 2015, at the Council Chambers, Ramsey, Minnesota.

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

1. CALL TO ORDER

Vice Chair Barr called the Park and Recreation Commission meeting to order at 6:33 p.m.

2. CITIZEN INPUT

No one appeared to address the Commission

3. APPROVE AGENDA

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

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

4. APPROVE MINUTES

4.01: Approve Park and Recreation Commission Meeting Minutes dated March 12, 2015

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

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

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

5. COMMISSION BUSINESS

5.01: Consider Converting the Oak Savanna Area Landfill from Restricted to Passive, Public Use

Parks & Assistant Public Works Superintendent Riverblood reviewed that, following the decades of the "Anoka" landfill receiving waste from garbage haulers around the Anoka County area, the "dump" was closed in the 1990's under an agreement between Waste Management and the City of Ramsey. The landfill was subsequently declared a Superfund Site, and the ownership transferred to the Minnesota Pollution Control Agency (MPCA) – with the responsibility of capping the landfill to prevent infiltration of water. Additional water wells were drilled around the perimeter of the site for both monitoring and also to remove the pollutants that had already made their way into the groundwater.
The contaminated groundwater is primarily contained to the area under the land owned by MPCA. The landfill will need to be managed for near-perpetuity to maintain the systems that prevent or limit pollution. This management plan is titled the Closed Landfill Use Plan, Anoka-Ramsey Landfill and is attached for Commission review. The first attachment provided is titled Open Space Area and is the subject of this case.

A unique feature of the land owned by the MPCA is the Oak Savanna area in the southwest portion of MPCA's holding that is most visible from the intersections of Bunker Lake Boulevard and Sunwood Drive. Under the Closed Landfill Use Plan, Anoka-Ramsey Landfill, MPCA has determined that passive, public use of the Oak Savanna area would be consistent with the Closed Landfill Restrictions, and not be detrimental to the MPCA charge of protecting public health and safety.

While MPCA will not sell or bequeath the Oak Savanna to the city, they will lease the site with certain conditions. The first step in considering this is to ascertain the Park and Recreation Commission's position on the value to the public this site may have as unique open space, and for certain, passive uses to be determined.

Staff recommends that the Commission recommend that City Council direct Staff to explore options and partnerships in obtaining a lease for the Oak Savanna site and develop a long-term plan for its management as a unique and valuable natural resource in the community.

Anoka County Parks has managed the area for invasive plants and this would need to be continued. Mr. Riverblood mentioned some of the low impact uses that could be developed.

Vice Chair Barr stated it would be nice to utilize the land that would normally be not used. Mr. Riverblood stated one concept he had recommended in the past would be a warming house, sliding hill cross country ski trails and a couple sheets of ice at Alpine Park—the ski trail could 'loop' through the Oak Savanna area.

Motion by Commissioner Mobry, seconded by Commissioner Trappen, to recommend that the City Council direct Staff to explore options and partnerships in obtaining a lease for the Oak Savanna site and develop a long-term plan for its management as a unique and valuable natural resource in the community.

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

5.02: Consider Park and Recreation Commission Outdoor Meeting Schedule

Parks & Asst. Public Works Superintendent Mark Riverblood reviewed for many years, the Park and Recreation Commission have held regular meetings outdoors in the months of May through September (weather permitting). This provided the Commission an opportunity to inspect and comment on parks and projects as a group, and it afforded residents' access to the Commission on a neighborhood level. On the occasions of inclement weather, the Commission would hold the regular meetings at 6:30 p.m. at City Hall. The purpose of this case is to confirm the Commission's desire for outdoor meetings in 2015 and, if so, what the locations will be.

Mr. Riverblood presented a partial proposed schedule with an opportunity noted in brackets as a rationale – if the Commission agrees to continue meeting in parks for the summer.

May: Elmcrest Park (Potential playground review and selection)
June: Woodland Green Park (Inspect drinking fountain installation)
July: Mississippi River Trail (Location to be determined)
August: Central Park
September: The Draw (proposed Park Patron Picnic)

Mr. Riverblood noted after the Commission decides where the meetings will be held, their locations will be published in the Ramsey Resident newsletter and on the web.

6. COMMISSION/STAFF INPUT

Highlight Development Projects for which Park Dedication shall be cash (general information) – Harvest Plat area and new apartment construction.

Trott Brook Trail – grant submittal for boardwalk east of Variolite Street. Grant was submitted on the due date.

Recreation offering in May – "Learn to Kayak" – Partnership has been developed with an outfitter to provide this program. Article will be in the City Newsletter.

May Football Booster Day – 31st year and 3,900 volunteer hours contributed to date. This will be Saturday May 16th for the Anoka High School Football players to volunteer.

Sponsorships available for The Draw Summer Event Series. The Lions have made a contribution and will be at the event each week to offer beer. ARAA will be making a contribution.

7. ADJOURNMENT

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

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

The Park and Recreation Commission meeting adjourned at 6:55 p.m.

Respectfully submitted,

_____

Mark Riverblood
Parks & Assistant Public Works Superintendent

Drafted by Debbie Wolfe
TimeSaver Off Site Secretarial, Inc.

ENVIRONMENTAL POLICY BOARD
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

On Monday, April 20, 2015, the Environmental Policy Board (EPB) and Planning Commission held a joint meeting in the Lake Itasca Room at the Ramsey Municipal Center, 7550 Sunwood Drive N.W., Ramsey, Minnesota.

EPB Board Members Present:	Chairperson Thomas Stodola Board Member Bob Bentz Board Member Reid Bernard Board Member Jane Covart Board Member Michael Hiatt Board Member Larry Lewis Board Member Michael Valentine
Planning Commission Members Present:	Chairperson Gary Levine Commissioner Andrew Andrusko Commissioner Randy Bauer Commissioner Ralph Brauer (arrived at 6:47 p.m.) Commissioner Matthew Maul
Planning Commission Members Absent:	Commissioner Cindy Nosan Commissioner Gary VanScoy
Also Present:	City Planner Chris Anderson Development Services Manager Timothy Gladhill City Council Liaison John LeTourneau

1. CALL TO ORDER

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

2. CITIZEN INPUT

None.

3. APPROVE AGENDA

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

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

4. APPROVE MINUTES

4.01: Approve Meeting Minutes Dated March 30, 2015

Motion by Board Member Lewis and seconded by Board Member Bentz to approve the regular meeting minutes dated March 30, 2015.

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

5. POLICY BOARD BUSINESS

5.01: Review of Environmental Policy Board's Statement of Purpose

City Planner Anderson stated the one reason for the meeting tonight is to provide the Planning Commission with an update on the EPB's recently adopted Statement of Purpose. He stated that the Board worked with the City Council on their new Statement of Purpose. This was done in response to the need to determine the Board's relevance and to determine how they could better serve the City Council and the community. He stated that the biggest change is the Board is now actively participating in the review of land use applications for all major plats, site plans, variances for various overlay districts and Comprehensive Plan amendments. Their role will be to look at the natural resource aspect of projects and to provide feedback on storm water management. The Board will also be be participating in the Comprehensive Plan update. The Board will take the lead on environmental protection and natural resources management chapter of the Comprehensive Plan update. Their previous roles with education, looking at ordinances within the zoning code and seeing where there might be room for improvement will carry forward. City Planner Anderson stated that the EPB has been instrumental in the environmental protection ordinances that the City currently has and that getting them involved in the overview process closes the loop. He stated that the City Council will be looking at how the two Boards interact and see how their involvement in the City's land use application review benefits the Planning Commission and their review. He noted that the EPB has changed their regular meeting to the third Monday of the month because the Board did not want to interfere with the land use application process. They wanted the opportunity to get involved in the overall review without disrupting the process.

Chairperson Stodola stated that the Board felt like they were floundering and needed guidance and more to do and that is how they got to the Statement of Purpose.

City Planner Anderson stated that this organizational change was approved by the City Council on a trial basis for a year. After a year, they will look at memorializing the new organizational structure with a code amendment.

Community Development Direction Gladhill stated that this meeting is at the request of the Planning Commission to better understand what types of land use applications the EBP would look at and ways to collaborate on the Comprehensive Plan.

Planning Chairperson Levine stated that having the EPB involved is important because the Planning Commission looks at a lot of stuff. They try to look at environmental issues, but are

also looking at a lot of other things. He thinks input from the EPB will be very helpful especially with large projects. He stated that he is in favor of a trial run.

Commissioner Maul stated that he felt it was a really good idea from an environmental standpoint and that it would alleviate some issues.

City Council Liaison LeTourneau observed that the land use applications for Parkview East Apartments and Common Bond Apartments were reviewed and the thing that came to the surface was the water management system that Common Bond had put in. It was identified as a best management practice. He stated that this is a good example of how this structure can be the shepherd of these issues and the City will start to see consistency in how it is handling surface water and its retention.

Community Development Direction Gladhill spoke about the Harvest Estate project and how they were able to apply ordinances that were developed through the EPB.

Commissioner Bauer spoke about a recent project that had more than the required number of parking spaces. He stated that the EPB discussions before the Planning Commission's review of the project were helpful.

City Planner Anderson stated that the hope is to have this type of feedback built into the review to go to the Planning Commission and then to the City Council.

Board Member Valentine stated it would be nice if there could be a feedback loop so that we don't wait too long to find out we are out of sync.

City Planner Anderson stated that as Staff they can try to do that. He stated that Staff is going before the EPB and then two weeks later the Planning Commission and then two weeks later the EBP meets again. It could be his responsibility to relay the general conversations rather than waiting a full year. He will try to serve as a go between.

Chairperson Levine stated that this is already being done but now it will be more purposeful and will keep both commissions on track.

5.02: Review Development Review Process and Meeting Procedures

Community Development Director Gladhill stated that he would like to give a broad overview of the land use application process. He stressed the importance of learning the structure of code and being able to find the information Board Members/Commissioners need. He stated that City ordinances come from state statute and constitution. He stated that the League of Minnesota Cities is a great resource and encouraged Board Members and Commissioners to attend a Governance Training Services function.

Community Development Director Gladhill went over zoning and subdivision codes and the Planning and Zoning Discretionary Pyramid and how is it is used. He stated that the Planning Commission is the recommending body to the City Council with the exception of variances in which the Planning Commission is acting as the Board of Adjustment and Appeals and they actually make the approval or denial of variances. The Planning Commission's decisions are

subject to appeal to the City Council. He went over the Community Development Department staff, which consists of the Planning Division and the Building Inspection Division that works closely with the Economic Development Division. He stated that the Economic Development Manager serves as liaison to the Economic Development Authority. He spoke about contracted inspections, the uniqueness of an in-house contracted electrical inspector, and a contracted planner used to help Staff meet the 60-day deadline. He reported on the Comprehensive Plan's Vision and Values Statement as it exists today. He stated that the community desires some changes to it. He stated that it will serve as the framework going forward and will lead into zoning code amendments as the City applies its development review standards. He spoke about the values and checklist for zoning alternatives that was developed by citizens and the desire to continue that type of collaborative community engagement. He spoke about the City Council's revision process of the 2015 Strategic Plan.

Community Development Director Gladhill also reported on the powers given to the City by Minnesota Statute Chapter 462 with regard to zoning and subdivision codes. He stated that the Comprehensive Plan is part of Minnesota Statute Chapter 473 and outlined the City's process for completing the Comprehensive Plan update. He spoke about the Regional Plan that includes transportation, water resources management, regional parks, etc. He stated that the Comprehensive Plan must be in harmony with the Regional Plan. He stated that this has implications on how fast the City grows and how it serves the community with infrastructure needs. He stated that Highway 10 and the water supply are key issues that subcommittees are currently working on. He provided the Board and Commission with the Comprehensive Plan's future land use map. He reported on several overlay districts that are specialized geographic areas that might not fit the mold of an underlying zoning district with rivers and the closed landfill as an example. The landfill is a new component of the Comprehensive Plan. He reported that an application needs to be processed in 60 days with one 60-day extension allowed.

Community Development Director Gladhill stated that *Roberts Rules of Order* are utilized by both the Planning Commission and the EPB. He pointed out motions that are not used frequently such as "Call the Question".

Commission Brauer recognized Bob Bentz and Joe McDilda for their contributions to the last Comprehensive Plan.

Board Member Hiatt asked for clarification on the timing of the EPB's review.

Community Development Director Gladhill stated that the EPB is part of the same silo as the Planning Commission versus a separate step. The EBP will be in advance of the Planning Commission and then a proposal will be forwarded to the City Council.

Commissioner Bauer asked if applicants will come to the EPB.

Community Development Director Gladhill stated that the City makes it an option and not a requirement to come before the EPB. He stated that if the EPB or Planning Commission feels this is important to let Staff know.

Commissioner Bauer stated that if the EBP makes a recommendation for modification, the applicant may be blindsided and that possibly applicants should meet with the EPB on anything controversial.

Community Development Director Gladhill stated that he and City Planner Anderson are relatively good at anticipating issues and if they believe there will be an issue, they will strongly encourage the applicant to come before the EPB. He pointed out recent cases where applicants were made aware of the EBP feedback before going to the Planning Commission. He stated that he was interested in feedback on applicants going before the EPB.

Board Member Lewis asked if the Planning Commission reviewed feedback from the last EPB meeting.

Commission Brauer stated that they had and it was great and a lot of help to have the background while reviewing the cases. He spoke about a recent position taken by the EPB on a park placement.

Chairperson Levine agreed that it was very helpful and that the Planning Commission could miss some things and the EBP are the experts.

Commissioner Andrusko asked if EPB meetings are open to the public.

Chairperson Stodola replied affirmatively.

Commissioner Brauer brought up setback cases that involve the Mississippi and Rum Rivers and wondered what the EPB's role was in terms of the scenic river issue and if they felt it was important to take a position on development with regard to the scenic issue.

Community Development Director Gladhill stated the environmental overlay districts are important for the EPB to see. He stated that the overlay districts along with shoreline areas are not Ramsey developed rules so there is a limitation on influence on the policies. He stated that it will be good to get feedback from the EPB as the City continues to work with the DNR.

Chairperson Levine stated that he has learned that the area along the Mississippi River is designated as a national park.

Board Member Bentz asked if people that owned property along the river can put fill in to address erosion issues.

City Planner Anderson stated that there is a permitting process in terms of bank stabilization that is reviewed by the City and the DNR. He thinks the DNR would prefer to see techniques such as cedar revetments or other more natural appearing techniques for stabilization, but he has seen examples where rip rap has been approved for stabilizing the bank. He stated that the DNR would like residents to explore alternatives to rip rap and they would like to see that offset with native plantings to give a naturalized appearance and to help with sediment control.

Board Member Lewis stated that he thinks there are a lot of issues like this that are on the table that we haven't been able to look at like we want to. He thinks the restructuring and redefinition of the EPB will help with that.

Commissioner Brauer stated that it is good to see the change in coming back to where we used to be.

Board Member Lewis thanked the Planning Commissioner for the opportunity.

5.03: Review Structure of Chapter 13 (Environmental Protection/Resource Management) of the Comprehensive Plan and Prioritize Areas of Revisions for Current Goals and Strategies

City Planner Anderson stated that the purpose of this case is to begin the review of Chapter 13 (Environmental Protection/Resource Management) of the Comprehensive Plan. This initial introduction is intended to provide both the EPB and the Planning Commission an opportunity to review the existing contents and inform Staff of areas where updates may be necessary or appropriate. The intent is not to develop new goals, strategies, or alternatives yet, but to prioritize areas for future revisions. Essentially, Staff desires the group to identify priority areas for revision and to also identify areas that do not require additional future revisions and areas that need input from the public. He would like to focus on Section B that outlines goals and implementation strategies. He talked about the goal of reducing waste going to landfills and recommended a strategy to explore opportunities to promote or implement source separated organics collection. He stated that the City does have a natural resources inventory and a wetland inventory that was completed and that there hasn't been a lot of development since the studies were done so he doesn't see a need to update presently as they provide a good base of information.

Board Member Valentine wondered if it would be helpful to emphasize water supply in the water resources area. He thinks it is a key area going forward with sustainability in the long term being the underlying policy issue.

City Planner Anderson stated that this is certainly something we can do. He stated that a water resource plan is new to the Comprehensive Plan process and there will be a heavier emphasis on water. The City Council has identified transportation and water supply as major priorities.

Chairperson Levine asked for elaboration on item 1E – "Establish a revenue stream dedicated to the permanent protection of high-value natural resources area."

City Planner Anderson stated that there is currently nothing in place. The EPB did look at it a few years ago. The intent was to conduct a public survey to gather information on support for a referendum in terms of a natural resources fund. The City Council opted not to move forward with conducting the survey.

Commissioner Andrusko stated that it might be helpful to the Comprehensive Plan in general to expand on Subsection 1E to let citizens know there is not a dedicated funding source and establishing a need for it. He wondered if there was a program of future expenses or a program of planned priorities and investments.

Community Development Director Gladhill stated that two tools used in addition to the Strategic Plan for financial planning are the Capital Improvement Program and the annual budget. Planning starts with Strategic plan, then the CIP and is funded by the annual budget. The CIP is a planning document.

Board Member Bentz asked about the City saying there is too much park property and looking at ways to sell it off.

City Planner Anderson stated that the City did complete an inventory of city-owned land and identified land as not serving a purpose to be marketed for sale.

Board Member Bentz asked about a requirement for set aside for development purposes.

City Planner Anderson responded that there is a park dedication requirement that can be satisfied with land or cash or a combination of both. The general policy is to satisfy it with cash.

Community Development Director Gladhill stated that City Planner Anderson's statement was correct that it is cash in lieu of land. It has to meet the master park and trail plan. He suggested looking at the term "cluster ordinances" and refining it or getting it out of the Comprehensive Plan. He explained the cluster concept.

Commissioner Brauer stated that in the past, there was a misunderstanding between clustering as a strategy for developing green space and clustering as a way of cramming a lot of houses together that was never resolved.

Board Member Bentz stated that a lot of people looked at it as poverty neighborhoods.

Community Development Director Gladhill stated that this issue warrants some future refinement and strategy. Commission and Board Members agreed.

Commissioner Brauer stated that it was ambiguous at the time and it hasn't gotten any less ambiguous.

Board Member Bentz asked if there was a moratorium.

Community Development Director Gladhill stated that the ordinance was repealed. The only tool that can be used is a planned unit development.

Commissioner Brauer stated that he liked Board Member Valentine's point about sustainability and that that value wasn't stressed enough in the last plan. He thinks it is crucial now to community survival.

Board Member Valentine agreed with Commissioner Brauer and stated that there are plenty of people that think it is a dirty word.

Commissioner Brauer spoke about the need for a discussion on what do we mean by it and how do we plan on doing about it. He talked about reviving the Andover ordinance model. He talked

about the land use issue that Commissioner Bentz brought up and about a past practice of picking up land at a sheriff's sale. He also spoke about a dedication fee issue that could be increased incrementally as a way of financing development.

Board Member Valentine agreed with City Planner Anderson's comments on organics recycling.

Commissioner Andrusko asked about emergency management/planning with regard to the oil trains running through the community. He stated that this is a significant environmental protection topic at the state legislature.

City Planner Anderson stated that he didn't think this chapter addresses emergency response, but that the fire chief and the police chief are actively involved with training with the increased rail traffic. This issue could be added as a goal.

Community Development Director Gladhill stated that the City does have an emergency operations manual that is regularly updated and part of that is oil safety. He pointed out the Highway 10 Access Planning Study, which has led to a request to legislature for grade-separated railroads at Ramsey Blvd., Sunfish Lake Blvd., and Armstrong Blvd. He stated that there are environmental remediation issues long after the event and that the long-term remediation role would be for this group to work on.

Board Member Valentine pointed out that there is a linkage. He talked about the long term clean up and management of properties that were affected.

City Planner Anderson stated that Staff will be preparing for a future public input meeting at some point.

Community Development Director Gladhill asked if there were any other issues and stated that Staff would like to go out to a broader public meeting for input. He stated that they followed this process with their Land Use Vision Statement and were able to pull out areas for refinement.

Commissioner Hiatt spoke about the need for a strategy on the conservation of water that includes an educational process for citizens.

Commissioner Bauer stated that he is not sure how aware the community is that down the road we could run out of water.

Board Member Hiatt spoke about the White Bear Lake situation.

Commissioner Bauer spoke about the need to be more proactive in this area.

Chairperson Stodola stated that water conservation has been talked about since he joined the board.

City Planner Anderson stated he is developing a flow chart that he will be bringing to the EPB. It will be a framework to help outline how to proactively educate the community on water resources.

Board Member Bentz stated that he would still like to see a price tag put on water with irrigation water at a different rate then potable water. He thinks the best way to get people's attention is to let them know this is how much water is being used and it's going to cost them this much more. This would take the issue/costs away from the state and concentrate it locally. He stated that everyone needs to know the costs and that everyone is paying for it.

Commissioner Bauer stated that is a good point. He stated that those on their own well are not concerned because they are not paying for the water, but it is costing the community. He talked about making those with their own private well aware of the issue.

City Planner Anderson stated when the topsoil ordinance was adopted there was a discussion about the ordinance being for those on City services or City-wide. The decision was to make it city-wide because citizens are all drawing from the same aquifer.

City Planner Anderson stated that this is a starting point for framing discussions at an upcoming public meeting.

Board Member Bentz asked the Planning Commission if when they get blueprints and layouts, they use modern best management practices for landscaping, lighting, roofing, etc.

Commissioner Bauer answered that they don't get into this with residential developments. The multi-family proposals do need to present this information.

City Planner Anderson stated that this would be another benefit of the Board actively taking part in the review of the land use applications. If an issue is not in the zoning code, it may not be required but there can be advisory comments. If a consistent message is coming forward, then maybe it's time to look at an ordinance amendment.

City Council Liaison LeTourneau suggested looking at what the City can do to set best practice standards for the community to follow.

Community Development Director Gladhill asked if he was talking about City operations.

City Council Liaison LeTourneau answered affirmatively.

Chairperson Levine stated he didn't want to add a lot of cost to proposed projects and that there needs to be a balance.

Chairperson Stodola stated that we could educate developers on the long-term cost savings.

City Planner Anderson stated that looking at if the City can create incentives to encourage some of the techniques to be incorporated into a project could be a goal.

Commissioner Brauer explained points-based zoning that has been adopted by some cities. He stated that if we had a points-based system, developers could be rewarded for green space and less parking.

Commissioner Andrusko asked if the City participates in the Green Steps Program.

City Planner Anderson responded that the EPB did explore the Green Steps Program and brought it forward to the City Council, but it was not fully supported.

Chairperson Stodola stated he thought of the Green Steps Program when City Council Liaison LeTourneau brought up the City establishing best practices standards for the community to follow.

City Planner Anderson stated the Board was proposing the City look at ways to lead by example.

Community Development Directed Gladhill stated that participating in the Green Steps Program was not supported but it can be used as a tool in the background. He stated that City Council members supported some parts of the program but still voted against it.

5.04 Review Presentation on Update of Development Projects

Community Development Director Gladhill provided an update of various private and public construction projects under construction or scheduled to commence construction in 2015 so that Board Members and Commissioners could answer questions from the community. He presented information on new detached single family development household starts; vacant residential lot inventory which is the lowest seen in a number of years; the market outlook for new construction and existing homes; and inspection metrics and additional help brought on to keep up with the metrics. He reported that Stoney River did get occupancy late this year; that the City has finished its initial review and is working on getting revised plans and issuing a building permit from Casey's General Store; the City Council is looking at preliminary plans for a detached single family development for the former Municipal Center site; the Sunwood Village project will be in front of the City Council on May 12; Parkview East first read will be on April 28; and McDonalds does own the site but does not want to open its doors until work on the Armstrong exchange is complete.

Commissioner Brauer stated that the data on household starts is another example of why the Metropolitan Council predictions are wrong.

City Council Liaison Letourneau presented an update on the sale of the Residence of the COR to an investment organization out of Washington. He stated that it was very successful and the City was able to recover its bond investment and interest accrued.

6. BOARD / STAFF INPUT

- **EAB Informational Meeting – April 30, 2015**

City Planner Anderson reported that Emerald Ash Borer had been identified and confirmed in Anoka County in Ham Lake in late March. There will be a meeting hosted by the Minnesota Department of Agriculture on April 30th at the Anoka County Activities Center at 6 p.m. The emergency quarantine will be discussed and comments will be accepted on the proposed permanent quarantine.

- **Spring Recycling Day Event Reminder**

City Planner Anderson stated that the spring recycling event will be held May 2nd at the Public Works facility. He stated that information will be on the website and in the newsletter.

- **May EPB Meeting Date**

City Planner Anderson stated there is a conflict with the May 18th meeting. He is seeking to reschedule or cancel. He stated that no land use applications are anticipated for the June Planning Commission meeting.

Chairperson Stodola stated he would be in favor of moving to another date instead of cancelling.

City Planner Anderson suggested May 19th or May 21st. He stated that EPB members can let him know the dates they are available.

City Council Liaison LeTourneau suggested that City Planner Anderson send out an e-mail and let Board Members choose the date.

City Planner Anderson will send an e-mail to the group.

7. ADJOURNMENT

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

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

The meeting adjourned at 8:15 p.m.

Respectfully submitted,

_____
Chris Anderson
City Planner

ATTEST:

_____
JoAnn Shaw
Community Development Secretary

Drafted by Denise Bosch
TimeSaver Off Site Secretarial, Inc.

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a special meeting on Monday, April 20, 2015, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

DRAFT

1. CALL TO ORDER

Chairperson Levine called the regular meeting to order at 8:25 p.m.

2. CITIZEN INPUT

None.

3. APPROVAL OF AGENDA

None.

4. COMMISSION BUSINESS

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

Presentation

Community Development Director Gladhill explained that the Planning Commission was discussing an amendment to the Metropolitan Council Housing Plan that has been released for public comment. Housing is one of four Metropolitan Council plans (Water Resources,

Transportation, Parking and Housing) that influence the City's Comprehensive Plan. He stated that the Housing Plan was different in that it was not necessarily infrastructure improvements but it does guide some of the investments the Metropolitan Council makes, especially grants that the City works to access through the Livable Communities Program. He stated that the City does participate in the voluntary Livable Communities Program with the Metropolitan Council. With this program, housing performance scores are utilized to help gauge our grant applications in a competitive scoring process against other participating communities. He stated that the City has received several grants through this process and that this is an important document as it relates to regional investments within the City of Ramsey. He stated that the City is not opposed to the amendment as long as these are not required mandates but are voluntary goals that the community aspires to. There would be no penalty for not meeting the affordable housing thresholds published in the document but it gives the City something to strive for. He stated that this has been a controversial document for many of the suburbs in the area. He stated that the City did respond to the preliminary document based on the standards being voluntary and the plan not requiring amendments to the City's current Future Land Use Plan or its Housing Assistance Policy, or the housing chapter of the Comprehensive Plan. He stated that the Council did make minor adjustments to the language as it relates to the land use plan and not wanting to restrict the City from expanding the MUSA or urban service area in the future. He highlighted things that were incorporated from the City's previous comments including trying to normalize the City's housing performance score across years.

Commissioner Bauer spoke about issues not becoming mandates. It is important to have guidelines that the City tries to follow.

Commissioner Andrusko stated it is his understanding that the Metropolitan Council doesn't have the necessary staff to review, in depth, every land use plan submitted to them. So along with that line, these should be guidelines until the Metropolitan Council can fully say, with every page and every policy that each individual municipality recommends. He felt it needs to come full circle before it does become a requirement.

Commissioner Brauer stated he sent an e-mail to Community Development Director Gladhill outlining his issues with the Metropolitan Council document and the City's response omissions. He stated that out of 53 members, there was only one from Anoka County and the document favors rich gated communities over communities like Ramsey because of the criteria it uses.

Chairperson Levine asked if the communities are privately owned property.

Commissioner Andrusko stated that there are community-associated properties but they still have to provide the legal amount for the federal government.

Community Development Director Gladhill stated that the Metropolitan Council's role is to look at how much is necessary and then looks at the various local land use plans. Looking at what the plan could sustain with regard to density was important. He noted that the City's allocation was less than it was in the past.

Commissioner Brauer stated that the criteria they use doesn't take into account the individuality of the communities. Just to use income and population takes out geography and environmental considerations.

Community Development Director Gladhill stated that wetlands and developmental areas are excluded from the calculation. He stated other socio economic factors are involved.

Commissioner Brauer stated that if their figures on the population increase are correct, every city is going to reach a stage where there is no room and the criteria doesn't make allowance for that. He talked about Ramsey Three being implemented as a result of a Metropolitan Council report that thought the City could continue to grow at the rate it had been in the past.

Community Development Director Gladhill stated that that is why the City included the comment that it generally supports the document as long as it is not a required allocation that the City needs to meet and the City doesn't need to change their current/future land use map/vision.

Commissioner Brauer talked about the aging population trend and stated he doesn't see the Metropolitan Council doing anything about it. He talked about Aitkin County's dilemma with their large snowbird population.

Chairperson Levine asked if the scenario is going to play out the same everywhere.

Commissioner Bauer asked about age in Ramsey County.

Community Development Director Gladhill stated that he did not know that information, but that the community will experience the baby boomer bubble and that is seen in the need for senior independent housing. He asked for consensus on including Commissioner Brauer's headers in the document response.

Chairperson Levine stated he is struggling with Commissioner Brauer's point about the gated communities because the property is privately owned.

Commissioner Brauer stated he would not have a problem leaving that header out and that it may not be appropriate in a document like this.

Chairperson Levine could have consensus on the rest of headers.

Commissioner Andrusko stated that he doesn't agree with putting in the 1 out 53 members were from Anoka County header. He would rephrase it as there should be more representation from Anoka County.

Commissioner Brauer stated that Staff could reword the headers.

Community Development Director Gladhill stated that the headers will be reworded before they go to the City Council. He confirmed that there was consensus to include the headers, to take out the section about the gated communities, to reword the header regarding Anoka County representation and to give latitude to Staff to reword the headers as needed.

Commission Business

Motion by Commissioner Brauer, seconded by Commissioner Maul, to recommend that City Council approve the draft response to the Metropolitan Council's Housing Policy Plan with the changes noted.

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

5. COMMISSION / STAFF INPUT

None.

6. ADJOURNMENT

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

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

The regular meeting of the Planning Commission adjourned at 8:44 p.m.

Respectfully submitted,

_____

Tim Gladhill
Community Development Director

ATTEST:

_____

JoAnn Shaw
Community Development Assistant

Drafted by Denise Berndt
TimeSaver Off Site Secretarial, Inc.

DRAFT

CC Regular Session **4. 3.**

Meeting Date: 05/26/2015

By: Jo Thieling, Administrative Services

Information

Title

Approve Licenses

Purpose/Background:

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

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

Recommendation:

Staff recommends approval of license applications.

Action:

Motion to approve license applications.

Attachments

License Apps

Form Review

Form Started By: Jo Thieling Started On: 05/19/2015 09:16 AM

Final Approval Date: 05/19/2015

License Applications
For Council Meeting 05/26/2015

*Peddler	LeAnn Lambrecht – Edward Jones	2150 – 3rd Ave N. Ste 110	Anoka, MN 55303	763-427-0828
**Peddler	Southwestern Advantage	2451 Atrium Way	Nashville, TN 37214	1-888-551-5901
***Special Events	American Cancer Society – Kim Gust	14551 Sunfish Lake Drive NW	Ramsey, MN 55303	763-433-8955

***Financial Consultants**
****Educational books and goods**
*****Bark for Life Cancer Fundraiser at The Draw Park**

CC Regular Session **4. 4.**

Meeting Date: 05/26/2015

By: Jo Thieling, Administrative Services

Information

Title

Approve the Following Meeting Minutes:

1. City Council Work Session dated 05/12/2015
2. City Council Regular dated 05/12/2015

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 05/12/2015
2. City Council Regular dated 05/12/2015

Attachments

CCWS Mts 051215

CC Mts 051215

Form Review

Form Started By: Jo Thieling Started On: 05/18/2015 01:37 PM

Final Approval Date: 05/18/2015

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

The Ramsey City Council conducted a City Council Work Session on Tuesday, May 12, 2015, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

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

1. CALL TO ORDER

Mayor Strommen called the City Council Work Session to order at 5:37 p.m.

2. TOPICS FOR DISCUSSION

2.01: Review Revised Draft Strategic Planning Documents

City Administrator Ulrich presented the draft three-year Strategic Action Plan, addressing the Strategic Initiatives that had been revised by the Council at the last Work Session.

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

The Council agreed with the suggestion of Councilmember Riley to revise Tactic 5 to add: '…review possible extension of sewer and water…'

The Council considered the Strategic Initiative to improve the safety and mobility of County Highway 5 Corridor tactics, and key outcome indicator/metrics.

Councilmember Riley referenced key outcome indicators/metrics and asked what is meant by 'turnback plan completion.'

City Administrator Ulrich explained that under the County's long term plan, one option is for the County to turn back Highway 5 to be a City road.

City Engineer Westby stated that is a plan the City needs to complete as it is the County's intent to turn Highway 5 back to the City. As a result, the City will have to determine the standard it wants the road to be at before taking it back, potential costs, impacts to other roads, and traffic routes.

City Administrator Ulrich stated as worded that key outcome may not be self evident and should be clarified.

Mayor Strommen noted Tactic 11 is to conduct the corridor study so this may be a separate tactic with the key outcome being completion of the study. She asked whether this is needed in the Strategic Action Plan and suggested it be removed.

The Council agreed.

Mayor Strommen asked what is meant by 'coordinated Highway 10 integrated plan completion.'

City Engineer Westby explained that the City also needs to coordinate implications to Highway 10.

The Council agreed with Mayor Strommen to strike that key outcome.

The Council considered the Strategic Initiative to create a diverse and robust offering of recreational opportunities, tactics, and key outcome indicator/metrics.

Councilmember Riley referenced Tactic 13, additional resources required, and asked if the citizen survey at $15,000 is same survey to monitor progress as discussed each year and the same anticipated cost.

City Administrator Ulrich answered in the affirmative.

Mayor Strommen noted if the tactic was to complete key extensions or trail projects, then these outcomes may be appropriate but as written, it does not appear to be an outcome from this tactic.

Councilmember Johns agreed and stated a goal would be completion of the Trott Brook trail corridor and then there should be a list of what is needed to accomplish that corridor such as identifying funding.

Mayor Strommen stated it almost sounds like the City has the Comprehensive Recreational Plan and asked if the initiative should be to complete the plan.

City Administrator Ulrich stated the corridors have been identified for years.

Parks and Assistant Public Works Superintendent Riverblood agreed the alignment of the trails is known and with respect to the Trail Park and Open Space Plan, staff wants to entertain a process to know what the citizens' park and trail needs look like to assure the City's Plan aligns with those needs and that the funding aligns with the Plan. He suggested the tactic is to develop the plan and the key outcome is that the CIP aligns with that vision and assures funding for the park plan.

Mayor Strommen agreed and stated a third tactic could be listed about completing priority trail segments.

Councilmember Johns stated support to add that third tactic.

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

Mayor Strommen questioned the wording of the key outcome indicating: 'Increased drug awareness through community engagement.'

The Council agreed to reword that key outcome to indicate: 'Community engagement efforts to increase awareness of illegal drug activity.'

Councilmember Riley referenced Tactic 16 and asked if the City already has a metric about staffing levels.

City Administrator Ulrich stated the rule of thumb is 1 police officer per 1,000 population but that is not the ratio for fire fighters, which would be planned around the types and location of businesses in the City. He stated staff will refine Tactic 16 and related key outcome indicators/metrics.

Councilmember Riley referenced Tactic 17 and asked why 10% was selected in the key outcome indicator/metric to reduce of vandalism to City owned property.

City Administrator Ulrich stated it is arbitrary.

Mayor Strommen stated the City should make sure there is a method to determine whether the key outcome has been met. She noted this tactic has a numerical metric attached and asked how it will be known whether residents feel an increased sense of security in public spaces.

With regard to Tactic 18, expand and improve residential rental licensing program, Councilmember Riley asked if these are real or perceived issues.

City Administrator Ulrich stated the intent is to study the issues and before putting a plan into place, the City would have to determine if it is the right plan. He reviewed calls received relating to rental property, issues between rental owners and tenants, and the need to assure safety Codes are met.

Fire Chief Kapler stated there are some issues but they are not huge as they have been addressed over time. One of the actions is to survey neighboring communities to ask how successful their outcome has been, benefits, costs, and drawbacks.

Councilmember Riley stated at the elected official's meeting, he learned that Coon Rapids has an extensive rental program that has resulted in many citations. He stated he does not support a program to that level.

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

Mayor Strommen felt there were too many key outcomes and suggested removing 'Improved stability of position.'

The Council agreed with this suggestion.

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

Mayor Strommen referenced Tactic 35 and stated she felt too many key outcome indicators/metrics are included. Instead, she felt it should list the key items that will be measured.

City Administrator Ulrich stated staff will reduce the list of key outcome indicators/metrics.

City Administrator Ulrich noted the issue of acquiring a zip code for the City was inserted as Tactic 25.

Councilmember Shryock noted Tactic 11, bullet point #3, Coordinated Highway 10 integration plan completion, had been removed from the key outcome indicators/metrics list but she would like it included and perhaps identified as a tool required in the process.

Mayor Strommen stated the City Engineer has indicated it will be part of that corridor study.

City Administrator Ulrich stated it has been identified that it is not just the corridor but also the land use and part of that plan will determine connections to Highways 47 and 10 in the long term.

Councilmember Riley referenced Tactic 29, additional resources, $30,000 for engineering consultants to update the water supply plan. He stated he read the original report and found the

assumptions and timing of the report rendered it useless. Councilmember Riley stated he does not favor updating that report until there is a timeline and a reason to do so.

Mayor Strommen noted Tactic 29 is to work with neighboring cities to identify a regional solution and as that moves forward, it may require an amendment to update a study but at this point, she agreed that working with neighboring cities does not require a $30,000 study.

City Engineer Westby stated the intent is to update the Comprehensive Water Supply Plan. He explained an updated study will include changes in the census numbers and Met Council's growth projects to identify the timing for when the next well and/or water supply improvement is needed. City Engineer Westby stated he does not think the entire $30,000 will be needed as that estimate included completing the pilot study.

Councilmember Riley stated he supports the suggestion of Mayor Strommen that the study isn't needed at this point.

City Administrator Ulrich stated if the study relates to determining the timing of the next water supply improvement then it is not related to Tactic 29 to work with neighborhood cities and should be a separate item.

Councilmember Shryock noted in that case, the second outcome would also not be needed.

Councilmember Riley noted Tactic 30 indicates another survey will be conducted of Boards and Commissions. He stated given the many surveys already done with them, he does not think an additional survey is needed.

Councilmember Shryock asked if it should be removed or surveys conducted less frequently, noting it is slated for Fall 2015.

Mayor Strommen stated Councilmember Riley is advocating to complete the Communication Plan without an additional survey.

Councilmember LeTourneau asked what the reasoning was this was suggested by Assistant City Administrator/Economic Development Manager Brama.

Assistant City Administrator/Economic Development Manager Brama stated the purpose of the survey was to get an understanding of expectation and desired outcome from the Council and others, which also relates to improving communications. He stated he thinks there has already been enough input from the Council to provide a solid understanding in how to complete the Communication Plan.

Mayor Strommen stated she assumed this was an external Communication Plan.

Assistant City Administrator/Economic Development Manager Brama stated that is part of the question, whether it is internal or external, and the reason for the survey is to identify issues.

Mayor Strommen stated it should be indentified now whether it is an internal or external communications plan.

Councilmember Johns agreed it should be delineated internal or external, noting the Council could be engaged for input once the policy is in draft form.

City Administrator Ulrich stated that is a good suggestion and once the plan is in draft form, staff will obtain input from the Council, Boards, and Commissions.

Councilmember Riley stated he assumed it was an external communication plan.

Mayor Strommen stated that is also what she assumed but perhaps both are needed.

City Administrator Ulrich explained that it has been identified through labor management negotiations that there is need to improve an internal communication plan.

Councilmember Riley stated if this is a Strategic Plan for the City, he would ask whether the Council needs to be concerned about employee communication.

Mayor Strommen stated it is about the effectiveness of the City's organization and internal communication is as important as external communication though there are different audiences.

Councilmember Johns asked if this would include customer interface and provide a consistent message.

Mayor Strommen suggested this topic be scoped before it is launched.

Councilmember Riley stated this document will be presented to the public and while he understands the external items, he does not know why the citizens and public would be told about management changes.

Mayor Strommen noted that last year an initiative was included to update position descriptions, which the public may not be interested in but it shows the City's management team is keeping it up to date.

Councilmember Riley stated he felt that internal communications was a management and employee responsibility, not something the Council should be involved in or putting before the public. He stated he is not saying this is not important, but saying it does not need to be part of this document.

Mayor Strommen suggested the strategic initiative remain and the first outcome revised to address the scope.

City Administrator Ulrich stated staff will make the changes discussed tonight for consideration at a future Work Session.

The Council agreed with the suggestion of Mayor Strommen to next consider Case 2.03.

2.03: Amend City Funds Policy and Excess Revenue Transfer Policy

Finance Director Lund reviewed the staff report and recommendation to update the City Funds Ordinance that outlines the respective sources and uses for each fund currently utilized and to amend the Excess Revenue Policy by removing Park Maintenance Fund and replacing it with Park Improvement Fund. She explained this is coming forward to clean up the funds, some that were depleted, and to address the Charitable Gambling Fund and its use.

Finance Director Lund referenced Pages 3 and 4, Lawful Charitable Fund, and suggested additions to Subsection (c) (2) and (4). She stated this language still narrows the scope to park related activities, youth, and certain police services.

Councilmember Riley questioned the wording of Subsections (1) and (2) indicating: '…provided that such facilities and activities do not discriminate on the basis of a gender…'

Mayor Strommen asked if language that is more inclusive should be added beyond gender discrimination to include other factors.

Finance Director Lund stated this is language from the past policy but it can be revised.

Councilmember Riley suggested removing that wording.

Finance Director Lund stated she will also renumber the formatting.

Councilmember Johns asked if Subsection (4) is only one option or if the contribution has to be to a 501(C) (3) corporation.

Finance Director Lund explained it does not have to be a 501(c) (3) corporation and those other organizations would be included in Subsections (5) and (6).

Councilmember Kuzma stated the Ramsey Foundation goes to the same groups each year to raise funds for the concerts at The Draw and asked if something can be added to cover staff time towards those events. He is concerned about what would happen should the Foundation default.

Mayor Strommen stated the Ramsey Foundation is a 501(C) (3) so it would be covered under this language.

Finance Director Lund referenced Pages 9 and 10 relating to the Park Improvement Fund and explained how it can be used for capital items but not for maintenance since the source of the funds is developers. She explained that in 2003, the City was placed under levy limits and the market value credit and LGA were taken away so franchise fees were instituted. Then there were additional park costs without a way to fund those costs so the Park Maintenance Fund (reflected on Pages 12 and 14) was created. At that point, it was determined this Fund was needed to put dollars towards park maintenance. Finance Director Lund explained that because

of upcoming capital needs, she would ask whether excess revenues should go to the Park Improvement Fund and General Fund monies should go to the Park Maintenance Fund. Or, whether the Park Maintenance Fund should be eliminated.

Mayor Strommen stated she and David Elvig served on the Council when the Park Maintenance Fund was created, noting it was ironic that the Park Maintenance Fund was created to address long-term financial stability yet the staff report tonight indicated the reason to eliminate that Fund was to address long-term financial stability. Mayor Strommen stated she had invited former Councilmember Elvig to attend tonight's Work Session to review the past discussion and determination to create that Fund in 2004.

David Elvig, 18026 Ute Street NW, explained it was a different time when the City was able to draw in a lot of funds, a group was developing parks, and there was money in the pool. But then the issue of maintenance was raised and how it could be paid for. At that point, staff was asked to provide information on what the parks would cost to maintain long-term. Mr. Elvig stated in addition, Anoka had parks that had been developed for years but came to a situation of having to consider whether to sell parkland or close the parks because they had no new park revenue or maintenance dollars. He stated in Ramsey, some funds were running at 4.5% to 6% so the Council considered that if an endowment could be created, revenue could be generated to pay for park maintenance on a yearly basis. Ramsey was receiving additional dollars because of development so the Council identified 10% for this park maintenance use. He noted it is a similar situation with the roads that the City constructed and now needs funds to maintain and reconstruct. Mr. Elvig stated it may not be totally effective and in need of tweaking but it is important to have a maintenance concept.

Mayor Strommen stated the circumstances have vastly changed since this was put into place but it is still important to assure the City can maintain what it builds. She reviewed the options that could be considered.

City Administrator Ulrich supported having a cap on the annual expenditure or percentage the fund will be spent down in any one year or to designate 'x' amount of dollars. He stated this Fund grows slowly and cannot be relied on for maintenance or it will not last very long so he recommended placing restrictions on use of the Fund.

Finance Director Lund suggested a cap of $500,000 instead of $3 million as that probably cannot be achieved. She reviewed the dollar amounts that had been transferred into this fund from excess revenue.

Mayor Strommen asked if the proposal is to leave the Excess Revenue Policy in place so funds would continue to come into the Park Maintenance Fund.

Finance Director Lund answered in the affirmative.

Mr. Elvig stated several years ago the City held a lot of pooled funds, which the State encouraged the City to spend down, and then the 'crunch' hit so it was good the City had those funds because those dollars were vital for four to five years during the economic downturn.

Councilmember Kuzma supported retaining the Park Maintenance Fund and keeping it as a reserve.

Councilmember Johns stated she appreciates the benefit of consolidating funds but agrees it is nice to have this 'safety net' because in lean years those funds would be available to make a needed repair. She supported the language revisions as suggested by Finance Director Lund.

Councilmember Shryock agreed and noted lean times may hit and there are always opportunities that come up. She noted the City is developing a State and regional draw to its parks so having such a fund available will benefit the community in multiple ways.

Councilmember Williams questioned how many times there will be a situation where these funds would be used for large capital improvements that would not allow the use of another fund for parks or where placing restrictions on this Fund may be the only source available.

City Administrator Ulrich stated it is fairly unlikely the City could not identify another source but this would be a likely source to use for a building repair or an unbudgeted item. He stated some repairs can be budgeted in a subsequent year but there could be an unbudgeted emergency repair that is needed. He supported using the Park Maintenance Fund for extraordinary purposes and not capital maintenance, with a focus on keeping buildings, facilities, and equipment in good shape so they last.

Finance Director Lund stated this Fund was used to refurbish three tennis courts as the bid came in much higher than budgeted.

Mayor Strommen noted the more things the City builds, the more maintenance dollars will be needed. She supported looking at this not only for today but also long-term to assure maintenance and operation funds are available.

Parks and Assistant Public Works Superintendent Riverblood suggested the Council direct staff to finalize the language. He stated he thinks it would be problematic to set a cap at $500,000 because the City has looming future maintenance demands. Parks and Assistant Public Works Superintendent Riverblood stated next week the Public Works Committee will be considering an agenda item relative to the Trail Maintenance Policy, a similar situation to street maintenance.

Councilmember Williams agreed the City is building beautiful parks and recreational systems and as part of that, it is essential to plan for maintenance in the future. However, if this Fund is to capture all that future maintenance, then she did not support creating a small fund for special uses. Instead, she preferred to address all maintenance needs and determine how to manage those facilities in a broader sense.

Mr. Elvig stated residents highly use trails so they need to be maintained. Originally, he had advocated to capture 30-40% of excess revenue into the Park Maintenance Fund to be sure the City's facilities are maintained. Mr. Elvig stated that is what drove the notion to hold those extra dollars to address long-term park maintenance needs.

Mayor Strommen stated there is Council consensus to retain the Park Maintenance Fund with an open issue as to the level of the cap. She felt a larger discussion was needed on the use of this Fund as well as the larger consideration of funding overall maintenance. Mayor Strommen suggested those topics be scheduled for a future discussion.

Councilmember Johns noted this involves development dollars so at some point, when you get to build out, those funds will slow down or not be coming in. She agreed the Park Maintenance Fund cannot support full park maintenance cost.

Mayor Strommen asked if there are any funds that can be used should there be an issue with the landfill.

Finance Director Lund referenced Page 10, noting the Landfill Trust Fund is still available and has a balance of about $2 million.

Mayor Strommen left the meeting at 6:52 p.m.

Councilmember Riley asked what kind of expenditure the City could ever have with the landfill.

Finance Director Lund explained that the Statute of Limitations is past for a resident to bring an action against the City so there is no reason to retain that balance for landfill use. More recently, the fund was used to keep the bus service going prior to the rail station.

The consensus of the Council was to continue discussion of the City Funds Ordinance and Excess Revenue Policy at a future Work Session.

2.02: Consideration of Scope and Timing of Sunwood Drive Roundabout Landscaping Project

This Case will be scheduled for a future Work Session.

2.03: Amend City Funds Policy and Excess Revenue Transfer Policy

This Case was considered following Case 2.01.

3. TOPICS FOR FUTURE DISCUSSION

Noted.

4. MAYOR / COUNCIL / STAFF INPUT

None

5. ADJOURNMENT

Acting Mayor LeTourneau declared the Work Session of the City Council adjourned at 6:56 p.m.

Respectfully submitted,

_____
Kurtis G. Ulrich
City Administrator

ATTEST:

_____
Jo Ann M. Thieling
City Clerk

Drafted by Carla Wirth
TimeSaver Off Site Secretarial, Inc.

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CITY COUNCIL
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey City Council conducted a regular meeting on Tuesday, May 12, 2015, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

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

Members Absent: None

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

1. CALL TO ORDER

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

2. PRESENTATION

2.01: Legislative Update

Mayor Strommen recognized and welcomed the City's legislative delegation.

Representative Uglem, District #36A; Representative Abigail Whelan, District 35A; and, Representative Peggy Scott, District 35B, introduced themselves and provided an update on

recent legislative actions focusing on transportation and rail crossing safety. They each indicated their support to move forward in an expeditious manner with funding to improve the Highway 10 corridor and rail crossings.

Mayor Strommen extended the City's appreciation for their support and asked how the City can assist the legislators in being strong advocates for Ramsey.

Representative Uglem stated Ramsey has already raised awareness of the need to address the Highway 10 corridor and either transportation bill will provide Mn/DOT with enough funding. He felt the first step was to conduct pre-engineering on the project.

Representative Scott agreed that the City's presence and continued presence will assure Highway 10 remains a priority.

City Administrator Ulrich stated the northern metro area is fortunate to work as a coalition with these Representatives on behalf of Ramsey as well as with the City of Anoka, Anoka County, and the cities of Coon Rapids, Champlin, and Brooklyn Park.

Mayor Strommen concurred and noted that Senator Branden Petersen and Senator John Hoffman and also been invited but were unable to attend.

3. CITIZEN INPUT

Mayor Strommen recognized and welcomed students in the audience.

A student stated they are from Elk River Senior High School and attending as part of their Government 12 Class.

4. CONSENT AGENDA

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

4.01: Receive Cash and Investments for Period ending April 30, 2015
4.02: Approve Exemption for a Gambling License for Capable Partners – Game Fair
4.03: Approve Five Year Lease Agreement Extension to PACT Charter School for use of 6701 Highway 10 Cold Storage Area
4.04: Approve Two Year Lease Agreement Extension to Northern Light Church for use of 6701 Highway 10 Office Space
4.05: Approve the following Meeting Minutes:
    1) City Council Work Session dated April 28, 2015
    2) City Council Regular dated April 28, 2015
4.06: Approve Request from Northern Starz Children's Theater to Utilize a Portable Storage Unit at 7925 Sunwood Drive
4.07: Approve Authorization to Seek Proposals for City Towing Services

4.08: Adopt Funding and Site Agreement for the Electric Vehicle Charging Station in The Municipal Parking Ramp
4.09: 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
4.10: Adopt Resolution #15-05-128 Vacating Drainage and Utility Easement and Release of Development Agreement for Outlots A and E, SWEETBAY RIDGE Related to COUNTRY CLUB HILLS, Case of Lennar Homes
4.11: Adopt Resolution #15-05-115 Approving a Development Agreement for Brookfield 6th Addition, Case of Brookfield Land, LLC
4.12: Adopt Resolution #15-05-116 Accepting Temporary Road Easement from Brookfield Land LLC over a Portion of Lot 10, Block 3, Brookfield 4th Addition
4.13: Adopt Resolution #15-05-123 to Hire Paid-on-call Firefighters
4.14: Adopt Resolution #15-05-124 to Hire Seasonal Public Works Maintenance Workers and Temporary Interns

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

5. APPROVE AGENDA

Councilmember Riley stated support to remove Case 7, the third part, as the second part has already been removed and the Council has not yet decided whether it wants to fund the improvement project.

City Administrator Ulrich explained Case 7 was left on the agenda even though the development was removed because it sets in place the process to advertise and obtain the bids by June 23 when the Council would be asked to act on ordering the project. It was noted the associated costs would be paid by the developer.

Mayor Strommen asked whether it is time sensitive to discuss Case 7 tonight.

City Engineer Westby confirmed the intent is to get the bids advertised so the process can start. The plan is to complete these improvements in 2015 and with the current schedule, construction will go into October. A two-week delay extends construction to the end of October, which may cause impacts.

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

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

6. PUBLIC HEARING

None.

7. COUNCIL BUSINESS

7.01: Consider Resolution #15-04-092 Granting Preliminary Plat Approval to Harvest Estates, a Major Plat; Case of G S Land, LLC

Community Development Director Gladhill reviewed the staff report and recommendation to approve the 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 to be known as Harvest Estates. He stressed that if changes are desired in the plat, it should be addressed during consideration of the Preliminary Plat. Community Development Director Gladhill noted the attendance of several Planning Commissioners who can speak to their recommendation to retain the access to Nowthen Boulevard as well as representatives of the developer, and residents.

Planning Commission Chairperson Gary Levine stated the Planning Commission recommended the access to Nowthen Boulevard remain open following discussion relating to access to the school and park across the street, making sure pedestrians do not cross to the park through the ditches, and safety of students walking to the Elementary School. The Planning Commission also addressed whether there was convenient and adequate highway access to residents who live there without winding through the neighborhood.

Planning Commissioner Ralph Brauer presented a chart identifying traffic count data from 1999 to 2013 on Highway 5/Alpine to Sunwood, St. Francis/Alpine to Highway 5; Highway 5/Sunwood to St. Francis; and, St. Francis/Highway 5 to Bunker. He stated the Planning Commission was concerned about the increase in traffic.

Chairperson Levine stated he drives Highway 47 and believes the problem is access during morning rush hour.

Mayor Strommen asked if they discussed the ability of the traffic signals to control traffic flow. She described the traffic that backs up at Highway 5 and Sunwood Drive as it is not signalized and there are conflicting traffic movements. She is concerned about adding additional morning traffic through that area.

Planning Commissioner Randy Bauer reviewed the types of traffic control at intersections and stated he thinks the traffic will even out when a signal is installed at Alpine Drive and Highway 5. He stated when a data center was being considered, residents on the west side were opposed based on noise and other issues not related to traffic. However, residents to the east oppose residential because by closing the access on Highway 5 it directs traffic to small residential streets not designed for additional traffic. Those residents prefer to keep the access open.

Councilmember Riley stated this site operated for 30 years as a municipal center with a good amount of traffic and asked if those traffic counts were considered.

Planning Commissioner Brauer answered in the affirmative and reviewed the past consideration by the Anoka School Board relating to access to the Anoka High School that was not signalized

for 25 years. He stated the Planning Commission's recommendation to keep the access open has to do with the location of the school and safe access to the school. He stated he is bothered by potential consequences should that intersection not receive a signal light. In addition, the school will serve as a park resource for the neighborhood but it would be inaccessible to residents across the road, which will act as a barrier.

Councilmember LeTourneau asked for clarification on a prior statement that the roads currently in place are not designed to handle greater levels of traffic. He noted the Case contains reference to traffic engineering, public safety, and public works all finding that the roads were within the standards without having access to Highway 5.

Planning Commissioner Bauer explained those comments were made by residents indicating access will be an issue as it is a quiet neighborhood.

Councilmember LeTourneau clarified that the roads have been designed, and found by staff to be, adequate and able to handle additional traffic.

Councilmember Shryock stated she understands the neighborhood's perceived concern, which may or may not happen, but she anticipates the majority of traffic will head north and come out on Alpine Drive. She noted the Park and Recreation Commission has worked to improve trail systems within a two-mile radius of the school to provide safe routes for students. Councilmember Shryock stated she would like to keep the access closed for multiple reasons. If open, then she would push to have it realigned with the road across the street. Councilmember Shryock stated she would like that access closed because it will create an additional conflict of access points on Highway 5 given the school is there and more cars coming onto Highway 5 within that short distance by the school will exacerbate that situation. Councilmember Shryock supported signalizing the intersection or having a pedestrian actuated crossing at the school and possibly an actuated signal at Alpine Drive for that neighborhood, which will also help the Fire Station when an alarm is received. She supported removing as many access and drive conflicts as possible and to concentrate on actuated signaling when needed.

Councilmember Kuzma agreed and stated the Council had discussed this situation when it was considering a data center for the site but residents made it clear they wanted residential. The City informed residents that one of the fallouts with residential would be additional traffic but the residents strongly opposed a data center. Councilmember Kuzma stated he supports closing the access.

Mayor Strommen thanked the Planning Commission for their deliberation on this case.

Councilmember Riley stated the recommendation of the Planning Commission is to approve it with the access left open as long as possible and until the existing Fire Station is torn down.

Community Development Director Gladhill stated the access would remain open this year, during Phase 1, and then be closed during Phase 2 when the Fire Station is torn down.

Councilmember Riley asked about the potential of County turn back of Highway 5, which will change the rules.

City Engineer Westby provided a definition of a turn back and explained there is no set time for that turn back to occur but it is within the County's long-range plan.

Councilmember Riley stated if the access is closed, what type of traffic calming can be considered at 152nd and the frontage road at Highway 47.

Community Development Director Gladhill explained there is no study underway to look at those alternatives but staff has discussed ways to reduce traffic conflicts and create calming. He commented on the importance of considering a broader study for both of these corridors, as identified by the Council in its Strategic Plan. He explained the importance of the land swap to provide options and flexibility in the future.

Mayor Strommen stated that is an important point because there is no long-term plan for Highways 5 or 47 so that corridor continues to be considered project-by-project rather than as a vision. She preferred to close this access but noted that whether closed or left open now, it is a decision that can be reversed. She commented on the importance of working with the County to address this corridor.

Community Development Director Gladhill stated there will be a signal at Alpine Drive so that will result in higher speeds past this driveway. Staff prefers to realign the access points but long term, the Highway 5 corridor needs to be addressed.

Mayor Strommen agreed that if the access is closed now, it can be opened in the future if an aligned access and part of a broader corridor plan that makes sense.

Councilmember Shryock agreed and welcomed this discussion to continue during Phase 1.

Motion by Councilmember Shryock, seconded by Councilmember LeTourneau, to Adopt Resolution #15-04-092 Granting Preliminary Plat Approval of Harvest Estates.

Further discussion: Councilmember Riley stated a remaining issue is the work hours, which was raised by several residents. He noted the allowable work hours are from 7 a.m. to 10 p.m., which he finds to be unreasonable so he would support amending the ordinance to shorten the length of time. Mayor Strommen agreed and suggested it also be addressed in this Development Agreement. Community Development Director Gladhill stated such an ordinance amendment will take significant policy discussion about time thresholds, locations, and types of construction. Neil Kryzaniak, NIK Management representing the developer, stated 7 a.m. to 8 p.m. is a standard and something they can live with. Councilmember Shryock stated the motion to adopt the resolution would result in closing the access. Community Development Director Gladhill confirmed that the access is closed in the Preliminary Plat as drawn.

Mayor Strommen opened the floor to the audience.

Brian Holcomb, 15216 Krypton Terrace NW, stated he has heard a lot about safety on Highway 5 but what has been forgotten is safety within the neighborhoods when there is additional traffic speeding through. He stated there is another safety issue relating to fire, EMS, and police access, which also needs to be considered. Mr. Holcomb noted the light at Highway 47 and Alpine Drive has no dedicated right turn lane, resulting in traffic backing up when a vehicle is waiting to turn. He stated he would be willing to purchase the lot and give the City easements to the utilities and driveway if the access remains open.

Bob Hartman, 5475 151st Avenue NW, asked questions relating to the cost to keep the access open, distance from 152nd through Outlot A to get to Nowthen Boulevard, the number of accidents reported in this area, and having only one access (Helium Street) for emergency access. Mr. Hartman also commented on the traffic generated by Lord of Life on 150th Lane and the school access.

Community Development Director Gladhill answered questions raised by Mr. Hartman and described the multiple means of egress for emergency vehicles should there be a closure on Helium Street. He clarified the City does not own the parcel where the access and easements are located. It is owned by a developer.

Mayor Strommen described the multiple locations and alignments of accesses, which creates a safety concern. She thanked Mr. Hartman for his questions and invited him to address additional questions with staff.

Councilmembers Shryock and LeTourneau accepted the friendly amendment offered by Councilmember Riley to add that staff should revise the Development Agreement to limit work hours to 7 a.m. to 8 p.m.

Mayor Strommen noted the Park and Recreation Commission recommended park dedication in lieu of land dedication as it found Solstice Park and Ramsey Elementary School are sufficient. She noted this has been discussed previously by the Council but she does not think those are viable or sufficient options for young children when considering the need to cross County Road 5 so she would have preferred a small unstructured play area over taking a park dedication fee.

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

7.02: Consider Resolution #15-05-127 to Promote a Patrol Officer to Sergeant, Hire a Patrol Officer, and Hire Two Part-Time Community Service Officers

Human Resources Manager Lasher reviewed the staff report and recommendation to authorize staff to promote a 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; to authorize staff to hire Ashton Erickson to the position of Patrol Officer effective on or near June 1, 2015, at $23.44 per hour based on Step 1 of the 2015 wage scale; to authorize staff to move ahead to hire Kasey Beran as a part-time 25-hours 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 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.

Motion by Councilmember Kuzma, seconded by Councilmember Williams, to Adopt Resolution #15-05-127 to Promote a Patrol Officer to Sergeant, Hire a Patrol Officer, and Hire Two Part-Time Community Service Officers.

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

7.03: 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

City Clerk Thieling reviewed the staff report and recommendation to amend the City's Code related to Sunday Liquor Sales to reflect State Law.

Councilmember LeTourneau stated he received a telephone call from a business owner supporting an ordinance that reflected State Law.

Motion by Councilmember LeTourneau, seconded by Councilmember Kuzma, to 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.

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

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

Parks and Assistant Public Works Superintendent Riverblood reviewed the staff report and recommendation to host a public workshop to obtain succinct and quantifiable public input on the concept of a park in Northfork. He displayed a trail map, noting the connections with community parks and a map depicting Outlot E, 37 acres in Moors Addition. He reviewed communications held with the Northfork Homeowner's Association relating to the use of this property and need to assure that if this park is accepted, it will serve the community's needs.

With regard to cost, Parks and Assistant Public Works Superintendent Riverblood stated the recommendation is to hold a public workshop to hold a discussion so it can be determined whether the City should accept land in lieu of cash for park dedication.

The Council discussed its support of an engagement process, noting it is similar to the process successfully used with Sunfish Lake Park. The Council asked staff to also address the tax impact should this property be used for park rather than housing.

Motion by Councilmember LeTourneau, seconded by Councilmember Shryock, to schedule a public workshop to discuss the concept of a park on Outlot E, Moors Addition.

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

7.05: Consider Approvals Related to Final Plat and Site Plan Review for Sunwood Village, Case of CommonBond Communities

City Planner Anderson reviewed the staff report and recommendation of the Planning Commission to approve the Final Plat, Site Plan, and Development Agreement for Sunwood Village contingent upon compliance with the Staff Review Letter dated May 8, 2015, and upon the Applicant entering into a Development Agreement and executing a Development Permit with the City. City Planner Anderson answered questions of the Council relating to minor revisions that staff is confident can be addressed.

7.05.1: Resolution #15-05-120: Final Plat
7.05.2: Resolution #15-05-121: Site Plan
7.05.3: Resolution #15-05-122: Development Agreement

Motion by Councilmember LeTourneau, seconded by Councilmember Kuzma, to Adopt Resolution #15-05-120: Final 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; to Adopt Resolution #15-05-121 approving 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, to Adopt Resolution #15-05-122 approving the Development Agreement for Sunwood Village, subject to review and approval by the City Attorney.

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

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

Community Development Director Gladhill presented the Final Plat for a seven lot single-family subdivision immediately adjacent to Rivlyn Avenue that will extend an existing cul-de-sac. He answered questions of the Council relating to elimination of direct driveways to Highway 10 and reviewed the trail alignment.

7.06.1: Introduce Ordinance #15-09 Approving a Zoning Amendment to R-1 Residential (MUSA)
7.06.2: Introduce Ordinance #15-10 Vacating Permanent Road Easement
7.06.3: Resolution #15-05-118: Granting Final Plat Approval

Motion by Councilmember Shryock, seconded by Councilmember Johns, to introduce Ordinance #15-09 Approving a Zoning Amendment from E-1 Employment District to R-1 Residential (MUSA) District; to introduce Ordinance #15-10 Vacating Permanent Road Easement; and, to

Adopt Resolution #15-05-118 Approving the Final Plat for Ridgepoint, contingent upon approval of IP #15-21 and the Developer entering into a Development Agreement and an Assessment Agreement with the City.

Further discussion: Councilmember Riley asked if the Assessment Agreement does not happen, would the Plat not be approved. Community Development Director Gladhill stated if the Council is not comfortable with the Assessment Agreement, staff would take a step back and work with the developer who would have to find a contractor to construct those improvements. Councilmember Riley stated it seems odd to consider that contingency as the Council has not seen or discussed the Assessment Agreement. Mayor Strommen stated the motion indicates the Council has no issues with this Preliminary Plat and will take up the issue of the Assessment Agreement at a future point. Community Development Director Gladhill stated if the Preliminary Plat is approved, then staff will work on the Assessment Agreement. He noted without that contingency, the Plat could be recorded and buildable lots created without the decision made on the assessment. City Administrator Ulrich stated another option is to approve the Plat contingent upon entering into the Development Agreement that will include the mechanism for financing the improvements to the property, which could either be an Assessment Agreement or privately funded.

Councilmembers Shryock and Johns accepted a friendly amendment to approve the final plat contingent upon entering into a Development Agreement, which shall specify the financing and construction of the required improvements.

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

7.07: Adopt Resolution #15-05-111 Approving Plans and Specifications and Authorizing Advertisement for Bids for Ridgepoint Residential Development Public Improvements, Improvement Project #15-21

City Engineer Westby reviewed the staff report and recommendation to approve final plans and specifications and authorize advertisement for bids for Improvement Project #15-21, public improvements that support the Ridgepoint seven unit single-family residential development, if the Council is comfortable with funding the proposed public improvements and being reimbursed by Village Bank through the collection of special assessments over a three-year period.

Councilmember Riley stated his concern is that it has not yet been discussed by the Council whether it wants to provide financing for a private enterprise to make a profit. He noted the requestor is a bank and questioned why the Council would consider going out for bid at this time, which he felt was premature.

Mayor Strommen stated that while she agrees this should be two separate Cases and the information on the second Case has not yet been provided, she wanted this item to remain on the agenda so the Council could hold that discussion.

Councilmember Williams agreed with Councilmember Riley as the Case recommendation says to approve 'if the Council is comfortable with funding the proposed public improvements.' She stated the Case does not give her enough information so she is not comfortable with making that decision tonight.

City Administrator Ulrich offered an option to postpone for two weeks so staff can bring the Case back with the Assessment Agreement.

Mayor Strommen stated that would be her preference.

Motion by Councilmember Riley, seconded by Councilmember Williams, to Postpone Consideration of Resolution #15-05-111 Approving Final Plans and Specifications and Authorizing Advertisement for Bids for Ridgepoint Residential Development Public Improvements, Improvement Project #15-21 until the Council has been provided and held debate on the Assessment Agreement.

Further discussion: Councilmember Riley noted this issue could have been raised two weeks ago.

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

Councilmember LeTourneau left the meeting at 9:35 p.m.

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

City Planner Anderson reviewed the staff report and recommendation to adopt Ordinance #15-08 amending off-street parking regulations by establishing a consistent setback of five feet for parking motor vehicles and equipment on residential properties, regardless of lot size.

Motion by Councilmember Kuzma, seconded by Councilmember Riley, to Waive the City Charter Requirement to Read the Ordinance and Adopt Ordinance #15-08 Amending City Code Section 117-355 Entitled Residential Off-Street Parking.

A roll call vote was performed by the Recording Secretary:

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

Motion carried.

8. MAYOR, COUNCIL AND STAFF INPUT

City Administrator Ulrich reported on the success of Recycling Day and announced upcoming meetings and events. He also reported on activities of the Highway 10 Subcommittee and indicated the timing of the Washington D.C. visit is still under consideration.

Councilmember Kuzma thanked Mayor Strommen and Councilmember LeTourneau for attending the Northfork Homeowner's Association. He reported on the groundbreaking of Housing for our Troops under construction in Ramsey.

9. ADJOURNMENT

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

Motion carried.

The regular meeting of the City Council adjourned at 9:41 p.m.

Respectfully submitted,

_____
Kurtis G. Ulrich
City Administrator

ATTEST:

_____
Jo Ann M. Thieling
City Clerk

Drafted by Carla Wirth
TimeSaver Off Site Secretarial, Inc.

CC Regular Session **4. 5.**

Meeting Date: 05/26/2015

By: Diana Lund, Finance

Information

Title

Approve Exemption for a Gambling License for *Legacy Christian Academy*

Purpose/Background:

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 the non-profit *Legacy Christian Academy* for exemption from a lawful gambling license to hold a fund-raising raffle at The Links at Northfork on June 15, 2015.

The *Legacy Christian Academy* 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 *Legacy Christian Academy* to hold a raffle at the Links at Northfork on June 15, 2015.

Action:

Motion to recommend Council approve the exemption from a lawful gambling license for *Legacy Christian Academy* to hold a raffle at The Links at Northfork on June 15, 2015.

Attachments

Legacy Application for Exempt Permit

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	05/21/2015 09:42 AM
Form Started By: Diana Lund		Started On: 05/20/2015 09:20 AM
Final Approval Date: 05/21/2015		

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:	Previous Gambling Permit Number:
Legacy Christian Academy	X9341214001
Minnesota Tax ID Number, if any:	**Federal Employer ID Number (FEIN), if any:**
41020	41-1868252

Type of Nonprofit Organization (check one):

☐ Fraternal ☐ Religious ☐ Veterans ☐ Other Nonprofit Organization

Mailing Address:	City:	State and Zip:	County:
3037 Bunker Lake Blvd NW	Andover	Mn 55034	Anoka

Name of Chief Executive Officer (CEO):	Daytime Phone:	Email:
Jake Mulvihill	763-427-4595	jmulvihill@lcamn.org

Nonprofit Status

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

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

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

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

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

Gambling Premises Information

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

The Links at Northfork

Address (do not use PO box):	City or Township:	Zip Code:	County:
9333 Alpine Drive	Ramsey	55303	Anoka

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

6/15/15

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

☐ Bingo* ☐ Paddlewheels* ☐ Pull-Tabs* ☐ Tipboards*

☑ Raffle **(total value of raffle prizes awarded for the year: $**8,000.00**)**

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

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

LG220 Application for Exempt Permit

Local Unit of Government Acknowledgment

CITY APPROVAL
for a gambling premises located within city limits

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

Print City Name: City of Ramsey

Signature of City Personnel: Dawn Rud

Title: Finance Director Date: 5/19/15

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: Jake Mulvihill Date: 5/19/15

Print Name: Jake Mulvihill

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. 6.**

Meeting Date: 05/26/2015

By: Chris Anderson, Community Development

Information

Title

Approve Receipt of Pedestrian and Bicycle Trail Easement Related to the Plat of Rowe Second Addition; Case of John and Sharon Rowe

Purpose/Background:

On March 24, 2015, the City Council granted Final Plat approval for Rowe Second Addition (originally proposed as Rowe Addition but that plat name already existed). As part of the approvals, the Developer was to provide a fifteen (15) foot wide Trail Easement to the City across Lot 1, Block 1 to accommodate the future construction of a trail. The Developer's surveyor has drafted the legal description of the Trail Easement, which has been been incorporated into a Pedestrian and Bicycle Trail Easement Agreement (attached).

Notification:

Notification is not required to accept a Pedestrian and Bicycle Trail Easement.

Funding Source:

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

Recommendation:

Staff recommends approving Resolution #15-05-137 accepting the Pedestrian and Bicycle Easement related to the Plat of ROWE SECOND ADDITION.

Action:

Motion to approve Resolution #15-05-137 accepting the grant of a Pedestrian and Bicycle Easement to the City.

Attachments

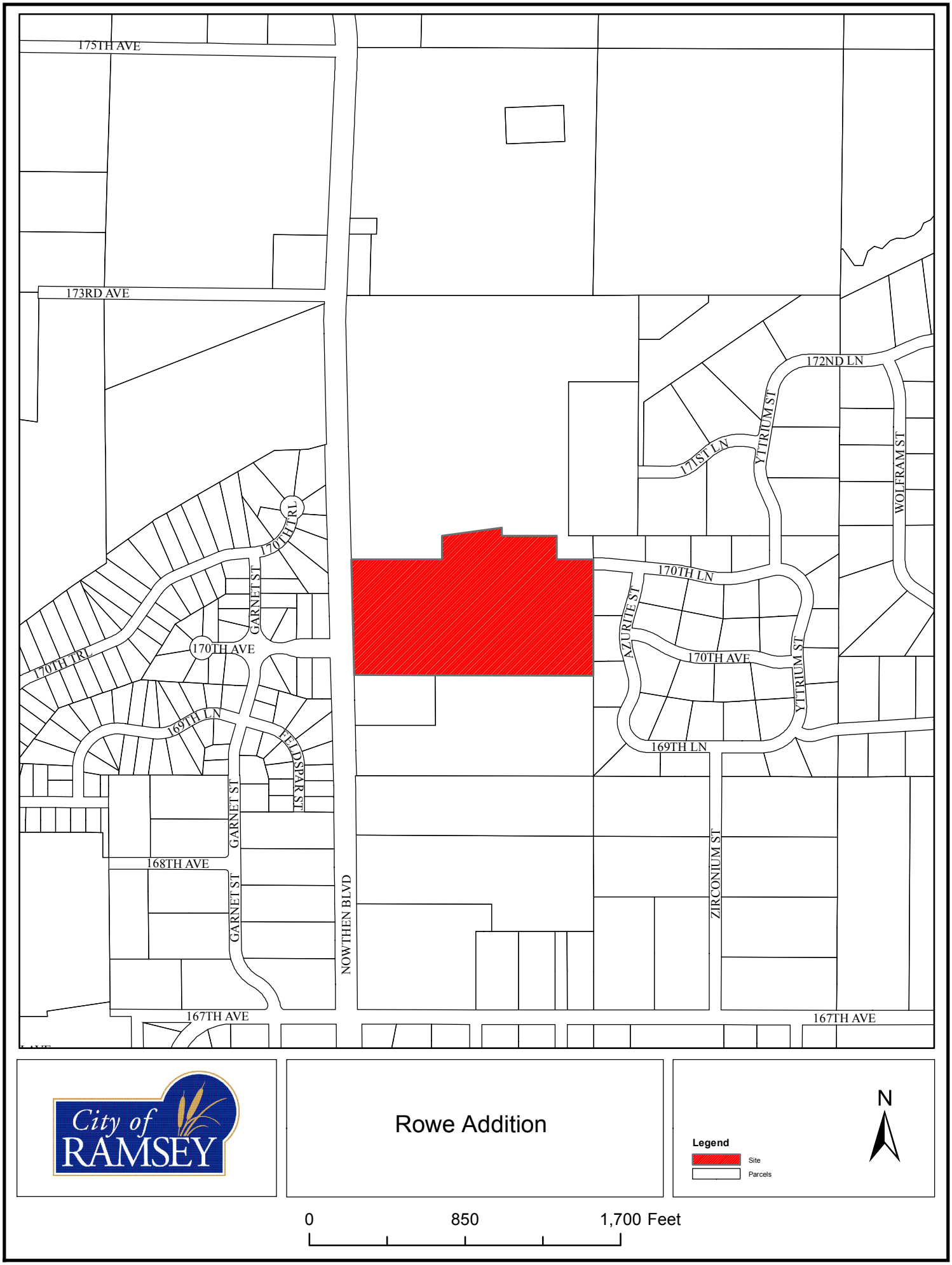
Site Location Map

Trail Easement Agreement

Resolution #15-05-137

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	05/20/2015 02:13 PM
Kurt Ulrich	Kurt Ulrich	05/21/2015 09:43 AM
Form Started By: Chris Anderson		Started On: 05/20/2015 09:47 AM
Final Approval Date: 05/21/2015		


175TH AVE
173RD AVE
172ND LN
171ST LN
YTTRIUM ST
WOLFRAM ST
170TH TRL
GARNET ST
170TH LN
AZURITE ST
170TH AVE
YTTRIUM ST
169TH LN
FELDSPAR ST
GARNET ST
ZIRCONIUM ST
168TH AVE
GARNET ST
NOWTHEN BLVD
167TH AVE
167TH AVE
City of RAMSEY
Rowe Addition
Legend
Site
Parcels
N
0
850
1,700 Feet

PEDESTRIAN AND BICYCLE TRAIL EASEMENT

This grant of a pedestrian and bicycle trail easement is made this 26th day of May, 2015, by **John and Sharon Rowe**, husband and wife ("Grantors"), to the **City of Ramsey**, a Minnesota municipal corporation ("Grantee").

Recitals

1. Grantors are the owners, as joint tenants, of real property legally described as Lot 1, Block 1, Rowe Second Addition, Anoka County, Minnesota (the "Property").

2. Grantors wish to grant and dedicate an easement for pedestrian and bicycle trail purposes for the benefit of the public, over, under, across and upon the Property in those areas legally described in **Exhibit A** (the "Easement Area").

Easement

For One Dollar and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Easement Grant and Dedication. Grantors grant, dedicate, convey and quit claim to Grantee, its successors and assigns, a perpetual easement for pedestrian and bicycle trail purposes for the benefit of the public, over, under, across and upon the Easement Area.

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

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

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

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

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

[Remainder of page left blank.]

GRANTORS:

By: _____
John Rowe

By: _____
Sharon Rowe

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2015, by John Rowe and Sharon Rowe, husband and wife, Grantors.

_____
Notary Public

(Additional signatures on next page.)

GRANTEE: City of Ramsey, a Minnesota municipal corporation

By: _____

Its: Mayor

ATTEST:

By: _____

Its: Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before this _____ day of _____, 2015, by Sarah Strommen, the Mayor, and Jo Thieling, the City Clerk, of the City of Ramsey, a Minnesota municipal corporation, on behalf of the corporation.

_____
Notary Public

THIS INSTRUMENT WAS DRAFTED BY:

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

Exhibit A

A permanent easement for trail purposes over, under and across the most westerly 15 feet of Lot 1, Block 1, ROWE SECOND ADDITION, Anoka County, Minnesota.

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

RESOLUTION #15-05-137

RESOLUTION APPROVING THE CONVEYANCE OF A PEDESTRIAN AND BICYCLE TRAIL EASEMENT FROM JOHN AND SHARON ROWE ACCROSS A PORTION OF LOT 1, BLOCK 1 ROWE SECOND ADDITION.

WHEREAS, on March 24, 2015, the Ramsey City Council approved the Plat of ROWE SECOND ADDITION; and

WHEREAS, a condition of approval of the ROWE SECOND ADDITION Plat was conveyance of a fifteen (15) foot Trail Easement to the City across Lot 1, Block 1 ROWE SECOND ADDITION; and

WHEREAS, John and Sharon Rowe, the owners of Lot 1, Block 1 ROWE SECOND ADDITION, have agreed to convey to the City of Ramsey a Pedestrian and Bicycle Trail Easement.

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

1) That the Ramsey City Council hereby approves the conveyance of a Pedestrian and Bicycle Trail Easement from John and Sharon Rowe over a portion of Lot 1, Block 1 ROWE SECOND ADDITION.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 26th 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 **4. 7.**

Meeting Date: 05/26/2015

Submitted For: Patrick Brama, Administrative Services

By: Patrick Brama, Administrative Services

Information

Title:

Approve Second Amendment to the Lease Agreement Between the City of Ramsey and Pro Power Sports

Purpose/Background:

PURPOSE

Consider approving the attached second amendment to the lease agreement between the City of Ramsey and Pro Power Sports and Marine INC dated March 1, 2013.

BACKGROUND

Attached to this case is a reference map that outlines nearby City owned property, the existing lease area, and the new proposed lease area. The new proposed lease area is needed by Pro Power Sports due to the physical constraints of their property. The distance between Pro Power Sports and 6745 Hwy 10 is very narrow. Both properties have several large garage doors facing inward to this narrow gap (facing each other). Facilities on both properties were constructed with the intention of sharing said driveway area ("narrow shared area"). Previously/ originally, one entity constructed, owned, and managed each parcel outlined in the attached reference map. As a result, sharing the referenced *"narrow shared area"* was not a problem.

The City purchased 6745 Highway 10 in 2005. Since then, the relationship between the two properties has remained unchanged. Both properties have depended on each other for cross access. Unfortunately, no formal agreement was ever discussed/ pursued. As a result, no indemnification or liability insurance has been in place for either property owner since 2005; which would protect from accidents occurring from their neighbor's use of their property. Again, as mentioned, said relationship was not a major issue previously as there was only one property owner/ manager.

In 2014, the City terminated their lease agreement (i.e. evicted the user) for the rear of 6745 Highway 10. Considering the condition of this facility, and various other complexities, it is highly unlikely this facility will be leased again. As a result, the City has no foreseeable use of the *"narrow shared area"* outlined above. Previously, the City (i.e. the City's tenant) needed access to the *"narrow shared area"* to operate their business (including use of Pro Power's property).

Lastly, it should be noted, over time, Pro Power Sports has begun using the "*narrow shared area"* for staging and temporary outside storage of products.

With the above information in mind, a long overdue "house keeping" item is in order. The City needs to require Pro Power Sports to enter into an agreement related to the *"narrow shared area."* Below is staff's proposal.

PROPOSAL (result of approving this case)

Pro Power Sports amends their existing lease agreement with the City of Ramsey to utilize the *"narrow shared*

area" for staging, outside storage, and access to their garages. This step will provide the City with an indemnification agreement and liability insurance. With this step, Pro Power Sports, at their cost, will replace their existing "crate wall fence" (which separates the rear of their property from 6745) with a permanent security fence. Because of this relatively sudden change in past practice (since 2005), and the upfront capital investment required by Pro Power Sports, staff is proposing this lease amendment require no charge for rent. The existing lease with Pro Power Sports is set to expire in February of 2016. When the existing lease is ready for renewal, staff will recommend Pro Power Sports begins paying market-rate rent for the new lease area.

Notification:

NA

Observations/Alternatives:

NA

Funding Source:

No funding required. Lease negotiation part of normal staff duties.

Recommendation:

Approve the attached lease amendment.

Action:

Motion to:

Approve the attached second amendment to the lease agreement between the City of Ramsey and Pro Power Sports and Marine INC dated March 1, 2013; subject to review and amendments by the City Attorney.

Attachments

Reference Map

012815 Amendment Two to Lease City of Ramsey and Pro Power Sports Marine Inc (purpose of this case)

030114 Lease Agreement Pro Power Sports and Marine Inc

012815 Amendment One to Lease City of Ramsey and Pro Power Sports Marine Inc

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Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	05/21/2015 09:41 AM
Form Started By: Patrick Brama		Started On: 05/17/2015 08:36 AM
Final Approval Date: 05/21/2015		

No agreement in place: Historically used by Pro Power Sports (portion).
Purpose of case: (1) add this area to the existing lease agreement. Pro Power Sports will be responsible for constructing a security fence; and indemnifying the City; and providing liability insurance. When the existing lease agreement is ready for renewal, the City will begin charging rent for this new area (February 2016).
Pro Power Sports will construct a new fence from NW corner of the building located on 6745 to the northern property line. The new fence will become the property of the City of Ramsey and will replace an existing "crate wall."
New fence
6811
6825
EXISTING LEASE AGREEMENT w/ Pro Power Sports
6781
Ramsey Bicycle
City Owned
HIGHWAY 10
Pro Power Sports
6745
City Owned
6701
City Owned
6760

LEASE AGREEMENT

AMENDMENT TWO

This Amendment Two is entered into by and between the **City of Ramsey** and **Pro Power Sports & Marine, Inc.**, and amends the Lease Agreement between the parties dated March 1, 2013, and Amendment One dated January 28, 2015.

Recitals

1. Tenant operates a business on property located at 6781 Highway 10 in Ramsey. Pursuant to the Lease and Amendment One, Tenant rents a portion of the City's adjacent property directly to the west of Tenant's business (PID 34-32-25-21-0103).

2. The City also owns the adjacent parcel directly to the east of Tenant's business with the address of 6745 Highway 10 and legally described as Lot 2, Block 1, Deal Industrial Park (PID 34-32-25-12-0008) ("Subject Property").

3. Tenant wishes to utilize a portion of the Subject Property for storage of merchandise.

4. The City is willing to lease a portion of the Subject Property to Tenant provided Tenant erects a fence separating the leased area from the remainder of the Subject Property.

Agreement

1. Recitals. The recitals set forth above are hereby incorporated into this Agreement.

2. Term. This Amendment Two is effective upon execution by both parties and shall remain in effect through February 28, 2016.

3. Leased Area. The portion of the Subject Property leased pursuant to this Amendment Two is a 38' x 139' area in the northwest corner of the Subject Property ("Leased Area"). The intent is to lease the rectangular area between the Subject Property's west property line and the outside western wall of the existing building on the Subject Property, and from the rear property line of the Subject Property southwest 139' towards the front of the Subject Property. See the attached Exhibit 1.

4. New Fence. Tenant shall, at its sole cost, erect a chain link fence separating the Leased Area from the remainder of the Subject Property. Tenant shall obtain a

permit for the fence from the City, if required. The fence shall begin on the rear property line at a point 38' from the northwest corner of the Subject Property, then run south/southwest parallel to the property line 58' to the northwest outside corner of the building on the Subject Property. The fence may abut, but shall not touch or be attached to, the building on the Subject Property. Tenant shall be solely responsible for maintaining the fence.

5. Existing Fence. Tenant erected a chain link fence from the southwest outside corner of the existing building on the Subject Property south and then westward to Tenant's building. See Exhibit 1. By this Amendment Two, City ratifies Tenant's erection of that fence and allows Tenant to continue utilizing it. Tenant shall continue to be solely responsible for maintaining the existing fence.

6. Fence Removal. Upon termination of the Lease and any amendment thereto, Tenant shall, within 30 days, remove the new and existing fences including footings, fill any remaining holes and patch the holes with asphalt, unless the City states in writing that the fences may remain. If the fences remain, they become the sole property of the City to the extent the fences are installed on the Subject Property.

7. Existing Terms. Except as expressly amended in this Amendment Two, all terms, conditions and covenants of the Lease, as Amended by Amendment One, are hereby ratified and shall continue in full force and effect, and shall apply to the Leased Area, as defined above.

LANDLORD

CITY OF RAMSEY

By: _____
Sarah Strommen, Mayor

By: _____
Kurtis G. Ulrich
City Administrator

Dated: _____

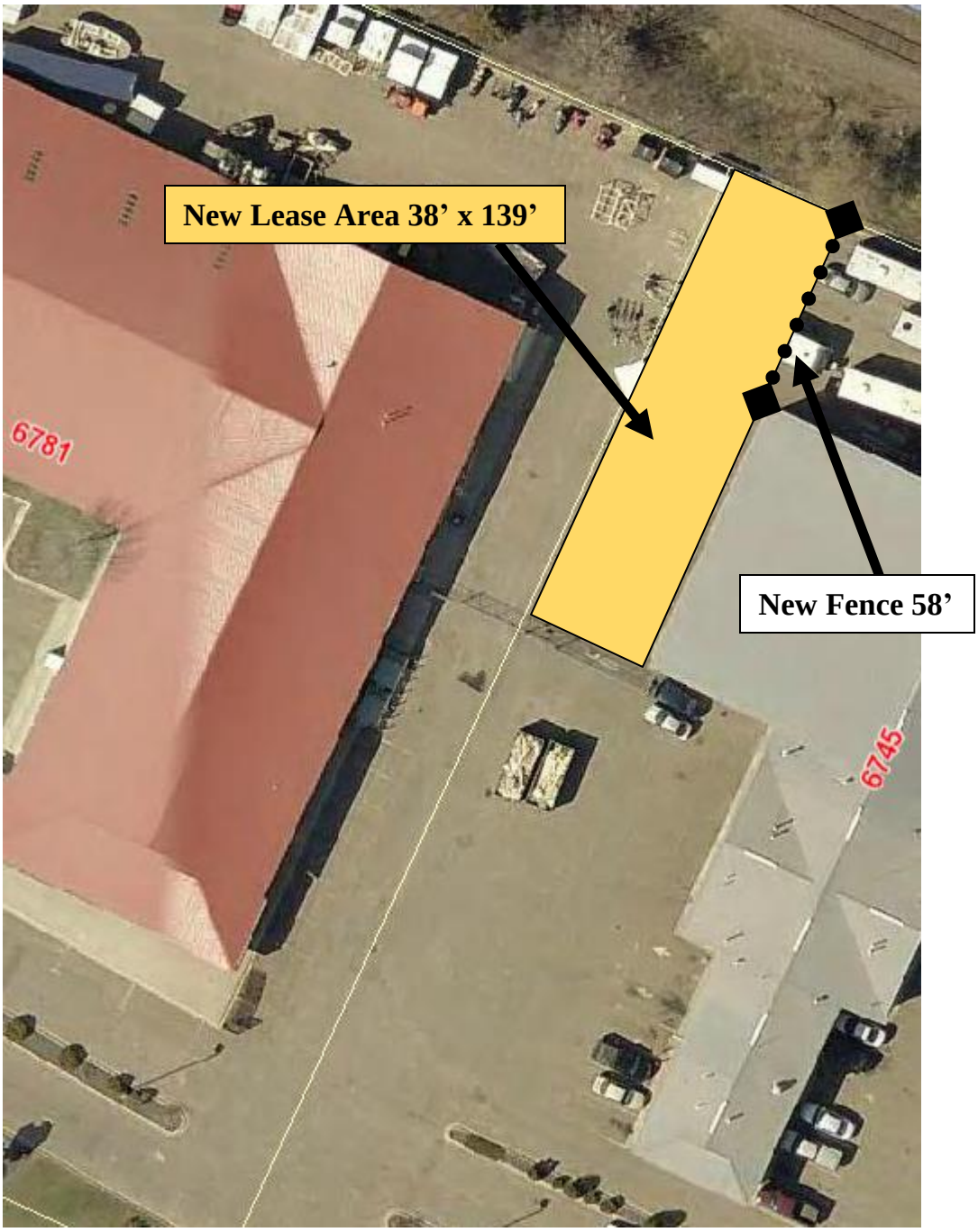
TENANT

PRO POWER SPORTS & MARINE, INC.

By: _____
Its President

Dated: _____

Exhibit 1



LEASE AGREEMENT

This Lease is effective as of March 1, 2014, and is made by and between the City of Ramsey, a Minnesota municipal corporation, 7550 Sunwood Drive NW, Ramsey, MN 55303 ("Landlord") and Pro Power Sports & Marine, Inc a Minnesota corporation , 6781 Highway 10 NW, Ramsey, MN 55303 ("Tenant").

DATA SHEET

1. **Premises.** An unimproved parcel (hereinafter described) immediately west of 6781 Highway 10 NW, Ramsey, MN 55303 and which parcel is described as follows:

   The leased property is approximately 15,000 square feet of outside storage space located in the southern section of that real property legally described as TRACT A REGISTERED LAND SURVEY NO 249, Anoka County, Minnesota, Property Identification Number 343225210103. The leased premises consists of the paved, fenced in outside storage area only shown on Exhibit "A".

   Hereinafter referred to as the "Premises".

2. **Term**. Twelve (12) months beginning on the Commencement Date (the "Initial Term").

3. **Scheduled Commencement Date**. March 1, 2014 (the "Commencement Date").

4. **Termination**. Notwithstanding the Initial Term or the Option Term, in event the Landlord determines in its sole discretion, that the Premises or any part thereof is required for the improvement of U.S. Highway 10, upon giving one years' prior written notification to Tenant, the Landlord may terminate this Lease. Landlord is not obligated to provide this one year notice to quit in the event of any default by Tenant of the terms of this Lease.

5. **Rental Rate**.

   a. **Initial Term**. $525.00 per month during the Initial Term (the "Base Rent").

   b. **Option Term**. Provided Tenant is current with all terms and conditions of the Lease Agreement, then Tenant may execute an option to extend the Lease term for an additional one (1) year by providing Landlord with written notice not less than ninety (90) days prior to expiration of the Lease Term. In the event Tenant exercises its right to the Option Term, the Rental Rate shall be negotiated between the parties for the Option Term if said option is exercised by Tenant. Monthly rent during the Option Period shall be negotiated between the parties. If a rental rate is not reached by the Landlord and Tenant by the expiration date of the Initial Term, the Tenant shall either vacate the Premises immediately or be charged a base rent of $925.00 per month for the Option Term.

c. **Late Fee.** Tenant shall pay a late fee to Landlord of $50.00 each time the rent is not paid by the 1st day 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.

d. **Damage Deposit.** Tennant is responsible for a $650.00 damage deposit to the Landlord by March 1, 2014. Landlord shall utilize deposit made from previous lease agreement with Tennant to satisfy this term. Tennant shall not pay a new deposit for this Lease Agreement.

6. **Permitted Use**. Outdoor areas displaying for sale, boats snowmobiles and similar recreational equipment and accessories. See Additional restrictions on Permitted uses in paragraph 9. herein.

7. **Landlord Address**:

City of Ramsey
Attention: City Administrator
Ramsey Municipal Center
7550 Sunwood Drive NW
Ramsey, MN 55303

8. **Tenant Address**:

Pro Power Sports & Marine, Inc.
Attention: Todd Amar
6781 Highway 10
Ramsey, Minnesota

LEASE TERMS

1. **PREMISES**:

Landlord hereby leases to Tenant, and his successors and assigns, and Tenant hereby leases from Landlord, for the Term described in Item 2 of the Data Sheet and upon the conditions hereinafter provided, the Premises described in Item 1 of the Data Sheet.

2. **RENTABLE AREA**:

The Rentable Area of the Premises is estimated to be the paved surface area as part of the land set forth in Item 1 of the Data Sheet. The actual Rentable Area of the Premises consists of 15,000 square feet.

3. **LEASEHOLD IMPROVEMENTS**:

Tenant is taking the premises "AS IS" and Landlord shall not be obligated to do any work on the Premises. The Tenant shall maintain the Premises as an outdoor storage facility and

recreational equipment sales lot and shall not make any changes or make any alteration, decoration, addition or improvement to the Premises without the prior written consent of Landlord.

4. **TERM**:

The term of this Lease shall be as described in Item 2 of the Data Sheet above (the "Initial Term") and shall commence upon the "Commencement Date" as described in Item 3 of the Data Sheet above.

5. **TERMINATION.**

See Item 5 of the Data Sheet for Landlord's Right to Terminate.

6. **RENT**:

See Item 6 of the Data Sheet for the Rental Rate.

7. **PROPERTY TAXES:**

Real Estate Property Taxes. Payment of property taxes shall be the sole responsibility of the Landlord.

8. **USE**:

8.1 Premises shall be used and occupied by Tenant solely for the purpose of outside storage, display and sales of boats, snowmobiles and similar recreation equipment and accessories as an accessory use of the Tenant's primary business operation located at 6781 West Highway 10.

8.2 Vehicle sales of any type on the Premises shall NOT be permitted. The permitted uses by Tenant shall at all times be in full compliance with all applicable laws, ordinances and governmental regulations affecting Premises. The Premises 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 Premises. The Premises 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 Premises. Tenant shall occupy the Premises, 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 adjacent property owners in their normal business operations.

10. **ASSIGNMENT AND SUBLETTING**:

Tenant agrees to use and occupy the Premises 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 Premises, 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 Premises 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 Rental Rate due Landlord under this Lease.

11. **MAINTENANCE:**

Tenant agrees to keep and maintain the Premises and any fixtures and equipment in a properly functioning, safe, orderly and sanitary condition, will make all necessary replacements thereto, will suffer no waste or injury thereto, and will at the expiration or other termination of the Lease, surrender the same with all improvements in the same order and condition in which they were on the Commencement Date.

In addition, Tenant shall pay all Operating Expenses incurred by Tenant in the operation, maintenance and repair of the Premises. The term "Operating Expenses" shall include but not be limited to maintenance, repair, operation of utilities and lighting, parking and landscaped areas, fencing and signs, snow removal, insurance premiums, wages and fringe benefits of personnel employed for such work, costs of equipment purchased and used for such purposes. The Tenant shall be responsible at its expense for all maintenance of the Premises.

12. **ALTERATIONS; EQUIPMENT; MOVING:**

12.1 Tenant will not make or permit anyone to make any alterations, decorations, additions or improvements, structural or otherwise, in or to the Premises without the prior written consent of Landlord, which consent shall not be unreasonably withheld.

12.2 Tenant shall not install any equipment containing Hazardous Materials or any equipment which will or may necessitate any changes, replacements or additions to the Premises.

13. **RIGHT OF ENTRY:**

13.1 Tenant will permit Landlord, or its representatives, to enter the Premises, to examine, inspect and protect the Premises, and to make such alterations, renovations, restorations and/or repairs as in the judgment of Landlord may be deemed necessary or desirable for the Premises.

13.2 Tennant shall maintain a minimum driving lane width of fifteen (15) feet to allow access from the southern portion of the Property to the northern portion of the Property for public safety purposes; and, Tennant shall maintain access to all fire hydrants located on the Premises.

14. SERVICES AND UTILITIES:

Tenant shall pay for the use of all utility services it requires for its permitted use of the Premises, if any, during the term of the Lease.

15 WAIVER AND INDEMNITY:

15.1 Notwithstanding anything apparently to the contrary in this Lease, Landlord and Tenant herby release one another and their respective officers and employees and property manager from any and all liability (to the other or anyone claiming through or under them by say of subrogation or otherwise) for any loss or damage covered by property insurance or coverable by a customary form of policy of the insurance, even if such loss or damage shall have been caused by the fault or negligence of the other party, or anyone for whom such party may be responsible.

15.2 Tenant agrees to indemnify, defend and hold Landlord and its officers and employees and property manager harmless from and against any claim, loss or expense arising out of injury, death or property loss or damage occurring on the Premises, except only to the extent caused by the negligent act or intentional misconduct of Landlord or its officers, employees or property manager.

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 the 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 limit 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 a 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.

17. **DEFAULT:**

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

(i) Tenant shall fail to pay any 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 or 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 diligently 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 be 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 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

time 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.

18. WAIVER:

No waiver by either party of any breach of any agreement herein contained shall operate as a waiver of such agreement itself, or of any subsequent breach thereof. No payment by Tenant or receipt by Landlord of a lesser amount than the monthly installments of rent herein stipulated shall be deemed to be other than on account of the earliest stipulated rent nor shall any endorsement or statement on any check or letter accompanying a check for payment of rent be deemed an accord and satisfaction, nor shall acceptance of rent with knowledge of breach constitute a waiver of the breach, and Landlord may accept such check or payment without prejudice to Landlord's right to recover the balance of such rent, to terminate this Lease, to Repossess the Premises or to pursue any other remedy provided in this Lease. No re-entry by Landlord, and no acceptance by Landlord of keys from Tenant, shall be considered an acceptance of a surrender of the Lease.

19. COVENANT OF QUIET ENJOYMENT:

Landlord covenants that it has the right to make this Lease for the term aforesaid and covenants that if Tenant shall pay the rent and perform all of the covenants, terms and conditions of this Lease to be performed by Tenant, Tenant shall, during the Term, freely, peaceable and quietly occupy and enjoy the full possession of the Premises. The term "Landlord" as used in this Lease shall mean solely the owner of the Premises, or in the case of a sale-leaseback, the lessee of the underlying land, at the relevant time. The liability of the original Landlord and any successor Landlord under this Lease is limited to its interest in the Premises and any insurance proceeds

payable to Landlord with respect to the Premises, and with respect to any liability accrued prior to a transfer, any net proceeds received by the transferor Landlord in consideration of the transfer.

20. **NO REPRESENTATIONS BY LANDLORD:**

Neither Landlord nor any agent or employee of Landlord has made any representations or promises with respect to the Premises except as herein expressly set forth, and no right, privileges, easements or licenses are acquired by Tenant except as herein expressly set forth. Tenant, by taking possession of the Premises, shall accept the same "as is" except as expressly provided in this Lease and such taking of possession shall be conclusive evidence that the Premises are in good and satisfactory condition at the time of such taking of possession. In addition to and without limitation of the immediately preceding sentence, Tenant agrees that it is leasing the Premises on an "AS IS", "WHERE IS" and "WITH ALL FAULTS" basis, based upon its own judgment, and hereby disclaims any reliance upon any statement or representation whatsoever made by Landlord. LANDLORD MAKES NO WARRANTY WITH RESPECT TO THE PREMISES, EXPRESS OR IMPLIED, AND LANDLORD SPECIFICALLY DISCLAIMS ANY WARRANTY OF MERCHANTABILITY AND OF FITNESS FOR A PARTICULAR PURPOSE AND ANY LIABILITY FOR CONSEQUENTIAL DAMAGES ARISING OUT OF THE USE OF OR THE INABILITY TO USE THE PREMISES.

21. **NOTICES:**

All notices or other communications hereunder shall be in writing and shall be effective if hand delivered or sent by registered or certified first-class mail, postage prepaid, or by overnight express service which maintains confirmation of delivery, (i) if to Landlord at Landlord Address set forth on Item 8 of the Data Sheet, and (ii) if to Tenant, at Tenant Address set forth in Item 9 of the Data Sheet, unless notice of a change of address is given pursuant to the provisions of this Section. The day notice is given by mail shall be deemed to be the day following the day of mailing. If acceptance is refused, as evidenced by the records of the Postal Service or overnight delivery service, notice shall be deemed given on the date acceptance is refused.

22. **ESTOPPEL CERTIFICATES:**

Tenant agrees at any time and from time to time, upon not less than five (5) days prior written notice by Landlord, to execute, acknowledge and deliver to Landlord or a party designated by Landlord a statement in writing (i) certifying that this Lease is unmodified and in full force and effect, or if there have been modifications, that the Lease is in full force and effect as modified and stating the modifications, (ii) stating the dates to which the rent and other charges hereunder have been paid by Tenant, (iii) stating whether or not Landlord is in default in the performance of any covenant, agreement or condition contained in this Lease, and, if so, specifying each such default, (iv) agreeing that, except for any security deposit required herein, Tenant shall not prepay any rent more than thirty (30) days in advance, and (v) such other matters relating to this Lease as may reasonably be requested. Any such statement delivered pursuant hereto may be relied upon by any owner of the Project or any prospective purchaser of the Project. Tenant acknowledges that failure to comply with this Section 20 on a timely basis could result in loss of a favorable sale and Tenant agrees to be liable for any consequential damages resulting from Tenant's breach hereunder.

23. **SURRENDER; HOLDING OVER:**

Upon the expiration of this Lease or the earlier termination of Tenant's right to possession, Tenant shall immediately vacate the Premises, remove all of its property therefrom, remove any Hazardous Materials installed, used, generated, stored or disposed of by Tenant, and leave the Premises in the condition required by this Lease. Any property not removed shall be deemed abandoned, and Tenant shall be liable for all costs of removal and Tenant shall indemnify, defend and hold Landlord harmless from any cost or liability due to disposition of any property in the Premises in which a person other than Tenant has an interest. Should Tenant continue to occupy the Premises, or any part thereof, after the expiration or termination of the Lease term, whether with or without the consent of Landlord, such tenancy shall be from month to month and the monthly Rent set forth in the term sheet shall be payable if Tenant's holdover is without the consent of Landlord, neither this Section nor the acceptance of any rent hereunder shall prevent Landlord from exercising any remedy to regain immediate possession of the Premises.

24. **BROKERS:**

Tenant warrants that it has not engaged or dealt with any broker in connection with this Lease and Tenant agrees to indemnify and hold Landlord harmless from and against any claim for broker's fees or finder's fees asserted by anyone on account of any dealings with Tenant in connection with this Lease.

25. **MISCELLANEOUS:**

(a) This Lease is governed by and shall be construed according to the laws of the State of Minnesota.

(b) The captions in this Lease are for convenience only and are not a part of this Lease.

(c) Time is of the essence.

(d) The provisions of this Lease which relate to periods subsequent to the expiration of the Term shall survive expiration.

(e) If any provision of this Lease is invalid or unenforceable to any extent, then such provision and the remainder of this Lease shall continue in effect and be enforceable to the fullest extent permitted by law.

(f) This Lease contains the entire agreement of the parties hereto with respect to the Premises and Project. This Lease may be modified only by a writing executed and delivered by both parties.

(g) Nothing contained in this Lease shall be deemed or construed to create a partnership or joint venture of or between Landlord and Tenant, or to create any other relationship between the parties other than that of landlord and tenant.

(h) This Lease shall be binding upon and inure to the benefit of the parties hereto and, subject to the restrictions and limitations herein contained, their respective heirs, successors and assigns.

(i) Tenant shall have the right to plow snow off the parking lot and onto the adjacent property owned by Landlord.

LANDLORD

THE CITY OF RAMSEY,
a Minnesota Municipal Corporation

By:_____
Its Mayor

ATTEST:

By:_____
Its City Administrator

TENANT

PRO POWER SPORTS & MARINE, INC.,
a Minnesota Corporation

By:_____
Its President

Appendix A

REFERENCE MAP

6811 Highway 10, PID: 34-32-25-21-0103

RED: Pro Power Leased Area
BLACK: New fence line
BLUE: Public Parking
PURPLE: Old fence line

AMENDMENT ONE TO LEASE
DATE: January 28th, 2015

PROPERTY ADDRESS

An unimproved parcel immediately west of 6781 Highway 10NW , Ramsey MN approximately 15,000 square feet of outside storage space located in the southern section of the real property legally described as TRACT A REGISTERED LAND SURVEY NO 249 Anoka County, Minnesota PID # 34-32-25-21-0103

WHEREAS, **City of Ramsey** Landlord, and **Pro Power Sports & Marine, Inc.** Tenant, have entered into a Lease Agreement dated **March 1, 2014** ("Lease"):

WHEREAS, Tenant's Lease is set to expire on February 28th, 2015.

WHEREAS, Paragraph 5b "Option Term" allows the Tenant to extend the lease for an additional one (1) year.

WHEREAS, Tenant wishes to exercise the "Option Term" to extend the lease for an additional one (1) year term.

NOW THEREFORE: Landlord and Tenant agree to the following:

1) Tenant's Lease shall be extended from February 28th, 2015 through February 28th, 2016.
2) Tenant's monthly rental payment will change from $525.00 per month to $540.75 per month beginning on March 1, 2015 and will continue at $540.75 per month through the expiration of the Lease term on February 28th, 2016.
3) 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: City Administrator
Date: 2/11/15

Tenant:
Pro Power Sports & Marine, Inc.
By: _____
Its: President
Date: 1/29/2015

CC Regular Session **4. 8.**

Meeting Date: 05/26/2015

Submitted For: Patrick Brama, Administrative Services

By: Patrick Brama, Administrative Services

Information

Title

Approve Attached Assignment and Assumption of the Existing AIA B101 Agreement Between the City of Ramsey and LSA Design for Project 14-28; parking ramp garage.

Purpose/Background:

PURPOSE

Approve Attached Assignment and Assumption of the existing A.I.A. (American Institute of Architects) B101 Agreement between the City of Ramsey and LSA Design for Project 14-28; parking ramp garage. This re-assignment would transfer B101 agreement from LSA Design (original contractor) to SRF Consulting.

BACKGROUND

This case is centered around the parking ramp garage project previously approved by the City Council (project 14-28) in March. This project is about 25% completed; and is expected for to be fully completed by August. The architect on this project (and project manager) was originally LSA Design. The contract that regulates the relationship between the City and the architect (project manager) is known as the *A.I.A. B101 Standard Form of Agreement Between Owner and Architect.* That original agreement is attached to this case for reference Also attached to this case is a memo (case write-up) for the parking ramp garage project. Please review this case for a detailed background.

Recently, SRF Consulting purchased LSA design. In summary, the A.I.A. B101 contract for this project is being transferred from LSA Design to SRF Consulting. Mechanically, City staff will be working with the same people (the original LSA Design project manager will remain in-place). The reassignment of this agreement does not change the language in the original A.I.A. B101 agreement for either party.

Notification:

NA

Observations/Alternatives:

NA

Funding Source:

Contract work is considered normal staff duties.

Recommendation:

Approve the attached assignment.

Action:

Motion to:

Approve the attached Assignment and Assumption of the existing A.I.A. B101 Agreement between the City of Ramsey and LSA Design for Project 14-28; parking ramp garage; subject to review and amendment by the City Attorney.

Attachments

Assignment Agreement from LSA to SRF (purpose of case)

AIA B101 Owner and Architect (contract to be re assigned)

Case Write Up 03102015 Parking Ramp Garage

Form Review

Inbox	Reviewed By	Date
Joe Langel	Joe Langel	05/21/2015 09:15 AM
Kurt Ulrich	Kurt Ulrich	05/21/2015 09:44 AM
Form Started By: Patrick Brama		Started On: 05/21/2015 07:54 AM
Final Approval Date: 05/21/2015		

Assignment and Assumption of Agreement

This Assignment and Assumption of Agreement is entered into as of May 1, 2015 (the "Effective Date"), by and between LSA Design, Inc. ("Consultant") and SRF Consulting Group, Inc. ("SRF").

WHEREAS, City of Ramsey ("Client") and Consultant entered into a services agreement (the "Agreement") dated July 22, 2014 AIA-B101 for the performance of services by Consultant in the nature of final design and construction administration; and

WHEREAS, on January 7, 2015, Client and Consultant amended the Agreement to revise the scope of services; and

WHEREAS, Consultant has sold certain of its assets, including the Agreement, to SRF under the terms of an Asset Purchase Agreement, and in connection with the closing of the Asset Purchase Agreement, Consultant wishes to assign the Agreement to SRF, and SRF wishes to accept such assignment and assume Consultant's obligations under the Agreement, all effective as of the Effective Date;

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein and in the Asset Purchase Agreement, the parties agree as follows:

1. Assignment of Agreement. Consultant hereby assigns to SRF all of its right, title and interest in and to the Agreement as of the Effective Date.

2. Assumption of Agreement. SRF hereby accepts the assignment of the Agreement and agrees to perform all obligations of Consultant under the Agreement from and after the Effective Date.

3. Asset Purchase Agreement to Control. The right to receivables under the Agreement, the obligation to perform services under the Agreement, the division of work in process, the indemnity obligations between Consultant and SRF, and all other matters between Consultant and SRF concerning the Agreement will be as provided in the Asset Purchase Agreement.

IN WITNESS WHEREOF, Consultant and SRF have executed this Assignment and Assumption of Agreement effective as of the Effective Date.

SRF Consulting Group, Inc.

By: _____

Its: _____

Taxpayer ID: 41-0847319

LSA Design, Inc.

By: _____

Its: _____

Taxpayer ID: 41-1660611

CONSENT TO ASSIGNMENT

City of Ramsey hereby consents to the assignment of the Agreement from Consultant to SRF as of the Effective Date.

Dated: _____

City of Ramsey

By: _____

Its: _____

DRAFT

AIA® Document B101™ – 2007

Standard Form of Agreement Between Owner and Architect

AGREEMENT made as of the « 22 » day of « July » in the year « 2014 »
(In words, indicate day, month and year.)

BETWEEN the Architect's client identified as the Owner:
(Name, legal status, address and other information)

« City of Ramsey »« »
« 7550 Sunwood Drive NW »
« Ramsey, MN 55303 »
« »

and the Architect:
(Name, legal status, address and other information)

« LSA Design Inc. »« »
« 219 N. Second St. »
« Suite 302 »
« Minneapolis, MN 55401 »

for the following Project:
(Name, location and detailed description)

« Ramsey Parking Deck Renovation.»
« Ramsey, MN »
« Addition of an enclosed parking area within the parking deck. »

The Owner and Architect agree as follows.

ADDITIONS AND DELETIONS: The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

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EXHIBIT A INITIAL INFORMATION

ARTICLE 1 INITIAL INFORMATION

§ 1.1 This Agreement is based on the Initial Information set forth in this Article 1 and in optional Exhibit A, Initial Information:

(Complete Exhibit A, Initial Information, and incorporate it into the Agreement at Section 13.2, or state below Initial Information such as details of the Project's site and program, Owner's contractors and consultants, Architect's consultants, Owner's budget for the Cost of the Work, authorized representatives, anticipated procurement method, and other information relevant to the Project.)

« See Exhibit A – Preliminary Plans »

§ 1.2 The Owner's anticipated dates for commencement of construction and Substantial Completion of the Work are set forth below:

.1 Commencement of construction date:

« »

.2 Substantial Completion date:

« »

§ 1.3 The Owner and Architect may reasonably rely on the Initial Information. Both parties, however, recognize that such information may materially change and, in that event, the Owner and the Architect shall appropriately adjust the schedule, the Architect's services and the Architect's compensation.

ARTICLE 2 ARCHITECT'S RESPONSIBILITIES

§ 2.1 The Architect shall provide the professional services as set forth in this Agreement.

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§ 2.2 The Architect shall perform its services consistent with the professional skill and care ordinarily provided by architects practicing in the same or similar locality under the same or similar circumstances. The Architect shall perform its services as expeditiously as is consistent with such professional skill and care and the orderly progress of the Project.

§ 2.3 The Architect shall identify a representative authorized to act on behalf of the Architect with respect to the Project.

§ 2.4 Except with the Owner's knowledge and consent, the Architect shall not engage in any activity, or accept any employment, interest or contribution that would reasonably appear to compromise the Architect's professional judgment with respect to this Project.

§ 2.5 The Architect shall maintain the following insurance for the duration of this Agreement. If any of the requirements set forth below exceed the types and limits the Architect normally maintains, the Owner shall reimburse the Architect for any additional cost:
(Identify types and limits of insurance coverage, and other insurance requirements applicable to the Agreement, if any.)

.1 General Liability

« »

.2 Automobile Liability

« »

.3 Workers' Compensation

« »

.4 Professional Liability

« »

ARTICLE 3 SCOPE OF ARCHITECT'S BASIC SERVICES

§ 3.1 The Architect's Basic Services consist of those described in Article 3 and include usual and customary structural, mechanical, and electrical engineering services. Services not set forth in this Article 3 are Additional Services.

§ 3.1.1 The Architect shall manage the Architect's services, consult with the Owner, research applicable design criteria, attend Project meetings, communicate with members of the Project team and report progress to the Owner.

§ 3.1.2 The Architect shall coordinate its services with those services provided by the Owner and the Owner's consultants. The Architect shall be entitled to rely on the accuracy and completeness of services and information furnished by the Owner and the Owner's consultants. The Architect shall provide prompt written notice to the Owner if the Architect becomes aware of any error, omission or inconsistency in such services or information.

§ 3.1.3 As soon as practicable after the date of this Agreement, the Architect shall submit for the Owner's approval a schedule for the performance of the Architect's services. The schedule initially shall include anticipated dates for the commencement of construction and for Substantial Completion of the Work as set forth in the Initial Information. The schedule shall include allowances for periods of time required for the Owner's review, for the performance of the Owner's consultants, and for approval of submissions by authorities having jurisdiction over the Project. Once approved by the Owner, time limits established by the schedule shall not, except for reasonable cause, be exceeded by the Architect or Owner. With the Owner's approval, the Architect shall adjust the schedule, if necessary, as the Project proceeds until the commencement of construction.

§ 3.1.4 The Architect shall not be responsible for an Owner's directive or substitution made without the Architect's approval.

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§ 3.1.5 The Architect shall, at appropriate times, contact the governmental authorities required to approve the Construction Documents and the entities providing utility services to the Project. In designing the Project, the Architect shall respond to applicable design requirements imposed by such governmental authorities and by such entities providing utility services.

§ 3.1.6 The Architect shall assist the Owner in connection with the Owner's responsibility for filing documents required for the approval of governmental authorities having jurisdiction over the Project.

§ 3.4 CONSTRUCTION DOCUMENTS PHASE SERVICES

§ 3.4.1 Based on the Owner's approval of Exhibit A, and on the Owner's authorization of any adjustments in the Project requirements and the budget for the Cost of the Work, the Architect shall prepare Construction Documents for the Owner's approval. The Construction Documents shall illustrate and describe the further development of the approved Design Development Documents and shall consist of Drawings and Specifications setting forth in detail the quality levels of materials and systems and other requirements for the construction of the Work. The Owner and Architect acknowledge that in order to construct the Work the Contractor will provide additional information, including Shop Drawings, Product Data, Samples and other similar submittals, which the Architect shall review in accordance with Section 3.6.4.

§ 3.4.2 The Architect shall incorporate into the Construction Documents the design requirements of governmental authorities having jurisdiction over the Project.

§ 3.4.3 During the development of the Construction Documents, the Architect shall assist the Owner in the development and preparation of (1) bidding and procurement information that describes the time, place and conditions of bidding, including bidding or proposal forms; (2) the form of agreement between the Owner and Contractor; and (3) the Conditions of the Contract for Construction (General, Supplementary and other Conditions). The Architect shall also compile a project manual that includes the Conditions of the Contract for Construction and Specifications and may include bidding requirements and sample forms.

§ 3.4.4 The Architect shall update the estimate for the Cost of the Work.

§ 3.4.5 The Architect shall submit the Construction Documents to the Owner, advise the Owner of any adjustments to the estimate of the Cost of the Work, take any action required under Section 6.5, and request the Owner's approval.

§ 3.5 BIDDING OR NEGOTIATION PHASE SERVICES

§ 3.5.1 GENERAL

The Architect shall assist the Owner in establishing a list of prospective contractors. Following the Owner's approval of the Construction Documents, the Architect shall assist the Owner in (1) obtaining either competitive bids or negotiated proposals; (2) confirming responsiveness of bids or proposals; (3) determining the successful bid or proposal, if any; and, (4) awarding and preparing contracts for construction.

§ 3.5.2 COMPETITIVE BIDDING

§ 3.5.2.1 Bidding Documents shall consist of bidding requirements and proposed Contract Documents.

§ 3.5.2.2 The Architect shall assist the Owner in bidding the Project by

- **.1** procuring the reproduction of Bidding Documents for distribution to prospective bidders;
- **.2** distributing the Bidding Documents to prospective bidders, requesting their return upon completion of the bidding process, and maintaining a log of distribution and retrieval and of the amounts of deposits, if any, received from and returned to prospective bidders;
- **.3** organizing and conducting a pre-bid conference for prospective bidders;
- **.4** preparing responses to questions from prospective bidders and providing clarifications and interpretations of the Bidding Documents to all prospective bidders in the form of addenda; and
- **.5** organizing and conducting the opening of the bids, and subsequently documenting and distributing the bidding results, as directed by the Owner.

§ 3.5.2.3 The Architect shall consider requests for substitutions, if the Bidding Documents permit substitutions, and shall prepare and distribute addenda identifying approved substitutions to all prospective bidders.

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§ 3.5.3 NEGOTIATED PROPOSALS

§ 3.5.3.1 Proposal Documents shall consist of proposal requirements and proposed Contract Documents.

§ 3.5.3.2 The Architect shall assist the Owner in obtaining proposals by

.1 procuring the reproduction of Proposal Documents for distribution to prospective contractors, and requesting their return upon completion of the negotiation process;

.2 organizing and participating in selection interviews with prospective contractors; and

.3 participating in negotiations with prospective contractors, and subsequently preparing a summary report of the negotiation results, as directed by the Owner.

§ 3.5.3.3 The Architect shall consider requests for substitutions, if the Proposal Documents permit substitutions, and shall prepare and distribute addenda identifying approved substitutions to all prospective contractors.

§ 3.6 CONSTRUCTION PHASE SERVICES

§ 3.6.1 GENERAL

§ 3.6.1.1 The Architect shall provide administration of the Contract between the Owner and the Contractor as set forth below and in AIA Document A201™–2007, General Conditions of the Contract for Construction. If the Owner and Contractor modify AIA Document A201–2007, those modifications shall not affect the Architect's services under this Agreement unless the Owner and the Architect amend this Agreement.

§ 3.6.1.2 The Architect shall advise and consult with the Owner during the Construction Phase Services. The Architect shall have authority to act on behalf of the Owner only to the extent provided in this Agreement. The Architect shall not have control over, charge of, or responsibility for the construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the Work, nor shall the Architect be responsible for the Contractor's failure to perform the Work in accordance with the requirements of the Contract Documents. The Architect shall be responsible for the Architect's negligent acts or omissions, but shall not have control over or charge of, and shall not be responsible for, acts or omissions of the Contractor or of any other persons or entities performing portions of the Work.

§ 3.6.1.3 Subject to Section 4.3, the Architect's responsibility to provide Construction Phase Services commences with the award of the Contract for Construction and terminates on the date the Architect issues the final Certificate for Payment.

§ 3.6.2 EVALUATIONS OF THE WORK

§ 3.6.2.1 The Architect shall visit the site at intervals appropriate to the stage of construction, or as otherwise required in Section 4.3.3, to become generally familiar with the progress and quality of the portion of the Work completed, and to determine, in general, if the Work observed is being performed in a manner indicating that the Work, when fully completed, will be in accordance with the Contract Documents. However, the Architect shall not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the Work. On the basis of the site visits, the Architect shall keep the Owner reasonably informed about the progress and quality of the portion of the Work completed, and report to the Owner (1) known deviations from the Contract Documents and from the most recent construction schedule submitted by the Contractor, and (2) defects and deficiencies observed in the Work.

§ 3.6.2.2 The Architect shall reject Work that does not conform to the Contract Documents. Whenever the Architect considers it necessary or advisable, the Architect shall have the authority to require inspection or testing of the Work in accordance with the provisions of the Contract Documents, whether or not such Work is fabricated, installed or completed. However, neither this authority of the Architect nor a decision made in good faith either to exercise or not to exercise such authority shall give rise to a duty or responsibility of the Architect to the Contractor, Subcontractors, material and equipment suppliers, their agents or employees or other persons or entities performing portions of the Work.

§ 3.6.2.3 The Architect shall interpret and decide matters concerning performance under, and requirements of, the Contract Documents on written request of either the Owner or Contractor. The Architect's response to such requests shall be made in writing within any time limits agreed upon or otherwise with reasonable promptness.

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§ 3.6.2.4 Interpretations and decisions of the Architect shall be consistent with the intent of and reasonably inferable from the Contract Documents and shall be in writing or in the form of drawings. When making such interpretations and decisions, the Architect shall endeavor to secure faithful performance by both Owner and Contractor, shall not show partiality to either, and shall not be liable for results of interpretations or decisions rendered in good faith. The Architect's decisions on matters relating to aesthetic effect shall be final if consistent with the intent expressed in the Contract Documents.

§ 3.6.2.5 Unless the Owner and Contractor designate another person to serve as an Initial Decision Maker, as that term is defined in AIA Document A201–2007, the Architect shall render initial decisions on Claims between the Owner and Contractor as provided in the Contract Documents.

§ 3.6.3 CERTIFICATES FOR PAYMENT TO CONTRACTOR

§ 3.6.3.1 The Architect shall review and certify the amounts due the Contractor and shall issue certificates in such amounts. The Architect's certification for payment shall constitute a representation to the Owner, based on the Architect's evaluation of the Work as provided in Section 3.6.2 and on the data comprising the Contractor's Application for Payment, that, to the best of the Architect's knowledge, information and belief, the Work has progressed to the point indicated and that the quality of the Work is in accordance with the Contract Documents. The foregoing representations are subject (1) to an evaluation of the Work for conformance with the Contract Documents upon Substantial Completion, (2) to results of subsequent tests and inspections, (3) to correction of minor deviations from the Contract Documents prior to completion, and (4) to specific qualifications expressed by the Architect.

§ 3.6.3.2 The issuance of a Certificate for Payment shall not be a representation that the Architect has (1) made exhaustive or continuous on-site inspections to check the quality or quantity of the Work, (2) reviewed construction means, methods, techniques, sequences or procedures, (3) reviewed copies of requisitions received from Subcontractors and material suppliers and other data requested by the Owner to substantiate the Contractor's right to payment, or (4) ascertained how or for what purpose the Contractor has used money previously paid on account of the Contract Sum.

§ 3.6.3.3 The Architect shall maintain a record of the Applications and Certificates for Payment.

§ 3.6.4 SUBMITTALS

§ 3.6.4.1 The Architect shall review the Contractor's submittal schedule and shall not unreasonably delay or withhold approval. The Architect's action in reviewing submittals shall be taken in accordance with the approved submittal schedule or, in the absence of an approved submittal schedule, with reasonable promptness while allowing sufficient time in the Architect's professional judgment to permit adequate review.

§ 3.6.4.2 In accordance with the Architect-approved submittal schedule, the Architect shall review and approve or take other appropriate action upon the Contractor's submittals such as Shop Drawings, Product Data and Samples, but only for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents. Review of such submittals is not for the purpose of determining the accuracy and completeness of other information such as dimensions, quantities, and installation or performance of equipment or systems, which are the Contractor's responsibility. The Architect's review shall not constitute approval of safety precautions or, unless otherwise specifically stated by the Architect, of any construction means, methods, techniques, sequences or procedures. The Architect's approval of a specific item shall not indicate approval of an assembly of which the item is a component.

§ 3.6.4.3 If the Contract Documents specifically require the Contractor to provide professional design services or certifications by a design professional related to systems, materials or equipment, the Architect shall specify the appropriate performance and design criteria that such services must satisfy. The Architect shall review Shop Drawings and other submittals related to the Work designed or certified by the design professional retained by the Contractor that bear such professional's seal and signature when submitted to the Architect. The Architect shall be entitled to rely upon the adequacy, accuracy and completeness of the services, certifications and approvals performed or provided by such design professionals.

§ 3.6.4.4 Subject to the provisions of Section 4.3, the Architect shall review and respond to requests for information about the Contract Documents. The Architect shall set forth in the Contract Documents the requirements for requests for information. Requests for information shall include, at a minimum, a detailed written statement that indicates the

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specific Drawings or Specifications in need of clarification and the nature of the clarification requested. The Architect's response to such requests shall be made in writing within any time limits agreed upon, or otherwise with reasonable promptness. If appropriate, the Architect shall prepare and issue supplemental Drawings and Specifications in response to requests for information.

§ 3.6.4.5 The Architect shall maintain a record of submittals and copies of submittals supplied by the Contractor in accordance with the requirements of the Contract Documents.

§ 3.6.5 CHANGES IN THE WORK

§ 3.6.5.1 The Architect may authorize minor changes in the Work that are consistent with the intent of the Contract Documents and do not involve an adjustment in the Contract Sum or an extension of the Contract Time. Subject to the provisions of Section 4.3, the Architect shall prepare Change Orders and Construction Change Directives for the Owner's approval and execution in accordance with the Contract Documents.

§ 3.6.5.2 The Architect shall maintain records relative to changes in the Work.

§ 3.6.6 PROJECT COMPLETION

§ 3.6.6.1 The Architect shall conduct inspections to determine the date or dates of Substantial Completion and the date of final completion; issue Certificates of Substantial Completion; receive from the Contractor and forward to the Owner, for the Owner's review and records, written warranties and related documents required by the Contract Documents and assembled by the Contractor; and issue a final Certificate for Payment based upon a final inspection indicating the Work complies with the requirements of the Contract Documents.

§ 3.6.6.2 The Architect's inspections shall be conducted with the Owner to check conformance of the Work with the requirements of the Contract Documents and to verify the accuracy and completeness of the list submitted by the Contractor of Work to be completed or corrected.

§ 3.6.6.3 When the Work is found to be substantially complete, the Architect shall inform the Owner about the balance of the Contract Sum remaining to be paid the Contractor, including the amount to be retained from the Contract Sum, if any, for final completion or correction of the Work.

§ 3.6.6.4 The Architect shall forward to the Owner the following information received from the Contractor: (1) consent of surety or sureties, if any, to reduction in or partial release of retainage or the making of final payment; (2) affidavits, receipts, releases and waivers of liens or bonds indemnifying the Owner against liens; and (3) any other documentation required of the Contractor under the Contract Documents.

§ 3.6.6.5 Upon request of the Owner, and prior to the expiration of one year from the date of Substantial Completion, the Architect shall, without additional compensation, conduct a meeting with the Owner to review the facility operations and performance.

ARTICLE 4 ADDITIONAL SERVICES

§ 4.1 Additional Services listed below are not included in Basic Services but may be required for the Project. The Architect shall provide the listed Additional Services only if specifically designated in the table below as the Architect's responsibility, and the Owner shall compensate the Architect as provided in Section 11.2.
(Designate the Additional Services the Architect shall provide in the second column of the table below. In the third column indicate whether the service description is located in Section 4.2 or in an attached exhibit. If in an exhibit, identify the exhibit.)

Additional Services		**Responsibility** *(Architect, Owner or Not Provided)*	**Location of Service Description** *(Section 4.2 below or in an exhibit attached to this document and identified below)*
§ 4.1.1	Programming (B202™–2009)		
§ 4.1.2	Multiple preliminary designs		
§ 4.1.3	Measured drawings		
§ 4.1.4	Existing facilities surveys		
§ 4.1.5	Site Evaluation and Planning (B203™–2007)		
§ 4.1.6	Building Information Modeling (E202™–		

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	2008)		
§ 4.1.7	Civil engineering		
§ 4.1.8	Landscape design		
§ 4.1.9	Architectural Interior Design (B252™–2007)		
§ 4.1.10	Value Analysis (B204™–2007)		
§ 4.1.11	Detailed cost estimating		
§ 4.1.12	On-site Project Representation (B207™–2008)		
§ 4.1.13	Conformed construction documents		
§ 4.1.14	As-Designed Record drawings		
§ 4.1.15	As-Constructed Record drawings		
§ 4.1.16	Post occupancy evaluation		
§ 4.1.17	Facility Support Services (B210™–2007)		
§ 4.1.18	Tenant-related services		
§ 4.1.19	Coordination of Owner's consultants		
§ 4.1.20	Telecommunications/data design		
§ 4.1.21	Security Evaluation and Planning (B206™–2007)		
§ 4.1.22	Commissioning (B211™–2007)		
§ 4.1.23	Extensive environmentally responsible design		
§ 4.1.24	LEED® Certification (B214™–2012)		
§ 4.1.25	Fast-track design services		
§ 4.1.26	Historic Preservation (B205™–2007)		
§ 4.1.27	Furniture, Furnishings, and Equipment Design (B253™–2007)		

§ 4.2 Insert a description of each Additional Service designated in Section 4.1 as the Architect's responsibility, if not further described in an exhibit attached to this document.

« »

§ 4.3 Additional Services may be provided after execution of this Agreement, without invalidating the Agreement. Except for services required due to the fault of the Architect, any Additional Services provided in accordance with this Section 4.3 shall entitle the Architect to compensation pursuant to Section 11.3 and an appropriate adjustment in the Architect's schedule.

§ 4.3.1 Upon recognizing the need to perform the following Additional Services, the Architect shall notify the Owner with reasonable promptness and explain the facts and circumstances giving rise to the need. The Architect shall not proceed to provide the following services until the Architect receives the Owner's written authorization:

.1 Services necessitated by a change in the Initial Information, previous instructions or approvals given by the Owner, or a material change in the Project including, but not limited to, size, quality, complexity, the Owner's schedule or budget for Cost of the Work, or procurement or delivery method;

.2 Services necessitated by the Owner's request for extensive environmentally responsible design alternatives, such as unique system designs, in-depth material research, energy modeling, or LEED® certification;

.3 Changing or editing previously prepared Instruments of Service necessitated by the enactment or revision of codes, laws or regulations or official interpretations;

.4 Services necessitated by decisions of the Owner not rendered in a timely manner or any other failure of performance on the part of the Owner or the Owner's consultants or contractors;

.5 Preparing digital data for transmission to the Owner's consultants and contractors, or to other Owner authorized recipients;

.6 Preparation of design and documentation for alternate bid or proposal requests proposed by the Owner;

.7 Preparation for, and attendance at, a public presentation, meeting or hearing;

.8 Preparation for, and attendance at a dispute resolution proceeding or legal proceeding, except where the Architect is party thereto;

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.9 Evaluation of the qualifications of bidders or persons providing proposals;

.10 Consultation concerning replacement of Work resulting from fire or other cause during construction; or

.11 Assistance to the Initial Decision Maker, if other than the Architect.

§ 4.3.2 To avoid delay in the Construction Phase, the Architect shall provide the following Additional Services, notify the Owner with reasonable promptness, and explain the facts and circumstances giving rise to the need. If the Owner subsequently determines that all or parts of those services are not required, the Owner shall give prompt written notice to the Architect, and the Owner shall have no further obligation to compensate the Architect for those services:

.1 Reviewing a Contractor's submittal out of sequence from the submittal schedule agreed to by the Architect;

.2 Responding to the Contractor's requests for information that are not prepared in accordance with the Contract Documents or where such information is available to the Contractor from a careful study and comparison of the Contract Documents, field conditions, other Owner-provided information, Contractor-prepared coordination drawings, or prior Project correspondence or documentation;

.3 Preparing Change Orders and Construction Change Directives that require evaluation of Contractor's proposals and supporting data, or the preparation or revision of Instruments of Service;

.4 Evaluating an extensive number of Claims as the Initial Decision Maker;

.5 Evaluating substitutions proposed by the Owner or Contractor and making subsequent revisions to Instruments of Service resulting therefrom; or

.6 To the extent the Architect's Basic Services are affected, providing Construction Phase Services 60 days after (1) the date of Substantial Completion of the Work or (2) the anticipated date of Substantial Completion identified in Initial Information, whichever is earlier.

§ 4.3.3 The Architect shall provide Construction Phase Services exceeding the limits set forth below as Additional Services. When the limits below are reached, the Architect shall notify the Owner:

.1 «Two » («2 ») reviews of each Shop Drawing, Product Data item, sample and similar submittal of the Contractor

.2 «Six » («6 ») visits to the site by the Architect over the duration of the Project during construction

.3 «Two » («2 ») inspections for any portion of the Work to determine whether such portion of the Work is substantially complete in accordance with the requirements of the Contract Documents

.4 «Two » («2 ») inspections for any portion of the Work to determine final completion

§ 4.3.4 If the services covered by this Agreement have not been completed within «twelve » («12 ») months of the date of this Agreement, through no fault of the Architect, extension of the Architect's services beyond that time shall be compensated as Additional Services.

ARTICLE 5 OWNER'S RESPONSIBILITIES

§ 5.1 Unless otherwise provided for under this Agreement, the Owner shall provide information in a timely manner regarding requirements for and limitations on the Project, including a written program which shall set forth the Owner's objectives, schedule, constraints and criteria, including space requirements and relationships, flexibility, expandability, special equipment, systems and site requirements. Within 15 days after receipt of a written request from the Architect, the Owner shall furnish the requested information as necessary and relevant for the Architect to evaluate, give notice of or enforce lien rights.

§ 5.2 The Owner shall establish and periodically update the Owner's budget for the Project, including (1) the budget for the Cost of the Work as defined in Section 6.1; (2) the Owner's other costs; and, (3) reasonable contingencies related to all of these costs. If the Owner significantly increases or decreases the Owner's budget for the Cost of the Work, the Owner shall notify the Architect. The Owner and the Architect shall thereafter agree to a corresponding change in the Project's scope and quality.

§ 5.3 The Owner shall identify a representative authorized to act on the Owner's behalf with respect to the Project. The Owner shall render decisions and approve the Architect's submittals in a timely manner in order to avoid unreasonable delay in the orderly and sequential progress of the Architect's services.

§ 5.4 The Owner shall furnish surveys to describe physical characteristics, legal limitations and utility locations for the site of the Project, and a written legal description of the site. The surveys and legal information shall include, as

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applicable, grades and lines of streets, alleys, pavements and adjoining property and structures; designated wetlands; adjacent drainage; rights-of-way, restrictions, easements, encroachments, zoning, deed restrictions, boundaries and contours of the site; locations, dimensions and necessary data with respect to existing buildings, other improvements and trees; and information concerning available utility services and lines, both public and private, above and below grade, including inverts and depths. All the information on the survey shall be referenced to a Project benchmark.

§ 5.5 The Owner shall furnish services of geotechnical engineers, which may include but are not limited to test borings, test pits, determinations of soil bearing values, percolation tests, evaluations of hazardous materials, seismic evaluation, ground corrosion tests and resistivity tests, including necessary operations for anticipating subsoil conditions, with written reports and appropriate recommendations.

§ 5.6 The Owner shall coordinate the services of its own consultants with those services provided by the Architect. Upon the Architect's request, the Owner shall furnish copies of the scope of services in the contracts between the Owner and the Owner's consultants. The Owner shall furnish the services of consultants other than those designated in this Agreement, or authorize the Architect to furnish them as an Additional Service, when the Architect requests such services and demonstrates that they are reasonably required by the scope of the Project. The Owner shall require that its consultants maintain professional liability insurance as appropriate to the services provided.

§ 5.7 The Owner shall furnish tests, inspections and reports required by law or the Contract Documents, such as structural, mechanical, and chemical tests, tests for air and water pollution, and tests for hazardous materials.

§ 5.8 The Owner shall furnish all legal, insurance and accounting services, including auditing services, that may be reasonably necessary at any time for the Project to meet the Owner's needs and interests.

§ 5.9 The Owner shall provide prompt written notice to the Architect if the Owner becomes aware of any fault or defect in the Project, including errors, omissions or inconsistencies in the Architect's Instruments of Service. The Owner's obligation under this paragraph do not relieve the Architect of its obligations under this Agreement.

§ 5.10 Except as otherwise provided in this Agreement, or when direct communications have been specially authorized, the Owner shall endeavor to communicate with the Contractor and the Architect's consultants through the Architect about matters arising out of or relating to the Contract Documents. The Owner shall promptly notify the Architect of any direct communications that may affect the Architect's services.

§ 5.11 Before executing the Contract for Construction, the Owner shall coordinate the Architect's duties and responsibilities set forth in the Contract for Construction with the Architect's services set forth in this Agreement. The Owner shall provide the Architect a copy of the executed agreement between the Owner and Contractor, including the General Conditions of the Contract for Construction.

§ 5.12 The Owner shall provide the Architect access to the Project site prior to commencement of the Work and shall obligate the Contractor to provide the Architect access to the Work wherever it is in preparation or progress.

ARTICLE 6 COST OF THE WORK

§ 6.1 For purposes of this Agreement, the Cost of the Work shall be the total cost to the Owner to construct all elements of the Project designed or specified by the Architect and shall include contractors' general conditions costs, overhead and profit. The Cost of the Work does not include the compensation of the Architect, the costs of the land, rights-of-way, financing, contingencies for changes in the Work or other costs that are the responsibility of the Owner.

§ 6.2 The Owner's budget for the Cost of the Work is provided in Initial Information, and may be adjusted throughout the Project as required under Sections 5.2, 6.4 and 6.5. Evaluations of the Owner's budget for the Cost of the Work, the preliminary estimate of the Cost of the Work and updated estimates of the Cost of the Work prepared by the Architect, represent the Architect's judgment as a design professional. It is recognized, however, that neither the Architect nor the Owner has control over the cost of labor, materials or equipment; the Contractor's methods of determining bid prices; or competitive bidding, market or negotiating conditions. Accordingly, the Architect cannot and does not warrant or represent that bids or negotiated prices will not vary from the Owner's budget for the Cost of the Work or from any estimate of the Cost of the Work or evaluation prepared or agreed to by the Architect.

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§ 6.3 In preparing estimates of the Cost of Work, the Architect shall be permitted to include contingencies for design, bidding and price escalation; to determine what materials, equipment, component systems and types of construction are to be included in the Contract Documents; to make reasonable adjustments in the program and scope of the Project; and to include in the Contract Documents alternate bids as may be necessary to adjust the estimated Cost of the Work to meet the Owner's budget for the Cost of the Work. The Architect's estimate of the Cost of the Work shall be based on current area, volume or similar conceptual estimating techniques. If the Owner requests detailed cost estimating services, the Architect shall provide such services as an Additional Service under Article 4.

§ 6.4 If the Bidding or Negotiation Phase has not commenced within 90 days after the Architect submits the Construction Documents to the Owner, through no fault of the Architect, the Owner's budget for the Cost of the Work shall be adjusted to reflect changes in the general level of prices in the applicable construction market.

§ 6.5 If at any time the Architect's estimate of the Cost of the Work exceeds the Owner's budget for the Cost of the Work, the Architect shall make appropriate recommendations to the Owner to adjust the Project's size, quality or budget for the Cost of the Work, and the Owner shall cooperate with the Architect in making such adjustments.

§ 6.6 If the Owner's budget for the Cost of the Work at the conclusion of the Construction Documents Phase Services is exceeded by the lowest bona fide bid or negotiated proposal, the Owner shall

.1 give written approval of an increase in the budget for the Cost of the Work;
.2 authorize rebidding or renegotiating of the Project within a reasonable time;
.3 terminate in accordance with Section 9.5;
.4 in consultation with the Architect, revise the Project program, scope, or quality as required to reduce the Cost of the Work; or
.5 implement any other mutually acceptable alternative.

§ 6.7 If the Owner chooses to proceed under Section 6.6.4, the Architect, without additional compensation, shall modify the Construction Documents as necessary to comply with the Owner's budget for the Cost of the Work at the conclusion of the Construction Documents Phase Services, or the budget as adjusted under Section 6.6.1. The Architect's modification of the Construction Documents shall be the limit of the Architect's responsibility under this Article 6.

ARTICLE 7 COPYRIGHTS AND LICENSES

§ 7.1 The Architect and the Owner warrant that in transmitting Instruments of Service, or any other information, the transmitting party is the copyright owner of such information or has permission from the copyright owner to transmit such information for its use on the Project. If the Owner and Architect intend to transmit Instruments of Service or any other information or documentation in digital form, they shall endeavor to establish necessary protocols governing such transmissions.

§ 7.2 The Architect and the Architect's consultants shall be deemed the authors and owners of their respective Instruments of Service, including the Drawings and Specifications, and shall retain all common law, statutory and other reserved rights, including copyrights. Submission or distribution of Instruments of Service to meet official regulatory requirements or for similar purposes in connection with the Project is not to be construed as publication in derogation of the reserved rights of the Architect and the Architect's consultants.

§ 7.3 Upon execution of this Agreement, the Architect grants to the Owner a nonexclusive license to use the Architect's Instruments of Service solely and exclusively for purposes of constructing, using, maintaining, altering and adding to the Project, provided that the Owner substantially performs its obligations, including prompt payment of all sums when due, under this Agreement. The Architect shall obtain similar nonexclusive licenses from the Architect's consultants consistent with this Agreement. The license granted under this section permits the Owner to authorize the Contractor, Subcontractors, Sub-subcontractors, and material or equipment suppliers, as well as the Owner's consultants and separate contractors, to reproduce applicable portions of the Instruments of Service solely and exclusively for use in performing services or construction for the Project. If the Architect rightfully terminates this Agreement for cause as provided in Section 9.4, the license granted in this Section 7.3 shall terminate.

§ 7.3.1 In the event the Owner uses the Instruments of Service without retaining the author of the Instruments of Service, the Owner releases the Architect and Architect's consultant(s) from all claims and causes of action arising from such uses. The Owner, to the extent permitted by law, further agrees to indemnify and hold harmless the

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Architect and its consultants from all costs and expenses, including the cost of defense, related to claims and causes of action asserted by any third person or entity to the extent such costs and expenses arise from the Owner's use of the Instruments of Service under this Section 7.3.1. The terms of this Section 7.3.1 shall not apply if the Owner rightfully terminates this Agreement for cause under Section 9.4.

§ 7.4 Except for the licenses granted in this Article 7, no other license or right shall be deemed granted or implied under this Agreement. The Owner shall not assign, delegate, sublicense, pledge or otherwise transfer any license granted herein to another party without the prior written agreement of the Architect. Any unauthorized use of the Instruments of Service shall be at the Owner's sole risk and without liability to the Architect and the Architect's consultants.

ARTICLE 8 CLAIMS AND DISPUTES

§ 8.1 GENERAL

§ 8.1.1 The Owner and Architect shall commence all claims and causes of action, whether in contract, tort, or otherwise, against the other arising out of or related to this Agreement in accordance with the requirements of the method of binding dispute resolution selected in this Agreement within the period specified by applicable law. The Owner and Architect waive all claims and causes of action not commenced in accordance with this Section 8.1.1.

§ 8.1.2 To the extent damages are covered by property insurance, the Owner and Architect waive all rights against each other and against the contractors, consultants, agents and employees of the other for damages, except such rights as they may have to the proceeds of such insurance as set forth in AIA Document A201–2007, General Conditions of the Contract for Construction. The Owner or the Architect, as appropriate, shall require of the contractors, consultants, agents and employees of any of them similar waivers in favor of the other parties enumerated herein.

§ 8.2 MEDIATION

§ 8.2.1 Any claim, dispute or other matter in question arising out of or related to this Agreement shall be subject to mediation as a condition precedent to binding dispute resolution. If such matter relates to or is the subject of a lien arising out of the Architect's services, the Architect may proceed in accordance with applicable law to comply with the lien notice or filing deadlines prior to resolution of the matter by mediation or by binding dispute resolution.

§ 8.2.2 The Owner and Architect shall endeavor to resolve claims, disputes and other matters in question between them by mediation. A request for mediation shall be made in writing, delivered to the other party to the Agreement, and filed with the person or entity administering the mediation. The request may be made concurrently with the filing of a complaint or other appropriate demand for binding dispute resolution but, in such event, mediation shall proceed in advance of binding dispute resolution proceedings, which shall be stayed pending mediation for a period of 60 days from the date of filing, unless stayed for a longer period by agreement of the parties or court order. If an arbitration proceeding is stayed pursuant to this section, the parties may nonetheless proceed to the selection of the arbitrator(s) and agree upon a schedule for later proceedings.

§ 8.2.3 The parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in the place where the Project is located, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

§ 8.2.4 If the parties do not resolve a dispute through mediation pursuant to this Section 8.2, the method of binding dispute resolution shall be the following:
(Check the appropriate box. If the Owner and Architect do not select a method of binding dispute resolution below, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, the dispute will be resolved in a court of competent jurisdiction.)

[« »] Arbitration pursuant to Section 8.3 of this Agreement

[«X »] Litigation in a court of competent jurisdiction

[« »] Other (Specify)

« »

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ARTICLE 9 TERMINATION OR SUSPENSION

§ 9.1 If the Owner fails to make payments to the Architect in accordance with this Agreement, such failure shall be considered substantial nonperformance and cause for termination or, at the Architect's option, cause for suspension of performance of services under this Agreement. If the Architect elects to suspend services, the Architect shall give seven days' written notice to the Owner before suspending services. In the event of a suspension of services, the Architect shall have no liability to the Owner for delay or damage caused the Owner because of such suspension of services. Before resuming services, the Architect shall be paid all sums due prior to suspension and any expenses incurred in the interruption and resumption of the Architect's services. The Architect's fees for the remaining services and the time schedules shall be equitably adjusted.

§ 9.2 If the Owner suspends the Project, the Architect shall be compensated for services performed prior to notice of such suspension. When the Project is resumed, the Architect shall be compensated for expenses incurred in the interruption and resumption of the Architect's services. The Architect's fees for the remaining services and the time schedules shall be equitably adjusted.

§ 9.3 If the Owner suspends the Project for more than 90 cumulative days for reasons other than the fault of the Architect, the Architect may terminate this Agreement by giving not less than seven days' written notice.

§ 9.4 Either party may terminate this Agreement upon not less than seven days' written notice should the other party fail substantially to perform in accordance with the terms of this Agreement through no fault of the party initiating the termination.

§ 9.5 The Owner may terminate this Agreement upon not less than seven days' written notice to the Architect for the Owner's convenience and without cause.

§ 9.6 In the event of termination not the fault of the Architect, the Architect shall be compensated for services performed prior to termination, together with Reimbursable Expenses then due.

§ 9.8 The Owner's rights to use the Architect's Instruments of Service in the event of a termination of this Agreement are set forth in Article 7 and Section 11.9.

ARTICLE 10 MISCELLANEOUS PROVISIONS

§ 10.1 This Agreement shall be governed by the law of the place where the Project is located, except that if the parties have selected arbitration as the method of binding dispute resolution, the Federal Arbitration Act shall govern Section 8.3.

§ 10.2 Terms in this Agreement shall have the same meaning as those in AIA Document A201–2007, General Conditions of the Contract for Construction.

§ 10.3 The Owner and Architect, respectively, bind themselves, their agents, successors, assigns and legal representatives to this Agreement. Neither the Owner nor the Architect shall assign this Agreement without the written consent of the other, except that the Owner may assign this Agreement to a lender providing financing for the Project if the lender agrees to assume the Owner's rights and obligations under this Agreement.

§ 10.4 If the Owner requests the Architect to execute certificates, the proposed language of such certificates shall be submitted to the Architect for review at least 14 days prior to the requested dates of execution. If the Owner requests the Architect to execute consents reasonably required to facilitate assignment to a lender, the Architect shall execute all such consents that are consistent with this Agreement, provided the proposed consent is submitted to the Architect for review at least 14 days prior to execution. The Architect shall not be required to execute certificates or consents that would require knowledge, services or responsibilities beyond the scope of this Agreement.

§ 10.5 Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the Owner or Architect.

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§ 10.6 Unless otherwise required in this Agreement, the Architect shall have no responsibility for the discovery, presence, handling, removal or disposal of, or exposure of persons to, hazardous materials or toxic substances in any form at the Project site.

§ 10.7 The Architect shall have the right to include photographic or artistic representations of the design of the Project among the Architect's promotional and professional materials. The Architect shall be given reasonable access to the completed Project to make such representations. However, the Architect's materials shall not include the Owner's confidential or proprietary information if the Owner has previously advised the Architect in writing of the specific information considered by the Owner to be confidential or proprietary. The Owner shall provide professional credit for the Architect in the Owner's promotional materials for the Project.

§ 10.8 If the Architect or Owner receives information specifically designated by the other party as "confidential" or "business proprietary," the receiving party shall keep such information strictly confidential and shall not disclose it to any other person except to (1) its employees, (2) those who need to know the content of such information in order to perform services or construction solely and exclusively for the Project, or (3) its consultants and contractors whose contracts include similar restrictions on the use of confidential information.

ARTICLE 11 COMPENSATION

§ 11.1 For the Architect's Basic Services described under Article 3, the Owner shall compensate the Architect as follows:
(Insert amount of, or basis for, compensation.)

«Design ($23,271) and Construction Administration Services ($19,393) = $42,664.00
Owner reserves the right to not proceed with Construction Administration portion of the work in the event the City Council elects to not proceed with Project. »

§ 11.2 For Additional Services designated in Section 4.1, the Owner shall compensate the Architect as follows:
(Insert amount of, or basis for, compensation. If necessary, list specific services to which particular methods of compensation apply.)

«Exhibit B – LSA 2014 Hourly Rates »

§ 11.3 For Additional Services that may arise during the course of the Project, including those under Section 4.3, the Owner shall compensate the Architect as follows:
(Insert amount of, or basis for, compensation.)

«Exhibit B – LSA 2014 Hourly Rates »

§ 11.4 Compensation for Additional Services of the Architect's consultants when not included in Section 11.2 or 11.3, shall be the amount invoiced to the Architect plus « » percent (« » %), or as otherwise stated below:

« »

§ 11.7 The hourly billing rates for services of the Architect and the Architect's consultants, if any, are set forth below. The rates shall be adjusted in accordance with the Architect's and Architect's consultants' normal review practices.
(If applicable, attach an exhibit of hourly billing rates or insert them below.)

«Exhibit B. »

Employee or Category	Rate

§ 11.8 COMPENSATION FOR REIMBURSABLE EXPENSES

§ 11.8.1 Reimbursable Expenses are in addition to compensation for Basic and Additional Services and include expenses incurred by the Architect and the Architect's consultants directly related to the Project, as follows:

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.1 Transportation and authorized out-of-town travel and subsistence;
.2 Long distance services, dedicated data and communication services, teleconferences, Project Web sites, and extranets;
.3 Fees paid for securing approval of authorities having jurisdiction over the Project;
.4 Printing, reproductions, plots, standard form documents;
.5 Postage, handling and delivery;
.6 Expense of overtime work requiring higher than regular rates, if authorized in advance by the Owner;
.7 Renderings, models, mock-ups, professional photography, and presentation materials requested by the Owner;
.8 Architect's Consultant's expense of professional liability insurance dedicated exclusively to this Project, or the expense of additional insurance coverage or limits if the Owner requests such insurance in excess of that normally carried by the Architect's consultants;
.9 All taxes levied on professional services and on reimbursable expenses;
.10 Site office expenses; and
.11 Other similar Project-related expenditures.

§ 11.8.2 For Reimbursable Expenses the compensation shall be the expenses incurred by the Architect and the Architect's consultants plus «ten » percent («10 » %) of the expenses incurred.

§ 11.9 COMPENSATION FOR USE OF ARCHITECT'S INSTRUMENTS OF SERVICE
If the Owner terminates the Architect for its convenience under Section 9.5, or the Architect terminates this Agreement under Section 9.3, the Owner shall pay a licensing fee as compensation for the Owner's continued use of the Architect's Instruments of Service solely for purposes of completing, using and maintaining the Project as follows:

«Zero »

§ 11.10 PAYMENTS TO THE ARCHITECT
§ 11.10.1 An initial payment of «zero » ($ «0 ») shall be made upon execution of this Agreement and is the minimum payment under this Agreement. It shall be credited to the Owner's account in the final invoice.

§ 11.10.2 Unless otherwise agreed, payments for services shall be made monthly in proportion to services performed. Payments are due and payable upon presentation of the Architect's invoice. Amounts unpaid «forty-five » («45 ») days after the invoice date shall bear interest at the rate entered below, or in the absence thereof at the legal rate prevailing from time to time at the principal place of business of the Architect.
(Insert rate of monthly or annual interest agreed upon.)

Statutory rate per Minn. Stat. § 549.09.

§ 11.10.3 The Owner shall not withhold amounts from the Architect's compensation to impose a penalty or liquidated damages on the Architect, or to offset sums requested by or paid to contractors for the cost of changes in the Work unless the Architect agrees or has been found liable for the amounts in a binding dispute resolution proceeding.

§ 11.10.4 Records of Reimbursable Expenses, expenses pertaining to Additional Services, and services performed on the basis of hourly rates shall be provided to the Owner monthly.

ARTICLE 12 SPECIAL TERMS AND CONDITIONS
Special terms and conditions that modify this Agreement are as follows:

« »

ARTICLE 13 SCOPE OF THE AGREEMENT
§ 13.1 This Agreement represents the entire and integrated agreement between the Owner and the Architect and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both Owner and Architect.

§ 13.2 This Agreement is comprised of the following documents listed below:

AIA Document B101™ – 2007 (formerly B151™ – 1997). Copyright © 1974, 1978, 1987, 1997 and 2007 by The American Institute of Architects. **All rights reserved. WARNING: This AIA® Document is protected by U.S. Copyright Law and International Treaties. Unauthorized reproduction or distribution of this AIA® Document, or any portion of it, may result in severe civil and criminal penalties, and will be prosecuted to the maximum extent possible under the law.** This draft was produced by AIA software at 08:58:13 on 08/05/2014 under Order No.2487385010_1 which expires on 01/27/2015, and is not for resale.
User Notes: (945321818)

.1 AIA Document B101™–2007, Standard Form Agreement Between Owner and Architect

.2 AIA Document E201™–2007, Digital Data Protocol Exhibit, if completed, or the following:

« »

.3 Other documents:
(List other documents, if any, including Exhibit A, Initial Information, and additional scopes of service, if any, forming part of the Agreement.)

« »

This Agreement entered into as of the day and year first written above.

OWNER	**ARCHITECT**
(Signature)	*(Signature)*
« »« »	« »« »
(Printed name and title)	*(Printed name and title)*

DRAFT

AIA Document B101™ – 2007 (formerly B151™ – 1997). Copyright © 1974, 1978, 1987, 1997 and 2007 by The American Institute of Architects. **All rights reserved. WARNING: This AIA® Document is protected by U.S. Copyright Law and International Treaties. Unauthorized reproduction or distribution of this AIA® Document, or any portion of it, may result in severe civil and criminal penalties, and will be prosecuted to the maximum extent possible under the law.** This draft was produced by AIA software at 08:58:13 on 08/05/2014 under Order No.2487385010_1 which expires on 01/27/2015, and is not for resale.
User Notes: (945321818)

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: 03/10/2015

Submitted For: Patrick Brama, Administrative Services

By: Patrick Brama, Administrative Services

Information

Title:

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

Purpose/Background:

Purpose:

The purpose of this case is to accept bids and award a contract for Improvement Project #14-28, Parking Ramp Improvement Project; new garage space.

Background (case):

This case was last discussed by the City Council in October 2015; at which time, responses to the FIRST attempt at bidding were presented (attached to this case). Due to the low number of bid responses (2) and the high price of responses, the Council provided direction to reject bids and re-bid the project a second time in early 2015. The SECOND bid attempt was to include alternative design options to reduce project costs; an updated estimated project budget from the project manager (LSA Design); and was to be let at a more favorable time in the year (late winter versus fall).

Background (project)

For details, see attached case write-ups from previous council discussions. In summary, the proposed garage would be located on the first floor, east side, of the Ramsey Municipal Parking Ramp and would enclose 14 existing parking stalls. The proposed garage would provide heated space, with overhead door access, for the storage of building maintenance equipment, some public works equipment, some police equipment, City staff vehicles (engineering, admin, building, maintenance, etc.) and event supplies. At this point, other existing storage storage options are either at capacity/ inefficient/or short-term. This project is being managed by LSA Design.

.

Notification:

NA

Observations/Alternatives:

Observations:

Attached to this case is a memo from the project coordinator (LSA Design). This memo outlines an overview of the SECOND bid process, bid tabulation, comments, and a recommendation from LSA Design. In summary, the lowest responsible bidder was $298,440. LSA's estimated construction costs were $249,420. Although the lowest bidder came in above the LSA estimation, it is believed the lowest bid is competitive and fair for current market conditions. The current bid is $55,860 lower than the low construction bid from last Fall.

Alternatives:

#1 - Award contract (staff recommendation)

(+) storage issues/needs for the City's Building Maintenance and Police Departments would be solved.
(+) five bids were received, and LSA Design believes the lowest responsible bid is fair/ competitive/ market.
(+) improving and utilizing space in the existing parking ramp is more cost effective than constructing a new stand alone building on a different property.
(-) the lowest responsible bid came in about $50,000 higher than LSA Design's estimation. NOTE: sufficient funding exists in the Facilities Fund to cover this cost (see funding source for details).

#2 - Re-bid project.

(+) minor chance bids would come back significantly lower.
(-) more than likely, bids would not come back significantly lower.
(-) additional professional service dollars incurred for a third bidding process (about $3,000-$6,000 depending on variables).
(-) project completion would be pushed back resulting in negative operation effects to Building Maintenance and Police Departments (temporally).

#3 - Cancel project

(+) City would save dollars on remaining costs associated with completing this project (construction plus remaining LSA Design professional services = about $303K + $22K).
(-) Not capitalizing on previous work completed for this project--now sunk costs (about $22K in LSA Design professional services and staff time).
(-) Not solving the need for additional storage space.

Funding Source:

Public Facility Construction Fund. The Public Facility Construction Fund is used to fund the acquisition of land and construction of public facilities. Examples uses of this fund include the design of the new municipal center/police station and remodel of old city hall.

This fund has a beginning balance of $740,567 in 2015. The majority of this fund balance is attributed to a transfer from the 2013 and 2014 General Fund per the City's excess revenue fund policy in the amount of $ 286,613 and $274,760.

Project Budget:
Construction Costs $303,440 ($298,000 BASE BID + ALT BID #2 $5,000)
Soft Costs/Permits/Other $62,355
TOTAL $365,795

NOTE: about $22,000 in soft costs has already been paid to-date via the facilities fund.

Recommendation:

See alternatives.

Action:

Motion to:

Adoption Resolution #15-03-071 Accepting Bids and Awarding Contract for Improvement Project #14-28.

Attachments

RESOLUTION 15 03 071 (Purpose of case)
BID ATTEMPT 2 (February 2015) Purpose of Case

BID ATTEMPT 1 (October 2014)

02252014 ccws case (authorize prelim design)

06242014 ccws case (authorize final design)

08112014 ccrs case (approve final design and let bids)

10142014ccrs case (re bid project)

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	03/04/2015 04:02 PM
Kurt Ulrich	Kurt Ulrich	03/04/2015 05:48 PM
Form Started By: Patrick Brama		Started On: 03/03/2015 12:25 PM
Final Approval Date: 03/04/2015		

CC Regular Session **4. 9.**

Meeting Date: 05/26/2015

Submitted For: Patrick Brama, Administrative Services

By: Patrick Brama, Administrative Services

Information

Title

Approve New Strategy for CRM Services

Purpose/Background:

The purpose of this case is to consider a new strategy for providing "CRM Services" for the City of Ramsey.

STAFF PROPOSAL

(1) termination of existing CRM contract with GovQA (let existing contract naturally expire end of July 2015)
(2) staff select a new contract with a lower-cost vendor
(3) *external** "CRM Services" would be eliminated; and a new landing page for customer service on the City's website would created (i.e. replace external CRM).
(4) *internal*** "CRM Services" would continue operations via a new lower-cost vendor (i.e. replace existing CRM vendor).

***external CRM** refers to what the public utilizes on the City's website (http://www.ci.ramsey.mn.us/requestandresponse).
****internalCRM**refers to what staff utilizes via our internal intranet website (internal website for staff-to-staff only).

Notification:

NA

Observations/Alternatives:

WHY THE CHANGE?

(A) Low external CRM customer usage. Please reference attached reporting. The City has utilized CRM services for just less than three years. Over the course of three years 1,657 requests have been made via CRM (about 650 per year). 90.5% of requests have been made "internally" via City staff (about 1,500). The remaining 9.5% of requests have been made by external customers (i.e. citizens); which breaks down to about an average 63 requests per year.

NOTES: the City did conduct an advertising/ media push for this new service in 2013. Staff has had conversations in the past with other WebQA users throughout the twin cities. The trend/ usage that Ramsey is experiencing is similar to other communities.

(B) CRM creates a barrier for external customers. CRM requires the customer to create and remember a user name and password. This user name and password is needed each time the customer wishes to interact with the City (one request typically requires multiple interactions). The need to "log-in" and remember information each time the customer wants to contact the City (now or in the future) creates a convenience barrier; which encourages customers to find information via a different, easier, method.

The City does have the ability to NOT require a user log-in. However, in doing so, much of the reporting and tracking capabilities of the CRM software are lost (which makes the benefit of the product marginal

(C) Current system is not cost effective. The City pays GovQA $5,200 annually for CRM services. Based on item A above, the major value of CRM for the City of Ramsey is internal (not external). The City has the ability to get less robust, but fully functional/ effective, CRM software for internal usage only--for a fraction of the cost of our existing product (free to $2,500). Staff believes it would be prudent to reduce dollars spent on CRM services, given the opportunity exists/ current situation.

(D) Current system is not efficient for staff. Due to the low frequency of requests/ questions by CRM by external users, City staff has not become accustom to the system. As a result, when an external request is processed, it requires "re-learning" the system; and, "re-teaching" by our I.T. staff, repeatedly.

(F) A viable and effective alternative exists. As outlined in the "purpose" section of this case. Staff believes a cost-effective and efficient alternative to the current systems exists. Choosing this alternative will reduce dollars spent on CRM and increase efficiencies for staff and our customers. This alternative still allows our internal staff, whom frequently utilize CRM services, to continue using CRM services (Public Works, I.T., and Building Maintenance). This alternative has been discussed with department heads, staff CRM users and the I.T. Department--and all are in support.

Staff is proposing to replace the *External CRM* landing page with a new general customer service landing page. Attached to this case is a draft example. NOTE: this page will include a link to FAQ's at the bottom.

Funding Source:

IT Software Budget: 0192:6405. This action will result in a savings (amount TBD).

Recommendation:

See observations section.

If the Council would like to discuss this case in detail, staff would recommend it be tabled and brought back to work session. If the Council would like to briefly discuss this case, staff would recommend it be pulled from the consent agenda.

Action:

Motion to:

Approve staff's proposal for modification to CRM services for the City of Ramsey.

Attachments

Background Information on CRM

CRM Usage Report

Example Landing Page

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	05/21/2015 09:46 AM
Form Started By: Patrick Brama		Started On: 05/21/2015 08:32 AM
Final Approval Date: 05/21/2015		

City of RAMSEY

CITIZEN REQUEST MANAGEMENT (CRM)

What is CRM?

CRM: Citizen Request Management, Customer Request Management, Customer Relationship Management…

Automated software solution for managing relationships with customers.

- Customers/staff enter requests and questions online (software)
- Allows staff to efficiently manage requests and questions on the back end (software)
- Tracking capability
- Sophisticated FAQ module
- Mobile application

City of RAMSEY

How does CRM work?

Example:

1. Customer makes request/complaint online (pot hole on 147th Street)
2. Customer receives an automated reply from City (including a tracking number). Appropriate staff is notified a request has been created.
3. Staff completes request, responds to customer, and closes ticket.
4. Customer receives a confirmation email.

Through the entire process customer is able to track their request.

City of RAMSEY

What are the benefits of CRM (why)?

Customer

- Ability to submit requests, and review answers, 24/7
- Ability to track the status of requests (transparency)
- Better/professional communication, including confirmation emails (open and close)
- Ability to answer questions on the spot (FAQ database)
- Ability to review history of requests and questions

City

- Increase level of customer service and professionalism
- Ability to track requests from start to finish
- Increased efficiencies (confirmation emails, saved answers, question screening, quick research/reference)
- Ability to reassign requests
- Management functions (view open requests/closed/identify common problems/reports)
- Ability to display important/urgent FAQs on landing page
- Mobile application
- Internal and External CRM

City of RAMSEY

Background:

As part of the 2012 City Council Strategic planning process, pursing efficiencies and improving customer service through the use of technology was identified as a priority.

Staff and Council discussed the potential use of Citizen Request Management (CRM) software as a solution.

The City Council voted in June of 2012 to purchase CRM services from a company known as GovQA (contract August).

GovQA
A WebQA Company

City of RAMSEY

Overview of CRM in Ramsey:

EXTERNAL – INT'ER'NET

City of Ramsey
Request & Response
Customer Support

- For external customers (citizens)
- Accessible via the internet
- Standard CRM functionality

INTERNAL – INT'RA'NET

City of RAMSEY
Employee Intranet Helpdesk

- For internal customers (employees)
- Accessible via employee intranet
- IT HelpDesk
- Building Maintenance HelpDesk

City of RAMSEY

City of Ramsey

Request & Response

Customer Support

Marketing

- Utility Bill Mailers
- Ramsey Resident
- 1/3 Cardstock Handout

City of RAMSEY

City of Ramsey

Request & Response

Customer Support

City of RAMSEY

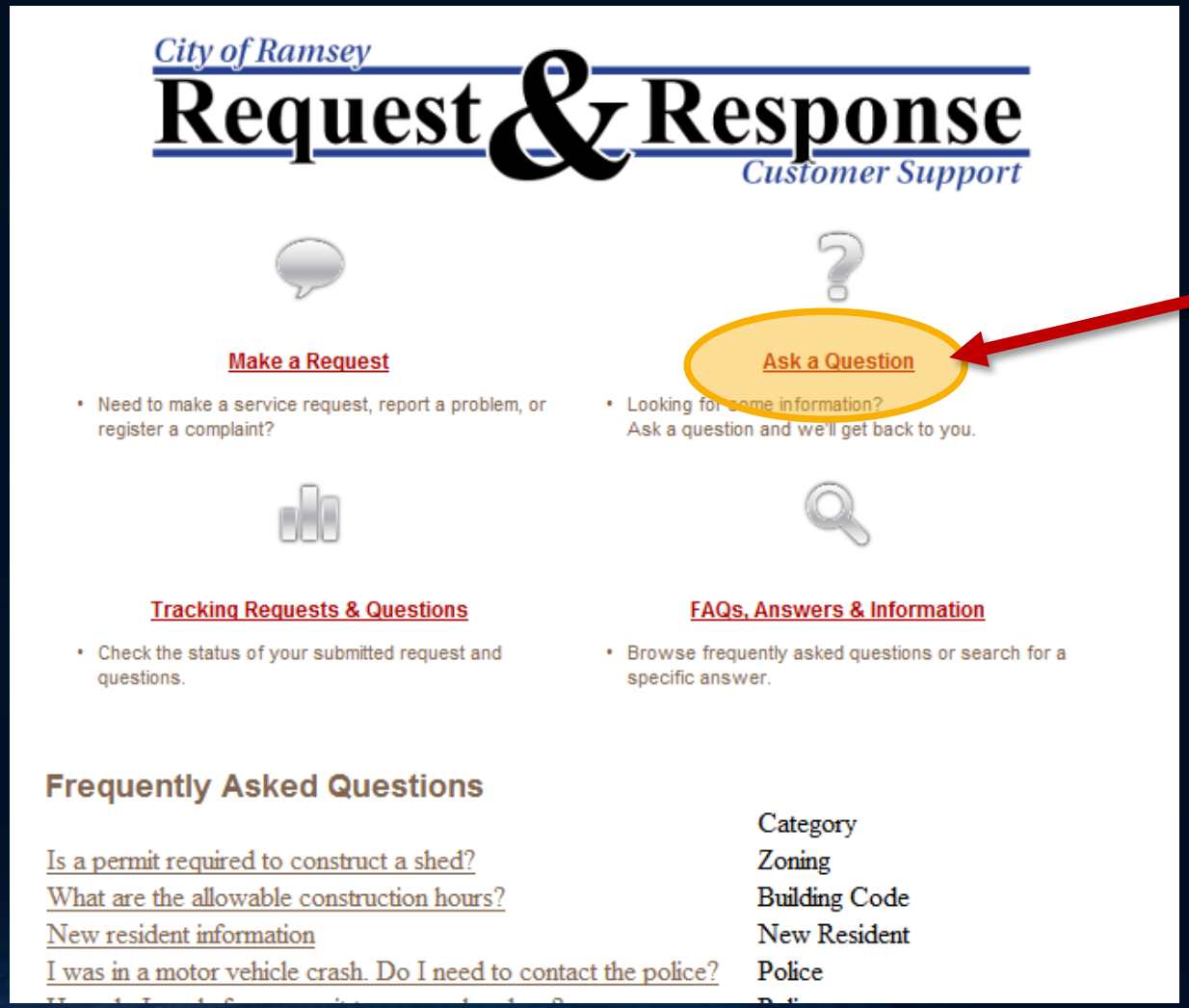
City of Ramsey Request & Response Customer Support

Make A Request:

- Request a service
- Report problem/complaint
- Fillable forms

City of RAMSEY

City of Ramsey Request & Response Customer Support



Ask A Question:

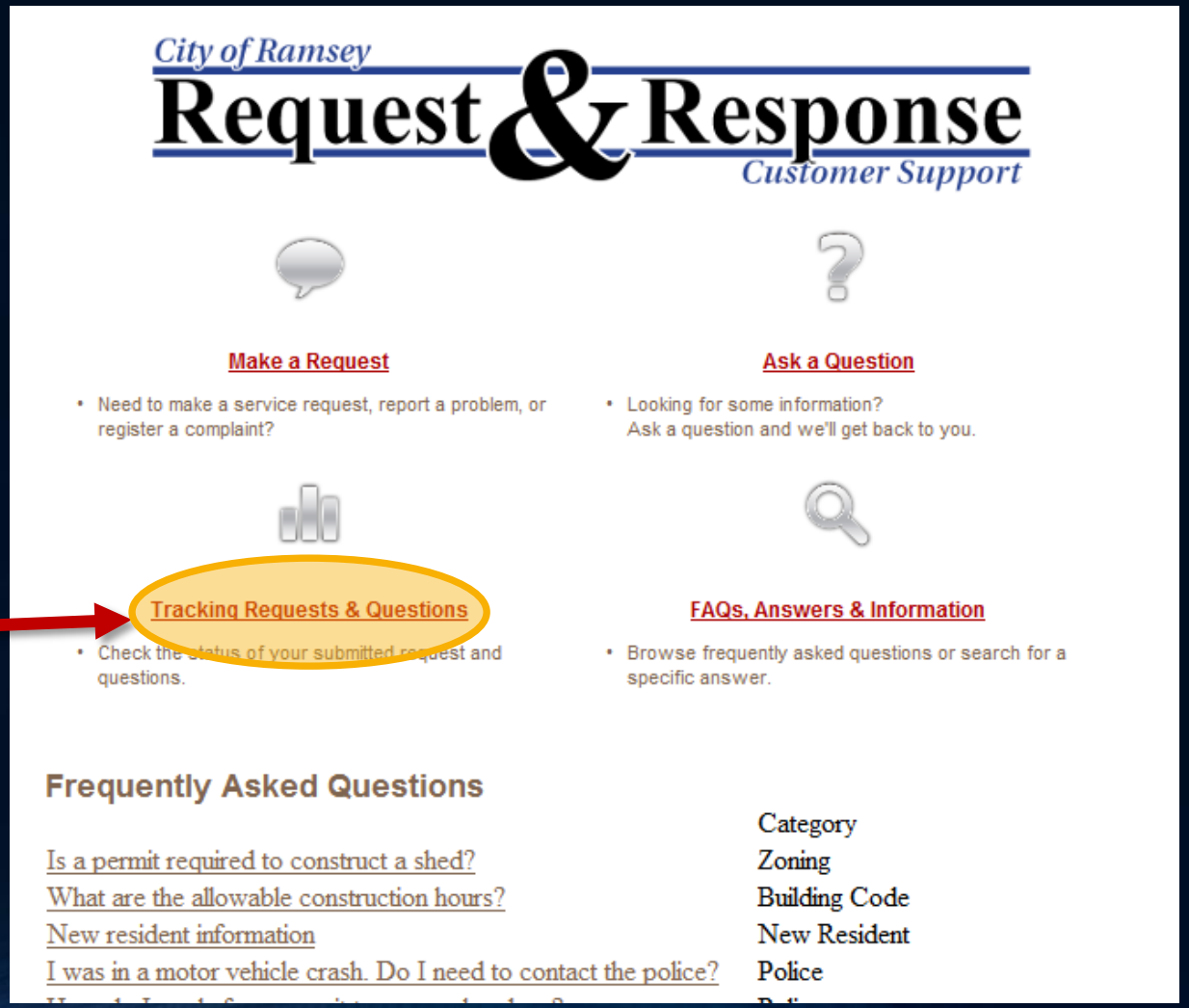
- General question/inquiry
- Fillable form

City of RAMSEY

City of Ramsey

Request & Response

Customer Support



Track Requests & Questions:

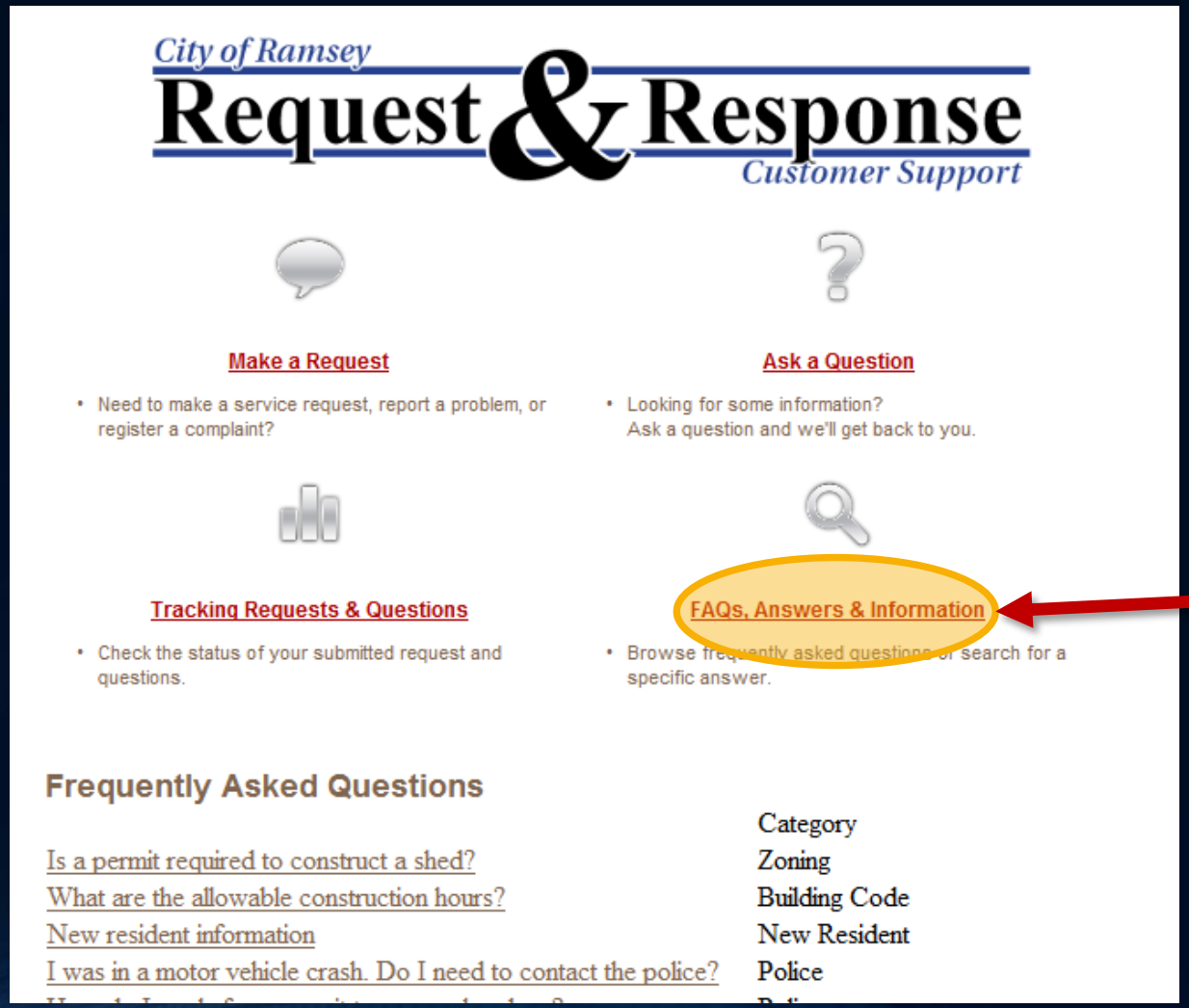
- Use your request number to track the status of a request

City of RAMSEY

City of Ramsey

Request & Response

Customer Support



FAQs, Answers and Information:

- Sophisticated FAQ database

City of RAMSEY

City of Ramsey

Request & Response

Customer Support

Top 10 FAQs:

- Top 10
- Urgent/relevant

City of RAMSEY

City of Ramsey Request & Response Customer Support

Make a Request | Ask a Question | Tracking Requests & Questions | FAQs & Answers

Category: All Categories

Find Request Type

Service Request Type	Description
Abandoned vehicle, bicycle or property	If you would like to report an abandoned vehicle, bicycle or property please select this service request.
Ask a Question	If you would like to ask the City of Ramsey a question, please select this service request.
Community sign, Highway 10, request use (dynamic display)	To request the use of the COR Community Sign, please use this request
Dead animal in roadway	If you would like to report a dead animal located on a public roadway, please use this service request. NOTE: Small animals such as rabbits, raccoons, opossum, etc. that are found dead on private property are the responsibility of the homeowner to dispose of properly. Deer that are struck by vehicles and end up on private property will be disposed of by the City. If an animal is killed on a public roadway the appropriate agency will be notified for disposal.
Obstructed vision at intersections (blocked view, bad sight lines)	If you feel vegetation is obstructing your view at an intersection please use this service request.
Pothole or damaged/poorly maintained road (streets)	If you would like to report a pothole, damaged/poorly maintained road (streets), please select this service request.
Ramsey Resident, submit an article proposal (community newsletter)	Submit an article proposal for the Ramsey Resident (Community Newsletter) please use this service request.
Report Graffiti	If you would like to report graffiti on public property, please select this service request.

Description: If you would like to report a pothole, damaged/poorly maintained road (streets), please select this service request.

Contact E-Mail: pbrama@ci.ramsey.mn.us

***Contact Person Name:**

***Contact Person Phone:** ___-___-____

***Type of Issue:** -- Please Choose --

***Location of issue/complaint:**

***Description of Request:**

You can choose a maximum of five files to Attach. Please note, the maximum total file size for each attachment is 10MB.

Attach a File: Select

EMERGENCY? If you are experiencing an emergency, life threatening or dangerous situation call 911 immediately

DATA PRIVACY: MN State Statute 13.44, Subdivision 1, states: "the identities of individuals who register complaints with state agencies or political subdivisions concerning violations of state laws or local ordinances concerning the use of real property are classified as confidential data."

SERVICE AGREEMENT: The City will only respond to reasonable service requests and problem reports.

Submit | Cancel

EXAMPLE REQUEST

City of RAMSEY

City of Ramsey

Request & Response

Customer Support

Make a Request | Ask a Question | Tracking Requests & Questions | FAQs & Answers

FAQs, Answers & Information

Browse frequently asked questions or search for a specific answer.

Category: All Items **Search for:** Search

Sub-Category: All Items

#	Description	Category
1	Is a permit required to construct a shed?	Zoning
2	What are the allowable construction hours?	Building Code
3	New resident information	New Resident
4	I was in a motor vehicle crash. Do I need to contact the police?	Police
5	How do I apply for a permit to carry a handgun?	Police
6	Does the police department do background checks?	Police
7	There is trash, broken glass or debris in the road	Streets
8	Utility Account Change (Move-in/Move-out)	Utility Services
9	Anoka County License Center Info	Anoka County License Center
10	Information on Restraining Orders	Police

Prev 1 2 3 4 5 6 7 8 9 10 ... Next | Displaying Page 1 of 11

Make a Request | Ask a Question | Tracking Requests & Questions | FAQs & Answers

<< Back to Search Results

How do I apply for a permit to carry a handgun?

Question:

How do I apply for a permit to carry a handgun?

Answer:

Permits to carry handguns must be obtained through your local sheriff's office.

Go to the MN Dept of Public Safety web site found by clicking here for the most current information and application for a permit to carry.

Anoka County citizens must apply in person at the Sheriff's Office for info click here or at 13301 Hanson Blvd NW, Andover, MN. Download the Permit to Carry Requirements / Instructions sheet from this Web site (Adobe Acrobat format).

Category: Police

Was this helpful?

Email

Print

Powered by GovQA

EXAMPLE FAQ

City of RAMSEY

City of Ramsey

Request & Response

Customer Support

Closed Requests by Assigned Department

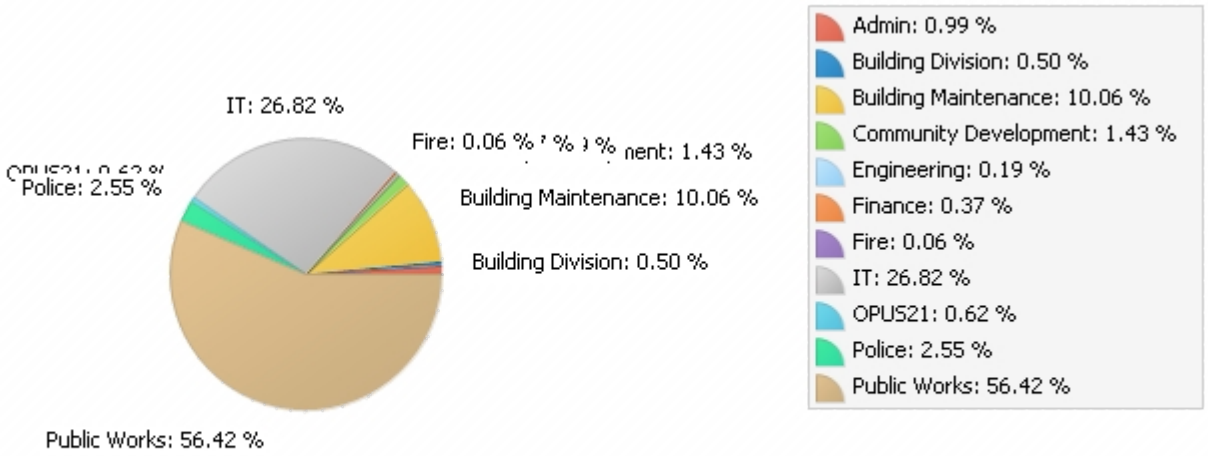
Reporting Period: 3/6/2011 - 3/6/2015

Department: All Departments

Request Type: All Types

Run Date: Run Date: 03/06/2015 2:47 PM

Total Requests



Total Requests By Type

Department	Request Type	Total
Admin	Ask a Question	7
	Ask a Question - Intranet	4
	Community sign, Highway 10, request use (dynamic display)	1
	Information Technology (IT) Request - Intranet	3
	Ramsey Resident, submit an article proposal (community newsletter)	1
Building Division	Ask a Question	5
	Ask a Question - Intranet	3
Building Maintenance	Ask a Question - Intranet	2
	Building Maintenance (BM) - Intranet	159
	Information Technology (IT) Request - Intranet	1
Community Development	Ask a Question	15
	Ask a Question - Intranet	8
Engineering	Ask a Question	3
Finance	Ask a Question	3
	Ask a Question - Intranet	1

Total Requests By Type

Department	Request Type	Total
	Special Assessment Search - Non-Utility	1
	Utility Account Change (Move-in/Move-out)	1
Fire	Ask a Question	1
IT	Ask a Question - Intranet	4
	Information Technology (IT) Request - Intranet	428
OPUS21	Ask a Question	2
	Ask a Question - Intranet	2
	Special Assessment Search - Non-Utility	1
	Special Assessment Search - Utility Services	2
	Utility Account Change (Move-in/Move-out)	3
Police	Abandoned vehicle, bicycle or property	10
	Ask a Question	9
	Ask a Question - Intranet	2
	Information Technology (IT) Request - Intranet	2
	Report Graffiti	7
	Request monitoring of speed issues on a specific city street	7
	Request permission to park on a city street over night	4
Public Works	Ask a Question	11
	Ask a Question - Intranet	3
	Building Maintenance (BM) - Intranet	1
	Dead animal in roadway	17
	Miscellaneous Public Works	47
	Obstructed vision at intersections (blocked view, bad sight lines)	43
	Pothole or damaged/poorly maintained road (streets)	228
	Report Graffiti	1
	Snow Plow Damage	87
	Snow Plow Damage to Mail Box	66
	Snowy, icy or slippery conditions on a road, street, Intersection	197
	Storm water run-off (ponding, improper drainage, flooding)	57
	Traffic Sign Maintenance	71
	Trash, debris or vegetation in roadway (waste, garbage)	70
	Water Issues	10

Search The Site

Go

- City Code
- City Documents
  - Agendas
  - Archived Agendas & Minutes
  - Documents
  - Public Hearing Notices
  - Weekly Updates
- Community Events
- Development Updates
- Economic Development
- Elections
- Employment
- Northstar Transit
- Notify Me
- Parks and Recreation
- Permits & Applications
- Ramsey ePay
- Ramsey Resident Newsletter
- Recycling
- Rentals - Facilities, Parks

Customer Support Directory

Residents (general)		
Public safety, crime prevention, fire prevention, report non-emergencies	Email / Link	763-427-6812
Traffic, parking, keys locked in vehicles	Email / Link	763-427-6812
Building, remodeling, zoning regulations, inspections, fences, storm water	Email / Link	763-433-9824
Public nuisances, long grass, blighted or poorly maintained property	Email / Link	763-427-6812
Water and sewer service quality	Email / Link	763-286-0296
Utility billing	Email / Link	651-255-0917
Property taxes, City budget and general levy	Email / Link	763-433-9847
Communications, marketing, events, administration, meeting spaces	Email / Link	763-433-9831
Elected officials, boards and commissions	Email / Link	763-433-9840
Job opportunities, volunteering, human resources	Email / Link	763-433-9867
Pot holes, snow plowing, street signs, dead animals, street maintenance	Email / Link	763-433-9863
Parks, trails, community amenities, facility and equipment rental	Email / Link	763-433-9853
Meeting agendas, minutes and schedules	Email / Link	763-433-9840
Elections, public records, data requests	Email / Link	763-433-9840
Permits	Email /Link	763-433-9824
All other inquires and requests	Email / Link	763-427-1410

Businesses		
Building, remodeling, zoning regulations, inspections, storm water	Email / Link	763-433-9824
Signs: temporary, permanent, banners, dynamic display	Email / Link	763-433-9817
Public safety, crime prevention, fire prevention, report non-emergencies	Email / Link	763-427-6812
Loitering, illegal dumping of trash and materials, abandon vehicles	Email / Link	763-427-6812
Business expansion, relocation, or start-up; financial tools and assistance	Email / Link	763-433-9868
Available private land and available leasable space	Email / Link	763-433-9868
General business customer service and support	Email / Link	763-433-9868
Permits	Email /Link	763-433-9824

Frequently Asked Questions

CC Regular Session **4. 10.**

Meeting Date: 05/26/2015

By: Diana Lund, Finance

Information

Title

Authorization of Amendment to Deposit Requirements of Conduit Debt Policy

Purpose/Background:

Purpose: To amend the City's *Conduit Debt Policy* by updating language regarding applicant deposit requirements.

Background:

The city adopted its current Conduit Debt Policy on May 10, 2005. Conduit Debt is known as pass through debt. Definition: Conduit debt is usually issued by a government agency that issues municipal securities (bonds) to raise capital for revenue-generating projects where the funds generated are used by a third party (known as the "conduit borrower") to make payments to investors. The conduit financing is typically backed by either the conduit borrower's credit or funds pledged toward the project by outside investors. If a project fails and the security goes into default, it falls to the conduit borrower's financial obligation, not the conduit issuer (city).

Not-For Profits and other entities may approach the city to help finance its project via conduit debt to take advantage of the city's tax exempt status which offers a lower bonded interest rate. (Not-For-Profits cannot issue tax exempt bonds). The city has most recently issued conduit debt for the refinancing of the Pact Charter School in 2013.

As the city's current policy was drafted in 2005 staff has been researching other communities conduit debt policies and sought the recommendation of the city's bond counsel in regards to adequate deposit requirements.

Briggs and Morgan, the City's current bond council, recommended that a conduit debt applicant must make a deposit equal to one-half of one percent (currently 1%) of the proposed bond issuance amount with a minimum deposit of $10,000 (currently $500). They found this deposit requirement to be fair and adequate in other conduit debt issuances they have handled for neighboring cities.

Observations/Alternatives:

Option #1: Amend Deposit Requirements to one-half of one-percent of bond issuance amount with a $10,000 minimum as recommended by City Bond Council.

Option #2: Leave 2005 Policy as is.

Option #3: Amend 2005 Policy with the following deposit requirements:_____% of bond issuance amount with a $_____minimum.

Recommendation:

Staff recommends Option #1. Bond Council has worked on several conduit debt issuances with other cities and this is their recommendation of fair and adequate deposit requirements for conduit debt applicants.

Action:

Adopt Amended Deposit Requirements for the City of Ramsey's Conduit Debt Policy.

Attachments

Deposit Amendment-Conduit Debt Policy

Form Review

Inbox	Reviewed By	Date
Patrick Brama	Patrick Brama	05/21/2015 09:54 AM
Kurt Ulrich	Kurt Ulrich	05/21/2015 12:52 PM
Form Started By: Diana Lund		Started On: 05/12/2015 10:36 AM
Final Approval Date: 05/21/2015		

CITY OF RAMSEY
CONDUIT DEBT POLICY

TERM & CONDITIONS FOR THE ISSUANCE OF CONDUIT DEBT
(Tax Code Allows City's to issue Conduit debt, but not be held accountable for repayment of debt)

Authority: Under Minnesota Municipal Industrial Development Act, Minnesota Statutes, Sections 469.152 to 469.1651 (the "Industrial Development Act:), the City of Ramsey has authority to issue industrial, commercial, and health care revenue bonds or notes to attract or promote economically sound industry and commerce to the City.

Under Minnesota Statutes, Chapter 462C (the "Housing Act") the City is authorized to issue housing revenue bonds to finance multi-family residential housing projects for low and moderate income persons and elderly persons. Projects must be consistent with a Housing Program as these terms are defined in the Housing Act.

Purpose: Municipalities may be asked by not-for-profit and other entities to issue pass-through, conduit debt. These projects are not projects of the governmental unit but of a separate corporation. In order to expedite the assistance that the City of Ramsey can offer and to avoid a resource drain on the City of Ramsey requires the following:

The corporation wishing assistance must first request that the Financial Director of the City review their proposal and provide the information and deposit the fee detailed below. After the Financial Director reviews the proposal the applicant may then request that the City Attorney review their proposal and grant permission to move forward to the public hearing stage.

The applicant must provide to the Financial Director documentation about the entity requesting the assistance, the project, and the proposed financing method. The City also requires that the applicant assume all of the costs incurred by the City in examining the legal and fiscal aspects of the project as well as ongoing monitoring and reporting of outstanding bonds once issued. The applicant must make a deposit equal to one-half of one percent ~~one percent (1%)~~ of the proposed issuance amount with a minimum-deposit of $10,000~~$500 and a maximum deposit of $25,000~~. These funds will be applied against the costs incurred by the City for staff time, its consultants, and any other expenses caused by the proposal. If the application is denied, the deposit amount in excess of these costs will be refunded to the applicant. If the application is approved, the full deposit will be retained to additionally cover costs of issuance and future monitoring. In the event the City's actual costs exceed the deposit amount, the applicant will be required to reimburse these additional amounts.

The corporation should be prepared to demonstrate to the Ramsey City Council how the proposed project will benefit the community. The corporation may request to be placed on the City's agenda by: contacting the City of Ramsey at (763) 427-1410, submitting a letter outlining the request, and appearing before the Ramsey City Council when the request is heard.
If permission is granted by the City, the bond attorney for the issue must:

Be the City's Bond Council: Briggs & Morgan, w2200 First National Bank Building, 332 Minnesota Street, St. Paul, MN 55101. (651) 808-6600

Provide to the City a written statement indicating that the documents have been appropriately prepared, all concerns of the City and points covered by this document have been addressed, and it is acceptable for the City to adopt the needed resolutions. No documents will be adopted by the City or signed by City Council members or staff without the attorney's statement.

Prepare a contract obligating the agency requesting the debt (obligor) to repay to the City any interest margin for bank qualified bonds that the agency uses and the City later needed on debt it issues for its own purposes.

Assure that the Official Statement prominently displays in large, bold type that the City of Ramsey does not have any obligation to repay the debt and what the rating of the bond issue is.

When the issue is complete and closed, provide two copies of the transcript and amortization schedules of the issue to the Financial Director on a timely basis.

The debt instrument issued must not place the City of Ramsey at risk in any way, financially or legally, in appearance or in fact. The Federal Government has also placed the burden of weighing the balance of "public purpose versus private benefit" upon the City of Ramsey for these conduit debt issues. The City will consider risk, the public versus private benefit balance, and the recommendation of its staff. Because of the subjective nature of the issues it must weigh, the Ramsey City Council retains the right to refuse to authorize any issue at its sole discretion and without need to give cause. The obligor must indemnify the City against all future costs including but not limited to law suits, findings that the issue was not tax-exempt, or penalties of any kind. The documents must clearly reflect the indemnification of the City.

The City will not be responsible for any continuing disclosure or arbitrage calculations or rebate and the documents must clearly reflect that the obligor is responsible for these matters.

The agency requesting the conduit debt and their advisors must arrange for the logistics of all document movement, timing, signature, publication, etc. It is very important to assure that the necessary individuals will be available for signatures on documents well in advance of needing the signatures. Signatures will be supplied at the convenience of the City of Ramsey Council members or City staff.

The City of Ramsey's Administration Office places items on the Council agenda and obtains signed documents from the Ramsey Council members. The contact in that office is Ms. JoAnn Thieling (763) 433-9840. It is the responsibility of the requesting agency to:

Inquire as to when City Council meetings are scheduled (and to check again as necessary because meeting dates change without notice),

Inquire as to when documents must be delivered in order to be accepted for the agenda,

Provide the appropriate cover sheet (see sample attached) for the materials for inclusion in the Council agenda,

Arrange for copies which need to be signed and to provide the necessary envelopes and postage or other arrangements to move the documents when signed. The documents are signed after the meeting at a time convenient to the Ramsey Mayor, typically within a week after the meeting.

Arrange to move (envelopes/postage) any notices requiring publication to the appropriate newspaper, pay for the publication, and obtain any signed affidavits necessary (The City's Official Newspaper is the Anoka Union at (763) 712-3550.

Attend all necessary City Council meetings to answer questions the City Council may have about the issue while the documents are being considered,

Arrange to have any other necessary documents delivered for signature by other City officials such as the City Attorney and the Financial Director (763) 433-9847 and after signature have appropriate self addressed and stamped envelopes available for return. The officials should be notified in advance, by telephone, that documents are being sent for signature,

Arrange for all IRS and Federal or State filings and or fees,

Arrange to have all necessary professional fees paid directly to the professionals who did the work either out of bond proceeds or make other acceptable arrangement with the professionals doing the work.

The City recommends that organizations wishing to issue debt through the City contact an independent Financial Advisor for assistance. Independent Financial Advisors help assure that the debt is issued in a competitive, cost effective manner. City staff can provide the names of the advisory firms they are aware of if the organization wishes to contract with one for assistance.

Original Policy Adopted: May 10, 2005
Deposit Requirements Amended: May 26, 2015

CC Regular Session **4. 11.**

Meeting Date: 05/26/2015

By: Jackie Lipski, Finance

Information

Title

Adopt Resolution #15-05-136 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of May 7, 2015 through May 20, 2015

Action:

Motion to Adopt Resolution #15-05-136 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of May 7, 2015 through May 20, 2015.

Attachments

Bills List 5/26/2015

Resolution 5/26/2015

Form Review

Inbox	Reviewed By	Date
Diana Lund	Diana Lund	05/20/2015 01:58 PM
Kurt Ulrich	Kurt Ulrich	05/21/2015 09:43 AM
Form Started By: Jackie Lipski		Started On: 05/20/2015 01:40 PM
Final Approval Date: 05/21/2015		

CITY OF RAMSEY - FINANCE OFFICE Printed 5/20/2015

RAMSEY CITY COUNCIL MEETING

5/26/2015

BILLS LIST

DISBURSEMENTS TO BE APPROVED THIS MEETING:

DISBURSEMENT TYPE:	SUBMITTED FOR APPROVAL
Purchase Journal:	
Prepaids 5/7/15-5/20/15	286,259.64
Accounts Payable 5/7/15-5/20/15	106,063.86
Payroll 5/8/15	125,690.12
Pay Estimates- Projects	92,073.91

TOTAL SUBMITTED FOR APPROVAL THIS MEETING **$ 610,087.53**

DISBURSEMENTS PREVIOUSLY APPROVED AND PAID:	APPROVED PREV. MTG	2015 Y.T.D.
NET PAYROLL TOTAL	$ 140,216.41	$ 1,220,531.32
- CORRECTION TO PAYROLL		
PREPAIDS	147,846.92	1,858,091.04
- PREPAID ADJUSTMENTS		
WIRE TRANSFERS FOR DEBT SERVICE		602,503.75
- CORRECTION TO D.S.		
ACCOUNTS PAYABLE INVOICING - PREVIOUS MEETING:		
- BILLS LIST SUBMITTED	192,998.89	2,027,493.04
ADD (DELETE) BILLS LIST SUBMITTED PAY ESTIMATE(S)		262,019.96
- CHECKS VOIDED	0.00	0.00
TOTAL CASH DISBURSEMENTS PREVIOUSLY APPROVED	**$ 481,062.22**	**$ 5,970,639.11**

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
96964	**5/7/2015**		**113522 ALLIANCE TITLE LLC**						
		275.96	UB REFUND 16096 RHINESTONE		76500	050615	9601.4651		WATER REVENUE
		275.96							
96965	**5/7/2015**		**114612 BRUMMER REALTY**						
		3.80	UB REFUND 5584 154TH LANE NW		76501	050615	9601.4651		WATER REVENUE
		3.80							
96966	**5/7/2015**		**114697 CHICAGO TITLE CO**						
		129.62	UB REFUND 14656 HELIUM ST		76502	050615	9601.4651		WATER REVENUE
		129.62							
96967	**5/7/2015**		**110734 CITY OF RAMSEY**						
		20.50	38032820		76503	050715	9601.4651		WATER REVENUE
		20.50	56054622		76503	050715	9601.4651		WATER REVENUE
		130.00	718070404		76503	050715	9601.4651		WATER REVENUE
		90.24	494013046		76503	050715	9601.4651		WATER REVENUE
		20.50	37942811		76503	050715	9601.4651		WATER REVENUE
		150.00	721662		76503	050715	9601.4651		WATER REVENUE
		134.34	71892199		76503	050715	9601.4651		WATER REVENUE
		22.56	35422559		76503	050715	9601.4651		WATER REVENUE
		21.00	398002818		76503	050715	9601.4651		WATER REVENUE
		20.00	719803		76503	050715	9601.4651		WATER REVENUE
		134.34	689292819		76503	050715	9601.4651		WATER REVENUE
		763.98							
96968	**5/7/2015**		**100870 EDINA REALTY TITLE**						
		160.54	UB REFUND 15381 YAKIMA ST		76504	050615	9601.4651		WATER REVENUE
		160.54							
96969	**5/7/2015**		**114698 FIFTH THIRD**						
		10.94	UB REFUND 5715 152ND WAY		76505	050615	9601.4651		WATER REVENUE
		10.94							
96970	**5/7/2015**		**111674 FIRST AMERICAN TITLE**						
		3.65	UB REFUND 17845 FLUORINE ST NW		76506	050615	9601.4651		WATER REVENUE
		3.65							
96971	**5/7/2015**		**113561 HOME TITLE INC**						
		31.28	UB REFUND 14201 XENON # 7		76507	050615	9601.4651		WATER REVENUE
		236.11	UB REFUND 14880 ARGON ST		76508	050615A	9601.4651		WATER REVENUE
		267.39							
96972	**5/7/2015**		**114700 JOHNSON, CHERYL**						
		117.10	UB REFUND 5425 144TH WAY # 18		76509	050615	9601.4651		WATER REVENUE
		117.10							
96974	**5/7/2015**		**114699 REGENCY TITLE INC**						
		12.56	UB REFUND 15821 HEDGEHOG ST NW		76519	050615	9601.4651		WATER REVENUE
		12.56							
96975	**5/7/2015**		**113903 TITLE ONE INC**						
		170.79	UB REFUND 7691 147TH TER NW		76520	050615	9601.4651		WATER REVENUE
		170.79							
96976	**5/8/2015**		**100268 LRRWMO CITY OF ANOKA**						

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
									Continued.
96976	5/8/2015		100268 LRRWMO CITY OF ANOKA						
		175.00	PERMIT APP- GARNET STREET		76534	050815	9435.6530	00201310	IMPROVEMENTS OTHER
		175.00							
96977	5/8/2015		100268 LRRWMO CITY OF ANOKA						
		1,700.00	PERMIT ESCROW- GARNET STREET		76535	050815A	9435.6530	00201310	IMPROVEMENTS OTHER
		1,700.00							
96978	5/12/2015		100043 ANOKA COUNTY PROPERTY RECORDS TAXATION						
		768.75	REAL 28-32-25-22-0057		76536	051215	9468.6315		MISCELLANEOUS PROFE
		7,722.09	00066-2001 STRUC		76537	051215A	9410.6315	00041018	MISCELLANEOUS PROFE
		1,891.01	00066-2003 PERS		76538	051215B	9410.6315	00041014	MISCELLANEOUS PROFE
		69.14	REAL 27-32-25-33-0008		76539	051215C	0194.6374		REFUSE/RECYCLING
		21.29	REAL 27-32-25-33-0012		76540	051215D	0194.6374		REFUSE/RECYCLING
		21.29	REAL 25-32-25-44-0012		76541	051215E	0194.6374		REFUSE/RECYCLING
		69.14	REAL 16-32-25-23-0001		76542	051215F	0194.6374		REFUSE/RECYCLING
		155.53	REAL 20-32-25-44-0002		76543	051215G	0194.6374		REFUSE/RECYCLING
		155.53	REAL 23-32-25-41-0019		76544	051215H	0194.6374		REFUSE/RECYCLING
		27,725.21	REAL 34-32-25-12-0008		76545	051215I	9410.6315	00041001	MISCELLANEOUS PROFE
		53.23	REAL 29-32-25-14-0013		76546	051215J	9400.6315		MISCELLANEOUS PROFE
		233.68	REAL 34-32-25-12-0009		76547	051215K	9410.6315	00041012	MISCELLANEOUS PROFE
		5,494.57	REAL 28-32-25-31-0007		76548	051215L	9410.6315	00041005	MISCELLANEOUS PROFE
		5,601.30	REAL 28-32-25-31-0020		76549	051215M	9410.6315	00041005	MISCELLANEOUS PROFE
		545.16	REAL 28-32-25-31-0017		76550	051215N	0194.6374		REFUSE/RECYCLING
		545.16	REAL 28-32-25-42-0024		76551	051215O	0194.6374		REFUSE/RECYCLING
		602.18	REAL 29-32-25-14-0009		76552	051215P	9230.6315		MISCELLANEOUS PROFE
		53.23	REAL 29-32-25-14-0010		76553	051215Q	9400.6315		MISCELLANEOUS PROFE
		1,362.90	REAL 28-32-25-31-0005		76554	051215R	0194.6374		REFUSE/RECYCLING
		1,163.48	00066-2002 PERS		76555	051215S	0296.6315		MISCELLANEOUS PROFE
		54,253.87							
96979	5/12/2015		100404 CENTURYLINK						
		65.35	APR /MAY 2015 BILLING		76556	763-422-1452 795 APR/MAY	0452.6321		TELEPHONE
		65.35							
96980	5/12/2015		113996 MADISON NATIONAL LIFE INSURANCE CO INC						
		884.22	REISSUE APRIL 2015 LTD		76558	051215	9101.2170		DENTAL/DISABILITY/LIFE
		884.22							
96981	5/12/2015		100291 MET COUNCIL SAC						
		32,305.00	SAC APRIL 2015		76557	050715	9602.2083		SAC CHARGES
		323.05-	SAC APRIL 2015		76557	050715	9602.4356		SEWER AVAILABILITY CH
		31,981.95							
96982	5/12/2015		100678 PETTY CASH						
		6.00	PARKING FEE- PD		76559	051115	0211.6331		TRAVEL & LODGING
		18.00	EMPLOYEE APP BREAKFAST		76559	051115	0111.6249		MISCELLANEOUS OPERA
		12.00	PD TABS # 375		76559	051115	0211.6249		MISCELLANEOUS OPERA
		25.00	CITY PLATES # 316		76559	051115	0194.6249		MISCELLANEOUS OPERA
		35.98	REVERSE REC. 38647		76559	051115	9101.4609		OTHER MISCELLANEOUS
		17.99-	GREG LIND- BOOTS BAL.		76559	051115	0311.6231		UNIFORMS & TURN-OUT
		78.99							
96983	5/12/2015		100510 VERIZON WIRELESS						
		61.55	MAR/APR 2015 BILLING		76560	9744326039	0130.6323		CELLULAR PHONES

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
96983	5/12/2015		100510 VERIZON WIRELESS						Continued.
		61.55							
96984	5/12/2015		111137 WRIGHT HENNEPIN COOPERATIVE ELECTRIC						
		27.95	7550 SUNWOOD DRIVE PD		76561	150-1682-6501 APR 15	0211.6489		OTHER CONTRACTED SE
		27.95							
97061	5/14/2015		106564 BLUE CROSS BLUE SHIELD						
		45,855.31	JUNE 2015 MEDICAL INS		76564	050115	9101.2176		LIFE/HEALTH-EMPLOYEE
		45,855.31							
97062	5/14/2015		110734 CITY OF RAMSEY						
		20.50	433598937		76568	051415	9601.4651		WATER REVENUE
		32.47	721489		76568	051415	9601.4651		WATER REVENUE
		134.34	700617252		76568	051415	9601.4651		WATER REVENUE
		134.34	719785		76568	051415	9601.4651		WATER REVENUE
		42.00	52894306		76568	051415	9601.4651		WATER REVENUE
		20.00	36262643		76568	051415	9601.4651		WATER REVENUE
		20.50	40323049		76568	051415	9601.4651		WATER REVENUE
		140.00	718803		76568	051415	9601.4651		WATER REVENUE
		544.15							
97063	5/14/2015		107484 MN DEPARTMENT OF HEALTH						
		150.00	WATER PLAN-GARNET ST		76566	051215	9435.6530	00201310	IMPROVEMENTS OTHER
		150.00							
97064	5/14/2015		111618 MN POLLUTION CONTROL AGENCY						
		310.00	SEWER PLAN-GARNET ST		76565	051215	9435.6530	00201310	IMPROVEMENTS OTHER
		310.00							
97065	5/14/2015		114709 SHAYA, ISMAIL						
		100.00	REFUND DAM/KEY DEPOSIT		76567	051415	9804.1160		KEY & DAMAGE DEPOSIT
		55.00	REFUND DAM/KEY DEPOSIT		76567	051415	9804.1160		KEY & DAMAGE DEPOSIT
		155.00							
97066	5/19/2015		100012 ACE SOLID WASTE INC						
		169.41	MAY 15 MISC ACCTS		76658	785587	0194.6374		REFUSE/RECYCLING
		97.08	MAY 15 MISC ACCTS		76658	785587	0311.6374		REFUSE/RECYCLING
		31.27	MAY 15 MISC ACCTS		76658	785587	0220.6374		REFUSE/RECYCLING
		325.27	MAY 15 MISC ACCTS		76658	785587	0452.6374		REFUSE/RECYCLING
		32.36	MAY 15 MISC ACCTS		76658	785587	9601.6374		REFUSE/RECYCLING
		32.36	MAY 15 MISC ACCTS		76658	785587	9602.6374		REFUSE/RECYCLING
		32.36	MAY 15 MISC ACCTS		76658	785587	9605.6374		REFUSE/RECYCLING
		27.19	FD MAY 15		76659	785585	0220.6374		REFUSE/RECYCLING
		747.30							
97067	5/19/2015		114710 ANOKA HIGH SCHOOL SOFTBALL BOOSTER CLUB						
		100.00	REFUND DAM/KEY DEP		76660	051815	9804.1160		KEY & DAMAGE DEPOSIT
		55.00	REFUND DAM/KEY DEP		76660	051815	9804.1160		KEY & DAMAGE DEPOSIT
		155.00							
97068	5/19/2015		100117 CONNEXUS ENERGY						
		1,575.00	SERVICE 15298 NOWTHEN BLVD		76673	COM0000244	9603.1730		IMPROVEMENTS OTHER
		1,575.00							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
									Continued.
97069	5/19/2015		107099 FASTENAL						
		13.31	MISC SUPPLIES		76661	MNTC8125475	0452.6249		MISCELLANEOUS OPERA
		13.31							
97070	5/19/2015		113464 LAND TITLE ESCROW ACCOUNT						
		202.14	UB REFUND 5131 155TH LANE		76662	050615	9601.4651		WATER REVENUE
		187.02	UB REFUND 7563 163RD AVE NW		76663	050615A	9601.4651		WATER REVENUE
		389.16							
97071	5/19/2015		111865 LIBERTY TITLE INC						
		162.54	UB REFUND 5163 146TH CIR NW		76664	050615A	9601.4651		WATER REVENUE
		171.51	UB REFUND 5420 144TH WAY # 22		76665	050615B	9601.4651		WATER REVENUE
		208.38	UB REFUND 5420 144TH WAY # 14		76666	050615C	9601.4651		WATER REVENUE
		198.01	UB REFUND 5435 144TH WAY # 22		76667	050615D	9601.4651		WATER REVENUE
		162.22	UB REFUND 5658 154TH CT NW		76668	050615E	9601.4651		WATER REVENUE
		148.61	UB REFUND 15249 GERMANIUM CIR		76669	050615F	9601.4651		WATER REVENUE
		170.67	UB REFUND 5435 144TH WAY # 16		76670	050615G	9601.4651		WATER REVENUE
		1,221.94							
97072	5/19/2015		113241 RANGER CHEVROLET-CADILLAC						
		27,946.42	2015 GMC SIERRA 411		76671	9993892	0301.6550		MOTOR VEHICLES
		27,946.42							
90329474	5/8/2015		100398 PUBLIC EMPLOYEES RETIREMENT ASSN						
		15,461.16			76531	0507151034567	9101.2174		PERA-EMPLOYEE
		20,510.69			76532	0507151034568	9101.2183		PERA-EMPLOYER
		35,971.85							
90468912	5/8/2015		100113 BANK OF THE WEST						
		20,953.09			76521	0507151034561	9101.2171		FEDERAL WITHHOLDING
		10,205.09			76526	0507151034562	9101.2173		FICA & MEDICARE-EMPL
		10,205.09			76527	0507151034563	9101.2182		FICA & MEDICARE-EMPL
		41,363.27							
99042815	5/15/2015		100219 HOME DEPOT COMMERCIAL ACCT PROGRAM						
		83.53	APRIL 2015 PURCHASES		76569	042815	0194.6259		BUILDING MAINT/REPAIR
		370.71	APRIL 2015 PURCHASES		76569	042815	0452.6229		SHOP MATERIALS
		454.24							
99043015	5/14/2015		108768 COMDATA NETWORK INC						
		33.30	BILL'S SUPERETTE , FUEL, MARA		76562	APR 15 COMDATA FUEL	0311.6223		GASOLINE
		74.75	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0311.6223		GASOLINE
		39.40	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0311.6223		GASOLINE
		25.28	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0220.6225		DIESEL FUEL
		42.10	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0220.6225		DIESEL FUEL
		37.00	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0220.6223		GASOLINE
		51.12	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0301.6223		GASOLINE
		19.26	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0220.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99043015	5/14/2015		108768 COMDATA NETWORK INC						Continued.
		25.66	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0220.6223		GASOLINE
		35.00	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0220.6223		GASOLINE
		37.08	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0220.6225		DIESEL FUEL
		115.44	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0220.6225		DIESEL FUEL
		44.42	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0220.6223		GASOLINE
		41.59	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0220.6223		GASOLINE
		52.38	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0220.6223		GASOLINE
		42.82	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0220.6223		GASOLINE
		58.55	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0220.6223		GASOLINE
		52.96	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0220.6223		GASOLINE
		56.65	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0220.6223		GASOLINE
		13.81	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0220.6225		DIESEL FUEL
		24.50	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0220.6225		DIESEL FUEL
		41.96	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0220.6225		DIESEL FUEL
		99.32	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0452.6223		GASOLINE
		90.00	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0311.6223		GASOLINE
		69.20	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0452.6223		GASOLINE
		5.89	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0452.6223		GASOLINE
		64.90	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0311.6223		GASOLINE
		53.50	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0452.6223		GASOLINE
		47.86	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0301.6223		GASOLINE
		36.00	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0311.6223		GASOLINE
		54.28	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0301.6223		GASOLINE
		37.71	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0311.6223		GASOLINE
		21.00	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0452.6223		GASOLINE
		56.36	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0452.6223		GASOLINE
		64.78	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0452.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99043015	5/14/2015		108768 COMDATA NETWORK INC						Continued.
		24.57	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0452.6223		GASOLINE
		38.55	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0452.6223		GASOLINE
		52.92	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0452.6223		GASOLINE
		81.46	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0452.6223		GASOLINE
		22.70	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0194.6223		GASOLINE
		35.78	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0311.6223		GASOLINE
		28.46	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0240.6223		GASOLINE
		31.32	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0240.6223		GASOLINE
		35.59	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0240.6223		GASOLINE
		26.64	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0194.6223		GASOLINE
		52.99	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0452.6223		GASOLINE
		27.44	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0240.6223		GASOLINE
		41.92	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0452.6223		GASOLINE
		80.33	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0452.6223		GASOLINE
		38.29	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0240.6223		GASOLINE
		46.93	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0301.6223		GASOLINE
		50.58	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0301.6223		GASOLINE
		15.93	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0311.6223		GASOLINE
		39.98	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0194.6223		GASOLINE
		49.87	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0194.6223		GASOLINE
		48.24	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0220.6225		DIESEL FUEL
		37.59	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0220.6225		DIESEL FUEL
		27.62	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0220.6223		GASOLINE
		26.57	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0220.6223		GASOLINE
		33.76	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0220.6223		GASOLINE
		47.38	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0220.6223		GASOLINE
		39.50	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0220.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99043015	5/14/2015		108768 COMDATA NETWORK INC						Continued.
		44.80	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0220.6223		GASOLINE
		57.22	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0220.6223		GASOLINE
		87.76	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0311.6223		GASOLINE
		72.96	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0452.6223		GASOLINE
		76.05	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0452.6223		GASOLINE
		70.48	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0311.6223		GASOLINE
		79.99	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0311.6223		GASOLINE
		37.97	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0311.6223		GASOLINE
		22.70	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0311.6223		GASOLINE
		30.29	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0311.6223		GASOLINE
		22.00	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		26.55	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		20.00	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		22.51	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		21.82	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		24.36	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		15.25	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		30.19	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		15.58	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		28.57	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		24.29	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		17.81	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		15.54	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		30.22	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		30.70	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		31.72	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		36.92	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99043015	5/14/2015		108768 COMDATA NETWORK INC						Continued.
		16.81	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		11.32	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		15.00	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		35.21	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		31.87	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		10.50	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		35.72	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		14.36	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		28.11	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		33.67	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		37.19	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		34.56	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		27.62	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		17.10	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		19.22	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		26.34	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		14.12	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		18.91	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		21.39	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		24.22	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		26.10	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		27.38	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		30.86	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		22.74	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		29.23	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		22.97	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		27.76	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99043015	5/14/2015		108768 COMDATA NETWORK INC						Continued.
		31.04	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		20.14	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		16.73	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		21.63	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		17.90	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		31.12	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		19.09	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		24.69	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		18.88	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		13.17	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		16.76	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		25.78	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		8.47	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		23.15	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		19.25	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		28.47	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		30.75	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		32.76	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		27.64	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		33.16	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		18.12	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		21.93	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		40.76	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		32.57	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		33.78	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		17.01	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		49.85	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99043015	5/14/2015		108768 COMDATA NETWORK INC						Continued.
		24.65	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		13.82	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		32.64	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		19.87	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		18.42	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		6.77	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		25.02	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		16.18	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		25.46	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		13.18	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		33.52	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		25.44	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		20.97	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		21.02	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		29.35	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		21.15	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		25.08	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		27.45	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		29.16	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		18.32	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		27.69	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		26.17	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		35.76	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		23.90	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		15.96	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		21.19	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		25.82	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99043015	5/14/2015		108768 COMDATA NETWORK INC						Continued.
		28.10	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		17.30	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		33.50	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		36.69	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		34.02	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		29.30	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		28.14	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		29.72	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		46.44	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		39.70	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		42.01	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		19.39	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		24.06	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		50.56	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		30.21	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		38.93	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		30.40	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		44.40	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		41.57	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		48.85	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		37.50	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		25.18	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		28.62	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		13.53	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		18.68	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		24.63	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		21.92	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99043015	5/14/2015		108768 COMDATA NETWORK INC						Continued.
		29.00	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		29.01	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		33.50	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		31.00	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		22.00	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		33.54	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		19.31	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		18.30	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		19.82	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		35.96	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		16.47	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		30.66	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		19.08	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		8.73	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		27.41	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		23.51	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		23.15	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		19.55	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		29.03	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		45.92	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		14.41	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		36.86	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		31.00	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		45.25	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		25.60	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		37.00	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	0211.6223		GASOLINE
		58.78	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	9601.6223		GASOLINE

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99043015	5/14/2015		108768 COMDATA NETWORK INC						Continued.
		50.24	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	9601.6223		GASOLINE
		62.11	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	9601.6223		GASOLINE
		57.52	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	9601.6223		GASOLINE
		73.14	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	9601.6223		GASOLINE
		59.94	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	9601.6223		GASOLINE
		62.50	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	9602.6223		GASOLINE
		60.01	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	9602.6223		GASOLINE
		44.00	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	9605.6223		GASOLINE
		54.00	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	9605.6223		GASOLINE
		29.31	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	9605.6223		GASOLINE
		42.00	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	9605.6223		GASOLINE
		60.50	APR 15 COMDATA FUEL		76562	APR 15 COMDATA FUEL	9605.6223		GASOLINE
		32.43	UNL REG 86/87 OC , BLUML		76563	APR 15 COMDATA P CARD	0211.6223		GASOLINE
		87.23	003 GROUND 58LB , BL		76563	APR 15 COMDATA P CARD	0211.6322		POSTAGE
		19.31	OTHER MISCELLANEOUS TRANS , BL		76563	APR 15 COMDATA P CARD	0211.6331		TRAVEL & LODGING
		5.00	OTHER MISCELLANEOUS TRANS , BL		76563	APR 15 COMDATA P CARD	0211.6331		TRAVEL & LODGING
		33.85	OTHER MISCELLANEOUS TRANS , BL		76563	APR 15 COMDATA P CARD	0211.6207		TRAINING SUPPLIES
		26.00	OTHER MISCELLANEOUS TRANS , BR		76563	APR 15 COMDATA P CARD	0194.6281		SMALL TOOLS & MINOR E
		298.50	OTHER MISCELLANEOUS TRANS , BR		76563	APR 15 COMDATA P CARD	0194.6382		MACHINERY & EQUIPMEI
		53.46	OTHER MISCELLANEOUS TRANS , BR		76563	APR 15 COMDATA P CARD	0194.6249		MISCELLANEOUS OPERA
		129.00	OTHER MISCELLANEOUS TRANS , FR		76563	APR 15 COMDATA P CARD	0211.6335		TRAINING
		75.50	HP C9725A COLOR LASERJET 110V		76563	APR 15 COMDATA P CARD	0192.6281		SMALL TOOLS & MINOR E
		8.95	ICAREZ FOR HTC ONE M8 ¢TEMP		76563	APR 15 COMDATA P CARD	0130.6208		MISCELLANEOUS OFFICI
		18.99	GALAXY S6 CASE, SPIGEN ¢HEAVY		76563	APR 15 COMDATA P CARD	0240.6208		MISCELLANEOUS OFFICI
		18.99	GALAXY S6 CASE, VERUS ¢HEAVY D		76563	APR 15 COMDATA P CARD	0130.6208		MISCELLANEOUS OFFICI
		16.99	GALAXY S6 CASE, VERUS ¢AIR SPA		76563	APR 15 COMDATA P CARD	0301.6208		MISCELLANEOUS OFFICI
		14.99	GALAXY S6 CASE, CASEOLOGY ¢		76563	APR 15 COMDATA P CARD	0301.6208		MISCELLANEOUS OFFICI

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99043015	5/14/2015		108768 COMDATA NETWORK INC						Continued.
		11.99	GALAXY S6 CASE, SPIGEN ¢RES		76563	APR 15 COMDATA P CARD	0130.6208		MISCELLANEOUS OFFICI
		11.99	GALAXY S6 CASE, SPIGEN ¢RES		76563	APR 15 COMDATA P CARD	0191.6208		MISCELLANEOUS OFFICI
		41.94	GALAXY S6 SCREEN PROTECTOR, AE		76563	APR 15 COMDATA P CARD	0130.6208		MISCELLANEOUS OFFICI
		1.35	SALES TAX , FREDRICKSON		76563	APR 15 COMDATA P CARD	0130.6208		MISCELLANEOUS OFFICI
		15.00	VERTICAL LEATHER BLACK SWIVEL		76563	APR 15 COMDATA P CARD	0130.6208		MISCELLANEOUS OFFICI
		1.50	OTHER MISCELLANEOUS TRANS , FR		76563	APR 15 COMDATA P CARD	0130.6208		MISCELLANEOUS OFFICI
		6.32	SAMSUNG MICRO OEM HOME CHARGER		76563	APR 15 COMDATA P CARD	0130.6208		MISCELLANEOUS OFFICI
		6.30	OTHER MISCELLANEOUS TRANS , FR		76563	APR 15 COMDATA P CARD	0130.6208		MISCELLANEOUS OFFICI
		4.36	SAMSUNG OEM SAMSUNG ECB-DU4EWE		76563	APR 15 COMDATA P CARD	0130.6208		MISCELLANEOUS OFFICI
		5.96	PREMIUM LEATHER (VERTICAL) POU		76563	APR 15 COMDATA P CARD	0130.6208		MISCELLANEOUS OFFICI
		26.97	GALAXY S6 CASE, GALAXY S6 EDGE		76563	APR 15 COMDATA P CARD	0130.6208		MISCELLANEOUS OFFICI
		31.80	VERTICAL HEAVY DUTY CANVAS STR		76563	APR 15 COMDATA P CARD	0311.6208		MISCELLANEOUS OFFICI
		2.40	LOT 5 SET MINI COLOR COLORFUL		76563	APR 15 COMDATA P CARD	0130.6208		MISCELLANEOUS OFFICI
		12.40	BLACK WALL TRAVEL HOME CHARGER		76563	APR 15 COMDATA P CARD	0130.6208		MISCELLANEOUS OFFICI
		14.94	OTHER MISCELLANEOUS TRANS , FR		76563	APR 15 COMDATA P CARD	0192.6281		SMALL TOOLS & MINOR E
		17.97	ACC HDD BYTECC BRACKET-35225		76563	APR 15 COMDATA P CARD	0192.6281		SMALL TOOLS & MINOR E
		199.98	SSD 250G CRUCIAL CT250BX100S		76563	APR 15 COMDATA P CARD	0192.6281		SMALL TOOLS & MINOR E
		105.95	CRTRD TONER 633090174377 R , F		76563	APR 15 COMDATA P CARD	0130.6208		MISCELLANEOUS OFFICI
		24.99	HUB ORICO ORICO HF9US-2P-BK R		76563	APR 15 COMDATA P CARD	0192.6281		SMALL TOOLS & MINOR E
		725.64	MEM SAMSU M391B1G73QH0-CMA SAM		76563	APR 15 COMDATA P CARD	0192.6281		SMALL TOOLS & MINOR E
		134.45	SSD 250G SAMSUNG MZ-7TE250BW R		76563	APR 15 COMDATA P CARD	0192.6281		SMALL TOOLS & MINOR E
		39.99	HEA CMB 10H1-29125 R , FREDRIC		76563	APR 15 COMDATA P CARD	0192.6281		SMALL TOOLS & MINOR E
		129.99	MEM 8GX2 CORSAIR CML16GX3M2A18		76563	APR 15 COMDATA P CARD	0192.6281		SMALL TOOLS & MINOR E
		1.99	FREIGHT CHARGES , FREDRICKSON		76563	APR 15 COMDATA P CARD	0192.6281		SMALL TOOLS & MINOR E
		69.99	PRINTER SAMSUNG SL-M2020W XAA		76563	APR 15 COMDATA P CARD	0192.6281		SMALL TOOLS & MINOR E
		163.58	CRTRD LDPRO UG-5510 R , FREDRI		76563	APR 15 COMDATA P CARD	0211.6208		MISCELLANEOUS OFFICI
		29.00	OTHER MISCELLANEOUS TRANS , GL		76563	APR 15 COMDATA P CARD	0191.6452		SUBSCRIPTIONS

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99043015	5/14/2015		108768 COMDATA NETWORK INC						Continued.
		159.47	OTHER MISCELLANEOUS TRANS , GL ,		76563	APR 15 COMDATA P CARD	0191.6249		MISCELLANEOUS OPERA
		49.18	OTHER MISCELLANEOUS TRANS , KA		76563	APR 15 COMDATA P CARD	0220.6249		MISCELLANEOUS OPERA
		297.04	OTHER MISCELLANEOUS TRANS , KA		76563	APR 15 COMDATA P CARD	0220.6335		TRAINING
		19.02	HYNIX 2GB DDR2 RAM PC2-6400 20		76563	APR 15 COMDATA P CARD	0211.6206		FILM, MICROFILM, TAPES
		9.29	OTHER MISCELLANEOUS TRANS , KA		76563	APR 15 COMDATA P CARD	0211.6206		FILM, MICROFILM, TAPES
		320.02	OTHER MISCELLANEOUS TRANS , KA		76563	APR 15 COMDATA P CARD	0211.6249		MISCELLANEOUS OPERA
		224.88	OTHER MISCELLANEOUS TRANS , LA		76563	APR 15 COMDATA P CARD	0130.6249		MISCELLANEOUS OPERA
		14.28	OTHER MISCELLANEOUS TRANS , LA		76563	APR 15 COMDATA P CARD	0130.6335		TRAINING
		12.82	OTHER MISCELLANEOUS TRANS , LA		76563	APR 15 COMDATA P CARD	0130.6249		MISCELLANEOUS OPERA
		31.98	6X6-8' AC2 GREEN TRE , NELSON		76563	APR 15 COMDATA P CARD	0312.6249		MISCELLANEOUS OPERA
		36.98	16'X20'STANDARD DUTY , NELSON		76563	APR 15 COMDATA P CARD	0312.6249		MISCELLANEOUS OPERA
		141.00	TEST REGISTRATION , RIEMER		76563	APR 15 COMDATA P CARD	0311.6335		TRAINING
		13.12	OTHER MISCELLANEOUS TRANS , RI		76563	APR 15 COMDATA P CARD	0311.6335		TRAINING
		31.55	OTHER MISCELLANEOUS TRANS , RI		76563	APR 15 COMDATA P CARD	0311.6335		TRAINING
		12.67	OTHER MISCELLANEOUS TRANS , RI		76563	APR 15 COMDATA P CARD	0311.6335		TRAINING
		726.40	OTHER MISCELLANEOUS TRANS , RI		76563	APR 15 COMDATA P CARD	0311.6335		TRAINING
		25.93	OTHER MISCELLANEOUS TRANS , RI		76563	APR 15 COMDATA P CARD	0311.6335		TRAINING
		13.78	OTHER MISCELLANEOUS TRANS , RI		76563	APR 15 COMDATA P CARD	0311.6335		TRAINING
		35.88	OTHER MISCELLANEOUS TRANS , RI		76563	APR 15 COMDATA P CARD	0311.6229		SHOP MATERIALS
		13.95	OTHER MISCELLANEOUS TRANS , RI		76563	APR 15 COMDATA P CARD	0311.6281		SMALL TOOLS & MINOR E
		15.95	OTHER MISCELLANEOUS TRANS , RI		76563	APR 15 COMDATA P CARD	0452.6249		MISCELLANEOUS OPERA
		13.76-	MISC ADJUSTMENT , RIEMER		76563	APR 15 COMDATA P CARD	0311.6257		OTHER VEHICLE PARTS
		206.93	OTHER MISCELLANEOUS TRANS , RI		76563	APR 15 COMDATA P CARD	0311.6257		OTHER VEHICLE PARTS
		12.74	OTHER MISCELLANEOUS TRANS , RI		76563	APR 15 COMDATA P CARD	0311.6335		TRAINING
		39.95	OTHER MISCELLANEOUS TRANS , RI		76563	APR 15 COMDATA P CARD	0452.6335		TRAINING
		39.95	OTHER MISCELLANEOUS TRANS , RI		76563	APR 15 COMDATA P CARD	0311.6335		TRAINING
		46.95	OTHER MISCELLANEOUS TRANS , RI		76563	APR 15 COMDATA P CARD	0452.6208		MISCELLANEOUS OFFICI

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99043015	5/14/2015		108768 COMDATA NETWORK INC						Continued.
		972.87	OTHER MISCELLANEOUS TRANS , RI		76563	APR 15 COMDATA P CARD	0194.6381		BUILDING & STRUCTURE
		270.90	OTHER MISCELLANEOUS TRANS , RI		76563	APR 15 COMDATA P CARD	0452.6249		MISCELLANEOUS OPERA
		972.87	OTHER MISCELLANEOUS TRANS , RI		76563	APR 15 COMDATA P CARD	0452.6269		LANDSCAPE MATERIALS
		51.21	OTHER MISCELLANEOUS TRANS , SC		76563	APR 15 COMDATA P CARD	0220.6249		MISCELLANEOUS OPERA
		246.99	OTHER MISCELLANEOUS TRANS , SC		76563	APR 15 COMDATA P CARD	0220.6231		UNIFORMS & TURN-OUT
		470.00	OTHER MISCELLANEOUS TRANS , TH		76563	APR 15 COMDATA P CARD	0130.6335		TRAINING
		13.23	OTHER MISCELLANEOUS TRANS , UL		76563	APR 15 COMDATA P CARD	0130.6249		MISCELLANEOUS OPERA
		24.78	OTHER MISCELLANEOUS TRANS , UL		76563	APR 15 COMDATA P CARD	0130.6249		MISCELLANEOUS OPERA
		38.94	OTHER MISCELLANEOUS TRANS , WE		76563	APR 15 COMDATA P CARD	0130.6249		MISCELLANEOUS OPERA
		49.00	SEMINAR INV-17509376 , WESTBY		76563	APR 15 COMDATA P CARD	0301.6335		TRAINING
		49.00	SEMINAR INV-17509380 , WESTBY		76563	APR 15 COMDATA P CARD	0301.6335		TRAINING
		39.95	OTHER MISCELLANEOUS TRANS , WE		76563	APR 15 COMDATA P CARD	0301.6335		TRAINING
		27.08	OTHER MISCELLANEOUS TRANS , WI		76563	APR 15 COMDATA P CARD	0270.6249		MISCELLANEOUS OPERA
		72.84	OTHER MISCELLANEOUS TRANS , WI		76563	APR 15 COMDATA P CARD	0270.6249		MISCELLANEOUS OPERA
		58.09	OTHER MISCELLANEOUS TRANS , BR		76563	APR 15 COMDATA P CARD	9230.6249		MISCELLANEOUS OPERA
		15.97	OTHER MISCELLANEOUS TRANS , WE		76563	APR 15 COMDATA P CARD	9230.6249		MISCELLANEOUS OPERA
		10.29	EXTRCTR & DRL BIT 6 2 EA , NE		76563	APR 15 COMDATA P CARD	9601.6249		MISCELLANEOUS OPERA
		14.25	OTHER MISCELLANEOUS TRANS , NE		76563	APR 15 COMDATA P CARD	9601.6249		MISCELLANEOUS OPERA
		19.01	4AWGGRAYFLAREDBARRELCOPPERCOMP		76563	APR 15 COMDATA P CARD	9601.6249		MISCELLANEOUS OPERA
		.63	12X6BLACKFLEXIBLEADHESIVELINED		76563	APR 15 COMDATA P CARD	9601.6249		MISCELLANEOUS OPERA
		2.67	1/2X8 EYE BOLT W/ NU , NELSON		76563	APR 15 COMDATA P CARD	9601.6249		MISCELLANEOUS OPERA
		1.59	3/8" FLAT WASHER 24P , NELSON		76563	APR 15 COMDATA P CARD	9601.6249		MISCELLANEOUS OPERA
		2.89	3/8 X 5 HEX BOLT 7PC , NELSON		76563	APR 15 COMDATA P CARD	9601.6249		MISCELLANEOUS OPERA
		2.89	3/8 X 6 HEX BOLT 6PC , NELSON		76563	APR 15 COMDATA P CARD	9601.6249		MISCELLANEOUS OPERA
		.89	3/8 INSERT LOCKNUT 6 , NELSON		76563	APR 15 COMDATA P CARD	9601.6249		MISCELLANEOUS OPERA
		5.70	3/4X1/2 BRASS BUSHIN , NELSON		76563	APR 15 COMDATA P CARD	9601.6249		MISCELLANEOUS OPERA
		3.05	3/4" THD COUP PVC 80 , NELSON		76563	APR 15 COMDATA P CARD	9601.6249		MISCELLANEOUS OPERA

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99043015	5/14/2015		108768 COMDATA NETWORK INC						Continued.
		2.78	3/4" SXT FEM ADAP PV , NELSON		76563	APR 15 COMDATA P CARD	9601.6249		MISCELLANEOUS OPERA
		9.68	3/4" SOC UNION PVC 8 , NELSON		76563	APR 15 COMDATA P CARD	9601.6249		MISCELLANEOUS OPERA
		6.98	3/4"SCH80 BALLVALVE , NELSON		76563	APR 15 COMDATA P CARD	9601.6249		MISCELLANEOUS OPERA
		9.97-	ASST. HOSE Y , NELSON		76563	APR 15 COMDATA P CARD	9601.6249		MISCELLANEOUS OPERA
		52.98-	GRASS SEED , NELSON		76563	APR 15 COMDATA P CARD	9601.6249		MISCELLANEOUS OPERA
		36.84-	RU PNG 1.33 , NELSON		76563	APR 15 COMDATA P CARD	9601.6249		MISCELLANEOUS OPERA
		64.98-	DOOR CLOSER , NELSON		76563	APR 15 COMDATA P CARD	9601.6249		MISCELLANEOUS OPERA
		89.94-	WATERHOSE , NELSON		76563	APR 15 COMDATA P CARD	9601.6249		MISCELLANEOUS OPERA
		17.51-	SALES TAX , NELSON		76563	APR 15 COMDATA P CARD	9601.6249		MISCELLANEOUS OPERA
		9.97	ASST. HOSE YNELSON		76563	APR 15 COMDATA P CARD	9601.6249		MISCELLANEOUS OPERA
		52.98	GRASS SEED , NELSON		76563	APR 15 COMDATA P CARD	9601.6249		MISCELLANEOUS OPERA
		18.42	RU PNG 1.33 , NELSON		76563	APR 15 COMDATA P CARD	9601.6249		MISCELLANEOUS OPERA
		18.42	RU PNG 1.33 , NELSON		76563	APR 15 COMDATA P CARD	9601.6249		MISCELLANEOUS OPERA
		64.98	DOOR CLOSER , NELSON		76563	APR 15 COMDATA P CARD	9601.6249		MISCELLANEOUS OPERA
		44.97	WATERHOSE , NELSON		76563	APR 15 COMDATA P CARD	9601.6249		MISCELLANEOUS OPERA
		44.97	WATERHOSE , NELSON		76563	APR 15 COMDATA P CARD	9601.6249		MISCELLANEOUS OPERA
		17.51	SALES TAX , NELSON		76563	APR 15 COMDATA P CARD	9601.6249		MISCELLANEOUS OPERA
		9.97	ASST. HOSE Y , NELSON		76563	APR 15 COMDATA P CARD	9601.6249		MISCELLANEOUS OPERA
		52.98	GRASS SEED , NELSON		76563	APR 15 COMDATA P CARD	9601.6249		MISCELLANEOUS OPERA
		18.42	RU PNG 1.33 , NELSON		76563	APR 15 COMDATA P CARD	9601.6249		MISCELLANEOUS OPERA
		18.42	RU PNG 1.33 , NELSON		76563	APR 15 COMDATA P CARD	9601.6249		MISCELLANEOUS OPERA
		64.98	DOOR CLOSER , NELSON		76563	APR 15 COMDATA P CARD	9601.6249		MISCELLANEOUS OPERA
		44.97	WATERHOSE , NELSON		76563	APR 15 COMDATA P CARD	9601.6249		MISCELLANEOUS OPERA
		44.97	WATERHOSE , NELSON		76563	APR 15 COMDATA P CARD	9601.6249		MISCELLANEOUS OPERA
		360.60	OTHER MISCELLANEOUS TRANS , NE		76563	APR 15 COMDATA P CARD	9602.6275		OTHER EQUIPMENT PAR
		17,272.51							
99050815	5/8/2015		107962 TASC						
		2,689.04			76522	05071510345610	9101.2176		LIFE/HEALTH-EMPLOYEE
		2,689.04							

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99050815	**5/8/2015**		**107962 TASC**						**Continued.**
99050857	**5/8/2015**		**111465 STATE STREET BANK**						
		3,159.00			76523	05071510345611	9101.2175		DEFERRED COMPENSAT
		3,159.00							
99050859	**5/8/2015**		**111465 STATE STREET BANK**						
		1,136.53			76524	05071510345612	9101.2176		LIFE/HEALTH-EMPLOYEE
		1,136.53							
99051815	**5/18/2015**		**100629 MN DEPT OF REV SALES TX**						
		19.67	APR15 SALES TAX		76653	APR15 SALES TAX	9101.2082		SALES/USE TAX PAYABLE
		48.74	APR15 SALES TAX		76653	APR15 SALES TAX	9101.4305		RENTAL FEES
		12.93	APR15 SALES TAX		76653	APR15 SALES TAX	9101.4328		ACCIDENT REPORTS
		2.19	APR15 SALES TAX		76653	APR15 SALES TAX	9101.4308		SALES OF MAPS & PUBLI
		.48	APR15 SALES TAX		76653	APR15 SALES TAX	9101.4609		OTHER MISCELLANEOUS
		309.82	APR15 SALES TAX		76653	APR15 SALES TAX	9601.2082		SALES/USE TAX PAYABLE
		2,121.02	APR15 SALES TAX		76653	APR15 SALES TAX	9601.2082		SALES/USE TAX PAYABLE
		88.15	APR15 SALES TAX		76653	APR15 SALES TAX	9601.2085		ANOKA COUNTY TRANSI
		2,603.00							
99816320	**5/8/2015**		**100601 MN DEPT OF REV WH**						
		8,500.28			76533	0507151034569	9101.2172		STATE WITHHOLDING
		8,500.28							
99970637	**5/8/2015**		**100223 ICMA RETIREMENT TRUST 457**						
		2,902.12			76528	0507151034564	9101.2175		DEFERRED COMPENSAT
		2,902.12							
		286,259.64	Grand Total						

Payment Instrument Totals

Checks	170,207.80
EFT Payments	116,051.84
Total Payments	286,259.64

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Payee Number	Payee Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
106639	3M	SIGN MATERIAL	PV	76570	001	09101	5/4/2015	TP39473	751.50
	3M				Summary Total				751.50
	P O BOX 844127	SIGN MATERIAL	PV	76571	001	09101	5/5/2015	TP39471	284.00
	DALLAS TX 75284-4127				Summary Total				284.00
		SIGN MATERIAL	PV	76719	001	09101	5/9/2015	TP39472	464.00
					Summary Total				464.00
					Payment Amount				1,499.50
110402	ADVANCE AUTO PARTS	APR 15 PURCHASES	PV	76572	001	09101	4/30/2015	1872583256 APR 15	12.00
	ADVANCE AUTO PARTS	APR 15 PURCHASES	PV	76572	002	09101	4/30/2015	1872583256 APR 15	84.99
	AAP FINANCIAL SERVICES	APR 15 PURCHASES	PV	76572	003	09101	4/30/2015	1872583256 APR 15	12.99
	P O BOX 742063	APR 15 PURCHASES	PV	76572	004	09101	4/30/2015	1872583256 APR 15	10.77
	ATLANTA GA 30374-2063				Summary Total				120.75
					Payment Amount				120.75
100017	AIRGAS USA, LLC	MISC GASES	PV	76615	001	09101	4/30/2015	9927011992	25.25
	AIRGAS USA LLC P O BOX 802576 CHICAGO IL 60680-2576				Summary Total				25.25
					Payment Amount				25.25
102953	AMERIGAS OF ANOKA	100 LB CYLINDER	PV	76573	001	09101	4/29/2015	68535140	87.85
	AMERIGAS OF ANOKA P O BOX 371473 PITTSBURGH PA 15250-7473				Summary Total				87.85
					Payment Amount				87.85
100028	ANDOVER WHEEL AND FRAME INC	ALIGNMENT 675	PV	76674	001	09101	5/15/2015	8386	32.00
	ANDOVER WHEEL AND FRAME INC 13476 HANSON BLVD ANDOVER MN 55304				Summary Total				32.00
					Payment Amount				32.00
100035	ANOKA COUNTY CENTRAL COMMUNICATIONS	JAN-MAR 15 ACCESS FEE	PV	76574	001	09101	4/30/2015	2015-247	900.00
	ANOKA COUNTY CENTRAL COMMUNICATIONS				Summary Total				900.00
	325 EAST MAIN STREET	MARCH 2015-INTERNET ACCESS	PV	76575	001	09101	5/5/2015	2015-257	565.10

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Payment Instrument		Check Payment
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Payee Number	Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	ANOKA MN 55303					Summary Total			565.10
		APRIL 2015 INTERNET ACCESS	PV	76720	001	09101	5/11/2015	2015-295	570.68
						Summary Total			570.68
						Payment Amount			2,035.78
100040	ANOKA COUNTY FIRE PROTECTION COUNCIL	2015 PSDS COST ALLOCATION	PV	76576	001	09101	4/28/2015	15-035	1,675.00
	ANOKA COUNTY FIRE PROTECTION COUNCIL C/O DAN OBRIEN COLUMBIA HEIGHTS FIRE DEPT 825 41 ST AVENUE COLUMBIA HEIGHTS MN 55421					Summary Total			1,675.00
						Payment Amount			1,675.00
100043	ANOKA COUNTY PROPERTY RECORDS TAXATION	APRIL 2015 BILLING	PV	76676	001	09497	5/1/2015	0534 MAY 2015	86.00
	ANOKA COUNTY PROPERTY RECORDS TAXATION	APRIL 2015 BILLING	PV	76676	002	09497	5/1/2015	0534 MAY 2015	92.00
	2100 - 3RD AVENUE ANOKA MN 55303					Summary Total			178.00
						Payment Amount			178.00
107587	ANOKA COUNTY TREASURY DEPARTMENT	2015 1ST QTR SIGNAL MAINT.	PV	76577	001	09101	4/29/2015	H150430C	1,198.37
	ANOKA COUNTY TREASURY DEPARTMENT					Summary Total			1,198.37
	2100 THIRD AVENUE	JUNE 2015 BROADBAND	PV	76675	001	09101	5/5/2015	B150505O	604.50
	ANOKA MN 55303					Summary Total			604.50
						Payment Amount			1,802.87
100052	ANOKA POLICE DEPARTMENT	APR 15 ANIMAL CONTAINMENT	PV	76578	001	09101	5/8/2015	050815	380.00
	ANOKA POLICE DEPARTMENT 275 HARRISON STREET ANOKA MN 55303					Summary Total			380.00
						Payment Amount			380.00
100058	ANOKA RAMSEY FARM AND GARDEN	MINK MULCH	PV	76616	001	09101	5/5/2015	050515	135.00

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Payee Number	Payee Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	ANOKA RAMSEY FARM AND GARDEN						Summary Total		135.00
	7435 HIGHWAY 10	MINK MULCH	PV	76617	001	09101	5/1/2015	050115	180.00
	RAMSEY MN 55303						Summary Total		180.00
							Payment Amount		315.00
113871	APPLIED MAINTENANCE SUPPLIES AND SOL.	MISC SUPPLIES	PV	76579	001	09101	4/29/2015	96549087	144.30
	APPLIED MAINTENANCE SUPPLIES AND SOL.	MISC SUPPLIES	PV	76579	002	09101	4/29/2015	96549087	360.75
	12420 PLAZA DRIVE						Summary Total		505.05
	PARMA OH 44130	INVERTED TIP MARKERS	PV	76618	001	09101	4/30/2015	96549736	208.26
							Summary Total		208.26
							Payment Amount		713.31
100063	ASPEN MILLS	MISC C. HASSEL	PV	76580	001	09101	5/1/2015	164599	218.80
	ASPEN MILLS 8201 C CENTRAL AVE NE SPRING LAKE PARK MN 55432						Summary Total		218.80
							Payment Amount		218.80
100070	B AND B HOFFMAN SOD FARMS INC	SOD	PV	76677	001	09101	5/13/2015	48091	24.30
	B AND B HOFFMAN SOD FARMS INC 22390 GRANT STREET NW ELK RIVER MN 55330						Summary Total		24.30
							Payment Amount		24.30
101152	BKV GROUP INC	FIRE STATION 2	PV	76581	001	09412	4/25/2015	40151	2,800.76
	BKV GROUP INC 222 NORTH 2ND STREET MINNEAPOLIS MN 55401						Summary Total		2,800.76
							Payment Amount		2,800.76
108513	BLAINE LOCK AND SAFE, INC.	MISC WORK FOR PARKS	PV	76619	001	09101	5/7/2015	14230	208.39
	BLAINE LOCK AND SAFE, INC.						Summary Total		208.39
	12052 CENTRAL AVE NE	REKEY CENTRAL PARK	PV	76721	001	09101	5/11/2015	15329	115.50
	BLAINE MN 55434						Summary Total		115.50
							Payment Amount		323.89

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Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
114706	BRIDGE LAW GROUP	RE: TINKLENBERG GROUP	PV	76678	001	09400	5/8/2015	1946	7,500.00
	BRIDGE LAW GROUP 2900 WASHINGTON AVENUE NORTH MINNEAPOLIS MN 55411							Summary Total	7,500.00
								Payment Amount	7,500.00
100297	CENTERPOINT ENERGY	6701 HIGHWAY 10 APR 2015	PV	76679	001	09410	5/11/2015	6011580-5 APR 15	82.91
	CENTERPOINT ENERGY							Summary Total	82.91
	P O BOX 4671	16303 QUICKSILVER ST	PV	76722	001	09101	5/12/2015	10414874-7 APR 15	38.55
	HOUSTON TX 77210-4671							Summary Total	38.55
								Payment Amount	121.46
106670	CENTRAL POWER DISTRIBUTORS INC	MISC SUPPLIES	PV	76582	001	09101	5/5/2015	858021	92.22
	CENTRAL POWER DISTRIBUTORS INC 3801 THURSTON AVENUE ANOKA MN 55303							Summary Total	92.22
								Payment Amount	92.22
100111	COMMERCIAL ASPHALT COMPANY	ASPHALT	PV	76583	001	09101	4/30/2015	150430	1,096.69
	COMMERCIAL ASPHALT COMPANY P O BOX 1480 MAPLE GROVE MN 55311-6480							Summary Total	1,096.69
								Payment Amount	1,096.69
100120	CONTINENTAL RESEARCH CORP	MISC SUPPLIES	PV	76621	001	09101	4/30/2015	419697-CRC-1	278.07
	CONTINENTAL RESEARCH CORP PO BOX 15204 ST LOUIS MO 63110							Summary Total	278.07
								Payment Amount	278.07
100167	CORNERSTONE FORD	REPAIR WORK	PV	76682	001	09101	4/29/2015	16111180/1	106.83
	CORNERSTONE FORD	REPAIR WORK	PV	76682	002	09101	4/29/2015	16111180/1	40.00
	17219 HIGHWAY 10 NW							Summary Total	146.83

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	PO BOX 304	SCREW- 351	PV	76725	001	09101	5/14/2015	15130652	15.04
	ELK RIVER MN 55330				Summary Total				15.04
		FOG LAMP MISC	PV	76726	001	09101	5/14/2015	15130649	74.95
					Summary Total				74.95
					Payment Amount				236.82
100125	COUNTRYSIDE PRINTING INC	PD DOG LICENSES	PV	76584	001	09101	5/4/2015	33226	51.00
	COUNTRYSIDE PRINTING				Summary Total				51.00
	6250 BUNKER LAKE BLVD NW	LETTERHEAD	PV	76723	001	09101	5/15/2015	33251	995.00
	SUITE 113 RAMSEY MN 55303				Summary Total				995.00
					Payment Amount				1,046.00
100127	CROW RIVER FARM EQUIPMENT COMPANY	MISC MATERIAL	PV	76724	001	09101	5/10/2015	172972	24.62
	CROW RIVER FARM EQUIPMENT COMPANY 17685 - 53RD STREET NE ROGERS MN 55374				Summary Total				24.62
					Payment Amount				24.62
101185	DO ALL PRINTING COM INC	FD SHIRTS	PV	76680	001	09101	5/12/2015	27863	372.50
	DO ALL PRINTING COM INC 6360 HIGHWAY 10 NW RAMSEY MN 55303				Summary Total				372.50
					Payment Amount				372.50
113306	DOCUMENT TECHNOLOGY SOLUTIONS	CONTRACT APR-MAY 15	PV	76622	001	09101	4/22/2015	INV102711	207.38
	DOCUMENT TECHNOLOGY SOLUTIONS 9401 JAMES AVENUE SOUTH SUITE 120 BLOOMINGTON MN 55431				Summary Total				207.38
					Payment Amount				207.38
100158	ECM PUBLISHERS INC	VARI- 9491 INVERNESS LN	PV	76585	001	09804	4/24/2015	212307	64.50
	ECM PUBLISHERS INC				Summary Total				64.50

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	4095 COON RAPIDS BLVD COON RAPIDS MN 55433								
				Payment Amount					64.50
106624	EHLERS AND ASSOCIATES, INC	RE: COR APARTMENTS	PV	76681	001	09214	5/11/2015	67489	105.00
	EHLERS & ASSOCIATES, INC 3060 CENTRE POINTE DRIVE ROSEVILLE MN 55113-1105			Summary Total					105.00
				Payment Amount					105.00
100164	ELECTRIC SYSTEMS OF ANOKA INC	REPAIR SIREN 3	PV	76586	001	09101	4/29/2015	5963	119.00
	ELECTRIC SYSTEMS OF ANOKA INC	REPAIR SIREN 3	PV	76586	002	09101	4/29/2015	5963	3.35
	6314 HIGHWAY 10 NW			Summary Total					122.35
	ANOKA MN 55303	REPAIR SIREN 4	PV	76587	001	09101	4/29/2015	5964	119.00
		REPAIR SIREN 4	PV	76587	002	09101	4/29/2015	5964	3.35
				Summary Total					122.35
		REPAIR SIREN 14	PV	76588	001	09101	4/29/2015	5972	3.35
		REPAIR SIREN 14	PV	76588	002	09101	4/29/2015	5972	141.50
				Summary Total					144.85
				Payment Amount					389.55
100169	EMERGENCY APPARATUS MAINTENANCE INC	WORK ON ENGINE 21	PV	76683	001	09101	4/20/2015	79542	562.04
	EMERGENCY APPARATUS MAINTENANCE INC			Summary Total					562.04
	7512 4TH AVENUE	WORK ON ENGINE 11	PV	76684	001	09101	4/29/2015	79541	475.08
	LINO LAKES MN 55014			Summary Total					475.08
		WORK ON TANKER 21	PV	76685	001	09101	4/2/2015	79846	434.04
				Summary Total					434.04
				Payment Amount					1,471.16
108737	EMERGENCY AUTOMOTIVE TECHNOLOGY INC	WORK ON 318	PV	76589	001	09101	5/5/2015	AW050415-3	98.15
	EMERGENCY AUTOMOTIVE TECHNOLOGY INC			Summary Total					98.15
	2755 GENEVA AVE N	WORK ON 343	PV	76590	001	09101	5/5/2015	AW050415-4	60.92
	OAKDALE MN 55128			Summary Total					60.92
		ADAPTERS 341/342	PV	76727	001	09101	5/12/2015	AW042715-19	62.73

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Payee Number	Payee Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
				Summary Total					62.73
		MOUNTING BRACKET PD	PV	76728	001	09101	5/12/2015	AW051215-7	33.51
				Summary Total					33.51
				Payment Amount					255.31
113991	EMERGENCY RESPONSE SOLUTIONS	FD MISC PARTS	PV	76591	001	09101	4/28/2015	4001	118.04
	EMERGENCY RESPONSE SOLUTIONS			Summary Total					118.04
	21371 HEIDELBERG STREET NE	GAS MONITOR CALI. 10	PV	76686	001	09101	4/16/2015	3954	300.00
	WYOMING MN 55092			Summary Total					300.00
		LED CHARGER/HOLDER	PV	76687	001	09101	4/21/2015	3955	1,192.70
				Summary Total					1,192.70
		REPLACE SENSOR	PV	76688	001	09101	4/24/2015	3932	350.02
				Summary Total					350.02
				Payment Amount					1,960.76
113321	FACTORY MOTOR PARTS CO	MISC BRAKES	PV	76592	001	09101	5/1/2015	6-1403556	373.17
	FACTORY MOTOR PARTS CO			Summary Total					373.17
	BIN 139107	FILTERS	PV	76623	001	09101	5/8/2015	6-1404336	23.88
	P O BOX 9107			Summary Total					23.88
	MINNEAPOLIS MN 55480-9107	MISC PARTS	PV	76624	001	09101	5/12/2015	6-1404612	61.38
				Summary Total					61.38
		HUB ASM	PV	76625	001	09101	5/12/2015	6-1404598	111.35
				Summary Total					111.35
		MISC ELEMENTS	PV	76626	001	09101	5/11/2015	1-4695114	139.50
				Summary Total					139.50
		BRAKES 566	PV	76689	001	09101	5/13/2015	70-230780	144.92
				Summary Total					144.92
		MISC BRAKES 566	PV	76690	001	09101	5/13/2015	6-1404804	265.68
				Summary Total					265.68
		MISC BRAKES	PV	76691	001	09101	5/15/2015	6-1405127	262.80
				Summary Total					262.80
		OIL FILTER	PV	76729	001	09101	5/18/2015	6-1405291	65.40
				Summary Total					65.40
				Payment Amount					1,448.08

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107099	FASTENAL	MISC PARTS	PV	76593	001	09101	4/29/2015	MNTC8127551	3.00
	FASTENAL COMPANY			Summary Total					3.00
	P O BOX 978	MISC SUPPLIES	PV	76594	001	09101	4/27/2015	MNTC8127426	6.48
	WINONA MN 55987			Summary Total					6.48
		MISC PARTS	PV	76627	001	09601	5/7/2015	MNTC8127870	56.18
				Summary Total					56.18
		MISC PARTS	PV	76628	001	09101	5/4/2015	MNTC8127711	2.97
				Summary Total					2.97
		HOLE SAW	PV	76629	001	09101	5/5/2015	MNTC8127732	12.89
				Summary Total					12.89
		MISC PARTS	PV	76730	001	09101	5/13/2015	MNTC8128046	20.60
				Summary Total					20.60
		MISC PARTS	PV	76731	001	09101	5/14/2015	MNTC8128128	1.57
				Summary Total					1.57
		MISC PARTS	PV	76732	001	09101	5/13/2015	MNTC8128081	6.35
				Summary Total					6.35
				Payment Amount					110.04
107737	FINANCE AND COMMERCE INC	AD GARNET STREET	PV	76698	001	09435	5/15/2015	742181699	219.75
	FINANCE AND COMMERCE INC SDS 12-2619 P O BOX 86 MINNEAPOLIS MN 55486-2619			Summary Total					219.75
				Payment Amount					219.75
110760	FIRE SAFETY USA, INC	UTILITY MOUNTING SYSTEM	PV	76699	001	09101	4/28/2015	78654	41.50
	FIRE SAFETY USA, INC 3253 19TH STREET NW ROCHESTER MN 55901			Summary Total					41.50
				Payment Amount					41.50
113921	FIRST ADVANTAGE LNS SCREENING SOLUTIONS	ENROLLMENTS	PV	76630	001	09101	4/30/2015	2502921504	64.00
	FIRST ADVANTAGE LNS SCREENING SOLUTIONS P O BOX 404064 ATLANTA GA 30384-4064			Summary Total					64.00

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				Payment Amount					64.00
112421	FIRST SCRIBE	ROW WAY PERMITS MAY 15	PV	76631	001	09101	5/1/2015	2465936	200.00
	FIRST SCRIBE 110 CHESHIRE LANE SUITE 105 MINNETONKA MN 55305			Summary Total					200.00
				Payment Amount					200.00
100186	FRANKENSIGNS INC	COUNTY SIGNAGE-NEW HOURS	PV	76632	001	09101	5/8/2015	264954	195.00
	FRANKENSIGNS 9133 DAVENPORT STREET NE P O BOX 490301 BLAINE MN 55449			Summary Total					195.00
				Payment Amount					195.00
100189	G AND K SERVICES INC	UNIFORM CLEANING	PV	76595	001	09101	4/29/2015	1006874275	90.00
	G AND K SERVICES INC	UNIFORM CLEANING	PV	76595	002	09101	4/29/2015	1006874275	10.00
	P O BOX 842385	UNIFORM CLEANING	PV	76595	003	09101	4/29/2015	1006874275	153.74
	BOSTON MA 02284-2385	UNIFORM CLEANING	PV	76595	004	09101	4/29/2015	1006874275	153.74
				Summary Total					407.48
		UNIFORM CLEANING	PV	76633	001	09101	5/6/2015	1006885630	90.00
		UNIFORM CLEANING	PV	76633	002	09101	5/6/2015	1006885630	10.00
		UNIFORM CLEANING	PV	76633	003	09101	5/6/2015	1006885630	82.39
		UNIFORM CLEANING	PV	76633	004	09101	5/6/2015	1006885630	82.39
				Summary Total					264.78
		FD MATS	PV	76701	001	09101	4/22/2015	1006862928	122.33
				Summary Total					122.33
		FD MATS	PV	76702	001	09101	5/13/2015	1006896978	148.96
				Summary Total					148.96
		UNIFORM CLEANING	PV	76734	001	09101	5/13/2015	1006896980	90.00
		UNIFORM CLEANING	PV	76734	002	09101	5/13/2015	1006896980	10.00
		UNIFORM CLEANING	PV	76734	003	09101	5/13/2015	1006896980	132.83
		UNIFORM CLEANING	PV	76734	004	09101	5/13/2015	1006896980	132.84
				Summary Total					365.67
				Payment Amount					1,309.22
113087	GORDON'S GARDENS	MINK MULCH SHRED	PV	76634	001	09101	5/12/2015	051215	660.00
	GORDON'S GARDENS			Summary Total					660.00

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	18030 BAUGH STREET NW RAMSEY MN 55303								
				Payment Amount					660.00
100650	GRAINGER	MISC SUPPLIES	PV	76596	001	09101	4/29/2015	9728489593	600.40
	GRAINGER INC			Summary Total					600.40
	DEPT. 806511127	WARNING ORANGE FLAG	PV	76635	001	09101	5/7/2015	9735525900	24.80
	PALATINE IL 60038-0001			Summary Total					24.80
		BATTERY PACK	PV	76636	001	09101	5/7/2015	9735525918	350.24
				Summary Total					350.24
		GLOVES AND HARD HATS	PV	76733	001	09101	5/18/2015	9744544306	10.02
		GLOVES AND HARD HATS	PV	76733	002	09101	5/18/2015	9744544306	48.60
				Summary Total					58.62
				Payment Amount					1,034.06
109910	GREAT NORTHERN LANDSCAPE INC	REPAIR WORK DRAW PARK	PV	76637	001	09101	5/7/2015	10501	2,500.00
	GREAT NORTHERN LANDSCAPE INC 19720 IGUANA STREET NW ELK RIVER MN 55330			Summary Total					2,500.00
				Payment Amount					2,500.00
100211	HAWKINS INC	CHEMICALS	PV	76638	001	09601	5/4/2015	3723543	2,816.36
	HAWKINS INC P O BOX 860263 MINNEAPOLIS MN 55486-0263			Summary Total					2,816.36
				Payment Amount					2,816.36
114068	IDEAL SERVICES INC	RE: IRRIG PUMP-DRAW PARK	PV	76639	001	09101	4/27/2015	7190	631.25
	IDEAL SERVICES INC P O BOX 244 ALEXANDRIA MN 56308			Summary Total					631.25
				Payment Amount					631.25
107464	INTEGRA TELECOM	PHONE WORK	PV	76703	001	09101	5/6/2015	120365823	225.00
	INTEGRA TELECOM NW 5814 P O BOX 1450			Summary Total					225.00

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

Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	MINNEAPOLIS MN 55485-5814								
				Payment Amount					225.00
100256	LANO EQUIPMENT INC	SWITCH	PV	76704	001	09101	5/15/2015	02-275863	37.03
	LANO EQUIPMENT INC 6140 HIGHWAY 10 NW ANOKA MN 55303			Summary Total					37.03
				Payment Amount					37.03
102954	LITTLE FALLS MACHINE INC	SPINNERS	PV	76640	001	09101	5/7/2015	00056347	626.00
	LITTLE FALLS MACHINE INC 300 LINDBERGH DRIVE SOUTH LITTLE FALLS MN 56345-1598			Summary Total					626.00
				Payment Amount					626.00
100271	MAIN MOTORS	KEYS	PV	76597	001	09101	5/8/2015	308725	13.16
	MAIN MOTORS 435 WEST MAIN STREET ANOKA MN 55303			Summary Total					13.16
				Payment Amount					13.16
100273	MALLOY MONTAGUE KARNOWSKI RADOSEVIC	AUDIT SERVICES 12/31/15	PV	76705	001	09101	4/30/2015	37910	16,240.00
	MALLOY MONTAGUE KARNOWSKI RADOSEVIC 410 PARK NATIONAL BANK BLDG 5353 WAYZATA BLVD MINNEAPOLIS MN 55416			Summary Total					16,240.00
				Payment Amount					16,240.00
106616	MARTIN MCALLISTER, INC	RE: ASHTON ERICKSON	PV	76641	001	09101	4/30/2015	9750	450.00
	MARTIN MCALLISTER, INC 3900 IDS CENTER MINNEAPOLIS MN 55402			Summary Total					450.00
				Payment Amount					450.00
100283	MENARDS COON RAPIDS	MISC SUPPLIES	PV	76706	001	09101	4/28/2015	85478	77.07
	MENARDS COON RAPIDS			Summary Total					77.07

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Payee Number	Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	3045 MAIN STREET COON RAPIDS MN 55433								
				Payment Amount					77.07
108208	METRO PRODUCTS INC	INVERTER	PV	76598	001	09101	4/29/2015	107842	95.70
	METRO PRODUCTS INC			Summary Total					95.70
	7401 CENTRAL AVENUE NE	MISC SUPPLIES	PV	76599	001	09101	5/5/2015	107994	123.05
	FRIDLEY MN 55432			Summary Total					123.05
				Payment Amount					218.75
100289	METRO SALES INC	APR-JULY 15 CONTRACT	PV	76642	001	09101	4/22/2015	INV244388	1,962.75
	METRO SALES INC	APR-JULY 15 CONTRACT	PV	76642	002	09101	4/22/2015	INV244388	586.28
	1620 EAST 78TH STEET MINNEAPOLIS MN 55423			Summary Total					2,549.03
				Payment Amount					2,549.03
101164	MILLER CHEVROLET	REPAIR 322	PV	76600	001	09101	5/5/2015	CVCS526914	360.99
	MILLER CHEVROLET	REPAIR 322	PV	76600	002	09101	5/5/2015	CVCS526914	537.50
	21150 JOHN MILLESS DR P O BOX 130			Summary Total					898.49
	ROGERS MN 55374	REPAIR 321	PV	76735	001	09101	5/15/2015	CTCS527696	100.00
				Summary Total					100.00
				Payment Amount					998.49
100389	MN POST BOARD	LIC- ASHTON ERICKSON	PV	76707	001	09101	5/14/2015	051415	90.00
	MN POST BOARD 1600 UNIVERSITY AVE SUITE 200 ST PAUL MN 55104-3825			Summary Total					90.00
				Payment Amount					90.00
113678	MN STATE LODGE FRATERNAL ORDER OF POLICE	OFFICER LIC. T. FRANKFURTH	PV	76700	001	09101	5/14/2015	051415	150.00
	MN STATE LODGE FRATERNAL ORDER OF POLICE P O BOX 270026 GOLDEN VALLEY MN 55427			Summary Total					150.00
				Payment Amount					150.00
100345	NAPA AUTO PARTS ELK RIVER	MISC SHOP SUPPLIES	PV	76601	001	09101	5/8/2015	796993	17.45

CITY OF RAMSEY
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	NAPA AUTO PARTS ELK RIVER				Summary Total				17.45
	17137 YALE STREET NW	SWITCH 411	PV	76602	001	09101	5/7/2015	796764	17.99
	P O BOX 1041				Summary Total				17.99
	ELK RIVER MN 55330	MIRRORS	PV	76603	001	09101	5/5/2015	796443	8.82
					Summary Total				8.82
		AIR FILTERS	PV	76604	001	09101	5/4/2015	796152	32.25
					Summary Total				32.25
		PRIMARY WIRE	PV	76605	001	09101	5/6/2015	796592	6.69
					Summary Total				6.69
		FUEL FILTERS	PV	76651	001	09101	5/11/2015	797311	135.82
					Summary Total				135.82
		BATTERY	PV	76708	001	09101	5/13/2015	797772	100.91
					Summary Total				100.91
		PRIMARY WIRE	PV	76709	001	09101	5/15/2015	798217	6.69
					Summary Total				6.69
		PRIMARY WIRE	PV	76710	001	09101	5/15/2015	798216	6.69
					Summary Total				6.69
		LOOM-SPLIT 687	PV	76711	001	09101	5/15/2015	798232	17.50
					Summary Total				17.50
					Payment Amount				350.81
100354	NEWMAN SIGNS	SIGN MATERIAL	PV	76644	001	09101	5/1/2015	TI- 0285193	150.09
	NEWMAN SIGNS PO BOX 1728 JAMESTOWN ND 58402-1728				Summary Total				150.09
					Payment Amount				150.09
114239	NORTH AMERICAN SAFETY	MISC SAFETY VESTS	PV	76736	001	09101	5/14/2015	11981	75.00
	NORTH AMERICAN SAFETY	MISC SAFETY VESTS	PV	76736	002	09101	5/14/2015	11981	72.00
	149 N MERIDIAN STREET				Summary Total				147.00
	BELLE PLAINE MN 56011	SAFETY VESTS	PV	76737	001	09101	5/14/2015	11980	74.75
		SAFETY VESTS	PV	76737	002	09101	5/14/2015	11980	14.95
					Summary Total				89.70
					Payment Amount				236.70
100988	NORTHERN SAFETY TECHNOLOGY	LED MINI BAR	PV	76606	001	09101	4/27/2015	38650	376.65

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	NORTHERN SAFETY TECHNOLOGY			Summary Total					376.65
	5708 UPPER 147TH STREET W SUITE 107	SAFETY LIGHTS 411	PV	76738	001	09101	5/8/2015	38738	428.55
	APPLE VALLEY MN 55124			Summary Total					428.55
				Payment Amount					805.20
110480	OPUS 21 MANAGEMENT SOLUTIONS	APRIL 2015 SERVICES	PV	76712	001	09601	5/13/2015	150449	2,901.04
	OPUS 21 MANAGEMENT SOLUTIONS	APRIL 2015 SERVICES	PV	76712	002	09601	5/13/2015	150449	2,320.83
	680 COMMERCE DRIVE SUITE 160	APRIL 2015 SERVICES	PV	76712	003	09601	5/13/2015	150449	2,320.83
	WOODBURY MN 55125	APRIL 2015 SERVICES	PV	76712	004	09601	5/13/2015	150449	1,740.62
		APRIL 2015 SERVICES	PV	76712	005	09601	5/13/2015	150449	2,320.83
				Summary Total					11,604.15
				Payment Amount					11,604.15
106216	PIONEER RIM AND WHEEL CO	MISC LIGHTING	PV	76607	001	09101	4/27/2015	1-287980	441.84
	PIONEER RIM AND WHEEL CO			Summary Total					441.84
	2500 KENNEDY ST NE	LIGHTING	PV	76645	001	09101	5/4/2015	1-288902	165.06
	MINNEAPOLIS MN 55413			Summary Total					165.06
		RETURN- LIGHTING	PD	76739	001	09101	5/6/2015	1-289257	48.24-
				Summary Total					48.24-
				Payment Amount					558.66
111488	POPP.COM INC	APRIL 2015 SERVICE	PV	76713	001	09101	4/30/2015	992260331	108.40
	POPP.COM INC	APRIL 2015 SERVICE	PV	76713	002	09101	4/30/2015	992260331	37.94
	620 MENDELSSOHN AVENUE NORTH SUITE 101	APRIL 2015 SERVICE	PV	76713	003	09101	4/30/2015	992260331	32.52
	GOLDEN VALLEY MN 55427	APRIL 2015 SERVICE	PV	76713	004	09101	4/30/2015	992260331	184.29
		APRIL 2015 SERVICE	PV	76713	005	09101	4/30/2015	992260331	32.52
		APRIL 2015 SERVICE	PV	76713	006	09101	4/30/2015	992260331	92.14
		APRIL 2015 SERVICE	PV	76713	007	09101	4/30/2015	992260331	37.94
		APRIL 2015 SERVICE	PV	76713	008	09101	4/30/2015	992260331	80.23
		APRIL 2015 SERVICE	PV	76713	009	09101	4/30/2015	992260331	84.75
		APRIL 2015 SERVICE	PV	76713	010	09101	4/30/2015	992260331	103.96
		APRIL 2015 SERVICE	PV	76713	011	09101	4/30/2015	992260331	61.93
				Summary Total					856.62
				Payment Amount					856.62

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113444	PRECISE	MAR 15 SERVICE	PV	76608	001	09101	4/27/2015	200-1005081	182.64
	PRECISE				Summary Total				182.64
	501 EAST CLIFF ROAD SIUTE 100	MISC SUPPLIES	PV	76609	001	09101	4/29/2015	200-1005177	351.47
	BURNSVILLE MN 55337				Summary Total				351.47
					Payment Amount				534.11
112959	PREMIUM WATERS INC	FD WATER	PV	76714	001	09101	4/30/2015	621332-04-15	17.99
	PREMIUM WATERS INC P O BOX 9128 MINNEAPOLIS MN 55480-9128				Summary Total				17.99
					Payment Amount				17.99
113737	RATWIK,ROSZAK AND MALONEY, PA	MISC RETAINER WORK APR 15	PV	76715	001	09412	5/1/2015	56604	400.00
	RATWIK,ROSZAK AND MALONEY, PA	MISC RETAINER WORK APR 15	PV	76715	002	09412	5/1/2015	56604	40.00
	300 U.S. TRUST BUILDING	MISC RETAINER WORK APR 15	PV	76715	003	09412	5/1/2015	56604	3,560.00
	730 SECOND AVENUE SOUTH				Summary Total				4,000.00
	MINNEAPOLIS MN 55402	APRIL 15 SERVICES	PV	76716	001	09468	5/1/2015	56605	522.00
		APRIL 15 SERVICES	PV	76716	002	09468	5/1/2015	56605	319.00
		APRIL 15 SERVICES	PV	76716	003	09468	5/1/2015	56605	507.50
		APRIL 15 SERVICES	PV	76716	004	09468	5/1/2015	56605	259.00
		APRIL 15 SERVICES	PV	76716	005	09468	5/1/2015	56605	573.50
		APRIL 15 SERVICES	PV	76716	006	09468	5/1/2015	56605	203.50
		APRIL 15 SERVICES	PV	76716	007	09468	5/1/2015	56605	1,987.38
					Summary Total				4,371.88
					Payment Amount				8,371.88
114535	RED LEAF INC	BRAND DEV. WORK-BALANCE	PV	76610	001	09101	4/30/2015	3896	7,820.00
	RED LEAF INC 3957 YOSEMITE AVENUE S MINNEAPOLIS MN 55416				Summary Total				7,820.00
					Payment Amount				7,820.00
100431	SAFETY KLEEN CORPORATION	RECYCLE OIL	PV	76646	001	09101	5/1/2015	CON0073493	104.69
	SAFETY KLEEN CORPORATION PO BOX 382066				Summary Total				104.69

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	PITTSBURGH PA 15250-8066								
				Payment Amount					104.69
100854	ST PAUL, CITY OF	ASPHALT	PV	76620	001	09101	5/5/2015	00008836	520.72
	CITY OF ST PAUL 15 W KELLOGG BLVD 700 CITY HALL ST PAUL MN 55102			Summary Total					520.72
				Payment Amount					520.72
110394	STEPP MANUFACTURING CO, INC.	REPAIR WATER CANON	PV	76740	001	09101	5/7/2015	48199	1,560.00
	STEPP MANUFACTURING CO, INC. 12325 RIVER ROAD NORTH BRANCH MN 55056			Summary Total					1,560.00
				Payment Amount					1,560.00
114691	STOVERS SOD AND LANDSCAPE LLC	REPAIR RETAINING WALL CH	PV	76611	001	09101	4/28/2015	042815	3,180.00
	STOVERS SOD AND LANDSCAPE LLC 9349 181ST AVENUE NW ELK RIVER MN 55330			Summary Total					3,180.00
				Payment Amount					3,180.00
100469	STREICHER'S POLICE EQUIPMENT	BADGES	PV	76612	001	09101	5/4/2015	I1149998	224.00
	STREICHER'S POLICE EQUIPMENT			Summary Total					224.00
	LB# 7873	PD BADGES	PV	76741	001	09101	5/5/2015	I1150218	224.00
	P O BOX 9438 MINNEAPOLIS MN 55440-9438			Summary Total					224.00
				Payment Amount					448.00
110313	SUMMIT FIRE PROTECTION	MISC SUPPLIES	PV	76613	001	09101	4/28/2015	I060008	204.00
	SUMMIT FIRE PROTECTION 575 MINNEHAHA AVE N ATTENTION: DAN HUBBARD ST PAUL MN 55103			Summary Total					204.00
				Payment Amount					204.00

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100485	TIMESAVER OFF SITE SECRETARIAL INC	MAY 7, 15 MEETING	PV	76717	001	09101	5/14/2015	M21329	133.00
	TIMESAVER OFF SITE SECRETARIAL INC 5291 RIVER OAK DRIVE SAVAGE MN 55378						Summary Total		133.00
							Payment Amount		133.00
112079	TOKLE INSPECTIONS INC	APRIL 15 INSPECTIONS	PV	76742	001	09101	5/15/2015	051515	3,216.00
	TOKLE INSPECTIONS INC 1748 123RD AVENUE NW COON RAPIDS MN 55448						Summary Total		3,216.00
							Payment Amount		3,216.00
100238	TRUENORTH STEEL	MISC MATERIAL	PV	76647	001	09605	5/8/2015	BL0000003174	746.16
	TRUENORTH STEEL NW 560530 P O BOX 1450 MINNEAPOLIS MN 55485-5605						Summary Total		746.16
							Payment Amount		746.16
100494	TRUGREEN CHEMLAWN INC	RE: CITY HALL- DRAW PARK	PV	76648	001	09101	4/25/2015	31449285	983.73
	TRUGREEN CHEMLAWN INC 11755 95TH AVENUE N MAPLE GROVE MN 55369						Summary Total		983.73
							Payment Amount		983.73
111532	USA INFLATABLES	HAPPY DAYS 15-DEPOSIT	PV	76743	001	09297	5/19/2015	051915	2,628.70
	USA INFLATABLES 10964 MISSISSIPPI DRIVE N CHAMPLIN MN 55316						Summary Total		2,628.70
							Payment Amount		2,628.70
105628	WELLS CATERING SERVICE	PD BOX LUNCHES	PV	76614	001	09101	5/7/2015	30421	135.73
	WELLS CATERING SERVICE						Summary Total		135.73
	7533 SUNWOOD DRIVE	PD LUNCHES 5/12/15	PV	76744	001	09101	5/12/2015	30422	135.73

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	SUITE 108								
	RAMSEY MN 55303			Summary Total					135.73
				Payment Amount					271.46
100529	WENDELL'S INC	HR STAMPS	PV	76649	001	09101	5/4/2015	1976540	22.68
	WENDELL'S INC			Summary Total					22.68
	6601 BUNKER LAKE BLVD								
	PO BOX 458								
	RAMSEY MN 55303-0458								
				Payment Amount					22.68
100539	WRIGHT TIRE SERVICE INC	TIRES- PATCHING TRAILER	PV	76650	001	09101	5/11/2015	23565	153.98
	WRIGHT TIRE SERVICE INC			Summary Total					153.98
	710 WEST MAIN STREET	TIRES FOR 566	PV	76718	001	09101	5/13/2015	23633	225.64
	ANOKA MN 55303			Summary Total					225.64
				Payment Amount					379.62
				Total Amount to be Processed					106,063.86
				Total Number of Payments to be Processed					82

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114712	CONSTRUCTION RESULTS CORPORATION	PAY EST 1- RAMP GARAGE	PV	76672	001	09412	5/19/2015	051915	90,012.50
	CONSTRUCTION RESULTS CORPORATION 14170 23RD AVENUE NORTH PLYMOUTH MN 55447							Summary Total	90,012.50
								Payment Amount	90,012.50
101234	NORTH VALLEY, INC	PAY EST 1 MISS RIVER TRAIL	PV	76652	001	09805	5/1/2015	050115	2,061.41
	NORTH VALLEY, INC 20015 IGUANA STREET NW NOWTHEN MN 55330							Summary Total	2,061.41
								Payment Amount	2,061.41
								Total Amount to be Processed	92,073.91
								Total Number of Payments to be Processed	2

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

RESOLUTION #15-05-136

RESOLUTION APPROVING CASH DISBURSEMENTS MADE AND AUTHORIZING PAYMENT OF ACCOUNTS PAYABLE INVOICING RECEIVED DURING THE PERIOD OF MAY 7, 2015 THROUGH MAY 20, 2015.

WHEREAS, the City of Ramsey Finance Department has made cash disbursements and received accounts payable invoicing during the period of May 7, 2015, through May 20, 2015, in the amount of $ 610,087.53 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 May 7, 2015, through May 20, 2015, in the amount of $ 610,087.53.

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 26th day of May, 2015.

Mayor

ATTEST:

City Clerk

CC Regular Session **4. 12.**

Meeting Date: 05/26/2015

By: Jo Thieling, Administrative Services

Information

Title

Adopt Resolution #15-05-131 Proclaiming June 6, 2015 as American Cancer Society Bark For Life Day in the City of Ramsey

Purpose/Background:

Purpose: The purpose of this Consent Item is to formally adopt a resolution proclaiming American Cancer Society Bark For Life Day in the City of Ramsey.

Background: Mayor Strommen was approached by Ramsey resident Kim Gust, Chair of the Bark For Life fund raising event, to request the City Council proclaim Saturday, June 6, 2015, as Bark For Life Day in the City of Ramsey. Ms. Gust is heading up the fourth annual Bark For Life, which is held at The Draw Park. The Bark For Life is an American Cancer Society fund raising event that honors the care-giving qualities of canine companions and supports the American Cancer Society mission of saving lives and creating a world with less cancer and more birthdays - by helping people stay well, by helping people get well, by finding cures for cancer and by fighting back. The money raised during Bark For Life supports the American Cancer Society's life-saving mission. The last three events held at The Draw have collectively raised over $25,000 for cancer research. The event is a non-competitive walking event for dogs and their owners to raise funds and awareness in the fight against cancer.

During the Presentation portion of tonight's agenda, Mayor Strommen will be presenting the proclamation to Kim Gust.

Recommendation:

Staff is recommending Council adopt the attached Resolution proclaiming Bark For Life Day.

Action:

Motion to Adopt Resolution #15-05-131 Proclaiming June 6, 2015, as American Cancer Society Bark For Life Day in the City of Ramsey.

Attachments

Res Bark for Life

Form Review

Form Started By: Jo Thieling Started On: 05/15/2015 10:39 AM

Final Approval Date: 05/15/2015

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #15-05-131

RESOLUTION PROCLAIMING JUNE 6, 2015 AS AMERICAN CANCER SOCIETY BARK FOR LIFE DAY IN THE CITY OF RAMSEY

WHEREAS, Bark For Life is an American Cancer Society fundraising event that honors the care-giving qualities of canine companions and supports the American Cancer Society mission of saving lives and creating a world with less cancer and more birthdays – by helping people stay well, by helping people get well, by finding cures for cancer and by fighting back; and

WHEREAS, money raised during Bark for Life supports the American Cancer Society's live-saving mission; and

WHEREAS, the last three events (Bark for Life in the City of Ramsey) have collectively raised over $25,000 for cancer research.

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

1) That the City Council of the City of Ramsey hereby proclaims Saturday, June 6, 2015, as "Bark For Life Day" in the City of Ramsey and encourages citizens to help finish the fight against cancer by participating in the Bark For Life event at The Draw Park located within The COR on Saturday, June 6, 2015.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 26th day of May, 2015.

_____

Mayor

ATTEST:

_____

City Clerk

CC Regular Session **4. 13.**

Meeting Date: 05/26/2015

Submitted For: Patrick Brama, **By:** Patrick Brama, Administrative Services

Information

Title

Adopt Resolution #15-05-132 Declaring the City of Ramsey's Participation in the State Council on Local Results and Innovation -- Performance Measurement Program

Purpose/Background:

Purpose of Case:

Adopt a resolution declaring the City's participation in the State Council on Local Results and Innovation Performance Measurement Program (often referenced as CPM - City Performance Measurement)

NOTE: the City participated in this annual program in 2012 and 2013.

Background:

In 2010, the State legislature created the Council on Local Results and Innovation. In 2011, the Innovation Council developed and released a standard of performance measurements for Cities and Counties; with the goal of aiding residents, taxpayers, and state and local elected officials in determining the efficacy of Counties and Cities in providing services, and measure residents' opinions of those services.

Cities that elect to participate in the standard measures program must officially adopt [by resolution] and implement a minimum of TEN standard performance measures. Participating entities must report their results to the State Auditor and make them available to all interested parties by publishing them on the Auditor's web site [by July 1 annually]. Lastly, results must be provided to local residents through publication, direct mailing, posting on a web site or through a public hearing [by December 31 annually]

Cities benefit from participating from the standard measures program by receiving a reimbursement from the State in the amount of 14 cents per capita (about $3,400 Ramsey). More importantly, Cities benefit by developing an annual performance measurement baseline; which can be utilized by elected officials and tax payers to make educated decisions. Lastly, Cities have the ability to view other organizations' program results; which provides the City with comparable performance measurement data.

Notification:

NA

Observations/Alternatives:

Attached to this case is the resolution required for adoption to participate in the Council on Local Results and Innovation Performance Measurement Program; and, 2012-14 results for the City of Ramsey.

This program works in parallel with the City's initiative to conduct a biannual resident survey. Both the performance measurement program and the biannual resident survey are utilized during the City's budgeting and strategic planning processes.

Funding Source:

NA. State allocation of funding to the City for participating (about $3,400).

Recommendation:

ADOPT RESOLUTION #15-05-083 DECLARING THE CITY OF RAMSEY'S PARTICIPATION IN THE STATE COUNCIL ON LOCAL RESULTS AND INNOVATION -- PERFORMANCE MEASUREMENT PROGRAM

Action:

ADOPT RESOLUTION #15-05-083 DECLARING THE CITY OF RAMSEY'S PARTICIPATION IN THE STATE COUNCIL ON LOCAL RESULTS AND INNOVATION -- PERFORMANCE MEASUREMENT PROGRAM

Attachments

Resolution 15 05 132

Ramsey Standard Measures 2014 2013 2012

Resident Survey (for reference)

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	05/21/2015 09:32 AM
Form Started By: Patrick Brama		Started On: 05/15/2015 03:31 PM
Final Approval Date: 05/21/2015		

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

RESOLUTION #15-05-132

RESOLUTION DECLARING THE CITY OR RAMSEY'S PARTICIPATION IN THE STATE COUNCIL ON LOCAL RESULTS AND INNOVATION -- PERFORMANCE MEASUREMENT PROGRAM

WHEREAS, In 2010, the Minnesota Legislature created the Council on Local Results and Innovation; and

WHEREAS, The Council on Local Results and Innovation developed a standard set of performance measures that will aid residents, taxpayers, and state and local elected officials in determining the efficacy of counties in providing services and measure residents' opinion of those services; and

WHEREAS, Benefits to the City are outlined in MS 6.91 and include eligibility for a reimbursement as set by State statute; and

WHEREAS, Any City participating in the comprehensive performance measurement program is also exempt from levy limits for taxes, if levy limits are in effect; and

WHEREAS, The City of Ramsey has adopted and implemented at least 10 of the performance measures, as developed by the Council on Local Results and Innovation, and a system to use this information to help plan, budget, manage and evaluate programs and processes for optimal future outcomes; and

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

1. The City of Ramsey will continue to report the results of the performance measures to its citizenry by the end of the year through publication, direct mailing, posting on the city's/county's website, or through a public hearing at which the budget and levy will be discussed and public input allowed.

2. The City Council of Ramsey will submit to the Office of the State Auditor the actual results of the performance measures adopted by the city/county.

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

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

and the following voted against the same:

None

and the following abstained:

None

and the following were absent:

Councilmember Backous

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 26th day of May, 2015.

_____
Sarah Strommen, Mayor

ATTEST:

_____
Jo Ann M. Thieling, City Clerk

Ramsey: Standard Measures 2014

Category	#	Measure	2012	2013	2014
General	1	Rating of the overall quality of services provided by your city	*Citizen Survey*	*Citizen Survey*	*Citizen Survey*
	2	Percent change in the taxable property market value	**-7.82%**	**-0.74%**	**12.76%**
	3	Citizens' rating of the overall appearance of the city	*Citizen Survey*	*Citizen Survey*	*Citizen Survey*
	4	Nuisance code enforcement cases per 1,000 population	**6.31**	**9.72**	**14.4**
	5	Number of library visits per 1,000 population	*NA*	*NA*	*NA*
	6	Bond rating	**AA+**	**AA+**	**AA+**
	7	Citizens' rating of city recreational programs and facilities	*Citizen Survey*	*Citizen Survey*	*Citizen Survey*
	8	Accuracy of post election audit (% of ballots counted accurately)	**100%**	**100%**	**100%**
Police	9	P I and II Crime Rates (per 1000)	**22.20/26.30**	**17.3/25.43**	*1 year lag*
	10	Part I and II Crime Clearance Rates (per 1000)	**Total: 41%**	**Total: 51%**	*1 year lag*
	11	Citizens' rating of safety in their community (survey)	*Citizen Survey*	*Citizen Survey*	*Citizen Survey*
	12	Average police response time	**8:36**	*Lost Data*	*1 year lag*
Fire & EMS	13	Insurance industry rating of fire services	**ISO 4/7**	**ISO 4/7**	**ISO 5/7**
	14	Citizens' rating of the quality of fire protection services	*Citizen Survey*	*Citizen Survey*	*Citizen Survey*
	15	Average fire response time	**8:05**	**8:24**	**8:12**
	16	Fire calls per 1,000 population	**13.2**	**10.98**	**16.5**
	17	Number of fires with loss resulting in investigation	**29**	**34**	**27**
	18	EMS calls per 1,000	**2.5**	**4.56**	**4.7**
	19	Emergency Medical Services average response time	**8:05**	**6:21**	**6:85**
Streets	20	Average city street pavement condition rating	**7.5 Paser Scale (1-10)**	**7.25 Paser Scale**	**7.4 Paser Scale**
	21	Citizens' rating of the road conditions in their City	*Citizen Survey*	*Citizen Survey*	*Citizen Survey*
	22	Expenditures for road rehabilitation per paved lane mile rehabilitated. Does not include minor upkeed (pot holes, patching, etc.)	**$1,941**	**$1,350**	**$10,628**
	23	Percentage of all jurisdiction lane miles rehabilitated in the yr	**12%**	**8%**	**12%**
	24	Average hours to complete road system during snow event	**8**	**8.9**	**7.61**
	25	Citizens' rating of the quality of snowplowing on city streets	*Citizen Survey*	*Citizen Survey*	*Citizen Survey*
Water	26	Citizens' rating of the dependability and quality of the city water supply (survey)	*Citizen Survey*	*Citizen Survey*	*Citizen Survey*
	27	Operating cost per 1,000,000 gallons of water pumped/produced	**$895**	**$1,080**	**$1,011**
Sanitary Sewer	28	Citizens' rating of the dependability and quality of city sanitary sewer service	*Citizen Survey*	*Citizen Survey*	*Citizen Survey*
	29	Number of sewer blockages on city system per 100 connections	**0**	**0**	**0**

The National Citizen Survey™

Ramsey, MN

Community Livability Report

2014

National Research Center, Inc. | Boulder, CO
International City/County Management Association | Washington, DC

Contents

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The National Citizen Survey™
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International City/County Management Association
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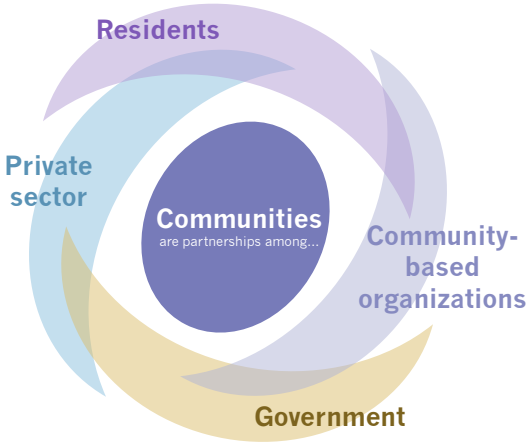
Washington, DC 20002
www.icma.org • 202-289-ICMA

About

The National Citizen Survey™ (The NCS) report is about the "livability" of Ramsey. The phrase "livable community" is used here to evoke a place that is not simply habitable, but that is desirable. It is not only where people do live, but where they want to live.

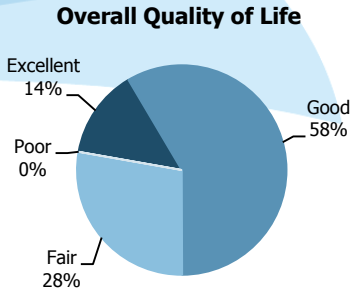
Great communities are partnerships of the government, private sector, community-based organizations and residents, all geographically connected. The NCS captures residents' opinions within the three pillars of a community (Community Characteristics, Governance and Participation) across eight central facets of community (Safety, Mobility, Natural Environment, Built Environment, Economy, Recreation and Wellness, Education and Enrichment and Community Engagement).



The Community Livability Report provides the opinions of a representative sample of 430 residents of the City of Ramsey. The margin of error around any reported percentage is 5% for the entire sample. The full description of methods used to garner these opinions can be found in the *Technical Appendices* provided under separate cover.

Quality of Life in Ramsey

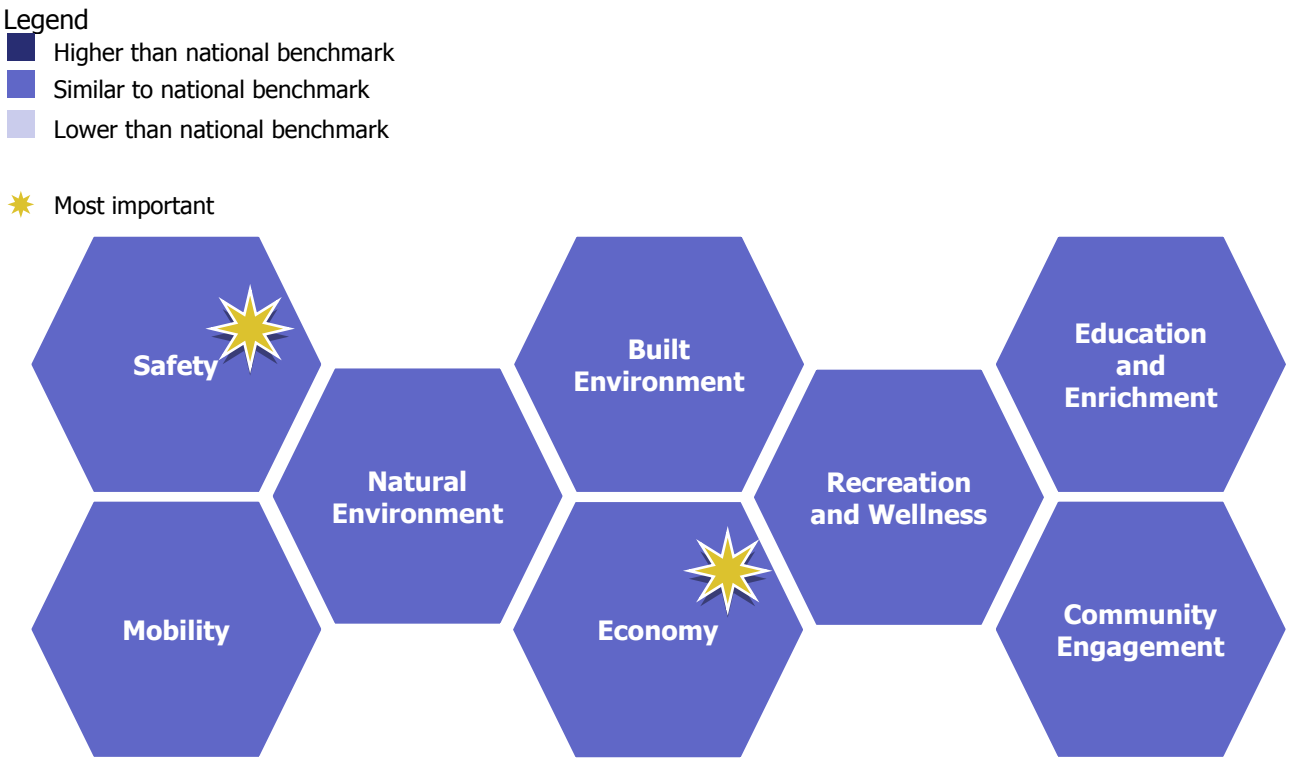
Most residents rated the quality of life in Ramsey as excellent or good and this was similar to the benchmark (see Appendix B of the *Technical Appendices* provided under separate cover).



Shown below are the eight facets of community. The color of each community facet summarizes how residents rated it across the three sections of the survey that represent the pillars of a community – Community Characteristics, Governance and Participation. When most ratings across the three pillars were higher than the benchmark, the color for that facet is the darkest shade; when most ratings were lower than the benchmark, the color is the lightest shade. A mix of ratings (higher and lower than the benchmark) results in a color between the extremes.

In addition to a summary of ratings, the image below includes one or more stars to indicate which community facets were the most important focus areas for the community. Residents identified Safety and Economy as priorities for the Ramsey community in the coming two years. It is noteworthy that Ramsey residents gave favorable ratings to these facets of community. In fact, ratings for all facets including Mobility, Natural Environment, Built Environment, Recreation and Wellness, Education and Enrichment and Community Engagement were positive and similar to other communities. This overview of the key aspects of community quality provides a quick summary of where residents see exceptionally strong performance and where performance offers the greatest opportunity for improvement. Linking quality to importance offers community members and leaders a view into the characteristics of the community that matter most and that seem to be working best.

Details that support these findings are contained in the remainder of this Livability Report, starting with the ratings for Community Characteristics, Governance and Participation and ending with results for Ramsey's unique questions.



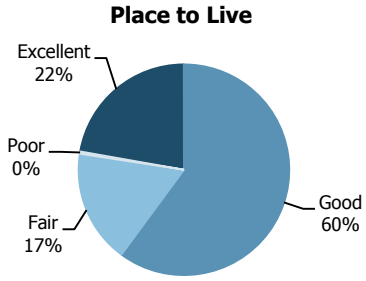
Community Characteristics

What makes a community livable, attractive and a place where people want to be?

Overall quality of community life represents the natural ambience, services and amenities that make for an attractive community. How residents rate their overall quality of life is an indicator of the overall health of a community. In the case of Ramsey, 82% rated the City as an excellent or good place to live. Respondents' ratings of Ramsey as a place to live were similar to ratings in other communities across the nation.

In addition to rating the City as a place to live, respondents rated several aspects of community quality including Ramsey as a place to raise children and to retire, their neighborhood as a place to live, the overall image or reputation of Ramsey and its overall appearance. Most residents felt that the overall appearance of Ramsey, Ramsey as a place to raise children and their neighborhood as a place to live were excellent or good. Although a majority felt that this was true of Ramsey as a place to retire and of Ramsey's overall image, these were less than the benchmark.

Delving deeper into Community Characteristics, survey respondents rated over 30 features of the community within the eight facets of Community Livability. Safety and Natural Environment were the facets with the highest ratings, with at least 8 in 10 residents giving positive ratings to each measure in these categories. Conversely, Economy was the facet having the lowest ratings; every item in this area received positive ratings from half or fewer of residents. Overall, most Community Characteristics rated similarly to other communities. Of the seven measures with ratings lower than the benchmark, five related to Ramsey's Economy. Two characteristics of the community rated higher than the benchmark and were in the area of Built Environment: affordable quality housing and housing options.



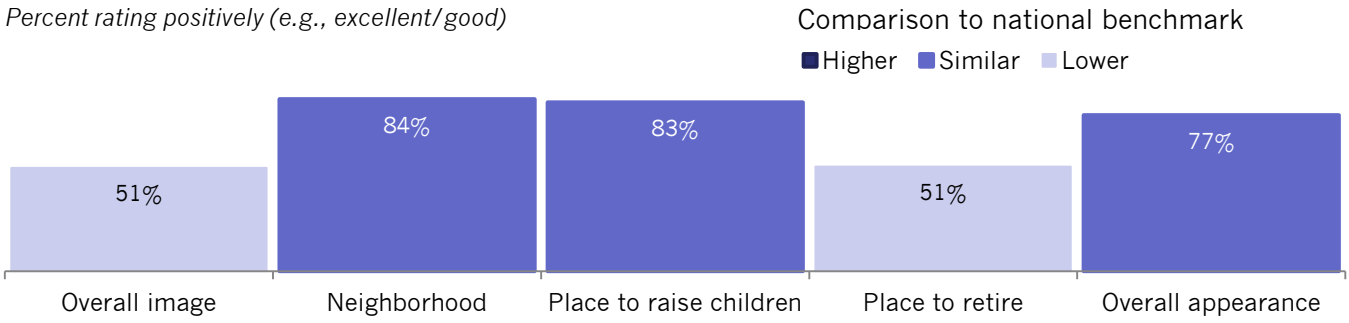
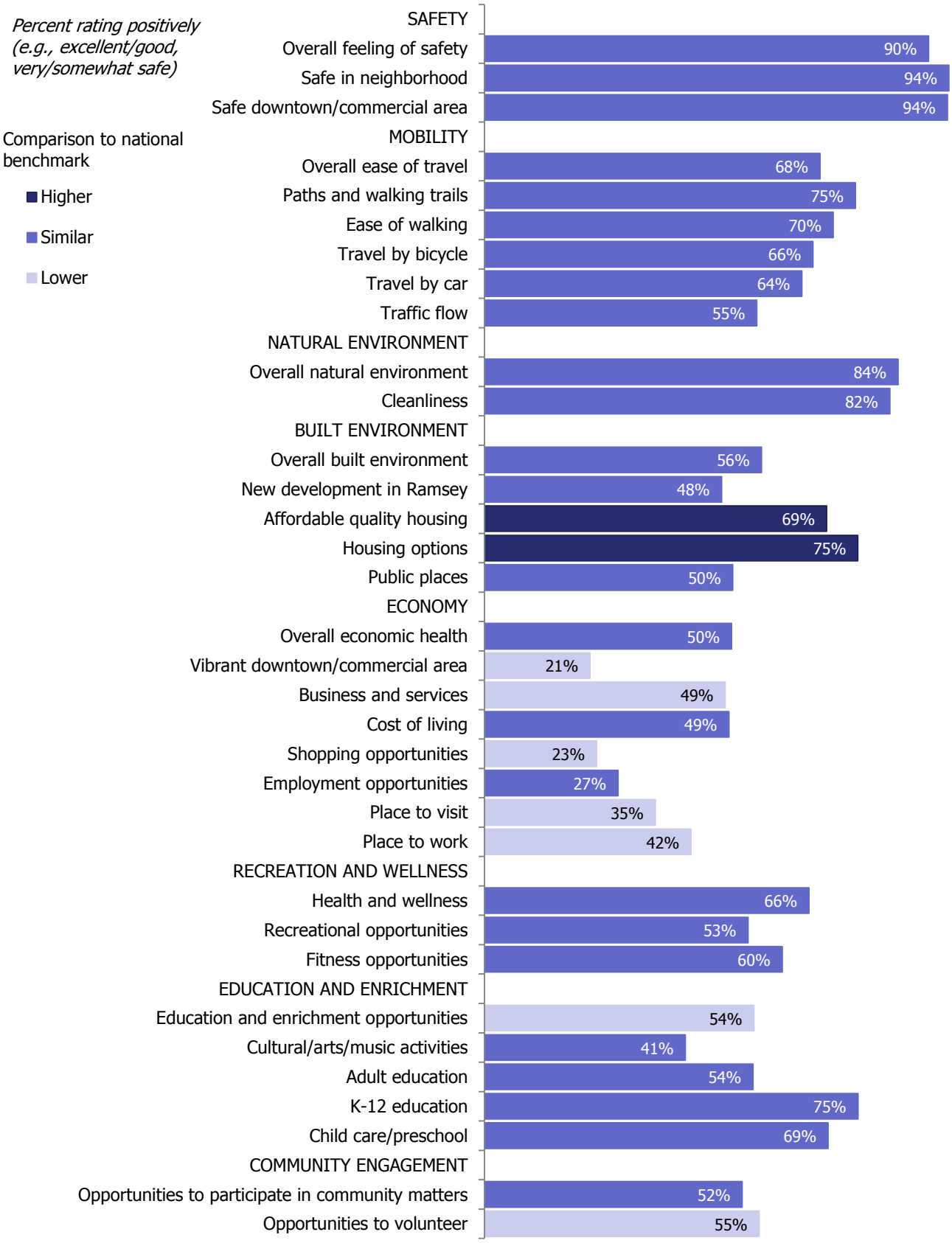


Figure 1: Aspects of Community Characteristics



Governance

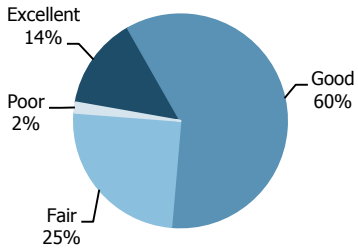
How well does the government of Ramsey meet the needs and expectations of its residents?

The overall quality of the services provided by Ramsey as well as the manner in which these services are provided are a key component of how residents rate their quality of life. On par with other communities, three-quarters of Ramsey residents rated the overall quality of City services as excellent or good.

Survey respondents also rated various aspects of Ramsey's leadership and governance. All measures of general government performance were similar to the benchmark, including value of services for taxes paid, the City's overall direction, welcoming citizen involvement, acting in the best interest of the community, being honest, treating residents fairly and customer services. Each of these aspects of government performance received ratings of excellent or good from at least 4 in 10 respondents. Customer service was the most highly rated aspect in this area and received positive ratings from 8 in 10 respondents.

Respondents evaluated nearly two dozen individual services and amenities available in Ramsey. Nearly all of the ratings were similar to ratings in communities elsewhere; only recreation centers received ratings that lagged below the benchmark. Similar to Community Characteristics, the most positively rated services were related to Safety, where all but one of the services received positive ratings from 8 in 10 residents, and the least positively rated service was within Economy (43% excellent or good for economic development). Services related to Natural Environment fared well, with 7 in 10 residents rating drinking water and natural areas preservation well.

Overall Quality of City Services



Percent rating positively (e.g., excellent/good)

Comparison to national benchmark

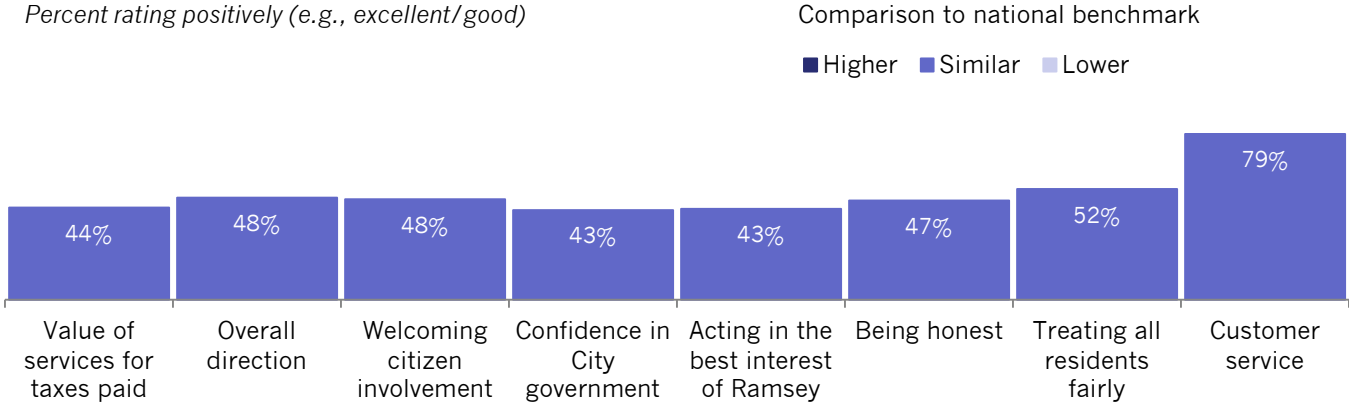
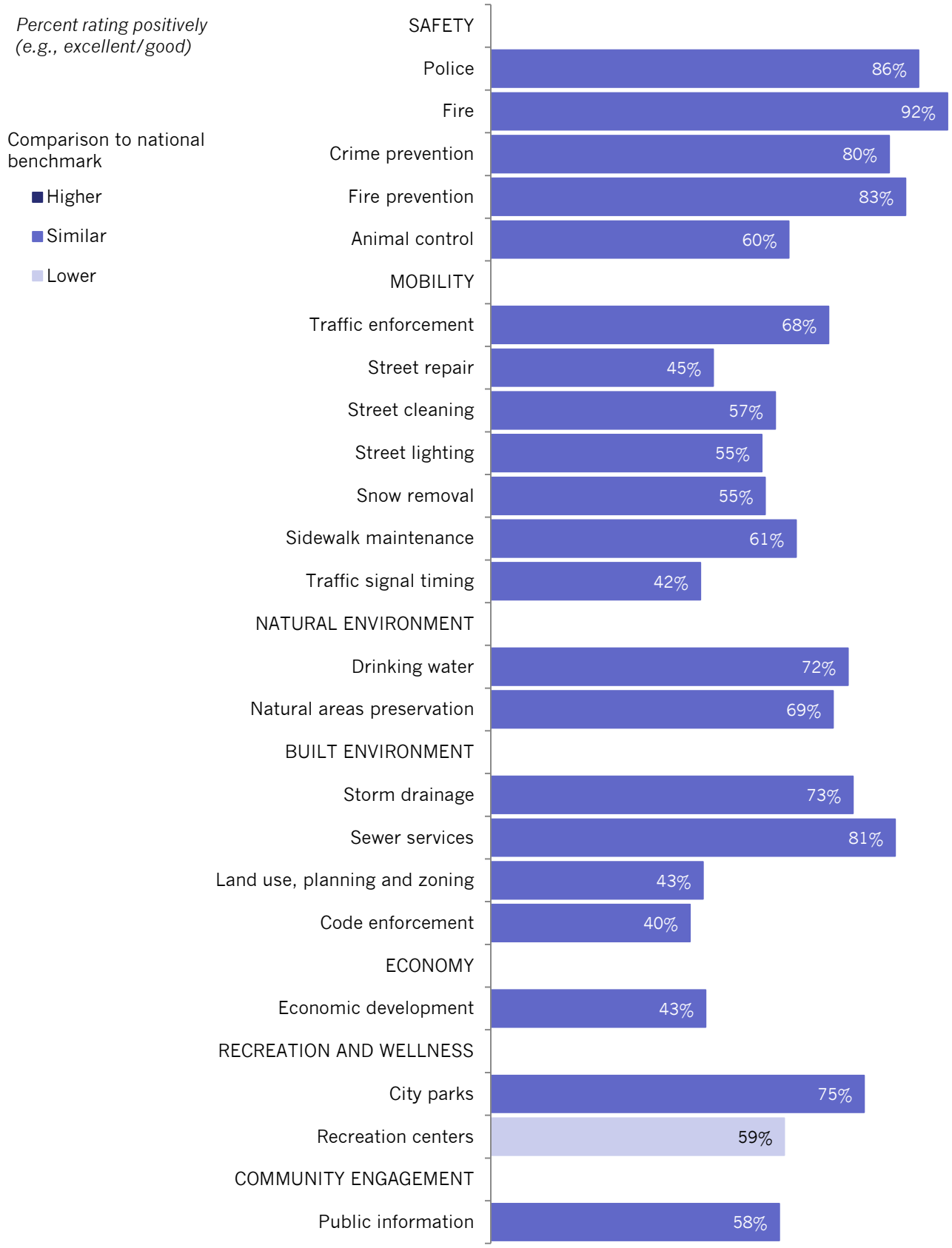


Figure 2: Aspects of Governance

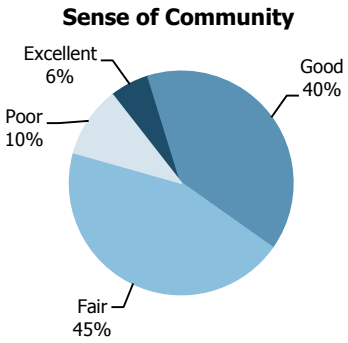


Participation

Are the residents of Ramsey connected to the community and each other?

An engaged community harnesses its most valuable resource, its residents. The connections and trust among residents, government, businesses and other organizations help to create a sense of community; a shared sense of membership, belonging and history. Compared to other communities, fewer residents of Ramsey rated the sense of community as excellent or good (46%). Still, the vast majority of residents said that they would recommend living in Ramsey and had plans to remain living there.

The survey included almost 20 activities and behaviors for which respondents indicated how often they participated in or performed each, if at all. Overall, measures of Participation varied in relation to the benchmark. Areas where resident participation and experiences rated better than elsewhere were in Natural Environment (recycling), Safety (fewer residents had reported a crime) and Built Environment (fewer residents experienced housing cost stress). Although similar to the benchmark, the rate of purchasing goods or services, visiting City parks, being in good health and voting were high and nearly all residents reported that they had not been the victim of a crime. Most of the measures where Participation fell below the norm were under Community Engagement for campaigning, volunteering and attending public meetings. Under Economy, residents of Ramsey were less likely to work in the City where they lived than residents of other communities.



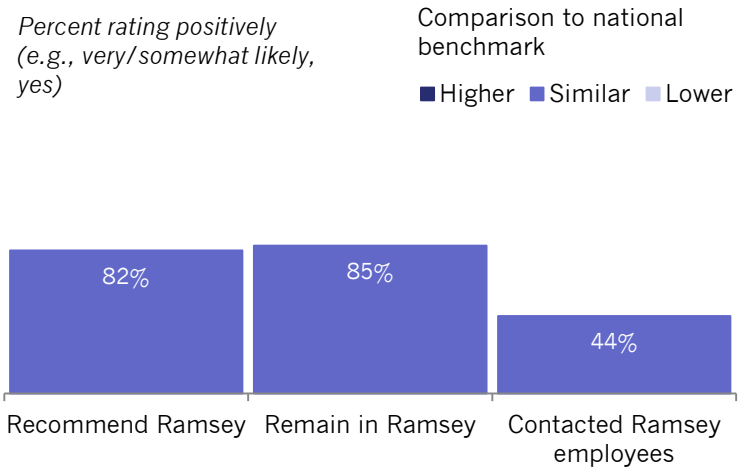
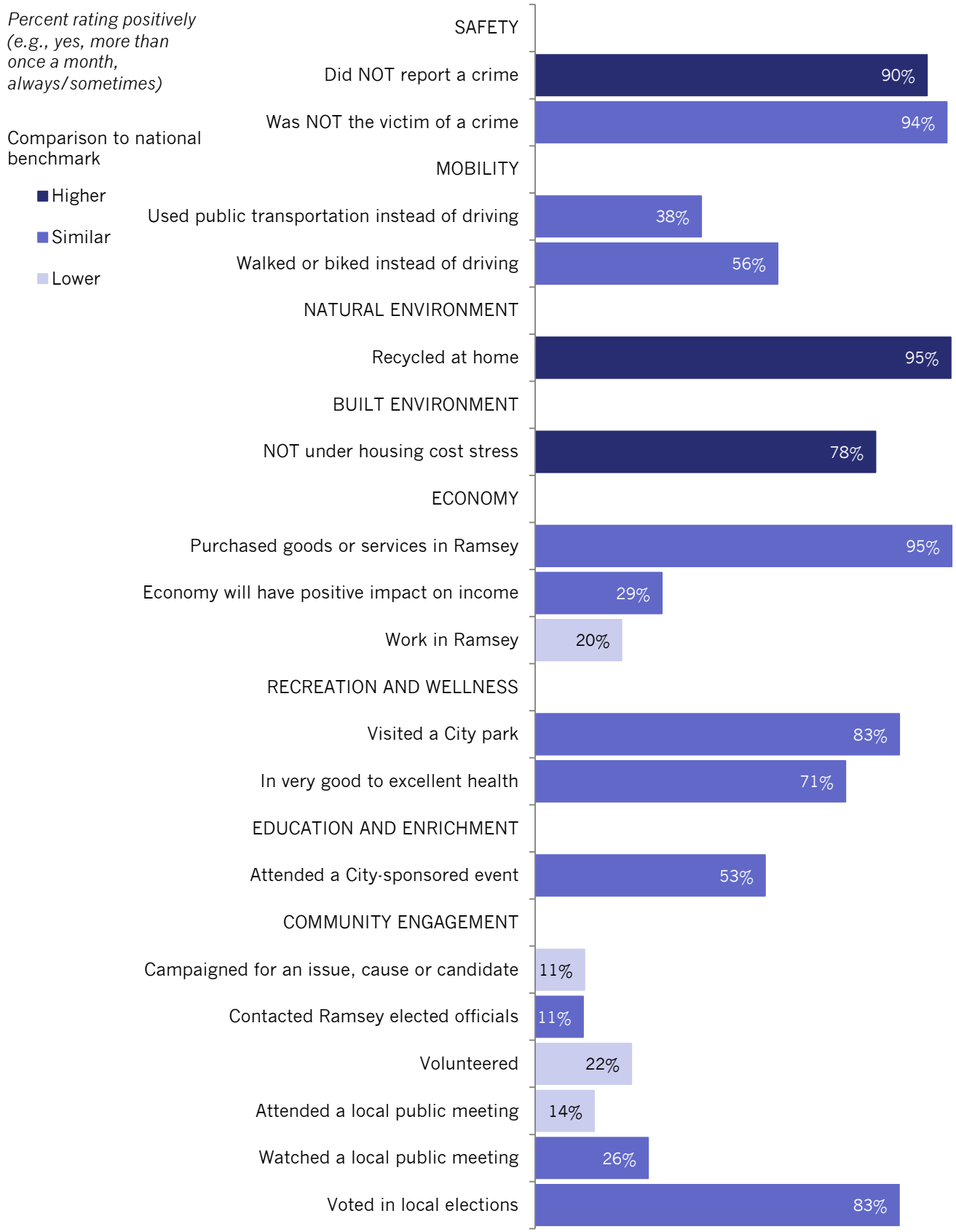


Figure 3: Aspects of Participation



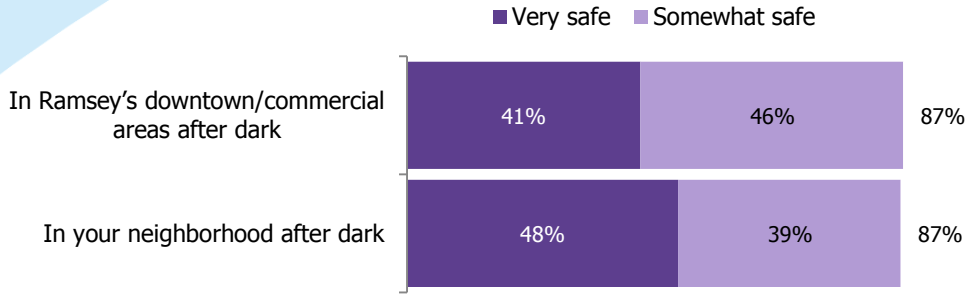
Special Topics

The City of Ramsey included several questions of special interest on The NCS. These questions covered the topics of safety, sources of information about the City, community events, street construction and other characteristics and services in the community.

In addition to asking about safety in various parts of Ramsey during the day, the survey asked residents about feelings of safety at night. Most residents (87%) reported that they felt somewhat or very safe at night in Ramsey's downtown/commercial areas and in their neighborhoods.

Figure 4: Safety after Dark

Please rate how safe or unsafe you feel:



Residents rated the quality of trail maintenance and strategic plan development. Two-thirds of residents gave favorable ratings to the quality of trail maintenance. Less than half of residents rated the City's strategic planning as excellent or good and one-third rated it as fair.

Figure 5: Trail Maintenance

Please rate the quality of each of the following services in Ramsey: Trail maintenance

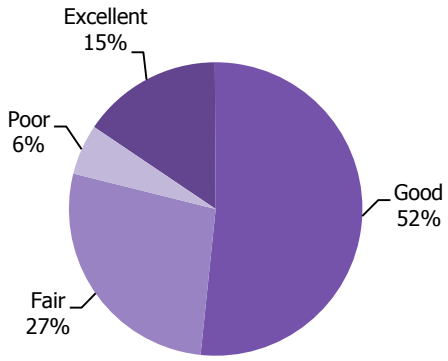
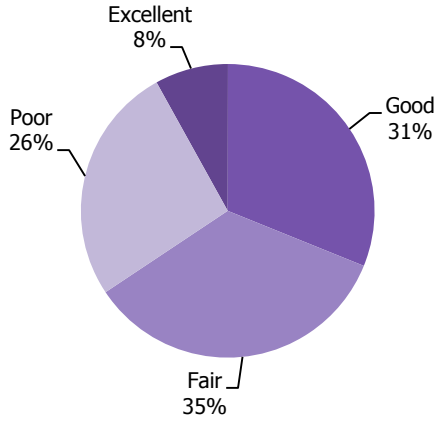


Figure 6: Strategic Planning

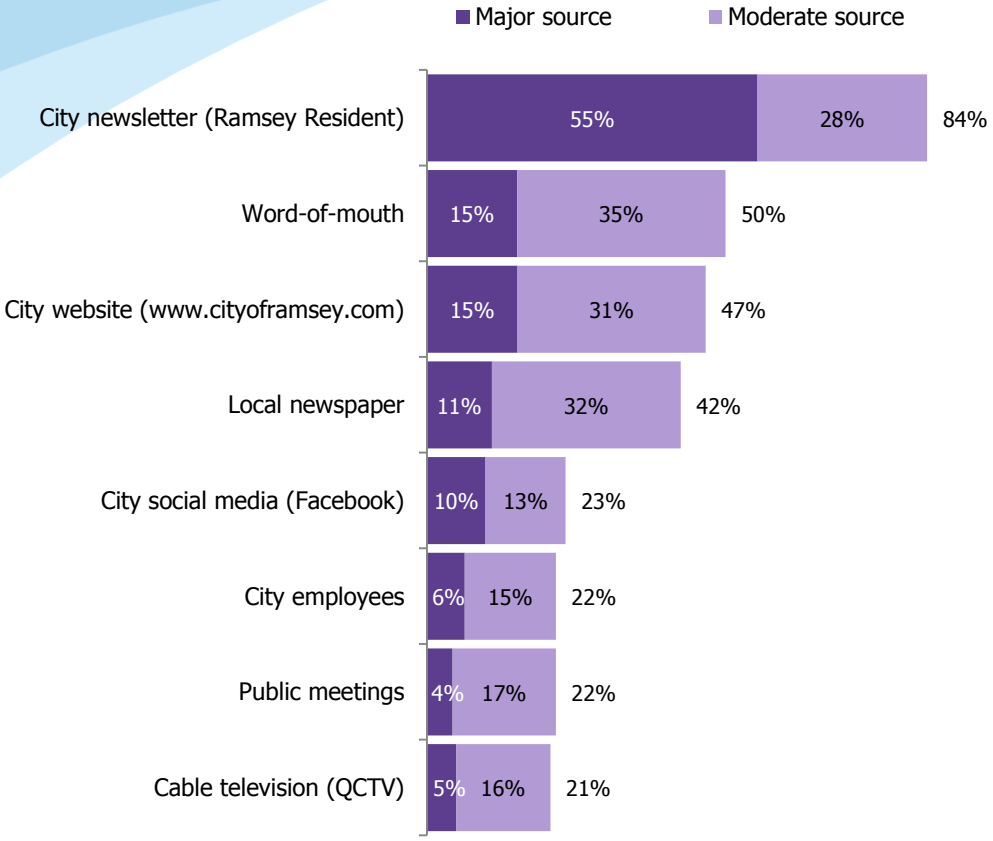
Please rate the following categories of Ramsey government performance: Development and success of a strategic action plan



Residents reported using a variety of sources for information about the City. Most residents (84%) said that they used the City newsletter (Ramsey Resident) as a major or moderate source of information. About half relied on word-of-mouth, the City website and the local newspaper for information about the City of Ramsey. About one-quarter said that the City's Facebook page, City employees, public meetings and QCTV were at least a moderate source of City information for them.

Figure 7: Sources of Information about the City

To what extent are each of the following a source of information for you about Ramsey city government and its activities?



A majority of residents rated each of the listed community events favorably. The most positively rated events were Kids Safety Camp (93% excellent or good) and at least 8 in 10 residents rated The Draw music in the park series, Happy Days Festival, Spring/Fall recycling events and pet clinics as excellent or good and two-thirds felt as positively about the Spring Business Expo and Annual Nite to Unite event. Three-quarters of residents said that they liked the current name of the hometown festival, Happy Days; about one-third at least somewhat agreed that it should be changed.

Figure 8: Community Events

Please rate the quality of each event listed below:

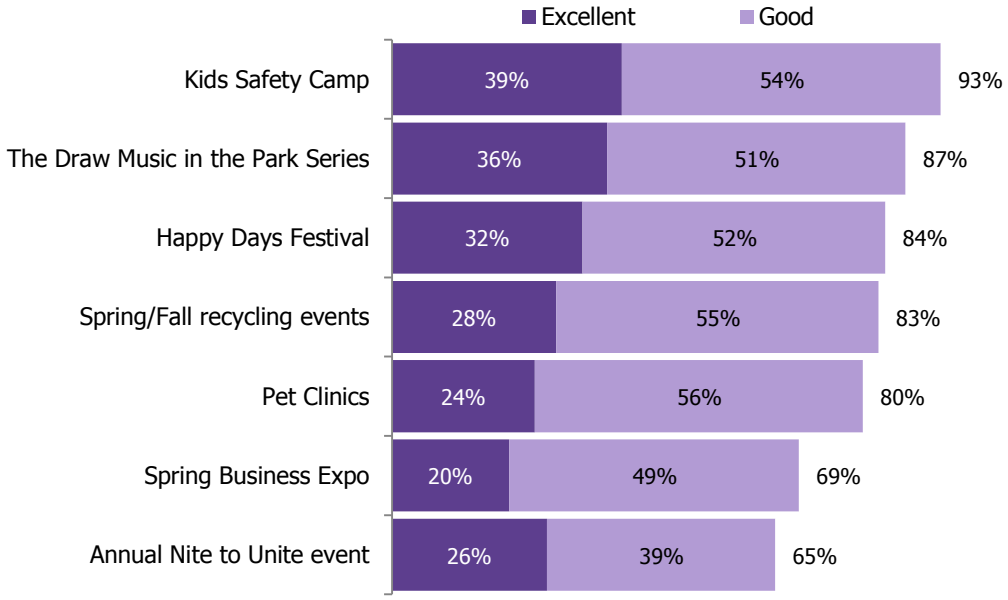
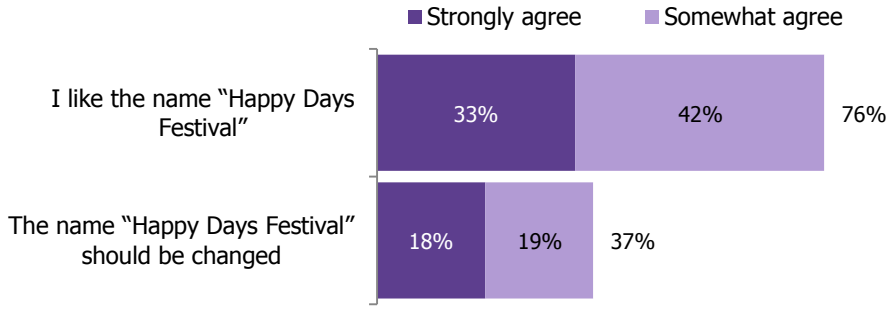


Figure 9: Happy Days Festival

Ramsey's hometown festival, Happy Days, is organized by the volunteer Happy Days Committee. To what extent do you agree or disagree with each of the following statements about the event?



A majority of residents rated the overall condition of City streets as excellent or good and one-third rated it as fair. When asked about potential approaches to funding a long-term street reconstruction program, 40% of residents at least somewhat supported special assessments of benefitting properties, versus 33% for electric and/or gas utility fees and 29% for property tax increases.

Figure 10: Overall Condition of Streets

Please rate each of the following characteristics as they relate to Ramsey as a whole: Overall condition of City maintained streets

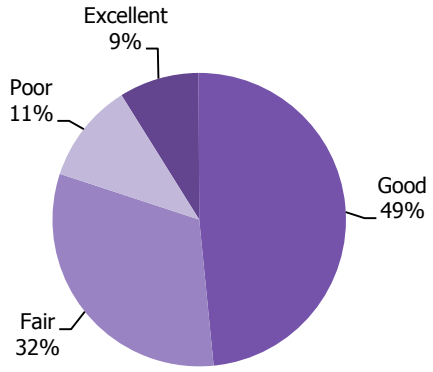
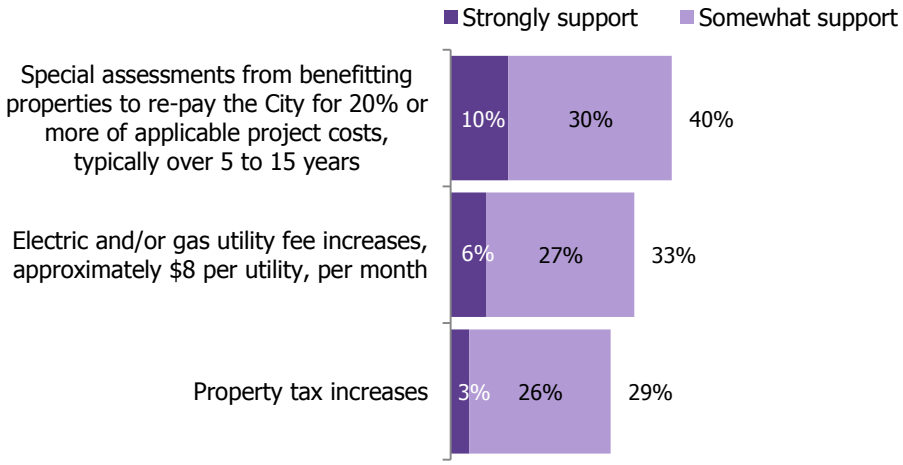


Figure 11: Street Reconstruction

The City is developing a long-term street reconstruction program for maintaining over 174 miles of public streets throughout Ramsey which will require a reliable funding source. Please indicate to what extent you would support or oppose each of the following funding options for this purpose:



Conclusions

Ramsey residents enjoy a high quality of life.

Most residents felt positively about the overall quality of life in Ramsey and the city as a place to live. Ramsey residents also valued the quality of life in their neighborhoods, the city as a place to raise children and its overall appearance; ratings in each of these areas were similar to other communities in the U.S. Ramsey as a place to retire was not perceived as positively as other aspects of the community. While residents of the community appreciated the city, they felt that outside opinion lagged; they rated the overall image or reputation of the city lower than the benchmark. The vast majority of residents would recommend living in the community and planned on staying.

Ramsey's Economy is an important focus area for the community.

Residents identified Ramsey's Economy as a priority for the community. Residents rated Ramsey favorably for its overall economic health, employment opportunities, cost of living and economic development services. The quality of its businesses and services, Ramsey as a place to work, the vibrancy of its downtown/commercial area, Ramsey as a place to visit and the availability of shopping opportunities were rated somewhat less favorably. Still, the number of residents who felt that the economy would have a positive impact on their income in the future was comparable to other communities.

Residents feel safe in Ramsey.

Residents felt that Safety was a positive feature of the community and identified it as another important area to focus on. Residents had a solid feeling of safety in Ramsey overall, in their neighborhoods and in downtown/commercial areas. Similar to residents of other communities, most had not been the victim of a crime, and a lower proportion of Ramsey residents had not reported a crime compared to elsewhere. Residents gave positive ratings to Safety services, including police, fire, crime prevention and fire prevention.

CC Regular Session **4. 14.**

Meeting Date: 05/26/2015

Submitted For: Patrick Brama, Administrative Services

By: Patrick Brama, Administrative Services

Information

Title

Adopt Resolution #15-05-133 Approving Partial Payment to Construction Results Corporation for IP 14-28 Parking Ramp Garage Enclosure

Purpose/Background:

Resolution and Pay Request Attached.

Recommendation:

SRF Consulting, the project manager hired by the City, has inspected the completed work and recommends partial payment to Construction Results Corporation for IP 14-28, parking ramp enclosure, in the amount of $90,012.50.

Action:

Adopt Resolution #15-05-133 Approving Partial Payment to Construction Results Corporation for IP 14-28 Parking Ramp Garage Enclosure

Attachments

15 05 133 Approving Partial Payment to Construction Results Corporation for IP 14 28 Parking Ramp Garage Enclosure

Payment Request (City)

Payment Request (AIA Contract)

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	05/19/2015 04:19 PM
Kurt Ulrich	Kurt Ulrich	05/21/2015 09:41 AM
Form Started By: Patrick Brama		Started On: 05/17/2015 09:01 AM
Final Approval Date: 05/21/2015		

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

RESOLUTION #15-05-133

RESOLUTION APPROVING PARTIAL PAYMENT TO CONSTRUCTION RESULTS CORPORATION FOR IP 14-28 PARKING RAMP GARAGE ENCLOSURE

WHEREAS, pursuant to a motion of the Ramsey City Council, adopted October 14, 2014, accepting plans and specifications and authorizing advertisement for bids for the enclosure of 14 parking stalls located within the existing Ramsey Municipal Parking Ramp; and

WHEREAS, the bid of Construction Results Corporation in the amount of $303,440 was the lowest responsible bidder; and

WHEREAS, pursuant to a motion of the Ramsey City Council on March 10, 2015 adopting Resolution #15-03-071, Construction Results Corporation was awarded a contract for said work; and

WHEREAS, as of May 25, 2015 $0 has been paid to date; and

WHEREAS, the SRF Consulting Group has inspected the completed work and recommends partial payment to Construction Results Corporation in the amont of $90,012.50.

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

1) That the City Council hereby authorizes partial payment to Construction Results Corporation for Improvement Project 14-28; parking ramp garage enclosure in the amount of $90,012.50.

2) That the City Council hereby accepts the project and authorizes the City Administrator to sign the release form for this payment.

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

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

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 26th day of May, 2015.

_____
Mayor

ATTEST:

_____
City Clerk

Pay Estimate Summary Sheet
IP 14-28 Parking Ramp Garage

City of Ramsey

Estimate no **1**

TOTAL CONTRACT	$	303,440.00
ADDITIONAL WORK	$	-
TOTAL WITH ADDITIONAL WORK	$	303,440.00
STORED MATERIALS		
TOTAL, COMPLETED WORK TO DATE	$	94,750.00
TOTAL WORK COMPLETED PLUS STORED MATERIALS	$	94,750.00
RETAINED PERCENTAGE 5%	$	4,737.50
NET AMOUNT DUE TO CONTRACTOR TO DATE	$	90,012.50
TOTAL AMOUNT PAID ON PREVIOUS ESTIMATES	$	-
PAY CONTRACTOR PER ESTIMATE NO. 1	$	90,012.50

Certificate for Partial Payment

I hereby certify that, to the best of my knowledge and belief, all items, quantities and prices of work and material shown on the this Estimate are correct and that all work has been performed in full accordance with the terms and conditions of the Contract for this project between owner and the undersigned Contractor, and as amended by any authorized changes and the foregoing is a true and correct statement of the contract amount for the period covered by this estimate.

Contractor: Jeff Skoog, Construction Results Corporation

By _____ PROJECT MANAGER
Name Title

Date 5-18-15

CHECKED AND APPROVED AS TO QUANTITIES AND AMOUNT:
ENGINEER: CITY OF RAMSEY

By _____ SRF ~~S.E.H.~~ Project Manager (former L.S.A.)
William Fossing

Date 5-18-15

APPROVED FOR PAYMENT:
OWNER: City of Ramsey

By _____
Name Title Date

AIA® Document G702™ – 1992

Application and Certificate for Payment

TO OWNER:
CITY OF RAMSEY
7550 SUNDWOOD DRIVE NW
RAMSEY, MN 55303

PROJECT: RAMSEY MUNICIPAL PARKING FACILITY ENCLOSURE PROJECT

APPLICATION NO: 1
PERIOD TO: 4/30/2015
CONTRACT FOR: GENERAL CONSTRUCTION
CONTRACT DATE: 3/19/2015
PROJECT NOS: / 14-28 Reissued
CRC PROJ. #: 5250

Distribution to:
OWNER ☐
ARCHITECT ☐
CONTRACTOR ☐
FIELD ☐
OTHER ☐

FROM CONTRACTOR:
CONSTRUCTION RESULTS CORPORATION
14170 23RD AVENUE NORTH
PLYMOUTH, MN 55447

VIA ARCHITECT:
LSA DESIGN INC.
219 N. SECOND ST., STE. 302
MINNEAPOLIS, MN 55401

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
AIA Document G703™, Continuation Sheet, is attached.

1. ORIGINAL CONTRACT SUM		$303,440.00
2. NET CHANGE BY CHANGE ORDERS		$0.00
3. CONTRACT SUM TO DATE *(Line 1 ± 2)*		$303,440.00
4. TOTAL COMPLETED & STORED TO DATE *(Column G on G703)*		$94,750.00
5. RETAINAGE:		
a. 5 % of Completed Work *(Columns D + E on G703)*	$4,737.50	
b. 0 % of Stored Material *(Column F on G703)*	$0.00	
Total Retainage *(Lines 5a + 5b, or Total in Column I of G703)*		$4,737.50
6. TOTAL EARNED LESS RETAINAGE *(Line 4 minus Line 5 Total)*		$90,012.50
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT *(Line 6 from prior Certificate)*		$0.00
8. CURRENT PAYMENT DUE		$90,012.50
9. BALANCE TO FINISH, INCLUDING RETAINAGE *(Line 3 minus Line 6)*		$213,427.50

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	$0.00	$0.00
Total approved this month	$0.00	$0.00
TOTAL	$0.00	$0.00
NET CHANGES by Change Order	$0.00	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:
By: [signature] President Date: 5-4-15
State of: Minnesota
County of: Hennepin
Subscribed and sworn to before me this 4th day of May, 2015
Notary Public: Mary L. Holland
My commission expires: January 31, 2020

MARY L HOLLAND
NOTARY PUBLIC MINNESOTA
My Commission Expires Jan. 31, 2020

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED $ 90,012.50
(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:
By: William Fossing Date: May 7, 2015

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CAUTION: You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.

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AIA® Document G703™ – 1992

Continuation Sheet

AIA Document G702™–1992, Application and Certificate for Payment, or G732™–2009, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.
In tabulations below, amounts are in US dollars.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 1
APPLICATION DATE: 4/30/2015
PERIOD TO: 5/4/2015
ARCHITECT'S PROJECT NO: CRC PROJ. #: 5250 14-28 Reissued

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED: FROM PREVIOUS APPLICATION (D + E)	WORK COMPLETED: THIS PERIOD	MATERIALS PRESENTLY STORED (Not in D or E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)	BALANCE TO FINISH (C – G)	RETAINAGE (If variable rate)
1	MOBILIZATION	$20,000.00	$0.00	$20,000.00	$0.00	$20,000.00	100%	$0.00	$1,000.00
2	TEMP FENCING	$2,500.00	$0.00	$2,000.00	$0.00	$2,000.00	80%	$500.00	$100.00
3	EXCAVATION	$50,000.00	$0.00	$50,000.00	$0.00	$50,000.00	100%	$0.00	$2,500.00
4	ASPHALT	$20,000.00	$0.00	$0.00	$0.00	$0.00	0%	$20,000.00	$0.00
5	CONCRETE	$40,000.00	$0.00	$0.00	$0.00	$0.00	0%	$40,000.00	$0.00
6	MASONRY	$30,000.00	$0.00	$0.00	$0.00	$0.00	0%	$30,000.00	$0.00
7	DOORS, FRAMES & HDWE	$1,500.00	$0.00	$0.00	$0.00	$0.00	0%	$1,500.00	$0.00
8	SECTIONAL DOOR	$5,800.00	$0.00	$0.00	$0.00	$0.00	0%	$5,800.00	$0.00
9	PAINTING	$8,400.00	$0.00	$0.00	$0.00	$0.00	0%	$8,400.00	$0.00
10	FIRE SPRINKLERS	$23,000.00	$0.00	$0.00	$0.00	$0.00	0%	$23,000.00	$0.00
11	PLUMBING	$4,000.00	$0.00	$0.00	$0.00	$0.00	0%	$4,000.00	$0.00
12	HVAC	$29,000.00	$0.00	$0.00	$0.00	$0.00	0%	$29,000.00	$0.00
13	ELECTRICAL	$10,000.00	$0.00	$0.00	$0.00	$0.00	0%	$10,000.00	$0.00
14	FIRE ALARM	$4,000.00	$0.00	$0.00	$0.00	$0.00	0%	$4,000.00	$0.00
15	ACCESS CONTROL ALLOWANCE	$3,500.00	$0.00	$0.00	$0.00	$0.00	0%	$3,500.00	$0.00
16	ALTERNATE #2	$5,000.00	$0.00	$0.00	$0.00	$0.00	0%	$5,000.00	$0.00
17	PERMITS, BONDS AND INSURANCE	$12,000.00	$0.00	$12,000.00	$0.00	$12,000.00	100%	$0.00	$600.00
18	GENERAL CONDITIONS	$34,740.00	$0.00	$10,750.00	$0.00	$10,750.00	31%	$23,990.00	$537.50
	GRAND TOTAL	$303,440.00	$0.00	$94,750.00	$0.00	$94,750.00	31%	$208,690.00	$4,737.50

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CC Regular Session **4. 15.**

Meeting Date: 05/26/2015

By: Tim Gladhill, Community Development

Information

Title

Adopt Resolution #15-05-139 Approving Encroachment Agreement for Village of Sunfish Lake for At-Grade Patio at 6184 146th Ave NW; Case of Douglas A. and Courtney A. Stuart

Purpose/Background:

The City received a request for a proposed twelve foot by eighteen foot (12' x 18') patio on the property located at 6184 146th Ln NW (the "Subject Property"). There is an existing Drainage and Utility Easement (the "Easement") in the rear yard that would be partially encroached upon by the proposed Patio, which prompted the request for an Encroachment Agreement.

Observations/Alternatives:

The majority of the rear yard of the Subject Property is encumbered by the Easement and the purpose of the Easement is for flood storage (it is not encumbering a wetland). There is a stormwater structure adjacent to the parcel, but not encumbering the parcel, that will not be impacted by the request. The parcel is located in the Village of Sunfish Lake, which has lot sizes smaller than traditionally seen in other areas of the community. With the proper liability waiver as drafted in the Encroachment Agreement, the request appears to be reasonable to Staff.

Engineering Staff have reviewed this request and have stated that the requested encroachment would be acceptable as long as the Owner holds the City harmless from claims that the increased impervious area increased the rate of run-off, thus increasing moisture within the basement, as the site is relatively flat. The City Attorney has included language to prevent such claims to the City for allowing the impervious surface within a drainage and utility easement.

Alternatives

Option #1: Adopt Resolution #15-05-139 approving an Encroachment Agreement for the proposed Patio contingent upon the Deck footings being located outside the Easement. Staff supports this option.

Option #2: Adopt a modified Resolution #15-05-139 approving an amended Encroachment Agreement for the proposed Patio. Staff does not see a need to further revise the agreement.

Option #3: Do not adopt Resolution #15-05-139. As this is not a structure requiring a Building Permit and it appears that the City is protected from any other liability, Staff does not see a need to deny the request.

Funding Source:

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

Recommendation:

Staff recommends approval of the request.

Action:

Motion to adopt Resolution #15-05-139 approving an Encroachment Agreement.

Attachments

Encroachment Request
Encroachment Agreement
Resolution

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	05/21/2015 12:50 PM
Form Started By: Tim Gladhill		Started On: 05/04/2015 10:39 AM
Final Approval Date: 05/21/2015		

SUNFISH LAKE VILLAGE ASSOCIATION, INC.

1801 American Blvd E #21
Bloomington, MN 55425
Tel: 952-277-2700
Fax: 952-277-2739
www.fsresidential.com

Step 1: Review the Architectural Guidelines defined in the Declaration.

Step 2: Fill out this application:

Name: Doug and Courtney Stuart Phone #: (715) 553-0736

Address: 6184 146th Ave NW Ramsey, MN 55303

Estimated Start Date: April 2015 Estimated Completion Date: May 2015

Type of Alteration/Improvement: Patio 12'x18'8"

Include the following attachments with the application:

- ☐ Attach a copy of your original lot survey with placement of improvement/alteration noted (i.e. if building a deck, draw placement of deck on survey).
- ☐ Attach a drawing of the alteration/improvement, preferably a professional drawing from your contractor. If that is not available a hand drawing is acceptable.
- ☐ Attach a written description or picture (if same as your proposed improvement) of the alteration/improvement. Include a list of materials that will be used (for a deck you would include the following: types of wood, paint colors, stain colors etc....)

The homeowner agrees to the following:

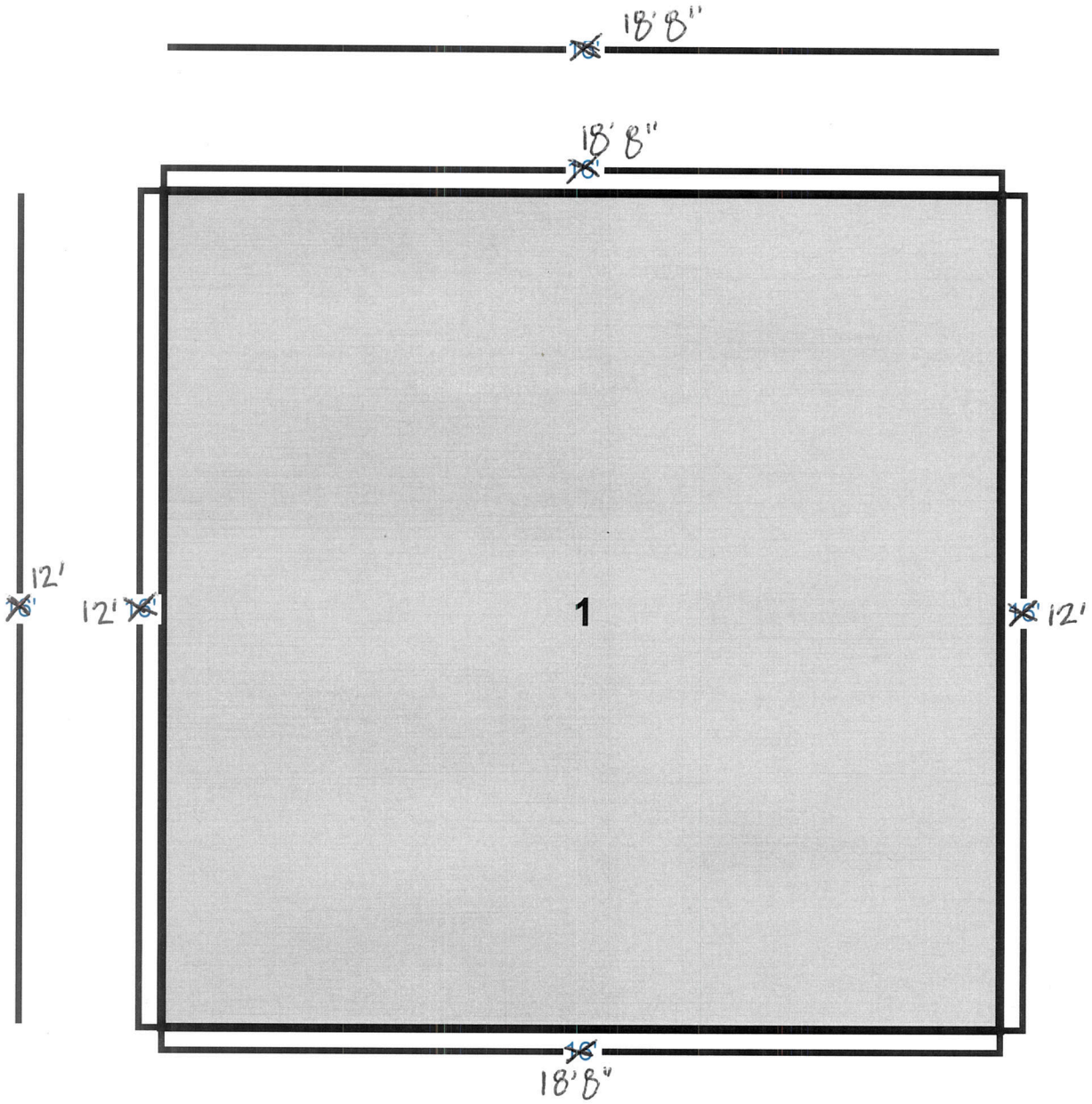
A. No alterations/improvements may be commenced until written approval is received from the Architectural Review Committee. Alterations/improvements must be completed as represented in this Application, or as modified by any changes required as a condition of approval.
B. The owner is responsible for obtaining any required building permits.
C. The owner, not the Association, Board of Directors, or Review Committee, is responsible for (i) the construction standards and specifications relating to the alterations/improvements and construction work; and (ii) determining whether the alterations/improvements violate any restrictions or requirements imposed by any governmental authority having jurisdiction over the Unit.
D. The owner shall hold harmless, indemnify and defend the Association and its officers, directors, and agents from and against any expenses, claims, damages, losses or other liabilities, including without limitation attorneys' fees and costs of litigation incurred by the Association, arising out of (i) any part of the alterations/improvements which violates any governmental law, code, ordinance, or regulation; (ii) the adequacy of the plans or specifications submitted by the owner in connection with this application; and (iii) the construction of the alterations/improvements.

Signature: Courtney Ann Stuart Date: 4/11/15

Step 3: Submit the application to Sunfish Lake Village Association, 1801 American Blvd E #21, Bloomington, MN 55425 or email to Christine Wachsmuth at Christine.w@fsresidential.com (remember the attachments).

Step 4: Wait for a response from the Architectural Review Committee. The response will be mailed to you. Note: In accordance with the Declaration of Covenants your contractors are not allowed to put advertising signs on your property.

If you have any questions or concerns about this process please contact Steve Sis or Christine Wachsmuth at 952-277-2700 or via email at Christine.w@fsresidential.com.

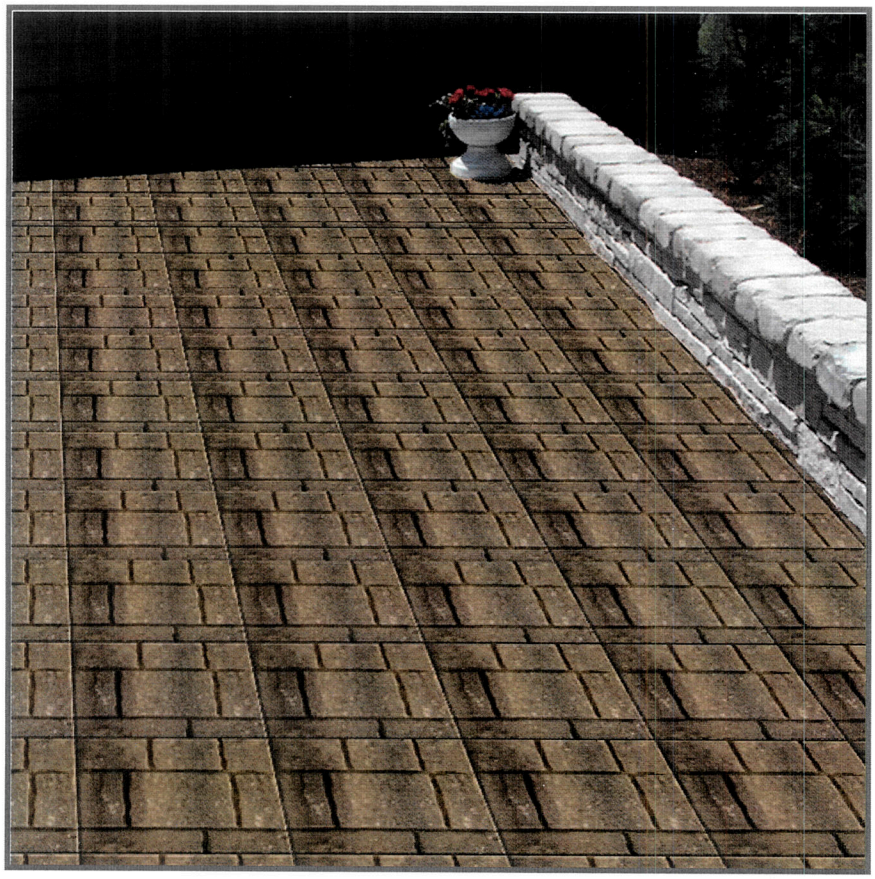


Take this sheet to the Building Materials counter to purchase your materials.

Estimated Price:	**$585.53**
Project Weight:	**8700 lbs**

Today's estimated price, future pricing may go up or down. Tax, labor and delivery not included.

Final wall design should be performed by a registered professional engineer to meet all local code and regulations. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF THE WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS.



MENARDS®
Project Visualizer

Design Id: 302822097307

Thank you for using the Menards Project Visualizer.

You may recall your design at any Building Materials Design-It Center or by visiting www.menards.com.

If you've already measured your area, please use our helpful Landscaping Estimator to estimate what you need for this project, or see a helpful Menards team member to get you started.

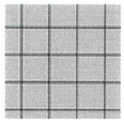
Your Product Selections:

Patio

SKU: **1791288**

Block: **EZ SLATE**

Color: **SIENNA**



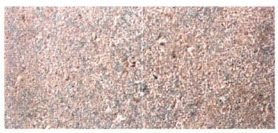
Pattern: **All Square**

EZ SLATE

Dimensions	Weight	Blocks Per Sq. Ft.
2″H x 16″W x 16″D	40 lbs.	.56 Blocks per sq. ft.

COLORS & SKUs:

Autumn Blend
179-1290



Quarry Gray
179-1289

Sienna
179-1288

Estimate From MENARDS®

Estimate # 6385
Page 1 of 1

ESTIMATE FOR:
Stuart, Doug 6184 146th Ln NW Ramsey, MN 55303-4847 Ph: (701) 317-0242 PROJECT DESCRIPTION: patio

STORE # 3028 COON
3045 Main Street
Coon Rapids, MN 55448

PHONE: (763) 421-8040
FAX: (763) 421-3580

ESTIMATE BY	ESTIMATE DATE
RORY C.	04/10/15

SKU NUMBER	DESCRIPTION		QTY TO ORDER		ADDITIONAL ITEM INFORMATION
179-3293	8' PLASTIC PAVER EDGER PLASTICPAVEREDGING		8	EACH	
179-3303	ANCHOR KIT FOR PAVER EDGE9/PKG EDGERANCHOR		8	EACH	
189-1155	PAVER LOCKING SAND LOCKINGSAND	50 LBS BAG	7	EACH	
189-1138	LEVELING SAND STEP 2 LEVELINGSAND	1/2 CUFT BAG	43	EACH	
179-1288	16" EZ SLATE 42LB	SIENNA	144	EACH	ON SALE THRU 04/11/15

*** If purchased today, you save $214.56 ***

This is an estimate. It is given only for general price information. This is not an offer and there can be no legally binding contract between the parties based upon this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form and are not inclusive of taxes, delivery, packaging or any other charges which may or may not need to be added when ultimately purchasing products from this estimate. The availability of materials is subject to inventory conditions. **MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY OF THE MATERIALS STATED HEREIN.** All information on this form, other than price, has been provided by guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. **MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS.**

TODAY'S SUB-TOTAL:	635.72
REGULAR SUB-TOTAL:	850.28

GUEST COPY

PAGE 1 OF 1

Certificate of Survey

~ for ~

CAPSTONE HOMES

NOTES:

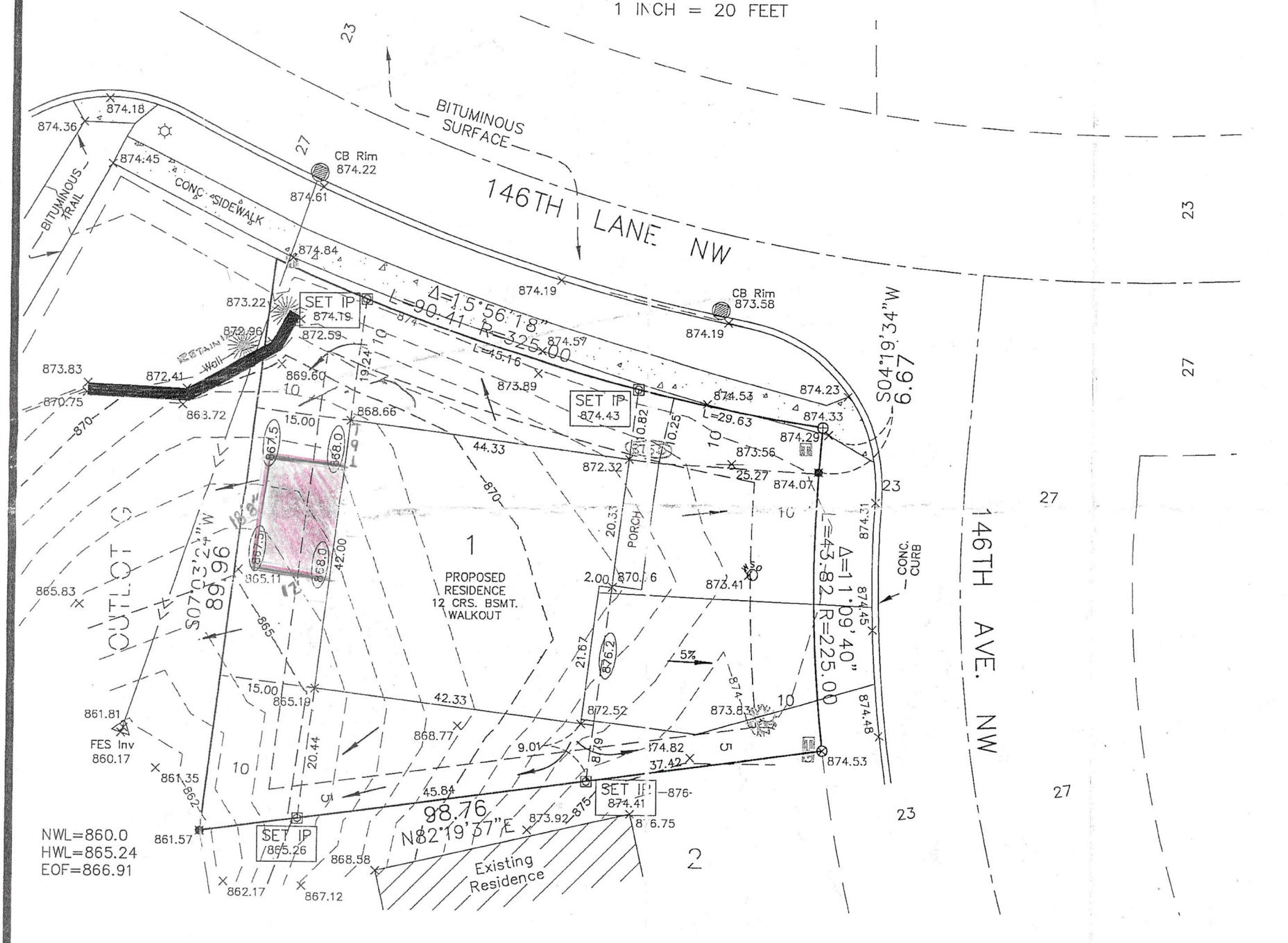
1. Contractor to verify all building dimensions and elevations.
2. In providing this boundary survey no attempt has been made to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility existing on the site, whether private, municipal or public owned.
3. The 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 6,233 sq. ft. or 0.14 acres.
5. This lot is in Section 26 Township 32 Range 25
6. Builder/Owner place retaining walls as needed.
7. House pad needs to be cleared – YES ☐ NO ☒

PROPOSED ELEVATIONS

Lowest Floor Elevation: 868.5
Top of Block Elevation: 876.5
Garage Slab Elevation: 876.2
Walkout Elevation: 868.5

N

1 INCH = 20 FEET



GOPHER STATE ONE CALL
CALL BEFORE YOU DIG
651-454-0002 - Metro / 800-252-1166 - Greater MN
www.gopherstateonecall.org

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
- 5 = Denotes drainage & utility easement
- = Denotes drainage arrow
- ⊠ = Denotes offset monument
  Bearings shown are assumed
- 800.0 = Denotes proposed contour from development or grading plan
- [800.0] = Denotes as-built elevation
- SF = Denotes silt fence

Lot 1, Block 1
THE VILLAGE OF SUNFISH LAKE 2ND ADD.

ANOKA COUNTY, MINNESOTA

Subject to easements of record, if any.

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

Charles R. Christopherson, MN License No. 18420

06/27/14
Date

Hakanson Anderson

Job No.: 3660.277

Jun 27, 2014 – 9:19am sethm
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ENCROACHMENT AGREEMENT

THIS AGREEMENT ("Agreement") is made this _____ day of _____, 2015, by and between the **CITY OF RAMSEY**, a municipal corporation under the laws of the State of Minnesota ("City"), and **Courtney A. Stuart and Douglas A. Stuart,** and their successors and assigns ("Landowner").

RECITALS:

WHEREAS, Landowner is the fee owner of the real property located at 6184 146th Lane NW, Ramsey, Minnesota and legally described as follows:

Lot 1, Block 1, The Villages of Sunfish Lake Village 2nd Addition according to the recorded plat thereof, Anoka County, Minnesota.

("Property"); and

WHEREAS, the City currently has Drainage and Utility Easements ("Easements") over, under and across a portion of the Property, as dedicated to the public pursuant to the Plat known as "The Villages of Sunfish Lake 2nd Addition" recorded in the Office of the County Recorder, Anoka County, Minnesota, which Easements are shown on Exhibit "A" attached hereto and made a part hereof.

WHEREAS, Landowner seeks permission from the City to encroach upon the Easements by using and maintaining a twelve foot by eighteen foot (12 x 18) Patio as shown on Exhibit "A" (the "Patio").

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

1. The City hereby approves an encroachment on and over the Easements by Landowner for the purposes of using and maintaining an at-grade Patio over that part of the Easements as shown in Exhibit "A" subject to the terms of this Agreement. Landowner shall not expand the existing Patio in width, depth or height unless approved in writing by the City. If demolished or destroyed, any replacement structure shall not encroach upon the Easements.

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

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

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

5. In the event that Landowner fails to take any action required in this Agreement and the City is required to repair, reconstruct or take other actions to maintain the City's utilities, as a result of the Landowner's use and maintenance of the Patio, the City may take any and all

actions permitted by law to collect the costs of those repairs and the City may further levy an assessment against the Property for all costs incurred by the City. Landowner waives any and all rights to challenge or appeal the assessment.

6. Landowner and their successors and assigns do hereby agree to defend, indemnify, and hold the City harmless from any and all costs and expenses, all claims and liability, including attorney's fees, relating to or arising from granting the Landowner permission to encroach on the Easements for the maintenance, use, and operation of the Patio, including third party claims against flooding issues that may occur due to filling within the drainage/ponding easement. In addition, Landowner acknowledges that construction of the Patio increases the impervious surface area of the Property and may adversely affect the drainage of water away from the home. Landowner expressly assumes the risk of water infiltrating the home as a result of Patio construction, and waives any and all claims against the City relating to or arising out of damage caused by moisture entering or otherwise adversely affecting Landowner's home.

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

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

TO LANDOWNER: Douglas A. and Courtney A. Stuart
6184 146th Avenue NW
Ramsey, MN 55303

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

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

CITY OF RAMSEY

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

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

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

_____
Notary Public

LANDOWNER:

By: _____ By: _____
Douglas A. Stuart Courtney A. Stuart

STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2015, by Douglas A. Stuart, a married person.

_____
Notary Public

STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

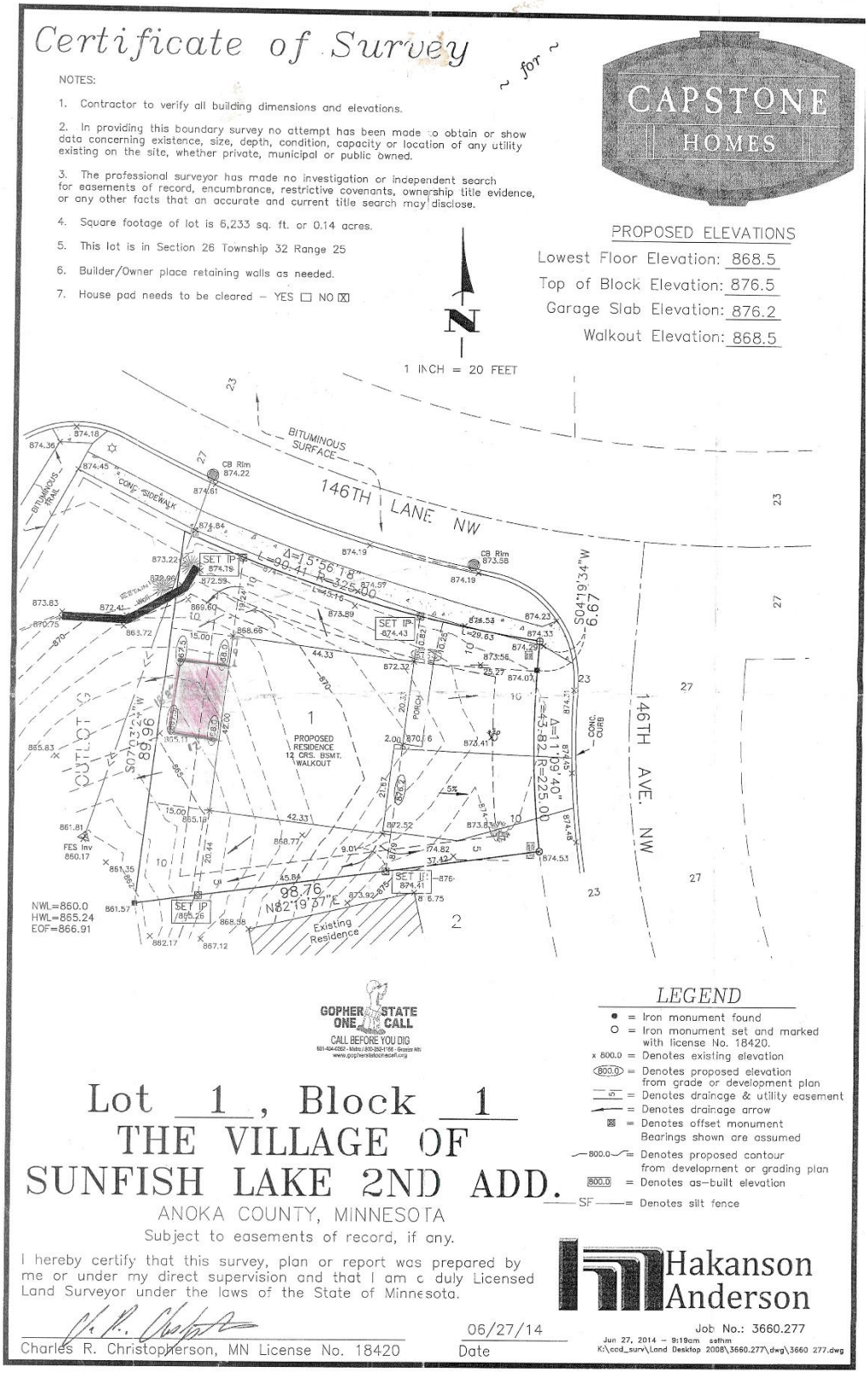
The foregoing instrument was acknowledged before me this ____ day of _____, 2015, by Courtney A. Stuart, a married person.

_____
Notary Public

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

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

EXHIBIT "A"
Area of Encroachment



Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #15-05-139

A RESOLUTION APPROVING AN ENCROACHMENT AGREEMENT FOR AN EXISTING DECK AND SEPTIC SYSTEM WITHIN A DRAINAGE AND UTILITY EASEMENT AT 6184 146TH LANE NW AND DECLARING TERMS OF SAME.

WHEREAS, Courtney A. Stuart and Douglas A. Stuart, hereinafter referred to as the "Applicant", has requested an Encroachment Agreement for an existing patio (the "Patio") that encroach upon a drainage and utility easement (the "Easement") on the property generally known as 6184 146th Lane NW, Ramsey, Minnesota and legally described as follows:

> **Lot 1, Block 1, The Villages of Sunfish Lake Village 2nd Addition according to the recorded plat thereof, Anoka County, Minnesota.**

(the " Subject Property"); and

WHEREAS, the City's Engineering Division has found that the Easement can still function with the encroachment of the Patio; and

WHEREAS, the City Council reviewed the request on May 26, 2015.

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

1) That, contingent upon the Applicant entering into an Encroachment Agreement with the City, the Applicant may construct the Patio, in accordance with the terms and conditions contained within the Encroachment Agreement.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 26th day of May, 2015.

_____

Mayor

ATTEST:

_____

City Clerk

CC Regular Session **4. 16.**

Meeting Date: 05/26/2015

Submitted For: Bruce Westby, Engineering/Public Works

By: MaryJo Warner, Engineering/Public Works

Information

Title

Adopt Resolution #15-05-125 Authorizing Partial Payment to North Valley Inc for IP 14-27; Mississippi River Trail Phase 2

Purpose/Background:

Resolution and Pay Request attached.

Recommendation:

The Engineering Technician IV has inspected the completed work and recommends partial payment to North Valley, Inc. for IP 14-27; Mississippi River Trail Phase 2 in the amount of $2,061.41.

Action:

Motion to adopt Resolution #15-05-125 authorizing partial payment to North Valley, Inc. for IP 14-27; Mississippi River Trail Phase 2 in the amount of $2,061.41.

Attachments

Resolution

Pay Request

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	05/18/2015 04:00 PM
Kurt Ulrich	Kurt Ulrich	05/21/2015 09:30 AM
Form Started By: MaryJo Warner		Started On: 05/13/2015 01:30 PM
Final Approval Date: 05/21/2015		

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #15-05-125

RESOLUTION AUTHORIZING PARTIAL PAYMENT TO NORTH VALLEY INC FOR IMPROVEMENT PROJECT NO. 14-27; MISSISSIPPI RIVER TRAIL – RIVERDALE DRIVE TO ARMSTRONG BOULEVARD

WHEREAS, on March 25th, 2014, the City Council approved proceeding with advance construction for portions of the Mississippi River Trail through the City of Ramsey; and

WHEREAS, on June 24th, 2014, the City Council approved continuing to proceed with advance construction of the portion of the Mississippi River Trail through the Riverdale Drive Extension/Reconstruction project.

WHEREAS, the bid of North Valley Inc. in the amount of $183,272.52 for the construction of said improvements in accordance with the approved plans and specifications and advertisement for bids, is the lowest responsible bidder and their bid shall be and hereby is accepted.

WHEREAS, as of May 26, 2015 $0 has been paid to date; and

WHEREAS, the Engineering Technician IV has inspected the completed work and recommends partial payment to North Valley, Inc. in the amount of $2,061.41.

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

1) That the City Council hereby authorizes partial payment to Kuechle Underground, Inc. for Improvement Project 14-27; Mississippi River Trail Phase 2 in the amount of $2,061.41.

2) That the City Council hereby accepts the project and authorizes the Mayor or City Administrator to sign the release form for this payment.

3) That the total amount of this payment is not included in resolutions approving payment of bills for the date of May 26, 2015.

4) That the City of Ramsey Finance Department will be provided a signed copy of this resolution.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 26th day of May 2015.

_____

Mayor

ATTEST:

_____

City Clerk

CONTRACTOR'S PAY REQUEST **MISSISSIPPI RIVER TRAIL** **CITY OF RAMSEY, MN** **SP 199-090-001**	**DISTRIBUTION:** CONTRACTOR (1) OWNER (1) ENGINEER (1) BONDING CO. (1)

TOTAL AMOUNT BID PLUS APPROVED CHANGE ORDERS	$183,272.52
TOTAL, COMPLETED WORK TO DATE	$2,169.90
TOTAL, STORED MATERIALS TO DATE	$0.00
DEDUCTION FOR STORED MATERIALS USED IN WORK COMPLETED	$0.00
TOTAL, COMPLETED WORK & STORED MATERIALS	$2,169.90
RETAINED PERCENTAGE (5%)	$108.50
TOTAL AMOUNT OF OTHER PAYMENTS OR (DEDUCTIONS)	$0.00
NET AMOUNT DUE TO CONTRACTOR TO DATE	$2,061.41
TOTAL AMOUNT PAID ON PREVIOUS ESTIMATES	$0.00
PAY CONTRACTOR AS ESTIMATE NO. 1	$2,061.41

Certificate for Partial Payment

I hereby certify that, to the best of my knowledge and belief, all items quantities and prices of work and material shown on this Estimate are correct and that all work has been performed in full accordance with the terms and conditions of the Contract for this project between the Owner and the undersigned Contractor, and as amended by any authorized changes, and that the foregoing is a true and correct statement of the contract amount for the period covered by this Estimate.

Contractor: North Valley, Inc.
20015 Iguana St NW #100
Elk River, MN 55330

By _____ Sec'y/Treas.
Name Title

Date 4/29/15

CHECKED AND APPROVED AS TO QUANTITIES AND AMOUNT:
ENGINEER: BOLTON & MENK, INC., 7533 SUNWOOD DRIVE, SUITE 206, RAMSEY, MN 55303

By Kevin P Kielb, SENIOR PROJECT MANAGER
Kevin Kielb, P.E.

Date _____

APPROVED FOR PAYMENT:
OWNER: CITY OF RAMSEY, MN

By _____ CIVIL ENG II 5/1/15
Name Title Date

And _____ City Engineer 5/1/15
Name Title Date

Partial Pay Estimate No.: 1

MISSISSIPPI RIVER TRAIL
CITY OF RAMSEY, MN
SP 199-090-001
BMI PROJECT NO. R16.107987

WORK COMPLETED THROUGH APRIL 30, 2015

ITEM NO.	ITEM	UNIT PRICE	AS BID ESTIMATED QUANTITY		AS BID ESTIMATED AMOUNT	PREVIOUS ESTIMATE ESTIMATED QUANTITY		PREVIOUS ESTIMATE ESTIMATED AMOUNT	COMPLETED TO DATE ESTIMATED QUANTITY		COMPLETED TO DATE ESTIMATED AMOUNT
1	MOBILIZATION	$7,500.88	1	LUMP SUM	$7,500.88		LUMP SUM	$0.00	0	LUMP SUM	$0.00
2	COMMON EXCAVATION (EV) (P)	$20.16	788	CU YD	$15,886.08		CU YD	$0.00	0	CU YD	$0.00
3	PREMIUM TOPSOIL BORROW (LV)	$27.82	878.8	CU YD	$24,448.22		CU YD	$0.00	0	CU YD	$0.00
4	AGGREGATE BASE CLASS 5 MOD (P)	$18.08	817	TON	$14,771.36		TON	$0.00	0	TON	$0.00
5	TYPE SP 9.5 WEARING COURSE MIXTURE (2,B) [SPWEA240B]	$77.90	525	TON	$40,897.50		TON	$0.00	0	TON	$0.00
6	6" CONCRETE WALK	$6.70	725	SQ FT	$4,857.50		SQ FT	$0.00	0	SQ FT	$0.00
7	BENCH	$1,928.80	4	EACH	$7,715.20		EACH	$0.00	0	EACH	$0.00
8	WASTE RECEPTACLE	$1,393.02	5	EACH	$6,965.10		EACH	$0.00	0	EACH	$0.00
9	TRAFFIC CONTROL	$2,089.53	1	LUMP SUM	$2,089.53		LUMP SUM	$0.00	0	LUMP SUM	$0.00
10	DECIDUOUS TREE 2" CAL B&B	$428.62	96	TREE	$41,147.52		TREE	$0.00	0	TREE	$0.00
11	SILT FENCE, MACHINE SLICED	$3.70	900	LF	$3,330.00		LF	$0.00	0	LF	$0.00
12	STORM DRAIN INLET PROTECTION	$144.66	15	EACH	$2,169.90		EACH	$0.00	15	EACH	$2,169.90
13	SEEDING	$3,750.44	0.5	ACRE	$1,875.22		ACRE	$0.00	0.0	ACRE	$0.00
14	SEED MIXTURE 190	$10.66	20	POUND	$213.20		POUND	$0.00	0	POUND	$0.00
15	SODDING TYPE LAWN	$4.55	2020	SQ YD	$9,191.00		SQ YD	$0.00	0	SQ YD	$0.00
16	FERTILIZER TYPE 3	$2,143.10	0.1	TON	$214.31		TON	$0.00	0	TON	$0.00
	TOTAL AMOUNT:				**$183,272.52**			**$0.00**			**$2,169.90**

CC Regular Session **4. 17.**

Meeting Date: 05/26/2015

By: Bruce Westby, Engineering/Public Works

Information

Title

Adopt Resolution 15-05-140 Authorizing Municipal Agreement Program Funding Application for Riverdale Drive Extension - Traprock Street to Ramsey Boulevard

Purpose/Background:

Purpose:

The purpose of this case is to adopt a resolution authorizing City staff to submit an application for $710,000 in grant funding from the Minnesota Department of Transportation (MnDOT) Metro Municipal Agreement Program to extend Riverdale Drive between Traprock Street and Ramsey Boulevard, south of Highway 10.

Background:

In September of 2014, the Cities of Ramsey and Anoka, in partnership with the Minnesota Department of Transportation (MnDOT), the Anoka County Highway Department, and the Metropolitan Council, completed the Highway 10 Access Planning Study. This Study includes an Implementation Plan that identifies 21 proposed improvement projects along the Highway 10 corridor through Anoka and Ramsey. These projects are prioritized as immediate, short-term, mid-term, or opportunity/development/safety driven projects. The extension of Riverdale Drive from Traprock Street to Ramsey Boulevard is prioritized as an immediate need, the highest priority. And no further study is needed so design work can proceed immediately.

On October 28th, 2014, the City Council adopted the Highway 10 Access Planning Study, thereby supporting the mutual goals and objectives of the various agencies to improving the operations and safety of Highway 10 in balance with local community values. In support of these goals and objectives, City staff submitted an application on January 2, 2015 for $750,000 in grant funding from the Routes of Regional Significance Account, administered through the Local Road Improvement Program, for extending Riverdale Drive between Traprock Street and Ramsey Boulevard south of U.S. Highway 10, which was subsequently denied (see attached letter of denial).

City staff is therefore requesting permission to submit an application for $710,000 in grant funding from the MnDOT Metro Municipal Agreement Program for the same Riverdale Drive extension project. Applications are due June 10th, 2015. Attached is a copy of the MnDOT Metro Municipal Agreement Program project solicitation letter. Most of the work previously completed for the LRIP application will apply to this application, resulting in minimal expense to the City.

Notification:

Notifications are not required for this case.

Observations/Alternatives:

Observations:

The extension of Riverdale Drive between Traprock Street and Ramsey Boulevard is identified as an immediate need in the completed Highway 10 Access Planning Study. Attached are two sheets from the Study including a layout of the proposed extension of Riverdale Drive between Traprock Street and Ramsey Boulevard and the Implementation Plan.

Grant funding up to $710,000 is available for this project since it provides a clear benefit to the Trunk Highway system and to the local community. The estimated project cost is $1,100,000 so a local match in the amount of

$390,000 will be required if the City is successful in obtaining the requested grant funding. Local match funds would come from the Public Improvement Revolving Fund, but any local cost share requests would require future Council approval.

Staff previously received a letter of support from the Anoka County Parks Departments for this project, which requires Riverdale Drive to be extended across Anoka County Park property. This letter will be submitted with the City's funding application, along with the attached resolution and other required materials.

Upon Council authorization to submit an application, staff will prepare as much of the application as possible using the materials previously prepared for the LRIP application. However, the services of Bolton Menk may be required if the development of any new application materials is required, but any such assistance is estimated to cost less than $1,000.

Alternatives:
Alternative #1 - Adopt Resolution #15-05-140 authorizing City staff to submit an application for $710,000 in grant funding from the MnDOT Metro Municipal Agreement Program to extend Riverdale Drive between Traprock Street and Ramsey Boulevard, south of Highway 10. Staff supports this alternative.

Alternative #2 - Deny adoption of Resolution #15-05-140 at this time. Staff does not support this alternative.

Funding Source:
The estimated cost for extending Riverdale Drive between Traprock Street and Ramsey Boulevard is $1,100,000. If the City successfully obtains the requested grant funding of $710,000, an estimated local match of $390,000 will be required from the City but any local cost share requests would require future Council approval.

Estimated costs for completing and submitting the application are less than $1,000 if the assistance of Bolton Menk is required. City staff will attempt to complete as much of the application as possible.

Recommendation:
City staff recommends adopting Resolution #15-05-140 authorizing City staff to submit an application for $710,000 in grant funding from the MnDOT Metro Municipal Agreement Program to extend Riverdale Drive between Traprock Street and Ramsey Boulevard, south of Highway 10.

Action:
Motion to:
adopt Resolution #15-05-140 authorizing City staff to submit an application for $710,000 in grant funding from the MnDOT Metro Municipal Agreement Program to extend Riverdale Drive between Traprock Street and Ramsey Boulevard, south of Highway 10.

Attachments

Res 15 05 140
Hwy10 Study Project Layout
LRIP Funding Denial Ltr
MMAP Project Solicitation Ltr

Form Review

Inbox	Reviewed By	Date
Patrick Brama	Patrick Brama	05/21/2015 05:29 PM
Kurt Ulrich	Jo Thieling	05/21/2015 05:31 PM
Form Started By: Bruce Westby		Started On: 05/21/2015 02:48 PM
Final Approval Date: 05/21/2015		

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

RESOLUTION #15-05-140

RESOLUTION AUTHORIZING METRO MUNICIPAL AGREEMENT PROGRAM FUNDING APPLICATION FOR RIVERDALE DRIVE EXTENSION - TRAPROCK STREET TO RAMSEY BOULEVARD

WHEREAS, the City of Ramsey desires to extend Riverdale Drive from Traprock Street to Ramsey Boulevard to complete the south frontage road to U.S. Highway 10 between Armstrong Boulevard and Ramsey Boulevard; and

WHEREAS, the City of Ramsey's 2015 – 2019 Capital Improvement Program identifies this project for construction in calendar years 2016 – 2017; and

WHEREAS, this improvement project is identified as an immediate priority in the Highway 10 Access Planning Study completed in 2014 as a partnership between the Minnesota Department of Transportation and the Anoka County Highway Department; and

WHEREAS, the City represents that this project provides a clear benefit to the Trunk Highway system, as well as to the local community, allowing the project to receive grant funding through the Minnesota Department of Transportation (MnDOT) Metro Municipal Agreement Program at the maximum available amount of $710,000; and

WHEREAS, the City has the capability to adequately fund its local cost share for this public improvement project in the estimated amount of $390,000; and

WHEREAS, the City agrees to comply with all applicable laws and regulations as stated in the grant agreement; and

WHEREAS, the City has the necessary capabilities to adequately develop, implement, manage, and maintain this public improvement project.

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 authorizes staff to apply for $710,000 in grant funding from the MnDOT Metro Municipal Agreement Program.

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 26th day of May, 2015.

_____
Mayor

ATTEST:

_____
City Clerk

ANOKA COUNTY

MINNESOTA DEPARTMENT OF TRANSPORTATION

South Frontage Road

(Traprock St to Ramsey Blvd)

Highway 10 Access Planning Study

Priority: Immediate

Cost: $1.1M

- **Continuous South Side Frontage Road for Local Access**

Achieves:

- Connects large area south of Hwy 10 with Armstrong Blvd interchange
- Critical local system connection along south side of Hwy 10
- Supports West Mississippi Regional Park development and city redevelopment goals
- Supports sequencing for other improvements on Hwy 10

BOLTON & MENK, INC.
Consulting Engineers & Surveyors

Table 3 – Implementation Plan

Priority	Project	Project Description	Potential Funding	Cost				Comments
				ROW Acquisition	RALF Payback	Construction	Total	
Immediate	Subarea 5	Short term pedestrian improvements | Median barrier with fence | Select trail connections (Verndale to Fairoak - north side and Fairoak to Main - south side)	TH / MA	$0	$0	$390,000	$390,000	Immediate pedestrian safety improvements targeting key deficiencies | Temporary (throw away)
	5-1-1	Construct Greenhaven Pkwy from Thurston Ave to Main St | New intersection on Thurston Ave (signal or roundabout) | Remove all-way stop on Thurston Ave	MA / TIF / LOCAL / MSAS	$2,200,000	$100,000	$2,700,000	$5,000,000	Continuous local connection from Thurston to Main on N side of TH 10 | Dependent upon ROW acquisition
	5-1-2a	Reduced conflict intersection at Fairoak Ave | Frontage Road from Cutters Grove to Fairoak Ave | Pedestrian overpass near Verndale Avenue	TAP / TH / HSIP / COC / CIMS / CMAQ / LOCAL / MA / MSAS	$800,000	$0	$8,800,000	$9,600,000	Significant safety and mobility improvements on WB Hwy 10 | Provide pedestrian accommodations prior to Fair Oak signal removal
	4-1-2E	North Frontage Rd from Sunfish Lake Blvd to Anoka Tech	MA / LOCAL / MSAS / RALF	$800,000	$900,000	$1,300,000	$3,000,000	Continuous local connection from Sunfish to Thurston on N side of TH 10 | Closes 11 access points on TH 10
	3-1-4 4-1-2W	Realign TH 10 between Ramsey Blvd and Sunfish Lake Blvd | Construct North Frontage Rd	MA / LOCAL / RALF / MSAS / TH / CIMS	$1,900,000	$3,000,000	$6,700,000	$11,600,000	Continuous local connection from Ramsey to Sunfish on N side of TH 10 | Closes 26 access points on TH 10
	3-1-1	South Frontage Rd extension from Traprock St to Ramsey Blvd	MA / LOCAL / MSAS / PRIV	$300,000	$0	$800,000	$1,100,000	Continuous local connection from Armstrong to Ramsey Blvd on S side of TH 10 | Closes 1 access point on TH 10
			Subtotal		***$29.6 M***			
Short-Term	5-1-3	Extension of south frontage road from Fairoak Ave to Main St | Roundabout at Main St interchange | Removal of TH 10 WBL access at south Fairoak Ave	LOCAL / HSIP / MA / MSAS / TH / CSAH	$100,000	$0	$2,500,000	$2,600,000	Continuous local connection from Cutters Grove to Main | Needs to be complete prior to improvements at Thurston and TH 10
	4-1-3 4-1-4	Extend Riverdale Dr east of Tungsten | New right in/right out access on TH 10 | Remove driveways on eastbound TH 10 between Sunfish Lake Blvd and Tungsten St	MA / LOCAL / MSAS / PRIV / TH	$800,000	$0	$1,500,000	$2,300,000	Dependent upon ROW acquisition, property owner meeting | Closes 11 access points on TH 10
	Subarea 5	Grade separation treatment at Thurston Avenue (westbound flyover, High T, eastbound and westbound flyover, or overpass with RI/RO) | Complete N frontage rd to west	CIMS / COC / HSIP / LOCAL / MA / TED / MSAS / RALF	$16M - $26.2M				$16M for WB Flyover | $26.2 M for Thurston Overpass
			Subtotal		***$20.9 - $31.1 M***			
Mid-term	Subarea 4	Grade separation treatment at Sunfish Lake Blvd (westbound flyover, High T, eastbound and westbound flyover, or Sunfish Lake Blvd overpass with RI/RO)	STP / CIMS / COC / HSIP / LOCAL / MA / TED / MSAS / RALF / CSAH	$11M - $19.2M				$11 for WB Flyover up to $19.2 for EB and WB Flyover
	Subarea 3	Grade separation treatment at Ramsey Blvd (westbound flyover, High T, eastbound and westbound flyover, Ramsey Blvd overpass with RI/RO)	STP / CIMS / COC / HSIP / LOCAL / MA / TED / MSAS / RALF / CSAH	$11.4M - $23.9M				$11.4 for WB Flyover up to $23.9 for High T with Local Overpass with RI/RO
	Subarea 5	Full grade separation conversion at Thurston Ave (if not completed previously)	CIMS / COC / HSIP / LOCAL / MA / TED / MSAS / RALF	$0 or $23M - $26M				EB Flyover or High-T with Local Overpass
			Subtotal		***$22.4 - $69.1 M***			
Opportunity / Development / Safety Driven	3-1-3	Purchase right-of-way along north side of TH 10 between Armstrong Blvd and Ramsey Blvd	RALF / TH	$9,500,000	$2,000,000	$0	$11,500,000	Long term access to properties not viable | Continue to purchase properties as opportunities present themselves
	3-1-2	Veterans Dr extension to Ramsey Blvd	LOCAL / PRIV	$100,000	$0	$500,000	$600,000	Development driven
	Subarea 4	RR Underpass - Sunfish Lake Boulevard	CIMS / CSAH / CTIB / HSIP / LOCAL / MSAS / RR / STP / TIGER	$0	$0	$14,500,000	$14,500,000	County working on plan to grade separate all major at-grade BNSF crossings
	Subarea 3	RR Underpass - Ramsey Boulevard	CIMS / CSAH / CTIB / HSIP / LOCAL / MSAS / RR / STP / TIGER	$0	$0	$11,500,000	$11,500,000	County working on plan to grade separate all major at-grade BNSF crossings
	1-1-1	156th St extension Jarvis St to Alpine St	MA / LOCAL / PRIV	$0	$0	$800,000	$800,000	Continue to monitor the safety of access on TH 10
	1-1-2	South Frontage Rd extension Edison St to Adams St	MA / LOCAL / PRIV	$100,000	$0	$900,000	$1,000,000	Continue to monitor the safety of access on TH 10
	1-1-3	RCUT at Alpine Dr with turn lane improvements and South Frontage Rd to Alpine Dr	HSIP / MA/ LOCAL / TH / MSAS	$200,000	$0	$1,400,000	$1,400,000	Continue to monitor the safety of access on TH 10
	1-1-4	RCUT at Bowers Dr with turn lane improvements	HSIP / MA/ LOCAL / TH / MSAS	$0	$0	$800,000	$800,000	Continue to monitor the safety of access on TH 10
	1-1-5	Riverdale Blvd extension to Bowers Dr	MA/ LOCAL / PRIV / TED	$500,000	$200,000	$1,300,000	$2,000,000	Continue to monitor the safety of access on TH 10
			Subtotal		***$44.1 M***			

Riverdale Drive Extension Project →

CIMS	Corridor Investment Management Strategy Funds (State)
CMAQ	Congestion Mitigation and Air Quality Funds (Federal)
COC	Corridors of Commerce Funds (State)
CSAH	County State Aid Highway Funds (State)
CTIB	RR Grade Separation benefitting Northstar Corridor
HSIP	Highway Safety Improvement Program Funds (Federal)
LOCAL	Local County or City Funding

LRIP	Local Road Improvement Program Funds (State)
MA	Municipal / Cooperative Agreement Funds (State)
MSAS	Municipal State Aid System Funds (State)
PRIV	Private Funding / Development (Private)
RALF	Right-of-Way Acquisition Loan Fund (State)
RR	Railroad Grade Crossing Safety Funds (Federal)
STP	Surface Transportation Program Funds (Federal)

TAP	Transportation Alternatives Program Funds (Federal)
TED	Transportation / Economic Development (State)
TH	Trunk Highway Funds (State)
TIF	Tax Increment Financing Funds (Local)
TIGER	Transportation Investment Generating Economic Recovery Funds (Federal)
TRLF	Transportation Revolving Loan Fund (Federal)

TOTAL INVESTMENT
(2014 dollars)
$115 - $160 M

Minnesota Department of Transportation
State Aid for Local Transportation
395 John Ireland Boulevard, MS 500
Saint Paul, MN 55155 651-366-3803

April 2, 2014

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

RE: 2014 Local Road Improvement Program (LRIP) Solicitation
Application for Riverdale Drive NW

Dear Bruce Westby:

I am writing to inform you that your project was not selected for funding for the 2014 LRIP solicitation which closed on January 2, 2015. We will keep your project application on file until the 2015 legislative session ends. If additional LRIP funds become available, we may be able to reconsider your application and fund additional projects. Updates and program information will be posted on the MnDOT State Aid website.

Sincerely,

Patti Loken
State Aid Program Engineer

cc: Dan Erickson - DSAE

An Equal Opportunity Employer

Minnesota Department of Transportation
Metro District
Office of State Aid
1500 West County Rd B2
Roseville, MN 55113-3174

Telephone: 651-234-7776
phillip.bergem@state.mn.us

April 27, 2015

To: METRO DISTRICT COUNTIES and CITIES

Subject: MnDOT Fiscal Year (FY) 2017 (7/1/16 - 6/30/17)
Metro Municipal Agreement Program - Solicitation of Projects

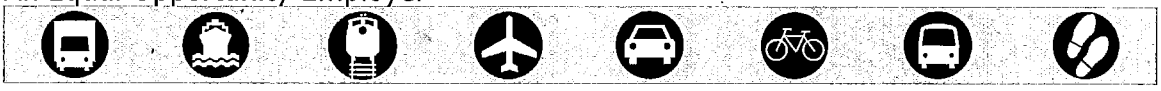
The Metro District Municipal Agreement Program exists to provide funding for projects that deliver a benefit to both the local community and the trunk highway system. MnDOT will be accepting candidate projects for the FY 2017 Municipal Agreement Program in June 2015. The proposed budget for FY 2017 is $3 million. The maximum award available for any individual project is $710,000 which can include up to 8% for construction engineering. This solicitation letter is also posted on the Metro State Aid website at: www.dot.state.mn.us/metro/stateaid/2017prog.html

These funds are intended to pay for a portion of the Trunk Highway eligible construction costs of the project. The Right of Way, Utility Relocation, Preliminary Design (including social, environmental and economic impact evaluation) and Final Design costs are not eligible for funding. What MnDOT can pay for are the eligible Trunk Highway construction costs and up to 8% of the construction engineering costs (for inspection, contract administration, surveying and materials testing as applicable, based on the Trunk Highway eligible costs). Metro District's participation in the projects is based on eligibility as determined in MnDOT's Cost Participation Policy, which in turn is based on Minnesota Statutes. This policy and supporting information can be viewed at the following web address:
http://www.dot.state.mn.us/metro/stateaid/costpart.pdf

The purpose of the Metro District Municipal Agreement Program is to address problems on the Trunk Highway system that are of concern to Local Agencies, but are typically not large-scale or critical enough that they are directly selected as projects in the regular MnDOT Road Program. Selected projects must

- Provide a clear benefit to the Trunk Highway system as well as to the local community
- Be developed and administered by the local agency
- Have preliminary design (including social, environmental and economic evaluation), final design, right-of-way and utility relocation costs paid for by the Local Agency
- Be designed to MnDOT Trunk Highway standards

A great deal of planning must occur to ensure that the proposed projects are developed into designs that meet the needs and requirements of all involved parties. Preliminary discussions with the appropriate MnDOT Area Manager or Engineer and the Metro Cooperative Agreements Program staff are an essential part of this planning. The *Municipal Agreement Program – Planning and Programming Guide* (**Red Book**) provides useful information regarding the Municipal Agreement process and submittal requirements. It is posted on the Metro State Aid website, Municipal Agreement page:



http://www.dot.state.mn.us/metro/stateaid/cooperat.html. That website also has a link to the *Plan Preparation, Design and Construction Guide* (**Green Book**) which provides required information needed during the design phase.

Project proposals need to be submitted by **June 10, 2015** to be considered for the FY 2017 program. Please note that this schedule has been established to allow Local Agencies whose projects are selected the opportunity to complete surveying, wetland identification or other preliminary design activities before inclement weather, and to allow projects to be let in the proper fiscal year.

The anticipated submittal, evaluation and selection process and schedule is:

	Anticipated Dates
• The Local Agency prepares the application submittal package. The contents of the application are identified later in Appendix A.	**Due date: June 10, 2015**
• MnDOT Metro District Functional Areas review the application packets and provide comments to Cooperative Agreement Program staff.	(June 11 - July 14)
• Cooperative Agreement Program staff compiles comments and send them to Local Agencies.	Sent out: July 22, 2015
• Local agencies have the opportunity to draft a response to MnDOT review comments or to make adjustments to the submittal packets.	**Returned by: Aug. 11, 2015**
• Review packets sent to selection committee. (Selection committee typically consists of four representatives from Metro State Aid Cities, a representative from a Metro County and Metro State Aid staff.)	
• Committee meets, projects selected and announced soon afterwards.	Mid. Sept. - mid Oct., 2015

Funds for selected projects will become available July 1, 2016. Projects must be let by June 30, 2017.

Attached is a list of what should be included in the proposal packet. Please submit **12 paper copies of each item and either provide an electronic version of the package or a link on a secure website to an electronic version. Portable Document Format (.pdf) is preferred.**

Please submit all application packages to me no later than Wednesday, June 10, 2015. For questions regarding the Municipal Agreement Program, please contact me at 651-234-7776.

We look forward to working with you.

Sincerely,

Phillip Bergem, P.E.
Cooperative Agreements Engineer

Appendix A

Proposal Packet Requirements

The following items need to be included in the submittal package, please submit **12 paper copies of each item and either provide an electronic version of the package or a link on a secure website to an electronic version. Portable Document Format (.pdf) is preferred.**

1. **Request letter** from the local agency describing the project and requesting funding from the Municipal Agreement Program. The request letter should include:
   - Contact information, name, title, email, phone and address for both the person submitting the application and, if different, the person available to answer any questions about the project
   - Reasons for the project
   - A summary of total proposed costs and requested amount of MnDOT funding
   - The Trunk Highway and local roadway benefit(s)
   - Whether there is an opportunity to advance the work, if it is possible to leverage local and/or private funding, and other information as applicable

This letter will be used as a **project summary** and quick reference during the actual selection process.

2. **A geometric layout or concept sketch** of the proposed project. The more detailed and complete the layout or sketch is, the easier it will be for the review committee to understand the proposed project and related benefits when it comes to ranking proposals. During design, a MnDOT staff approved layout may be required as part of the project development depending on the type and complexity of project. Layout criteria can be found at http://dotapp7.dot.state.mn.us/edms/download?docId=636152. Consideration should be given to starting the layout development and approval process prior to project selection due to the time required for review and approval.

3. **A drawing of the existing conditions.** This way the committee can clearly compare the proposed improvements to existing conditions.

4. **Cost estimate**. This should include the total project cost, including estimated design costs, the contribution from any partners, and the amount requested from the Municipal Agreement Program.

5. **A signed Local Agency Resolution** stating that the local agency is requesting funding from MnDOT through the Municipal Agreement Program and if funding is provided, the local agency will complete the project. This document must include the appropriate signatures, seals etc. If the project is already part of an approved 5-year Capital Improvement Plan (CIP), a separate resolution is not necessary. Instead provide a copy of the appropriate pages from the CIP and clearly reference this point in the request letter.

6. **Supporting Documentation and Additional Materials**
   Required Elements
   a. Indicate if right-of-way is expected to be acquired (temporary and permanent) and if any will be passed along to MnDOT. (All R/W acquired by and for MnDOT requires Environmental Due Diligence (EDD) forms to be completed during design.)
   b. Indicate if there will be any excavation below the level of Class 5. (This determines future involvement of the Office of Environmental Stewardship.)
   c. If you are submitting applications for more than one project, please rank them in order of priority. The preference will be considered but the committee reserves the right to select any project from those submitted regardless of stated ranking.

   Suggested Elements
   While these materials are not required for the application, they may help the selection committee understand your project better and increase the likelihood of project selection. Please note that this information may be needed during the design phase if the project is selected.
   a. Traffic Study (as applicable)
   b. Approved Intersection Control Evaluation (ICE) report or letter if an all-way stop, signal or roundabout is proposed
   c. Environmental studies or documentation if available, such as the following:
      i. Contaminated Properties/Regulated Waste Screening Checklist
      ii. Phase 1 and/or 2 Environmental Site Assessment
      iii. Clearance Letters from pertinent Regulatory Agencies
      iv. Project Memo, EA, EIS, etc. as applicable or available at time of submittal
   d. Compliance with Metropolitan Council Transportation Policy Plan (TPP), MnDOT/Metro Highway Investment Plan (HIP) or Local Comprehensive Plans as applicable, indicating how the proposal supports community development.

Please note that during design, the review by MnDOT functional areas will be different from reviews you have typically experienced with State Aid plans. Ultimately, plans will need to be developed to MnDOT standards which are different than State Aid standards. There will be more need for coordination with and input from various MnDOT groups. Adequate discussion with MnDOT Area Managers or Cooperative Agreements staff will help to minimize surprises during the application and plan development stages.

For projects that are selected, there are **newer requirements** required during design for all plans with Trunk Highway impacts. Discuss these with your design staff or include in your contract if you are using a consulting firm for design. These requirements are:

- Quality Management Process (QMP) – Designers must have quality management procedures that they use during plan development. It does not have to be the same process that MnDOT uses, but it has to follow reasonable quality control guidelines and designers must certify that they are using such a process. A compliance form and more information will be provided during design. Details on MnDOT's process can be found here: http://www.dot.state.mn.us/design/qmp/index.html

- Transportation Management Plan (TMP) – Because the project impacts traffic along a Trunk Highway it is now necessary to complete a TMP that is reviewed and approved by Metro Traffic staff. The complexity of the TMP will depend on the complexity of the project and the level of traffic impact. Contact either the Metro Traffic division or Cooperative Agreements Project Manager for more details.
- Electronic as-builts – This now required for certain elements of projects, is an eligible construction cost item and should be included in the Statement of Estimated Quantities and Special Provisions.
- Responsible Contractor provision – This is now required by Minnesota Law and Statute for projects over $50,000.
- Pedestrian facilities - Guidelines for pedestrian and facilities and the influence of the Americans with Disabilities Act (ADA) provisions continue to be refined. Technical Memorandum No. 15-01-T-01 provides some additional design requirements. http://techmemos.dot.state.mn.us/techmemo.aspx

Municipal Agreement projects have recently been subject to added scrutiny regarding Cost Participation Policy eligibility. If a proposed project is of marginal benefit to the Trunk Highway system, it may be necessary to complete a benefit-cost analysis and have it approved by MnDOT staff in order to secure funding.

Projects that are selected will be required to furnish:

- Historical/Archaeological Review Request form
- Information for the Complete Streets form
- Project Memo
- Project schedule - Work with the Cooperative Agreements Project Manager to establish a schedule for the project completion. The Project Manager will provide a template that indicates the various review stages and typical time requirements. The template is found here: http://www.dot.state.mn.us/metro/stateaid/coopsched2015.pdf

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

CC Regular Session **7. 1.**

Meeting Date: 05/26/2015

By: Bruce Westby, Engineering/Public Works

Information

Title:

Approve draft Assessment Agreement for Ridgepoint Residential Development Improvements, Improvement Project 15-21

Purpose/Background:

Purpose:

The purpose of this case is to approve the draft Assessment Agreement that provides for repayment of City funds used to construct proposed Ridgepoint seven (7) unit single-family residential development improvements, Improvement Project #15-21.

Background:

Village Bank owns the real property upon which the Ridgepoint seven (7) unit single-family residential development is proposed to be constructed, and has requested the City of Ramsey to construct the required stage 1 and stage 2 improvements for the Ridgepoint development. Village Bank will then repay the City over a period of three (3) years per the attached draft Assessment Agreement (Exhibit 1). Village Bank is not comfortable funding construction of the required improvements themselves due to certain regulatory language that prohibits banks from speculating in real estate.

Village Bank utilized the engineering consulting firm of Hakanson Anderson to complete the final design and to prepare plans and specifications for the proposed Ridgepoint development improvements. Staff has preliminarily reviewed the plans and specifications and considers them to be acceptable for constructing the proposed development improvements, though staff has not yet completed a thorough examination of the estimated quantities and costs. The Engineer's estimate based on the final plans and specifications totals $482,222.

The draft Assessment Agreement was developed by the City Attorney and was subsequently reviewed and approved by Village Bank. The final Assessment Agreement, which will require City Council approval through an adopted resolution, will incorporate the actual bid prices and will therefore be presented to Council for approval immediately before Council is asked to accept bids and award a contract for Improvement Project #15-21. Staff will recommend adding a contingency cost to the bids to help ensure the assessments identified in the final Assessment Agreement will be adequate to cover final construction costs.

On Tuesday, May 19th, the Public Works Committee reviewed the draft Assessment Agreement with Staff and representatives from Village Bank and unanimously voted to recommend Council approval of the draft agreement as attached.

If the Council has questions or concerns related to specific terms and conditions of the draft Assessment Agreement, Finance Director Lund and a representative from the City's financial consultant, Ehlers & Associates, will be available to address such questions. Representatives from Village Bank will also be available to answer

questions.

Notification:

No notifications are required for this case.

Observations/Alternatives:

Observations:

In addition to assessing the property owner for the improvement construction costs, assessments will be levied for City staff time required to administer and inspect construction which is estimated at 5.5% of construction costs, and for construction testing which is estimated at 2% of construction costs.

Alternatives:

Alternative Action #1 – Motion to approve the draft Assessment Agreement for Ridgepoint residential development improvements, Improvement Project 15-21 as proposed.

Alternative Action #2 – Motion to approve the draft Assessment Agreement for Ridgepoint residential development improvements, Improvement Project 15-21 with the following modifications: _____.

Alternative Action #3 – Motion to deny approval of the draft Assessment Agreement at this time.

Funding Source:

City Improvement Project 15-21 is proposed to be funded from the Public Improvement Revolving (PIR) fund, which will then be paid back over a period of three years using the special assessments levied against the property owner via the Assessment Agreement.

Recommendation:

Staff recommends approving the draft Assessment Agreement for the Ridgepoint residential development improvements. As noted earlier, Council will still need to adopt a resolution approving the final Agreement prior to awarding a contract to construct the improvements.

Action:

Motion to approve or deny the draft Assessment Agreement for the Ridgepoint residential development improvements, Improvement Project #15-21.

Attachments

Draft Assessment Agreement IP1521

Draft PW Mts 051915

Form Review

Inbox	Reviewed By	Date
Diana Lund	Bruce Westby	05/20/2015 04:42 PM
Bruce Westby (Originator)	Bruce Westby	05/20/2015 05:17 PM
Diana Lund	Diana Lund	05/21/2015 07:13 AM
Tim Gladhill	Tim Gladhill	05/21/2015 10:35 AM
Kurt Ulrich	Kurt Ulrich	05/21/2015 01:02 PM
Form Started By: Bruce Westby		Started On: 05/19/2015 04:07 PM
Final Approval Date: 05/21/2015		

EXHIBIT 1

(reserved for recording)

ASSESSMENT AGREEMENT

THIS ASSESSMENT AGREEMENT (this "Agreement") is made this ____day of May, 2015, by and between **City of Ramsey**, a Minnesota municipal corporation (the "City") with offices at 7550 Sunwood Drive N.W., Ramsey, Minnesota 55303, and **Village Bank**, a Minnesota bank with offices at 3350 Bridge Street, St. Francis, Minnesota, 55070 ("Owner"), and is based on the following facts:

A. Owner is the owner of fee title to the Property, as defined in Exhibit A, attached hereto.

B. Owner has applied to the City for approval of a subdivision of the Property into Lots 1-7, Ridgepoint, Anoka County, Minnesota (the "Plat").

C. The City has approved the Plat subject to certain conditions as specified in that certain Development Agreement between the City and Owner, dated _____ (the "Development Contract"), which contemplates that the City and Owner will enter into this Agreement.

D. The Owner desires to have certain public improvements constructed to serve the Property as described in Exhibit B (the "Improvement Project"). The plans and specifications for the Improvement Project are completed.

E. The Owner desires to have the City construct the Improvement Project without notice of hearing or hearing on the special assessments levied to finance the Improvement Project, and to levy up to $ _____ of the cost of the Improvement Project against the Property.

F. The City is willing to construct the Improvement Project without certain notices or hearings, provided that assurances and covenants stated below are made by the Owner to ensure that the City will have valid and collectable special assessments as they relate to the Property to finance all of the actual costs of the Improvement Project at no cost to the City.

G. Were it not for the assurances and covenants provided in this Agreement, the City would not construct the Improvement Project without such notices and hearings and is doing so solely at the behest, and for the benefit, of the Owner.

NOW, THEREFORE, in consideration of the facts stated above, the mutual promises and agreements set forth below, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the City and Owner, the parties hereby agree as follows:

1. Recitals Incorporated. The facts stated above are hereby incorporated into this Agreement and made a part of this Agreement by this reference.

2. Definitions. Capitalized terms used but not defined in this Agreement are defined as provided in the Development Contract.

3. Petition. The Owner hereby petitions the City for construction of the Improvement Project.

4. Authority. The Owner represents and warrants that it is the owner of 100 percent of the Property, that it has full legal authority to encumber the Property as provided in this Agreement, and that as of the date of this Agreement, it has fee simple absolute title in the Property, which is not subject to any liens, interests or encumbrances, except as listed in Exhibit C.

5. Waiver of Hearings. The Owner waives notice of hearing and hearing pursuant to Minn. Stat. section 429.031, on the Improvement Project, notice of hearing and hearing on the special assessments levied to finance the Improvement Project pursuant to Minn. Stat. section 429.061, and any notice of hearing or procedure specified under the City Charter, and specifically requests that the Improvement Project be constructed and special assessments be levied against the Property without hearings.

6. Waiver of Appeal or Reapportionment. The Owner waives the right to appeal the levy of the special assessments in accordance with this Agreement pursuant to Minn. Stat. section 429.081, or reapportionment thereof upon land division pursuant to Minn. Stat. section 429.071, subd. 3, or otherwise, and further specifically agrees with respect to such special assessments against the Property or reapportionment that:

    a. Any requirements of Minn. Stat. chapter 429 or the City Charter with which the City does not comply are hereby waived by the Owner;

    b. The increase in fair market value of the Property resulting from construction of the Improvement Project will be at least equal to the cost of the Improvement Project as set forth herein, and that such increase in fair market value is a special benefit to the Subject Property;

    c. Assessment of the above-specified cost of the Improvement Project against the Subject Property is reasonable, fair and equitable and there are no other properties against which such cost should be assessed.

7. No Deferral. Owner represents and warrants that the Property is not so classified for tax purposes as to result in deferral of the obligation to pay special assessments, and Owner agrees that it will take no action to secure such tax status of the Property during the term of this Agreement.

8. Assessment. The Owner requests that up to $_____ of the actual cost of the Improvement Project be assessed against the Property created by the Plat as follows:

Parcel Description	**Area**	**Allocation %**	**Assessment Amount**
Lot 1	38,122	22.82	
Lot 2	19,413	11.62	
Lot 3	20,349	12.18	
Lot 4	27,677	16.57	
Lot 5	17,456	10.46	
Lot 6	22,422	13.42	
Lot 7	21,594	12.93	
Total	167,033	100.0	

The composition of the maximum amount of the cost of the Improvement Project is set forth in Exhibit B.

9. Payment of Assessment. Certified assessments for the Plat shall be payable in equal semi-annual installments over a period of three (3) years with the first installment due May 15, 2016, and subsequent installments due May 15 and October 15 each year. If the improvements are not completed and actual costs are not determined by November of 2015, the first installment will be due May 15, 2017. The fixed interest rate applied to the Assessment shall be set at the five (5) year U.S. Treasury rate on the date of this agreement plus 2 percentage points. The owner of any property so assessed may, at any time prior to certification of the assessment or the first installment thereof to the county auditor, pay the whole of the assessment on such property, with interest accrued to the date of payment, to the municipal treasurer, except that no interest shall be charged if the entire assessment is paid within 30 days from the adoption thereof; the owner may at any time prior to November 15 of any year, prepay to the treasurer of the municipality having levied said assessments, the whole assessment remaining due (MN Statutes 429.061 Subd. 3).

10. Collateral. The assessment will be pledged at 110% of the principal amount of the assessment using government backed securities rated at least A or higher that will be pledged in the City of Ramsey's name and can only be released by an authorized signer of the City of Ramsey.

11. Successors and Assigns. The covenants, waivers and agreements contained in this Agreement shall bind the successors and assigns of the Owner and shall run with the Property and bind all its successors in interest. It is the intent of the parties hereto that this Agreement be in a form that is recordable among the land records of Anoka County, Minnesota, and they agree to make any changes in this Agreement that may be necessary to effect the recording and filing of this Agreement against the title of the Property.

12. Termination. This Agreement shall terminate upon the final payment of all special assessments levied against the Property from the Improvement Project. The City shall then execute and deliver such documents, in recordable form, as are necessary to extinguish its rights hereunder.

13. City Option to Terminate. The City reserves the right to opt out of this Agreement if the cost of the Improvements exceeds the Assessment Amount prior to execution of this Agreement.

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

15. Exclusions. The assessment shall not include any costs related to construction of the public utilities (sanitary sewer and water supply) included in the plans for the purpose of serving a portion of the City of Anoka. All such costs are to be borne by the City of Anoka per the executed Joint Powers Agreement between the City of Anoka and the City of Ramsey.

CITY OF RAMSEY

By: _____
Its: Mayor

ATTEST

By: _____
Its: City Administrator

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

The foregoing instrument was acknowledged before me this ____ day of _____, 2015, by Sarah Strommen and Kurtis G. Ulrich, the Mayor and City Administrator, respectively, of City of Ramsey, a Minnesota municipal corporation pursuant to the authority granted by its City Council.

_____
Notary Public

VILLAGE BANK

By: _____
Its: _____

STATE OF MINNESOTA)
) SS.
COUNTY OF _____)

On this _____ day of _____, 2015, before me a Notary Public within and for said County, personally Randy Diers, to me personally known, who each by me duly sworn, did say that he is the President of Village Bank, a limited liability corporation under the laws of the State of Minnesota, acknowledged said instrument to be the free act and deed of said corporation.

_____
Notary Public

THIS INSTRUMENT WAS DRAFTED BY:
City of Ramsey
7550 Sunwood Dr NW
Ramsey, MN 55303

THIS INSTRUMENT WAS REVIEWED BY:
Ratwik, Roszak, and Maloney
730 Second Avenue South, Suite 300
Minneapolis, MN 55402

Exhibit A

Legal Description of the Property

PROPERTY IDENTIFICATION NUMBER AND LEGAL DESCRIPTION

The subject property has been assigned the following PID numbers by Anoka County:

35-32-25-31-0034
35-32-25-31-0036

The property is legally described as follows:

That part of Lots 26 & 27, Auditors Subdivision No. 96 lying sely of the following described line: beginning at the intersection of the shoreline of the Mississippi River and a line parallel with and 75 feet sely of the sely line of Lot 7, Dickensons Mississippi Estates - as measured along the sely extension of the nely line of said Lot 7; thence nwly along said sely extension - 75 feet to the NE corner of said Lot 7; thence nely along the nely extension of said sely line - 66 feet to the nely right of way line of Rivlyn Avenue; thence sely along said right of way line to a point.500 feet sely as measured along said right of way line of intersection of said right of way line with the sely right of way line of Poplar Drive, now known as Astugsten Street NW; thence nely parallel with said sely right of way line to the intersection with the following described line also known as Line "A"; commencing at the SE corner of Lot 13, said Auditors Subdivision; thence swly along the swly extension of the sely line of said Lot 13 - 260 feet to the point of beginning of said line; thence ely at an interior angle to the NE of 91 degrees, 30 minutes - 427.1 feet and there terminating. Thence sely along said Line "A" to its point of termination; thence nely deflecting to the left 66 degrees, 50 minutes - 49 feet; thence nely deflecting to the right 36 degrees, 24 minutes - 50.8 feet; thence deflecting right 13 degrees, 50 minutes - 51 feet; thence ely deflecting left 66 degrees 50 minutes - 51 feet; thence nly deflecting to the left 74 degrees, 4 minutes - 168.1 feet; thence ely deflecting to the right 90 degrees, 26 minutes - 99 feet; thence nly deflecting left 89 degrees, 25 minutes - 163.1 feet to the nly line of said Lot 26 and there terminating - and lying nwly of the following described line; beginning at the most nly corner of Lot 14, said Auditors Subdivision - thence swly along the nwly line of said Lot 14 to the most wly corner thereof; thence sely along the swly line of said Lot 14 to the most wly corner thereof; thence sely along the swly line of said Lot 14 to the intersection with a line parallel with and 150 feet nwly of as measured at right angles of the swly extension of the sely line of said Lot 14; thence swly along said parallel line - 500 feet; thence swly deflecting to the right 45 degrees - 900 feet +/- to the shoreline of the Mississippi River and there terminating. Except that part thereof lying sly & wly of Rivlyn Avenue - subject to easements of record.

And - Outlot A Dickensons Mississippi Estate 2nd Addition to Anoka County.

Exhibit B

Improvement Project Costs

Bid Prices		
Sanitary sewer (incl. trunk, lateral, and service stubs)		$_____
Watermain (incl. trunk, lateral, and service stubs)		$_____
Storm drainage facilities		$_____
Streets (incl. concrete C&G and lot grading)		$_____
Trail development		$_____
Street striping and signing		$_____
Street lights		$_____
	Sub-total	**$**_____
Contingency Costs		
10% Contingency		**$**_____
	Sub-total	**$**_____
Engineering Costs		
5.5% City Construction Administration/Inspection		$_____
2.0% City Construction Testing		$_____
	Sub-total	**$**_____
	Grand Total	**$**_____

Exhibit C

Liens and Encumbrances

PUBLIC WORKS COMMITTEE
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Public Works Committee conducted a regular meeting on Tuesday, May 19, 2015 at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Chris Riley
Councilmember Jill Johns
Councilmember Melody Shryock

Also Present: City Administrator Kurtis Ulrich
Public Works Superintendent Grant Riemer
Community Development Director Timothy Gladhill
City Engineer Bruce Westby

5.01: Consider Recommending Council Approval of draft Assessment Agreement for Ridgepoint Residential Development Public Improvements, Improvement Project 15-21

City Engineer Westby reviewed the staff report. He noted Randy Diers and Don Kveton were present to represent Village Bank. The property owner is Village Bank, and they are not able to fund the improvements to the land directly. They have requested the City enter into an agreement with the bank and assess the improvements back to the bank. The City would conduct the improvements and the inspections. He stated the City has done this type of arrangement once before, with Legacy Christian Academy. However, he pointed out, that was a larger project. This project is little risk to the City. The City Attorney has noted the City is not obligated to approve this request, though his opinion is that this is an option if the City would like to allow it.

City Administrator Ulrich asked if Mr. Diers would give a history of this project.

Randy Diers, President of Village Bank, explained they have had this property for four years, and have tried to sell it for three years as it is currently zoned, which is commercial. There has not been interest. He said as they considered the property further, they started to envision residential lots, especially because of the proximity to the river. He stated they were aware of the soil issues that had to be considered. He noted the bank owns the property, but the bank is not a developer. He explained regulation is rather specific in this type of situation. One stipulation is the bank cannot be in speculation of real estate. In order to ready the property for development, the construction loan needed has been prohibitive to the developers that have shown interest thus far. He said the Bank had decided to ask the City for help in this issue and created the project to be of no risk to the City.

Don Kveton, Chairman of the Board of Village Bank, explained he has been living in Ramsey for 16 years. He is committed to follow through on the proposal. He noted that the real estate language in the banking law could be interpreted several ways. He stated he would like to keep this entire project as clean as possible to preserve both his and the Bank's reputations. He said he also wants to do what he can to keep taxes down. He reviewed some of the homes they have sold and areas he has developed. He commented this is a nice piece of land, and there will be nice homes. It is hard to show the land as

it is; it needs to be cleaned up and made ready to show. He said he is not worried about selling the land; it just needs to be cleaned up.

Commissioner Shryock stated it was good to hear their opinions on this project. She noted having these partnerships is beneficial. This development is in need of their expertise.

Commissioner Johns stated she is in favor of this agreement as well. The City has put everything in place, and has endorsed this to be developed from the beginning. Since the City has worked with the Bank before, we know they are a good partner and they will follow through. She said this will be a good development, and agreed that it is very low risk.

Chairperson Riley questioned if the Legacy Christian Academy assessment has been repaid to the City.

City Administrator Ulrich explained that assessment was to be paid over a 15 to 20 year period. He stated the Academy has been current on their taxes, and thereby current on their assessment.

Mr. Kveton pointed out when the lots sell, the City will get money back. Every time a lot is closed on, he said the funds go to the City for the assessments. He said he hoped his bank was out of this project in the next year.

Mr. Diers stated he did not want to hang onto this for the next few years, either. He noted the market is strengthening. He also pointed out this is not a development that would interest many developers as it is only seven homes.

Chairperson Riley asked where in the agreement it states the City would be paid as lots are sold. He said he only noted where it said the City would be paid twice a year; in October and May. He asked if the language could be added relating to payment as the lots are sold.

City Administrator Ulrich answered that language could be added. He explained the agreement is that the percentage that each lot is assessed would define the amount that is paid when the lot is sold.

Chairperson Riley questioned whether the City was the Bank's only viable source of financing.

Mr. Diers responded that is was. He said they cannot take out a loan from another bank and they cannot self-loan. He added that the assessments must be clear to deliver the title.

Councilmember Shryock asked if there are any repairs that need to be done in the adjacent existing neighborhood and if they would be done as this development is in progress.

Public Works Superintendent Reimer explained this development should not have much of an affect on the existing neighborhood. The roads in that neighborhood have recently been sealcoated, and the drainage is good.

Chairperson Riley noted the assessments will average to $85,000 per lot. The allocation varies. He inquired if the amounts made sense with the anticipated selling price.

Mr. Diers responded the higher value is placed on Lot 1, which has better access and view of the river. He stated he would like to see someone take interest in lot 7, so they could put up a model. The property would show better. He explained they are planning to add berming, and trees to create a

buffer from the industrial area. This will add to the value of the homes, and ultimately to the tax base.

City Administrator Ulrich commented this has been a patient developer. He said this may not have been developed if were in the private sector. He noted there have been many issues with this property over the years. There have been several potential uses for it. This plan capitalizes on the river, as well as the trail. The development will hopefully raise the level of the homes in the area. This unique project with the bank backing it makes it less of a precedent-setting development for the City. This project is relatively small, which means the bank can do it as a project and get it done in 3 years. The Finance Director approves of the financial situation. The City will get its return back, with 3.5% interest, which is more than with other investments. He noted the language to clarify the timing of paying assessments will be added to the agreement.

Motion by Councilmember Johns, seconded by Councilmember Shryock to recommend that the City Council approve the draft Assessment Agreement for Ridgepoint residential development public improvements, Improvement Project 15-21 with the amendment of adding language that clarifies the City will be paid upon the sale of each lot.

Motion carried. Voting Yes: Chairperson Riley, Councilmembers Johns and Shryock. Voting No: None.

Mr. Kveton and Mr. Diers expressed gratitude for the staff's countless hours on this project and the staff's patience.

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

CC Regular Session **7. 2.**

Meeting Date: 05/26/2015

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 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 the Ridgepoint seven (7) unit single-family residential development improvements, Improvement Project #15-21.

Background:

The proposed Ridgepoint residential development includes extending Rivlyn Avenue and the underlying City utilities to the east to serve seven (7) new single-family residential lots. Attached is the title sheet of the plans prepared by the property owner's engineer, Hakanson Anderson, showing the location of the improvement project.

On May 12th, the City Council introduced Ordinance #15-09 approving a zoning amendment to R-1 residential, introduced Ordinance #15-10 vacating permanent road easement, and approved the Final Plat, all of which are requirements for allowing the Ridgepoint residential development to move forward as proposed.

During a previous case this evening, Council was asked to consider approval of a draft Assessment Agreement that will provide the City the ability to recover all costs from the property owner for constructing the proposed improvements for the Ridgepoint residential development. With this case, Council is being asked to approve final plans and specifications and authorize advertisements for bids for the proposed Ridgepoint residential development improvements.

Final plans and specifications propose to extend Rivlyn Avenue approximately 500 feet to the east using a 32-foot wide urban street section with concrete surmountable curb and gutter and bituminous pavement, centered within a 60 foot right-of-way which will be deeded to the City. Storm sewer, sanitary sewer and watermain 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 a Joint Powers Agreement. The plans also propose substantial subgrade corrections by removing unsuitable subgrade soils and replacing the unsuitable soils with engineered fill to provide a stable subgrade for the proposed improvements and future residential homes. The plans also propose to reconstruct a portion of the Mississippi River Trail through a realigned corridor in the same general alignment and vicinity.

Notification:

Notifications were not required for this case as the property owner is petitioning the City to construct the improvements and assess the costs back to them, and is waiving their rights to petition against the assessments.

If Council authorizes advertisements for bids, staff will publish bid advertisements in the Anoka County Union Herald and in Finance and Commerce on May 29th, June 5th, and June 12th, 2015. Bids will then be opened June 19th, 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:

Observations:
Bid prices on similar projects have been reasonable this spring, and staff anticipates to receive reasonable bids on this project.

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 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. As discussed in an earlier case, the City will fund the improvements initially through the Public Improvement Revolving Fund, and the property owner will then pay the City back over a period of three years via an approved Assessment Agreement which would be adopted by Council prior to awarding a contract on June 23rd.

Recommendation:
Staff recommends Alternative Action #1 if Council is comfortable funding the proposed improvements up front and being reimbursed over a period of three years via an Assessment Agreement.

Staff supports Alternative Action #2 if Council is not comfortable with the proposed funding program.

Action:
Approve or deny adoption of Resolution #15-05-111 approving final plans and specifications and authorizing advertisements for bids for Ridgepoint residential development improvements, Improvement Project #15-21.

Attachments

Res 15 05 111
Plan Title Sheet

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	05/21/2015 12:55 PM
Form Started By: Bruce Westby		Started On: 05/19/2015 04:05 PM
Final Approval Date: 05/21/2015		

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 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 agrees to be assessed for the total cost of the public improvements.

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 residential development 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 26th day of May, 2015.

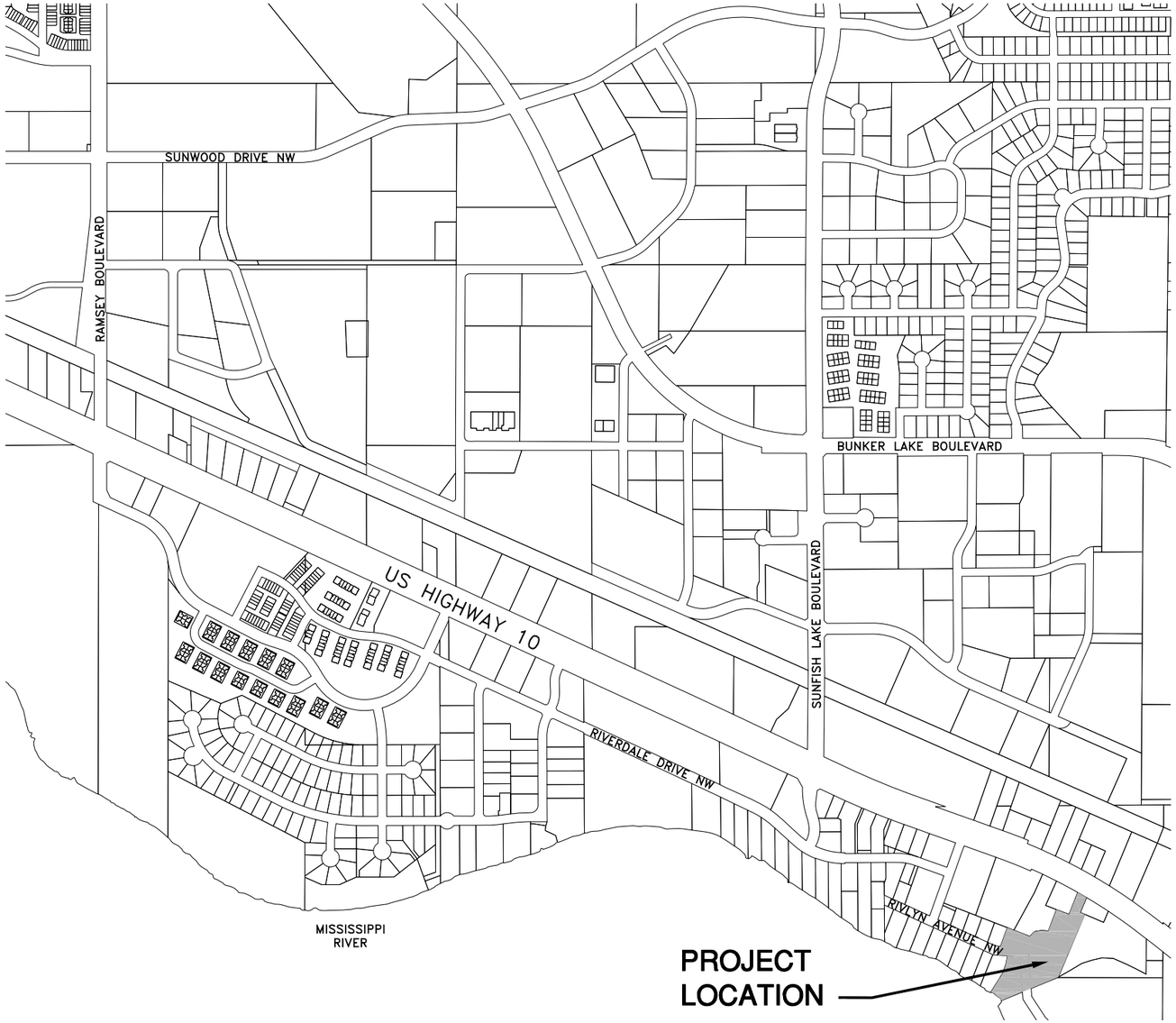
_____
Mayor

ATTEST:

_____
City Clerk

RIDGEPOINT

SITE DEVELOPMENT PLANS
FOR VILLAGE BANK
CITY OF RAMSEY

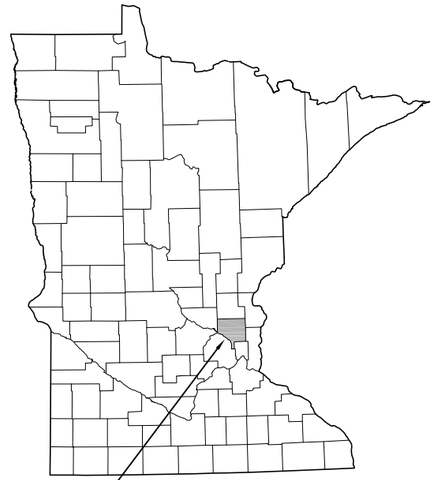


DEVELOPER/OWNER

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
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CC Regular Session **7. 2. A.**

Meeting Date: 05/26/2015

Submitted For: Tim Gladhill, Community Development

By: Tina Goodroad, Community Development

Information

Title:

Adopt Resolution #15-05-135 Granting Final Plat Approval for COR Parkview Addition

Purpose/Background:

The purpose of this file is to review the Final Plat the COR Parkview Addition in order to allow a scheduled closing to move forward. The City received final plans for Site Plan Review on Tuesday, May 19. Given the short timeframe between submittal and agenda deadline, Staff has not yet completed its review of the most recent plan submittal and will need to review the Site Plan with the City Council on June 9. The necessary review and revisions to the plans will not impact the configuration of Property Lines.

The Subject Property is located south of Ramsey Parkway, east of Town Center Drive East and west of Rhinestone Street NW and north of Sunwood Drive. The property is located in COR-1 zoning sub-district. The application includes a plat to be called COR Parkview Addition and development of phase one apartment complex consisting of one four-story building with a total of 121 units with tuck under, detached garage and surface parking.

There are a number of plan revisions that are required to satisfy the contingency of approval before the site plan can be brought forward:

1. Resolve discrepancies in layout between architectural plan set and civil engineering set.
2. Address deficiency in 'build-to' line
3. Revise boulevard and sidewalk widths
4. Address direction regarding amount of surface parking area
5. Address EPB recommendation regarding internal landscaping and landscaping along southern property line to screen detached garages

Notification:

Staff attempted to notify all Property Owners within 700 feet of the Subject Property of the Public Hearing via Standard US Mail. A notification of Public Hearing was published in the Anoka County Union Herald.

Observations/Alternatives:

The property is zoned COR-1 Mixed Use Core Sub-District which is intended to provide a mix of residential, retail, and service uses. This sub-district allows the highest intensity of uses including high density housing. The proposed use as an apartment building meets the intent of the COR-1 Sub-District.

Funding Source:

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

Recommendation:

The Planning Commission recommends approval of the request with required revisions as outlined in the Staff Review Letter.

It should be noted, the Ramsey HRA entered into a "*Parking Easement Agreement*" with Ramsey Professional Center (RPC) LLC on September 14, 2012. This agreement granted RPC a parking easement along a certain portion of HRA owned property effected by the COR PARKVIEW ADDITION under consideration tonight. As the Council well knows, PSD LLC (same principles of RPC LLC), entered into a purchase agreement (PA) with the City of Ramsey on April 14; which encompasses the entire COR PARKVIEW ADDITION plat. Considering both the PA agreement and COR PARKVIEW ADDITION plat, the former *Parking Easement Agreement* is no longer needed. Staff recommends this agreement be released, as it no longer serves a purpose. Included the resolution attached your case is language officially authorizing the execution of a *Release of Parking Easement Agreement.*

Action:

Motion to recommend that the City Council adopt Resolution #15-05-135 granting Final Plat for COR Parkview Addition, with required revisions as outlined in the Staff Review Letter.

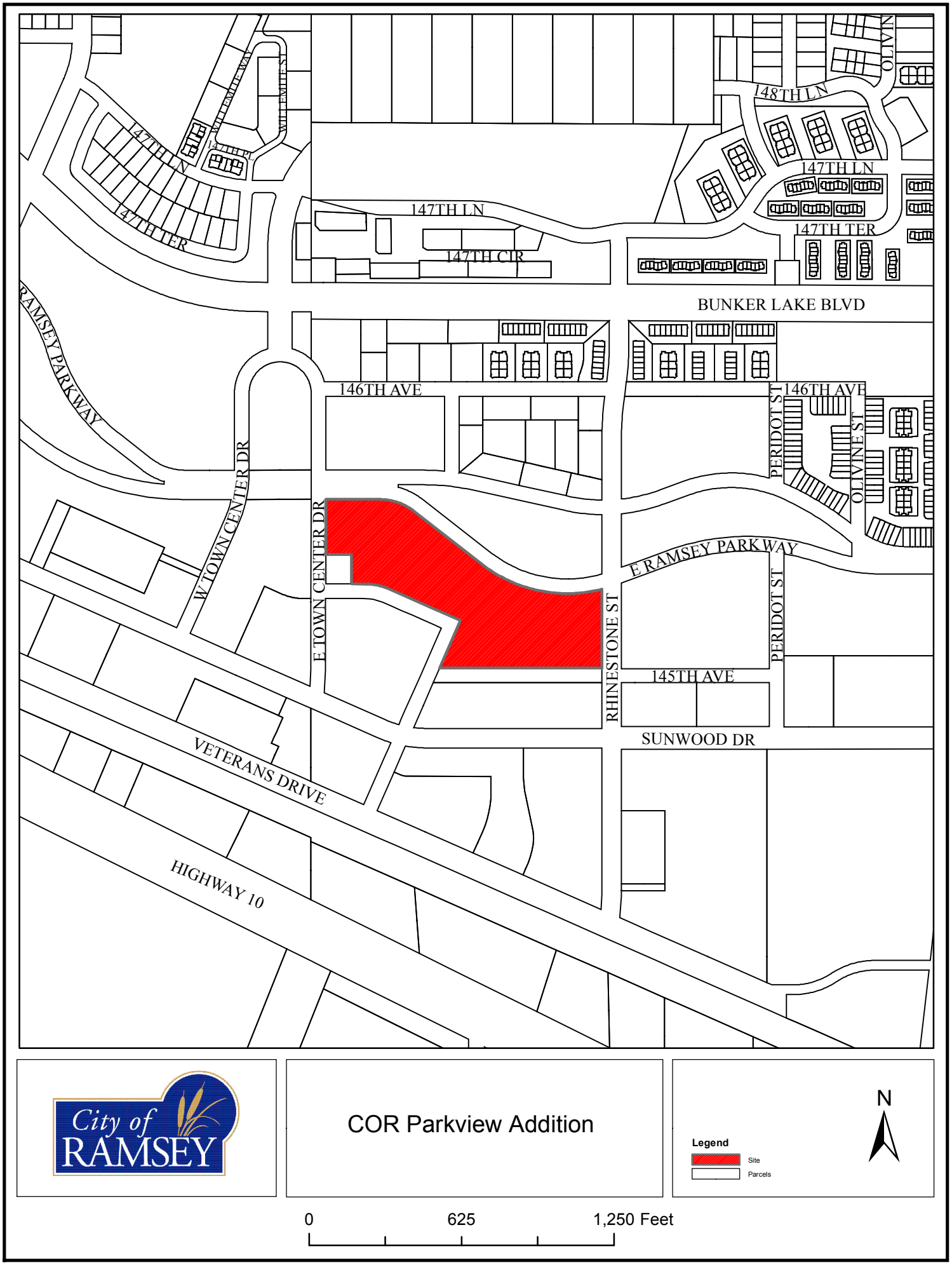
NOTE: this is not final approval of the project. The Developer will need to satisfy the contingencies of the approval of the Preliminary Site Plan Approval granted on April 28, 2015. This action is the process of approving the Final Plat Sheets for recording in order to have the correct documents to complete the real estate transaction.

Attachments

Site Location Map
Final Plat Sheets
Staff Review File
Environmental Policy Board Minutes dated March 31, 2015
DRAFT Planning Commission Minutes dated April 9, 2015
Final Plat Resolution
Parking Easement Agreement Release

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	05/21/2015 03:37 PM
Tim Gladhill (Originator)	Jo Thieling	05/21/2015 04:53 PM
Patrick Brama	Patrick Brama	05/21/2015 05:25 PM
Form Started By: Tim Gladhill		Started On: 05/20/2015 10:12 AM
Final Approval Date: 05/21/2015		


147TH LN
147TH TER
WILLOW WAY
WILLOW CT
WILLOW ST
147TH LN
147TH CIR
148TH LN
OLIVE ST
147TH LN
147TH TER
BUNKER LAKE BLVD
RAMSEY PARKWAY
146TH AVE
146TH AVE
PERIDOT ST
OLIVINE ST
W TOWN CENTER DR
E TOWN CENTER DR
E RAMSEY PARKWAY
PERIDOT ST
RHINESTONE ST
145TH AVE
SUNWOOD DR
VETERANS DRIVE
HIGHWAY 10
City of RAMSEY
COR Parkview Addition
Legend
Site
Parcels
N
0
625
1,250 Feet

COR PARKVIEW ADDITION

DRAFT

CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 28, TWP. 32, RGE. 25

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

OUTLOT A, RAMSEY TOWN CENTER 11TH ADDITION, according to the recorded plat thereof, Anoka County, Minnesota;

Has caused the same to be surveyed and platted as COR PARKVIEW ADDITION and does hereby dedicate to the public for public use the drainage and utility easements as created by this plat.

In witness whereof said PSD, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this

____ day of _____, 2015.

SIGNED: PSD, LLC

By _____, Chief Manager
Pamela S. Deal

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this ____ day of _____, 2015, by Pamela S. Deal, Chief Manager of PSD, LLC, a Minnesota limited liability company.

_____

_____

Notary Public, _____ County, Minnesota

My Commission Expires _____

I Nathaniel T. Stadler 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.

DRAFT

_____
Nathaniel T. Stadler, Licensed Land Surveyor
Minnesota License No. 43934

STATE OF MINNESOTA
COUNTY OF ANOKA

This instrument was acknowledged before me this _____ day of _____, 2015 by Nathaniel T. Stadler.

_____

_____

Notary Public, _____ County, Minnesota

My Commission Expires _____

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

This plat of RAMSEY TOWN CENTER 12TH ADDITION 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

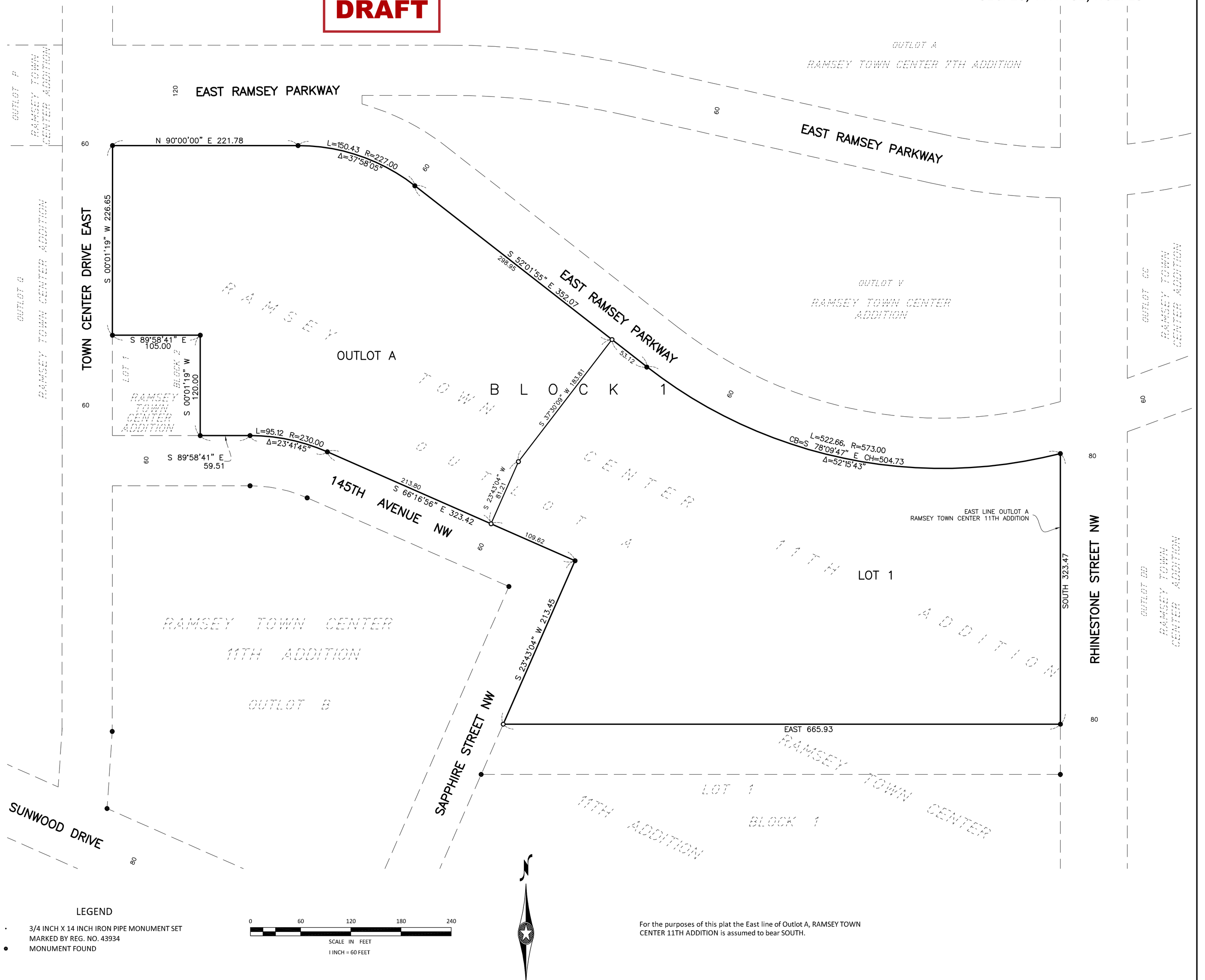
By _____, City Clerk

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 _____, 2015.

_____
Larry D. Hoium, Anoka County Surveyor



LEGEND

- 3/4 INCH X 14 INCH IRON PIPE MONUMENT SET MARKED BY REG. NO. 43934
- MONUMENT FOUND

0 60 120 180 240
SCALE IN FEET
1 INCH = 60 FEET

For the purposes of this plat the East line of Outlot A, RAMSEY TOWN CENTER 11TH ADDITION is assumed to bear SOUTH.

THIS PLAT PREPARED BY BOLTON & MENK, INC.

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	APRIL 3, 2015	**PROJECT ADDRESS**	15153 NOWTHEN BOULEVARD
PROJECT. TITLE	PARK VIEW EAST – PRELIMINARY AND FINAL PLAT AND SITE PLAN REVIEW		
ESCROW #	114538		
DEPARTMENT:	Community Development: Planning Division (Comprehensive Plan and Zoning Code)		
PRIMARY CONTACT	Name: Tim Gladhill, Community Development Director Phone: 763-433-9826 Email: tgladhill@cityoframsey.com		
TECHNICAL REVIEW ASSISTANCE:	Name: Tina Goodroad, AICP Phone: 763-496-6751 Email: tgoodroad@loucksassociates.com		

General: The purpose of this file is to review the official Preliminary and Final Plat and Site plan Review for the Parkview East Apartment Complex. The subject property is located south of Ramsey Parkway, east of Town Center Drive East and west of Rhinestone Street NW and north of Sunwood Drive. The property is located in COR-1 zoning district. The application includes a plat to be called COR Parkview Addition and development of phase one apartment complex consisting of one four-story building with a total of 121 units with tuck under, detached garage and surface parking.

Based on current zoning the proposed Preliminary and Final Plat and Site Plan Review is being reviewed per City Code Section 117-118 entitled COR-1, requirements of the COR Design Framework and Chapter 117, Article III entitled Subdivisions.

The plans will require amendments as outlined in this report. Most notably, the Civil Engineering Plans developed by Bolton and Menk will need to be revised to match the most recent architectural set prepared by Cole Architect Group. The revisions must be made before forwarding to City Council. Of note, the row of detached garages along the southern property line has been divided into several smaller buildings. This is not reflected on the Civil Engineering Plans.

Zoning: The COR-1 Mixed Use Core Sub-district is intended to provide a mix of residential, retail, and service uses. This sub-district allows the highest intensity of uses including high density housing. The proposed use as an apartment building meets the intent of the COR-1 district.

Dimensional Standards. The COR Design Framework establishes maximum build to lines based on the roadway the property frontage. The purpose of the build to line is to locate the majority of the building frontage close to the street to define the edge and create a strong pedestrian feel along the street. For buildings located along a Parkway, sixty (60) percent of the building (at least 300 feet) shall be located five (5) feet from the back of the side walk. The proposed building is located ten (10) and in some portions greater than ten (10) feet. The site does curve causing more difficulty in meeting this build to line. However, efforts should be made to meet the five (5) foot maximum for at least sixty (60) percent of the building façade along Ramsey Parkway. Later in this review a suggestion will be made to widen the boulevard which will help shift the sidewalk slightly closer to the building.

In addition, because the building has frontage on more than one street, the building shall be located five (5) feet from the back of curb along Rhinestone Street. There are minimum or maximums for rear and internal side yard setbacks.

The minimum Floor Area Ratio (FAR) is 0.65 in the COR-1 district. The applicant shall provide the proposed FAR for the first phase building on Lot 1, Block 1, COR Parkview Addition.

The site plan indicates a patio along the north side of the building for outdoor grills. Due to the required maximum five (5) build to line this patio will should be relocated. It may be possible to use space immediately adjacent to the west side of the building, which would create an excellent community space to be shared between Phase I and Phase II.

Access. The site will gain access via Rhinestone Street NW on the east side of the site and from Sapphire Street NW at the southwest corner of the site. Vehicular access shall not be granted to Ramsey Parkway.

Parking: The COR Design Framework includes guidelines on how to manage parking. This is particularly important in COR-1 sub-district, being the most intense and pedestrian oriented. Surface lots shall be located either behind or to the side of building, not located along major street frontages. A variety of parking options are proposed for the site. The building will include forty-four (44) tuck under garages with garage door entries on the south elevation internal to the site. An additional ninety-one (91) garage spaces are provided within five (5) detached garage structures. Finally, 148 surface parking spaces are planned south of the building internal to the south for a total of 283 spaces. No surface parking areas are abutting a street.

Typically the spaces internal to the building would not be counted dropping the total to 239 spaces. The COR Design Framework sets a maximum parking allotment of two (2) spaces per unit for multi-family structures. The development incudes 121 units requiring 242 parking spaces. The site meets and even slightly exceeds the maximum allowed with the internal garage spaces. The additional spaces are not in a response to building code but rather based on perceived need by the Developer due to the number of two (2) and three (3) bedroom units in the building which could result in more parking demand. The proposed break down in units is forty-one (41) percent one (1) bedroom; forty-five (45) percent two (2) bedroom and fourteen (14) percent three bedroom. The additional spaces will also prevent potential use of on-street parking which is particularly important during summer months when the adjacent park is programmed. However, Staff would encourage the Developer to utilize available on-street parking availability on Sapphire Street and 145th Avenue, which is not directly impacted by events in The Draw Park and Amphitheater.

The intent of the maximum surface parking is to encourage developments to better manage their parking. In this case, parking is managed to a degree by create 44 stalls within the building in lieu of surface parking stalls. Similar to if stalls are provided in a park ramp/structure, the City does not calculate these stalls in the maximum parking calculation.

As the surface parking lot is well screened by either the apartment building or the detached garage structures, and therefore not visible from the roadways, staff supports the additional parking. If concern exists the Planning Commission could recommend that some excess parking be included as a proof of parking area until the need for additional spaces is evident.

This topic was also addressed by the City's Environmental Policy Board, who suggested at looking at ways to reduce the amount of surface parking area and enhancing the internal landscaping for the benefit of future residents. Details on the EPB discussion are covered in the Landscape Technical Report.

Architectural Standards. High quality architecture and building materials is an essential component in fulfilling the objectives of the COR Design Framework. Roof design, materials, amount of windows, and overall design that breaks up the different floors and walls are all important elements to the overall building design. In the COR-1 sub-district buildings are placed closer to the street so greater emphasis is placed on materials and design features at the street level.

Plans for the front elevation (south) and rear elevation (north) for the apartment building have been provided. Plans for each side elevation will also be required. The proposed materials consist of stone and brick at the base. The rear elevation includes an enhanced stone entry with canopy and additional stone above. Other materials include composite panel (i.e. fiber cement panels) and steel lap and vertical siding. Metal siding can be used as a complementary material. In COR-1 sub-district buildings shall be primarily brick or comparable alternative and shall comprise a minimum of fifty (50) percent of the non-glazed wall area. Calculations shall be provided for brick and stone for each elevations. The City can approve deviations to the 50% brick or stone requirement provided that another high-quality material is provided.

Colors have not been provided. Full colored elevation plans should be provided. The combination of composite and steel in the differing patterns divides the floors and sections of the building. Multiple sections of the building are articulated to break up the flat wall. In addition windows and decks are proposed for each unit that provide further breaks in the building wall design. Additional information is required for the specific appearance of the individual air conditioning units. Staff is concerned over the appearance, color, size and overall look of units on each elevation.

The south elevation includes garage doors for tuck under garages. Garage doors shall be in colors that are complementary to the main building materials. The roof design is pitched with asphalt shingles. The elevation facing Ramsey Parkway is actually the rear of the building and contains the same materials as the front. The first floor contains windows to create street-level interest and pedestrian scale along this street frontage.

Five detached garage buildings are planned in the southern portion of the site. Three long buildings each containing 16 stalls are located in a row along the south property line with two additional buildings just north of this row containing 22 stalls each. The garage buildings contain the same materials as the apartment building. The roofs are pitched with additional accenting so that they are of a higher design standard than typical detached structures. The materials will include stone, horizontal lap siding, shake siding and an asphalt shingle roof. The sides will contain the stone and horizontal siding. The additional roof treatments and glass demonstrate a good effort in enhancing the design of these detached structures. The use of stone at the base will help improve the longevity of these structures.

The Planning Commission, Economic Development Authority (EDA), Environmental Policy Board (EPB), and City Council all expressed questions and potential concern regarding the use of detached garages as it relates to architectural quality. Staff acknowledges that the Developer has enhanced the architecture of these detached garages, but seeks policy direction regarding the status of this design. Staff would recommend considering removing all horizontal lap siding on the back side of the southern garages and enhance the landscaping along said southern wall. The EPB did recommend that landscape be added along this wall.

Trash enclosures are shown on the site plan in the parking lot and at the northeast corner of the building on the south elevation. Details shall be provided as to the proposed material and design of the proposed enclosure.

Development Fees. The Developer will be required to pay development fees consistent with the City's approved schedule of Rates and Charges.

Fee	Amount	# of Units	Total
Park Dedication	$2,600/unit	121	$314,600
Trail Development	$700/unit	121	$84,700
Water Trunk	$1,597/unit	121	$193,237
Sanitary Sewer Trunk	$1,126	121	$136,246
Stormwater Management	$459/unit	121	$55,539
Street Light	$1,300/light	TBD	TBD
Street Light O & M	$294/light	TBD	TBD

The Developer will also be responsible for a Financial Guarantee in the amount of 125% the costs of the required public infrastructure and 150% the costs of the required private infrastructure (excluding the building itself).

Building Permit Fees. The Developer shall contact the City's Building Division to provide an estimate of fees due with each Building Permit. It is hereby noted that Sewer Availability Charges (SAC) and Water Availability Charges are due at time of building permit in addition to the above at a rate of $2,485 per unit and $1,177 per unit respectively.

Recommendation. City Staff is recommending that the City approve the Preliminary Plat, Final Plat, and Site Plan.

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	APRIL 3, 2015	**PROJECT ADDRESS**	WEST OF RHINESTONE STREET, SOUTH OF EAST RAMSEY PARKWAY
PROJECT. TITLE	COR PARKVIEW ADDITION PRELIMINARY PLAT/ PARKVIEW EAST APARTMENT COMPLEX SITE PLAN		
ESCROW #	114584		
DEPARTMENT:	Engineering		
TECHNICAL REVIEWER:	Name: Leonard Linton Phone: 763 433-9834 Email: llinton@ci.ramsey.mn.us		

We offer the following comments regarding your request for the Preliminary Plat of COR Parkview Addition and Site Plan Approval of the Parkside East Apartments. The submittal consists of 25 sheets prepared by Bolton & Menk, Inc. dated March 3, 2015.

General: The submitted plat proposes to plat Outlot A, Ramsey Town Center 11th Addition to create 1 multifamily lot and 1 Outlot. The subject property is generally located south of East Ramsey Parkway and west of Rhinestone Street.

Streets and Access: The development accesses Sapphire Street and Rhinestone Street. The proposed access to Rhinestone Street does not line up with 145th Avenue, The access must be shifted south to line up with 145th Avenue and provide one (1) access to Lot 1 Block 1 COR Parkview addition and the east end of Lot 1, Block 1 Ramsey Town Center 11th Addition. There is not adequate separation on Rhinestone Street between this proposed access and the future access to the Ramsey Town Center 11th Addition.

The project will construct 145th Avenue from Sapphire Street to Center Street.

The internal parking and access aisles will be private.

Traffic Analysis Report: An AUAR was prepared for the Ramsey Town Center Development which included an extensive traffic analysis. The needed traffic improvements were identified, many have been constructed. The remainder of the improvements will be constructed as development occurs.

Grading and Drainage Plans: A final grading and drainage plan has been prepared for this subdivision by Bolton & Menk, Inc. Staff offers the following comments on this plan:

1. The grading and storm utility plans are combined. Notes must be added to sheets C2.5 and C3.2 linking the plan view utilities to the profile views.

2. The plans show a series of catch basins in the parking areas with garages on either side. Stormwater calculations must be submitted showing that the 100 year overflow from the catchbasins will not enter the garages.

A permit from the Lower Rum River Water Management Organization (LRRWMO) will be required. The project is within the 10 year capture zone of a municipal well. Infiltration is not permitted in the 10 year capture zone. Alternative volume reduction strategies will need to be investigated and documented per the LRRWMO rules.

Submit a copy of the MPCA Construction stormwater permit to the City prior to construction. Submit copies of erosion inspection results to the City prior to Certificate of Occupancy.

Utilities: The building will be served by municipal sewer and water extended from Sapphire Street. Construction plans and specifications are subject to review of the City Engineering Department.

Park Dedication: Park Dedication was satisfied with the Ramsey Town Center Master development agreement.

Trail Fee: Trail Fees were satisfied with the Ramsey Town Center Master development agreement.

Sewer and Water Trunk Fee: Trunk sewer and water fees must be paid for all new lots being created. The rate in effect at the time of final plat approval must be paid prior to the City's release of the final plat for recording.

Stormwater Management Fee: A stormwater management fee must be paid for all new lots being created. The rate in effect at the time of final plat approval must be paid prior to the City's release of the final plat for recording

Stormwater Pollution Prevention Plan: Hydraulic Grade calculations must be submitted for the storm sewer system. A copy of the stormwater calculations provided to the LRRWMO for plan approval must be submitted to the City.

Sheet Specific Comments:

C1.3 – Detail STR-03 Revise sidewalk to 6" thick. Ped Ramp Detail, revise ramp flat area width to 6 feet at curb [Note 6]. Add MNDOT pedestrian ramp details (5 Sheets). Add MNDOT details for pedestrian detour routes. Add detailed diagram for each ped ramp showing elevations, slopes and dome plate layout with radius (as needed). Add Detail for Valley Gutter shown on plans.

C1.5 – Rock Construction Entrances are ineffective in Ramsey. Add the following text to the SWPPP and Grading Plan Notes: "A street sweeper must be available within 3 hours upon notice from the City that the streets need to be swept."

C1.6 – The underground storage may not be perforated or allow infiltration.

C1.7 – Revise typical street section - 6" Premium Topsoil, 6' wide sidewalk, all references to Class 5 shall read Class 5, Ramsey Modified. Gradation is shown on Ramsey Street Details. Use Ramsey Detail STR-25 for connection to existing street.

C1.8 – Pipe from STMH 105 – MH106 is not listed in table. Pipe from 300 to 301 is not shown on plans.

C2.0 – This sheet is incomplete. Needs project name and details.

All Plan Sheets – Show continuation notes for 145th Avenue. Provide plan sheet showing entire plat with proposed improvements.

C2.3 – There is an existing 6" watermain from Sapphire Street to Rhinestone Street across Lot 1, Block 1, Ramsey Town Center 11th Addition, This must be shown. Move the label out of the underground storage area. Only 1 access will be permitted to Rhinestone Street from this plat and 11th Addition. A detailed Temporary Pedestrian Access Route Detour must be added to the plan set. The Ramsey HRA does not own the existing commercial lot. Revise the data. A special detail will be required for the Rhinestone Street Connection as it is a concrete street. Coordinate with the City for the specific requirements of this detail.

C2.4 – Provide details for the retaining wall on the east side of Sapphire Street. All sidewalks are 6' wide. Pedestrian ramps are required at all intersections in Public right of way and where the sidewalk crosses internal drives. A detail for each is required as noted above.

C2.5 – There is existing storm pipe north east of MH106. This is 52" arch pipe. Add notes to detail disposition of this pipe (ie. Removal, reconnection)

C3.0 – The plan and profile alignments must line up. Break the plan view into two windows if necessary. Show disposition of 52" arch pipe north of MH106. Run Watermain under sanitary sewer at MH A. Add note: "All watermain 6" and smaller shall be Class 53. Watermain 8" and larger shall be Class 52."

C3.1 – Use 2-45º bends in place of 90º bends. Provide drainage and utility easement over all watermain in site.

Specifications

Include City where ever Engineer or Owner is referenced in Specifications.

Section 01310 – Section 01315 is not in book. Paragraph 1.2.B -Include City in those notified. Sunday work is not permitted in the City of Ramsey without City Council approval. Working hours are 7:00 am – 10:00 pm. 48 hour notice is required for Saturday Work.

Section 01410 – Paragraph 1.3.A -The contractor must have a City License.

Section 01555 – Paragraph A.7 – A City right-of-way permit is required prior to working in the ROW.

Section 02510 – Add Notes:
Only City Personnel shall operate valves.
All valves not in paved surfaces shall have blue carsonite markers.
Paragraph 2.7.C.2 – Valve nut extensions are not used in the City of Ramsey.

Section 02510 – Add note:
All manholes not in paved surfaces shall have green carsonite markers.
All sanitary sewer shall have 10 gauge solid copper tracer wire.

Section 02630 – Add note:
All manholes not in paved surfaces shall have green carsonite markers.
All storm sewer shall have 10 gauge solid copper tracer wire.

Section 02630 – Include City on all Correspondence. Paragraph 1.6.A – All plant material in City ROW shall have two (2) year warranty.

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	3/27/15	**PROJECT ADDRESS**	TBD
PROJECT. TITLE	PARKVIEW EAST		
ESCROW #	114584		
DEPARTMENT:	Community Development: Planning Division (Landscape Plan & Environmental Resources)		
TECHNICAL REVIEWER:	Name: Chris Anderson, City Planner Phone: 763-433-9817 Email: canderson@cityoframsey.com		

The COR Design Framework outlines the required streetscape elements such as tree species, tree spacing, boulevard width, and sidewalk width based on the street hierarchy. There site abuts three (3) different streets, each with a different designation (Downtown, Connector, and Parkway). However, along Rhinestone Street, there is existing sidewalk and boulevard, which shall be utilized. Similarly, along Sapphire Street south of the project site, sidewalk and boulevard dimensions have already been established and the intention should be to mimic those to maintain a consistent appearance. Along Ramsey Parkway, boulevard and sidewalk width both should be six (6) feet. Finally, tree spacing for streetscape plantings should be between thirty (30) and thirty-five (35) feet.

We offer the following comments regarding the Landscape Plan prepared by Bolton & Menk, Inc. and dated March 3, 2015:

- The width of the boulevard area along Ramsey Parkway is not specified on the plans. The width should be at least six (6) feet and the additional width should be toward the building not the curb. This may require shifting the sidewalk closer to the building but that would benefit the project by improving the build to requirement (which is measure from edge of sidewalk). If this results in the public sidewalk being partially on private property, a permanent public easement over that portion of the sidewalk shall also be granted to the City for public purposes. *Please revise Sheet C2.4 to identify the boulevard width as six (6) feet*.
- The plans show a sidewalk connecting Ramsey Parkway and 145th Ave, which was requested by the City. It is presumed that park patrons (or other public) may traverse this sidewalk and thus, it would be beneficial to encumber this with a permanent public easement.
- Sidewalk width along 145th Ave should be increased to six (6) feet with the expansion being toward the future building (away from the curb). *Please revise Sheet C2.4 to accordingly.*
- The boulevard area must be finished with topsoil and sod and the developer (and eventually the management company) shall be responsible for its establishment (e.g.

watering). *Please revise Sheet C2.7 to specify that boulevards will be established with topsoil and sod.*

- *Planting details must be added to Sheet C2.7 to include the following*
  - *Planting depth shall be such that the 1st set of primary roots is at finished grade*
  - *Only prune out dead/broken/deformed branches at time of installation*
  - *Remove upper 1/3 of wire basket and burlap after being placed in planting hole*
  - *2-4 inches of wood chip mulch shall be included around all trees. Mulch shall not be piled against the trunk of trees.*
- The proposed street trees are too close together, the overall number should be reduced so that the spacing is equal to 30-35 feet on center. *Please revise Sheet C2.7 to reflect the proper spacing and update the quantities for each species accordingly.*
- All plantings shall be outside the vision clearance triangle at all intersections and access points. Definition of the vision clearance triangle can be found in City Code Section 117-348 (g). *Please revise Sheet C2.7 to identify the vision clearance triangle at all intersections and access points and ensure that no plantings are within this area.*
- Street trees should be planted with one (1) species per block or, if a standard block does not exist, such as along Ramsey Parkway and Rhinestone Street, in blocks or groups consisting of 5-6 trees of the same species. *Please revise Sheet C2.7 to reflect the street trees planted in linear groups of 5-6 trees per one species.*
- Street trees shall have a minimum branch height of not less than five (5) feet. *Please revise Sheet C2.7 to include this note.*
- There are no foundation plantings or internal landscape elements shown on the plan. Are any plantings proposed? How about within any of the parking lot islands? An internal landscaping plan shall be submitted for review.
- It appears that there will be a very narrow strip of vegetation between the sidewalk and the retaining wall along Sapphire Street. It would be recommended to eliminate that and just widen the sidewalk to abut the wall.
- The plan must be revised to identify turf establishment with sod. The notes refer to both sod and seed but there is no legend or labels to determine which is being used and where. Please note that any alternative to the sod requirement requires City Council approval.
- Upon acceptance of landscaping by City, a two (2) year maintenance guarantee is required to ensure survival of plantings.
- The project is subject to the City's topsoil requirement, which states that all disturbed areas not otherwise improved with walkways, driveway, home and other impervious surfacing, shall receive four (4) inches of topsoil meeting the City's topsoil specification. A topsoil inspection is required prior to landscaping being installed and copies of the load tickets are required as well. This is reviewed at time of Building Permit Application and request for Certificate of Occupancy. *Please update the Landscape Installation Notes to include this requirement.*

- The plans do not indicate whether an irrigation system will be installed or not. Establishment of the streetscape (trees and sod), including watering, is the responsibility of the Developer (and eventually the property management company). In ground irrigation within the boulevard area is subject to review and approval by the City.

Please submit a revised landscaping plan that addresses these matters.

Tree Preservation: This site is devoid of any significant tree cover and therefore, no tree preservation plan is necessary.

Stormwater: It appears that the site will utilize a subsurface stormwater system to achieve the required infiltration of the first one (1) inch of rainfall in accordance with the Lower Rum River Water Management Organization's 3rd Generation Plan. The system appears to be designed with an overflow outlet that allows runoff from larger events to outlet into the existing storm sewer infrastructure in Sapphire St where it will eventually be routed to a regional pond. The Engineering Division will be completing a more comprehensive review of the grading/drainage plans.

The plans were reviewed by the Environmental Policy Board (EPB) at their March 30, 2015 meeting and the EPB was generally supportive of the Landscape Plan. However, they request that some of the trees originally proposed as street trees be relocated south of the enclosed parking facilities. This would provide some visual relief and screening of the buildings from the south (without requesting more trees). Additionally, the EPB also noted their concern for a lack of landscaping internal to the site and requested the applicant provide additional detail on this component. Finally, the EPB also had some advisory comments that they desire the applicant to explore in more detail including:

- Is the site being over-parked? Could some of the surface parking be eliminated and replaced with greenspace?
- Could some of the larger islands within the parking lot be designed as swales with curb cuts and appropriate vegetation that could serve as small infiltration points?

The EPB did recommend approval of the Landscape Plan contingent upon compliance with the revisions requested in this Staff Review Letter.

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

City Planner Anderson presented the staff report.

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

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

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

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

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

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

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

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

City Planner Anderson replied that it is not specifically required as part of the proposal but that it is reasonable to ask what the intentions are and the City will be reaching out to the applicant.

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

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

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

Board Member Lewis stated he was not proposing that the Board force the applicant down to the minimum number of parking spaces, but that it seemed to him that there was inordinate amount of

parking. He would like to know if the parking is appropriate for the size of the building and he would like to see more imaginative landscaping.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

5.04: Public Hearing: Consider Resolution #15-04-093 Granting Approvals for COR Parkview Addition and Parkview East

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

Public Hearing

Chairperson Levine called the public hearing to order at 9:08 p.m.

Presentation

Community Development Director Gladhill presented the staff report stating the purpose of this file is to review the official Preliminary Plat and Site Plan Review for the Parkview East Apartment Complex. The subject property is located south of Ramsey Parkway, east of Town Center Drive East and west of Rhinestone Street NW and north of Sunwood Drive. The property is located in COR-1 zoning sub-district. The application includes a plat to be called COR Parkview Addition and development of phase one apartment complex consisting of one-four-story building with a total of 121 units with tuck under, detached garage and surface parking. Staff reviewed the request in further detail and recommended approval contingent upon conditions in the Development Agreement.

Citizen Input

Matt Kuker, PSD, appreciated staff's assistance and for providing a thorough report on the preliminary plat and major subdivision. He provided further comment on the design of the apartment complex with the Planning Commission. He noted that parking was not being counted on off site. He indicated the building could be shifted slightly to address staff's concerns. He reported that a community garden green space was located on the site. He explained there would be great color variations on the building.

Commissioner VanScoy reported this building was located in a mixed use zoning district. He questioned what other uses were proposed for the site.

Mr. Kuker indicated he was only proposing to locate an apartment building on the property.

Community Development Director Gladhill clarified that there would be a variety of uses on the block. He noted the Ramsey Office Plaza was located on this block.

Commissioner VanScoy requested further clarification from staff at a future meeting on how the City was defining a block. He believed that the apartment complex was over parked and questioned why the applicant was proposing to have more than two parking spaces per apartment. He recalled that the intent of the COR was to have shared parking.

Community Development Director Gladhill stated the 44 tuck under garages were not included in the surface parking. He discussed the parking situation further and noted the site was just under

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the City's requirements with its surface lot. Staff was concerned with the level of surface parking within this development and the Commission could make a recommendation regarding this matter.

Mr. Kuker indicated he would be willing to eliminate one row of parking to create additional green space.

Community Development Director Gladhill reported that he would work with the applicant to address the parking issue. He briefly discussed the expense of a parking structure.

Commissioner Bauer believed that this was a fair compromise.

Commissioner Andrusko asked if the developer would be connecting his site to the adjacent park or providing any retail amenities on the property.

Mr. Kuker believed it would be difficult to draw a retailer to his property given the fact it was off the main drive and if a hotel was built, the retailer would have zero visibility. He reported that if the demand was there, he would be open to the possibility.

Commissioner Brauer was in favor of holding a joint meeting with the Council to further discuss The COR and how it was developing. He wanted to see the COR develop successfully.

Community Development Director Gladhill indicated the Council was currently reviewing a strategic plan ~~for The COR~~which could include a discussion on The COR.

Motion by Commissioner Brauer, seconded by Commissioner Maul, to close the public hearing.

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

Chairperson Levine closed the public hearing closed at 9:38 p.m.

Commission Business

Motion by Commissioner Bauer, seconded by Commissioner VanScoy, to recommend that City Council adopt Resolution #15-04-03 granting Preliminary Plat and Site Plan Approval for COR Parkview Addition/Parkview East, with the stipulation that the amount of surface parking be reduced and the amount of greenspace be increased.

Commissioner Brauer noted he would be abstaining from this vote as he did not have clear plans from the Council on how The COR should develop.

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

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Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #15-05-135

RESOLUTION GRANTING FINAL PLAT APPROVAL OF COR PARKVIEW ADDITION

WHEREAS, PSD, LLC, hereafter referred to as "Developer", properly applied for preliminary plat approval of the following described property located in the City of Ramsey:

Outlots A & B, RAMSEY TOWN CENTER 11TH ADDITION

(the "Subject Property")

WHEREAS, on March 5, 2015, the City received an Application for Major Plat from PSD, 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 COR PARKVIEW ADDITION; and

WHEREAS, on April 28, 2015, the City Council reviewed the Preliminary Plat; and

WHEREAS, on May 26, 2015, the City Council reviewed the Final Plat; and

WHEREAS, on September 14, 2012, the Ramsey Housing and Redevelopment Authority (HRA) authorized a Parking Easement Agreement with Ramsey Professional Center, LLC, Anoka County Record Number: 2039031.001; and

WHEREAS, the Ramsey HRA was dissolved on December 31, 2014 as authorized by City Resolution #14-11-236 and all Ramsey HRA assets and agreements were transferred to the City of Ramsey as authorized by Ramsey HRA Resolution #14-12-262 on December 09, 2014.

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

1) That the Ramsey City Council hereby grants final plat approval to COR PARKVIEW ADDITION in accordance with relevant City Codes contingent upon the following:
   a) Compliance with the City Staff Review Letter dated April 3, 2015.
   b) The Developer is responsible for constructing all required Public Improvements as shown on the current plans for Parkview East.
   c) The Developer must enter into a Development Agreement with the City.

d) The Developer is responsible for all required Development Fees as required by City Ordinances.
e) The City agrees to execute a Release of Parking Easement Agreement for Anoka County Document Number: 2039031.001.

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 26th day of May, 2015.

_____
Mayor

ATTEST:

_____
City Clerk

RELEASE OF PARKING EASEMENT AGREEMENT

Date: May 26, 2015

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

THAT PRT OF LOT 1 BLOCK 1 RAMSEY TOWN CENTER 11TH ADD LYG SLY OF FOL DESC LINE: COM AT SELY COR OF SD LOT, TH N ALG E LINE OF SD LOT 186.92 FT TO POB OF SD LINE, TH W 692.28 FT TO WLY LINE OF SD LOT & SD LINE THERE TERM, SUBJ TO EASE OF REC, Anoka County, Minnesota; and,

LOT 1 BLOCK 1 RAMSEY TOWN CENTER 11TH ADD, EX THAT PRT LYG SLY OF FOL DESC LINE: COM AT SELY COR OF SD LOT, TH N ALG ELY LINE OF SD LOT 186.92 FT TO POB OF SD LINE, TH W 692.28 FT TO WLY LINE OF SD LOT & SD LINE THERE TERM, EX RD SUBJ TO EASE OF REC, Anoka County, Minnesota; and,

OUTLOT A RAMSEY TOWN CENTER 11TH ADD, Anoka County, Minnesota

(the "Property") from the following:

1. Parking Easement Agreement by and between the City of Ramsey and Ramsey Professional Center (RPC), LLC, dated September 14, 2102 and filed September 17, 2012 as Document No. 2039031.001 ABSTRACT in the office of the Anoka County Recorder.

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 _____, 2015, 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 **7. 2. B.**

Meeting Date: 05/26/2015

Submitted For: Tim Gladhill, Community Development

By: Tina Goodroad, Community Development

Information

Title:

Adopt Resolution #15-05-126 Granting Final 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 Final Plat for Phase I prepared by G S Land, LLC for the redevelopment for the former municipal campus located at 15153 Nowthen Blvd. NW. Phase I will create 32 of the 44 single-family lots reviewed with the Preliminary Plat on May 12, 2015. Specifically, the City Council will be approving pages 25 & 26 of the attached submittal, which are the documents that will be recorded officially subdividing the property. The City Council will also be approving the final version of the Development Agreement outlining required improvements and sureties required of the Developer.

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 No. 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:

The proposed density of the overall plat 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.

Approval of Phase I does not impact the current access to Nowthen Boulevard, which will remain open until Fire Station No. 2 is relocated. 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. This was confirmed by the City Council's approval of the Preliminary Plat on May 12, 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, which will occur on the next Phase II.

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.

The City Council approved the Preliminary Plat on May 12. The Developer is now eligible to request Final Plat approval.

Alternatives

Alternative #1: Adopt Resolution #15-05-126 granting Final Plat approval.

Alternative #2: Adopt Resolution #15-05-126 granting a revised Final Plat approval. The Final Plat presented is consistent with Preliminary Plat approval, so Staff does not recommend this alternative.

Alternative #3: Deny the request for Final Plat approval based on findings of fact. The Final Plat presented is consistent with Preliminary Plat approval, so Staff does not recommend this alternative.

Funding Source:

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

Recommendation:

Based on Preliminary Plat approval, Staff recommends approval of the Final Plat for Phase I.

Action:

Motion to recommend that the City Council adopt Resolution #15-05-126 granting Final Plat Approval of Harvest Estates.

Attachments

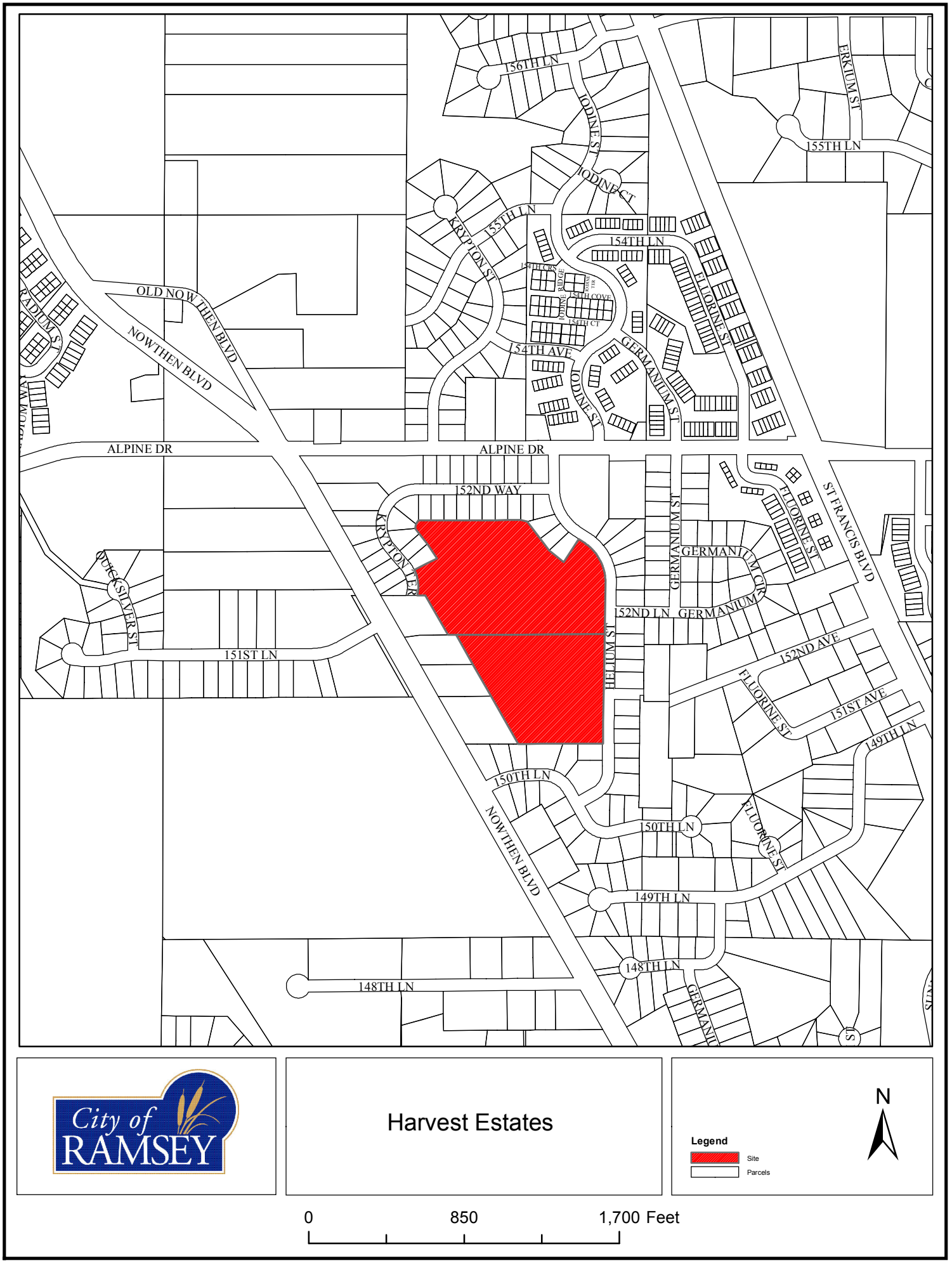
Site Location Map
Preliminary Plat
Final Plat Sheets
Staff Review File
City Council Work Session Minutes dated February 24, 2015
DRAFT Environmental Policy Board Minutes dated March 30, 2015
DRAFT Planning Commission Minutes dated April 9, 2015
DRAFT City Council Minutes dated May 12, 2015
Summary of Questions
Development Agreement
Final Plat Resolution

Form Review

Inbox	Reviewed By	Date
Tim Gladhill (Originator)	Tim Gladhill	05/21/2015 10:34 AM
Kurt Ulrich	Kurt Ulrich	05/21/2015 03:37 PM

Form Started By: Tim Gladhill Started On: 05/20/2015 09:40 AM

Final Approval Date: 05/21/2015



City of RAMSEY

Harvest Estates

Legend

Site

Parcels

N

0 850 1,700 Feet

HARVEST ESTATES

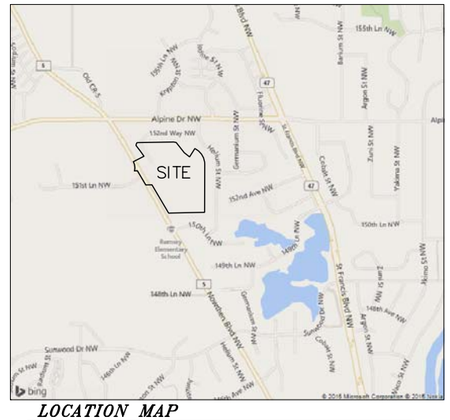
City of Ramsey
Anoka County, Minnesota

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'

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Scale 1" = 60'

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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
---	---	---

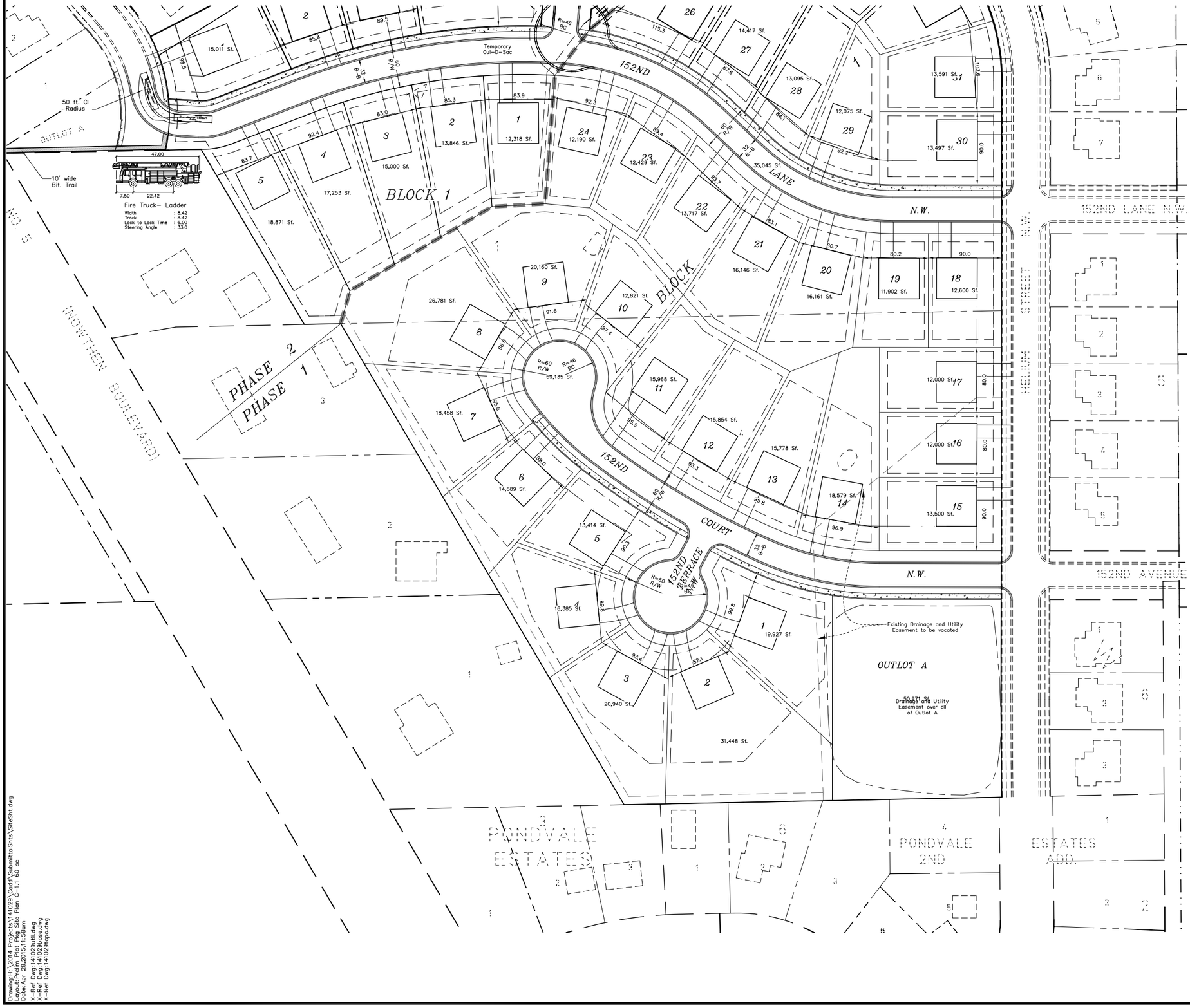
SHEET NUMBER
C-1.0

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'

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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

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Date: ____

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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

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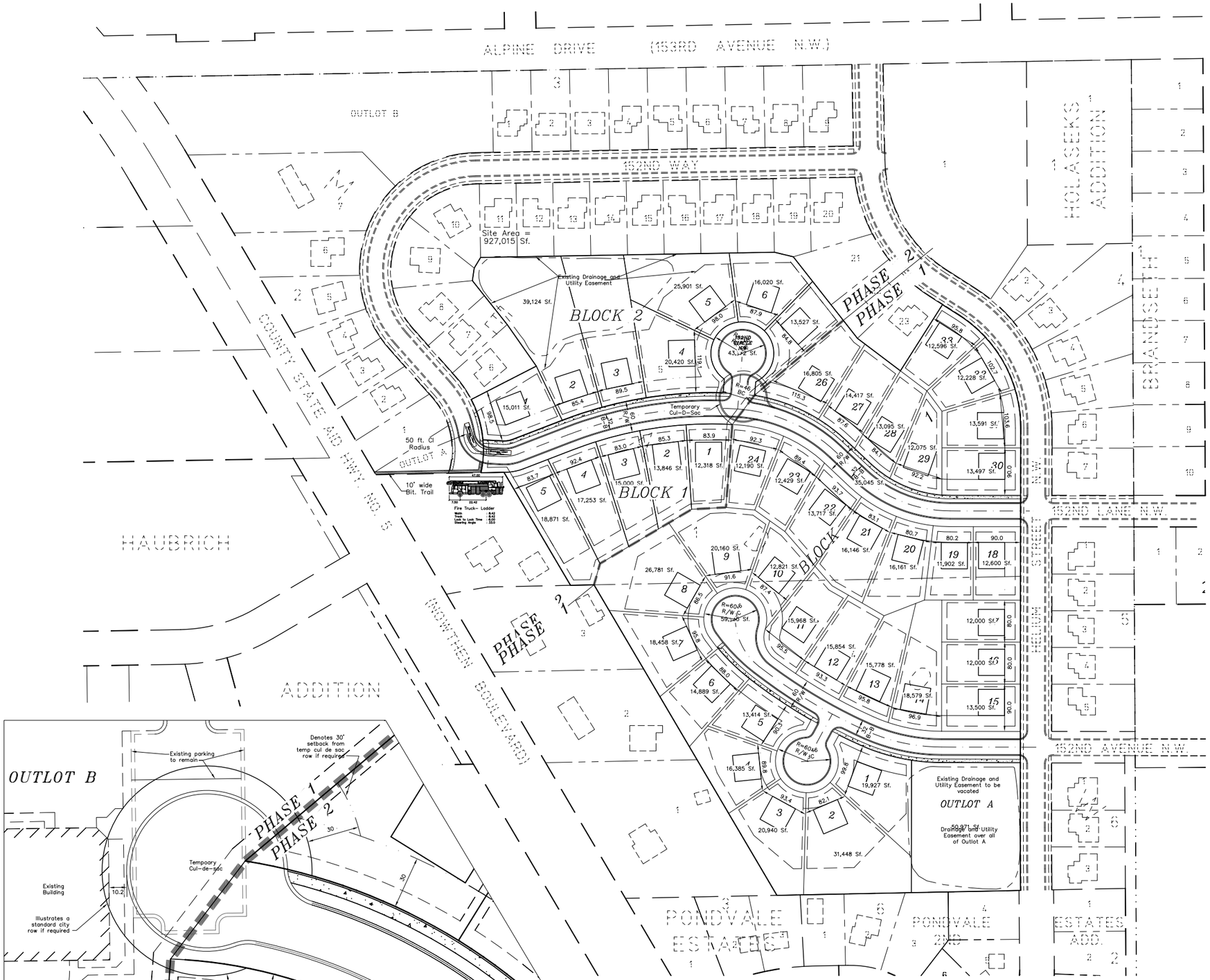
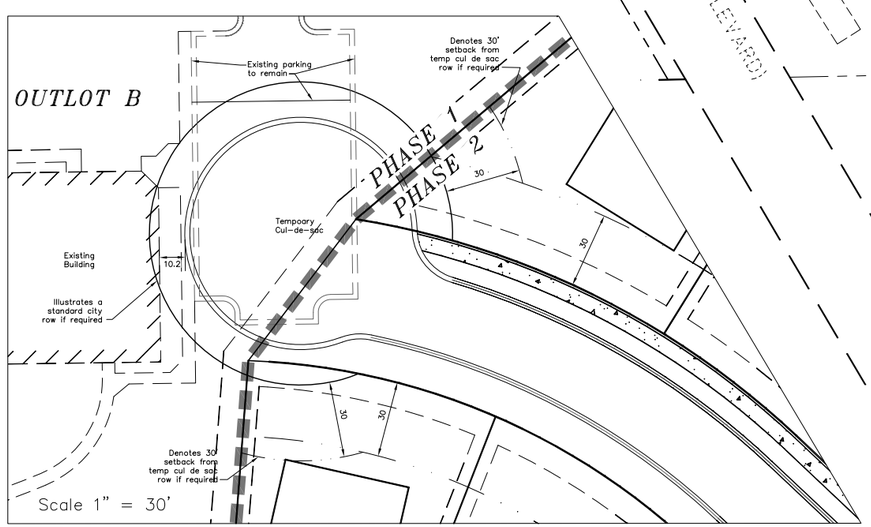
X–Ref Dwg: 141029base.dwg
X–Ref Dwg: 141029topo.dwg

HARVEST ESTATES

City of Ramsey

Anoka County, Minnesota





PRELIMINARY
NOT FOR CONSTRUCTION

100 0 100 200 300

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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
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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

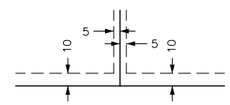
761.18 N00°04'18"E

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
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SHEET NUMBER
C-2.0

DATE 3/5/2015
REV. 4/29/15

HARVEST ESTATES

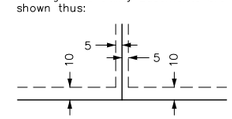
City of Ramsey

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.

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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	

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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
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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

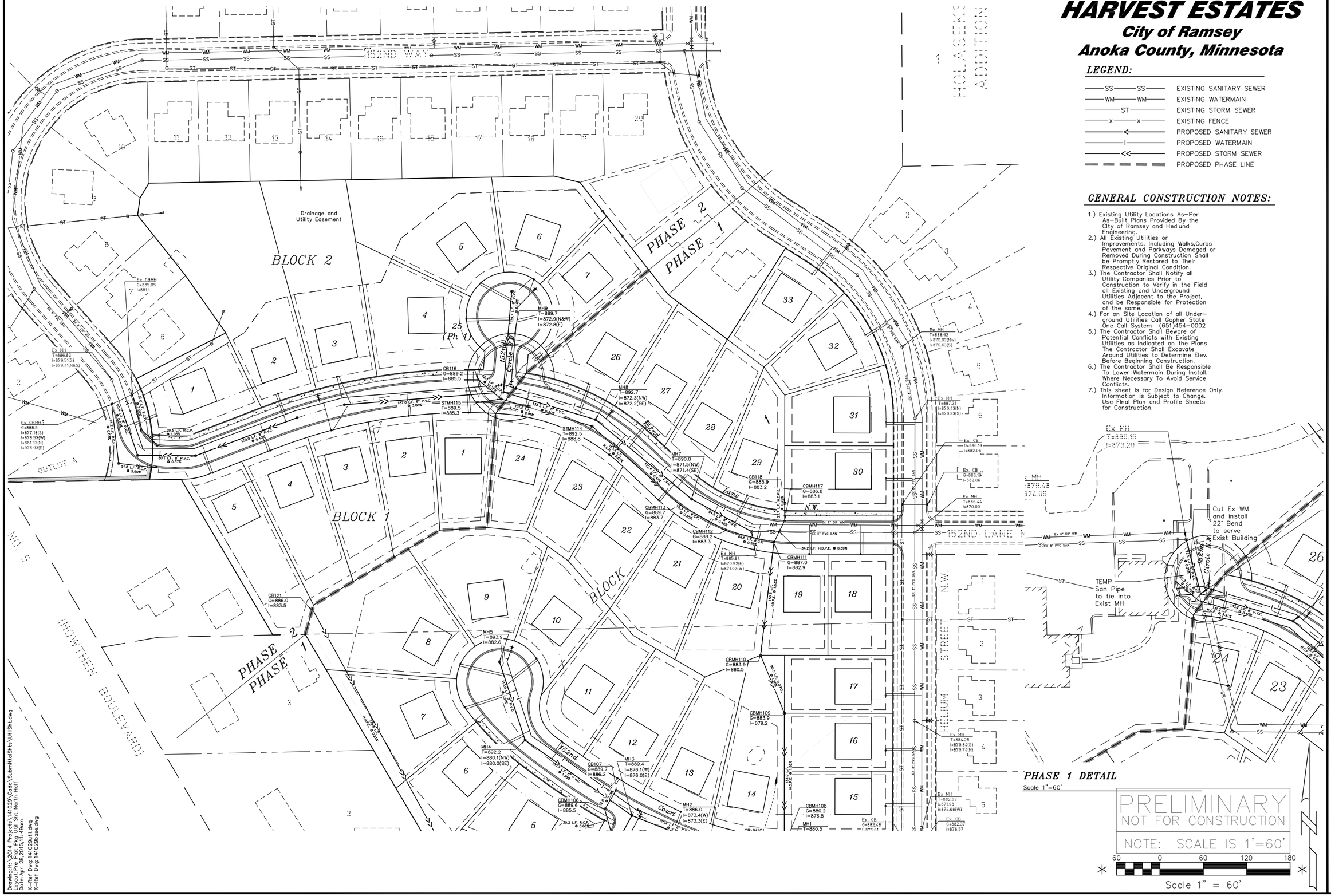
Anoka County, Minnesota

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:
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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
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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

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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
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SHEET NUMBER
C-3.1

DATE	3/5/2015
REV.	4/29/15

Drawing:H:\2014 Projects\141029\Cadd\SubmittalSht's\UtilSht.dwg
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Date:Apr 28,2015,11:49am
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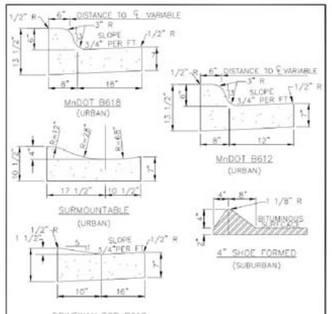
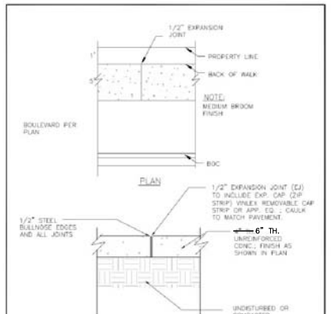
X-Ref Dwg:141029base.dwg



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

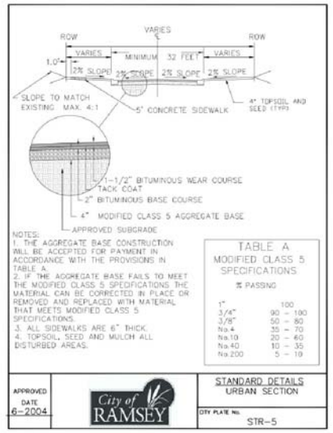


TABLE A
MODIFIED CLASS 5 SPECIFICATIONS

% 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

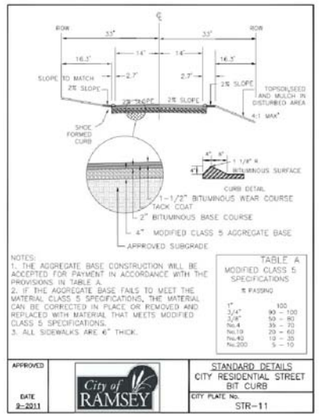


TABLE A
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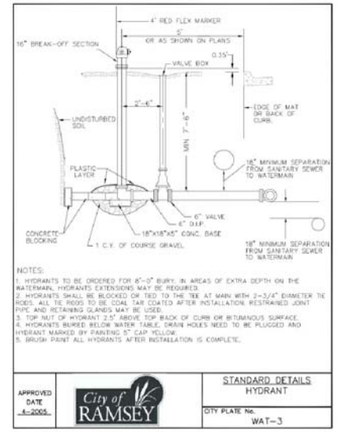
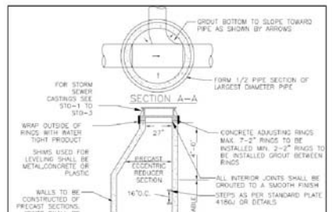
No.40	10 - 35
No.200	5 - 10

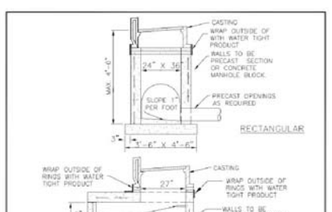
APPROVED DATE 2-2011	City of RAMSEY	STANDARD DETAILS CITY RESIDENTIAL STREET BIT. CURB
		CITY PLATE No. STR-11



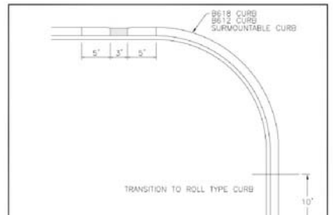
APPROVED DATE 4-2005	City of RAMSEY	STANDARD DETAILS HYDRANT
		CITY PLATE No. WAT-3



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

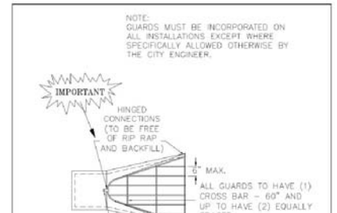


APPROVED DATE 9-2011	City of RAMSEY	STANDARD DETAILS STANDARD DETAILS Sanitary SEWER SERVICE
		CITY PLATE No. SEW-1

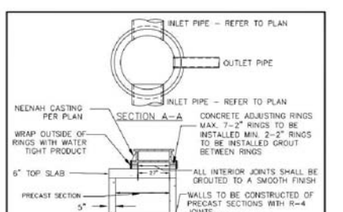


Catalog No.	Height	Wt.
R-1733-1	4"	405
R-1733	7"	425
R-1733-A	8"	485
R-1733-B	9"	490
R-1733-C	10"	500

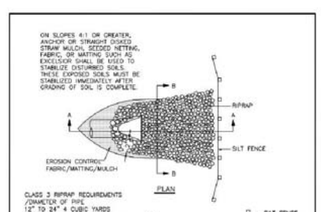
APPROVED DATE 9-2011	City of RAMSEY	STANDARD DETAILS STANDARD DETAILS Sanitary SEWER CASTING
		CITY PLATE No. SEW-3



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.

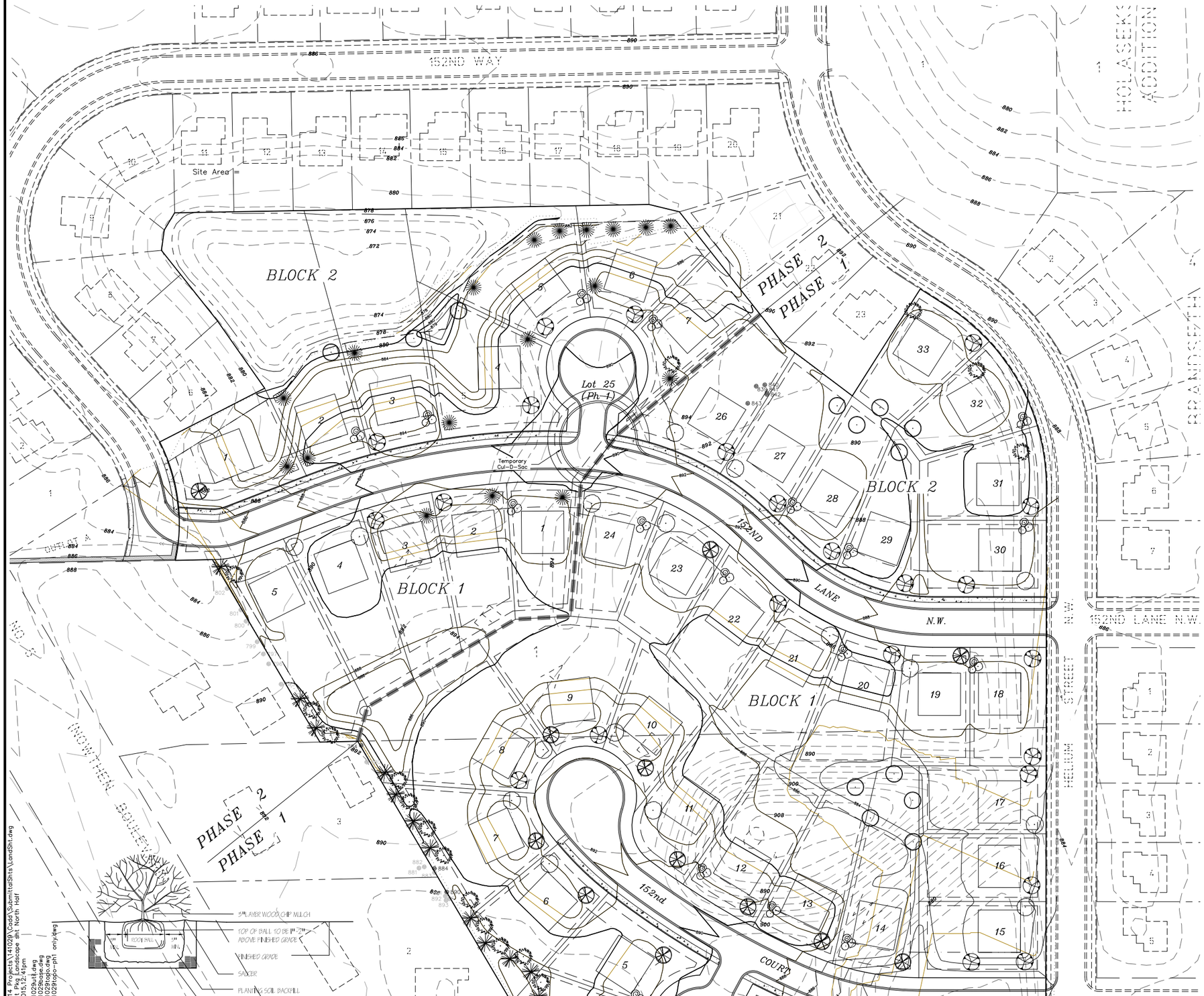
Drawing: H:\2014 Projects\141029\Cadd\SubmittalShts\Util Detail Sht.dwg
Layout: Detail Plates-Pre and Final Pkg
Date: Apr 28,2015,12:03pm

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.

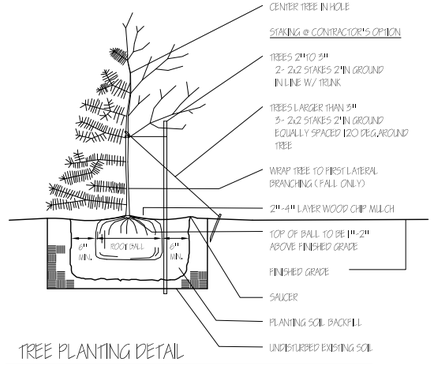
Planting depth shall be such that the 1st set of primary roots is at finished grade.

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

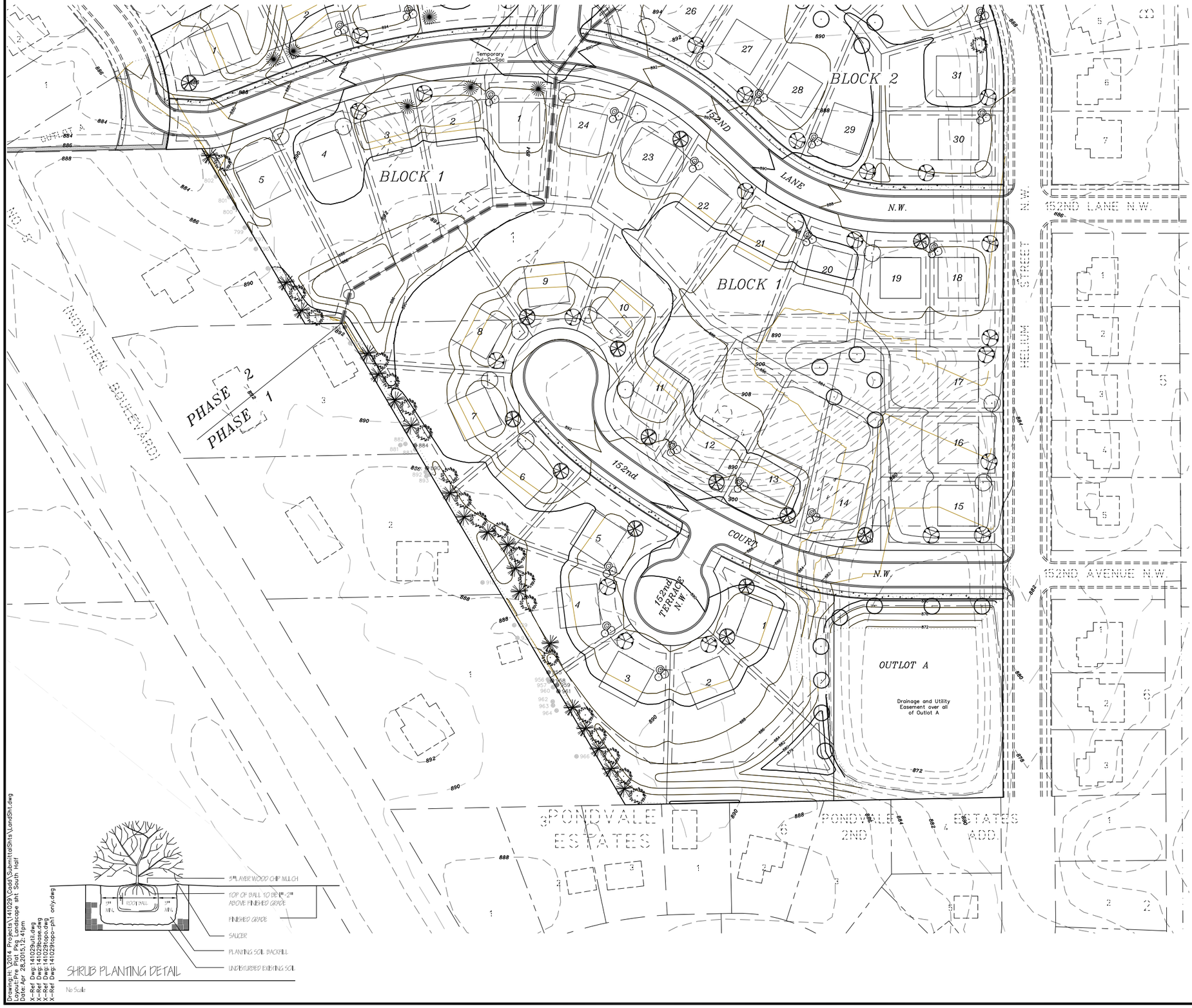
DRAWN	CHECKED	DESIGN
---	---	---

SHEET NUMBER

C-4.0

DATE 3/5/15
REV. 4/29/15

HARVEST ESTATES
City of Ramsey
Anoka County, Minnesota



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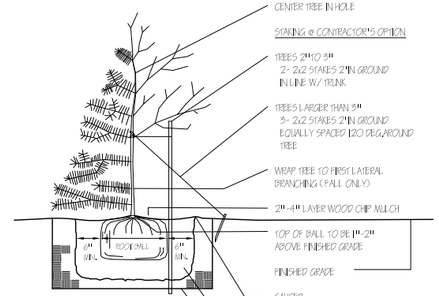

TREE PLANTING DETAIL

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

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Date:Apr 29, 2015 - 4:44pm
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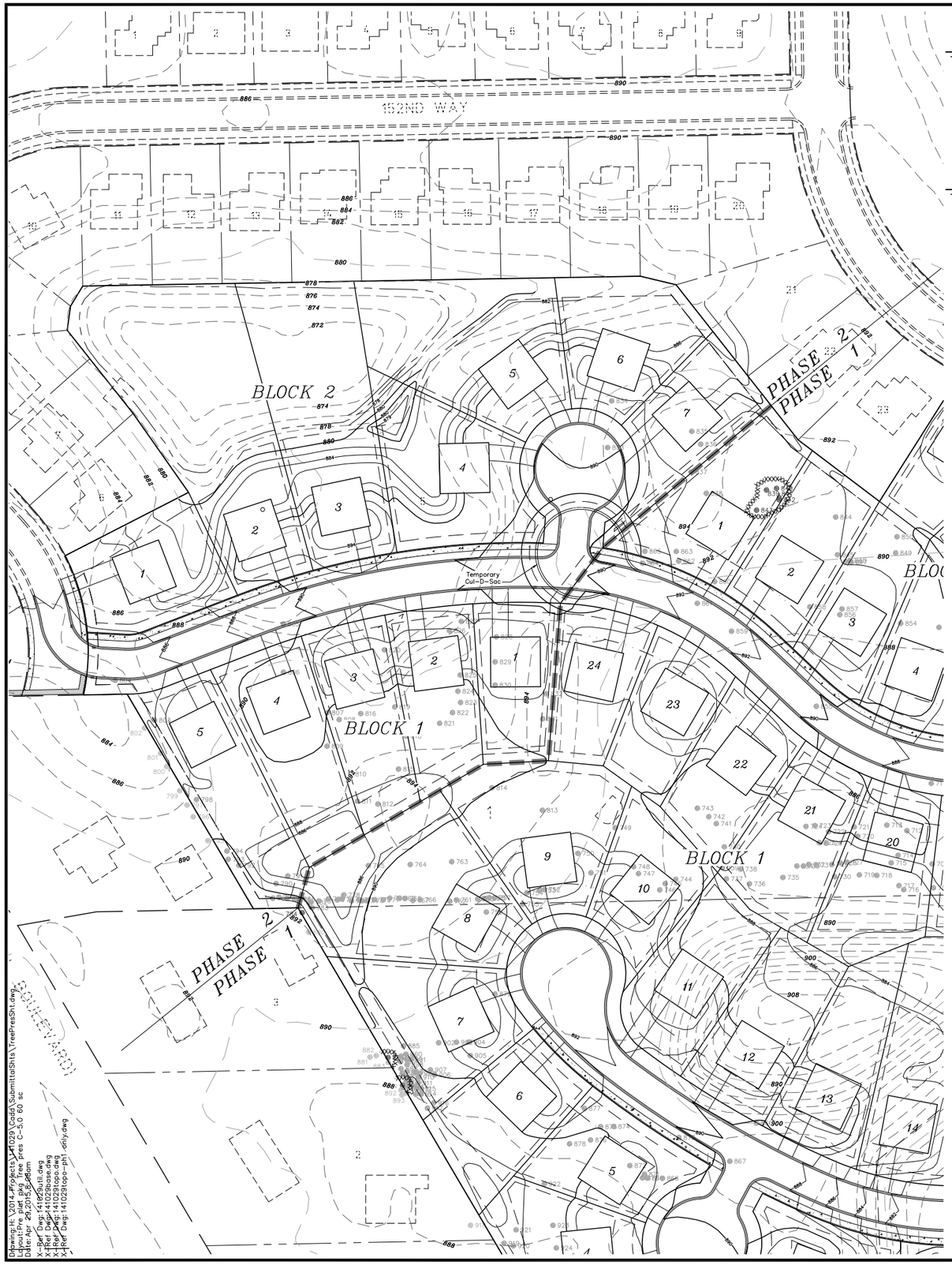

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Date: Apr 29,2015 8:26am
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X-Ref Dwg: 141029base.dwg
X-Ref Dwg: 141029topo.dwg
X-Ref Dwg: 141029topo-ph1 only.dwg

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
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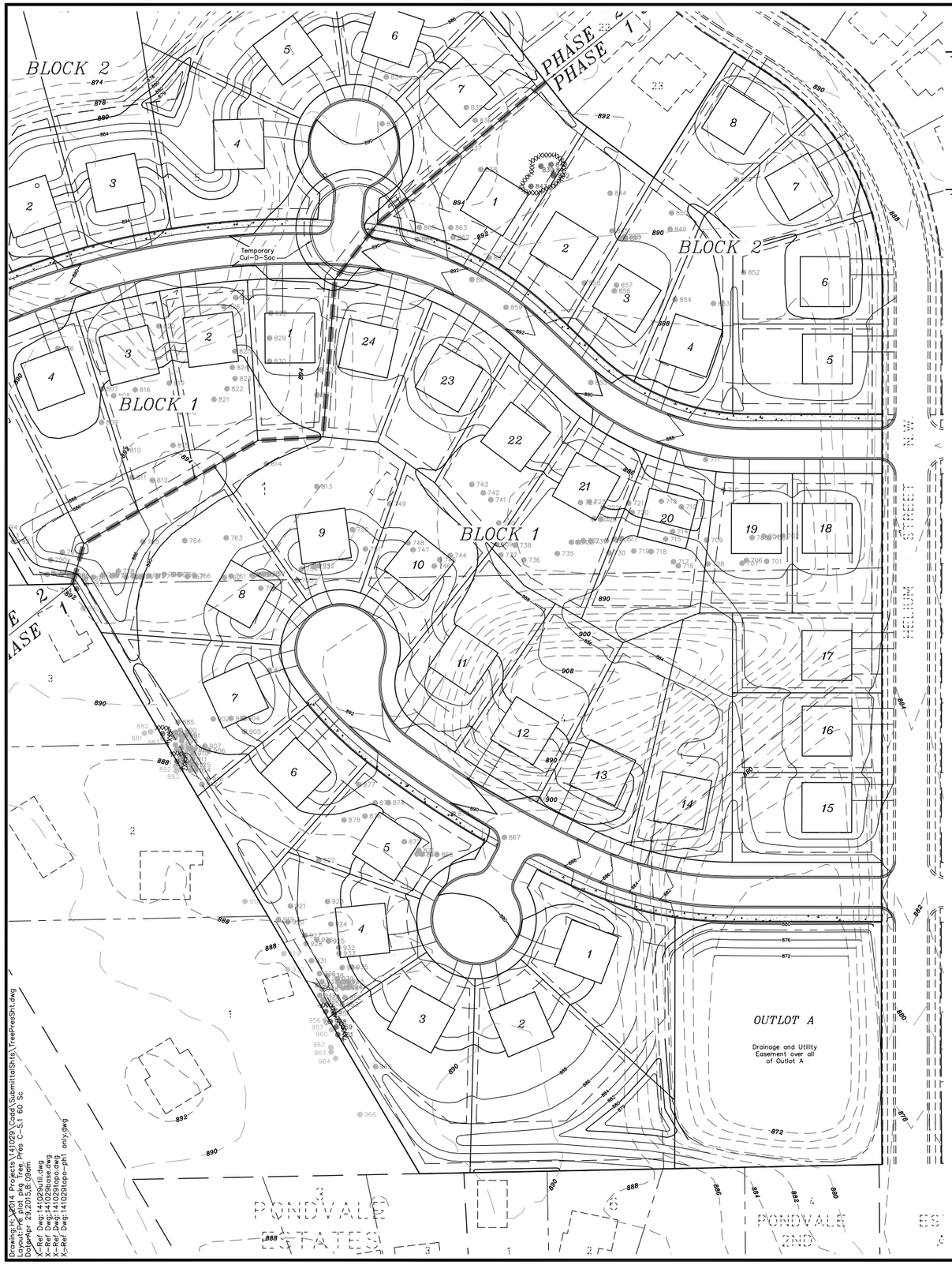
SHEET NUMBER
C-5.0

DATE	4/14/15
REV.	4/29/15



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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
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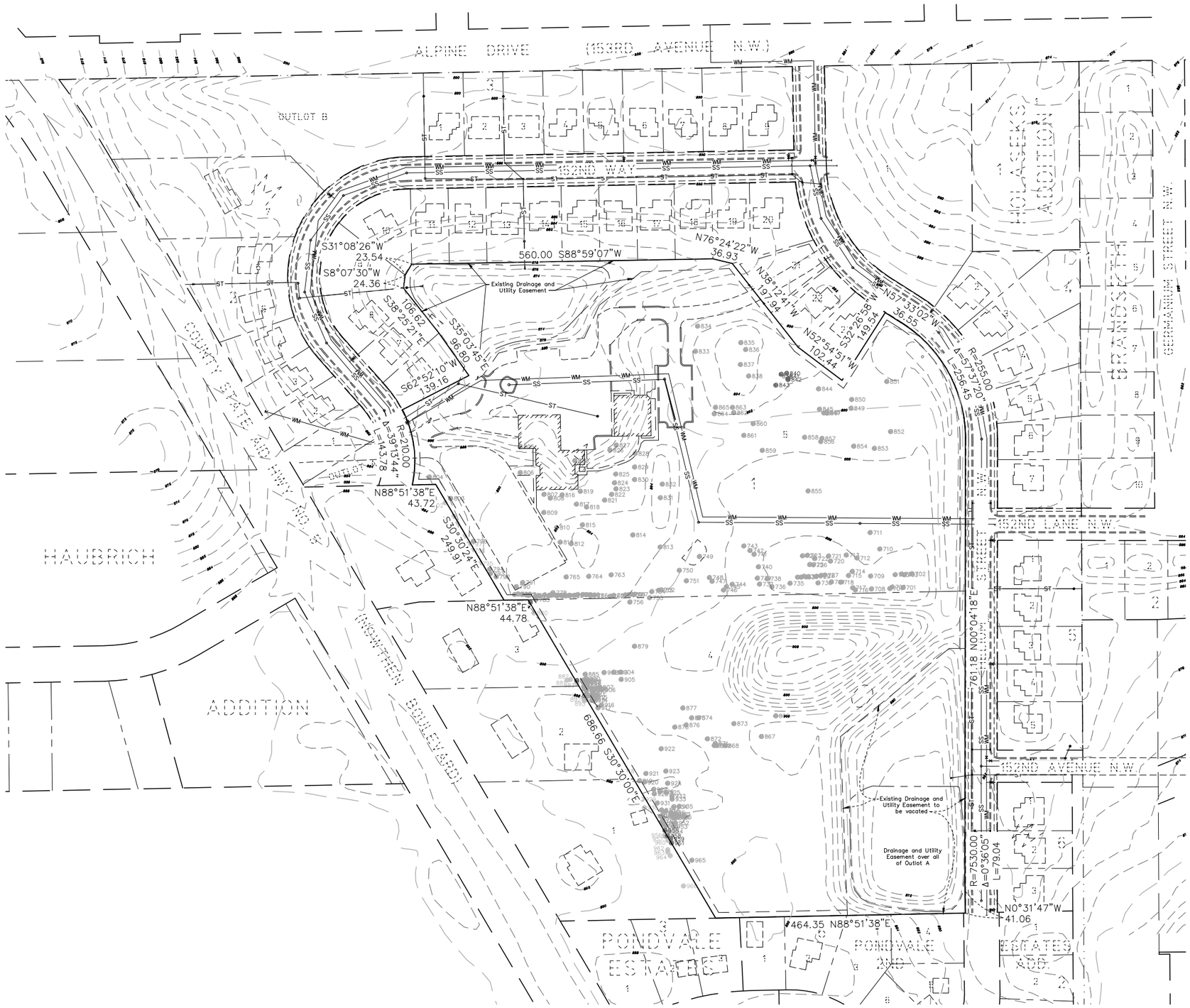
SHEET NUMBER
C-5.1

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
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SHEET NUMBER
C-6

DATE 4/14/2015
REV. 00/00/00

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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:

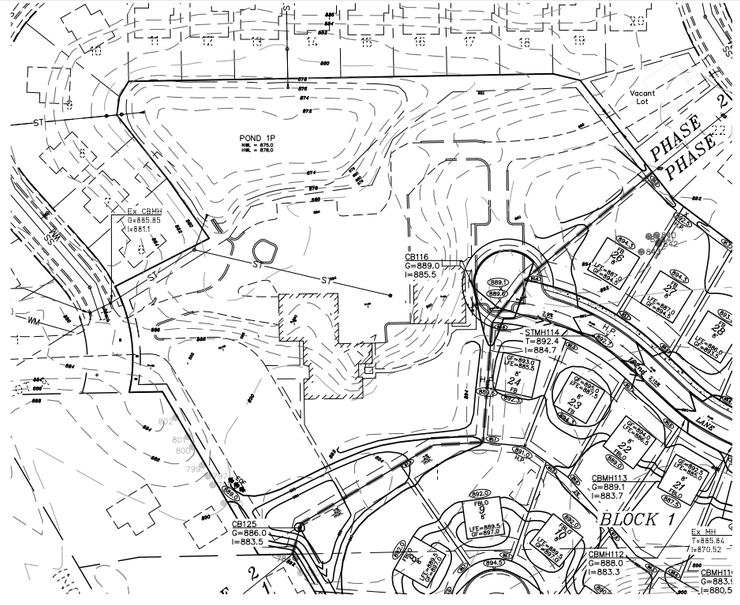
1.) UNDERLYING TOPOGRAPHY FROM INFORMATION PROVIDED BY ANOKA COUNTY AND FIELD SHOTS BY HEDLUND ENGINEERING.

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

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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
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—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
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SHEET NUMBER
CG–1.2

DATE 3/5/15
REV. 4/29/15

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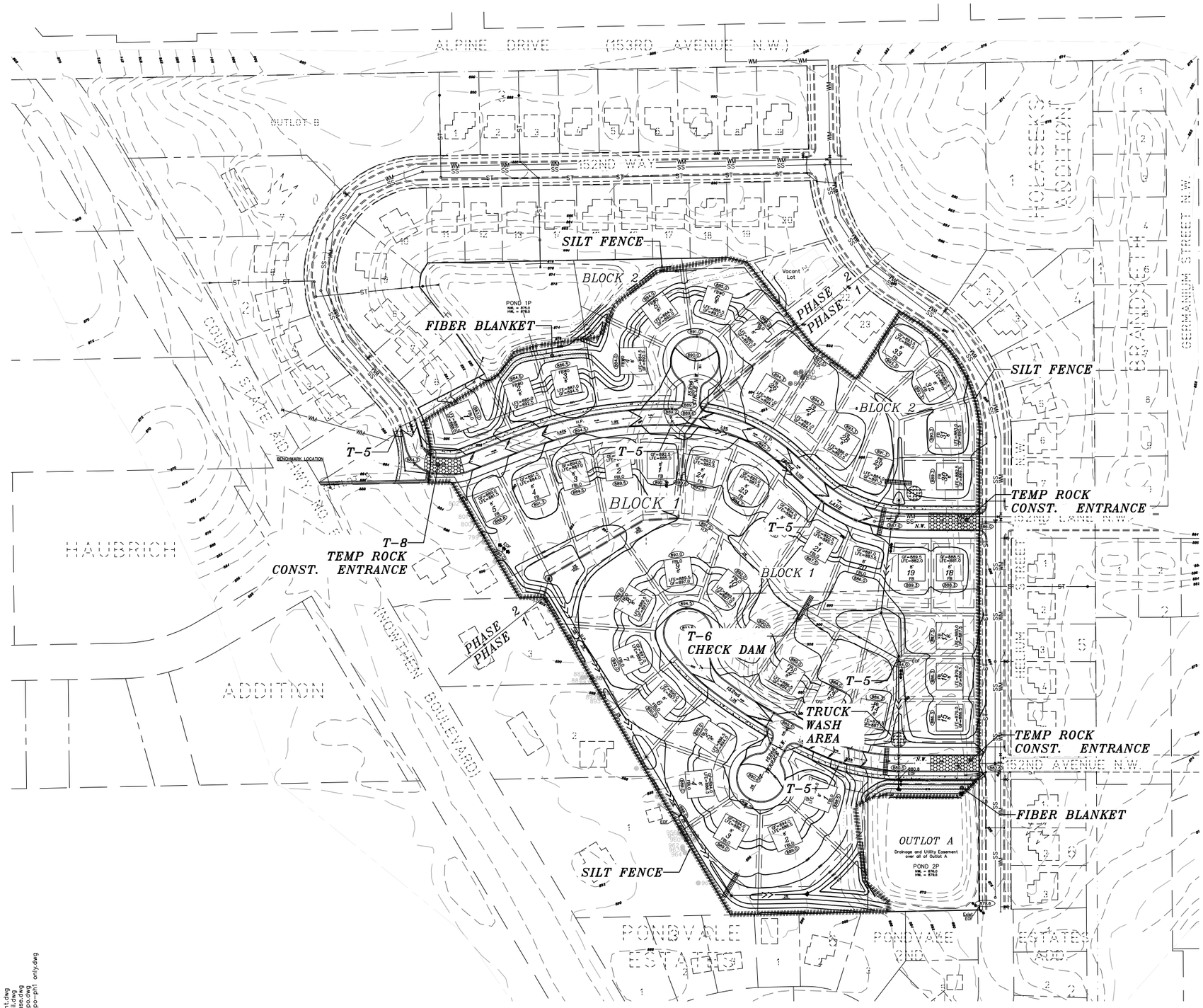
HARVEST ESTATES

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
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SHEET NUMBER
CE-1

DATE 4/15/15
REV. 4/29/15

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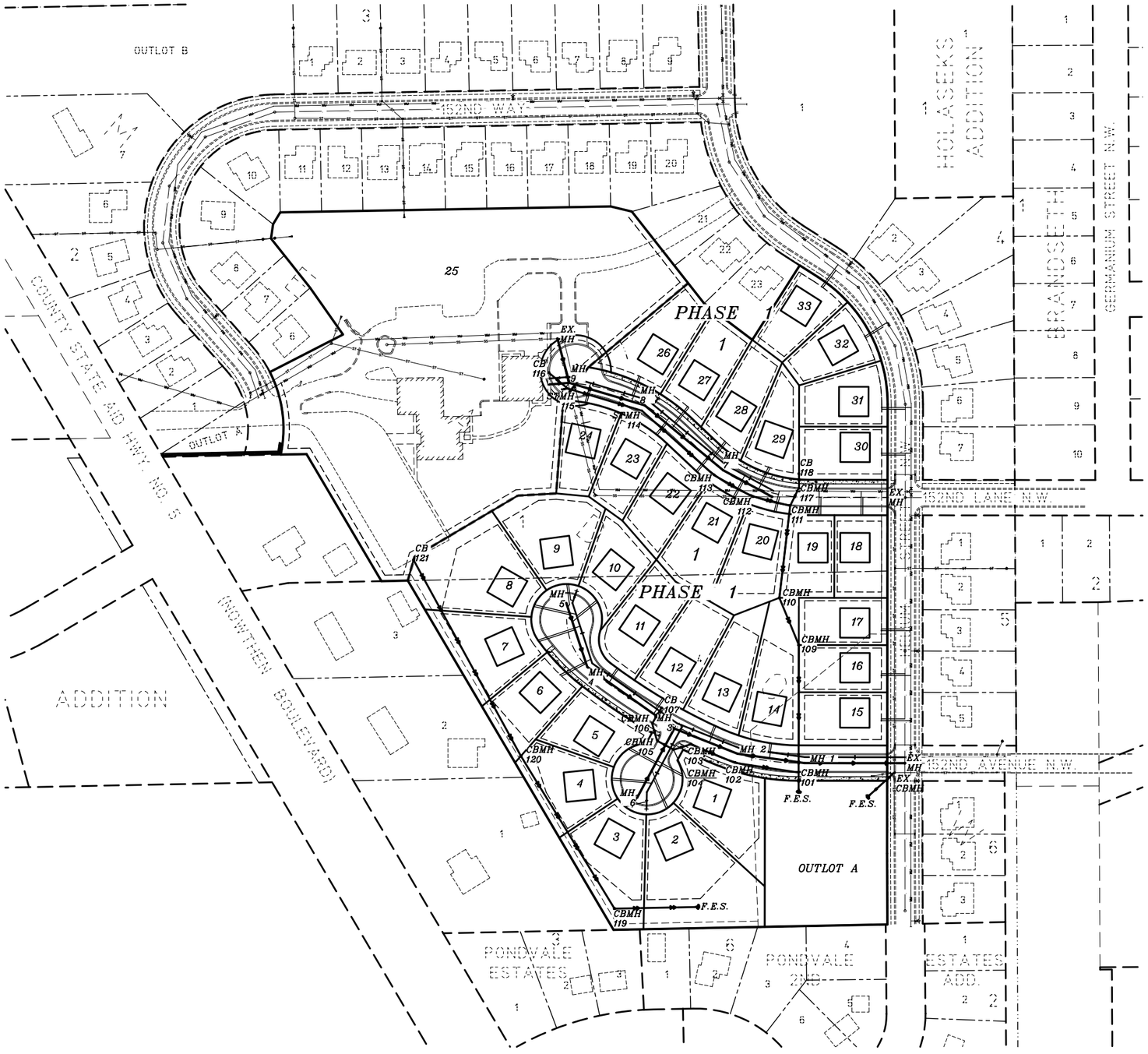
X-Ref Dwg:141029util.dwg
X-Ref Dwg:141029base.dwg
X-Ref Dwg:141029topo.dwg
X-Ref Dwg:141029topo-ph1 only.dwg

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.)

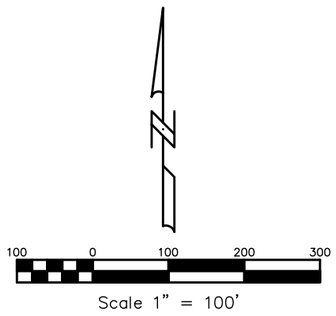
C-3.0) SANITARY SEWER
WATERMAIN
(152 Court N.W.)
(152nd Terrace N.W.)

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:

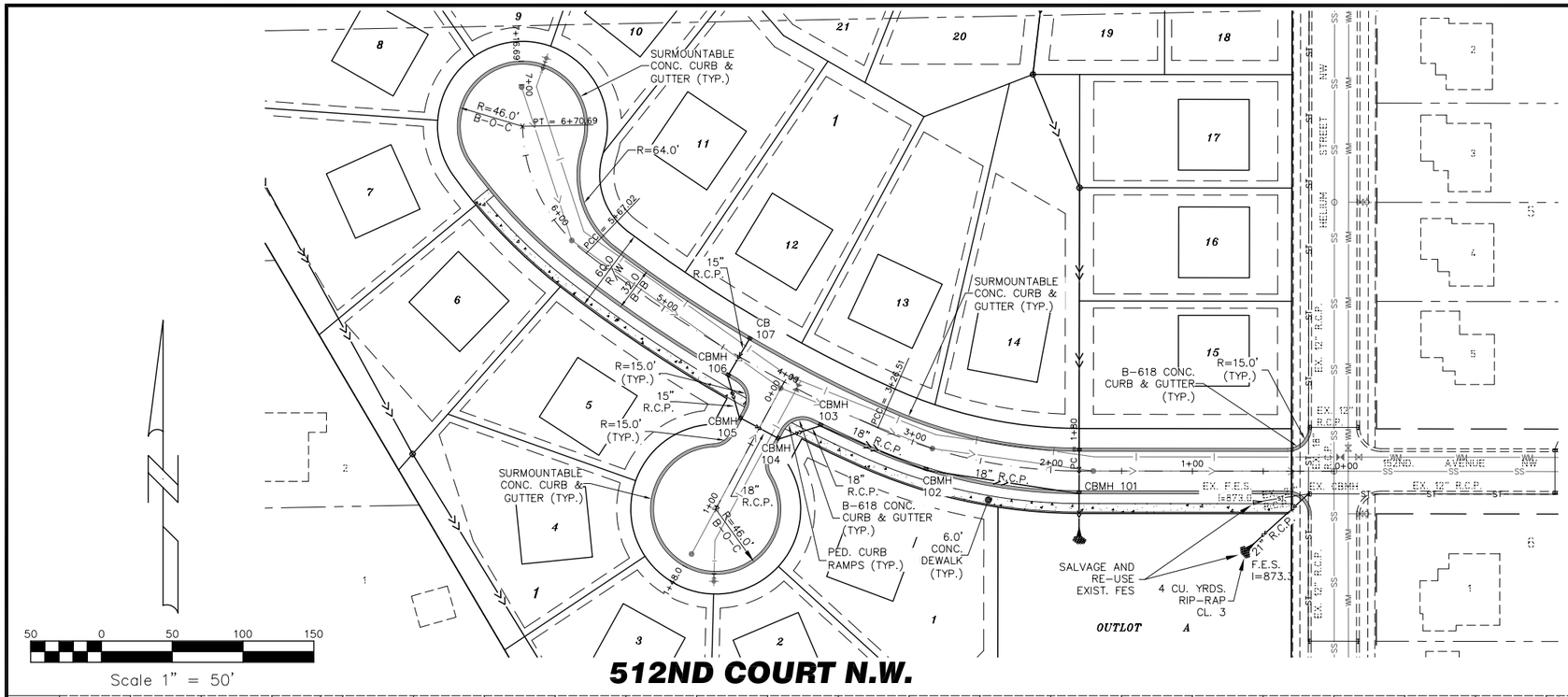
NIK MANAGEMENT INC.
11736 177th. Street West
Lakeville, Mn. 55044
Phone: (952) 236-9424

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.

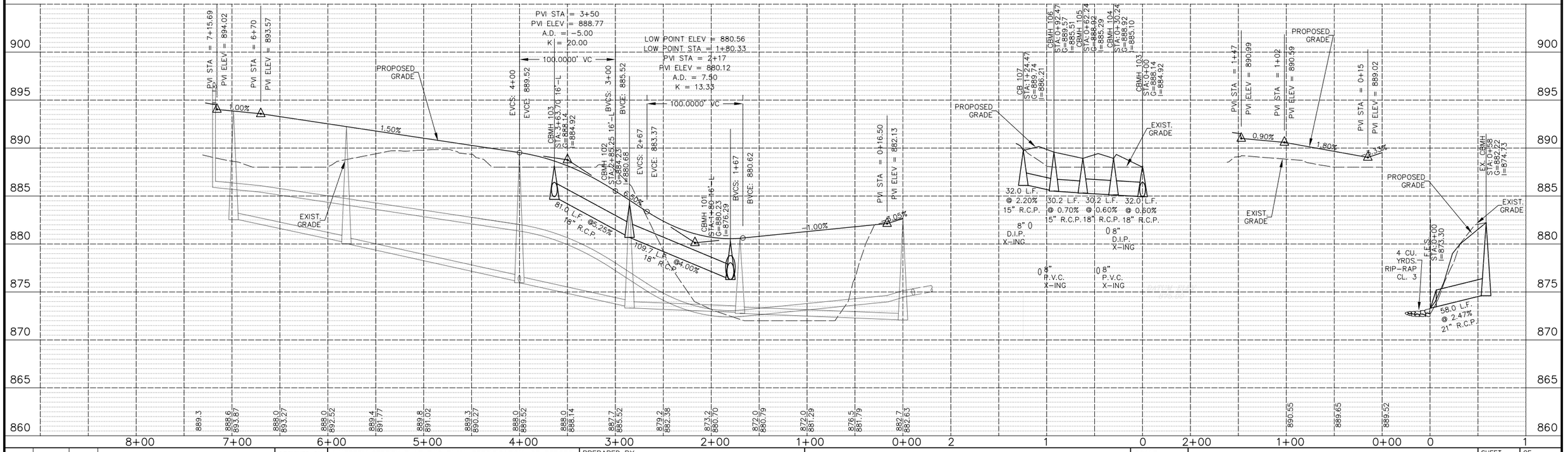
STANDARD DETAIL PLATE NOTE:

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.
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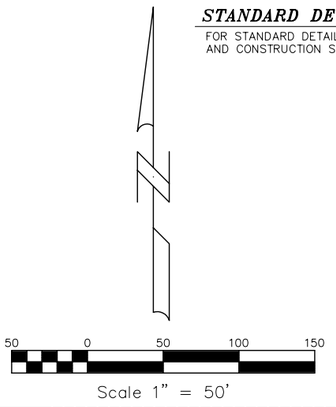
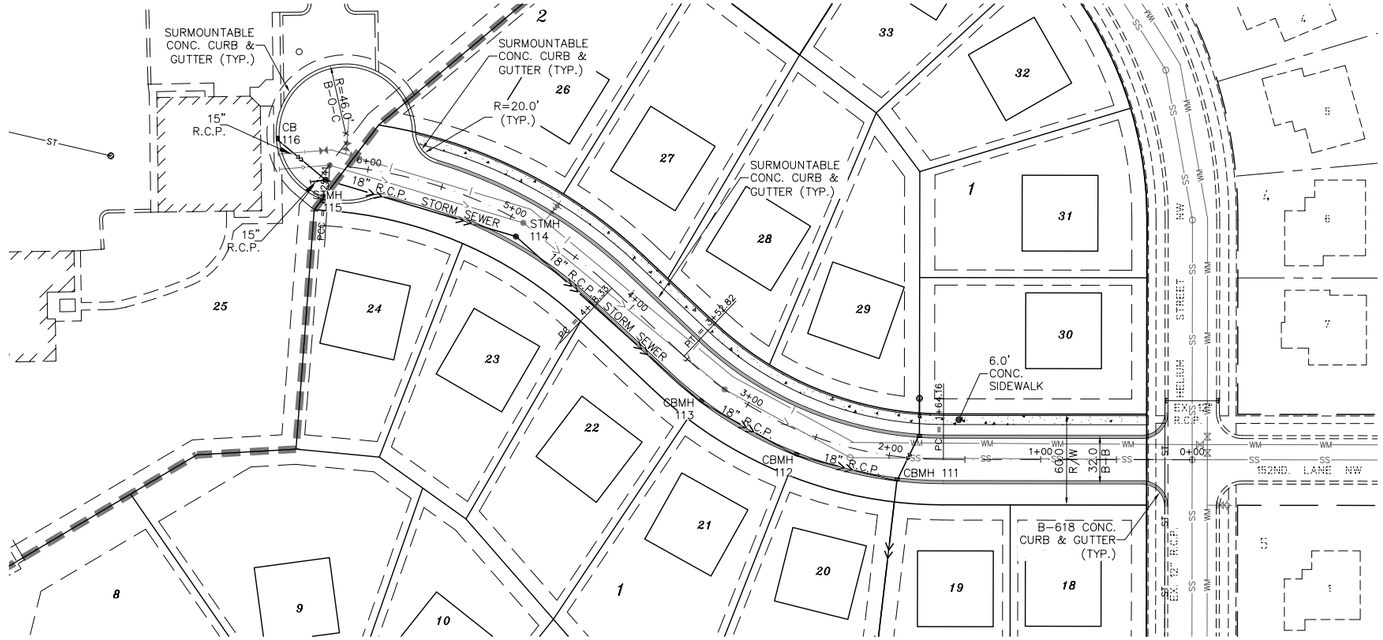
STANDARD DETAIL PLATE NOTE:

FOR STANDARD DETAIL PLATES, SEE SHEET C-5.0 AND CONSTRUCTION SPECIFICATIONS.



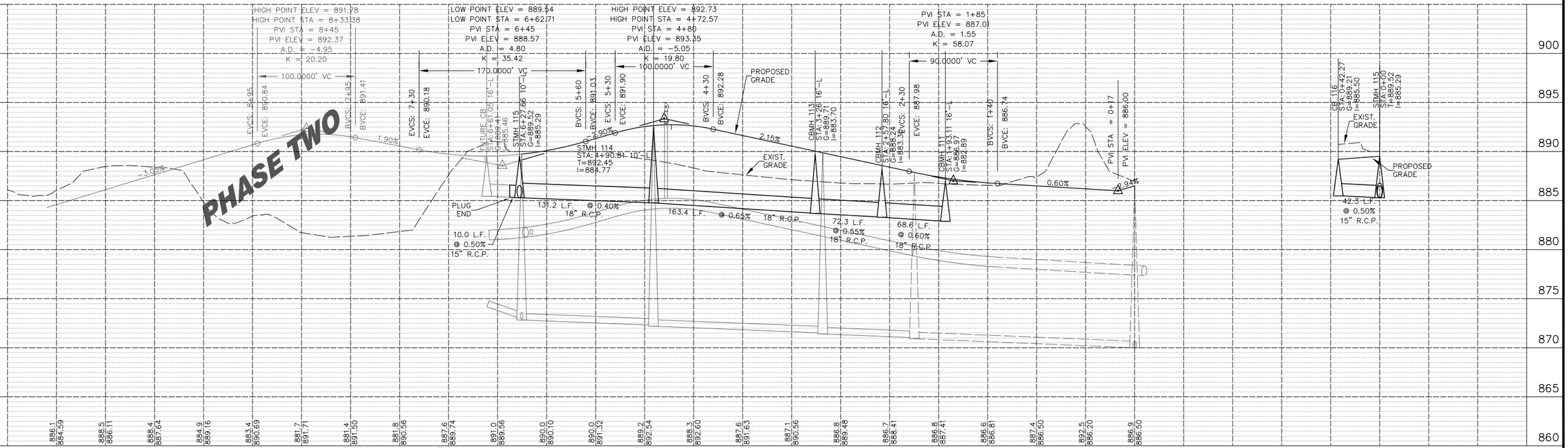


STORM SEWER SCHEDULE

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:

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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.
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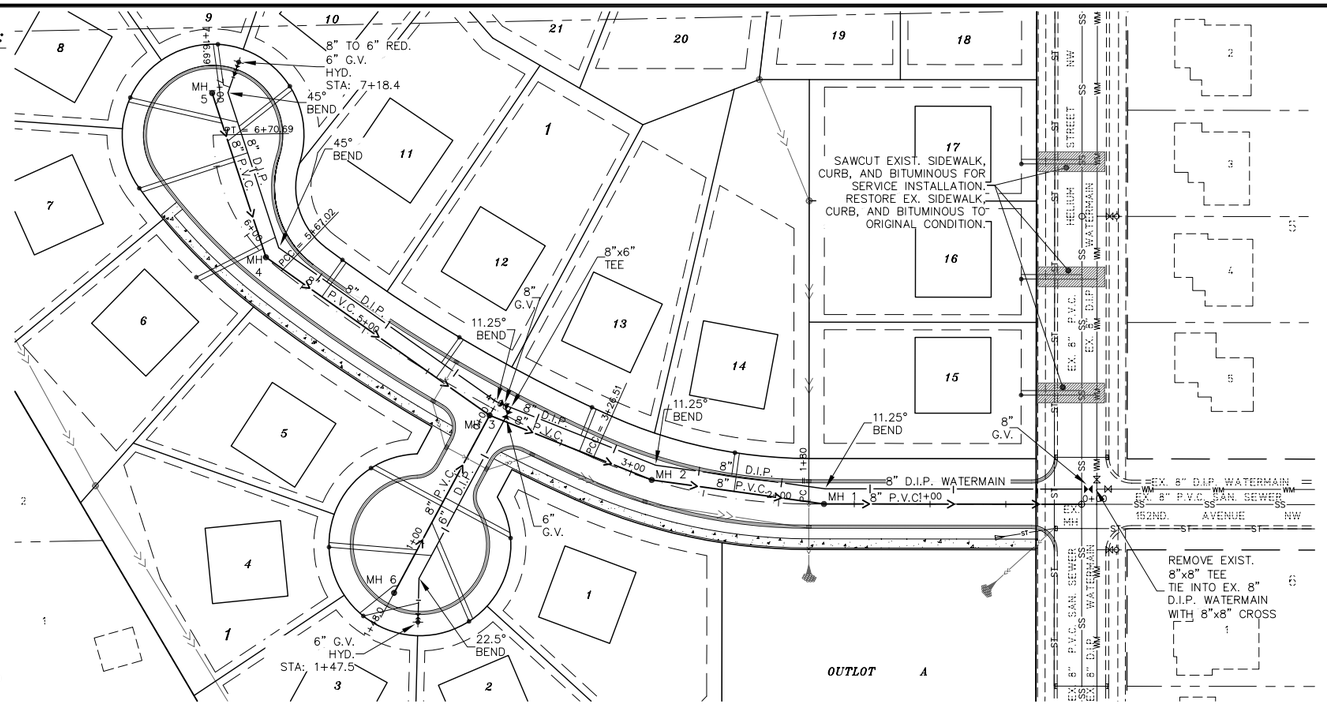
50 0 50 100 150

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:

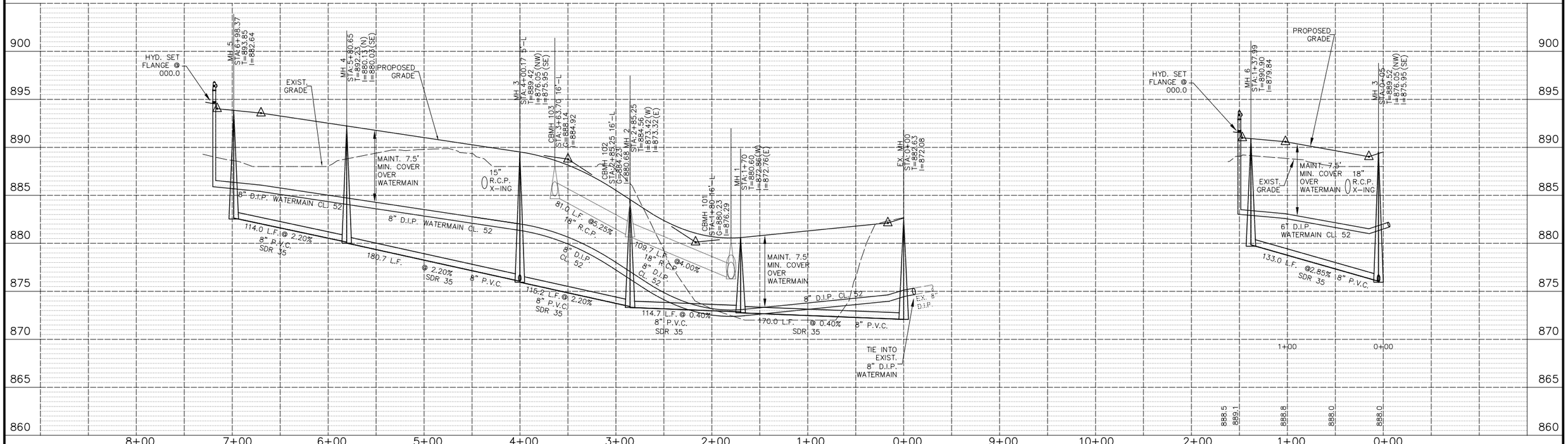
1.) ALL SANITARY SEWER SERVICES ARE 4" P.V.C. SDR 26
2.) ALL WATERMAIN SERVICES ARE 1" COPPER TYPE "K"
3.) ALL SANITARY SEWER WYE STATIONS ARE FROM DOWNSTREAM MH.
4.) MIN. GRADE FOR SANITARY SEWER SERVICE SHALL BE NO LESS THAN 2%.
5.) A 10 GAUGE SOLID COPPER WIRE IS REQUIRED WITH ALL SEWER LINES
6.) 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

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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:

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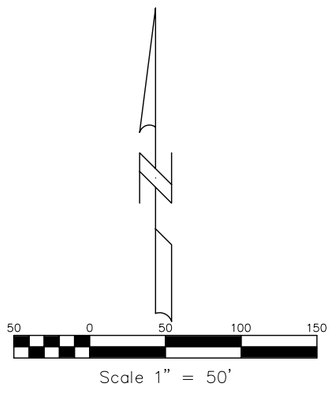

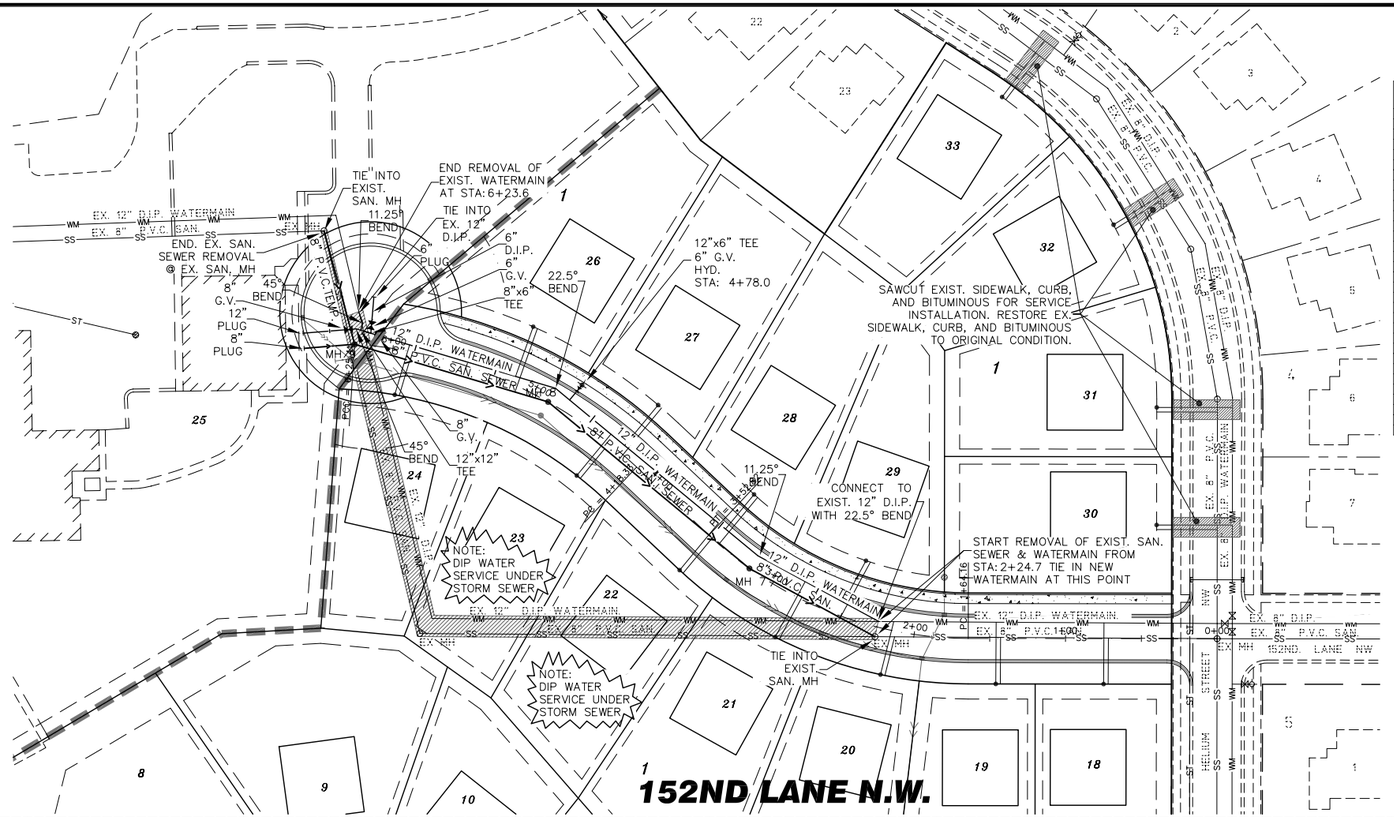

SAN. SERVICE SCHEDULE

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.

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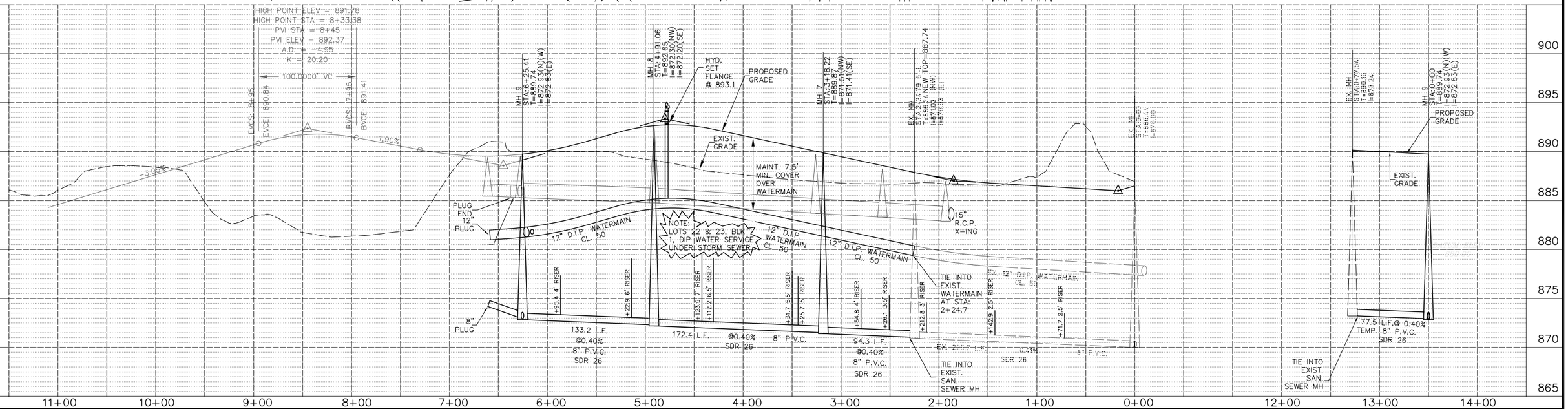
WATER SERVICE NOTE:

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

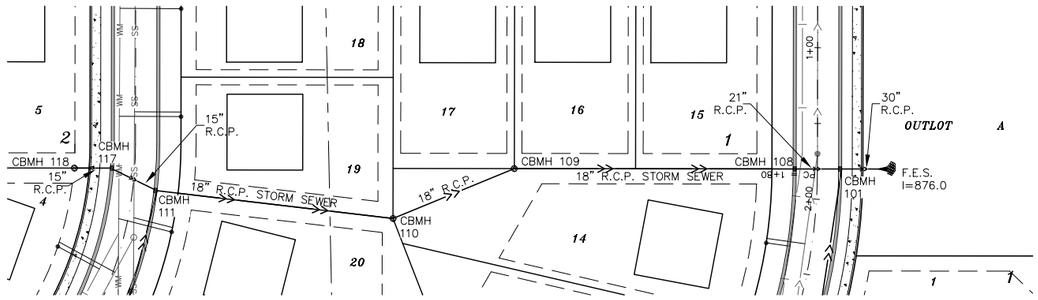
HARVEST ESTATES
Ramsey, Minnesota
Nik Management Inc.

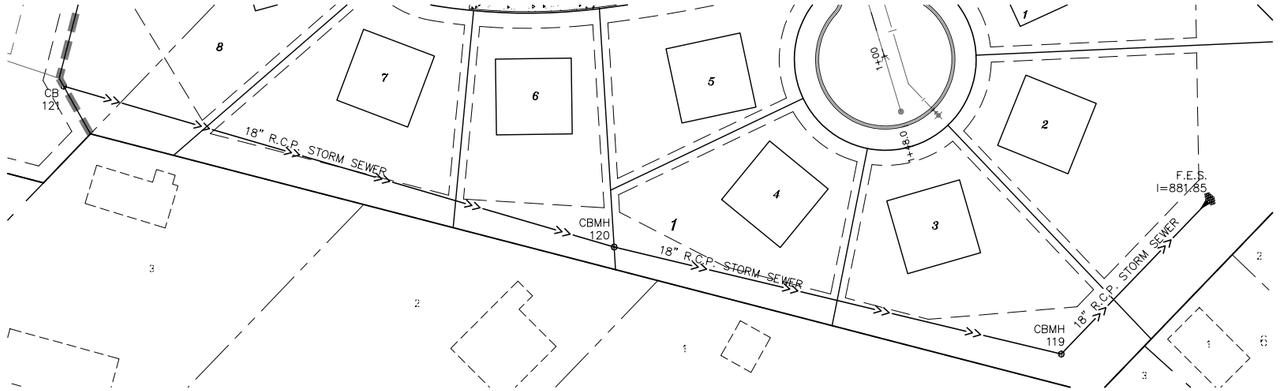
Drawing: H:\2014 Projects\141029-LDD Utilities\dwg\UtilShts\141029-NorthRoad.dwg
Layout: San-Water
Date: Apr 28,2015,2:05pm
X-Ref Dwg: ACAD-141029util.dwg

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:

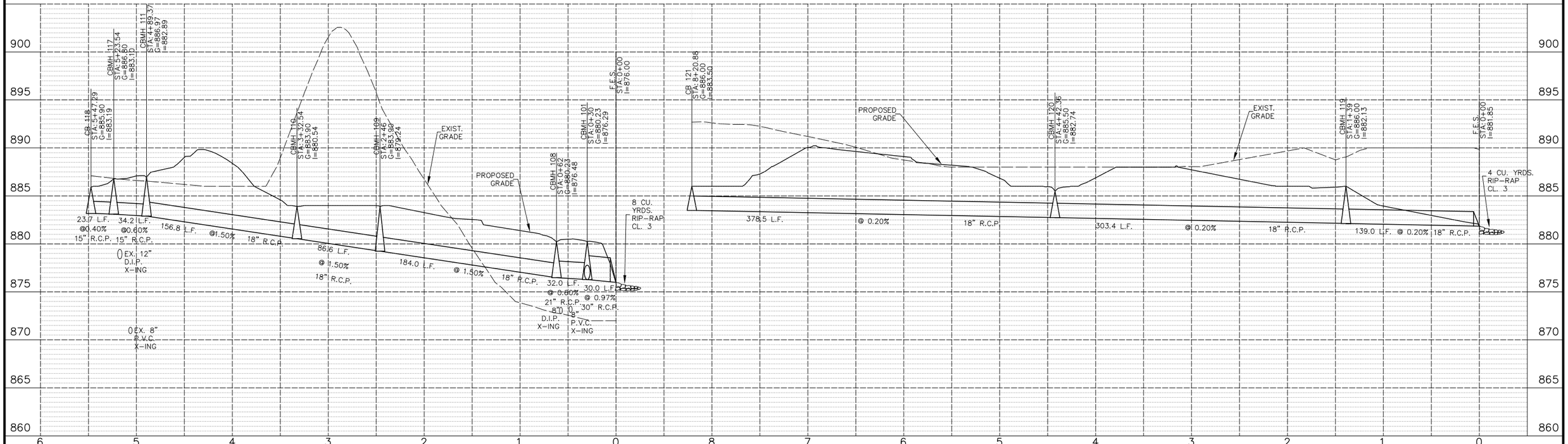
FOR STANDARD DETAIL PLATES, SEE SHEET C-5.0 AND CONSTRUCTION SPECIFICATIONS.

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

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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'

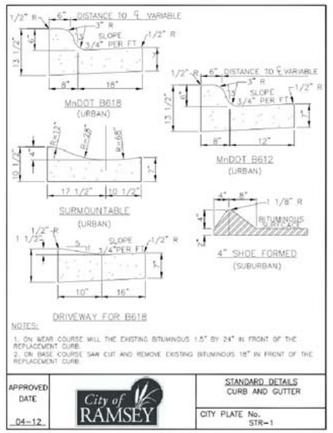
BOOK: PAGE:

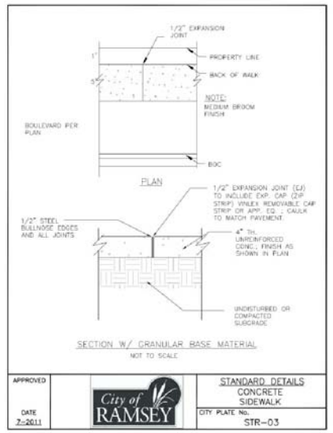
JOB NO. 141029

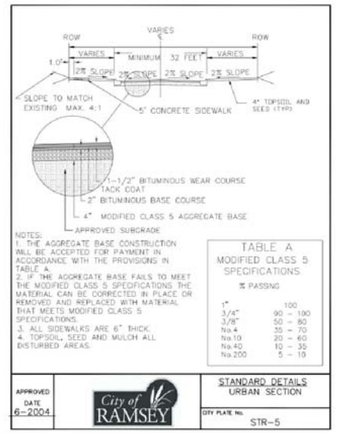
STORM SEWER

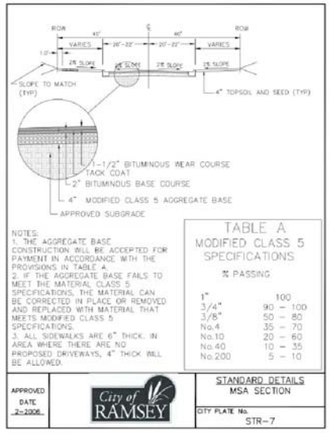
SHEET 6 OF 7

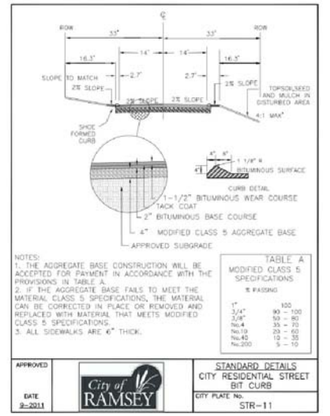
SHEET NUMBER C-4.0

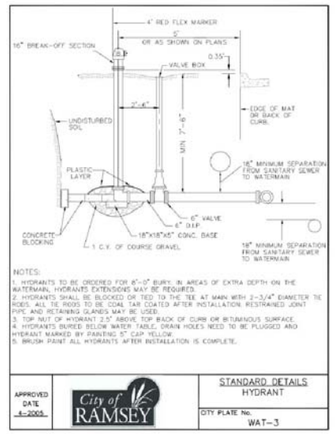


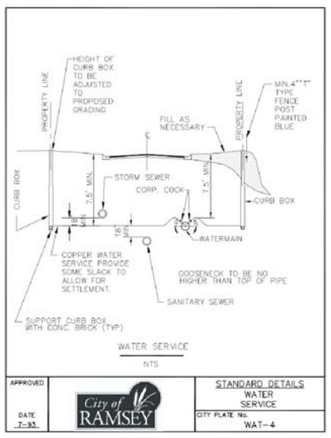


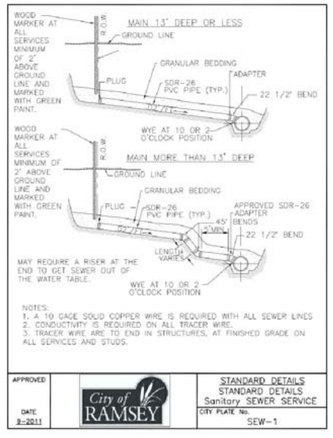


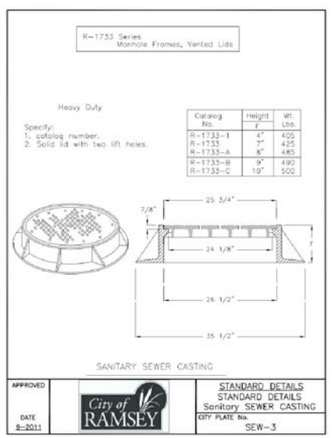


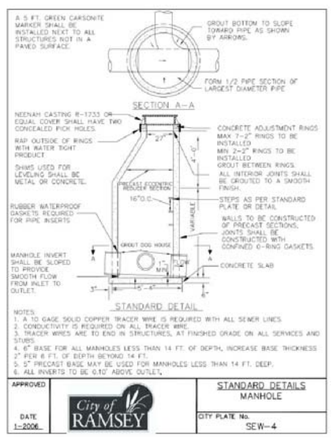


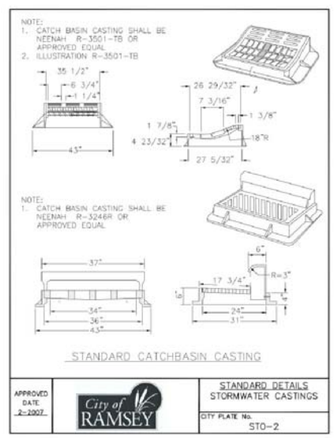


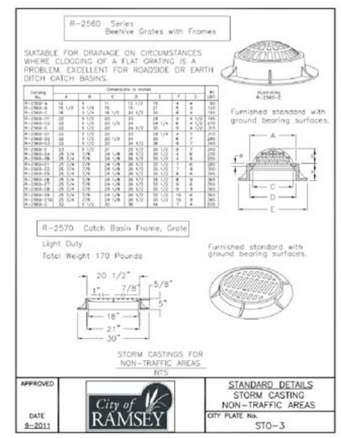


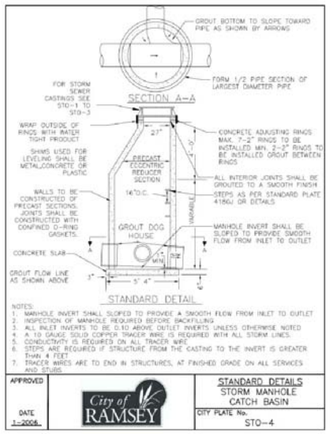


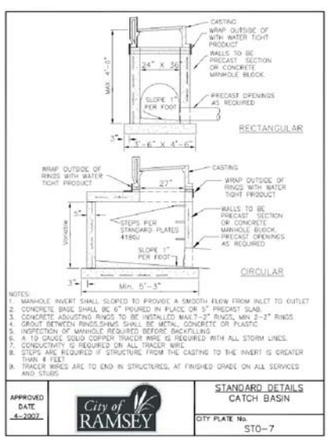


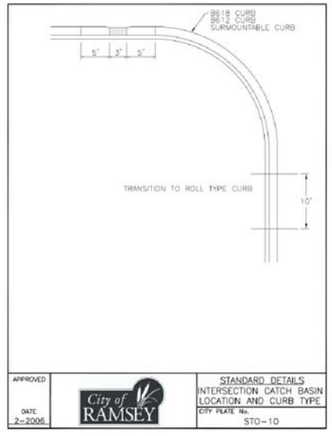


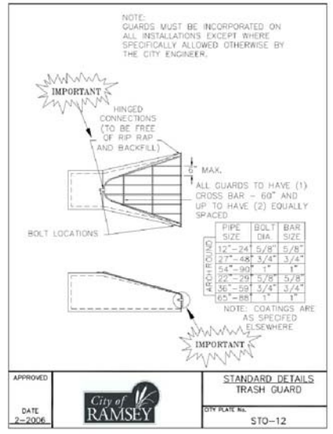


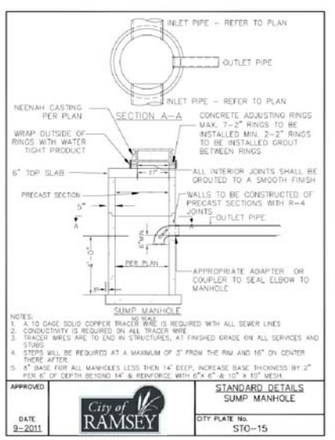


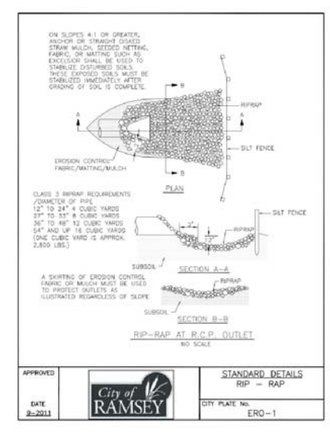












NO.	DATE	BY	REMARKS
1.	4/29/15	TPK	ADJUST LOT/BLOCK NUMBERS

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

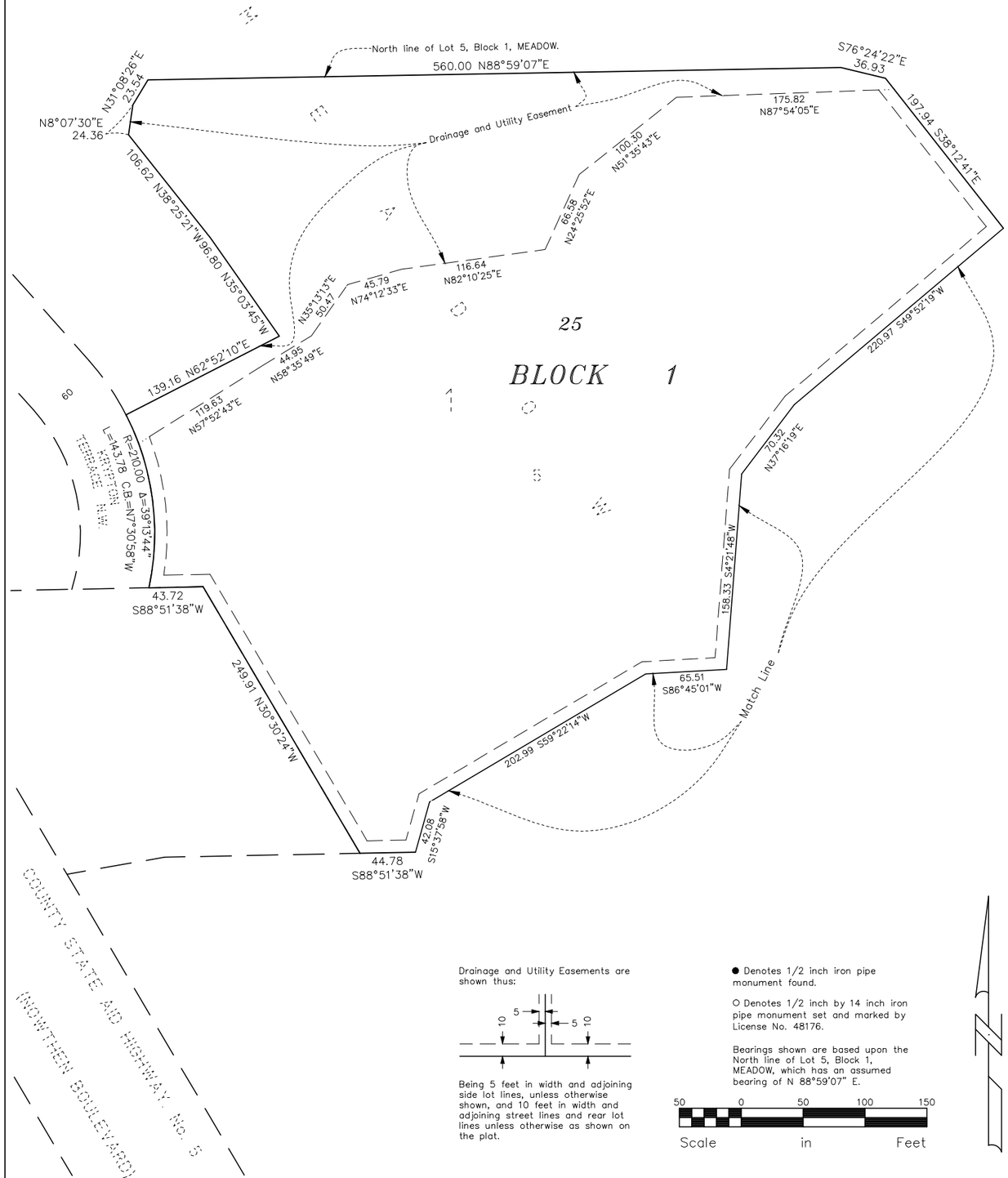
SCALE:
Horiz:
Vert:
BOOK: PAGE:
JOB NO. 141029

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
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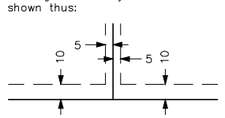
Match Line

Drainage and Utility Easements are shown thus:



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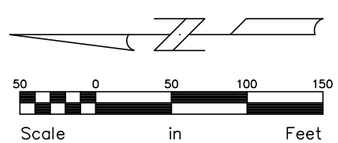
● Denotes 1/2 inch iron pipe monument found.

O Denotes 1/2 inch by 14 inch iron pipe monument set and marked by License No. 48176.

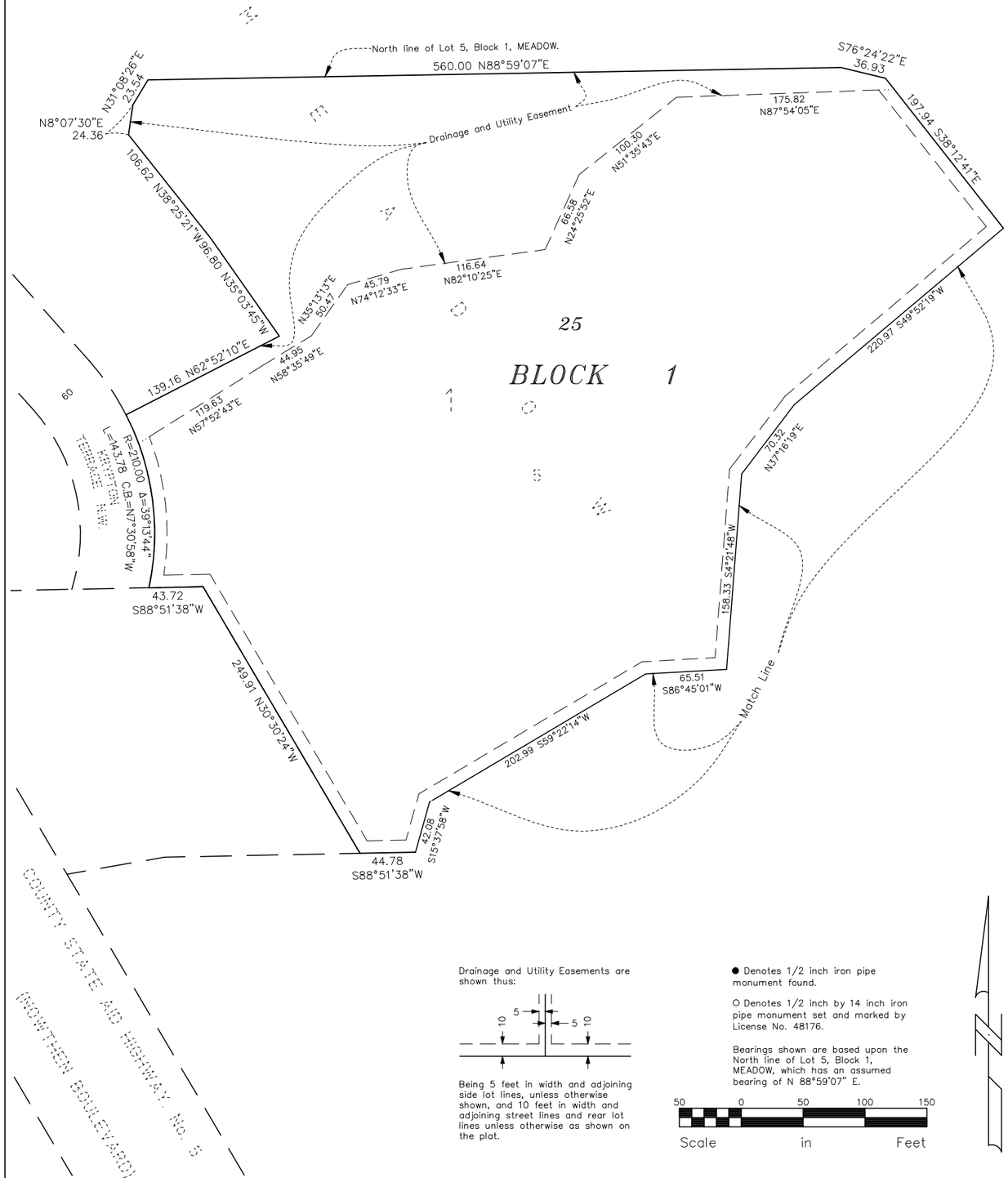
Bearings shown are based upon the North line of Lot 5, Block 1, MEADOW, which has an assumed bearing of N 88°59'07" E.



HEDLUND
PLANNING ENGINEERING SURVEYING

HARVEST ESTATES

City of Ramsey
County of Anoka
Sec. 23, T. 32, R. 25



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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
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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
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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
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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
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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"
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119.23
S46°17'59"W
181.25
55.74
Δ=53°13'54"
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N70°28'07"W
140.72
119.97
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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
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158.33 N04°21'48"E
N88°45'01"E
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202.99 N59°22'14"E
152.15
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N15°37'58"E
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35.15
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70.31
151.25
S21°17'41"W
92.62
Δ=19°39'15"
Δ=0°39'02"
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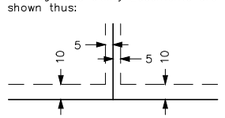

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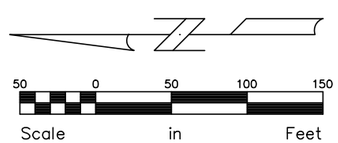


HEDLUND
PLANNING ENGINEERING SURVEYING

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.

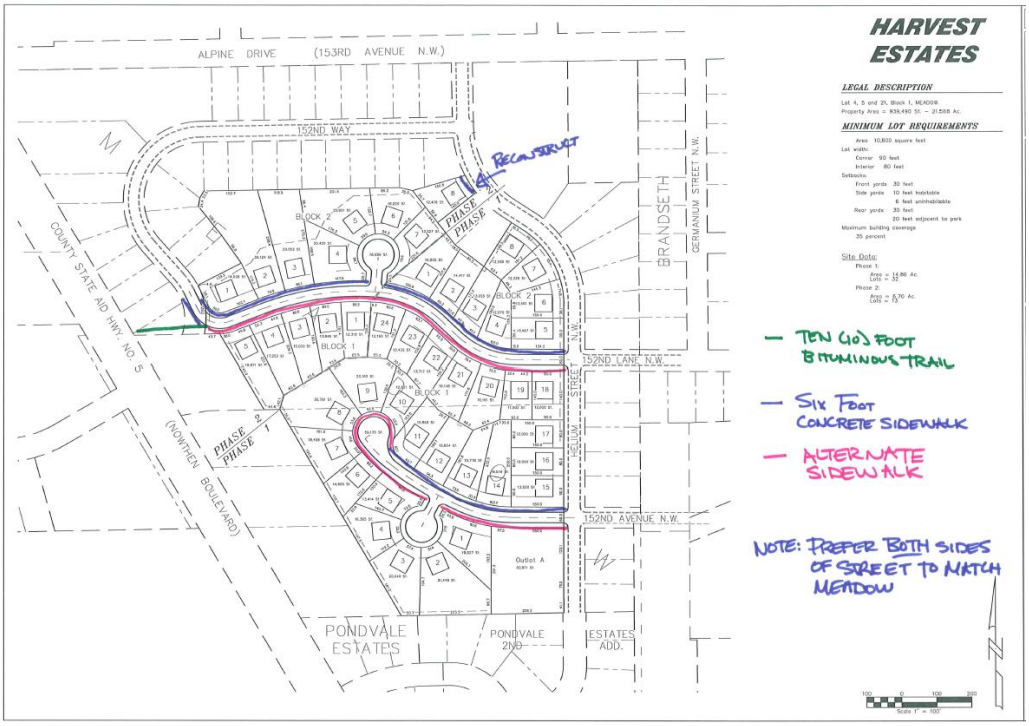
The site will have three (3) access points to major roads: 1) Nowthen Boulevard (at 150th Lane); 2) Alpine Drive (at Helium Street); and 3) Trunk Highway (TH) 47/Saint Francis Boulevard (at 152nd Avenue). Based on a split between these three intersections upon full build-out (existing homes + proposed 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.

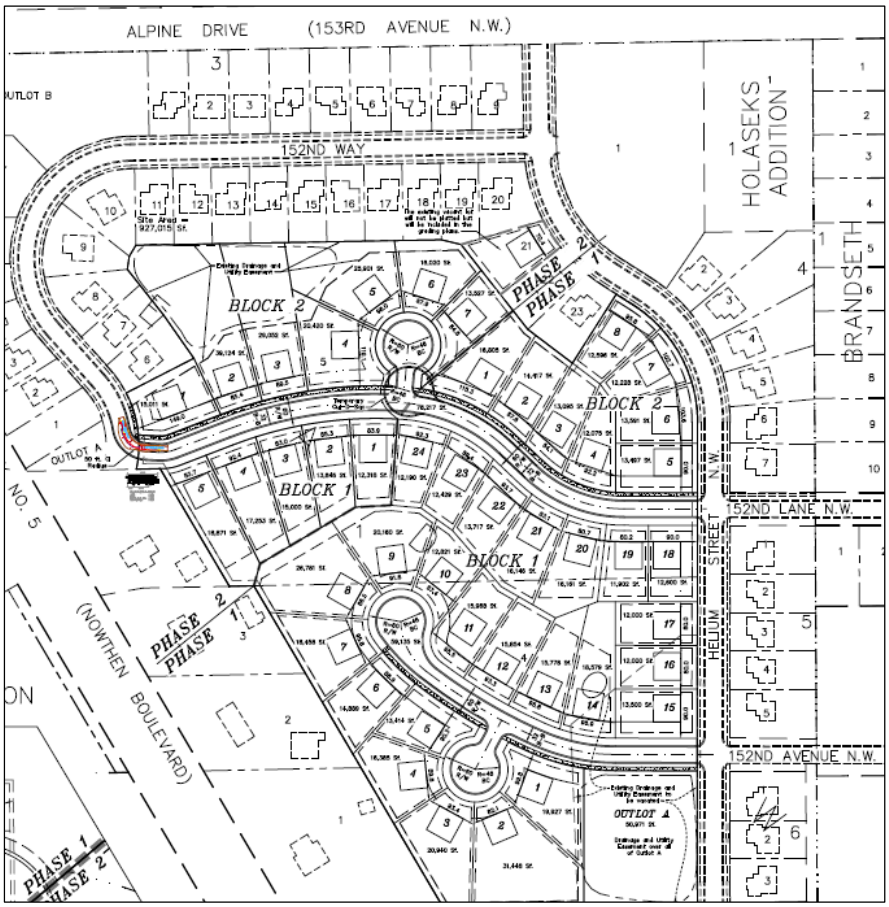
Advisory Comments. The following section contains advisory comments to assist the City and Developer in reviewing outcomes of the current phasing plan.

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.

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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.

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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.

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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

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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.

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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.

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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.

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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.

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7.01: Consider Resolution #15-04-092 Granting Preliminary Plat Approval to Harvest Estates, a Major Plat; Case of G S Land, LLC

Community Development Director Gladhill reviewed the staff report and recommendation to approve the 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 to be known as Harvest Estates. He stressed that if changes are desired in the plat, it should be addressed during consideration of the Preliminary Plat. Community Development Director Gladhill noted the attendance of several Planning Commissioners who can speak to their recommendation to retain the access to Nowthen Boulevard as well as representatives of the developer, and residents.

Planning Commission Chairperson Gary Levine stated the Planning Commission recommended the access to Nowthen Boulevard remain open following discussion relating to access to the school and park across the street, making sure pedestrians do not cross to the park through the ditches, and safety of students walking to the Elementary School. The Planning Commission also addressed whether there was convenient and adequate highway access to residents who live there without winding through the neighborhood.

Planning Commissioner Ralph Brauer presented a chart identifying traffic count data from 1999 to 2013 on Highway 5/Alpine to Sunwood, St. Francis/Alpine to Highway 5; Highway 5/Sunwood to St. Francis; and, St. Francis/Highway 5 to Bunker. He stated the Planning Commission was concerned about the increase in traffic.

Chairperson Levine stated he drives Highway 47 and believes the problem is access during morning rush hour.

Mayor Strommen asked if they discussed the ability of the traffic signals to control traffic flow. She described the traffic that backs up at Highway 5 and Sunwood Drive as it is not signalized and there are conflicting traffic movements. She is concerned about adding additional morning traffic through that area.

Planning Commissioner Randy Bauer reviewed the types of traffic control at intersections and stated he thinks the traffic will even out when a signal is installed at Alpine Drive and Highway 5. He stated when a data center was being considered, residents on the west side were opposed based on noise and other issues not related to traffic. However, residents to the east oppose residential because by closing the access on Highway 5 it directs traffic to small residential streets not designed for additional traffic. Those residents prefer to keep the access open.

Councilmember Riley stated this site operated for 30 years as a municipal center with a good amount of traffic and asked if those traffic counts were considered.

Planning Commissioner Brauer answered in the affirmative and reviewed the past consideration by the Anoka School Board relating to access to the Anoka High School that was not signalized for 25 years. He stated the Planning Commission's recommendation to keep the access open has

to do with the location of the school and safe access to the school. He stated he is bothered by potential consequences should that intersection not receive a signal light. In addition, the school will serve as a park resource for the neighborhood but it would be inaccessible to residents across the road, which will act as a barrier.

Councilmember LeTourneau asked for clarification on a prior statement that the roads currently in place are not designed to handle greater levels of traffic. He noted the Case contains reference to traffic engineering, public safety, and public works all finding that the roads were within the standards without having access to Highway 5.

Planning Commissioner Bauer explained those comments were made by residents indicating access will be an issue as it is a quiet neighborhood.

Councilmember LeTourneau clarified that the roads have been designed, and found by staff to be, adequate and able to handle additional traffic.

Councilmember Shryock stated she understands the neighborhood's perceived concern, which may or may not happen, but she anticipates the majority of traffic will head north and come out on Alpine Drive. She noted the Park and Recreation Commission has worked to improve trail systems within a two-mile radius of the school to provide safe routes for students. Councilmember Shryock stated she would like to keep the access closed for multiple reasons. If open, then she would push to have it realigned with the road across the street. Councilmember Shryock stated she would like that access closed because it will create an additional conflict of access points on Highway 5 given the school is there and more cars coming onto Highway 5 within that short distance by the school will exacerbate that situation. Councilmember Shryock supported signalizing the intersection or having a pedestrian actuated crossing at the school and possibly an actuated signal at Alpine Drive for that neighborhood, which will also help the Fire Station when an alarm is received. She supported removing as many access and drive conflicts as possible and to concentrate on actuated signaling when needed.

Councilmember Kuzma agreed and stated the Council had discussed this situation when it was considering a data center for the site but residents made it clear they wanted residential. The City informed residents that one of the fallouts with residential would be additional traffic but the residents strongly opposed a data center. Councilmember Kuzma stated he supports closing the access.

Mayor Strommen thanked the Planning Commission for their deliberation on this case.

Councilmember Riley stated the recommendation of the Planning Commission is to approve it with the access left open as long as possible and until the existing Fire Station is torn down.

Community Development Director Gladhill stated the access would remain open this year, during Phase 1, and then be closed during Phase 2 when the Fire Station is torn down.

Councilmember Riley asked about the potential of County turn back of Highway 5, which will change the rules.

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City Engineer Westby provided a definition of a turn back and explained there is no set time for that turn back to occur but it is within the County's long-range plan.

Councilmember Riley stated if the access is closed, what type of traffic calming can be considered at 152nd and the frontage road at Highway 47.

Community Development Director Gladhill explained there is no study underway to look at those alternatives but staff has discussed ways to reduce traffic conflicts and create calming. He commented on the importance of considering a broader study for both of these corridors, as identified by the Council in its Strategic Plan. He explained the importance of the land swap to provide options and flexibility in the future.

Mayor Strommen stated that is an important point because there is no long-term plan for Highways 5 or 47 so that corridor continues to be considered project-by-project rather than as a vision. She preferred to close this access but noted that whether closed or left open now, it is a decision that can be reversed. She commented on the importance of working with the County to address this corridor.

Community Development Director Gladhill stated there will be a signal at Alpine Drive so that will result in higher speeds past this driveway. Staff prefers to realign the access points but long term, the Highway 5 corridor needs to be addressed.

Mayor Strommen agreed that if the access is closed now, it can be opened in the future if an aligned access and part of a broader corridor plan that makes sense.

Councilmember Shryock agreed and welcomed this discussion to continue during Phase 1.

Motion by Councilmember Shryock, seconded by Councilmember LeTourneau, to Adopt Resolution #15-04-092 Granting Preliminary Plat Approval of Harvest Estates.

Further discussion: Councilmember Riley stated a remaining issue is the work hours, which was raised by several residents. He noted the allowable work hours are from 7 a.m. to 10 p.m., which he finds to be unreasonable so he would support amending the ordinance to shorten the length of time. Mayor Strommen agreed and suggested it also be addressed in this Development Agreement. Community Development Director Gladhill stated such an ordinance amendment will take significant policy discussion about time thresholds, locations, and types of construction. Neil Kryzaniak, NIK Management representing the developer, stated 7 a.m. to 8 p.m. is a standard and something they can live with. Councilmember Shryock stated the motion to adopt the resolution would result in closing the access. Community Development Director Gladhill confirmed that the access is closed in the Preliminary Plat as drawn.

Mayor Strommen opened the floor to the audience.

Brian Holcomb, 15216 Krypton Terrace NW, stated he has heard a lot about safety on Highway 5 but what has been forgotten is safety within the neighborhoods when there is additional traffic

speeding through. He stated there is another safety issue relating to fire, EMS, and police access, which also needs to be considered. Mr. Holcomb noted the light at Highway 47 and Alpine Drive has no dedicated right turn lane, resulting in traffic backing up when a vehicle is waiting to turn. He stated he would be willing to purchase the lot and give the City easements to the utilities and driveway if the access remains open.

Bob Hartman, 5475 151st Avenue NW, asked questions relating to the cost to keep the access open, distance from 152nd through Outlot A to get to Nowthen Boulevard, the number of accidents reported in this area, and having only one access (Helium Street) for emergency access. Mr. Hartman also commented on the traffic generated by Lord of Life on 150th Lane and the school access.

Community Development Director Gladhill answered questions raised by Mr. Hartman and described the multiple means of egress for emergency vehicles should there be a closure on Helium Street. He clarified the City does not own the parcel where the access and easements are located. It is owned by a developer.

Mayor Strommen described the multiple locations and alignments of accesses, which creates a safety concern. She thanked Mr. Hartman for his questions and invited him to address additional questions with staff.

Councilmembers Shryock and LeTourneau accepted the friendly amendment offered by Councilmember Riley to add that staff should revise the Development Agreement to limit work hours to 7 a.m. to 8 p.m.

Mayor Strommen noted the Park and Recreation Commission recommended park dedication in lieu of land dedication as it found Solstice Park and Ramsey Elementary School are sufficient. She noted this has been discussed previously by the Council but she does not think those are viable or sufficient options for young children when considering the need to cross County Road 5 so she would have preferred a small unstructured play area over taking a park dedication fee.

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

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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:

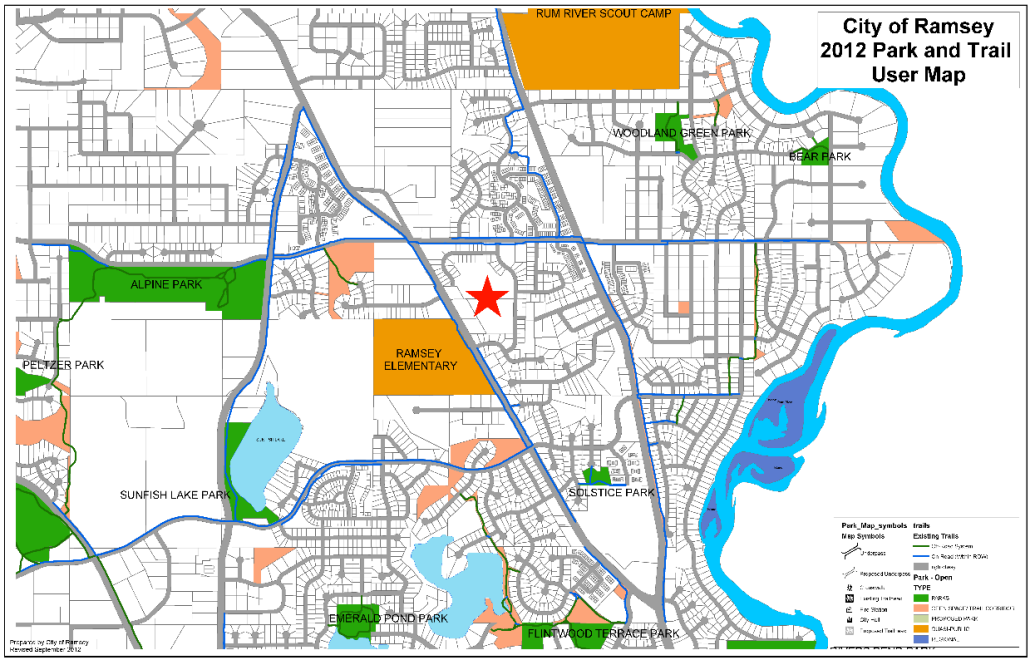
Over the course of the last decade, as new single family homes and townhome developments have been platted near the former Municipal Center, the Park and Recreation Commission has examined the need for recreational amenities and associated trail connections. Finding that there is adequate recreation 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

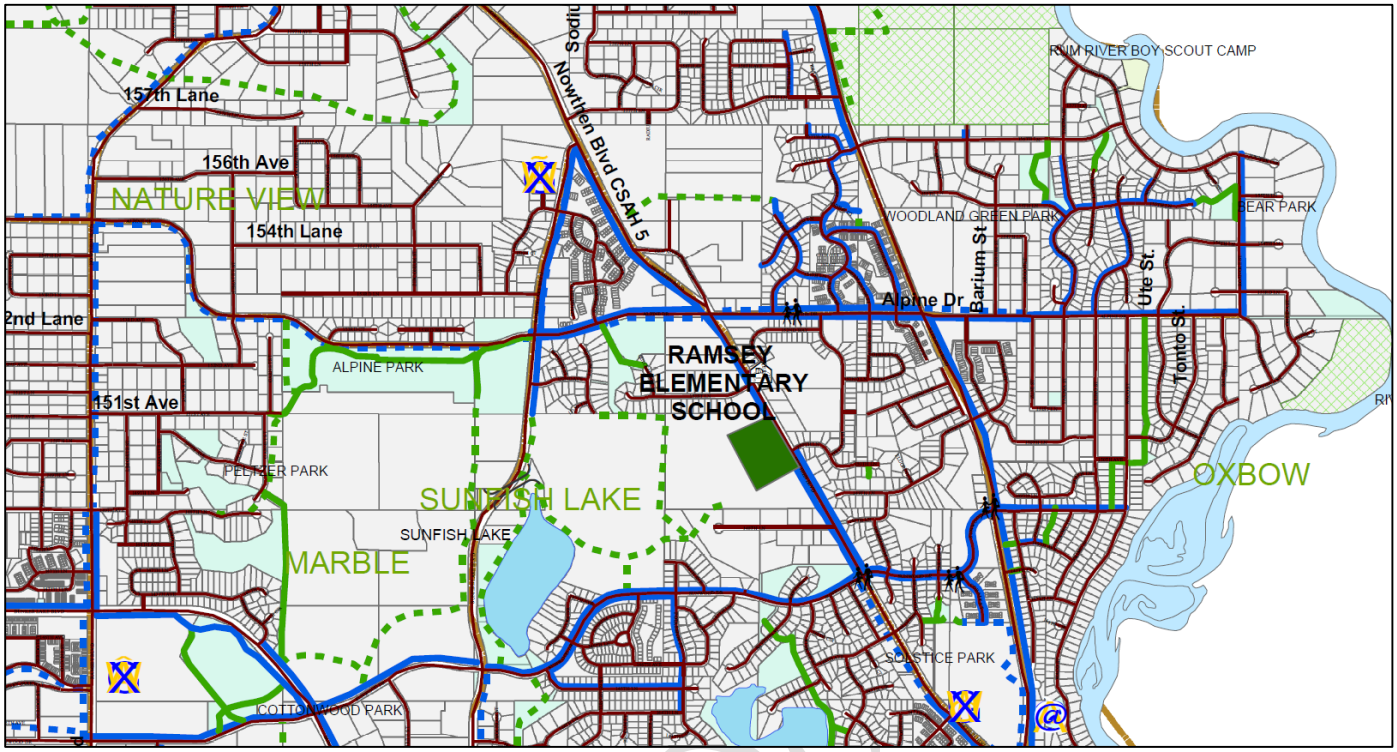
- Nearby Community Parks: Elmcrest Park, Alpine Park
- Nearby Parks with Play Equipment: Alpine Park, Woodland Green Park, Bear Park
- Nearby Parks with Open Space: Elmcrest Park, Alpine Park, Woodland Green Park, Bear Park, Sunfish Lake Park

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 of the Subject Property 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 1-24, 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 March 5, 2015, revised April 29, 2015. The Plans remain subject to: (a) **CITY** Staff's review and approval of the April 29, 2015 revisions to, among other things, confirm that the revisions requested in the **CITY** Staff's May 21, 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:

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.

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 Eight Hundred Seventy Six Thousand One Hundred Eighty Six Dollars and No Cents **($876,186.00),** which amount is 125% of the **CITY** Engineer's estimated cost of the Stage I Improvements ($700,949 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. The **PERMITTEE** agrees that the **CITY** will hold an amount equal to 125% of the engineer's estimate to construct the interim cul-de-sac on 152nd Lane NW between Phase I and Phase II until Phase II is commenced. In the event that Phase II is not commenced by August 31, 2016, the **PERMITTEE** agrees to construct said interim cul-de-sac. The accepted engineer's estimate is attached as Exhibit D hereto. Partial releases of the Letter of Credit are not permitted without approval of the City Council.

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 Thirty Five Thousand Forty Seven Dollars and No Cents **($35,047.00)**, which amount is 5% of the City Engineer's estimated cost of the Stage I Improvements ($700,949 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. The accepted engineer's estimate is attached as Exhibit D hereto.

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 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 signing.
    b. Streetlights.
    c. Inspection.
    d. 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.

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 reasonable 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 **PERMITTEE** fails to cure the default within said thirty (30), then the **CITY** may pursue any and all remedies available at law or in equity including, but not limited to, the following:

a. The **CITY** may, at its option, perform or engage one or more third parties to perform the **PERMITTEE'S** obligations. If, in the reasonable judgment of the **CITY'S** staff, the **PERMITTEE'S** default creates an immediate risk to public health or safety, the **CITY** may perform or engage one or more third parties to perform the work before the **CITY** provides the notice described in the initial paragraph of this Section, but the **CITY** must use commercially reasonable efforts to notify the **PERMITTEE** as promptly as possible that the **CITY** is undertaking to perform the **PERMITTEE'S** obligation or obligations. If the **CITY** performs one or more obligations of the **PERMITTEE**, the **PERMITTEE** must reimburse the **CITY** for any costs or expenses the **CITY** incurs, including costs and expenses for **CITY** staff time, to perform the work within 30 days after the **CITY** notifies the **PERMITTEE**, in writing, of the costs and expenses the **CITY** incurred to perform the work. If the **PERMITTEE** does not reimburse the **CITY** within said 30 day period, the **CITY** may pursue any remedies available to the **CITY** either at law or in equity or, in the alternative, the **CITY** may draw on the financial guaranty the **PERMITTEE** has provided to the **CITY** pursuant to this Agreement to reimburse itself for the expenses the **CITY** incurs to perform the work. This Agreement is a license for the **CITY** to act, and it shall not be necessary for the **CITY** to seek a Court Order for permission to enter the **PERMITTEE** Property. As an alternative to seeking recovery from the **PERMITTEE** or the financial guaranty, the **CITY** may levy special assessments against the **PERMITTEE** Property in accordance with Minnesota Statutes Section 429, and the **PERMITTEE**, for itself and its successors in title, hereby expressly waives any and all substantive and procedural objections or defenses the **PERMITTEE** may have to such special assessments;

b. The **CITY** may commence an action in Anoka County District Court to pursue any remedy available to the **CITY** at law or in equity including, but not limited to, injunctive relief;

c. The **CITY** may refuse to grant building permits for improvements to be constructed on any lots within the Plat until the **PERMITTEE** has cured all of its defaults; and

d. The **CITY** may draw upon all or any portion of the financial guaranty the **PERMITTEE** has provided to the **CITY** pursuant to Section 6 and (i) use all or any portion of the proceeds from the financial guaranty to reimburse the **CITY** pursuant to subsection (a) above; (ii) use all or any portion of the proceeds from the financial guaranty to satisfy any judgment the **CITY** obtains against the **PERMITTEE** pursuant to subsection (b) above; (iii) use all or any portion of the proceeds to reimburse the **CITY** pursuant to Section 19 (j) below; and (iv) hold all or any portion of the proceeds for a reasonable time for the future application as described in subsections (i), (ii) and (iii) of this Section 18(d).

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 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 8:00 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** reasonable 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 reasonable 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. 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.]

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

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 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

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.

DRAFT

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.

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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.

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Exhibit D
Engineer's Estimate

	Total Bid	$700,949.57

COST ESTIMATE 2015

PROJECT NAME: ***Harvest Estates***

OWNER:

ENGINEER: ***Hedlund***

Bid Date & Time

	DESCRIPTION OF WORK	*UNIT*	*QTY*	*ADJ. PRICE*	*EXTENSION*
1	**SANITARY SEWER**				
2	8" P.V.C. SDR 35 (OR EQUIVALENT)	L.F.	1,295.00	$33.50	$43,382.50
3	Standard Manholes 8 ft (to include Manhole Casting)	Each	10.00	$2,305.00	$23,050.00
4	Extra Depth	L.F.	20.00	$90.00	$1,800.00
5	Outside Drop	L.F.	1.00	$480.00	$480.00
6	4" P.V.C. Services	L.F.	1,280.00	$16.00	$20,480.00
7	8" x 4" Wyes	Each	32.00	$100.00	$3,200.00
8	Connect to existing M.H.	L.F.	3.00	$750.00	$2,250.00
9	Connect to existing 8" P.V.C. (Services Helium Street)	Each	5.00	$1,000.00	$5,000.00
10	Rock Stabilizer	Tons	100.00	$0.01	$1.00
11	Mobilization	Lump	1.00	$4,500.00	$4,500.00
12	**SUBTOTAL SANITARY**				**$104,143.50**
13					
14	**WATERMAIN**				
15	8" D.I.P. - Class 52	L.F.	1,295.00	$35.30	$45,713.50
16	8" R.W. Gate Valve & Box	Each	6.00	$1,630.00	$9,780.00
17	Hydrant & Gate Valve	Each	5.00	$4,200.00	$21,000.00
18	Fittings	Lbs.	2,660.00	$2.50	$6,650.00
19	1" Copper Service	L.F.	1,280.00	$18.00	$23,040.00
20	1" Corp. & Curb Stop	Each	32.00	$310.00	$9,920.00
21	Connect to existing Watermain **(does not inc. wet tap)**	Each	3.00	$800.00	$2,400.00
22	5 Services Connect into Helium Street	Each	5.00	$800.00	$4,000.00
23	Traffic Control	Lump	1.00	$2,500.00	$2,500.00
24	Remove and Replace Bit	Sq. Yd.	225.00	$52.00	$11,700.00
25	Remove and Replace Curb	L.F.	100.00	$28.00	$2,800.00
26	Remove and Replace Sidewalk	Sq. Ft.	500.00	$8.50	$4,250.00
27	Fiber Blanket	S.Y.	1,300.00	$1.70	$2,210.00
28	**SUBTOTAL WATERMAIN**				**$145,963.50**
29					
30	**STORM SEWER**				
31	30" R.C.P. CL V	L.F.	30.00	$70.00	$2,100.00
32	21" R.C.P. CL V	L.F.	32.00	$38.00	$1,216.00
33	18" R.C.P. CL V	L.F.	858.00	$33.00	$28,314.00
34	18" HDPE CL V	L.F.	1,109.00	$33.00	$36,597.00
35	15" R.C.P. CL V	L.F.	97.00	$31.00	$3,007.00
36	15" HDPE CL V	L.F.	24.00	$31.00	$744.00
37	24" X 36" C.B. Type	Each	2.00	$1,460.00	$2,920.00
38	27" Barrell C.B.	Each	1.00	$1,100.00	$1,100.00
39	C.B. Manhole Type	Each	15.00	$2,000.00	$30,000.00
40	C.B. Manhole Type	Each	2.00	$2,932.00	$5,864.00
41	18" F.E.S. w/ Trash Guard	Each	1.00	$866.00	$866.00
42	30" F.E.S. w/ Trash Guard	Each	1.00	$1,548.00	$1,548.00
43	Rip Rap	Cu. Yd.	30.00	$80.00	$2,400.00

	DESCRIPTION OF WORK	UNIT	QTY	ADJ. PRICE	EXTENSION
44	Granular Pipe Bedding	Cu. Yd.	**1.00**	$0.01	$0.01
45	**SUBTOTAL STORM SEWER**				**$116,676.01**
46					
47	**STREET CONSTRUCTION**				
48	6" Subgrade Preparation	L.F.	1,387.00	$2.66	$3,689.42
49	Raise Structures MH.	Each	10.00	$450.00	$4,500.00
50	Raise Structures G.V..	Each	6.00	$350.00	$2,100.00
51	Aggregate Base 4"- Class 5- 100% Crushed	Tons	1,530.00	$14.72	$22,521.60
52	Bituminous MnDot Base 2"	Tons	665.00	$65.65	$43,657.25
53	Tack Coat (.05 gal/sq.yd.)	Gals	305.00	$3.25	$991.25
54	Bituminous MnDot Binder	Tons	1.00	$85.00	$85.00
55	Bituminous MnDot Wear 1 1/2	Tons	500.00	$68.50	$34,250.00
56	Surmountable Concrete Curb & Gutter	L.F.	2,985.00	$11.10	$33,133.50
57	Two Rows Sod Behind Curb	Sq.Yd.	995.00	$6.25	$6,218.75
58	4" Concrete Sidewalk on Sand Base	Sq.Yd.	765.00	$33.30	$25,474.50
59	Street Signs	Each	3.00	$350.00	$1,050.00
60	Warning Signs	Each	3.00	$300.00	$900.00
61	Regulatory Signs	Each	3.00	$225.00	$675.00
62	Mobilization	Lump	1.00	$1,450.00	$1,450.00
63	**SUBTOTAL STREETS**				**$180,696.27**
64					
65	**GRADING**				
66	Erosion Control Regular	L.F.	3,381.00	$1.65	$5,578.65
67	Clearing & Grubbing (area)	Acre	1.20	$5,500.00	$6,600.00
68	Remove Watermain	L.F.	545.00	$9.00	$4,905.00
69	Remove Sanitary Sewer (Avg. Depth 16') *Trenches to be recomp	L.F.	575.00	$13.00	$7,475.00
70	Remove Existing Parking Lot	Sq. Yd.	614.00	$2.85	$1,749.90
71	Common Excavation (Includes hold down)	C.Y.	27,919.00	$1.98	$55,279.62
72	Topsoil Strip 1st (1.0 FT)	C.Y.	11,019.00	$1.98	$21,817.62
73	Topsoil Respread (0.5 FT)	C.Y.	11,019.00	$1.50	$16,528.50
74	Subgrade Correction	C.Y.	1,000.00	$1.98	$1,980.00
75	Fill- Provide and Place Compacted Volume	C.Y.	2,500.00	$7.60	$19,000.00
76	Seed, Mulch, Disc Anchor	Acre	12.71	$625.00	$7,943.75
77	Sediment Logs *If needed	L.F.	1.00	$2.25	$2.25
78	Rock Entrance	Each	2.00	$1,200.00	$2,400.00
79	Fiber Blanket	S.Y.	1,300.00	$1.70	$2,210.00
80	Grading Bond	L.S.	1.00	??	???
81	**SUBTOTAL GRADING**				**$153,470.29**
82					
83					
84	**RECAP**				
85	**SUBTOTAL SANITARY**				**$104,143.50**
86	**SUBTOTAL WATERMAIN**				**$145,963.50**
87	**SUBTOTAL STORM SEWER**				**$116,676.01**
88	**SUBTOTAL STREETS**				**$180,696.27**
89	**SUBTOTAL GRADING**				**$153,470.29**
90					
91	**GRAND TOTAL**				**$700,949.57**
92					
93					
94					
95					
96					
97					
99					
100					
101					
102	************Qualifications*****************				
103					

104 *This is a legal binding document.*
105 *This document shall be a part of any contractual agreements and it's qualifications shall take precedent over*
106 *any and all project specifications, special provisions, plans or contractual agreements.*

	DESCRIPTION OF WORK	UNIT	QTY	ADJ. PRICE	EXTENSION
107	*Performance Bond & Cost is not included, add $ 2,848.00 for a 1 year bond*				
108	*All bit. patching on Helium to be paid under line item # 24*				
109	*Biulding Demo or cleanup is not included*				
110	*Export of excess soils is not included*				
113	*Surveying is not included*				
114	*Soil Tesing is not included*				
115	*Tree clearing is not included*				
116	*Wetland/ Corp / Watershed permits not included*				
117					
118	*Respectfully submitted,*				
119	***NORTHWEST***				
120					
121					
122					
123					*3/27/2015*
124	*Tyler E. Enright*				*Date*

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #15-05-126

RESOLUTION GRANTING FINAL 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 approved the Preliminary Plat; and

WHEREAS, on May 26, 2015, the City Council reviewed the Final Plat.

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

1) That the Ramsey City Council hereby grants final plat approval 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 26th 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: 05/26/2015

Submitted For: Patrick Brama, Administrative Services

By: Patrick Brama, Administrative Services

Information

Title:

Construction of Replacement Fire Station #2; Project 14-30; Change of Project Scope

Purpose/Background:

PURPOSE

Consider changing the scope of construction project 14-30, replacement Fire Station #2, by adding the purchase and installation of a 85KW back-up generator; a cost not to exceed $65,000.

BACKGROUND (case/ Fire Station #2):

The Council approved the construction of a replacement Fire Station #2 on April 14, 2015 by awarding a construction contract to Brennen Construction of Mankato. Attached to this case is the project budget (now revised to include the generator). Please review the April 14 case for a detailed background on this project/ process.

BACKGROUND (change of scope)

What is the proposed change?

To date, the City has not planned for (budgeted/ designed/ etc.) for the inclusion of a back-up generator within the scope of this project. The City, not the architect or general contractor, provided this direction. As outlined in the "question" below, the City originally anticipated Anoka County would provide capacity for back-up power to Fire Station #2. However, as discussions with Anoka County have transpired, they will not be able to provide sufficient back-up power for Fire Station #2. As a result, the City is proposing to change the scope of this project, to include said work (purchase and installation of a 85KW back-up generator). The estimated cost of this work, is not to exceed $65,000. Attached is the lowest competitive proposal received.

Why wasn't this a part of the original scope?

Attached to this case is a reference map. A permanent easement, in favor of Anoka County, was recorded on this City owned parcel in 2006. The purpose of this easement was to allow Anoka County to construct a communications tower. This improvement/ easement included a secured, fenced in area containing the tower, and a back-up generator. Said improvements were completed in 2006.

As part of the 2006 discussions/ negotiations RE the permanent easement for the Anoka County communications tower, the City had an understanding (informal) that Anoka County would design their back-up generator to serve both their communications tower and the future Fire Station #2.

Unfortunately, as time transpired from 2006 to now, that verbal agreement/ understanding had been lost. Anoka County did install a back-up generator within their easement. However, the Anoka County generator is vastly undersized for serving the new Ramsey Fire Station #2. For the past 12 months, the City has been working with Anoka County to resolve this issue. Until recently, staff was confident the Anoka County would

provide the needed generator.

Why is the City responsible for this change?
The City (staff) never indicated to the design firm (BKV Group) or the general contractor via bidding (Brennen Construction) that a "new" generator would be needed for this project. As a result, both parties never included said costs within the original scope of work. This is not a change-order in the classic sense of the term. This is a change of the scope of work to be completed, requested by the City, after design and awarding a contract.

How will this fit into our budget?
The City does have a contingency built within the original budget ($160,000 hard costs and $50,000 soft costs). Because this project is just beginning, the project manager (BKV Group) is recommending the City does not use the project contingency. Doing so will expose the City to risk on the back end to change orders; and not having adequate funding available to cover.

The increase in cost to this project, due to the change of scope (generator), is $65,000. As the Council may recall, the lowest responsible bidder on this project came in below BKV Group's engineer's estimation ($3,180,000 estimation vs. $3,135,000 bid = $45,000 difference). As a result, a $45,000 balance/ savings existed within the City's original bond/ budget.

Additionally, staff requested BKV Group to review the project budget for potential dollars available to pledge towards the generator costs. BKV Group suggested the $20,000 budgeted for "commissioning" could be removed from the project budget*. Therefore, between the savings on the construction bid ($45,000) and removing commissioning ($20,000), the $65,000 needed for the generator can be covered through the original bond amount/ budget reviewed by the City Council. The result of this action is no "savings" to the project as originally anticipated (i.e. the final bond amount for the project would not be lowered as indicated by staff in April).

*Commissioning is the process of hiring a third-party to inspect the installation of HVAC and utility systems; and monitor for one year after the project is completed. The purpose of this work is to ensure maximum efficiency of said systems long term. BKV Group indicated the size of this building/ investment makes the need for this work debatable. Typically, projects above $10M are commissioned. Projects less than $10M are commissioned periodically; and BKV Group does not believe commissioning is critical-priority for this type of building. The City's Building Maintenance staff has the ability to reasonably cover this work. BKV Group is willing work with our Building Maintenance staff to make sure this work is complete.

Is the generator needed?
The City has the ability to not install a generator. However, because this site serves as a back-up emergency operating center (EOC), and provides several critical public services to our community, staff feels strongly a backup generator should be included in this project.

Is Anoka County willing to help?
Staff continues to work with Anoka County to resolve this issue. At a minimum, staff will seek to maximize some form of financial contribution. The City should not rely on a potential contribution from Anoka County. The budget proposed for this scope of work assumes no contribution.

Notification:
NA

Observations/Alternatives:
NA

Funding Source:

See background section.

Recommendation:

Provide Staff direction to expand the scope of work for project 14-30, construction of a replacement Fire Station #2, to include the purchase and installation of a back-up generator.

NOTE: a case exists on the agenda tonight related to accepting the bond sale for this project. The bond proposed in that case includes this recommended adjustment. The recommended action from this case will be made official through the formal bonding process. This case is being separated to avoid confusion.

Action:

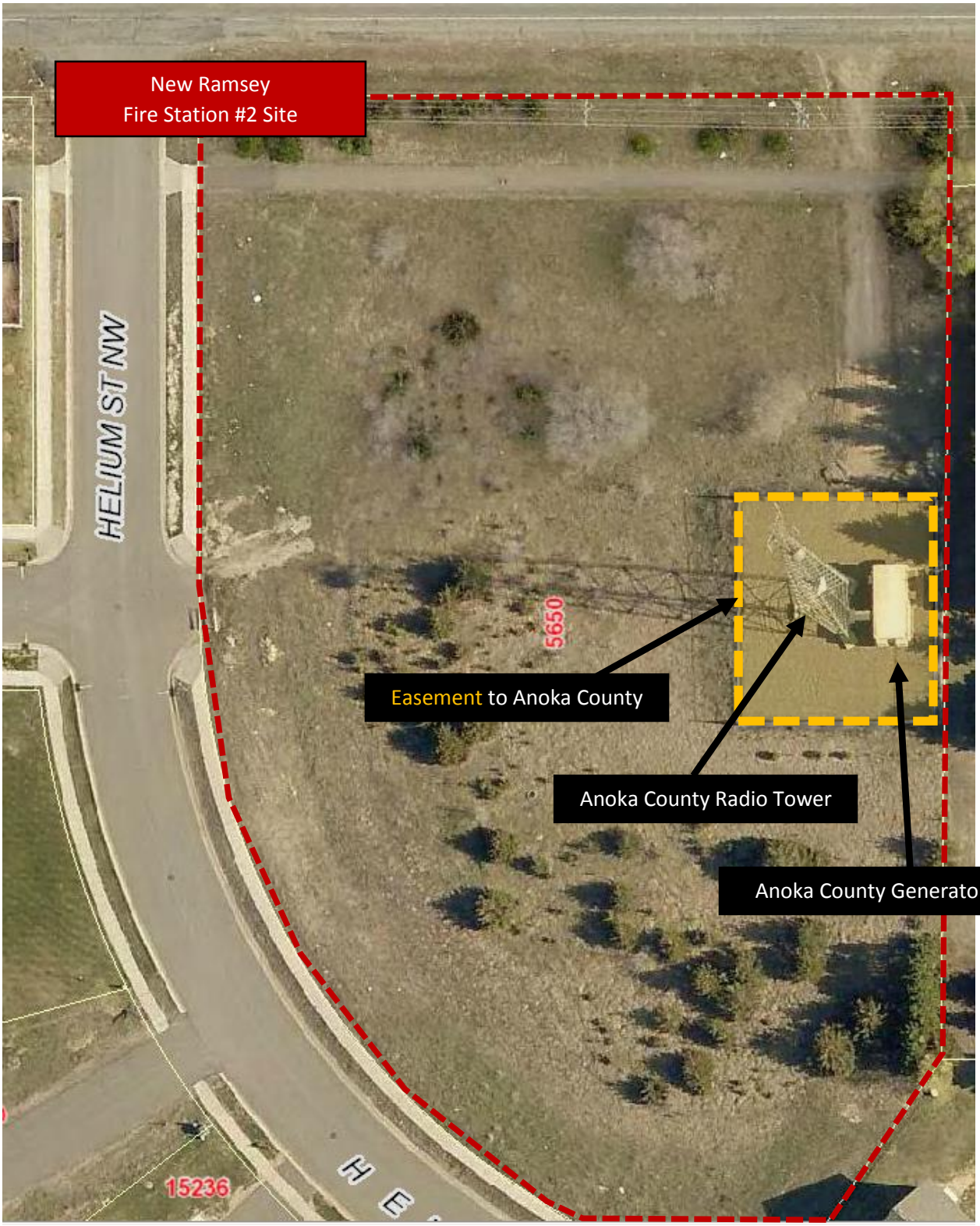
Motion to:
expand the scope of work for project 14-30, construction of a replacement Fire Station #2, to include the purchase and installation of a back-up generator; a cost not to exceed $65,000.

Attachments

Reference Map (Anoka County Easement)
New Project Budget
AIA A101 Standard Form of Agreement Between Owner and Contractor
Purchasing Agent Agreement

Form Review

Inbox	Reviewed By	Date
Diana Lund	Diana Lund	05/21/2015 07:05 AM
Dean Kapler	dkapler	05/21/2015 12:57 PM
Kurt Ulrich	Kurt Ulrich	05/21/2015 01:08 PM
Form Started By: Patrick Brama		Started On: 05/19/2015 09:45 AM
Final Approval Date: 05/21/2015		


New Ramsey
Fire Station #2 Site
HELIUM ST NW
5650
Easement to Anoka County
Anoka County Radio Tower
Anoka County Generator
15236

Fire Station #2 Costs

Soft Costs:

Legal	$	840.00
Northern Tech	$	3,750.00
Public Notices	$	714.88
LRRWMO	$	800.00
CES	$	2,281.75
BKV	$	140,252.99
WENCKO	$	1,800.00
Costs thru 4-28-15	$	150,439.62
BKV remaining on $187,000 Contract	$	51,000.00
FF&E	$	160,000.00
SAC & WAC	$	24,850.00
Plan Review	$	11,595.00
Testing (Construction)	$	7,000.00
Bid Document Printing	$	6,000.00
Builder's risk insurance	$	1,000.00
Contingency	$	50,000.00
Total Soft Costs	$	311,445.00

Hard Costs:

Wiring	$	50,000.00
Generator	$	65,000.00
Constructin Contingency	$	160,000.00
Construction Contract Approved	$	3,135,000.00
Total Hard Costs	$	3,410,000.00

Total Costs of Fire Station #2	$	3,871,884.62

Original Bonding Request (Net of underwriting)	$	3,875,000.00

Bond Overage	**$**	**3,115.38**

DRAFT

AIA® Document A101™ – 2007

Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum

AGREEMENT made as of the «Fifteenth » day of « April » in the year « Two Thousand Fifteen »
(In words, indicate day, month and year.)

BETWEEN the Owner:
(Name, legal status, address and other information)

«City of Ramsey »« »
«7550 Sunwood Drive NW »
«Ramsey, MN 55303 »
« »

and the Contractor:
(Name, legal status, address and other information)

«Brennan Construction of Minnesota, Inc. »« »
«124 East Walnut Street, Suite 20 »
«Mankato, MN 56001 »
« »

for the following Project:
(Name, location and detailed description)

«Ramsey Fire Station #2»
« »
« »

The Architect:
(Name, legal status, address and other information)

«BKV Group, Inc. »« »
«222 N. 2nd St. »
«Minneapolis, MN 55401 »
« »

The Owner and Contractor agree as follows.

ADDITIONS AND DELETIONS: The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201™–2007, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

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User Notes: (1717720420)

TABLE OF ARTICLES

1 THE CONTRACT DOCUMENTS

2 THE WORK OF THIS CONTRACT

3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

4 CONTRACT SUM

5 PAYMENTS

6 DISPUTE RESOLUTION

7 TERMINATION OR SUSPENSION

8 MISCELLANEOUS PROVISIONS

9 ENUMERATION OF CONTRACT DOCUMENTS

10 INSURANCE AND BONDS

ARTICLE 1 THE CONTRACT DOCUMENTS

The Contract Documents consist of this Agreement, Conditions of the Contract (General, Supplementary and other Conditions), Drawings, Specifications, Addenda issued prior to execution of this Agreement, other documents listed in this Agreement and Modifications issued after execution of this Agreement, all of which form the Contract, and are as fully a part of the Contract as if attached to this Agreement or repeated herein. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations or agreements, either written or oral. An enumeration of the Contract Documents, other than a Modification, appears in Article 9.

ARTICLE 2 THE WORK OF THIS CONTRACT

The Contractor shall fully execute the Work described in the Contract Documents, except as specifically indicated in the Contract Documents to be the responsibility of others.

The Work under this Agreement specifically excludes the furnishing of the materials, supplies and equipment as indicated on the attached Purchasing Agent Agreement (collectively, "Tax-Exempt Materials"), which Tax-Exempt Materials shall be furnished by the Owner for incorporation into the Project. However, the Work does include receiving, unloading, safely storing, maintaining, protecting, insuring, and incorporating the Tax-Exempt Materials into the Project.

ARTICLE 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ 3.1 The date of commencement of the Work shall be the date of this Agreement unless a different date is stated below or provision is made for the date to be fixed in a notice to proceed issued by the Owner.
(Insert the date of commencement if it differs from the date of this Agreement or, if applicable, state that the date will be fixed in a notice to proceed.)

«The date will be fixed in a Notice to Proceed. »

If, prior to the commencement of the Work, the Owner requires time to file mortgages and other security interests, the Owner's time requirement shall be as follows:

« »

§ 3.2 The Contract Time shall be measured from the date of commencement.

§ 3.3 The Contractor shall achieve Substantial Completion of the entire Work not later than «Three Hundred Thirty » («330 ») days from the date of commencement, or as follows:

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User Notes: (1717720420)

(Insert number of calendar days. Alternatively, a calendar date may be used when coordinated with the date of commencement. If appropriate, insert requirements for earlier Substantial Completion of certain portions of the Work.)

« »

Portion of Work	Substantial Completion Date

, subject to adjustments of this Contract Time as provided in the Contract Documents.
(Insert provisions, if any, for liquidated damages relating to failure to achieve Substantial Completion on time or for bonus payments for early completion of the Work.)

« »

ARTICLE 4 LABOR CONTRACT SUM

§ 4.1 The Owner shall pay the Contractor the Contract Sum in current funds for the Contractor's performance of the Contract. The Contract Sum shall be «One Million Four Hundred Fifty Thousand » ($ «1,450,000 »), subject to additions and deductions as provided in the Contract Documents.

§ 4.2 The Contract Sum is based upon the following alternates, if any, which are described in the Contract Documents and are hereby accepted by the Owner:
(State the numbers or other identification of accepted alternates. If the bidding or proposal documents permit the Owner to accept other alternates subsequent to the execution of this Agreement, attach a schedule of such other alternates showing the amount for each and the date when that amount expires.)

« »

§ 4.3 Unit prices, if any:
(Identify and state the unit price; state quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price Per Unit ($0.00)
#1 - Remove Bedrock	Cubic Yard	$100.00
#2 - Remove Unsuitable Material	Cubic Yard	$ 17.50
#3 – Select Granular Material	Cubic Yard	$ 22.50
#4 – Access Doors and Frames	Door	$200.00
#5 – Excavation and Re-compaction of Undocumented Fill	Cubic Yard	$ 12.00

§ 4.4 Allowances included in the Contract Sum, if any:
(Identify allowance and state exclusions, if any, from the allowance price.)

Item	Price

ARTICLE 5 PAYMENTS

§ 5.1 PROGRESS PAYMENTS

§ 5.1.1 Based upon Applications for Payment submitted to the Architect by the Contractor and Certificates for Payment issued by the Architect, the Owner shall make progress payments on account of the Contract Sum to the Contractor as provided below and elsewhere in the Contract Documents.

§ 5.1.2 The period covered by each Application for Payment shall be one calendar month ending on the last day of the month, or as follows:

« »

§ 5.1.3 Provided that an Application for Payment is received by the Architect not later than the «1st » day of a month, the Owner shall make payment of the certified amount to the Contractor not later than the «30th » day of the

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«same » month. If an Application for Payment is received by the Architect after the application date fixed above, payment shall be made by the Owner not later than «thirty » («30 ») days after the Architect receives the Application for Payment.
(Federal, state or local laws may require payment within a certain period of time.)

§ 5.1.4 Each Application for Payment shall be based on the most recent schedule of values submitted by the Contractor in accordance with the Contract Documents. The schedule of values shall allocate the entire Contract Sum among the various portions of the Work. The schedule of values shall be prepared in such form and supported by such data to substantiate its accuracy as the Architect may require. This schedule, unless objected to by the Architect, shall be used as a basis for reviewing the Contractor's Applications for Payment.

§ 5.1.5 Applications for Payment shall show the percentage of completion of each portion of the Work as of the end of the period covered by the Application for Payment.

§ 5.1.6 Subject to other provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

.1 Take that portion of the Contract Sum properly allocable to completed Work as determined by multiplying the percentage completion of each portion of the Work by the share of the Contract Sum allocated to that portion of the Work in the schedule of values, less retainage of «Five » percent («5 » %). Pending final determination of cost to the Owner of changes in the Work, amounts not in dispute shall be included as provided in Section 7.3.9 of AIA Document A201™–2007, General Conditions of the Contract for Construction;

.2 Add that portion of the Contract Sum properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the completed construction (or, if approved in advance by the Owner, suitably stored off the site at a location agreed upon in writing), less retainage of «Five » percent («5 » %);

.3 Subtract the aggregate of previous payments made by the Owner; and

.4 Subtract amounts, if any, for which the Architect has withheld or nullified a Certificate for Payment as provided in Section 9.5 of AIA Document A201–2007.

§ 5.1.7 The progress payment amount determined in accordance with Section 5.1.6 shall be further modified under the following circumstances:

.1 Add, upon Substantial Completion of the Work, a sum sufficient to increase the total payments to the full amount of the Contract Sum, less such amounts as the Architect shall determine for incomplete Work, retainage applicable to such work and unsettled claims; and
(Section 9.8.5 of AIA Document A201–2007 requires release of applicable retainage upon Substantial Completion of Work with consent of surety, if any.)

.2 Add, if final completion of the Work is thereafter materially delayed through no fault of the Contractor, any additional amounts payable in accordance with Section 9.10.3 of AIA Document A201–2007.

§ 5.1.8 Reduction or limitation of retainage, if any, shall be as follows:
(If it is intended, prior to Substantial Completion of the entire Work, to reduce or limit the retainage resulting from the percentages inserted in Sections 5.1.6.1 and 5.1.6.2 above, and this is not explained elsewhere in the Contract Documents, insert here provisions for such reduction or limitation.)

«Per the Contract Documents »

§ 5.1.9 Except with the Owner's prior approval, the Contractor shall not make advance payments to suppliers for materials or equipment which have not been delivered and stored at the site.

§ 5.2 FINAL PAYMENT

§ 5.2.1 Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Contractor when

.1 the Contractor has fully performed the Contract except for the Contractor's responsibility to correct Work as provided in Section 12.2.2 of AIA Document A201–2007, and to satisfy other requirements, if any, which extend beyond final payment; and

.2 a final Certificate for Payment has been issued by the Architect.

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§ 5.2.2 The Owner's final payment to the Contractor shall be made no later than 30 days after the issuance of the Architect's final Certificate for Payment, or as follows:

« »

ARTICLE 6 DISPUTE RESOLUTION

§ 6.1 INITIAL DECISION MAKER

The Architect will serve as Initial Decision Maker pursuant to Section 15.2 of AIA Document A201–2007, unless the parties appoint below another individual, not a party to this Agreement, to serve as Initial Decision Maker.
(If the parties mutually agree, insert the name, address and other contact information of the Initial Decision Maker, if other than the Architect.)

« »
« »
« »
« »

§ 6.2 BINDING DISPUTE RESOLUTION

For any Claim subject to, but not resolved by, mediation pursuant to Section 15.3 of AIA Document A201–2007, the method of binding dispute resolution shall be as follows:
(Check the appropriate box. If the Owner and Contractor do not select a method of binding dispute resolution below, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, Claims will be resolved by litigation in a court of competent jurisdiction.)

[« »] Arbitration pursuant to Section 15.4 of AIA Document A201–2007

[«X »] Litigation in a court of competent jurisdiction

[« »] Other *(Specify)*

« »

ARTICLE 7 TERMINATION OR SUSPENSION

§ 7.1 The Contract may be terminated by the Owner or the Contractor as provided in Article 14 of AIA Document A201–2007.

§ 7.2 The Work may be suspended by the Owner as provided in Article 14 of AIA Document A201–2007.

ARTICLE 8 MISCELLANEOUS PROVISIONS

§ 8.1 Where reference is made in this Agreement to a provision of AIA Document A201–2007 or another Contract Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents.

§ 8.2 Payments due and unpaid under the Contract shall bear interest from the date payment is due at the rate stated below, or in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located.
(Insert rate of interest agreed upon, if any.)

As calculated under Minnesota Statutes Section 549.09.

§ 8.3 The Owner's representative:
(Name, address and other information)

«Patrick Brama »
«City of Ramsey »
«7550 Sunwood Drive NW »
«Ramsey, MN 55303 »

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« »
« »

§ 8.4 The Contractor's representative:
(Name, address and other information)

«Joe Brennan »
«Brennan Construction of Minnesota, Inc. »
«124 East Walnut Street, Suite 20 »
«Mankato, MN 56001 »
« »
« »

§ 8.5 Neither the Owner's nor the Contractor's representative shall be changed without ten days written notice to the other party.

§ 8.6 Other provisions:

« All notices and other communications pursuant to this Agreement shall be in writing and shall be deemed to have been duly given to the other party (a) on the day it is personally delivered or transmitted by facsimile or e-mail; (b) on the day after being sent by Federal Express (or comparable overnight delivery service), all fees prepaid; or (c) on the second day after being mailed by United States certified or registered mail, postage prepaid. Notices shall be sent to the other party at the address, fax number, or email address set forth in this Agreement, or at such other address, fax number of e-mail address for receiving notices and other communications as shall be given in writing by the receiving party to the other party.

This Agreement, including any Change Order thereto, may be executed in several counterparts, each of which shall be deemed to be an original and all of which together shall constitute one Agreement binding on both parties, notwithstanding that the parties shall not have signed the same counterpart, A facsimile, xerographic, electronically transmitted, or similar copy of a handwritten signature to this Agreement or an electronic signature to this Agreement, including any Change Order thereto, shall be deemed an original signature for purposes of enforcing this Agreement. »

ARTICLE 9 ENUMERATION OF CONTRACT DOCUMENTS

§ 9.1 The Contract Documents, except for Modifications issued after execution of this Agreement, are enumerated in the sections below.

§ 9.1.1 The Agreement is this executed AIA Document A101–2007, Standard Form of Agreement Between Owner and Contractor.

§ 9.1.2 The General Conditions are AIA Document A201–2007, General Conditions of the Contract for Construction.

§ 9.1.3 The Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
Specification Section 007300	Supplementary Conditions		

§ 9.1.4 The Specifications:
(Either list the Specifications here or refer to an exhibit attached to this Agreement.)
«See Exhibit 1 »

Section	Title	Date	Pages

§ 9.1.5 The Drawings:
(Either list the Drawings here or refer to an exhibit attached to this Agreement.)

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«See Exhibit 2 »

Number	Title	Date

§ 9.1.6 The Addenda, if any:

Number	Date	Pages
1	March 6, 2015	146
2	March 12, 2015	187
3	March 17, 2015	13
4	March 19, 2015	12

Portions of Addenda relating to bidding requirements are not part of the Contract Documents unless the bidding requirements are also enumerated in this Article 9.

§ 9.1.7 Additional documents, if any, forming part of the Contract Documents:

.1 AIA Document E201™–2007, Digital Data Protocol Exhibit, if completed by the parties, or the following:

« »

.2 Other documents, if any, listed below:
(List here any additional documents that are intended to form part of the Contract Documents. AIA Document A201–2007 provides that bidding requirements such as advertisement or invitation to bid, Instructions to Bidders, sample forms and the Contractor's bid are not part of the Contract Documents unless enumerated in this Agreement. They should be listed here only if intended to be part of the Contract Documents.)

« »

ARTICLE 10 INSURANCE AND BONDS

The Contractor shall purchase and maintain insurance and provide bonds as set forth in Article 11 of AIA Document A201–2007.
(State bonding requirements, if any, and limits of liability for insurance required in Article 11 of AIA Document A201–2007.)

Type of insurance or bond	Limit of liability or bond amount ($0.00)
Contractor's Liability Insurance	See Specifications
Property Insurance, All Risk	See Specifications
Performance Bond	Full amount of Contract sum
Payment Bond	Full amount of Contract sum

This Agreement entered into as of the day and year first written above.

OWNER *(Signature)*	**CONTRACTOR** *(Signature)*
« »« »	« »« »
(Printed name and title)	*(Printed name and title)*

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END OF EXHIBIT 2

PURCHASING AGENT AGREEMENT

THIS AGREEMENT is made by and between Brennan Construction of Minnesota, Inc. ("Agent") and the City of Ramsey ("Owner"), a Minnesota city generally exempt from paying state sales and use tax under Minn. Stat. § 297A.70; and

WHEREAS, Owner is undertaking the construction on its property of certain improvements generally described as Ramsey Fire Station No. 2 ("the Project"); and

WHEREAS, Owner wishes to purchase on its own account materials, supplies and equipment for the Project (collectively "Tax-Exempt Materials") as described in the attached Exhibits 1 and 2 ; and

WHEREAS, Owner has solicited separate bids for the Tax-Exempt Materials, the award of which was not contingent upon the successful award of any other part of the Project; and

WHEREAS, Agent is the successful bidder for the Tax-Exempt Materials; and

WHEREAS, Agent desires to act as Owner's purchasing agent for purposes of acquiring the Tax-Exempt Materials for use exclusively in the Project

IT IS THEREFORE AGREED between the parties hereto that:

1. This Agreement is made with reference to, and where applicable shall be governed by, the specifications and provisions set forth in the Contract Documents as such are defined in the Owner/Contractor Agreement for the Project.

2. Owner appoints Agent to act as its purchasing agent for purchasing the Tax-Exempt Materials, and further authorizes Agent to appoint such subagents as Agent deems appropriate for carrying out the purposes of this Agreement, which subagents shall have similar powers of appointment.

3. It is understood and agreed that: (a) Owner takes title to the Tax-Exempt Materials at the point of delivery; (b) Owner assumes the risk of loss for all Tax-Exempt Materials; and (c) Owner bears all risk for defects in the Tax-Exempt Materials, including Tax-Exempt Materials incorporated into the real estate.

4. Agent (and any subagents) shall include the following Notice to Vendors/Suppliers in all purchase orders and other documents furnished to a vendor or supplier in connection with the purchase of any Tax-Exempt Materials:

NOTICE TO VENDORS/SUPPLIERS

> The materials to which this document relates are being purchased by Brennan Construction of Minnesota, Inc. *(name of Agent)* as the purchasing agent of the City of Ramsey ("the Owner"). It is the Owner's obligation, not the purchasing agent's, to pay for the materials. Because the Owner is a city of Minnesota, this purchase is exempt from sales tax under Minn. Stat. § 297A.70.

5. Agent shall exercise reasonable care in performance of its duties as purchasing agent, including the inspection of the Tax-Exempt Materials for obvious or apparent defects or the failure of such materials to conform to the plans, specifications and all Contract Documents relating to the Project.

6. Owner shall pay the sum of $1,685,000.00 for all of the Tax-Exempt Materials purchased by Agent under this Agreement. Agent shall direct vendors and suppliers to deliver invoices for the Tax-Exempt Materials to Owner in care of Agent at Brennan Construction of Minnesota, Inc., 124 East Walnut Street, Suite 20, Mankato, MN 56001 *(Agent's address)*. Agent shall submit invoices for payment to Owner, less retainage of five percent (5%), which invoices shall be due and payable upon Owner's receipt of the invoices.

7. Agent shall promptly notify Owner of any sales and use tax audit by the Minnesota commissioner of Revenue or of the threatened imposition or assessment of any sales or use taxes. Owner may, at its sole option and cost, dispute, contest or otherwise resist the imposition or assessment of any such taxes. Upon reasonable notice to Owner, Agent may (but is not obligated to) take such actions as it deems reasonable in response to the threatened imposition or assessment of taxes, which actions shall be deemed to have been taken on Owner's behalf. If any Minnesota sales or use taxes are imposed or assessed with respect to any Tax-Exempt Materials purchased pursuant to this Agreement, Owner shall be solely responsible for the payment of such taxes, including any related penalties and interest, and shall hold Agent harmless and indemnify Agent from any such cost or expense related thereto, including any legal fees and costs incurred by Agent in connection therewith or in connection with the enforcement of this paragraph.

8. The agency relationship created by this Agreement is intended to be in compliance with Minnesota Rule 8130.1200 and its current interpretation by the Minnesota Department of Revenue.

9. The alternative dispute resolution provisions (if any) in the Owner/Contractor Agreement are incorporated herein by reference and are applicable to any dispute between the parties hereto arising out of this Agreement.

10. Owner may terminate this Agreement at any time and for any reason. Upon receiving notice of termination, Agent shall cease making any purchases and shall promptly notify any subagents it has appointed that such appointment has likewise been terminated, that they are to cease initiating any new purchases, and that they are to likewise notify any subagents they have appointed that they are to cease initiating any new purchases. Any purchases that were initiated by Agent or subagent prior to its receiving notice of termination and that cannot be reasonably reversed after it received notice of termination shall be deemed to have been made with authority.

11. The provisions of this Agreement shall be binding upon and inure to the benefit of the parties and their respective heirs, legal representatives, assigns, and any subagents appointed pursuant to this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement this 15th day of April, 2015.

OWNER: By: _____

Its: _____

AGENT: By: _____

Its: _____

Attachments:

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EXHIBIT 2

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G130	SYMBOLS & ABBREVIATIONS		■	■	■
G140	ACCESSIBILITY & MOUNTING HEIGHTS		■	■	■
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C102	REMOVAL AND DEMOLITION PLAN	■	■	■	■
C103	CIVIL SITE PLAN	■	■	■	■
C201	UTILITY PLAN	■	■	■	■
C301	SITE GRADING PLAN	■	■	■	■
C401	EROSION AND SEDIMENT CONTROL PLAN	■	■	■	■
C402	STORM WATER POLLUTION PREVENTION PLAN				■
C501	DETAILS	■	■	■	■
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A301	FIRST FLOOR REFLECTED CEILING PLAN		■	■	■
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A401	ELEVATIONS	■	■	■	■
A402	ELEVATIONS	■	■	■	■
A501	BUILDING SECTIONS		■	■	■
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A552	WALL SECTIONS		■	■	■
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SHEET NO.	SHEET NAME	11-17-2014 SITE PLAN REVIEW	11-19-2014 DESIGN DEVELOPMENT	01-07-2015 REVIEW SET	02-12-2015 CONST. DOCUMENTS
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I151	ENLARGED FINISH PLANS				■
STRUCTURAL					
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S002	SPECIAL INSPECTIONS		■	■	■
S003	SCHEDULES		■	■	■
S101	FOUNDATION PLAN		■	■	■
S102	MEZZANINE PLAN		■	■	■
S103	ROOF PLAN		■	■	■
S104	APPARATUS BAY AND TOWER ROOF PLAN			■	■
S201	FOUNDATION DETAILS		■	■	■
S301	SECTIONS & DETAILS		■	■	■
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M102	MEZZANINE MECHANICAL PLAN		■	■	■
M401	ROOF MECHANICAL PLAN		■	■	■
M551	MECHANICAL SECTIONS				
M701	MECHANICAL DETAILS		■	■	■
M702	MECHANICAL DETAILS		■	■	■
M801	MECHANICAL SCHEDULES				■
PLUMBING					
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P651	DOMESTIC WASTE & VENT RISER DIAGRAMS				■
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ELECTRICAL					
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E400	ELECTRICAL RISER DIAGRAM		■	■	■
E500	ELECTRICAL LUMINAIRE & MOTOR SCHEDULES		■	■	■
E520	ELECTRICAL PANEL SCHEDULES				■
E601	ELECTRICAL DETAILS		■	■	■

END OF EXHIBIT 2

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: 05/26/2015

By: Diana Lund, Finance

Information

Title:

Adopt Resolution #15-05-129 Providing for the Issuance and Sale of $3,970,000 General Obligation Capital Improvement Plan Bonds, Series 2015 and Levying a tax for the Payment Thereof

Purpose/Background:

Purpose: To provide the funding mechanism for the construction of Fire Station #2 whose final plans and designs and bid letting were authorized at the regular City Council meeting of January 27, 2015 with the award of the construction contract on April 14, 2015.

Background: In 2003, the Minnesota State Legislature adopted a statute known as the "CIP Act" that allows cities to issue municipal bonds under a capital improvement plan without the usual referendum requirement (CIP bonds are subject to a reverse referendum. Whereby, if a petition (filed with the City Clerk) is signed by voters equal to at least five percent of the votes cast in the City in the last general election within 30 days after the public hearing regarding the bonds (March 10, 2015), the bonds may not be issued unless approved by the voters. No petition was filed by the April 9, 2015 deadline. The "CIP Act" applies to capital improvements consisting of city halls, public works and public safety facilities. The City used the CIP bonding method when it refinanced its Fire Station #1 bonds in 2004.

The fire station #2 project has been included in the city's regular Capital Improvement Plan (CIP) since 2010 with its funding source listed as the issuance of CIP debt (General Obligation debt). If the CIP calls for funding of the project to be provided by the issuance of General Obligation bonds, additional procedures must be followed: Council must hold a public hearing regarding the issuance of the bonds and the CIP bonded project -Fire Station #2. When a city issues GO CIP debt, they are required to have what is termed a five-year CIP adopted as part of this process that outlines the project to be funded. The five year CIP was adopted at the City Council meeting of March 10, 2015. The CIP Plan for Years 2015 through 2019 that was adopted March 10th is different from the City's entire 2015-2019 CIP document that was adopted in February 2015. The City's entire CIP includes all projects within the city: Buildings, Water, Sewer, Streets, that are proposed to be constructed over the 5-year time frame whereas the Five-Year CIP related to the GO CIP bonding has to include a special narration outlining **only those projects** that are to be funded via CIP debt.

At is regular meeting of March 10, 2015 City Council passed resolution #15-03-062 authorizing

the issuance of GO Capital Improvement Plan Bonds for Fire Station #2 in an amount not to exceed $4,200,000 (as oulined in the Five-Year) with a scheduled sale date of May 26, 2015.

Stacie Kvilvang from Ehler's and Associates, the city's financial consultant, will present the bid results on the night of May 26, 2015, as the GO Capital Improvement Plan Bonds will be bid on earlier that afternoon by prospective bond buyers. The total bonded sale request is for $3,970,000 which remains constant with the original request in March. There is the possibility that sale proceeds from the sale of the former City Hall campus could be used to offset future debt service payments, but cannot be determined at this time.

Notification:

Ehlers and Associates, the city's financial consultant, prepared a Five-Year Capital Improvement Plan (for GO CIP Bonding Projects only) for the years 2015-2019 which outlines the CIP planning process that is a requirement of the "CIP Act" and a presale report that are attached. As stated, the GO CIP bond issue would be $3,970,000 which covers the principal costs of the fire station and underwriting and issuance costs. The debt would be for a 20-year time frame with an estimated annual debt service levy of approximately $294,000.

Observations/Alternatives:

Alternative #1: Motion to Adopt Resolution #15-05-129 authorizing approval of the sale of $3,970,000 of GO Capital Improvement Plan Bonds, Series 2015A.

Alternative #2: Motion to not adopt Resolution #15-05-129 which would be rejecting the bids of the bond sale

Funding Source:

The issuance of Capital Improvement Debt will finance the construction of Fire Station #2.

Recommendation:

Staff recommends alternative #1 as fire station #2 construction contract was awarded on April 14, 2015 and bonding was the recommended funding source.

Action:

Motion to Adopt Resolution #15-05-129 Providing for the Issuance and Sale of $3,970,000 General Obligation Capital Improvement Plan Bonds, Series 2015 and Levying a tax for the Payment.

Attachments

2015-2019 CIP
Presale Report
Reso #15-05-129 Approve Sale of Debt

Form Review

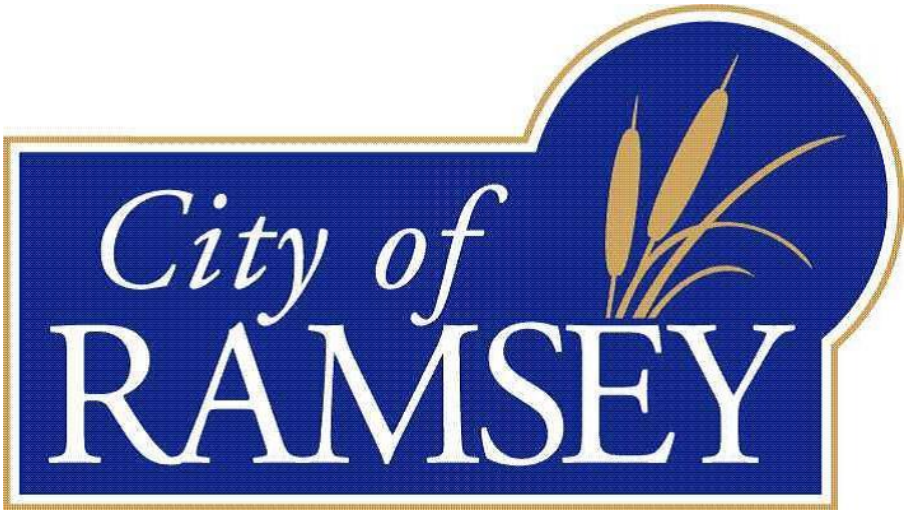
Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	05/21/2015 09:27 AM
Form Started By: Diana Lund		Started On: 05/12/2015 10:34 AM
Final Approval Date: 05/21/2015		

2015 through 2019

Five-Year Capital Improvement Plan for the

City of Ramsey, Minnesota

March 10, 2015



Prepared by:

Ehlers & Associates, Inc.
3060 Centre Pointe Drive
Roseville, MN 55113

EHLERS
LEADERS IN PUBLIC FINANCE

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City of Ramsey

Five-Year Capital Improvement Plan

2015 through 2019

I. INTRODUCTION

In 2003, the Minnesota State Legislature adopted a statute (Section 475.521, referred to herein as the "CIP Act") that allows cities to issue municipal bonds under a capital improvement plan without the usual referendum requirement (except for the so-called "reverse referendum" described below). The CIP Act applies to capital improvements consisting of city halls, public works, and public safety facilities. The 2005 Legislature added towns to the meaning of a municipality and town halls and libraries to the meaning of a capital improvement under the CIP Act.

Throughout this plan, the term "capital improvement" refers only to those improvements identified in the CIP Act, as summarized above. Capital expenditures for other public improvements in the City will be financed through other means, and are not governed by this plan.

II. PURPOSE

A capital improvement is a major expenditure of municipal funds for the acquisition or betterment to public lands, buildings, or other improvements used as a city hall, town hall, library, public safety, or public works facility, which has a useful life of 5 years or more. For the purposes of the CIP Act, capital improvements do not include light rail transit or related activities, parks, road/bridges, administrative buildings other than city or town hall, or land for those facilities. A Capital Improvement Plan ("CIP") is a document designed to anticipate capital improvement expenditures and schedule them over a five-year period so that they may be purchased in the most efficient and cost effective method possible. A CIP allows the matching of expenditures with anticipated income. As potential expenditures are reviewed, the municipality considers the benefits, costs, alternatives and impact on operating expenditures.

The City of Ramsey, Minnesota (the "City") believes the capital improvement process is an important element of responsible fiscal management. Major capital expenditures can be anticipated and coordinated so as to minimize potentially adverse financial impacts caused by the timing and magnitude of capital outlays. This coordination of capital expenditures is important to the City in achieving its goals of adequate physical assets and sound fiscal management. In these financially difficult times good planning is essential for the wise use of limited financial resources.

The Capital Improvement Plan is designed to be updated on an annual basis. In this manner, it becomes an ongoing fiscal planning tool that continually anticipated future capital expenditures and funding sources.

III. THE CAPITAL IMPROVEMENT PLANNING PROCESS

The process begins with analysis of the City's five-year capital improvement needs and funding sources. The City may solicit input from citizens and other governmental units at an early stage, if desired.

The City Council then directs staff or consultants to prepare a plan that sets forth the estimated schedule, timing and details of specific capital improvements by year, together with the estimated cost, the need for the improvement, and the sources of revenue for the improvement. The City Council then holds a public hearing on the CIP, with notice published not more than 30 days and not less than seven days for the hearing (except as described below). The Council may either approve the CIP immediately after the hearing, or based on input may make revisions and approve the CIP at a later meeting.

If the CIP calls for general obligation bonds to finance certain improvements, the City Council must follow an additional set of procedures. The Council must hold a public hearing regarding issuance of the bonds. Notice of such hearing must be published in the official newspaper of the municipality at least 14, but not more than 28 days prior to the date of the public hearing. In addition, the notice may be posted on the City's official web site. (The public hearings on the CIP and the bonds may be combined into a single hearing, in which case the notice requirements for bonds must be followed.)

The Council must approve the sale of CIP bonds by a 3/5ths vote of its membership. However, the bonds are subject to a so-called "reverse referendum:" if a petition signed by voters equal to at least five percent of the votes cast in the City in last general election is filed with the City Clerk within 30 days after the public hearing regarding the bonds, the bonds may not be issued unless approved by the voters (by a majority of those voting on the question). Further, the maximum debt service in any year on all outstanding CIP Bonds is .16% of the estimated market value of property in the city, using the market value for the taxes-payable year in which the bonds are issued.

After the CIP has been approved and bonds have been authorized, the City works with its financial advisor to prepare a bond sale and repayment schedule. Assuming no petition for a referendum is filed, the bonds are sold, and when proceeds from the sale of the bonds (and any other identified

revenue sources) become available, the expenditures for specified capital improvements can be made.

In subsequent years, the process is repeated as expenditures are completed and as new needs arise. Capital improvement planning looks five or more years into the future from the date of the CIP.

IV. PROJECT SUMMARY

The expenditures to be undertaken with this CIP are limited to those listed below. All other foreseeable capital expenditures within the municipal government will come through other means. The following expenditures have been submitted for inclusion in this CIP:

2015 Expenditures

- $4,200,000 – Construction of Fire Station #2

2016 Expenditures

- No expenditures anticipated with this CIP

2017 Expenditures

- No expenditures anticipated with this CIP

2018 Expenditures

- No expenditures anticipated with this CIP

2019 Expenditures

- No expenditures anticipated with this CIP

The CIP Act requires the City Council to consider eight factors in preparing the CIP:

1. Condition of the City's existing infrastructure, including projected need for repair or replacement.
2. Likely demand for the improvement.
3. Estimated cost of the improvement.
4. Available public resources.
5. Level of overlapping debt in the City.
6. Relative benefits and costs of alternative uses of funds.
7. Operating costs of the proposed improvements.
8. Alternatives for providing services most efficiently through shared facilities with other cities or local governments.

The City has considered the eight points as they relate to the construction of a Fire Station #2 through the issuance of CIP Bonds. The findings are as follows:

PROJECTS

Conditions of City Infrastructure and Need for the Projects

The building has been scheduled for replacement due to the current condition not meeting the needs of a fire station. Also, the current building and property are being actively marketed for demolition/rebuild for a willing buyer.

Demand for Projects

Current facility has many issues including inadequate space, HVAC system needs, domestic water problems, etc. A 2.4 acre site adjacent to this property has been chosen as a replacement site.

Estimated Cost of the Projects

See Project Summary for details of all project costs.

Availability of Public Resources

The new facility will be funded from a combination of general property tax levy and available resources on hand.

Level of Overlapping Debt

Taxing District	2013/14 Taxable Net Tax Capacity	% in City	Total GO Debt	City's Proportionate Share
Anoka County	$ 271,469,369	7.1304%	$ 106,810,000	$ 7,615,980
I.S.D No. 11 (Anoka-Hennepin)	$ 177,995,880	9.6604%	$ 58,620,000	$ 5,662,926
I.S.D No. 782 (Elk River)	$ 59,861,669	3.6110%	$ 246,755,000	$ 8,910,323
Metropolitan Council	$ 2,999,061,916	0.6454%	$ 155,020,000	$ 1,000,499
City's Share Total of Overlapping Debt	**$**			**23,189,729**

Relative Costs and Benefits of Alternative Uses of the Funds

There are no significant alternatives for funds designated for this project.

Operating Costs of the Proposed Improvements

Operating costs will be comparable or less than the current building largely due to HVAC systems being more efficient that the current site. Also, the new building will have smaller square footage to heat and cool (verses heating and cooling the entire "old city hall).

Options for Shared Facilities with Other Cities or Local Government

Options for mutual use include a planned space for police patrol to use as a report writing location. Also, future use may include ambulance service staging from this location.

V. FINANCING THE CAPITAL IMPROVEMENT PLAN

The total principal amount of requested expenditures under this Capital Improvement Plan is $4,200,000. This amount represents the maximum principal amount of CIP Bonds that may be issued to finance the construction of Fire Station #2. Principal and interest on the CIP Bonds will be paid through a tax levy over the term of the CIP Bonds, further described in Appendix A.

In the financing of the Capital Improvement Plan, two significant statutory limitations apply.

1. Under Chapter 475, with few exceptions, municipalities cannot incur debt in excess of 3% of the assessor's estimated market value for the municipality. In the City, the estimated market value for pay 2014 is $1,795,975,400. Therefore, the total amount of outstanding debt cannot exceed $53,879,262. As of February 10, 2015, the City has $20,050,000 subject to the legal debt limit (this amount does not include the 2015A Bonds). If you include the issuance of the 2015A CIP Bonds, the City will still be within the overall statutory debt limit for the City.

2. A separate limitation under the CIP Act is that, without referendum, the total amount of principal and interest in any one year on all CIP Bonds issued by the City debt cannot exceed 0.16% of the total estimated market value in the municipality. In the City, that maximum annual debt service amount is $2,873,561 for the Pay 2014 tax year ($1,795,975,400 x .0016). The annual principal and interest payments on the CIP Bonds proposed to be issued under this CIP will average approximately $280,000. If you include other CIP debt outstanding, the annual principal and interest payments on all CIP debt will be approximately $1,608,000. As such, debt service on the CIP Bonds will be within the annual limits under the CIP Act.

Details regarding the proposed terms of the CIP Bonds under this CIP are shown in Appendix A. A schedule of events for approval of the CIP and issuance of the CIP Bonds is shown in Appendix B; and the form of the public hearing notice and resolution approving the CIP are shown in Appendix C.

Continuation of the Capital Improvement Plan

This Capital Improvement Plan should be reviewed annually by the City Council using the process outlined in this Plan. It should review proposed expenditures, make priority decisions, and seek funding for those expenditures it deems necessary for the City. If deemed appropriate, the Council should prepare an update to this Plan.

APPENDIX A

PROPOSED CIP BOND ISSUE

City of Ramsey, Minnesota

$3,970,000 General Obligation Bonds, Series 2015A
Assumes Current Market BQ AA+ Rates plus 25bps

Sources & Uses

Dated 05/07/2015 | Delivered 05/07/2015

Sources Of Funds	
Par Amount of Bonds	$3,970,000.00
Total Sources	**$3,970,000.00**

Uses Of Funds	
Total Underwriter's Discount (1.200%)	47,640.00
Costs of Issuance	47,000.00
Deposit to Project Construction Fund	3,871,000.00
Rounding Amount	4,360.00
Total Uses	**$3,970,000.00**

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
05/07/2015	-	-	-	-	-
12/01/2015	-	-	60,861.42	60,861.42	60,861.42
06/01/2016	-	-	53,701.25	53,701.25	-
12/01/2016	-	-	53,701.25	53,701.25	107,402.50
06/01/2017	-	-	53,701.25	53,701.25	-
12/01/2017	170,000.00	1.100%	53,701.25	223,701.25	277,402.50
06/01/2018	-	-	52,766.25	52,766.25	-
12/01/2018	175,000.00	1.300%	52,766.25	227,766.25	280,532.50
06/01/2019	-	-	51,628.75	51,628.75	-
12/01/2019	175,000.00	1.550%	51,628.75	226,628.75	278,257.50
06/01/2020	-	-	50,272.50	50,272.50	-
12/01/2020	180,000.00	1.800%	50,272.50	230,272.50	280,545.00
06/01/2021	-	-	48,652.50	48,652.50	-
12/01/2021	180,000.00	2.000%	48,652.50	228,652.50	277,305.00
06/01/2022	-	-	46,852.50	46,852.50	-
12/01/2022	185,000.00	2.150%	46,852.50	231,852.50	278,705.00
06/01/2023	-	-	44,863.75	44,863.75	-
12/01/2023	190,000.00	2.250%	44,863.75	234,863.75	279,727.50
06/01/2024	-	-	42,726.25	42,726.25	-
12/01/2024	195,000.00	2.400%	42,726.25	237,726.25	280,452.50
06/01/2025	-	-	40,386.25	40,386.25	-
12/01/2025	195,000.00	2.500%	40,386.25	235,386.25	275,772.50
06/01/2026	-	-	37,948.75	37,948.75	-
12/01/2026	200,000.00	2.650%	37,948.75	237,948.75	275,897.50
06/01/2027	-	-	35,298.75	35,298.75	-
12/01/2027	210,000.00	2.800%	35,298.75	245,298.75	280,597.50
06/01/2028	-	-	32,358.75	32,358.75	-
12/01/2028	215,000.00	2.950%	32,358.75	247,358.75	279,717.50
06/01/2029	-	-	29,187.50	29,187.50	-
12/01/2029	220,000.00	3.100%	29,187.50	249,187.50	278,375.00
06/01/2030	-	-	25,777.50	25,777.50	-
12/01/2030	225,000.00	3.250%	25,777.50	250,777.50	276,555.00
06/01/2031	-	-	22,121.25	22,121.25	-
12/01/2031	235,000.00	3.350%	22,121.25	257,121.25	279,242.50
06/01/2032	-	-	18,185.00	18,185.00	-
12/01/2032	240,000.00	3.450%	18,185.00	258,185.00	276,370.00
06/01/2033	-	-	14,045.00	14,045.00	-
12/01/2033	250,000.00	3.550%	14,045.00	264,045.00	278,090.00
06/01/2034	-	-	9,607.50	9,607.50	-
12/01/2034	260,000.00	3.600%	9,607.50	269,607.50	279,215.00
06/01/2035	-	-	4,927.50	4,927.50	-
12/01/2035	270,000.00	3.650%	4,927.50	274,927.50	279,855.00
Total	**$3,970,000.00**	-	**$1,490,878.92**	**$5,460,878.92**	-

Yield Statistics

Bond Year Dollars	$48,964.67
Average Life	12.334 Years
Average Coupon	3.0448056%
Net Interest Cost (NIC)	3.1421003%
True Interest Cost (TIC)	3.1243978%
Bond Yield for Arbitrage Purposes	3.0041087%
All Inclusive Cost (AIC)	3.2450343%

APPENDIX B

Pre-Sale Schedule dated March 10, 2015
5-Year City Capital Improvement Plan Bond Issuance
City of Ramsey, Minnesota

The City Council must take the following actions before Bonds can be issued:

- City Council directs preparation of a 5-Year Capital Improvement Plan.
- City Council conducts a Public Hearing on issuance of Bonds and Capital Improvement Plan.
- City Council approves Bonds and Capital Improvement Plan by at least a 3/5ths vote of the governing body membership.

The table below lists the steps in the issuing process:

February 10, 2015	City Council adopts Resolution calling for Public Hearing on issuance of Bonds and on Capital Improvement Plan.
February 16, 2015	Close date to get Notice of Public Hearing on issuance of Bonds and on Capital Improvement Plan to official newspaper for publication.
February 20, 2015	Publish Notice of Public Hearing on issuance of Bonds and on Capital Improvement Plan (publication no more than 28 days and no less than 14 days prior to hearing date). Additionally, notice may be posted on the City's official web site, if any.
March 10, 2015	City Council holds Public Hearing at 7:00 p.m. on Bonds and on Capital Improvement Plan and adopts Resolution giving preliminary approval for their issuance and approving Capital Improvement Plan by at least a 3/5ths vote of the governing body membership.
April 9, 2015	Reverse referendum period ends (within 30 days of the public hearing).
May 26, 2015	City Council accepts offer for Bonds and adopts Resolution-Approving sale of Bonds.
June 18, 2015	Tentative closing/receipt of funds.

Net Debt Limit		Annual Levy Limit	
Assessor's Estimated Market Value	1,795,975,400	Assessor's Estimated Market Value	1,795,975,400
Multiply by 3%	0.03	Multiply by .16%	0.0016
Statutory Debt Limit	53,879,262	Statutory Levy Limit	2,873,561
Less: Debt Paid Solely from Taxes	(20,050,000)	Less: Annual Levy under CIP	(1,608,000)
Unused Debt Limit	33,829,262	Unused Levy Limit	1,265,561

APPENDIX C

EXTRACT OF MINUTES OF A MEETING OF THE
CITY COUNCIL OF THE CITY OF RAMSEY, MINNESOTA

HELD: FEBRUARY 10, 2015

Pursuant to due call and notice thereof, a regular meeting of the City Council of City of Ramsey, Minnesota, was duly called and held at the City Hall in the City of Ramsey, Minnesota on Tuesday the 10th day of February, 2015 at 7:00 p.m. for the purpose, in part, of calling a public hearing on the intention to issue general obligation capital improvement plan bonds and the proposal to adopt a capital improvement plan therefor.

The following members were present:

And the following were absent:

Member _____ introduced the following resolution and moved its adoption:

RESOLUTION CALLING PUBLIC HEARING ON
THE INTENTION TO ISSUE GENERAL OBLIGATION CAPITAL
IMPROVEMENT PLAN BONDS AND THE PROPOSAL TO
ADOPT A CAPITAL IMPROVEMENT PLAN FOR 2015 THROUGH 2019
UNDER MINNESOTA STATUTES, SECTION 475.521

A. WHEREAS, pursuant to Minnesota Statutes, Section 475.521 the City of Ramsey, Minnesota (the "City") may issue bonds to finance capital expenditures under its capital improvement plan (the "Plan") without an election provided that, among other things, prior to issuing the bonds the City adopts the Plan after a public hearing thereon and publishes a notice of its intention to issue the bonds and the date and time of a hearing to obtain public comment on the matter; and

B. WHEREAS, the City Council will hold a public hearing on its intention to issue general obligation capital improvement plan bonds (the "Bonds") and to adopt the Plan therefor pursuant thereto on March 10, 2015; and

NOW, THEREFOR, BE IT RESOLVED by the City Council of the City of Ramsey, Minnesota, that the City Council hereby calls for a public hearing on its intent to issue the Bonds and to adopt the Plan therefor, such hearing to be held on the date and time set forth in Exhibit A attached hereto. The City Council is hereby directed to cause the notice to be published at least 14 but not more than 28 days before the hearing in the official newspaper of the City or a newspaper of general circulation in the City.

The motion for the adoption of the foregoing resolution was duly seconded by member _____ and, after full discussion thereof and upon a vote being taken thereon, the following voted in favor thereof:

and the following voted the same:

Whereupon said resolution was declared duly passed and adopted.

STATE OF MINNESOTA
COUNTY OF ANOKA
CITY OF RAMSEY

I, the undersigned, being duly qualified and City Clerk of the City of Ramsey, Minnesota, DO HEREBY CERTIFY that I have compared the attached and foregoing extract of minutes with the original thereof on file in my office, and that the same is a full, true and complete transcript of the minutes of a meeting of the City Council of said City, on February 10, 2015, duly called and held on the date therein indicated, insofar as such minutes relate to the City Council calling a public hearing on the intension to issue general obligation capital improvement plan bonds and proposal to adopt a capital improvement plan therefor.

WITNESS my hand on this _____ day of February, 2015.

_____
City Clerk

EXHIBIT A

NOTICE OF PUBLIC HEARING

CITY OF RAMSEY, MINNESOTA
2015-2019 CAPITAL IMPROVEMENT PLAN
AND NOTICE OF INTENTION TO ISSUE
CAPITAL IMPROVEMENT BONDS

NOTICE IS HEREBY GIVEN that the City Council of the City of Ramsey, Minnesota (the "City") will meet on March 10, 2015, at or after 7:00 p.m., at the City Hall in Ramsey, Minnesota, in part to hold a public hearing concerning (1) the issuance of general obligation bonds (the "Bonds") in an amount not to exceed $4,200,000 to finance various capital improvements within the City; and (2) the proposal to adopt a capital improvement plan for 2015 through 2019 pursuant to Minnesota Statutes, Section 475.521.

All persons interested may appear and be heard at the time and place set forth above.

If a petition requesting a vote on the issuance of the Bonds, signed by voters equal to five percent of the votes cast in the City in the last general election, is filed with the City Clerk within 30 days after the public hearing (i.e., by April 9, 2015), the City may issue the Bonds only after obtaining approval of a majority of voters voting on the question at an election.

A copy of the plan is available for inspection in the City Clerk's Office, City Hall, 7550 Sunwood Drive NW, Ramsey, Minnesota 55303. Question or comments may be directed to the City Clerk's Office at 763-427-1410.

All interested persons may appear and be heard at the public hearing either orally or in writing, or may file written comments with the City Clerk before the hearing.

Dated: February 20, 2015

BY ORDER OF THE CITY COUNCIL OF
OF THE CITY OF RAMSEY, MINNESOTA

_/s/ _____
City Clerk

[Submit February 16, 2015; Publish February 20, 2015]

EXTRACT OF MINUTES OF A MEETING OF THE
CITY COUNCIL OF THE CITY OF RAMSEY, MINNESOTA

HELD: MARCH 10, 2015

Pursuant to due call and notice thereof, a regular meeting of the City Council of the City of Ramsey, Minnesota, was duly called and held at the City Hall in Ramsey, Minnesota on Tuesday the 10th day of March, 2015 at 7:00 p.m. for the purpose, in part, of giving preliminary approval to the issuance of general obligation capital improvement plan bonds and adopting the capital improvement plan.

The following members were present:

and the following were absent:

Member _____ introduced the following resolution and moved its adoption:

RESOLUTION GIVING PRELIMINARY APPROVAL
FOR THE ISSUANCE OF THE CITY'S GENERAL OBLIGATION
CAPITAL IMPROVEMENT PLAN BONDS IN AN AMOUNT
NOT TO EXCEED $4, 200,000 AND
ADOPTING THE CITY OF RAMSEY MINNESOTA CAPITAL
IMPROVEMENT PLAN FOR 2015 THROUGH 2019
UNDER MINNESOTA STATUTES, SECTION 475.521

A. WHEREAS, the City Council of the City of Ramsey, Minnesota (the "City") proposes to adopt the City of Ramsey, Minnesota Capital Improvement Plan (the "Plan") and to issue its general obligation capital improvement plan bonds (the "Bonds") described in the Plan; and

B. WHEREAS, the City has caused notice of the public hearing on the intention to issue the Bonds and on the proposed adoption of the Plan to be published pursuant to and in accordance with Minnesota Statutes, Section 475.521; and

C. WHEREAS, a public hearing on the intention to issue the Bonds and on the proposed Plan has been held on this date, following published notice of the hearing as required by law; and

D. WHEREAS, in approving the Plan, the City Council considered for each project and for the overall Plan:

1. The condition of the City's existing infrastructure, including the projected need for repair and replacement;
2. The likely demand for the improvement;
3. The estimated cost of the improvement;
4. The available public resources;
5. The level of overlapping debt in the City;
6. The relative benefits and costs of alternative uses of the funds;
7. Operating costs of the proposed improvements; and

8. Alternatives for providing services more efficiently through shared facilities with other local governmental units; and

E. WHEREAS, the City Council has determined that the issuance of the Bonds is the best way to finance the capital improvements described in the Plan as authorized under Minnesota Statutes, Section 475.521.

NOW, THEREFOR, BE IT RESOLVED by the City Council of the City of Ramsey, Minnesota, as follows:

1. The Plan is hereby in all respects approved.

2. The staff and consultants of the City are hereby authorized to do all other things and take all other actions as may be necessary or appropriate to carry out the Plan in accordance with any applicable laws and regulations.

3. The City gives preliminary approval to issuance of the Bonds in the maximum principal amount of $4,200,000, provided that if a petition requesting a vote on issuance of the Bonds, signed by voters equal to five percent of the votes cast in the last general election, is filed with City Clerk by April 9, 2015, the City may issue the Bonds only after obtaining approval of a majority of voters voting on the question at an election.

4. The City declares its official intent to reimburse itself for the costs of the Plan from the proceeds of the Bonds.

The motion for the adoption of the foregoing resolution was duly seconded by Member _____ and, after full discussion thereof and upon a vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

Whereupon said resolution was declared duly passed and adopted.

STATE OF MINNESOTA
COUNTY OF ANOKA
CITY OF RAMSEY

I, the undersigned, being duly qualified and City Clerk of the City of Ramsey, Minnesota, DO HEREBY CERTIFY that I have carefully compared the attached and foregoing extract of minutes with the original minutes of a meeting of the City Council of said City, on March 10, 2015, duly called and held on the date therein indicated, which are on file and of record in my office, and the same is a full, true and complete transcript therefrom insofar as the same relates to a resolution giving preliminary approval for the issuance of the City's general obligation capital improvement plan bonds and adopting the City's capital improvement plan therefor.

WITNESS my hand this _____ day of March, 2015.

_____
City Clerk

[Bonds must be approved by at least three-fifths of the members.]

[Issuance of Bonds is subject to a 30-day reverse referendum after the public hearing.]

March 10, 2015

Pre-Sale Report for

City of Ramsey, Minnesota

$3,970,000 General Obligation Capital Improvement Plan Bonds, Series 2015A

Prepared by:

Stacie Kvilvang
Senior Financial Advisor

And

Shelly Eldridge
Senior Financial Advisor

And

Jason Aarsvold
Financial Advisor

Executive Summary of Proposed Debt

Proposed Issue:	$3,970,000 General Obligation Capital Improvement Plan Bonds (CIP), Series 2015A
Purposes:	The proposed issue includes financing for the reconstruction of Fire Station #2. Debt service will be paid from ad valorem property taxes.
Authority:	The Bonds are being issued pursuant to Minnesota Statutes, Chapter: • 475.521 The Bonds will be general obligations of the City for which its full faith, credit and taxing powers are pledged. The Bonds count against the City's General Obligation Debt Capacity Limit of 3% of estimated market value (EMV). In the City, the EMV for pay 2014 is $1,795,975,400. Therefore, the total amount of outstanding debt cannot exceed $53,879,262. As of February 10, 2015, the City has $20,050,000 subject to the legal debt limit (this amount does not include the 2015A Bonds). In addition, a separate limitation under the CIP Act is that, without referendum, the total amount of principal and interest in any one year on all CIP Bonds issued by the City debt cannot exceed 0.16% of the total estimated market value in the municipality. In the City, that maximum annual debt service amount is $2,873,561 for the Pay 2014 tax year ($1,795,975,400 x .0016). The annual principal and interest payments on the CIP Bonds proposed to be issued under this CIP will average approximately $280,000. If you include other CIP debt outstanding, the annual principal and interest payments on all CIP debt will be approximately $1,608,000. As such, debt service on the CIP Bonds will be within the annual limits under the CIP Act
Term/Call Feature:	The Bonds are being issued for a 20 year term. Principal on the Bonds will be due on December 1 in the years 2017 through 2035. Interest is payable every six months beginning December 1, 2015. The Bonds maturing on and after February 1, 2024 will be subject to prepayment at the discretion of the City on February 1, 2023 or any date thereafter.
Bank Qualification:	Because the City is issuing less than $10,000,000 in the calendar year, the City will be able to designate the Bonds as "bank qualified" obligations. Bank qualified status broadens the market for the Bonds, which can result in lower interest rates.

Rating:	The City's most recent bond issues were rated "AA+" by Standard & Poor's. The City will request a new rating for the Bonds. If the winning bidder on the Bonds elects to purchase bond insurance, the rating for the issue may be higher than the City's bond rating in the event that the bond rating of the insurer is higher than that of the City.
Basis for Recommendation:	Based on our knowledge of your situation, your objectives communicated to us, our advisory relationship as well as characteristics of various municipal financing options, we are recommending the issuance of general obligation CIP bonds as a suitable financing option because this option is the only viable and cost effective option available to finance this type of project under state law.
Method of Sale/Placement:	In order to obtain the lowest interest cost to the City, we will solicit competitive bids for purchase of the Bonds from local banks in your area and regional underwriters. We have included an allowance for discount bidding equal to 1.20000% of the principal amount of the issue. The discount is treated as an interest item and provides the underwriter with all or a portion of their compensation in the transaction. If the Bonds are purchased at a price greater than the minimum bid amount (maximum discount), the unused allowance may be used to lower your borrowing amount. **Premium Bids:** Under current market conditions, most investors in municipal bonds prefer "premium" pricing structures. A premium is achieved when the coupon for any maturity (the interest rate paid by the issuer) exceeds the yield to the investor, resulting in a price paid that is greater than the face value of the bonds. The sum of the amounts paid in excess of face value is considered "reoffering premium." The amount of the premium varies, but it is not uncommon to see premiums for new issues in the range of 2.00% to 10.00% of the face amount of the issue. This means that an issuer with a $2,000,000 offering may receive bids that result in proceeds of $2,040,000 to $2,200,000. For this issue of Bonds we have been directed to use the premium to reduce the size of the issue. The adjustments may slightly change the true interest cost of the original bid, either up or down. You have the choice to limit the amount of premium in the bid specifications. This may result in fewer bids, but it may also eliminate large adjustments on the day of sale and other uncertainties.
Review of Existing Debt:	We have reviewed all outstanding indebtedness for the City and find that there are no refunding opportunities at this time. We will continue to monitor the market and the call dates for the City's outstanding debt and will alert you to any future refunding opportunities.

Continuing Disclosure:	Because the City has more than $10,000,000 in outstanding debt (including this issue) and this issue is over $1,000,000, the City will be agreeing to provide certain updated Annual Financial Information and its Audited Financial Statement annually as well as providing notices of the occurrence of certain "material events" to the Municipal Securities Rulemaking Board (the "MSRB"), as required by rules of the Securities and Exchange Commission (SEC). The City is already obligated to provide such reports for its existing bonds, and has contracted with Ehlers to prepare and file the reports.
Arbitrage Monitoring:	Because the Bonds are tax-exempt securities/tax credit securities, the City must ensure compliance with certain Internal Revenue Service (IRS) rules throughout the life of the issue. These rules apply to all gross proceeds of the issue, including initial bond proceeds and investment earnings in construction, escrow, debt service, and any reserve funds. How issuers spend bond proceeds and how they track interest earnings on funds (arbitrage/yield restriction compliance) are common subjects of IRS inquiries. Your specific responsibilities will be detailed in the Nonarbitrage Certificate prepared by your Bond Attorney and provided at closing. You have retained Ehlers to assist you with compliance with these rules.
Other Service Providers:	This debt issuance will require the engagement of other public finance service providers. This section identifies those other service providers, so Ehlers can coordinate their engagement on your behalf. Where you have previously used a particular firm to provide a service, we have assumed that you will continue that relationship. For services you have not previously required, we have identified a service provider. Fees charged by these service providers will be paid from proceeds of the obligation, unless you notify us that you wish to pay them from other sources. Our pre-sale bond sizing includes a good faith estimate of these fees, so their final fees may vary. If you have any questions pertaining to the identified service providers or their role, or if you would like to use a different service provider for any of the listed services please contact us. **Bond Attorney:** Briggs and Morgan, Professional Association **Paying Agent:** Bond Trust Services Corporation **Rating Agency:** Standard & Poors

This presale report summarizes our understanding of the City's objectives for the structure and terms of this financing as of this date. As additional facts become known or capital markets conditions change, we may need to modify the structure and/or terms of this financing to achieve results consistent with the City's objectives.

Proposed Debt Issuance Schedule

Public Hearing and Pre-Sale Review by City Council	March 10, 2015
Reverse referendum period ends (within 30 days of the public hearing)	April 9, 2015
Distribute Official Statement:	By May 11, 2015
Conference with Rating Agency:	Week of May 18, 2015
City Council Meeting to Award Sale of the Bonds:	May 26, 2015
Estimated Closing Date:	June 18, 2015

Attachments

Sources and Uses of Funds

Proposed Debt Service Schedule

Resolution Approving Public Hearing and Authorizing Ehlers to Proceed With Bond Sale

Capital Improvement Plan

Ehlers Contacts

Financial Advisors:	Stacie Kvilvang	(651) 697-8506
	Shelly Eldridge	(651) 697-8504
	Jason Aarsvold	(651)-697-8512
Disclosure Coordinator:	Jen Chapman	(651) 697-8566
Financial Analyst:	Alicia Gage	(651) 697-8551

The Official Statement for this financing will be mailed to the City Council at their home address or e-mailed for review prior to the sale date.

Councilmember _____introduced the following resolution and moved for its adoption:

RESOLUTION #15-05-129

RESOLUTION PROVIDING FOR THE ISSUANCE AND SALE OF $3,970,000 GENERAL OBLIGATION CAPITAL IMPROVEMENT PLAN BONDS, SERIES 2015A AND LEVYING A TAX FOR THE PAYMENT THEREOF

A. **WHEREAS,** on December 18, 2013, the City Council of the City of Ramsey, Minnesota (the "City"), held a public hearing on the proposed issuance of general obligation capital improvement plan bonds and, pursuant to resolution approved and adopted the 2015 through 2019 Five-Year Capital Improvement Plan (the "Plan"), and approved the issuance of general obligation capital improvement plan bonds to finance the acquisition and betterment of a new Fire Station #2 (the "Project"), all pursuant to the Plan and in accordance with the provisions of Minnesota Statutes, Section 475.521; and

B. **WHEREAS,** no petition signed by voters equal to five percent of the votes cast in the City in the last general election requesting a vote on the issuance of the general obligation capital improvement plan bonds has been filed with the Administrator within thirty days after the public hearing on the Plan and on the issuance of the general obligation capital improvement plan bonds; and

C. **WHEREAS**, the City Council hereby determines and declares that it is necessary and expedient to issue $3,970,000 General Obligation Capital Improvement Plan Bonds, Series 2015A (the "Bonds" or, individually, a "Bond"), pursuant to Minnesota Statutes, Section 475.521 and Chapter 475, to provide funds to finance the Project; and

D. **WHEREAS,** the City has heretofore determined, in accordance with Minnesota Statutes, Section 475.521, Subd. 4, that the principal and interest to become due in any year on all the outstanding bonds issued by the City under Minnesota Statutes, Section 475.521, including the Bonds, will be less than 0.16 percent of the taxable market value of property in the City; and

E. **WHEREAS,** the City has retained Ehlers & Associates, Inc., in Roseville, Minnesota ("Ehlers"), as its independent financial advisor for the sale of the Bonds and was therefore authorized to sell the Bonds by private negotiation in accordance with Minnesota Statutes, Section 475.60, Subdivision 2(9) and proposals to purchase the Bonds have been solicited by Ehlers; and

F. **WHEREAS,** the proposals set forth on Exhibit A attached hereto were received by the Administrator, or designee, at the office of Ehlers, at 11:00 A.M. on the date hereof, pursuant to the Preliminary Official Statement for the Bonds, dated May 14, 2015; and

G. **WHEREAS**, it is in the best interests of the City that the Bonds be issued in book-entry form as hereinafter provided; and

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

1. Acceptance of Proposal. The proposal of _____ (the "Purchaser"), to purchase the Bonds, in accordance with the Preliminary Official Statement established for the Bonds, at the rates of interest hereinafter set forth, and to pay therefor the sum of $_____, plus interest accrued to settlement, is hereby found, determined and declared to be the most favorable proposal received, is hereby accepted and the Bonds are hereby awarded to the Purchaser. The Finance Director is directed to retain the deposit of the Purchaser and to forthwith return to the unsuccessful bidders their good faith checks or drafts.

2. Bond Terms.

(a) Original Issue Date; Denominations; Maturities; Term Bond Option. The Bonds shall be dated June 18, 2015, as the date of original issue, be issued forthwith on or after such date in fully registered form, be numbered from R-1 upward in the denomination of $5,000 each or in any integral multiple thereof of a single maturity (the "Authorized Denominations"), and shall mature on December 1 in the years and amounts as follows:

Year	Amount	Year	Amount
2017		2027	
2018		2028	
2019		2029	
2020		2030	
2021		2031	
2022		2032	
2023		2033	
2024		2034	
2025		2035	
2026			

As may be requested by the Purchaser, one or more term Bonds may be issued having mandatory sinking fund redemption and final maturity amounts conforming to the foregoing principal repayment schedule, and corresponding additions may be made to the provisions of the applicable Bond(s).

(b) Book Entry Only System. The Depository Trust Company, a limited purpose trust company organized under the laws of the State of New York or any of its successors or its successors to its functions hereunder (the "Depository") will act as securities depository for the Bonds, and to this end:

(i) The Bonds shall be initially issued and, so long as they remain in book entry form only (the "Book Entry Only Period"), shall at all times be in the form of a separate single fully registered Bond for each maturity of the Bonds; and for purposes of complying with this requirement under paragraphs 5 and 10 Authorized Denominations

for any Bond shall be deemed to be limited during the Book Entry Only Period to the outstanding principal amount of that Bond.

(ii) Upon initial issuance, ownership of the Bonds shall be registered in a bond register maintained by the Bond Registrar (as hereinafter defined) in the name of CEDE & CO., as the nominee (it or any nominee of the existing or a successor Depository, the "Nominee").

(iii) With respect to the Bonds neither the City nor the Bond Registrar shall have any responsibility or obligation to any broker, dealer, bank, or any other financial institution for which the Depository holds Bonds as securities depository (the "Participant") or the person for which a Participant holds an interest in the Bonds shown on the books and records of the Participant (the "Beneficial Owner"). Without limiting the immediately preceding sentence, neither the City, nor the Bond Registrar, shall have any such responsibility or obligation with respect to (A) the accuracy of the records of the Depository, the Nominee or any Participant with respect to any ownership interest in the Bonds, or (B) the delivery to any Participant, any Owner or any other person, other than the Depository, of any notice with respect to the Bonds, including any notice of redemption, or (C) the payment to any Participant, any Beneficial Owner or any other person, other than the Depository, of any amount with respect to the principal of or premium, if any, or interest on the Bonds, or (D) the consent given or other action taken by the Depository as the Registered Holder of any Bonds (the "Holder"). For purposes of securing the vote or consent of any Holder under this Resolution, the City may, however, rely upon an omnibus proxy under which the Depository assigns its consenting or voting rights to certain Participants to whose accounts the Bonds are credited on the record date identified in a listing attached to the omnibus proxy.

(iv) The City and the Bond Registrar may treat as and deem the Depository to be the absolute owner of the Bonds for the purpose of payment of the principal of and premium, if any, and interest on the Bonds, for the purpose of giving notices of redemption and other matters with respect to the Bonds, for the purpose of obtaining any consent or other action to be taken by Holders for the purpose of registering transfers with respect to such Bonds, and for all purpose whatsoever. The Bond Registrar, as paying agent hereunder, shall pay all principal of and premium, if any, and interest on the Bonds only to the Holder or the Holders of the Bonds as shown on the bond register, and all such payments shall be valid and effective to fully satisfy and discharge the City's obligations with respect to the principal of and premium, if any, and interest on the Bonds to the extent of the sum or sums so paid.

(v) Upon delivery by the Depository to the Bond Registrar of written notice to the effect that the Depository has determined to substitute a new Nominee in place of the existing Nominee, and subject to the transfer provisions in paragraph 10, references to the Nominee hereunder shall refer to such new Nominee.

(vi) So long as any Bond is registered in the name of a Nominee, all payments with respect to the principal of and premium, if any, and interest on such Bond and all notices with respect to such Bond shall be made and given, respectively, by the Bond

Registrar or City, as the case may be, to the Depository as provided in the Letter of Representations to the Depository required by the Depository as a condition to its acting as book-entry Depository for the Bonds (said Letter of Representations, together with any replacement thereof or amendment or substitute thereto, including any standard procedures or policies referenced therein or applicable thereto respecting the procedures and other matters relating to the Depository's role as book-entry Depository for the Bonds, collectively hereinafter referred to as the "Letter of Representations").

(vii) All transfers of beneficial ownership interests in each Bond issued in book-entry form shall be limited in principal amount to Authorized Denominations and shall be effected by procedures by the Depository with the Participants for recording and transferring the ownership of beneficial interests in such Bonds.

(viii) In connection with any notice or other communication to be provided to the Holders pursuant to this Resolution by the City or Bond Registrar with respect to any consent or other action to be taken by Holders, the Depository shall consider the date of receipt of notice requesting such consent or other action as the record date for such consent or other action; provided, that the City or the Bond Registrar may establish a special record date for such consent or other action. The City or the Bond Registrar shall, to the extent possible, give the Depository notice of such special record date not less than 15 calendar days in advance of such special record date to the extent possible.

(ix) Any successor Bond Registrar in its written acceptance of its duties under this Resolution and any paying agency/bond registrar agreement, shall agree to take any actions necessary from time to time to comply with the requirements of the Letter of Representations.

(x) In the case of a partial prepayment of a Bond, the Holder may, in lieu of surrendering the Bonds for a Bond of a lesser denomination as provided in paragraph 5, make a notation of the reduction in principal amount on the panel provided on the Bond stating the amount so redeemed.

(c) Termination of Book-Entry Only System. Discontinuance of a particular Depository's services and termination of the book-entry only system may be effected as follows:

(i) The Depository may determine to discontinue providing its services with respect to the Bonds at any time by giving written notice to the City and discharging its responsibilities with respect thereto under applicable law. The City may terminate the services of the Depository with respect to the Bond if it determines that the Depository is no longer able to carry out its functions as securities depository or the continuation of the system of book-entry transfers through the Depository is not in the best interests of the City or the Beneficial Owners.

(ii) Upon termination of the services of the Depository as provided in the preceding paragraph, and if no substitute securities depository is willing to undertake the functions of the Depository hereunder can be found which, in the opinion of the City, is willing and able to assume such functions upon reasonable or customary terms, or if the

City determines that it is in the best interests of the City or the Beneficial Owners of the Bond that the Beneficial Owners be able to obtain certificates for the Bonds, the Bonds shall no longer be registered as being registered in the bond register in the name of the Nominee, but may be registered in whatever name or names the Holder of the Bonds shall designate at that time, in accordance with paragraph 10. To the extent that the Beneficial Owners are designated as the transferee by the Holders, in accordance with paragraph 10, the Bonds will be delivered to the Beneficial Owners.

(iii) Nothing in this subparagraph (c) shall limit or restrict the provisions of paragraph 10.

(d) Letter of Representations. The provisions in the Letter of Representations are incorporated herein by reference and made a part of the resolution, and if and to the extent any such provisions are inconsistent with the other provisions of this resolution, the provisions in the Letter of Representations shall control.

3. Purpose. The Bonds shall provide funds to finance the Project. The total cost of the Project, which shall include all costs enumerated in Minnesota Statutes, Section 475.65, is estimated to be at least equal to the amount of the Bonds. Work on the Project shall proceed with due diligence to completion. The City covenants that it shall do all things and perform all acts required of it to assure that work on the Project proceeds with due diligence to completion and that any and all permits and studies required under law for the Project are obtained.

4. Interest. The Bonds shall bear interest payable semiannually on June 1 and December 1 of each year (each, an "Interest Payment Date"), commencing December 1, 2015, calculated on the basis of a 360-day year of twelve 30-day months, at the respective rates per annum set forth opposite the maturity years as follows:

Maturity Year	Interest Rate	Maturity Year	Interest Rate
2017		2027	
2018		2028	
2019		2029	
2020		2030	
2021		2031	
2022		2032	
2023		2033	
2024		2034	
2025		2035	
2026			

5. Optional Redemption. All Bonds maturing December 1, 2024 and thereafter shall be subject to redemption and prepayment at the option of the City on December 1, 2023, and on any date thereafter at a price of par plus accrued interest. Redemption may be in whole or in part of the Bonds subject to prepayment. If redemption is in part, the maturities and the principal amounts within each maturity to be redeemed shall be determined by the City; and if only part of the Bonds having a common maturity date are called for prepayment, the specific Bonds to be

prepaid shall be chosen by lot by the Bond Registrar. Bonds or portions thereof called for redemption shall be due and payable on the redemption date, and interest thereon shall cease to accrue from and after the redemption date. Mailed notice of redemption shall be given to the paying agent and to each affected registered holder of the Bonds not more than sixty (60) days and not fewer than thirty (30) days prior to the date fixed for redemption.

To effect a partial redemption of Bonds having a common maturity date, the Registrar prior to giving notice of redemption shall assign to each Bond having a common maturity date a distinctive number for each $5,000 of the principal amount of such Bond. The Registrar shall then select by lot, using such method of selection as it shall deem proper in its discretion, from the numbers so assigned to the Bonds, as many numbers as, at $5,000 for each number, shall equal the principal amount of the Bonds to be redeemed. The Bonds to be redeemed shall be the Bonds to which were assigned numbers so selected; provided, however, that only so much of the principal amount of each Bond of a denomination of more than $5,000 shall be redeemed as shall equal $5,000 for each number assigned to it and so selected. If a Bond is to be redeemed only in part, it shall be surrendered to the Registrar (with, if the City or Registrar so requires, a written instrument of transfer in form satisfactory to the City and Registrar duly executed by the Holder thereof or the Holder's attorney duly authorized in writing) and the City shall execute (if necessary) and the Registrar shall authenticate and deliver to the Holder of the Bond, without service charge, a new Bond or Bonds having the same stated maturity and interest rate and of any Authorized Denomination or Denominations, as requested by the Holder, in aggregate principal amount equal to and in exchange for the unredeemed portion of the principal of the Bond so surrendered.

6. Bond Registrar. Bond Trust Services Corporation in Roseville, Minnesota, is appointed to act as bond registrar and transfer agent with respect to the Bonds (the "Bond Registrar"), and shall do so unless and until a successor Bond Registrar is duly appointed, all pursuant to any contract the City and Bond Registrar shall execute which is consistent herewith. The Bond Registrar shall also serve as paying agent unless and until a successor paying agent is duly appointed. Principal and interest on the Bonds shall be paid to the registered holders (or record holders) of the Bonds in the manner set forth in the form of Bond and paragraph 12.

7. Form of Bond. The Bonds, together with the Bond Registrar's Certificate of Authentication, the form of Assignment and the registration information thereon, shall be in substantially the following form:

UNITED STATES OF AMERICA
STATE OF MINNESOTA
ANOKA COUNTY
CITY OF RAMSEY

R-_____ $_____

GENERAL OBLIGATION CAPITAL IMPROVEMENT PLAN BOND, SERIES 2015A

Interest Rate	Maturity Date	Date of Original Issue	CUSIP
%	December 1, ____	June 18, 2015	

REGISTERED OWNER: CEDE & CO.

PRINCIPAL AMOUNT:

The City of Ramsey, Anoka County, Minnesota (the "Issuer"), certifies that it is indebted and for value received promises to pay to the registered owner specified above, or registered assigns, in the manner hereinafter set forth, the principal amount specified above, on the maturity date specified above, unless called for prepayment, and to pay interest thereon semiannually on June 1 and December 1 of each year (each, an "Interest Payment Date"), commencing December 1, 2015, at the rate per annum specified above (calculated on the basis of a 360-day year of twelve 30-day months) until the principal sum is paid or has been provided for. This Bond will bear interest from the most recent Interest Payment Date to which interest has been paid or, if no interest has been paid, from the date of original issue hereof. The principal of and premium, if any, on this Bond are payable upon presentation and surrender hereof at the principal office of Bond Trust Services Corporation in Roseville, Minnesota (the "Bond Registrar"), acting as paying agent, or any successor paying agent duly appointed by the Issuer. Interest on this Bond will be paid on each Interest Payment Date by check or draft mailed to the person in whose name this Bond is registered (the "Holder" or "Bondholder") on the registration books of the Issuer maintained by the Bond Registrar and at the address appearing thereon at the close of business on the fifteenth day of the calendar month next preceding such Interest Payment Date (the "Regular Record Date"). Any interest not so timely paid shall cease to be payable to the person who is the Holder hereof as of the Regular Record Date, and shall be payable to the person who is the Holder hereof at the close of business on a date (the "Special Record Date") fixed by the Bond Registrar whenever money becomes available for payment of the defaulted interest. Notice of the Special Record Date shall be given to Bondholders not less than ten days prior to the Special Record Date. The principal of and premium, if any, and interest on this Bond are payable in lawful money of the United States of America. So long as this Bond is registered in the name of the Depository or its Nominee as provided in the Resolution hereinafter described, and as those terms are defined therein, payment of principal of, premium, if any, and interest on this Bond and notice with respect thereto shall be made as provided in the Letter of Representations, as defined in the Resolution. Until termination of the book-entry only system pursuant to the Resolution, Bonds may only be registered in the name of the Depository or its Nominee.

Optional Redemption. All Bonds of this issue (the "Bonds") maturing December 1, 2024 and thereafter are subject to redemption and prepayment at the option of the Issuer on December 1, 2023, and on any date thereafter at a price of par plus accrued interest. Redemption may be in whole or in part of the Bonds subject to prepayment. If redemption is in part, the maturities and the principal amounts within each maturity to be redeemed shall be determined by the Issuer; and if only part of the Bonds having a common maturity date are called for prepayment, the specific Bonds to be prepaid shall be chosen by lot by the Bond Registrar. Bonds or portions thereof called for redemption shall be due and payable on the redemption date, and interest thereon shall

cease to accrue from and after the redemption date. Mailed notice of redemption shall be given to the paying agent and to each affected registered holder of the Bonds not more than sixty (60) days and not fewer than thirty (30) days prior to the date fixed for redemption.

Selection of Bonds for Redemption; Partial Redemption. To effect a partial redemption of Bonds having a common maturity date, the Bond Registrar shall assign to each Bond having a common maturity date a distinctive number for each $5,000 of the principal amount of such Bond. The Bond Registrar shall then select by lot, using such method of selection as it shall deem proper in its discretion, from the numbers assigned to the Bonds, as many numbers as, at $5,000 for each number, shall equal the principal amount of the Bonds to be redeemed. The Bonds to be redeemed shall be the Bonds to which were assigned numbers so selected; provided, however, that only so much of the principal amount of such Bond of a denomination of more than $5,000 shall be redeemed as shall equal $5,000 for each number assigned to it and so selected. If a Bond is to be redeemed only in part, it shall be surrendered to the Bond Registrar (with, if the Issuer or Bond Registrar so requires, a written instrument of transfer in form satisfactory to the Issuer and Bond Registrar duly executed by the Holder thereof or the Holder's attorney duly authorized in writing) and the Issuer shall execute (if necessary) and the Bond Registrar shall authenticate and deliver to the Holder of the Bond, without service charge, a new Bond or Bonds having the same stated maturity and interest rate and of any Authorized Denomination or Denominations, as requested by the Holder, in aggregate principal amount equal to and in exchange for the unredeemed portion of the principal of the Bond so surrendered.

Issuance; Purpose; General Obligation. This Bond is one of an issue in the total principal amount of $3,970,000, all of like date of original issue and tenor, except as to number, maturity, interest rate and denomination, issued pursuant to and in full conformity with the Charter of the Issuer, the Constitution and laws of the State of Minnesota and pursuant to a resolution adopted by the City Council on May 26, 2015 (the "Resolution"), to finance the acquisition and betterment of a new Fire Station #2, as provided in the City's Capital Improvement Plan. This Bond is payable out of the General Obligation Capital Improvement Plan Bonds, Series 2015A Fund of the Issuer. This Bond constitutes a general obligation of the Issuer, and to provide moneys for the prompt and full payment of its principal, premium, if any, and interest when the same become due, the full faith and credit and taxing powers of the Issuer have been and are hereby irrevocably pledged.

Denominations; Exchange; Resolution. The Bonds are issuable solely in fully registered form in Authorized Denominations (as defined in the Resolution) and are exchangeable for fully registered Bonds of other Authorized Denominations in equal aggregate principal amounts at the principal office of the Bond Registrar, but only in the manner and subject to the limitations provided in the Resolution. Reference is hereby made to the Resolution for a description of the rights and duties of the Bond Registrar. Copies of the Resolution are on file in the principal office of the Bond Registrar.

Transfer. This Bond is transferable by the Holder in person or by the Holder's attorney duly authorized in writing at the principal office of the Bond Registrar upon presentation and surrender hereof to the Bond Registrar, all subject to the terms and conditions provided in the Resolution and to reasonable regulations of the Issuer contained in any agreement with the Bond Registrar. Thereupon the Issuer shall execute and the Bond Registrar shall authenticate and

deliver, in exchange for this Bond, one or more new fully registered Bonds in the name of the transferee (but not registered in blank or to "bearer" or similar designation), of an Authorized Denomination or Denominations, in aggregate principal amount equal to the principal amount of this Bond, of the same maturity and bearing interest at the same rate.

Fees upon Transfer or Loss. The Bond Registrar may require payment of a sum sufficient to cover any tax or other governmental charge payable in connection with the transfer or exchange of this Bond and any legal or unusual costs regarding transfers and lost Bonds.

Treatment of Registered Owners. The Issuer and Bond Registrar may treat the person in whose name this Bond is registered as the owner hereof for the purpose of receiving payment as herein provided (except as otherwise provided herein with respect to the Record Date) and for all other purposes, whether or not this Bond shall be overdue, and neither the Issuer nor the Bond Registrar shall be affected by notice to the contrary.

Authentication. This Bond shall not be valid or become obligatory for any purpose or be entitled to any security unless the Certificate of Authentication hereon shall have been executed by the Bond Registrar.

Qualified Tax-Exempt Obligation. This Bond has been designated by the Issuer as a "qualified tax-exempt obligation" for purposes of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended.

IT IS HEREBY CERTIFIED AND RECITED that all acts, conditions and things required by the Charter of the Issuer, the Constitution and laws of the State of Minnesota to be done, to happen and to be performed, precedent to and in the issuance of this Bond, have been done, have happened and have been performed, in regular and due form, time and manner as required by law, and that this Bond, together with all other debts of the Issuer outstanding on the date of original issue hereof and the date of its issuance and delivery to the original purchaser, does not exceed any charter, constitutional or statutory limitation of indebtedness.

IN WITNESS WHEREOF, the City of Ramsey, Anoka County, Minnesota, by its City Council has caused this Bond to be executed on its behalf by the facsimile signatures of its

Mayor and its Administrator, the corporate seal of the Issuer having been intentionally omitted as permitted by law.

Date of Registration:

_____

Registrable by: BOND TRUST SERVICES CORPORATION

Payable at: BOND TRUST SERVICES CORPORATION

CITY OF RAMSEY,
ANOKA COUNTY, MINNESOTA

BOND REGISTRAR'S CERTIFICATE OF AUTHENTICATION
This Bond is one of the Bonds described in the Resolution mentioned within.

Bond Trust Services Corporation
Roseville, Minnesota,
Bond Registrar

By_____
Authorized Signature

/s/ Facsimile
Mayor

/s/ Facsimile
Administrator

ABBREVIATIONS

The following abbreviations, when used in the inscription on the face of this Bond, shall be construed as though they were written out in full according to applicable laws or regulations:

TEN COM - as tenants in common
TEN ENT - as tenants by the entireties
JT TEN - as joint tenants with right of survivorship
and not as tenants in common
UTMA - _____ as custodian for _____
(Cust) (Minor)
under the _____ Uniform Transfers to Minors Act
(State)

Additional abbreviations may also be used though not in the above list.

ASSIGNMENT

For value received, the undersigned hereby sells, assigns and transfers unto _____ the within Bond and does hereby irrevocably constitute and appoint _____ attorney to transfer the Bond on the books kept for the registration thereof, with full power of substitution in the premises.

Dated:_____ _____

Notice: The assignor's signature to this assignment must correspond with the name as it appears upon the face of the within Bond in every particular, without alteration or any change whatever.

Signature Guaranteed: _____
Signature(s) must be guaranteed by a national bank or trust company or by a brokerage firm having a membership in one of the major stock exchanges or any other "Eligible Guarantor Institution" as defined in 17 CFR 240.17 Ad-15(a)(2).

The Bond Registrar will not effect transfer of this Bond unless the information concerning the transferee requested below is provided.

Name and Address: _____

_____

_____

(Include information for all joint owners if the Bond is held by joint account.)

PREPAYMENT SCHEDULE

This Bond has been prepaid in part on the date(s) and in the amount(s) as follows:

DATE	AMOUNT	AUTHORIZED SIGNATURE OF HOLDER

8. Execution. The Bonds shall be in typewritten form, shall be executed on behalf of the City by the signatures of its Mayor and Administrator and be sealed with the seal of the City; provided, as permitted by law, both signatures may be photocopied facsimiles and the corporate seal has been omitted. In the event of disability or resignation or other absence of either officer, the Bonds may be signed by the manual or facsimile signature of the officer who may act on behalf of the absent or disabled officer. In case either officer whose signature or facsimile of whose signature shall appear on the Bonds shall cease to be such officer before the delivery of the Bonds, the signature or facsimile shall nevertheless be valid and sufficient for all purposes, the same as if the officer had remained in office until delivery.

9. Authentication. No Bond shall be valid or obligatory for any purpose or be entitled to any security or benefit under this resolution unless a Certificate of Authentication on the Bond, substantially in the form hereinabove set forth, shall have been duly executed by an authorized representative of the Bond Registrar. Certificates of Authentication on different Bonds need not be signed by the same person. The Bond Registrar shall authenticate the signatures of officers of the City on each Bond by execution of the Certificate of Authentication on the Bond and, by inserting as the date of registration in the space provided, the date on which the Bond is authenticated, except that for purposes of delivering the original Bonds to the Purchaser, the Bond Registrar shall insert as a date of registration the date of original issue of June 18, 2015. The Certificate of Authentication so executed on each Bond shall be conclusive evidence that it has been authenticated and delivered under this resolution.

10. Registration; Transfer; Exchange. The City will cause to be kept at the principal office of the Bond Registrar a bond register in which, subject to such reasonable regulations as the Bond Registrar may prescribe, the Bond Registrar shall provide for the registration of Bonds and the registration of transfers of Bonds entitled to be registered or transferred as herein provided.

Upon surrender for transfer of any Bond at the principal office of the Bond Registrar, the City shall execute (if necessary), and the Bond Registrar shall authenticate, insert the date of registration (as provided in paragraph 9) of, and deliver, in the name of the designated transferee or transferees, one or more new Bonds of any Authorized Denomination or Denominations of a like aggregate principal amount, having the same stated maturity and interest rate, as requested by the transferor; provided, however, that no Bond may be registered in blank or in the name of "bearer" or similar designation.

At the option of the Holder, Bonds may be exchanged for Bonds of any Authorized Denomination or Denominations of a like aggregate principal amount and stated maturity, upon surrender of the Bonds to be exchanged at the principal office of the Bond Registrar. Whenever any Bonds are so surrendered for exchange, the City shall execute (if necessary), and the Bond Registrar shall authenticate, insert the date of registration of, and deliver the Bonds which the Holder making the exchange is entitled to receive.

All Bonds surrendered upon any exchange or transfer provided for in this resolution shall be promptly canceled by the Bond Registrar and thereafter disposed of as directed by the City.

All Bonds delivered in exchange for or upon transfer of Bonds shall be valid general obligations of the City evidencing the same debt, and entitled to the same benefits under this resolution, as the Bonds surrendered for such exchange or transfer.

Every Bond presented or surrendered for transfer or exchange shall be duly endorsed or be accompanied by a written instrument of transfer, in form satisfactory to the Bond Registrar, duly executed by the Holder thereof or the Holder's attorney duly authorized in writing.

The Bond Registrar may require payment of a sum sufficient to cover any tax or other governmental charge payable in connection with the transfer or exchange of any Bond and any legal or unusual costs regarding transfers and lost Bonds.

Transfers shall also be subject to reasonable regulations of the City contained in any agreement with the Bond Registrar, including regulations which permit the Bond Registrar to close its transfer books between record dates and payment dates. The Finance Director is hereby authorized to negotiate and execute the terms of said agreement.

11. Rights Upon Transfer or Exchange. Each Bond delivered upon transfer of or in exchange for or in lieu of any other Bond shall carry all the rights to interest accrued and unpaid, and to accrue, which were carried by such other Bond.

12. Interest Payment; Record Date. Interest on any Bond shall be paid on each Interest Payment Date by check or draft mailed to the person in whose name the Bond is registered (the "Holder") on the registration books of the City maintained by the Bond Registrar and at the address appearing thereon at the close of business on the fifteenth day of the calendar month next preceding such Interest Payment Date (the "Regular Record Date"). Any such interest not so timely paid shall cease to be payable to the person who is the Holder thereof as of the Regular Record Date, and shall be payable to the person who is the Holder thereof at the close of business on a date (the "Special Record Date") fixed by the Bond Registrar whenever money becomes available for payment of the defaulted interest. Notice of the Special Record Date shall be given by the Bond Registrar to the Holders not less than ten days prior to the Special Record Date.

13. Treatment of Registered Owner. The City and Bond Registrar may treat the person in whose name any Bond is registered as the owner of the Bond for the purpose of receiving payment of principal of and premium, if any, and interest (subject to the payment provisions in paragraph 12) on, the Bond and for all other purposes whatsoever whether or not the Bond shall be overdue, and neither the City nor the Bond Registrar shall be affected by notice to the contrary.

14. Delivery; Application of Proceeds. The Bonds when so prepared and executed shall be delivered by the Finance Director to the Purchaser upon receipt of the purchase price, and the Purchaser shall not be obliged to see to the proper application thereof.

15. Fund and Accounts. There is hereby created a special fund to be designated the "General Obligation Capital Improvement Plan Bonds, Series 2015A Fund" (the "Fund") to be administered and maintained by the Finance Director as a bookkeeping account separate and apart from all other funds maintained in the official financial records of the City. The Fund shall

be maintained in the manner herein specified until all of the Bonds and the interest thereon have been fully paid. There shall be maintained in the Fund the following separate accounts:

(a) Construction Account. To the Construction Account there shall be credited the proceeds of the sale of the Bonds, less any amount paid by the Purchaser in excess of the minimum bid. From the Construction Account there shall be paid all costs and expenses of financing the Project, including the cost of any construction contracts heretofore let and all other costs incurred and to be incurred of the kind authorized in Minnesota Statutes, Section 475.65. Moneys in the Construction Account shall be used for no other purpose except as otherwise provided by law; provided that the proceeds of the Bonds may also be used to the extent necessary to pay interest on the Bonds due prior to the anticipated date of commencement of the collection of taxes herein levied or covenanted to be levied; and provided further that if upon completion of the Project there shall remain any unexpended balance in the Construction Account, the balance shall be transferred by the City Council to the Debt Service Account.

(b) Debt Service Account. There are hereby irrevocably appropriated and pledged to, and there shall be credited to, the Debt Service Account: (i) any amount paid by the Purchaser in excess of the minimum bid; (ii) all collections of taxes herein and hereafter levied for the payment of the Bonds; (iii) all funds remaining in the Construction Account after completion of the Project and payment of the costs thereof; (iv) all investment earnings on funds held in the Debt Service Account; and (v) any and all other moneys which are properly available and are appropriated by the governing body of the City to the Debt Service Account. The Debt Service Account shall be used solely to pay the principal and interest of the Bonds and any other general obligation bonds of the City hereafter issued by the City and made payable from said account as provided by law.

No portion of the proceeds of the Bonds shall be used directly or indirectly to acquire higher yielding investments or to replace funds which were used directly or indirectly to acquire higher yielding investments, except (1) for a reasonable temporary period until such proceeds are needed for the purpose for which the Bonds were issued and (2) in addition to the above in an amount not greater than the lesser of five percent of the proceeds of the Bonds or $100,000. To this effect, any proceeds of the Bonds and any sums from time to time held in the Construction Account or Debt Service Account (or any other City account which will be used to pay principal or interest to become due on the bonds payable therefrom) in excess of amounts which under then applicable federal arbitrage regulations may be invested without regard to yield shall not be invested at a yield in excess of the applicable yield restrictions imposed by said arbitrage regulations on such investments after taking into account any applicable "temporary periods" or "minor portion" made available under the federal arbitrage regulations. Money in the Fund shall not be invested in obligations or deposits issued by, guaranteed by or insured by the United States or any agency or instrumentality thereof if and to the extent that such investment would cause the Bonds to be "federally guaranteed" within the meaning of Section 149(b) of the Internal Revenue Code of 1986, as amended (the "Code").

16. Tax Levy; Coverage Test. To provide moneys for payment of the principal and interest on the Bonds there is hereby levied upon all of the taxable property in the City a direct annual ad valorem tax which shall be spread upon the tax rolls and collected with and as part of other general property taxes in the City for the years and in the amounts as follows:

Levy Years	Collection Years	Amount

See Attached Schedule

The tax levies are such that if collected in full they, together with other revenues herein pledged for the payment of the Bonds, will produce at least five percent in excess of the amount needed to meet when due the principal and interest payments on the Bonds. The tax levies shall be irrepealable so long as any of the Bonds are outstanding and unpaid, provided that the City reserves the right and power to reduce the levies in the manner and to the extent permitted by Minnesota Statutes, Section 475.61, Subdivision 3.

17. Defeasance. When all Bonds have been discharged as provided in this paragraph, all pledges, covenants and other rights granted by this resolution to the registered holders of the Bonds shall, to the extent permitted by law, cease. The City may discharge its obligations with respect to any Bonds which are due on any date by irrevocably depositing with the Bond Registrar on or before that date a sum sufficient for the payment thereof in full; or if any Bond should not be paid when due, it may nevertheless be discharged by depositing with the Bond Registrar a sum sufficient for the payment thereof in full with interest accrued to the date of such deposit. The City may also discharge its obligations with respect to any prepayable Bonds called for redemption on any date when they are prepayable according to their terms, by depositing with the Bond Registrar on or before that date a sum sufficient for the payment thereof in full, provided that notice of redemption thereof has been duly given. The City may also at any time discharge its obligations with respect to any Bonds, subject to the provisions of law now or hereafter authorizing and regulating such action, by depositing irrevocably in escrow, with a suitable banking institution qualified by law as an escrow agent for this purpose, cash or securities described in Minnesota Statutes, Section 475.67, Subdivision 8, bearing interest payable at such times and at such rates and maturing on such dates as shall be required, without regard to sale and/or reinvestment, to pay all amounts to become due thereon to maturity.

18. Compliance With Reimbursement Bond Regulations. The provisions of this paragraph are intended to establish and provide for the City's compliance with United States Treasury Regulations Section 1.150-2 (the "Reimbursement Regulations") applicable to the "reimbursement proceeds" of the Bonds, being those portions thereof which will be used by the City to reimburse itself for any expenditure which the City paid or will have paid prior to the Closing Date (a "Reimbursement Expenditure").

The City hereby certifies and/or covenants as follows:

(a) Not later than sixty days after the date of payment of a Reimbursement Expenditure, the City (or person designated to do so on behalf of the City) has made or will have made a written declaration of the City's official intent (a "Declaration") which effectively (i) states the City's reasonable expectation to reimburse itself for the payment of the Reimbursement Expenditure out of the proceeds of a subsequent borrowing; (ii) gives a general and functional description of the property, project or program to which the Declaration relates and for which the Reimbursement Expenditure is paid, or identifies a specific fund or account of the City and the general functional purpose thereof from which the Reimbursement Expenditure was to be paid (collectively the "Project"); and (iii) states the maximum principal amount of debt expected to be

issued by the City for the purpose of financing the Project; provided, however, that no such Declaration shall necessarily have been made with respect to: (i) "preliminary expenditures" for the Project, defined in the Reimbursement Regulations to include engineering or architectural, surveying and soil testing expenses and similar prefatory costs, which in the aggregate do not exceed twenty percent of the "issue price" of the Bonds, and (ii) a *de minimis* amount of Reimbursement Expenditures not in excess of the lesser of $100,000 or five percent of the proceeds of the Bonds.

(b) Each Reimbursement Expenditure is a capital expenditure or a cost of issuance of the Bonds or any of the other types of expenditures described in Section 1.150-2(d)(3) of the Reimbursement Regulations.

(c) The "reimbursement allocation" described in the Reimbursement Regulations for each Reimbursement Expenditure shall and will be made forthwith following (but not prior to) the issuance of the Bonds and in all events within the period ending on the date which is the later of three years after payment of the Reimbursement Expenditure or one year after the date on which the Project to which the Reimbursement Expenditure relates is first placed in service.

(d) Each such reimbursement allocation will be made in a writing that evidences the City's use of Bond proceeds to reimburse the Reimbursement Expenditure and, if made within 30 days after the Bonds are issued, shall be treated as made on the day the Bonds are issued.

Provided, however, that the City may take action contrary to any of the foregoing covenants in this paragraph upon receipt of an opinion of its Bond Counsel for the Bonds stating in effect that such action will not impair the tax-exempt status of the Bonds.

19. General Obligation Pledge. For the prompt and full payment of the principal and interest on the Bonds, as the same respectively become due, the full faith, credit and taxing powers of the City shall be and are hereby irrevocably pledged. If the balance in the Debt Service Account is ever insufficient to pay all principal and interest then due on the Bonds and any other bonds payable therefrom, the deficiency shall be promptly paid out of any other funds of the City which are available for such purpose, and such other funds may be reimbursed with or without interest from the Debt Service Account when a sufficient balance is available therein.

20. Certificate of Registration. The Administrator is hereby directed to file a certified copy of this resolution with the County Auditor of Anoka County, Minnesota, together with such other information as the County Auditor shall require, and to obtain from the County Auditor the certificate that the Bonds have been entered in the County Auditor's Bond Register and that the tax levy required by law has been made.

21. Records and Certificates. The officers of the City are hereby authorized and directed to prepare and furnish to the Purchaser, and to the attorneys approving the legality of the issuance of the Bonds, certified copies of all proceedings and records of the City relating to the Bonds and to the financial condition and affairs of the City, and such other affidavits, certificates and information as are required to show the facts relating to the legality and marketability of the Bonds as the same appear from the books and records under their custody and control or as

otherwise known to them, and all such certified copies, certificates and affidavits, including any heretofore furnished, shall be deemed representations of the City as to the facts recited therein.

22. Continuing Disclosure. The City is the sole obligated person with respect to the Bonds. The City hereby agrees, in accordance with the provisions of Rule 15c2-12 (the "Rule"), promulgated by the Securities and Exchange Commission (the "Commission") pursuant to the Securities Exchange Act of 1934, as amended, and a Continuing Disclosure Undertaking (the "Undertaking") hereinafter described:

(a) to provide or cause to be provided to the Municipal Securities Rulemaking Board, by filing at www.emma.msrb.org, (i) at least annually, its audited financial statements for the most recent fiscal year, and (ii) notice of the occurrence of certain events with respect to the Bonds in not more than ten (10) business days after the occurrence of such event, in accordance with the Undertaking; and

(b) its covenants pursuant to the Rule set forth in this paragraph and in the Undertaking is intended to be for the benefit of the Holders of the Bonds and shall be enforceable on behalf of such Holders; provided that the right to enforce the provisions of these covenants shall be limited to a right to obtain specific enforcement of the City's obligations under the covenants.

The Mayor and Administrator of the City, or any other officer of the City authorized to act in their place (the "Officers") are hereby authorized and directed to execute on behalf of the City the Undertaking in substantially the form presented to the City Council subject to such modifications thereof or additions thereto as are (i) consistent with the requirements under the Rule, (ii) required by the Purchaser of the Bonds, and (iii) acceptable to the Officers.

23. Negative Covenant as to Use of Bond Proceeds and Project. The City hereby covenants not to use the proceeds of the Bonds or to use the Project, or to cause or permit them to be used, or to enter into any deferred payment arrangements for the cost of the Project, in such a manner as to cause the Bonds to be "private activity bonds" within the meaning of Sections 103 and 141 through 150 of the Code.

24. Tax-Exempt Status of the Bonds; Rebate. The City shall comply with requirements necessary under the Code to establish and maintain the exclusion from gross income under Section 103 of the Code of the interest on the Bonds, including without limitation (1) requirements relating to temporary periods for investments, (2) limitations on amounts invested at a yield greater than the yield on the Bonds, and (3) the rebate of excess investment earnings to the United States. The City expects to satisfy the 24-month expenditure exemption for gross proceeds of the Bonds as provided in Section 1.148-7(d)(1) of the Regulations. The Mayor and/or Administrator are hereby authorized and directed to make such elections as to arbitrage and rebate matters relating to the Bonds as they deem necessary, appropriate or desirable in connection with the Bonds, and all such elections shall be, and shall be deemed and treated as, elections of the City.

25. Designation of Qualified Tax-Exempt Obligations. In order to qualify the Bonds as "qualified tax-exempt obligations" within the meaning of Section 265(b)(3) of the Code, the City hereby makes the following factual statements and representations:

(a) the Bonds are issued after August 7, 1986;

(b) the Bonds are not "private activity bonds" as defined in Section 141 of the Code;

(c) the City hereby designates the Bonds as "qualified tax exempt obligations" for purposes of Section 265(b)(3) of the Code;

(d) the reasonably anticipated amount of tax exempt obligations (other than private activity bonds, treating qualified 501(c)(3) bonds as not being private activity bonds) which will be issued by the City (and all entities treated as one issuer with the City, and all subordinate entities whose obligations are treated as issued by the City) during this calendar year 2015 will not exceed $10,000,000;

(e) not more than $10,000,000 of obligations issued by the City during this calendar year 2015 have been designated for purposes of Section 265(b)(3) of the Code; and

(f) the aggregate face amount of the Bonds does not exceed $10,000,000.

The City shall use its best efforts to comply with any federal procedural requirements which may apply in order to effectuate the designation made by this paragraph.

26. Official Statement. The Official Statement relating to the Bonds prepared and distributed by Ehlers is hereby approved and the officers of the City are authorized in connection with the delivery of the Bonds to sign such certificates as may be necessary with respect to the completeness and accuracy of the Official Statement.

27. Payment of Issuance Expenses. The City authorizes the Purchaser to forward the amount of Bond proceeds allocable to the payment of issuance expenses to KleinBank, Chaska, Minnesota, on the closing date for further distribution as directed by Ehlers.

28. Severability. If any section, paragraph or provision of this resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this resolution.

29. Governmental Bonds Post-Issuance Compliance Policies and Procedures. The City hereby approves the Governmental Bonds Post-Issuance Compliance Policies and Procedures in substantially the form presented to the City Council.

30. Headings. Headings in this resolution are included for convenience of reference only and are not a part hereof, and shall not limit or define the meaning of any provision hereof.

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 the resolution was declared duly passed and adopted by the Ramsey City Council this 26th day of May, 2015.

_____

Mayor

ATTEST:

_____

City Clerk

STATE OF MINNESOTA
COUNTY OF ANOKA
CITY OF RAMSEY

I, the undersigned, the Administrator of the City of Ramsey, Minnesota, do hereby certify that I have compared the attached and foregoing extract of minutes with the original thereof on file in my office, and that the same is a full, true and complete transcript of the minutes of a meeting of the City Council, duly called and held on the date therein indicated, insofar as such minutes relate to authorizing the issuance and awarding the sale of $3,970,000 General Obligation Capital Improvement Plan Bonds, Series 2015A.

WITNESS my hand on May __, 2015.

_____
Administrator

EXHIBIT A

PROPOSALS

[To be supplied by Ehlers & Associates, Inc.]

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

CC Regular Session **7. 5.**

Meeting Date: 05/26/2015

By: Diana Lund, Finance

Information

Title:

Adopt Resolution #15-05-130 Providing for the Issuance and Sale of $1,235,000 GO Street Reconstruction Bonds, Series 2015B, and Levying a Tax for the Payment Thereof

Purpose/Background:

Purpose: To provide funding for road reconstruction and bituminous overlays via the issuance of Road Reconstruction Plan Bonds.

Background: Over the past several years, much discussion has taken place over the financing of road improvements. These needed improvements: Sealcoats, Overlays and Reconstructions are based on the 60-year Long-Term Street Maintenance Program that the engineering department had compiled on all of the city's streets based on a PASER rating (the lower the PASER rating, the worse the road). Based on the Long-Term Street Maintenance Program, it was estimated that the highest priority projects averaged $2.2M over the first five years and increased after that. Of the estimated $2.2M, $500,000 would be funded from the General Fund and the remainder from the issuance of debt. The payment of said debt would be paid from an annual tax levy and assessment to benefiting parties.

As the city will not be assessing 20% of the total bonded debt, the city cannot issue Special Assessment Bonds to fund road construction. Another alternative that was put in place in 2002 (for road reconstruction only) was the Street Reconstruction bond. Not until 2013 was the use of Street Reconstruction bonds allowed for overlays. Thus, the city is looking at issuing Road Reconstruction Debt for those projects (Garnet Street and overlay projects) as outlined for 2015 under the street maintenance plan and included in the City's 2015-2019 Capital Improvement Plan (CIP).

There are requirements that need to be followed if the City desires to issue Road Reconstruction Plan Bonds. The requirements are: 1. A Five-Year Street Reconstruction and Overlay Plan (SROP) must be prepared. The City's five-year plan as presented, is based on the highest priority street projects that Engineering had outlined in their Long-Term Street Maintenance Program and which are also outlined in the City's 2015-2019 Capital Improvement Plan (CIP). 2. City Council must hold a public hearing on the issuance of the bonds and Street Reconstruction and Overlay Plan. Public Hearing was held on March 10, 2015. The major requirement to allow the city to issue this debt, is that the City Council must approve the sale of the street reconstruction

bonds by an unanimous vote of its membership present.

Like a Capital Improvement bond, the Street Reconstruction bond is not required to have a referendum, but a reverse referendum is allowable. If a petition bearing the signatures of at least 5 percent of the votes cast in the last general election is filed with the City Clerk within 30 days after the public hearing regarding the bonds (March 10, 2015), the bonds may not be issued unless approved by voters. No petition was filed by the April 9, 2015 deadline.

The issuance of General Obligation Street Reconstruction Bonds will be used to **fund the street reconstruction portion only** of the project. The sidewalk and any utility improvements are not and cannot be included in this bonding request as Road Reconstruction bonds cannot be used for those items that did not previously exist prior to reconstruction. The only exception to the possible inclusion of non-prior existing items is if the city could justify that that the improvement has a substantial public safety function.

At its regular meeting of March 10, 2015 City Council passed resolution #15-03-061 authorizing the issuance of GO Street Reconstruction Bonds .

Stacie Kvilvang from Ehler's and Associates, the city's financial consultant, will present the bid results on the night of May 26, 2015, as the GO Street Reconstruction bonds will be bid on earlier that afternoon by prospective bond buyers. The total bonded request is $1,235,000 which remains constant with the original request in March.

Notification:

Ehlers and Associates prepared a Five-Year Street Reconstruction Overlay Plan (SROP) based on the Long-Term Street Maintenance Program prepared by the engineering department and also depicted in the city's 2015-2019 Capital Improvement Plan (CIP) and a presale report that are attached. As stated, the GO Street Reconstruction bond issue would be $1,235,000 which covers a majority of the construction costs needed and underwriting and issuance costs ($410,000 of project costs will come from city funds held in the Public Improvement Revolving Fund (PIR) from 2013 unspent road funds).

Observations/Alternatives:

Observations:

The Five-Year Street Reconstruction and Overlay Plan 2015-2019 shows bonding schedules for each of these respective years. Statute states that a Five-Year plan must be produced outlining projects and costs for the next five years. If the city does not wish to follow this schedule (with the projects that are listed) over the next five years a new five-year plan will need to be devised. For example, if projects A-E are included in the five-year plan and the city wishes to do project F instead of B, the plan needs to be amended and the public hearing process will need to be undertaken again on the revised plan. The city is proposing to bond annually as years 2016-2019 in the plan are based on current engineer cost estimates and an annual inflationary factor.

Alternatives:

#1. Motion to Adopt Resolution #15-05-130 authorizing approval of the sale of $1,235,000 GO Street Reconstruction Bonds, Series 2015B.

#2. Motion to not Adopt Resolution #15-05-130 which would be rejecting the bids of the bond sale.

Funding Source:

The issuance of Street Reconstruction Bonds (and a small percentage from special assessments) will fund the Garnet Street and overlay improvements as outlined in the Long-Term Street Maintenance Program and the 2015-2019 CIP.

Recommendation:

Staff recommends Alternative #1 as the issuance of debt follows the direction that City Council authorized as the funding mechanism of how road reconstruction projects were to be funded (with a small portion funded via special assessments).

Action:

Motion to Adopt Resolution #15-03-061 Providing for the Issuance and Sale of $1,235,000 GO Street Reconstruction Bonds, Series 2015B, and Levying a Tax for the Payment Thereof

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Attachments

Presale Report

Five-Year Street Reconstruction Plan

Reso #15-05-130 Sale of GO Street Recon Bonds

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	05/21/2015 09:29 AM
Form Started By: Diana Lund		Started On: 05/12/2015 10:35 AM
Final Approval Date: 05/21/2015		

March 10, 2015

Pre-Sale Report for

City of Ramsey, Minnesota

$1,235,000 General Obligation Street Reconstruction Bonds, Series 2015B

Prepared by:

Stacie Kvilvang
Senior Financial Advisor

And

Shelly Eldridge
Senior Financial Advisor

And

Jason Aarsvold
Financial Advisor

Executive Summary of Proposed Debt

Proposed Issue:	$1,235,000 General Obligation Street Reconstruction Bonds, Series 2015B
Purposes:	The proposed issue includes financing for the 2015 street reconstruction and overaly projects. Debt service will be paid from ad valorem property taxes and special assessments. It is the intent of the City to levy special assessments in the amount of approximately $78,000 and $128,120 to benefiting property owners for the street reconstruction and overaly projects respectfully. These assessments will be levied in 2015 for collection in years 2016 through 2025 at a rate of 2% over the True Interest Cost of the proposed Bonds. Annual assessments are paid on an equal principal basis. The City anticipates receiving no prepayments on the special assessments from the projects this year.
Authority:	The Bonds are being issued pursuant to Minnesota Statutes, Chapter: • 475.58 3b The Bonds will be general obligations of the City for which its full faith, credit and taxing powers are pledged. The Bonds count against the City's General Obligation Debt Capacity Limit of 3% of estimated market value (EMV). In the City the pay 2014 EMV is $1,795,975,400. Therefore, the total amount of outstanding debt cannot exceed $53,879,262. As of February 10, 2015 the City had $20,050,000 subject to the legal debt limit.
Term/Call Feature:	The Bonds are being issued for a 10 year term. Principal on the Bonds will be due on December 1 in the years 2016 through 2025. Interest is payable every six months beginning December 1, 2015. The Bonds maturing on and after February 1, 2024 will be subject to prepayment at the discretion of the City on February 1, 2023 or any date thereafter.
Bank Qualification:	Because the City is issuing less than $10,000,000 in the calendar year, the City will be able to designate the Bonds as "bank qualified" obligations. Bank qualified status broadens the market for the Bonds, which can result in lower interest rates.
Rating:	The City's most recent bond issues were rated "AA+" by Standard & Poor's. The City will request a new rating for the Bonds. If the winning bidder on the Bonds elects to purchase bond insurance, the rating for the issue may be higher than the City's bond rating in the event that the bond rating of the insurer is higher than that of the City.

Basis for Recommendation:	Based on our knowledge of your situation, your objectives communicated to us, our advisory relationship as well as characteristics of various municipal financing options, we are recommending the issuance of general obligation street reconstruction and overlay bonds as a suitable financing option because this option is the only viable option available to finance this type of project under state law.
Method of Sale/Placement:	In order to obtain the lowest interest cost to the City, we will solicit competitive bids for purchase of the Bonds from local banks in your area and regional underwriters. We have included an allowance for discount bidding equal to 1.20000% of the principal amount of the issue. The discount is treated as an interest item and provides the underwriter with all or a portion of their compensation in the transaction. If the Bonds are purchased at a price greater than the minimum bid amount (maximum discount), the unused allowance may be used to lower your borrowing amount. **Premium Bids:** Under current market conditions, most investors in municipal bonds prefer "premium" pricing structures. A premium is achieved when the coupon for any maturity (the interest rate paid by the issuer) exceeds the yield to the investor, resulting in a price paid that is greater than the face value of the bonds. The sum of the amounts paid in excess of face value is considered "reoffering premium." The amount of the premium varies, but it is not uncommon to see premiums for new issues in the range of 2.00% to 10.00% of the face amount of the issue. This means that an issuer with a $2,000,000 offering may receive bids that result in proceeds of $2,040,000 to $2,200,000. For this issue of Bonds we have been directed to use the premium to reduce the size of the issue. The adjustments may slightly change the true interest cost of the original bid, either up or down. You have the choice to limit the amount of premium in the bid specifications. This may result in fewer bids, but it may also eliminate large adjustments on the day of sale and other uncertainties.
Review of Existing Debt:	We have reviewed all outstanding indebtedness for the City and find that there are no refunding opportunities at this time. We will continue to monitor the market and the call dates for the City's outstanding debt and will alert you to any future refunding opportunities.
Continuing Disclosure:	Because the City has more than $10,000,000 in outstanding debt (including this issue) and this issue is over $1,000,000, the City will be agreeing to provide certain updated Annual Financial Information and its Audited Financial Statement annually as well as providing notices of the occurrence of certain "material events" to the Municipal Securities Rulemaking Board (the "MSRB"), as required by rules of the Securities and Exchange Commission

	(SEC). The City is already obligated to provide such reports for its existing bonds, and has contracted with Ehlers to prepare and file the reports.
Arbitrage Monitoring:	Because the Bonds are tax-exempt securities/tax credit securities, the City must ensure compliance with certain Internal Revenue Service (IRS) rules throughout the life of the issue. These rules apply to all gross proceeds of the issue, including initial bond proceeds and investment earnings in construction, escrow, debt service, and any reserve funds. How issuers spend bond proceeds and how they track interest earnings on funds (arbitrage/yield restriction compliance) are common subjects of IRS inquiries. Your specific responsibilities will be detailed in the Nonarbitrage Certificate prepared by your Bond Attorney and provided at closing. We recommend that you regularly monitor compliance with these rules and/or retain the services of a qualified firm to assist you.
Risk Factors:	If significant amounts of prepayments of special assessments are received, the levy may need to be increased in future years because the City's investment earnings on additional prepayments will likely be less than the assessment rate.
Other Service Providers:	This debt issuance will require the engagement of other public finance service providers. This section identifies those other service providers, so Ehlers can coordinate their engagement on your behalf. Where you have previously used a particular firm to provide a service, we have assumed that you will continue that relationship. For services you have not previously required, we have identified a service provider. Fees charged by these service providers will be paid from proceeds of the obligation, unless you notify us that you wish to pay them from other sources. Our pre-sale bond sizing includes a good faith estimate of these fees, so their final fees may vary. If you have any questions pertaining to the identified service providers or their role, or if you would like to use a different service provider for any of the listed services please contact us. **Bond Attorney:** Briggs and Morgan, Professional Association **Paying Agent:** Bond Trust Services Corporation **Rating Agency:** Standard & Poors

This presale report summarizes our understanding of the City's objectives for the structure and terms of this financing as of this date. As additional facts become known or capital markets conditions change, we may need to modify the structure and/or terms of this financing to achieve results consistent with the City's objectives.

Proposed Debt Issuance Schedule

Public Hearing and Pre-Sale Review by City Council	March 10, 2015
Reverse referendum period ends (within 30 days of the public hearing)	April 9, 2015
Distribute Official Statement:	May 14, 2015
Conference with Rating Agency:	Week of June 1, 2015
City Council Meeting to Award Sale of the Bonds:	June 9, 2015
Estimated Closing Date:	June 18, 2015

Attachments

Sources and Uses of Funds

Proposed Debt Service Schedule

Resolution Approving Public Hearing and Authorizing Ehlers to Proceed With Bond Sale

Street Reconstruction and Overlay Plan

Ehlers Contacts

Financial Advisors:	Stacie Kvilvang	(651) 697-8506
	Shelly Eldridge	(651) 697-8504
	Jason Aarsvold	(651) 697-8512
Disclosure Coordinator:	Jen Chapman	(651) 697-8566
Financial Analyst:	Alicia Gage	(651) 697-8551

The Official Statement for this financing will be mailed to the City Council at their home address or e-mailed for review prior to the sale date.

EXTRACT OF MINUTES OF A MEETING OF THE
CITY COUNCIL OF THE
CITY OF RAMSEY, MINNESOTA

HELD: March 10, 2015

Pursuant to due call, a regular or special meeting of the City Council of the City of Ramsey, Anoka County, Minnesota, was duly called and held at the City Hall in Ramsey, Minnesota on March 10, 2015, at 7:00 p.m. for the purpose, in part, of adopting a street reconstruction plan and authorizing issuance of street reconstruction bonds.

The following members were present:

and the following were absent:

Member _____ introduced the following resolution and moved its adoption:

RESOLUTION ADOPTING A STREET RECONSTRUCTION PLAN AND APPROVING THE ISSUANCE OF GENERAL OBLIGATION STREET RECONSTRUCTION BONDS

WHEREAS, the City of Ramsey, Minnesota (the "City"), has determined that it is in the best interest of the City to authorize the issuance and sale of general obligation street reconstruction bonds pursuant to Minnesota Statutes, Section 475.58, subdivision 3b, as amended (the "Act"), to finance the cost of street reconstruction projects, as described in the proposed street reconstruction plan described below, a copy of which is on file in the City Clerk's office; and

WHEREAS, pursuant to the Act, the City is authorized to issue and sell general obligation street reconstruction bonds for street reconstruction under the circumstances and within the limitations set forth in the Act. The Act provides that a street reconstruction plan may be financed with general obligation street reconstruction bonds, following adoption of a street reconstruction plan, after a public hearing on the street reconstruction plan and on the issuance of general obligation street reconstruction bonds and other proceedings conducted in accordance with the requirements of the Act; and

WHEREAS, pursuant to the Act, the City has prepared a five year street reconstruction plan, which describes the streets to be reconstructed, the estimated costs and any planned reconstruction of other streets in the City, including the issuance of general obligation street reconstruction bonds under the Act (the "Plan"), to determine the funding strategy for street reconstruction projects; and

WHEREAS, on March 10, 2015, the City Council held a public hearing on the adoption of the Plan and the issuance of not to exceed approximately $10,000,000 general obligation street reconstruction bonds (the "Bonds") under the Plan for street reconstruction improvements to those streets described in the Plan (the "Street Reconstruction Projects") after publication of the notice of public hearing not less than 10 days nor more than 28 days prior to the date thereof in the City's official newspaper; and

WHEREAS, all parties who appeared at the public hearing were given an opportunity to express their views with respect to the proposal to adopt the Plan and to undertake and finance

the Street Reconstruction Projects by the issuance of Bonds and any written comments submitted prior to the public hearing were considered.

WHEREAS, the City has heretofore determined that it is necessary and expedient to issue $1,235,000 General Obligation Street Reconstruction Bonds, Series 2015B (the "Series 2015B Bonds"), to finance the 2015 road reconstruction project in the City; and

WHEREAS, the City has retained Ehlers & Associates, Inc., in Roseville, Minnesota ("Ehlers"), as its independent financial advisor for the Bonds and is therefore authorized to solicit proposals in accordance with Minnesota Statutes, Section 475.60, Subdivision 2(9);

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Ramsey, Minnesota, as follows:

1. City Policies and Goals. The financing of the Street Reconstruction Projects and the issuance and sale of the Bonds would further the policies and goals of the City as set forth in the Plan, hereby adopted by the City Council in connection with the issuance of the Bonds.

2. Adoption of Street Reconstruction Plan. Based on information received at the public hearing, such written comments (if any) and such other facts and circumstances as the City Council deems relevant, it is hereby found, determined and declared that:

(a) the Street Reconstruction Projects proposed in the Plan will allow the City to upgrade its transportation infrastructure to accommodate anticipated and existing residential and commercial development; and

(b) the Plan is hereby approved and adopted in the form presently on file with the City.

3. Authorization and Approval of Bonds. The City is hereby authorized to issue the Bonds, the proceeds of which will be used, together with any additional funds of the City which might be required, to finance certain costs of the Street Reconstruction Projects and to pay costs of issuance of the Bonds.

4. Execution of Documents. The Mayor and City Clerk are authorized and directed to execute such other documents and instruments as may be required to give effect to the transactions herein contemplated.

5. Voter Referendum Contingency. Pursuant to the Act, a petition requesting a vote on the question of issuing the Bonds, signed by voters equal to five percent of the votes cast in the last municipal general election, may be filed within thirty days of the public hearing. Upon receipt of such petition within the prescribed time period, the City may issue the Bonds only after obtaining the approval of a majority of the voters voting on the question of the issuance of the Bonds. The authorizations and approvals contained herein are subject to and contingent upon not receiving such a petition, or, in the event such a petition is filed, the approving vote of a majority of the voters voting on the question of the issuance of the Bonds.

6. Authorization; Findings. The City hereby authorizes Ehlers to solicit proposals for the sale of the Series 2015B Bonds.

7. Meeting; Proposal Opening. The City shall meet at 7:00 p.m. on May 26, 2015, for the purpose of considering proposals for and awarding the sale of the Series 2015B Bonds.

8. Official Statement. In connection with said sale, the officers or employees of the City are hereby authorized to cooperate with Ehlers and participate in the preparation of an official statement for the Series 2015B Bonds and to execute and deliver it on behalf of the City upon its completion.

The motion for the adoption of the foregoing resolution was duly seconded by member _____ and, after a full discussion thereof and upon a vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

Whereupon the resolution was declared duly passed and adopted.

City of Ramsey, Minnesota

$1,235,000 General Obligation Street Reconstruction Bonds, Series 2015B
Assumes Current Market BQ AA+ Rates plus 25bps
10 Years

Sources & Uses

Dated 06/18/2015 | Delivered 06/18/2015

Sources Of Funds

Par Amount of Bonds	$1,235,000.00
Planned Issuer Equity contribution	410,000.00
City Cash for Capitalized Interest	19,820.16
Additional source of funds 1	90,179.84
Total Sources	**$1,755,000.00**

Uses Of Funds

Total Underwriter's Discount (1.200%)	14,820.00
Costs of Issuance	36,000.00
Deposit to Capitalized Interest (CIF) Fund	19,820.16
Deposit to Project Construction Fund	1,680,100.00
Rounding Amount	4,259.84
Total Uses	**$1,755,000.00**

City of Ramsey, Minnesota

$1,235,000 General Obligation Street Reconstruction Bonds, Series 2015B
Assumes Current Market BQ AA+ Rates plus 25bps
10 Years

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
06/18/2015	-	-	-	-	-
12/01/2015	-	-	9,418.91	9,418.91	9,418.91
06/01/2016	-	-	10,401.25	10,401.25	-
12/01/2016	115,000.00	0.850%	10,401.25	125,401.25	135,802.50
06/01/2017	-	-	9,912.50	9,912.50	-
12/01/2017	115,000.00	1.050%	9,912.50	124,912.50	134,825.00
06/01/2018	-	-	9,308.75	9,308.75	-
12/01/2018	120,000.00	1.250%	9,308.75	129,308.75	138,617.50
06/01/2019	-	-	8,558.75	8,558.75	-
12/01/2019	120,000.00	1.400%	8,558.75	128,558.75	137,117.50
06/01/2020	-	-	7,718.75	7,718.75	-
12/01/2020	120,000.00	1.650%	7,718.75	127,718.75	135,437.50
06/01/2021	-	-	6,728.75	6,728.75	-
12/01/2021	125,000.00	1.750%	6,728.75	131,728.75	138,457.50
06/01/2022	-	-	5,635.00	5,635.00	-
12/01/2022	125,000.00	1.900%	5,635.00	130,635.00	136,270.00
06/01/2023	-	-	4,447.50	4,447.50	-
12/01/2023	130,000.00	2.050%	4,447.50	134,447.50	138,895.00
06/01/2024	-	-	3,115.00	3,115.00	-
12/01/2024	130,000.00	2.300%	3,115.00	133,115.00	136,230.00
06/01/2025	-	-	1,620.00	1,620.00	-
12/01/2025	135,000.00	2.400%	1,620.00	136,620.00	138,240.00
Total	**$1,235,000.00**	**-**	**$144,311.41**	**$1,379,311.41**	**-**

Yield Statistics

Bond Year Dollars	$7,529.18
Average Life	6.097 Years
Average Coupon	1.9166948%
Net Interest Cost (NIC)	2.1135289%
True Interest Cost (TIC)	2.1196873%
Bond Yield for Arbitrage Purposes	1.9070086%
All Inclusive Cost (AIC)	2.6511189%

IRS Form 8038

Net Interest Cost	1.9166948%
Weighted Average Maturity	6.097 Years

City of Ramsey, Minnesota

$1,235,000 General Obligation Street Reconstruction Bonds, Series 2015B
Assumes Current Market BQ AA+ Rates plus 25bps
10 Years

Net Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	CIF	Net New D/S	Fiscal Total
06/18/2015	-	-	-	-	-	-	-
12/01/2015	-	-	9,418.91	9,418.91	(9,418.91)	-	-
06/01/2016	-	-	10,401.25	10,401.25	(10,401.25)	-	-
12/01/2016	115,000.00	0.850%	10,401.25	125,401.25	-	125,401.25	125,401.25
06/01/2017	-	-	9,912.50	9,912.50	-	9,912.50	-
12/01/2017	115,000.00	1.050%	9,912.50	124,912.50	-	124,912.50	134,825.00
06/01/2018	-	-	9,308.75	9,308.75	-	9,308.75	-
12/01/2018	120,000.00	1.250%	9,308.75	129,308.75	-	129,308.75	138,617.50
06/01/2019	-	-	8,558.75	8,558.75	-	8,558.75	-
12/01/2019	120,000.00	1.400%	8,558.75	128,558.75	-	128,558.75	137,117.50
06/01/2020	-	-	7,718.75	7,718.75	-	7,718.75	-
12/01/2020	120,000.00	1.650%	7,718.75	127,718.75	-	127,718.75	135,437.50
06/01/2021	-	-	6,728.75	6,728.75	-	6,728.75	-
12/01/2021	125,000.00	1.750%	6,728.75	131,728.75	-	131,728.75	138,457.50
06/01/2022	-	-	5,635.00	5,635.00	-	5,635.00	-
12/01/2022	125,000.00	1.900%	5,635.00	130,635.00	-	130,635.00	136,270.00
06/01/2023	-	-	4,447.50	4,447.50	-	4,447.50	-
12/01/2023	130,000.00	2.050%	4,447.50	134,447.50	-	134,447.50	138,895.00
06/01/2024	-	-	3,115.00	3,115.00	-	3,115.00	-
12/01/2024	130,000.00	2.300%	3,115.00	133,115.00	-	133,115.00	136,230.00
06/01/2025	-	-	1,620.00	1,620.00	-	1,620.00	-
12/01/2025	135,000.00	2.400%	1,620.00	136,620.00	-	136,620.00	138,240.00
Total	**$1,235,000.00**	**-**	**$144,311.41**	**$1,379,311.41**	**(19,820.16)**	**$1,359,491.25**	**-**

EHLERS
LEADERS IN PUBLIC FINANCE

City of Ramsey, Minnesota

$1,235,000 General Obligation Street Reconstruction Bonds, Series 2015B
Assumes Current Market BQ AA+ Rates plus 25bps
10 Years

Pricing Summary

Maturity	Type of Bond	Coupon	Yield	Maturity Value	Price	Dollar Price
12/01/2016	Serial Coupon	0.850%	0.850%	115,000.00	100.000%	115,000.00
12/01/2017	Serial Coupon	1.050%	1.050%	115,000.00	100.000%	115,000.00
12/01/2018	Serial Coupon	1.250%	1.250%	120,000.00	100.000%	120,000.00
12/01/2019	Serial Coupon	1.400%	1.400%	120,000.00	100.000%	120,000.00
12/01/2020	Serial Coupon	1.650%	1.650%	120,000.00	100.000%	120,000.00
12/01/2021	Serial Coupon	1.750%	1.750%	125,000.00	100.000%	125,000.00
12/01/2022	Serial Coupon	1.900%	1.900%	125,000.00	100.000%	125,000.00
12/01/2023	Serial Coupon	2.050%	2.050%	130,000.00	100.000%	130,000.00
12/01/2024	Serial Coupon	2.300%	2.300%	130,000.00	100.000%	130,000.00
12/01/2025	Serial Coupon	2.400%	2.400%	135,000.00	100.000%	135,000.00
Total	-	-	-	**$1,235,000.00**	-	**$1,235,000.00**

Bid Information

Par Amount of Bonds	$1,235,000.00
Gross Production	$1,235,000.00
Total Underwriter's Discount (1.200%)	$(14,820.00)
Bid (98.800%)	1,220,180.00
Total Purchase Price	$1,220,180.00
Bond Year Dollars	$7,529.18
Average Life	6.097 Years
Average Coupon	1.9166948%
Net Interest Cost (NIC)	2.1135289%
True Interest Cost (TIC)	2.1196873%

City of Ramsey, Minnesota

$1,235,000 General Obligation Street Reconstruction Bonds, Series 2015B
Assumes Current Market BQ AA+ Rates plus 25bps
10 Years

Proof Of Bond Yield @ 1.9070086%

Date	Cashflow	PV Factor	Present Value	Cumulative PV
06/18/2015	-	1.0000000x	-	-
12/01/2015	9,418.91	0.9914432x	9,338.31	9,338.31
06/01/2016	10,401.25	0.9820790x	10,214.85	19,553.16
12/01/2016	125,401.25	0.9728033x	121,990.75	141,543.92
06/01/2017	9,912.50	0.9636152x	9,551.84	151,095.75
12/01/2017	124,912.50	0.9545139x	119,230.72	270,326.47
06/01/2018	9,308.75	0.9454985x	8,801.41	279,127.88
12/01/2018	129,308.75	0.9365683x	121,106.48	400,234.35
06/01/2019	8,558.75	0.9277224x	7,940.14	408,174.50
12/01/2019	128,558.75	0.9189601x	118,140.36	526,314.86
06/01/2020	7,718.75	0.9102805x	7,026.23	533,341.09
12/01/2020	127,718.75	0.9016829x	115,161.82	648,502.91
06/01/2021	6,728.75	0.8931666x	6,009.89	654,512.80
12/01/2021	131,728.75	0.8847306x	116,544.46	771,057.26
06/01/2022	5,635.00	0.8763744x	4,938.37	775,995.63
12/01/2022	130,635.00	0.8680970x	113,403.85	889,399.48
06/01/2023	4,447.50	0.8598979x	3,824.40	893,223.88
12/01/2023	134,447.50	0.8517761x	114,519.17	1,007,743.05
06/01/2024	3,115.00	0.8437311x	2,628.22	1,010,371.27
12/01/2024	133,115.00	0.8357621x	111,252.47	1,121,623.74
06/01/2025	1,620.00	0.8278683x	1,341.15	1,122,964.89
12/01/2025	136,620.00	0.8200491x	112,035.11	1,235,000.00
Total	**$1,379,311.41**	-	**$1,235,000.00**	-

Derivation Of Target Amount

Par Amount of Bonds	$1,235,000.00
Original Issue Proceeds	$1,235,000.00

City of Ramsey, Minnesota

$1,235,000 General Obligation Street Reconstruction Bonds, Series 2015B
Assumes Current Market BQ AA+ Rates plus 25bps
10 Years

Derivation Of Form 8038 Yield Statistics

Maturity	Issuance Value	Price	Issuance Price	Exponent	Bond Years
06/18/2015	-	-	-	-	-
12/01/2016	115,000.00	100.000%	115,000.00	1.4527778x	167,069.44
12/01/2017	115,000.00	100.000%	115,000.00	2.4527778x	282,069.44
12/01/2018	120,000.00	100.000%	120,000.00	3.4527778x	414,333.33
12/01/2019	120,000.00	100.000%	120,000.00	4.4527778x	534,333.33
12/01/2020	120,000.00	100.000%	120,000.00	5.4527778x	654,333.33
12/01/2021	125,000.00	100.000%	125,000.00	6.4527778x	806,597.22
12/01/2022	125,000.00	100.000%	125,000.00	7.4527778x	931,597.22
12/01/2023	130,000.00	100.000%	130,000.00	8.4527778x	1,098,861.11
12/01/2024	130,000.00	100.000%	130,000.00	9.4527778x	1,228,861.11
12/01/2025	135,000.00	100.000%	135,000.00	10.4527778x	1,411,125.00
Total	**$1,235,000.00**	**-**	**$1,235,000.00**	**-**	**$7,529,180.56**

IRS Form 8038

Weighted Average Maturity = Bond Years/Issue Price	6.097 Years
Total Interest from Debt Service	144,311.41
Total Interest	144,311.41
NIC = Interest / (Issue Price * Average Maturity)	1.9166948%
Bond Yield for Arbitrage Purposes	1.9070086%

City of Ramsey, Minnesota

$1,235,000 General Obligation Street Reconstruction Bonds, Series 2015B
Assumes Current Market BQ AA+ Rates plus 25bps
10 Years

Operation Of Project Construction Fund

Date	Principal	Rate	Receipts	Disbursements	Cash Balance
06/18/2015	1,680,100.00	-	1,680,100.00	1,680,100.00	-
Total	**$1,680,100.00**	-	**$1,680,100.00**	**$1,680,100.00**	-

Investment Parameters

Investment Model [PV, GIC, or Securities]	GIC
Default investment yield target	Unrestricted
Cost of Investments Purchased with Bond Proceeds	1,680,100.00
Total Cost of Investments	$1,680,100.00
Target Cost of Investments at bond yield	$1,680,100.00
Yield to Receipt	-
Yield for Arbitrage Purposes	1.9070086%

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City of Ramsey, Minnesota

$1,235,000 General Obligation Street Reconstruction Bonds, Series 2015B
Assumes Current Market BQ AA+ Rates plus 25bps
10 Years

Primary Purpose Fund Proof Of Yield @ 0.0000000%

Date	Cashflow	PV Factor	Present Value	Cumulative PV
06/18/2015	1,680,100.00	1.0000000x	1,680,100.00	1,680,100.00
Total	**$1,680,100.00**	**-**	**$1,680,100.00**	**-**

Composition Of Initial Deposit

Cost of Investments Purchased with Bond Proceeds	1,680,100.00
Adjusted Cost of Investments	1,680,100.00

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City of Ramsey, Minnesota

$1,235,000 General Obligation Street Reconstruction Bonds, Series 2015B
Assumes Current Market BQ AA+ Rates plus 25bps
10 Years

Detail Costs Of Issuance

Dated 06/18/2015 | Delivered 06/18/2015

COSTS OF ISSUANCE DETAIL

Financial Advisor	$16,000.00
Bond Counsel	$9,500.00
Rating Agency Fee (S&P)	$9,500.00
Miscellaneous	$1,000.00
TOTAL	**$36,000.00**

City of Ramsey, Minnesota

$1,235,000 General Obligation Street Reconstruction Bonds, Series 2015B
Assumes Current Market BQ AA+ Rates plus 25bps
10 Years

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	CIF	Net New D/S	105% of Total
12/01/2015	-	-	9,418.91	9,418.91	(9,418.91)	-	-
12/01/2016	115,000.00	0.850%	20,802.50	135,802.50	(10,401.25)	125,401.25	131,671.31
12/01/2017	115,000.00	1.050%	19,825.00	134,825.00	-	134,825.00	141,566.25
12/01/2018	120,000.00	1.250%	18,617.50	138,617.50	-	138,617.50	145,548.38
12/01/2019	120,000.00	1.400%	17,117.50	137,117.50	-	137,117.50	143,973.38
12/01/2020	120,000.00	1.650%	15,437.50	135,437.50	-	135,437.50	142,209.38
12/01/2021	125,000.00	1.750%	13,457.50	138,457.50	-	138,457.50	145,380.38
12/01/2022	125,000.00	1.900%	11,270.00	136,270.00	-	136,270.00	143,083.50
12/01/2023	130,000.00	2.050%	8,895.00	138,895.00	-	138,895.00	145,839.75
12/01/2024	130,000.00	2.300%	6,230.00	136,230.00	-	136,230.00	143,041.50
12/01/2025	135,000.00	2.400%	3,240.00	138,240.00	-	138,240.00	145,152.00
Total	**$1,235,000.00**	**-**	**$144,311.41**	**$1,379,311.41**	**(19,820.16)**	**$1,359,491.25**	**$1,427,465.81**

Significant Dates

Dated	6/18/2015
First Coupon Date	12/01/2015

Yield Statistics

Bond Year Dollars	$7,529.18
Average Life	6.097 Years
Average Coupon	1.9166948%
Net Interest Cost (NIC)	2.1135289%
True Interest Cost (TIC)	2.1196873%
Bond Yield for Arbitrage Purposes	1.9070086%
All Inclusive Cost (AIC)	2.6511189%

2015 through 2019

Five-Year Street Reconstruction Overlay Plan for the

City of Ramsey, Minnesota

March 10, 2015

Prepared by:

Ehlers & Associates, Inc.
3060 Centre Pointe Drive
Roseville, MN 55113

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City of Ramsey, MN

Five-Year Street Reconstruction and Overlay Plan

2015 through 2019

I. INTRODUCTION

In 2002, the Minnesota State Legislature passed into law a bill which generally exempts city bonds issued under a street reconstruction program from the referendum requirements usually required for bonding expenditures. In 2013 the Legislature amended the law to allow bituminous overlays to be included in the street reconstruction program.

II. PURPOSE

Street reconstruction or bituminous overlay is a major expenditure of city funds for the reconstruction or overlay of streets. Street reconstruction and bituminous overlay may include utility replacement and relocation and other incidental costs, turn lanes and other improvements having a substantial public safety function, realignments, other modifications to intersect with state and county roads, and the local share of state and county road projects. Except in the case of turn lanes, safety improvements, realignments, intersection modifications, and local share of state and county road projects, street reconstruction does not include the portion of project costs allocable to widening a street or adding curbs and gutters where none previously existed. A Street Reconstruction and Overlay Plan (SROP) is a document designed to anticipate street reconstruction and overlay expenditures and schedule them over a five-year period so that they may be purchased in the most efficient and cost effective method possible. A SROP allows the matching of expenditures with anticipated income. As potential expenditures are reviewed, the city considers the benefits, costs, alternatives and impact on operating expenditures.

The City of Ramsey, Minnesota (the "City") believes the street reconstruction and overlay process is an important element of responsible fiscal management. Major capital expenditures can be anticipated and coordinated so as to minimize potentially adverse financial impacts caused by the timing and magnitude of capital outlays. This coordination of capital expenditures is important to the City in achieving its goals of adequate physical assets and sound fiscal management. In these financially difficult times good planning is essential for the wise use of limited financial resources.

The Street Reconstruction and Overlay Plan is designed to be updated on an annual basis. In this manner, it becomes an ongoing fiscal planning tool that continually anticipates future capital expenditures and funding sources.

III. THE STREET RECONSTRUCTION AND OVERLAY PLANNING PROCESS

The street reconstruction and overlay planning process is as follows; the City Council authorizes the preparation of the SROP. The City staff is instructed to assemble the capital expenditures to be undertaken within the next five years. The City Council then reviews the expenditures according to their priority, fiscal impact, and available funding. From this information, a preliminary street reconstruction and overlay plan is prepared. A public hearing is held to solicit input from citizens and other governmental units. Changes are made based on that input, and a final project list is established.

The City Council then prepares a plan based on the available funding sources. If general obligation bonding is necessary, the City works with its financial advisor to prepare a bond sale and repayment schedule. Over the life of the SROP, once the funding, including proceeds from the bond sales becomes available, the individual capital expenditures can be made.

In subsequent years, the process is repeated as expenditures are completed as new needs arise. Street reconstruction planning looks five years into the future.

For a city to use its authority to finance expenditures under Chapter 475.58, Subdivision 3b, it must meet the requirements provided therein. Specifically, the city council must approve the sale of street reconstruction bonds by a unanimous vote of its membership present. In addition, it must hold a public hearing for public input. Notice of such hearing must be published in the official newspaper of the city at least 10, but not more than 28 days prior to the date of the public hearing. The city council approves the SROP unanimously following the public hearing.

Although a referendum is not required, a reverse referendum is allowable. If a petition bearing the signatures of at least 5 percent of the votes cast in the last general election requesting a vote on the issuance of bonds is received by the municipal clerk within 30 days after the public hearing, a referendum vote on the issuance of the bonds shall be called (if a vote is taken and the referendum passes, the taxes would be levied on market value rather than tax capacity).

IV. PROJECT SUMMARY

The expenditures to be undertaken with this Street Reconstruction and Overlay Plan (SROP) are limited to those listed in Appendix A. All other foreseeable capital expenditures within the City government will come through other means. The following expenditures have been submitted for inclusion in this SROP:

2015 Expenditures

- Garnet Street & 168th Avenue Reconstruction and overlay of streets in Hy-10 Ramsey, Northfork Highlands, Northfork Oaks, Northfork Point, Pondvale Estates, Pondvale Estates 2nd and Rolling Green.

2016 Expenditures

- Andrie Street and 164th Lane reconstruction and overlay of streets in AEC, Woodland Green and Sunwood Drive.

2017 Expenditures

- Reconstruction of Alpine Drive and overlay of streets in Rivers Bend.

2018 Expenditures

- Reconstruction of streets in Stanhope Terrace and North Forty and overlay of streets in Woodland Green, North Forty 2nd, Forth Forty 3rd, Northfork Oaks, Northfork, Northfork 2nd, Northfork 3rd and Northfork Itasca Shores.

2019 Expenditures

- Reconstruction of streets in Ford Brook Estates and overlay of streets in Brookview Estates, Meadow View, Flintwood Hills, Wood Pond Hills and Chestnut Ridge.

V. FINANCING THE STREET RECONSTRUCTION PLAN

The total amount of requested expenditures under the Street Reconstruction and Overlay Plan is approximately $9 million. If these expenditures are to be funded, that amount of money is anticipated to be generated through the tax levy and the sale of approximately $10,000,000 in bonds over the five-year period.

In the financing of the Street Reconstruction Plan, one statutory limitation applies. Under Chapter 475, with few exceptions, cities cannot incur debt in excess of 3% of the assessor's estimated market value for the city. In the City the pay 2014 EMV is $1,795,975,400. Therefore, the total amount of outstanding debt cannot exceed $53,879,262. As of February 10, 2015 the City had $20,050,000 subject to the legal debt limit.

Under the Street Reconstruction Plan, the City will secure $1,775,000 in general obligation bonds in the year 2015 to finance Garnet Street & 168th Avenue reconstruction and overlay of streets in Hy-10 Ramsey, Northfork Highlands, Northfork Oaks, Northfork Point, Pondvale Estates, Pondvale Estates 2nd and Rolling Green. In the year 2016, general obligation bonds in the amount of $2,865,000 will be secured for the Andrie Street and 164th Lane reconstruction and overlay of streets in AEC, Woodland Green and Sunwood Drive. In 2017, general obligation bonds in the amount of $995,000 will be used to finance reconstruction of Alpine Drive and overlay of streets in Rivers Bend. In 2018, general obligation bonds in the amount of $2,435,000 will be used to finance reconstruction of streets in Stanhope Terrace and North Forty and overlay of streets in Woodland Green, North Forty 2nd, Forth Forty 3rd, Northfork Oaks, Northfork, Northfork 2nd, Northfork 3rd and Northfork Itasca Shores. Finally in the year 2019, $1,440,000 in general obligation bonds will be secured for the financing of reconstruction of streets in Ford Brook Estates and overlay of streets in Brookview Estates, Meadow View, Flintwood Hills, Wood Pond Hills and Chestnut Ridge. All five general obligation bond issues will be repaid over a 10 - year period. The only exception is the road reconstruction portion of the 2016 bonds will be repaid over a 15-year period due to the size of the project (approximately $2.325 million). The par amount of each issue is based on the amounts listed in Appendix A plus estimated issuance costs. The proposed general obligation street reconstruction bonds (including issuance costs) are shown in Appendix B.

Continuation of the Street Reconstruction and Overlay Plan

This Street Reconstruction and Overlay Plan should be reviewed annually by the City Council using the process outlined in this Plan. It should review proposed expenditures, make priority decisions, and seek funding for those expenditures it deems necessary for the City. If deemed appropriate, the Council should prepare an update to this Plan.

APPENDIX A

PROJECT COSTS

(Capital Expenditures to be funded with Bond Proceeds)

The 2015 capital expenditure of approximately $1,680,100 for the City's portion of reconstruction of Garnet Street & 168th Avenue and overlay of streets in Hy-10 Ramsey, Northfork Highlands, Northfork Oaks, Northfork Point, Pondvale Estates, Pondvale Estates 2nd and Rolling Green is to be funded with $1,775,000 in bond proceeds.

Total Issue Sources And Uses

Dated 05/01/2015 | Delivered 05/01/2015

	Street Reconstruction	Overlay	Issue Summary
Sources Of Funds			
Par Amount of Bonds	$1,095,000.00	$680,000.00	$1,775,000.00
Total Sources	**$1,095,000.00**	**$680,000.00**	**$1,775,000.00**
Uses Of Funds			
Total Underwriter's Discount (1.200%)	13,140.00	8,160.00	21,300.00
Costs of Issuance	24,059.15	14,940.85	39,000.00
Deposit to Capitalized Interest (CIF) Fund	19,857.50	12,333.75	32,191.25
Deposit to Project Construction Fund	1,036,000.00	644,100.00	1,680,100.00
Rounding Amount	1,943.35	465.40	2,408.75
Total Uses	**$1,095,000.00**	**$680,000.00**	**$1,775,000.00**

PROJECT COSTS

The 2016 capital expenditure of approximately $2,719,710 for the City's portion of Andrie Street and 164th Lane reconstruction and overlay of streets in AEC, Woodland Green and Sunwood Drive is to be funded with $2,865,000 in bond proceeds.

Total Issue Sources And Uses

Dated 05/01/2016 | Delivered 05/01/2016

	Street Reconstruction	Overlay	Issue Summary
Sources Of Funds			
Par Amount of Bonds	$2,325,000.00	$540,000.00	$2,865,000.00
Total Sources	**$2,325,000.00**	**$540,000.00**	**$2,865,000.00**
Uses Of Funds			
Total Underwriter's Discount (1.200%)	27,900.00	6,480.00	34,380.00
Costs of Issuance	35,706.80	8,293.20	44,000.00
Deposit to Capitalized Interest (CIF) Fund	52,715.00	9,820.42	62,535.42
Deposit to Project Construction Fund	2,205,105.00	514,605.00	2,719,710.00
Rounding Amount	3,573.20	801.38	4,374.58
Total Uses	**$2,325,000.00**	**$540,000.00**	**$2,865,000.00**

PROJECT COSTS

The 2017 capital expenditure of approximately $919,065 for the reconstruction of Alpine Drive and overlay of streets in Rivers Bend is to be funded with $995,000 in bond proceeds.

Total Issue Sources And Uses

Dated 05/01/2017 | Delivered 05/01/2017

	Street Reconstruction	Overlay	Issue Summary
Sources Of Funds			
Par Amount of Bonds	$810,000.00	$185,000.00	$995,000.00
Total Sources	**$810,000.00**	**$185,000.00**	**$995,000.00**
Uses Of Funds			
Total Underwriter's Discount (1.500%)	12,150.00	2,775.00	14,925.00
Costs of Issuance	32,562.82	7,437.18	40,000.00
Deposit to Capitalized Interest (CIF) Fund	14,695.42	3,396.25	18,091.67
Deposit to Project Construction Fund	747,180.00	171,885.00	919,065.00
Rounding Amount	3,411.76	(493.43)	2,918.33
Total Uses	**$810,000.00**	**$185,000.00**	**$995,000.00**

PROJECT COSTS

The 2018 capital expenditure of approximately $2,316,050 for the reconstruction of streets in Stanhope Terrace and North Forty and overlay of streets in Woodland Green, North Forty 2nd, Forth Forty 3rd, Northfork Oaks, Northfork, Northfork 2nd, Northfork 3rd and Northfork Itasca Shores is to be funded with $2,435,000 in bond proceeds.

Total Issue Sources And Uses

Dated 05/01/2018 | Delivered 05/01/2018

	Street Reconstruction	Overlay	Issue Summary
Sources Of Funds			
Par Amount of Bonds	$1,565,000.00	$870,000.00	$2,435,000.00
Total Sources	**$1,565,000.00**	**$870,000.00**	**$2,435,000.00**
Uses Of Funds			
Total Underwriter's Discount (1.200%)	18,780.00	10,440.00	29,220.00
Costs of Issuance	28,279.26	15,720.74	44,000.00
Deposit to Capitalized Interest (CIF) Fund	28,426.67	15,805.83	44,232.50
Deposit to Project Construction Fund	1,486,980.00	829,070.00	2,316,050.00
Rounding Amount	2,534.07	(1,036.57)	1,497.50
Total Uses	**$1,565,000.00**	**$870,000.00**	**$2,435,000.00**

PROJECT COSTS

The 2019 capital expenditure of approximately $1,353,990 for the reconstruction of streets in Ford Brook Estates and overlay of streets in Brookview Estates, Meadow View, Flintwood Hills, Wood Pond Hills and Chestnut Ridge is to be funded with $1,440,000 in bond proceeds.

Total Issue Sources And Uses

Dated 05/01/2019 | Delivered 05/01/2019

	Street Reconstruction	Overlay	Issue Summary
Sources Of Funds			
Par Amount of Bonds	$725,000.00	$715,000.00	$1,440,000.00
Total Sources	**$725,000.00**	**$715,000.00**	**$1,440,000.00**
Uses Of Funds			
Total Underwriter's Discount (1.200%)	8,700.00	8,580.00	17,280.00
Costs of Issuance	19,131.95	18,868.05	38,000.00
Deposit to Capitalized Interest (CIF) Fund	13,102.92	12,943.13	26,046.05
Deposit to Project Construction Fund	680,570.00	673,420.00	1,353,990.00
Rounding Amount	3,495.13	1,188.82	4,683.95
Total Uses	**$725,000.00**	**$715,000.00**	**$1,440,000.00**

APPENDIX B

PROPOSED 2015 SROP BOND ISSUE

City of Ramsey, Minnesota

$1,775,000 General Obligation Bonds, Series 2015
Issue Summary

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	CIF	Net New D/S	105% of Total
12/01/2015	-	-	17,333.75	17,333.75	(17,333.75)	-	-
12/01/2016	180,000.00	0.850%	29,715.00	209,715.00	(14,857.50)	194,857.50	204,600.38
12/01/2017	170,000.00	1.050%	28,185.00	198,185.00	-	198,185.00	208,094.25
12/01/2018	170,000.00	1.250%	26,400.00	196,400.00	-	196,400.00	206,220.00
12/01/2019	170,000.00	1.400%	24,275.00	194,275.00	-	194,275.00	203,988.75
12/01/2020	170,000.00	1.650%	21,895.00	191,895.00	-	191,895.00	201,489.75
12/01/2021	175,000.00	1.750%	19,090.00	194,090.00	-	194,090.00	203,794.50
12/01/2022	180,000.00	1.900%	16,027.50	196,027.50	-	196,027.50	205,828.88
12/01/2023	185,000.00	2.050%	12,607.50	197,607.50	-	197,607.50	207,487.88
12/01/2024	185,000.00	2.300%	8,815.00	193,815.00	-	193,815.00	203,505.75
12/01/2025	190,000.00	2.400%	4,560.00	194,560.00	-	194,560.00	204,288.00
Total	**$1,775,000.00**	-	**$208,903.75**	**$1,983,903.75**	**(32,191.25)**	**$1,951,712.50**	**$2,049,298.13**

PROPOSED 2016 SROP BOND ISSUE

City of Ramsey, Minnesota

$2,865,000 General Obligation Bonds, Series 2016
Issue Summary

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	CIF	Net New D/S	105% of Total
12/01/2016	-	-	33,672.92	33,672.92	(33,672.92)	-	-
12/01/2017	215,000.00	0.850%	57,725.00	272,725.00	(28,862.50)	243,862.50	256,055.63
12/01/2018	185,000.00	1.050%	55,897.50	240,897.50	-	240,897.50	252,942.38
12/01/2019	190,000.00	1.250%	53,955.00	243,955.00	-	243,955.00	256,152.75
12/01/2020	190,000.00	1.400%	51,580.00	241,580.00	-	241,580.00	253,659.00
12/01/2021	200,000.00	1.650%	48,920.00	248,920.00	-	248,920.00	261,366.00
12/01/2022	200,000.00	1.750%	45,620.00	245,620.00	-	245,620.00	257,901.00
12/01/2023	205,000.00	1.900%	42,120.00	247,120.00	-	247,120.00	259,476.00
12/01/2024	205,000.00	2.050%	38,225.00	243,225.00	-	243,225.00	255,386.25
12/01/2025	210,000.00	2.300%	34,022.50	244,022.50	-	244,022.50	256,223.63
12/01/2026	215,000.00	2.400%	29,192.50	244,192.50	-	244,192.50	256,402.13
12/01/2027	160,000.00	2.550%	24,032.50	184,032.50	-	184,032.50	193,234.13
12/01/2028	165,000.00	2.700%	19,952.50	184,952.50	-	184,952.50	194,200.13
12/01/2029	170,000.00	2.850%	15,497.50	185,497.50	-	185,497.50	194,772.38
12/01/2030	175,000.00	2.950%	10,652.50	185,652.50	-	185,652.50	194,935.13
12/01/2031	180,000.00	3.050%	5,490.00	185,490.00	-	185,490.00	194,764.50
Total	**$2,865,000.00**	**-**	**$566,555.42**	**$3,431,555.42**	**(62,535.42)**	**$3,369,020.00**	**$3,537,471.00**

PROPOSED 2017 SROP BOND ISSUE

City of Ramsey, Minnesota

$995,000 General Obligation Bonds, Series 2017
Issue Summary

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	CIF	Net New D/S	105% of Total
12/01/2017	-	-	9,741.67	9,741.67	(9,741.67)	-	-
12/01/2018	100,000.00	0.850%	16,700.00	116,700.00	(8,350.00)	108,350.00	113,767.50
12/01/2019	90,000.00	1.050%	15,850.00	105,850.00	-	105,850.00	111,142.50
12/01/2020	95,000.00	1.250%	14,905.00	109,905.00	-	109,905.00	115,400.25
12/01/2021	95,000.00	1.400%	13,717.50	108,717.50	-	108,717.50	114,153.38
12/01/2022	100,000.00	1.650%	12,387.50	112,387.50	-	112,387.50	118,006.88
12/01/2023	100,000.00	1.750%	10,737.50	110,737.50	-	110,737.50	116,274.38
12/01/2024	100,000.00	1.900%	8,987.50	108,987.50	-	108,987.50	114,436.88
12/01/2025	105,000.00	2.050%	7,087.50	112,087.50	-	112,087.50	117,691.88
12/01/2026	105,000.00	2.300%	4,935.00	109,935.00	-	109,935.00	115,431.75
12/01/2027	105,000.00	2.400%	2,520.00	107,520.00	-	107,520.00	112,896.00
Total	**$995,000.00**	**-**	**$117,569.17**	**$1,112,569.17**	**(18,091.67)**	**$1,094,477.50**	**$1,149,201.38**

PROPOSED 2018 SROP BOND ISSUE

City of Ramsey, Minnesota

$2,435,000 General Obligation Bonds, Series 2018
Issue Summary

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	CIF	Net New D/S	105% of Total
12/01/2018	-	-	23,817.50	23,817.50	(23,817.50)	-	-
12/01/2019	250,000.00	0.850%	40,830.00	290,830.00	(20,415.00)	270,415.00	283,935.75
12/01/2020	225,000.00	1.050%	38,705.00	263,705.00	-	263,705.00	276,890.25
12/01/2021	230,000.00	1.250%	36,342.50	266,342.50	-	266,342.50	279,659.63
12/01/2022	235,000.00	1.400%	33,467.50	268,467.50	-	268,467.50	281,890.88
12/01/2023	235,000.00	1.650%	30,177.50	265,177.50	-	265,177.50	278,436.38
12/01/2024	240,000.00	1.750%	26,300.00	266,300.00	-	266,300.00	279,615.00
12/01/2025	250,000.00	1.900%	22,100.00	272,100.00	-	272,100.00	285,705.00
12/01/2026	250,000.00	2.050%	17,350.00	267,350.00	-	267,350.00	280,717.50
12/01/2027	255,000.00	2.300%	12,225.00	267,225.00	-	267,225.00	280,586.25
12/01/2028	265,000.00	2.400%	6,360.00	271,360.00	-	271,360.00	284,928.00
Total	**$2,435,000.00**	**-**	**$287,675.00**	**$2,722,675.00**	**(44,232.50)**	**$2,678,442.50**	**$2,812,364.63**

PROPOSED 2019 SROP BOND ISSUE

City of Ramsey, Minnesota

$1,440,000 General Obligation Bonds, Series 2019
Issue Summary

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	CIF	Net New D/S	105% of Total
12/01/2019	-	-	14,024.80	14,024.80	(14,024.80)	-	-
12/01/2020	150,000.00	0.850%	24,042.50	174,042.50	(12,021.25)	162,021.25	170,122.31
12/01/2021	135,000.00	1.050%	22,767.50	157,767.50	-	157,767.50	165,655.88
12/01/2022	140,000.00	1.250%	21,350.00	161,350.00	-	161,350.00	169,417.50
12/01/2023	140,000.00	1.400%	19,600.00	159,600.00	-	159,600.00	167,580.00
12/01/2024	140,000.00	1.650%	17,640.00	157,640.00	-	157,640.00	165,522.00
12/01/2025	140,000.00	1.750%	15,330.00	155,330.00	-	155,330.00	163,096.50
12/01/2026	145,000.00	1.900%	12,880.00	157,880.00	-	157,880.00	165,774.00
12/01/2027	150,000.00	2.050%	10,125.00	160,125.00	-	160,125.00	168,131.25
12/01/2028	150,000.00	2.300%	7,050.00	157,050.00	-	157,050.00	164,902.50
12/01/2029	150,000.00	2.400%	3,600.00	153,600.00	-	153,600.00	161,280.00
Total	**$1,440,000.00**	-	**$168,409.80**	**$1,608,409.80**	**(26,046.05)**	**$1,582,363.75**	**$1,661,481.94**

APPENDIX C

Pre-Sale Schedule dated March 10, 2015
5-Year City Street Reconstruction Plan Bond Issuance
City of Ramsey, Minnesota

The City Council must take the following actions before Bonds can be issued:

- City Council directs preparation of a 5-Year Street Reconstruction Plan.
- City Council conducts a Public Hearing on issuance of Bonds and Street Reconstruction Plan.
- City Council approves Bonds and Street Reconstruction Plan by unanimous vote.

The table below lists the steps in the issuing process:

February 10, 2015:	City Council adopts Resolution calling for Public Hearing on issuance of Bonds and on Street Reconstruction Plan.
February 16, 2105:	Close date to get Notice of Public Hearing on issuance of Bonds and on Street Reconstruction Plan to official newspaper for publication.
February 20, 2015:	Publish Notice of Public Hearing on issuance of Bonds and on Street Reconstruction Plan (publication no more than 28 days and no less than 10 days prior to hearing date).
March 10, 2015:	City Council holds Public Hearing at 7:00 p.m. on Bonds and on Street Reconstruction Plan and adopts Resolution giving preliminary approval for their issuance and approving Street Reconstruction Plan by unanimous vote of its membership present.
March 10, 2015:	City Council provides for sale of Bonds.
April 9, 2015:	Reverse referendum period ends (within 30 days of the public hearing).
May 26, 2015:	City Council accepts offer for Bonds and adopts Resolution-Approving sale of Bonds.
June 18, 2015:	Tentative closing/receipt of funds.

Net Debt Limit	
Assessor's Estimated Market Value	1,795,975,400
Multiply by 3%	0.03
Statutory Debt Limit	53,879,262
Less: Debt Paid Solely from Taxes	(20,050,000)
Unused Debt Limit	33,829,262

Councilmember_____introduced the following resolution and moved for its adoption:

RESOLUTION #15-05-130

RESOLUTION PROVIDING FOR THE ISSUANCE AND SALE OF $1,235,000 GENERAL OBLIGATION STREET RECONSTRUCTION BONDS, SERIES 2015B, AND LEVYING A TAX FOR THE PAYMENT THEREOF

A. **WHEREAS,** the City of Ramsey, Minnesota (the "City"), has heretofore determined and declared that it is necessary and expedient to issue $1,235,000 General Obligation Street Reconstruction Bonds, Series 2015B (the "Bonds" or individually, a "Bond"), pursuant to Minnesota Statutes, Chapters Chapter 475 and Section 475.58, Subdivision 3b, to finance street reconstruction improvements under the City's 2015 through 2019 Five-Year Street Reconstruction Plan adopted on March 10, 2015 (the "Improvements"); and

B. **WHEREAS**, on March 10, 2015, following duly published notice thereof, the Council held a public hearing on the issuance of approximately $10,000,000 principal amount of bonds to finance the Improvements and all persons who wished to speak or provide written information relative to the public hearing were afforded an opportunity to do so; and

C. **WHEREAS**, no petition signed by voters equal to 5 percent of the votes cast in the City in the last municipal general election requesting a vote on the issuance of the street reconstruction bonds has been filed with the City Administrator within 30 days after the public hearing on March 10, 2015; and

D. **WHEREAS**, the Bonds, together with any outstanding bonds of the City that are subject to the City's net debt limit, do not exceed the City's net debt limit; and

E. **WHEREAS**, the City has retained Ehlers & Associates, Inc., in Roseville, Minnesota ("Ehlers"), as its independent financial advisor for the sale of the Bonds and was therefore authorized to sell the Bonds by private negotiation in accordance with Minnesota Statutes, Section 475.60, Subdivision 2(9) and proposals to purchase the Bonds have been solicited by Ehlers; and

F. **WHEREAS**, the proposals set forth on Exhibit A attached hereto were received by the Administrator, or designee, at the office of Ehlers, at 11:00 A.M. on the date hereof, pursuant to the Preliminary Official Statement for the Bonds, dated May 14, 2015; and

G. **WHEREAS,** it is in the best interests of the City that the Bonds be issued in book-entry form as hereinafter provided;

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

1. Acceptance of Proposal. The proposal of _____ (the "Purchaser"), to purchase the Bonds, in accordance with the Preliminary Official Statement established for the Bonds, at the rates of interest hereinafter set forth, and to pay therefor the sum of $_____, plus interest accrued to settlement, is hereby found, determined and declared to

be the most favorable proposal received, is hereby accepted and the Bonds are hereby awarded to the Purchaser. The Finance Director is directed to retain the deposit of the Purchaser and to forthwith return to the unsuccessful bidders their good faith checks or drafts.

2. Bond Terms.

(a) Original Issue Date; Denominations; Maturities; Term Bond Option. The Bonds shall be dated June 18, 2015, as the date of original issue, shall be issued forthwith on or after such date in fully registered form, shall be numbered from R-1 upward in the denomination of $5,000 each or in any integral multiple thereof of a single maturity (the "Authorized Denominations") and shall mature on December 1 in the years and amounts as follows:

Year	Amount	Year	Amount
2016		2021	
2017		2022	
2018		2023	
2019		2024	
2020		2025	

As may be requested by the Purchaser, one or more term Bonds may be issued having mandatory sinking fund redemption and final maturity amounts conforming to the foregoing principal repayment schedule, and corresponding additions may be made to the provisions of the applicable Bond(s).

(b) Book Entry Only System. The Depository Trust Company, a limited purpose trust company organized under the laws of the State of New York or any of its successors or its successors to its functions hereunder (the "Depository") will act as securities depository for the Bonds, and to this end:

(i) The Bonds shall be initially issued and, so long as they remain in book entry form only (the "Book Entry Only Period"), shall at all times be in the form of a separate single fully registered Bond for each maturity of the Bonds; and for purposes of complying with this requirement under paragraphs 5 and 10 Authorized Denominations for any Bond shall be deemed to be limited during the Book Entry Only Period to the outstanding principal amount of that Bond.

(ii) Upon initial issuance, ownership of the Bonds shall be registered in a bond register maintained by the Bond Registrar (as hereinafter defined) in the name of CEDE & CO., as the nominee (it or any nominee of the existing or a successor Depository, the "Nominee").

(iii) With respect to the Bonds neither the City nor the Bond Registrar shall have any responsibility or obligation to any broker, dealer, bank, or any other financial institution for which the Depository holds Bonds as securities depository (the "Participant") or the person for which a Participant holds an interest in the Bonds shown on the books and records of the Participant (the "Beneficial Owner"). Without limiting

the immediately preceding sentence, neither the City, nor the Bond Registrar, shall have any such responsibility or obligation with respect to (A) the accuracy of the records of the Depository, the Nominee or any Participant with respect to any ownership interest in the Bonds, or (B) the delivery to any Participant, any Owner or any other person, other than the Depository, of any notice with respect to the Bonds, including any notice of redemption, or (C) the payment to any Participant, any Beneficial Owner or any other person, other than the Depository, of any amount with respect to the principal of or premium, if any, or interest on the Bonds, or (D) the consent given or other action taken by the Depository as the Registered Holder of any Bonds (the "Holder"). For purposes of securing the vote or consent of any Holder under this Resolution, the City may, however, rely upon an omnibus proxy under which the Depository assigns its consenting or voting rights to certain Participants to whose accounts the Bonds are credited on the record date identified in a listing attached to the omnibus proxy.

(iv) The City and the Bond Registrar may treat as and deem the Depository to be the absolute owner of the Bonds for the purpose of payment of the principal of and premium, if any, and interest on the Bonds, for the purpose of giving notices of redemption and other matters with respect to the Bonds, for the purpose of obtaining any consent or other action to be taken by Holders for the purpose of registering transfers with respect to such Bonds, and for all purpose whatsoever. The Bond Registrar, as paying agent hereunder, shall pay all principal of and premium, if any, and interest on the Bonds only to the Holder or the Holders of the Bonds as shown on the bond register, and all such payments shall be valid and effective to fully satisfy and discharge the City's obligations with respect to the principal of and premium, if any, and interest on the Bonds to the extent of the sum or sums so paid.

(v) Upon delivery by the Depository to the Bond Registrar of written notice to the effect that the Depository has determined to substitute a new Nominee in place of the existing Nominee, and subject to the transfer provisions in paragraph 10, references to the Nominee hereunder shall refer to such new Nominee.

(vi) So long as any Bond is registered in the name of a Nominee, all payments with respect to the principal of and premium, if any, and interest on such Bond and all notices with respect to such Bond shall be made and given, respectively, by the Bond Registrar or City, as the case may be, to the Depository as provided in the Letter of Representations to the Depository required by the Depository as a condition to its acting as book-entry Depository for the Bonds (said Letter of Representations, together with any replacement thereof or amendment or substitute thereto, including any standard procedures or policies referenced therein or applicable thereto respecting the procedures and other matters relating to the Depository's role as book-entry Depository for the Bonds, collectively hereinafter referred to as the "Letter of Representations").

(vii) All transfers of beneficial ownership interests in each Bond issued in book-entry form shall be limited in principal amount to Authorized Denominations and shall be effected by procedures by the Depository with the Participants for recording and transferring the ownership of beneficial interests in such Bonds.

(viii) In connection with any notice or other communication to be provided to the Holders pursuant to this Resolution by the City or Bond Registrar with respect to any consent or other action to be taken by Holders, the Depository shall consider the date of receipt of notice requesting such consent or other action as the record date for such consent or other action; provided, that the City or the Bond Registrar may establish a special record date for such consent or other action. The City or the Bond Registrar shall, to the extent possible, give the Depository notice of such special record date not less than 15 calendar days in advance of such special record date to the extent possible.

(ix) Any successor Bond Registrar in its written acceptance of its duties under this Resolution and any paying agency/bond registrar agreement, shall agree to take any actions necessary from time to time to comply with the requirements of the Letter of Representations.

(x) In the case of a partial prepayment of a Bond, the Holder may, in lieu of surrendering the Bonds for a Bond of a lesser denomination as provided in paragraph 5, make a notation of the reduction in principal amount on the panel provided on the Bond stating the amount so redeemed.

(c) Termination of Book-Entry Only System. Discontinuance of a particular Depository's services and termination of the book-entry only system may be effected as follows:

(i) The Depository may determine to discontinue providing its services with respect to the Bonds at any time by giving written notice to the City and discharging its responsibilities with respect thereto under applicable law. The City may terminate the services of the Depository with respect to the Bond if it determines that the Depository is no longer able to carry out its functions as securities depository or the continuation of the system of book-entry transfers through the Depository is not in the best interests of the City or the Beneficial Owners.

(ii) Upon termination of the services of the Depository as provided in the preceding paragraph, and if no substitute securities depository is willing to undertake the functions of the Depository hereunder can be found which, in the opinion of the City, is willing and able to assume such functions upon reasonable or customary terms, or if the City determines that it is in the best interests of the City or the Beneficial Owners of the Bond that the Beneficial Owners be able to obtain certificates for the Bonds, the Bonds shall no longer be registered as being registered in the bond register in the name of the Nominee, but may be registered in whatever name or names the Holder of the Bonds shall designate at that time, in accordance with paragraph 10. To the extent that the Beneficial Owners are designated as the transferee by the Holders, in accordance with paragraph 10, the Bonds will be delivered to the Beneficial Owners.

(iii) Nothing in this subparagraph (c) shall limit or restrict the provisions of paragraph 10.

(d) Letter of Representations. The provisions in the Letter of Representation are incorporated herein by reference and made a part of the resolution, and if and to the extent any

such provisions are inconsistent with the other provisions of this resolution, the provisions in the Letter of Representation shall control.

3. Purpose. The Bonds shall provide funds to finance the Improvements. The total cost of the Improvements, which shall include all costs enumerated in Minnesota Statutes, Section 475.65, is estimated to be at least equal to the amount of the Bonds. Work on the Improvements shall proceed with due diligence to completion. The City covenants that it shall do all things and perform all acts required of it to assure that work on the Improvements proceeds with due diligence to completion and that any and all permits and studies required under law for the Improvements are obtained.

4. Interest. The Bonds shall bear interest payable semiannually on June 1 and December 1 of each year (each, an "Interest Payment Date"), commencing December 1, 2015, calculated on the basis of a 360-day year of twelve 30-day months, at the respective rates per annum set forth opposite the maturity years as follows:

Maturity Year	Interest Rate	Maturity Year	Interest Rate
2016		2021	
2017		2022	
2018		2023	
2019		2024	
2020		2025	

5. Optional Redemption. All Bonds maturing December 1, 2024 and thereafter shall be subject to redemption and prepayment at the option of the City on December 1, 2023, and on any date thereafter at a price of par plus accrued interest. Redemption may be in whole or in part of the Bonds subject to prepayment. If redemption is in part, the maturities and the principal amounts within each maturity to be redeemed shall be determined by the City; and if only part of the Bonds having a common maturity date are called for prepayment, the specific Bonds to be prepaid shall be chosen by lot by the Bond Registrar. Bonds or portions thereof called for redemption shall be due and payable on the redemption date, and interest thereon shall cease to accrue from and after the redemption date. Mailed notice of redemption shall be given to the paying agent and to each affected registered holder of the Bonds not more than sixty (60) days and not fewer than thirty (30) days prior to the date fixed for redemption.

6. Bond Registrar. Bond Trust Services Corporation, in Roseville, Minnesota, is appointed to act as bond registrar and transfer agent with respect to the Bonds (the "Bond Registrar"), and shall do so unless and until a successor Bond Registrar is duly appointed, all pursuant to any contract the City and Bond Registrar shall execute which is consistent herewith. The Bond Registrar shall also serve as paying agent unless and until a successor paying agent is duly appointed. Principal and interest on the Bonds shall be paid to the registered Holders (or record holders) of the Bonds in the manner set forth in the form of Bond and paragraph 12.

7. Form of Bond. The Bonds, together with the Bond Registrar's Certificate of Authentication, the form of Assignment and the registration information thereon, shall be in substantially the following form:

UNITED STATES OF AMERICA
STATE OF MINNESOTA
ANOKA COUNTY
CITY OF RAMSEY

R-_____ $_____

GENERAL OBLIGATION STREET RECONSTRUCTION BOND, SERIES 2015B

Interest Rate	Maturity Date	Date of Original Issue	CUSIP
____%	December 1,	June 18, 2015	_____

REGISTERED OWNER: CEDE & CO.

PRINCIPAL AMOUNT: _____ DOLLARS

THE CITY OF RAMSEY, ANOKA COUNTY, MINNESOTA (the "Issuer"), certifies that it is indebted and for value received promises to pay to the registered owner specified above, or registered assigns, in the manner hereinafter set forth, the principal amount specified above, on the maturity date specified above, and to pay interest thereon semiannually on June 1 and December 1 of each year (each, an "Interest Payment Date"), commencing December 1, 2015, at the rate per annum specified above (calculated on the basis of a 360-day year of twelve 30-day months) until the principal sum is paid or has been provided for. This Bond will bear interest from the most recent Interest Payment Date to which interest has been paid or, if no interest has been paid, from the date of original issue hereof. The principal of and premium, if any, on this Bond are payable upon presentation and surrender hereof at the principal office of Bond Trust Services Corporation, in Roseville, Minnesota (the "Bond Registrar"), acting as paying agent, or any successor paying agent duly appointed by the Issuer. Interest on this Bond will be paid on each Interest Payment Date by check or draft mailed to the person in whose name this Bond is registered (the "Holder" or "Bondholder") on the registration books of the Issuer maintained by the Bond Registrar and at the address appearing thereon at the close of business on the fifteenth day of the calendar month next preceding such Interest Payment Date (the "Regular Record Date"). Any interest not so timely paid shall cease to be payable to the person who is the Holder hereof as of the Regular Record Date, and shall be payable to the person who is the Holder hereof at the close of business on a date (the "Special Record Date") fixed by the Bond Registrar whenever money becomes available for payment of the defaulted interest. Notice of the Special Record Date shall be given to Bondholders not less than ten days prior to the Special Record Date. The principal of and premium, if any, and interest on this Bond are payable in lawful money of the United States of America. So long as this Bond is registered in the name of the Depository or its Nominee as provided in the Resolution hereinafter described, and as those terms are defined therein, payment of principal of, premium, if any, and interest on this Bond and notice with respect thereto shall be made as provided in the Letter of Representations, as defined in the Resolution, and surrender of this Bond shall not be required for payment of the redemption price upon a partial redemption of this Bond. Until termination of the book-entry only system

pursuant to the Resolution, Bonds may only be registered in the name of the Depository or its Nominee.

Optional Redemption. All Bonds of this issue (the "Bonds") maturing December 1, 2024 and thereafter are subject to redemption and prepayment at the option of the Issuer on December 1, 2023, and on any date thereafter at a price of par plus accrued interest. Redemption may be in whole or in part of the Bonds subject to prepayment. If redemption is in part, the maturities and the principal amounts within each maturity to be redeemed shall be determined by the Issuer; and if only part of the Bonds having a common maturity date are called for prepayment, the specific Bonds to be prepaid shall be chosen by lot by the Bond Registrar. Bonds or portions thereof called for redemption shall be due and payable on the redemption date, and interest thereon shall cease to accrue from and after the redemption date. Mailed notice of redemption shall be given to the paying agent and to each affected registered holder of the Bonds not more than sixty (60) days and not fewer than thirty (30) days prior to the date fixed for redemption.

Issuance; Purpose; General Obligation. This Bond is one of an issue in the total principal amount of $1,235,000, all of like date of original issue and tenor, except as to number, maturity, interest rate, denomination and redemption privilege, issued pursuant to and in full conformity with the Charter of the Issuer, Constitution and laws of the State of Minnesota and pursuant to a resolution adopted by the City Council on May 26, 2015 (the "Resolution"), for the purpose of providing money to finance street reconstruction improvements within the Issuer. This Bond is payable out of the General Obligation Street Reconstruction Bonds, Series 2015B Fund of the Issuer. This Bond constitutes a general obligation of the Issuer, and to provide moneys for the prompt and full payment of its principal, premium, if any, and interest when the same become due, the full faith and credit and taxing powers of the Issuer have been and are hereby irrevocably pledged.

Denominations; Exchange; Resolution. The Bonds are issuable solely in fully registered form in Authorized Denominations (as defined in the Resolution) and are exchangeable for fully registered Bonds of other Authorized Denominations in equal aggregate principal amounts at the principal office of the Bond Registrar, but only in the manner and subject to the limitations provided in the Resolution. Reference is hereby made to the Resolution for a description of the rights and duties of the Bond Registrar. Copies of the Resolution are on file in the principal office of the Bond Registrar.

Transfer. This Bond is transferable by the Holder in person or by the Holder's attorney duly authorized in writing at the principal office of the Bond Registrar upon presentation and surrender hereof to the Bond Registrar, all subject to the terms and conditions provided in the Resolution and to reasonable regulations of the Issuer contained in any agreement with the Bond Registrar. Thereupon the Issuer shall execute and the Bond Registrar shall authenticate and deliver, in exchange for this Bond, one or more new fully registered Bonds in the name of the transferee (but not registered in blank or to "bearer" or similar designation), of an Authorized Denomination or Denominations, in aggregate principal amount equal to the principal amount of this Bond, of the same maturity and bearing interest at the same rate.

Fees upon Transfer or Loss. The Bond Registrar may require payment of a sum sufficient to cover any tax or other governmental charge payable in connection with the transfer or exchange of this Bond and any legal or unusual costs regarding transfers and lost Bonds.

Treatment of Registered Owners. The Issuer and Bond Registrar may treat the person in whose name this Bond is registered as the owner hereof for the purpose of receiving payment as herein provided (except as otherwise provided herein with respect to the Record Date) and for all other purposes, whether or not this Bond shall be overdue, and neither the Issuer nor the Bond Registrar shall be affected by notice to the contrary.

Authentication. This Bond shall not be valid or become obligatory for any purpose or be entitled to any security unless the Certificate of Authentication hereon shall have been executed by the Bond Registrar.

Qualified Tax-Exempt Obligation. This Bond has been designated by the Issuer as a "qualified tax-exempt obligation" for purposes of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended.

IT IS HEREBY CERTIFIED AND RECITED that all acts, conditions and things required by the Charter of the Issuer, Constitution and laws of the State of Minnesota to be done, to happen and to be performed, precedent to and in the issuance of this Bond, have been done, have happened and have been performed, in regular and due form, time and manner as required by law, and that this Bond, together with all other debts of the Issuer outstanding on the date of original issue hereof and the date of its issuance and delivery to the original purchaser, does not exceed any charter, constitutional or statutory limitation of indebtedness.

IN WITNESS WHEREOF, the City of Ramsey, Anoka County, Minnesota, by its City Council has caused this Bond to be executed on its behalf by the facsimile signatures of its Mayor and its Administrator, the corporate seal of the Issuer having been intentionally omitted as permitted by law.

Date of Registration:
_____

Registrable by: BOND TRUST SERVICES CORPORATION

Payable at: BOND TRUST SERVICES CORPORATION

BOND REGISTRAR'S CERTIFICATE OF AUTHENTICATION
This Bond is one of the Bonds described in the Resolution mentioned Within.

BOND TRUST SERVICES CORPORATION
Roseville, Minnesota
Bond Registrar

By: _____
Authorized Signature

CITY OF RAMSEY,
ANOKA COUNTY, MINNESOTA

/s/ Facsimile
Mayor

/s/ Facsimile
Administrator

ABBREVIATIONS

The following abbreviations, when used in the inscription on the face of this Bond, shall be construed as though they were written out in full according to applicable laws or regulations:

TEN COM - as tenants in common
TEN ENT - as tenants by the entireties
JT TEN - as joint tenants with right of survivorship and not as tenants in common
UTMA - _____ as custodian for _____
(Cust) (Minor)
under the _____ Uniform Transfers to Minors Act
(State)

Additional abbreviations may also be used though not in the above list.

ASSIGNMENT

For value received, the undersigned hereby sells, assigns and transfers unto _____ the within Bond and does hereby irrevocably constitute and appoint _____ attorney to transfer the Bond on the books kept for the registration thereof, with full power of substitution in the premises.

Dated:_____ _____

Notice: The assignor's signature to this assignment must correspond with the name as it appears upon the face of the within Bond in every particular, without alteration or any change whatever.

Signature Guaranteed:

_____

Signature(s) must be guaranteed by a national bank or trust company or by a brokerage firm having a membership in one of the major stock exchanges or any other "Eligible Guarantor Institution" as defined in 17 CFR 240.17 Ad-15(a)(2).

The Bond Registrar will not effect transfer of this Bond unless the information concerning the transferee requested below is provided.

Name and Address: _____
_____
_____

(Include information for all joint owners if the Bond is held by joint account.)

PREPAYMENT SCHEDULE

This Bond has been prepared in part on the date(s) and in the amount(s) as follows:

DATE	AMOUNT	AUTHORIZED SIGNATURE OF HOLDER

8. Execution. The Bonds shall be in typewritten form, shall be executed on behalf of the City by the signatures of its Mayor and Administrator and be sealed with the seal of the City; provided, as permitted by law, both signatures may be photocopied facsimiles and the corporate seal has been omitted. In the event of disability or resignation or other absence of either officer, the Bonds may be signed by the manual or facsimile signature of the officer who may act on behalf of the absent or disabled officer. In case either officer whose signature or facsimile of whose signature shall appear on the Bonds shall cease to be such officer before the delivery of the Bonds, the signature or facsimile shall nevertheless be valid and sufficient for all purposes, the same as if the officer had remained in office until delivery.

9. Authentication. No Bond shall be valid or obligatory for any purpose or be entitled to any security or benefit under this resolution unless a Certificate of Authentication on such Bond, substantially in the form hereinabove set forth, shall have been duly executed by an authorized representative of the Bond Registrar. Certificates of Authentication on different Bonds need not be signed by the same person. The Bond Registrar shall authenticate the signatures of officers of the City on each Bond by execution of the Certificate of Authentication on the Bond and by inserting as the date of registration in the space provided the date on which the Bond is authenticated, except that for purposes of delivering the original Bonds to the Purchaser, the Bond Registrar shall insert as a date of registration the date of original issue of June 18, 2015. The Certificate of Authentication so executed on each Bond shall be conclusive evidence that it has been authenticated and delivered under this resolution.

10. Registration; Transfer; Exchange. The City will cause to be kept at the principal office of the Bond Registrar a bond register in which, subject to such reasonable regulations as the Bond Registrar may prescribe, the Bond Registrar shall provide for the registration of Bonds and the registration of transfers of Bonds entitled to be registered or transferred as herein provided.

Upon surrender for transfer of any Bond at the principal office of the Bond Registrar, the City shall execute (if necessary), and the Bond Registrar shall authenticate, insert the date of registration (as provided in paragraph 9) of, and deliver, in the name of the designated transferee or transferees, one or more new Bonds of any Authorized Denomination or Denominations of a like aggregate principal amount, having the same stated maturity and interest rate, as requested by the transferor; provided, however, that no Bond may be registered in blank or in the name of "bearer" or similar designation.

At the option of the Holder, Bonds may be exchanged for Bonds of any Authorized Denomination or Denominations of a like aggregate principal amount and stated maturity, upon surrender of the Bonds to be exchanged at the principal office of the Bond Registrar. Whenever any Bonds are so surrendered for exchange, the City shall execute (if necessary), and the Bond Registrar shall authenticate, insert the date of registration of, and deliver the Bonds which the Holder making the exchange is entitled to receive.

All Bonds surrendered upon any exchange or transfer provided for in this resolution shall be promptly canceled by the Bond Registrar and thereafter disposed of as directed by the City.

All Bonds delivered in exchange for or upon transfer of Bonds shall be valid general obligations of the City evidencing the same debt, and entitled to the same benefits under this resolution, as the Bonds surrendered for such exchange or transfer.

Every Bond presented or surrendered for transfer or exchange shall be duly endorsed or be accompanied by a written instrument of transfer, in form satisfactory to the Bond Registrar, duly executed by the Holder thereof or the Holder's attorney duly authorized in writing.

The Bond Registrar may require payment of a sum sufficient to cover any tax or other governmental charge payable in connection with the transfer or exchange of any Bond and any legal or unusual costs regarding transfers and lost Bonds.

Transfers shall also be subject to reasonable regulations of the City contained in any agreement with the Bond Registrar, including regulations which permit the Bond Registrar to close its transfer books between record dates and payment dates. The Finance Director is hereby authorized to negotiate and execute the terms of said agreement.

11. Rights Upon Transfer or Exchange. Each Bond delivered upon transfer of or in exchange for or in lieu of any other Bond shall carry all the rights to interest accrued and unpaid, and to accrue, which were carried by such other Bond.

12. Interest Payment; Record Date. Interest on any Bond shall be paid on each Interest Payment Date by check or draft mailed to the person in whose name the Bond is registered (the "Holder") on the registration books of the City maintained by the Bond Registrar and at the address appearing thereon at the close of business on the fifteenth day of the calendar month next preceding such Interest Payment Date (the "Regular Record Date"). Any such interest not so timely paid shall cease to be payable to the person who is the Holder thereof as of the Regular Record Date, and shall be payable to the person who is the Holder thereof at the close of business on a date (the "Special Record Date") fixed by the Bond Registrar whenever money becomes available for payment of the defaulted interest. Notice of the Special Record Date shall be given by the Bond Registrar to the Holders not less than ten days prior to the Special Record Date.

13. Treatment of Registered Owner. The City and Bond Registrar may treat the person in whose name any Bond is registered as the owner of such Bond for the purpose of receiving payment of principal of and premium, if any, and interest (subject to the payment provisions in paragraph 12) on, such Bond and for all other purposes whatsoever whether or not such Bond shall be overdue, and neither the City nor the Bond Registrar shall be affected by notice to the contrary.

14. Delivery; Application of Proceeds. The Bonds when so prepared and executed shall be delivered by the Finance Director to the Purchaser upon receipt of the purchase price, and the Purchaser shall not be obliged to see to the proper application thereof.

15. Funds. There is hereby established a special fund to be designated the "General Obligation Street Reconstruction Bonds, Series 2015B Fund" (the "Fund") to be administered and maintained by the Finance Director as a bookkeeping account separate and apart from all other funds maintained in the official financial records of the City. The Fund shall be maintained

in the manner herein specified until all of the Bonds and the interest thereon have been fully paid. There shall be maintained in the Fund the following separate accounts.

(a) Construction Account. To the Construction Account there shall be credited the proceeds of the sale of the Bonds, less capitalized interest and any amount paid for the Bonds in excess of the minimum bid. From the Construction Account there shall be paid all costs and expenses of making the Improvements, including the cost of any construction contracts heretofore let and all other costs incurred and to be incurred of the kind authorized in Minnesota Statutes, Section 475.65; and the moneys in the Construction Account shall be used for no other purpose except as otherwise provided by law; provided that the proceeds of the Bonds may also be used to the extent necessary to pay interest on the Bonds due prior to the anticipated date of commencement of the collection of taxes herein levied or covenanted to be levied; and provided further that if upon completion of the Improvements there shall remain any unexpended balance in the Construction Account, the balance shall be transferred by the Council to the Debt Service Account.

(b) Debt Service Account. There are hereby irrevocably appropriated and pledged and shall be credited to the Debt Service Account: (i) capitalized interest in the amount of $_____ (together with interest earnings thereon and subject to such other adjustments as are appropriate to provide sufficient funds to pay interest due on the Bonds on or before _____); (ii) all funds paid for the Bonds in excess of the minimum bid; (iii) all collections of taxes herein or hereafter levied for the payment of the Bonds; (iv) all funds remaining in the Construction Account after completion of the Improvements and payment of the costs thereof; (v) all investment earnings on funds held in the Debt Service Account; and (vi) any and all other moneys which are properly available and are appropriated by the governing body of the City to the Debt Service Account. The Debt Service Account shall be used solely to pay the principal and interest on the Bonds and any other general obligation bonds of the City hereafter issued by the City and made payable from the Debt Service Account as provided by law.

No portion of the proceeds of the Bonds shall be used directly or indirectly to acquire higher yielding investments or to replace funds which were used directly or indirectly to acquire higher yielding investments, except (1) for a reasonable temporary period until such proceeds are needed for the purpose for which the Bonds were issued and (2) in addition to the above in an amount not greater than the lesser of five percent of the proceeds of the Bonds or $100,000. To this effect, any proceeds of the Bonds and any sums from time to time held in the Construction Account or Debt Service Account (or any other City account which will be used to pay principal or interest to become due on the bonds payable therefrom) in excess of amounts which under then applicable federal arbitrage regulations may be invested without regard to yield shall not be invested at a yield in excess of the applicable yield restrictions imposed by said arbitrage regulations on such investments after taking into account any applicable "temporary periods" or "minor portion" made available under the federal arbitrage regulations. Money in the Construction Account shall not be invested in obligations or deposits issued by, guaranteed by or insured by the United States or any agency or instrumentality thereof if and to the extent that such investment would cause the Bonds to be "federally guaranteed" within the meaning of Section 149(b) of the Internal Revenue Code of 1986, as amended (the "Code").

16. Tax Levy; Coverage Test. To provide moneys for payment of the principal and interest on the Bonds there is hereby levied upon all of the taxable property in the City a direct annual ad valorem tax which shall be spread upon the tax rolls and collected with and as part of other general property taxes in the City for the years and in the amounts as follows:

Years of Tax Levy	Years of Tax Collection	Amount
2015-2024	2016-2025	See Attached Tax Levy Schedule

The tax levies are such that if collected in full they will produce at least five percent in excess of the amount needed to meet when due the principal and interest payments on the Bonds. The tax levies shall be irrepealable so long as any of the Bonds are outstanding and unpaid, provided that the City reserves the right and power to reduce the levies in the manner and to the extent permitted by Minnesota Statutes, Section 475.61, Subdivision 3.

17. General Obligation Pledge. For the prompt and full payment of the principal and interest on the Bonds, as the same respectively become due, the full faith, credit and taxing powers of the City shall be and are hereby irrevocably pledged. If the balance in the Debt Service Account is ever insufficient to pay all principal and interest then due on the Bonds and any other bonds payable therefrom, the deficiency shall be promptly paid out of any other funds of the City which are available for such purpose, and such other funds may be reimbursed with or without interest from the Debt Service Account when a sufficient balance is available therein.

18. Continuing Disclosure. The City is the sole obligated person with respect to the Bonds. The City hereby agrees, in accordance with the provisions of Rule 15c2-12 (the "Rule"), promulgated by the Securities and Exchange Commission (the "Commission") pursuant to the Securities Exchange Act of 1934, as amended, and a Continuing Disclosure Undertaking (the "Undertaking") hereinafter described to:

(a) Provide or cause to be provided to the Municipal Securities Rulemaking Board (the "MSRB") by filing at www.emma.msrb.org in accordance with the Rule, certain annual financial information and operating data in accordance with the Undertaking. The City reserves the right to modify from time to time the terms of the Undertaking as provided therein.

(b) Provide or cause to be provided to the MSRB notice of the occurrence of certain events with respect to the Bonds in not more than ten (10) business days after the occurrence of the event, in accordance with the Undertaking.

(c) Provide or cause to be provided to the MSRB notice of a failure by the City to provide the annual financial information with respect to the City described in the Undertaking, in not more than ten (10) business days following such occurrence.

(d) The City agrees that its covenants pursuant to the Rule set forth in this paragraph and in the Undertaking is intended to be for the benefit of the Holders of the Bonds and shall be enforceable on behalf of such Holders; provided that the right to enforce the provisions of these covenants shall be limited to a right to obtain specific enforcement of the City's obligations under the covenants.

The Mayor and Administrator, or any other officer of the City authorized to act in their place (the "Officers") are hereby authorized and directed to execute on behalf of the City the Undertaking in substantially the form presented to the City Council subject to such modifications thereof or additions thereto as are (i) consistent with the requirements under the Rule, (ii) required by the Purchaser of the Bonds, and (iii) acceptable to the Officers.

19. Defeasance. When all Bonds have been discharged as provided in this paragraph, all pledges, covenants and other rights granted by this resolution to the registered holders of the Bonds shall, to the extent permitted by law, cease. The City may discharge its obligations with respect to any Bonds which are due on any date by irrevocably depositing with the Bond Registrar on or before that date a sum sufficient for the payment thereof in full; or if any Bond should not be paid when due, it may nevertheless be discharged by depositing with the Bond Registrar a sum sufficient for the payment thereof in full with interest accrued to the date of such deposit. The City may also at any time discharge its obligations with respect to any Bonds, subject to the provisions of law now or hereafter authorizing and regulating such action, by depositing irrevocably in escrow, with a suitable banking institution qualified by law as an escrow agent for this purpose, cash or securities described in Minnesota Statutes, Section 475.67, Subdivision 8, bearing interest payable at such times and at such rates and maturing on such dates as shall be required, without regard to sale and/or reinvestment, to pay all amounts to become due thereon to maturity or, if notice of redemption as herein required has been duly provided for, to such earlier redemption date.

20. Compliance With Reimbursement Bond Regulations. The provisions of this paragraph are intended to establish and provide for the City's compliance with United States Treasury Regulations Section 1.150-2 (the "Reimbursement Regulations") applicable to the "reimbursement proceeds" of the Bonds, being those portions thereof which will be used by the City to reimburse itself for any expenditure which the City paid or will have paid prior to the Closing Date (a "Reimbursement Expenditure").

The City hereby certifies and/or covenants as follows:

(a) Not later than sixty days after the date of payment of a Reimbursement Expenditure, the City (or person designated to do so on behalf of the City) has made or will have made a written declaration of the City's official intent (a "Declaration") which effectively (i) states the City's reasonable expectation to reimburse itself for the payment of the Reimbursement Expenditure out of the proceeds of a subsequent borrowing; (ii) gives a general and functional description of the property, project or program to which the Declaration relates and for which the Reimbursement Expenditure is paid, or identifies a specific fund or account of the City and the general functional purpose thereof from which the Reimbursement Expenditure was to be paid (collectively the "Project"); and (iii) states the maximum principal amount of debt expected to be issued by the City for the purpose of financing the Project; provided, however, that no such Declaration shall necessarily have been made with respect to: (i) "preliminary expenditures" for the Project, defined in the Reimbursement Regulations to include engineering or architectural, surveying and soil testing expenses and similar prefatory costs, which in the aggregate do not exceed twenty percent of the "issue price" of the Bonds, and (ii) a *de minimis* amount of Reimbursement Expenditures not in excess of the lesser of $100,000 or five percent of the proceeds of the Bonds.

(b) Each Reimbursement Expenditure is a capital expenditure or a cost of issuance of the Bonds or any of the other types of expenditures described in Section 1.150-2(d)(3) of the Reimbursement Regulations.

(c) The "reimbursement allocation" described in the Reimbursement Regulations for each Reimbursement Expenditure shall and will be made forthwith following (but not prior to) the issuance of the Bonds and in all events within the period ending on the date which is the later of eighteen months after payment of the Reimbursement Expenditure or one year after the date on which the Project to which the Reimbursement Expenditure relates is first placed in service, but not more than three years after the date of the Reimbursement Expenditure.

(d) Each such reimbursement allocation will be made in a writing that evidences the City's use of Bond proceeds to reimburse the Reimbursement Expenditure and, if made within 30 days after the Bonds are issued, shall be treated as made on the day the Bonds are issued.

Provided, however, that the City may take action contrary to any of the foregoing covenants in this paragraph upon receipt of an opinion of its Bond Counsel for the Bonds stating in effect that such action will not impair the tax-exempt status of the Bonds.

21. Certificate of Registration. A certified copy of this resolution is hereby directed to be filed with the County Auditor of Anoka County, Minnesota, together with such other information as the County Auditor shall require, and there shall be obtained from the County Auditor a certificate that the Bonds have been entered in the County Auditor's Bond Register and the tax levy required by law has been made.

22. Records and Certificates. The officers of the City are hereby authorized and directed to prepare and furnish to the Purchaser, and to the attorneys approving the legality of the issuance of the Bonds, certified copies of all proceedings and records of the City relating to the Bonds and to the financial condition and affairs of the City, and such other affidavits, certificates and information as are required to show the facts relating to the legality and marketability of the Bonds as the same appear from the books and records under their custody and control or as otherwise known to them, and all such certified copies, certificates and affidavits, including any heretofore furnished, shall be deemed representations of the City as to the facts recited therein.

23. Negative Covenant as to Use of Proceeds and Improvements. The City hereby covenants not to use the proceeds of the Bonds or to use the Improvements, or to cause or permit them to be used, or to enter into any deferred payment arrangements for the cost of the Improvements, in such a manner as to cause the Bonds to be "private activity bonds" within the meaning of Sections 103 and 141 through 150 of the Code.

24. Tax-Exempt Status of the Bonds; Rebate. The City shall comply with requirements necessary under the Code to establish and maintain the exclusion from gross income under Section 103 of the Code of the interest on the Bonds, including without limitation (1) requirements relating to temporary periods for investments, (2) limitations on amounts invested at a yield greater than the yield on the Bonds, and (3) the rebate of excess investment earnings to the United States. The City expects to satisfy the 24-month expenditure exemption for gross proceeds of the Bonds as provided in Section 1.148-7(d)(1) of the Regulations. The

Mayor and/or Administrator are hereby authorized and directed to make such elections as to arbitrage and rebate matters relating to the Bonds as they deem necessary, appropriate or desirable in connection with the Bonds, and all such elections shall be, and shall be deemed and treated as, elections of the City.

25. Designation of Qualified Tax-Exempt Obligations. In order to qualify the Bonds as "qualified tax-exempt obligations" within the meaning of Section 265(b)(3) of the Code, the City hereby makes the following factual statements and representations:

(a) the Bonds are issued after August 7, 1986;

(b) the Bonds are not "private activity bonds" as defined in Section 141 of the Code;

(c) the City hereby designates the Bonds as "qualified tax-exempt obligations" for purposes of Section 265(b)(3) of the Code;

(d) the reasonably anticipated amount of tax-exempt obligations (other than private activity bonds, treating qualified 501(c)(3) bonds as not being private activity bonds) which will be issued by the City (and all entities treated as one issuer with the City, and all subordinate entities whose obligations are treated as issued by the City) during this calendar year 2015 will not exceed $10,000,000; and

(e) not more than $10,000,000 of obligations issued by the City during this calendar year 2015 have been designated for purposes of Section 265(b)(3) of the Code.

The City shall use its best efforts to comply with any federal procedural requirements which may apply in order to effectuate the designation made by this paragraph.

26. Official Statement. The Official Statement relating to the Bonds prepared and distributed by Ehlers is hereby approved and the officers of the City are authorized in connection with the delivery of the Bonds to sign such certificates as may be necessary with respect to the completeness and accuracy of the Official Statement.

27. Payment of Issuance Expenses. The City authorizes the Purchaser to forward the amount of Bond proceeds allocable to the payment of issuance expenses to Klein Bank, Chaska, Minnesota on the closing date for further distribution as directed by the City's financial advisor, Ehlers.

28. Severability. If any section, paragraph or provision of this resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this resolution.

29. Headings. Headings in this resolution are included for convenience of reference only and are not a part hereof, and shall not limit or define the meaning of any provision hereof.

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 26th day of May, 2015.

_____

Mayor

ATTEST:

_____

City Clerk

STATE OF MINNESOTA
COUNTY OF ANOKA
CITY OF RAMSEY

I, the undersigned, being the duly qualified and acting City Administrator of the City of Ramsey, Minnesota, DO HEREBY CERTIFY that I have compared the attached and foregoing extract of minutes with the original thereof on file in my office, and that the same is a full, true and complete transcript of the minutes of a meeting of the City Council duly called and held on the date therein indicated, insofar as the minutes relate to considering proposals and awarding the competitive negotiated sale of $1,235,000 General Obligation Street Reconstruction Bonds, Series 2015B.

WITNESS my hand on May ___, 2015.

_____
City Administrator

EXHIBIT A

PROPOSALS

[To be supplied by Ehlers & Associates, Inc.]

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

CC Regular Session **7. 6.**

Meeting Date: 05/26/2015

By: Jo Thieling, Administrative Services

Information

Title:

Adopt 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 adopt Ordinance #15-11 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 sales 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 presented a draft ordinance to the City Council on Tuesday, May 12, to change the hours of sales to begin at 8:00 a.m., noting that changing the hours of sale is an option, it is not mandatory. At that meeting, Council introduced the ordinance as presented. Ordinance #15-11 is now being presented for final adoption. Adoption of such ordinance will amend the City's Code to allow establishments with a Sunday Sales Liquor License to begin serving alcohol at 8:00 a.m., beginning with the Ordinance effective date of June 30. Ordinance #15-11 is attached.

Notification:

Staff will notify the affected liquor establishments of the change.

Observations/Alternatives:

Observations: Prior to introduction of the ordinance, 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.

Staff presented the following alternatives at the time of introduction:

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.

Council introduced the Ordinance as presented, amending Code to allow Sunday liquor sales to begin at 8:00 a.m. Council may now adopt Ordinance #15-11, formally amending the Code as stated above.

Funding Source:

N/A

Recommendation:

Staff is recommending Council adopt Ordinance #15-11 to 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 waive the City Charter requirement of reading the ordinance aloud and Adopt Ordinance #15-11 amending the City's Code Chapter 6, Section 6-34, Subd. (c) Intoxicating Liquor; Sunday Sales; On Sale to allow Sunday liquor sales to begin at 8:00 a.m.

Roll Call:
Councilmember LeTourneau
Councilmember Kuzma
Councilmember Riley
Councilmember Johns
Councilmember Williams
Councilmember Shryock
Mayor Strommen

Attachments

Ordinanace Amending Sunday Sales Hours

Form Review

Form Started By: Jo Thieling Started On: 05/18/2015 09:39 AM
Final Approval Date: 05/18/2015

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:

CC Regular Session **7. 7.**

Meeting Date: 05/26/2015

By: Mark Riverblood, Engineering/Public Works

Information

Title:

Adopt Resolution #15-05-134 Approving Playground and Site Improvements for Elmcrest Park

Purpose/Background:

In March of 2015 City Council authorized Staff and the Park and Recreation Commission to proceed with various 2015 Parks Capital Improvements, including the playground project for Elmcrest Park. A comprehensive Request for Proposal was developed for a not-to-exceed amount of $90,000 to be funded by the Lawful Gambling Improvement Fund; for the play structure elements, as well as seating, and landscape in the vicinity of the new Community Building. This RFP was sent to approximately 25 landscape architectural firms and playground providers, with the intention that they form a collaborative to provide a 'winning' design for the proposed improvements, worthy of the park and building's prominence in the community. Five proposals were received by the deadline for submission on May 6th, 2015.

On May 14th, 2015 the Park and Recreation Commission and two city staff member's scored each of the five, separate proposals—to select the overall proposal(s) that represented the best value to the community, in relation to the many goals expressed within the RFP. The consensus of the nine-person deliberation was that both Midwest Playscapes and St. Croix Recreation Fun Playgrounds Inc., met all the requirements of the RFP, and were the top two proposals. However, subsequent to this finding, Midwest Playscapes issued in writing, a 'withdrawal notice' on May 21st, 2015.

St. Croix Recreation confirmed that they are able to delivery on all aspects of their proposal, with the playground being available for public use as soon as 5 weeks from award, with the remaining separated play items (laying hens and honeybee flower), to be installed within 6 to 8 weeks. All five playground proposals are available for viewing as attachments to the Park and Recreation Commission's May 14th case.

Notification:

Special notification is not required, however, an Open House was held prior to the regular Park and Recreation Commission meeting to encourage residents to provide the Commission their thoughts on the merits of each playground proposal received. Additionally, about 15 high school students were in attendance at the meeting and they also informally rated the proposals for the Commission.

Observations/Alternatives:

Elmcrest Park is an important element of the community and due to its size and configuration, a significant and diverse cross-section of Ramsey residents appreciate the resource. This includes walkers, joggers, bicyclist's, radio controlled model air plane hobbyists' as well as dog walkers on a daily basis. The park of course is 'home base' for the both the traveling and rec soccer programs managed by the Anoka Ramsey Athletic Association. It is this evening and weekend activity that generates the greatest need for the playground—as many parents who frequent the park have younger children with them at games and practices that are not in the soccer program (yet!). The need for the playground amenity may be even larger during tournaments.

In addition to the above park and potential playground patrons, there is also an expressed demand from the neighborhoods near by—especially Silver Oaks, with the myriad of young families on the east side of St. Francis

Boulevard, accessible via the pedestrian tunnel under the highway. The new community building is also seeing increased rental for events like graduation parties and other family oriented events.

An alternative to the playground area east of the new building would be to apply some other landscape treatment, but this is not recommended as the demand for a play area is so great, and this space (for the playground) has been planned for since the beginning.

Funding Source:

The 2015 Parks Capital Improvement Program has scheduled $100,000 within the Lawful Gambling Improvement Fund for the playground related project; including trail restoration and irrigation for the sodded areas ($10,000 for this, plus the $90,000 playground).

Recommendation:

Staff, together with the Park and Recreation Commission recommend approval of Resolution #15-05-134 approving a not-to-exceed amount of $100,000 for playground and site improvements for Elmcrest Park.

Action:

Motion to adopt Resolution #15-05-134 approving a not-to-exceed amount of $100,000 for playground and site improvements for Elmcrest Park; $90,000 dollars of which shall be awarded to St. Croix Recreation Fun Playgrounds Inc. for the playground elements pursuant to the response to the 2015 Request for Proposal.

Attachments

RFP
Open House Flyer
Evaluation Form
St. Croix Recreation
Resolution

Form Review

Inbox	Reviewed By	Date
Grant Riemer	Grant Riemer	05/21/2015 11:34 AM
Kurt Ulrich	Kurt Ulrich	05/21/2015 01:10 PM
Form Started By: Mark Riverblood		Started On: 05/20/2015 08:08 AM
Final Approval Date: 05/21/2015		

City of Ramsey
7550 Sunwood Drive NW
Ramsey MN 55303

REQUEST FOR PROPOSALS

ELMCREST PARK PLAYGROUND

Dear Landscape Architect and Playground Professional,

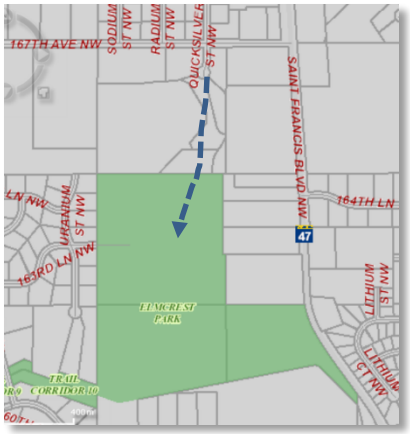
The City of Ramsey invites you to submit a proposal for new playground equipment and associated site design for 2-5 year and 5-12 year old children to be constructed following the recently completed community park building at Elmcrest Park. This includes certain landscape design features, together with installation. All work proposed shall be considered 'turn-key'. Below is a map showing the park location and the location of the proposed playground within the site. It is strongly advised that interested persons arrange to visit the site, perform spatial measurements and fully acquaint themselves with the site, the overall park layout, and user groups.

The deadline to submit your conceptual design plan proposal for playground equipment at Elmcrest Park is 4 PM May 6th, 2015, delivered or mailed to the Ramsey Municipal Center, 7550 Sunwood Drive NW. Proposals shall be limited to one bound copy of proposal including an itemized listing of all materials and cost; schematic or plan-view of equipment layout to include fall zone limits; warranty information and any other information, images or descriptions proposers would like considered. Please limit large scale 3D images or representations to a single 24x36 board.

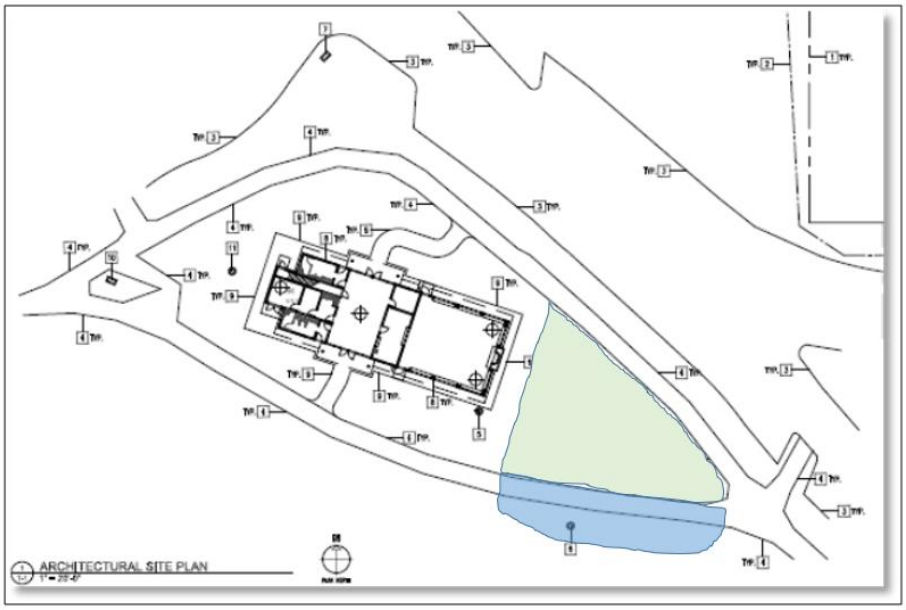
An electronic copy of all materials is requested in PDF format and should be submitted to; mriverblood@ci.ramsey.mn.us All timely submitted, and complete proposals will be reviewed by the Parks Commission at 6:30 PM on Thursday, May 14th, 2015. Neither a presentation, nor attendance at

this meeting is required – rather, **the written proposal with images and cost detail should stand-on-its-own**. It is anticipated that the Commission will make an effective recommendation to City Council for the meeting on May 26th, 2015.

The winning design of play equipment with border and resilient surfacing should be made available as soon as possible. Specify within your proposal both the anticipated installation date, and also the latest install date for the play equipment portion of the project. Specify also if certain landscape elements or seating will not be relatively concurrent with the play structure.



Location map for 16303 Quicksilver Street.



The above site map depicts the desired/primary area for the play equipment in green. An area shown (approximately) in blue may be used in addition to the 'green' area—costs associated with relocating the 8' foot bituminous trail are **not** intended be included within the $90,000 proposal. (In the above scenario, the City would remove and replace the necessary trail section, in close coordination with the contractor.)

DESIGN INTENT FOR THE PLAY EQUIPMENT AND SUBMITTAL:

It is suggested that submitted designs incorporate either an overt, or a subtle farm theme to be considered for the award of this project. Alternatively, a non-farmed theme proposal is acceptable as well. Each 'team' of Landscape Architect and Playground Vender (hereafter referred to as 'vendor') may submit two separate proposals if desired, but no more than two.

If choosing to submit two, separate proposals, each must be complete and distinct; e.g. listing alternates, or a 'menu' of different play items is not acceptable and a proposal having variables of any nature will not be considered by the city.

Design challenge is to provide as much play value as possible while providing imaginative, and creative theming (this may include landscape elements). Vendor's design should be complimentary to the surrounding environment, including existing park building and open spaces. An emphasis upon dynamic play events promoting challenge, agility and coordination is encouraged for the 5-12 age group and events and activities encouraging cognitive and imaginative play for the 2-5 age group are requested. Provide as much unique activity for each age group as possible, limiting duplication of activity. Emphasis for allocation of design budget should weight towards ages 5-12. Proposals should include a narrative no longer than one page, detailing how the proposal meets or exceeds these design expectations. A CAD file of the coordinates for the path and adjoining elevations is available upon request.

SPECIFICATIONS FOR ELMCREST PARK PLAYGROUND EQUIPMENT:

1. Total project costs (including landscape and site improvements) should not exceed $90,000, which will include the purchase of equipment, resilient surfacing materials (Engineered Wood Fiber to a compacted depth of 12"), surfacing containment border/seat wall/curb, shipping costs and professional installation. For purposes of bidding this project, please provide a separate quote for equipment, freight and materials and a separate quote for the installation portion of the project. (Municipal units of government are exempt from Minnesota Sales Tax.) Proposals that exceed $90,000 will not be considered by the city.

2. Appropriate drainage of the resilient surfacing area should be addressed in some manner. Other areas of the site and landscape drainage shall be surface drainage.

3. Provide separate play structures and/or apparatus for ages 2-5 and 5-12 year old children.

4. Provide a single stand-alone sign providing required safety information **if required** by Consumer Product Safety Commission guidelines, or your company (specify).

5. Provide a copy of warranty information for all proposed equipment and a statement from the manufacturer that all equipment proposed meets ASTM and CPSC standards and guidelines.

6. All posts and all climbers, and static fabrications shall be powder coated metal and all decks shall be vinyl coated steel. Posts shall be a minimum of 5" diameter for 5-12 and minimum of 3.5" diameter for 2-5. Posts may be either aluminum or steel. All hand rails, loops and graspable rails shall be powder coated steel.

7. Play equipment design proposal must meet all applicable ADAAG requirements for public playgrounds and a statement from the manufacturer stating compliance for the specific design proposed is required.

8. If utilized, roofs must provide practical shade and/or be integral to the farm theme. Materials proposed other than metal, must be suitable for and have demonstrated durability for use in commercial playgrounds. Concrete, GFRC or other resin based materials may be used. Please provide specific warranty information for any such materials proposed.

9. The vendor shall specify, supply and install the playground border/container. Additionally, show the required dimensions and clearances for the proposed design. Maximum area available is shown above in the green + blue areas (generally). A CAD file with coordinates for the area is available upon request. A full size, scalable site plan showing all required dimensions should be included in the proposal submitted.

10. Care shall be taken by the vendor/installer not to damage or otherwise disturb areas beyond the site he/she shall be physically working in. Additionally, during any construction, and after those hours, the vendor shall make reasonable accommodations to keep the site safe for the general public.

11. Selection criteria will be based upon number, variety and quality of events provided in the overall design which meet the design expectations for play value and best integrate any theme within the budget limit. The selection of the winning proposal will be based on the holistic proposal, not just the playground. It is the responsibility of the vendor to provide narrative and/or other information to fully support the proposal.

12. Provide at least one bay of swings, 1 tot seat and one Accessible molded seat. ***If*** it will work within the available site, an additional bay of swings at a height of 8 feet with two strap seats is desired.

NOTE: There are no minimum equipment components required other than those which may be listed above. Vendors are encouraged to provide as much overall play value, challenge, creativity and variety of play as possible.

SPECIFICATIONS FOR ELMCREST PARK SITE AND LANDSCAPE IMPROVEMENTS:

1. Provide diagrammatic examples of flow or circulation paths within the playground, and around the playground. Demonstrate that the older aged kids have no need to run through the younger aged kids play equipment, and vice versa.

2. Provide seating around the playground for parents or guardians, in an area that is convenient, and allows for clear views of the playground. Seating, or seat walls may also be used to reduce

non-playground users from 'cutting' through the site, and for the containment border for the resilient surfacing.

3. Sodded and landscaped areas around the community building will be irrigated by the city in consideration with the landscape treatments accepted within the vendor's proposal. (Irrigation by the City is separate from the $90,000 not-to-exceed budget.)

4. The landscape proposed shall include a few or more deciduous trees, and no coniferous. Foundation plantings or other landscape areas may contain any shrub material, but no barberry or spirea. Landscaping, beds or landscape accents shall use appropriately zoned perennial plant material—annuals are not acceptable.

5. Nowhere should rock 'mulch' be used. The City reserves the right to discuss alternatives in landscape plant material or design modifications to those proposed by the vendor.

SUBMITTALS:

1. One bound proposal to include separate bid prices for equipment and installation; design narrative, materials list with list prices for each element, design layout, illustrations and related supporting documents including warranty(s), compliance letters (ASTM, CPSC and ADAAG) etc.

2. Full size (24" x 36" max. preferred) color rendering of the design proposed mounted on foam board. Models of the playstructure may be submitted if desired by the vendor, but are not required.

3. Full size plan sheet showing dimensions and equipment layout w/required safety zone limits.

4. Additional full size plan sheet showing landscape proposed (if this cannot be adequately represented with playground plan sheet).

5. Electronic copy in PDF form of bound proposal is requested within the same business day of the 'hard-copy'. This is in addition to the paper copy mailed or delivered to the City of Ramsey.

Proposals should be addressed to: Mark Riverblood, Parks & Asst. Public Works Superintendent at the address at the top of this RFP. **Good luck crafting your winning design!**

Yours in Public Service,

ELMCREST PARK PLAYGROUND

Parks & Recreation Commission Open House

Help the City of Ramsey Parks and Recreation Commission select the winning design for a new playground and site improvements at Elmcrest Park!

Thursday, May 14th
6:00 - 6:30 p.m.
Elmcrest Park
16303 Quicksilver Street NW

You are invited to join the Ramsey Parks and Recreation Commission for an Open House to review proposals submitted for the construction of a new playground at Elmcrest Park. The Commission is seeking the community's perspective on various site improvements and preference for the new playground facilities.

ELMCREST PARK PLAYGROUND
PROPOSAL EVALUATION FORM

All proposals will be reviewed for responsiveness and then evaluated using the criteria set out in this form.

GUIDELINES FOR EVALUATORS
Each evaluation criterion has been assigned a specific number of points. The questions under each evaluated area help you measure the quality of the vendor's response. Do not assign points to individual questions; instead, award a total score for each evaluation criterion.

RATING SCALE FOR ASSESSING VENDOR'S PROPOSAL
This rating scale is intended to establish guidelines within that category to ensure members of the RFP evaluation committee perform their evaluation with consistency. You may assign any value for a given criteria from 0 to the maximum number of points. A zero value typically constitutes no response or an inability of the vendor to meet the criterion. In contrast, the maximum value should constitute a high standard of meeting the criterion.

For Example: "Experience and Qualifications" an evaluation criterion receiving a weighting of 20% of the total possible points. Using a 100 point scale, a maximum of 20 points can be awarded. The rating scale would be:

Rating Scale (**20 point** maximum)	
Point Value	Explanation
0	None. Not addressed or response of no value
1-5	Fair. Limited applicability
6-10	Good. Some applicability
11-15	Very Good. Substantial applicability
16-20	Excellent. Total applicability

EVALUATION CRITERIA AND SCORING

Vendor Name _____

Name of Proposal Evaluation Committee Member _____

Responsiveness: *The following is a generalized, yes/no portion of the proposal evaluation. A 'No' evaluation would need to be qualified or justified in order for the vendor's proposal to proceed for consideration.*

[a] Was the proposal received on May 6th? Yes __X___ No _____

EVALUATOR'S NOTES _____

[b] Did the vendor specify an installation date? Yes _____ No _____

EVALUATOR'S NOTES _____

[c] Did the vendor submit a 'complete and distinct' proposal? Yes _____ No _____

EVALUATOR'S NOTES _____

[d] Is the proposal 'complimentary to the surrounding environment'? Yes ____ No _____

EVALUATOR'S NOTES _____

THE TOTAL NUMBER OF POINTS USED TO SCORE THIS PROPOSAL IS 100

1.01 Overall Understanding of Project **Score** _____

Weight - **10 Percent** - Maximum Point Value for this evaluation
100 Points x **10 Percent = 10 Points**

Rating Scale (**10 POINT** Maximum)	
Point Value	Explanation
0	None. Not addressed or response of no value
1-3	Fair. Limited applicability
4-6	Good. Some applicability
7-9	Very Good. Substantial applicability
10	Excellent. Total applicability

Proposals will be evaluated against the questions set out below. Do not assign points to individual questions; instead, award a total score for each evaluation criterion.

[a] Has the vendor demonstrated a thorough understanding of the purpose and scope of the project (the entire initiative, including what is expected of the vendor)?

EVALUATOR'S NOTES _____

---

[b] How well has the vendor identified pertinent issues and potential problems or solutions related to the project?

EVALUATOR'S NOTES _____

---

[c] Has the vendor demonstrated an understanding of the deliverables the City expects it to provide?

EVALUATOR'S NOTES _____

1.02 Meeting the Design Challenge **Score** _____

Weight - 20 **Percent** - Maximum Point Value for this evaluation
100 Points x 20 **Percent** = 20 **Points**

Rating Scale (**20 point** maximum)	
Point Value	Explanation
0	None. Not addressed or response of no value
1-5	Fair. Limited applicability
6-10	Good. Some applicability
11-15	Very Good. Substantial applicability
16-20	Excellent. Total applicability

Proposals will be evaluated against the questions set out below. Do not assign points to individual questions; instead, award a total score for each evaluation criterion.

[a] Has the vendor demonstrated an emphasis upon dynamic play events promoting challenge, agility and coordination for the 5-12 age group?

EVALUATOR'S NOTES _____

[b] Has the vendor provided events and activities encouraging cognitive and imaginative play for the 2-5 age group)? Are these two different age groups adequately separated?

EVALUATOR'S NOTES _____

1.03 Meeting Specifications for Playground Equipment Score _____

Weight - **50 Percent** - Maximum Point Value for this evaluation
100 Points x **50 Percent** = **50 Points**

Rating Scale (**50 point** maximum)	
Point Value	Explanation
0	None. Not addressed or response of no value
1-12	Fair. Limited applicability
13-25	Good. Some applicability
26-49	Very Good. Substantial applicability
50	Excellent. Total applicability

Proposals will be evaluated against the questions set out below. Do not assign points to individual questions; instead, award a total score for each evaluation criterion.

[a] Has appropriate drainage of the resilient surfacing area addressed in some manner?

EVALUATOR'S NOTES _____

[b] Has warranty information for all proposed equipment been submitted, and does the equipment meet ASTM and CPSC standards and guidelines?

EVALUATOR'S NOTES _____

[c] Are all posts and all climbers, and static fabrications shall be powder coated metal and all decks vinyl coated steel? Posts a minimum of 5" diameter for 5-12 and minimum of 3.5" diameter for 2-5 age groups. Posts may be either aluminum or steel. All hand rails, loops and graspable rails powder coated steel?

EVALUATOR'S NOTES _____

[d] Does the playground appear to meet ADA standards??

EVALUATOR'S NOTES _____

[e] Are the following standards met? If utilized, roofs provide practical shade and/or be integral to the farm theme. Materials proposed other than metal, must be suitable for and have demonstrated durability for use in commercial playgrounds.

EVALUATOR'S NOTES _____

[f] Has the vendor specified the playground border/container, and shown the required dimensions and clearances for the proposed design? Did the proposal include a full size, scalable site plan showing all required dimensions?

EVALUATOR'S NOTES _____

[g] Has the vendor ***demonstrated*****: A number, variety and quality of events in the overall design which meet the design expectations for play value** and best integrate any theme within the budget limit?

EVALUATOR'S NOTES _____

[h] Are there at least one bay of swings, 1 tot seat and one Accessible Molded Seat? Is there an additional bay of swings at a height of 8 feet with two strap seats?

EVALUATOR'S NOTES _____

1.04 Landscape and Site Improvements **Score** _____

Weight - 2**0 Percent** - Maximum Point Value for this evaluation
100 Points x 2**0 Percent** = 2**0 Points**

Rating Scale (**20 point** maximum)	
Point Value	Explanation
0	None. Not addressed or response of no value
1-5	Fair. Limited applicability
6-10	Good. Some applicability
11-15	Very Good. Substantial applicability
16-20	Excellent. Total applicability

Proposals will be evaluated against the questions set out below. Do not assign points to individual questions; instead, award a total score for each evaluation criterion.

[a] Are there diagrammatic examples of flow or circulation paths within the playground, and around the playground? Do the older aged kids have no need to run through the younger aged kids play equipment, and vice versa?

EVALUATOR'S NOTES _____

[b] **Is there seating around the playground for parents or guardians, in an area that is convenient, and allows for clear views of the playground?**

EVALUATOR'S NOTES _____

[c] Does the landscape elements appear to be well-thought-out, and complement the playground?

EVALUATOR'S NOTES _____

ELMCREST PARK PLAYGROUND PROPOSAL

LANDSCAPE ARCHITECTURE INCORPORATED
WWW.LANDARCINC.COM

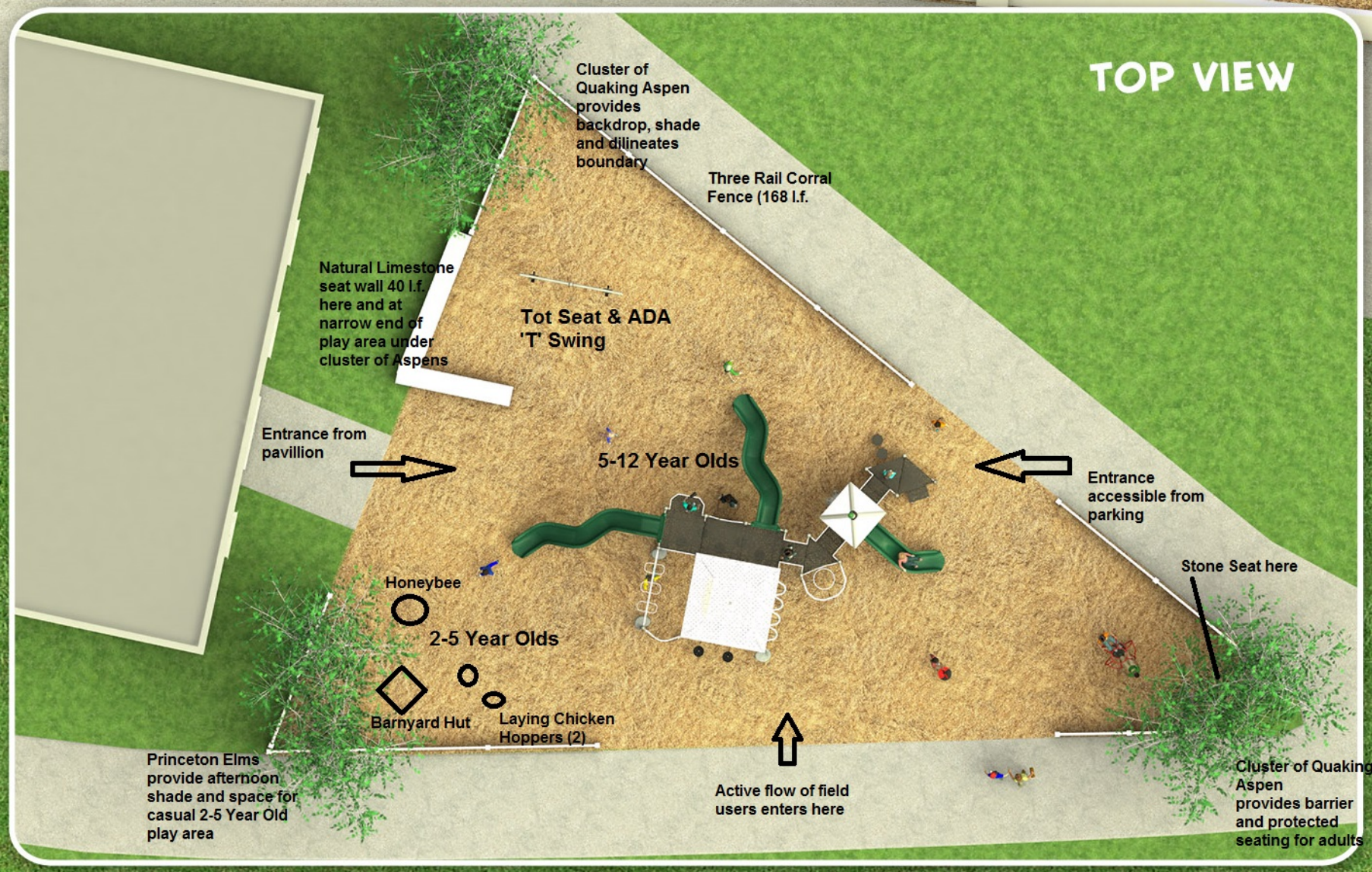
ELMCREST PARK NARRATIVE

This play area design reflects the collaborative efforts of Landscape Architecture Incorporated and St. Croix Recreation Fun Playgrounds, Inc. Our overall design is intended to meet and excee the expectations presented in the Elmcrest Park RFP and ultimately provide a challenging playful experience for 2-12 year olds in a subtly farm themed setting.
We have created a shaded refuge from the open expanses of the athletic fields and retreat from the confines of the adjacent pavilion building. This design concept utilizes existing boundaries as defined by the surrounding asphalt path; through the creative use of corral fencing, natural stone seating walls and sizeable trees we direct pedestrian traffic and frame the play area while providing generous access points for users.

The play area is an inviting destination from all directions; the parking lot, trail extensions, pavilion structure and the athletic fields. Nestled in the Northwest corner of the space under the shade of three Princeton Elms sit two Laying Chicken Steppers, a Barnyard Shed and a Honeybee Flower. These elements are colorful and invite the curiosity of the 2-5 year old, providing both physical challenge of climbing, stepping and jumping and spurring creative and imaginative play. The Honeybee Flower is a subtle reminder of the importance of the honeybee both in agriculture and a child's life. In the opposing corner of the space is a 'T'-Swing with (1) Tot seat and (1) ADA Chair. A combination of large native limestone blocks and Corral Fencing segregates the swing area for safety and allows for integrated seating for observation and resting. A cluster of Quaking Aspen provides respite from the elements.

The primary play structure is designed to subtly mimic the building architecture with linear sections and an impressive elevated tiered hip roof playing off the distant cupola of the main building. There are several access points to the structure through generous openings in the perimeter fence and stone wall which allow for passive flow from the trail and the pavilion as well as a larger opening intended to draw in those running in from the athletic fields. From the field approach/entrance kids are presented with a series of very dynamic and motion related activities. This is the INTENSITY part of the play structure with all ground level access events; the Twisting Traverse, Athletic Challenge Ladder, Dynamic Discs and the Limber Ladder all foster development of core, coordination, strength and balance. These events sit under the massive tiered roof which casts useful shade for midday play. Vertical access and egress to and from the upper levels is accomplished by several vertical climbs. The Wiggle Ladder is reminiscent of a grain silo and provides a challenging, moving climb or descent. Towering to 112" above the ground below, imagine the 'hayloft' and the views afforded from that height….and the quick way down using (2) Viper slides. A traditional transfer station is provided on the end of the structure closest to the parking lot access/trail access entrance. Surrounding this area of gradual climb are several pods and vertical up/down climbers as well as a lower Viper chute slide which allows the youngest of this age group some intermediate challenges before taking on the 'big stuff'. Progressive challenges and the tests that they provide are critical to a child's development.

Lastly, there are two spinning activities included to provide 'Cross Generational' play. The Swift Twist spinner can be used by a parent to gently turn even a young infant capable of holding on to the bent center pole; or this piece can be wildly used by one, two or more older children who must coordinate their movements to maintain the spinning experience. Similar, but with a little different twist is the Comet II which is an open framed orb, which sits on a tilted axis. Once again, this event can be utilized by those from 2-adults. We include adults because this is one event that even the youngest child can successfully spin a parent as easily as the parent the child.


TOP VIEW
Cluster of Quaking Aspen provides backdrop, shade and dilineates boundary
Three Rail Corral Fence (168 l.f.
Natural Limestone seat wall 40 l.f. here and at narrow end of play area under cluster of Aspens
Tot Seat & ADA 'T' Swing
Entrance from pavillion
5-12 Year Olds
Entrance accessible from parking
Stone Seat here
Honeybee
2-5 Year Olds
Barnyard Hut
Laying Chicken Hoppers (2)
Princeton Elms provide afternoon shade and space for casual 2-5 Year Old play area
Active flow of field users enters here
Cluster of Quaking Aspen provides barrier and protected seating for adults

SERIES: Basics, Intensity, Nucleus

SITE PLAN

DRAWN BY: Kari Champeau

Elmcrest Park

16303 Quicksilver Street

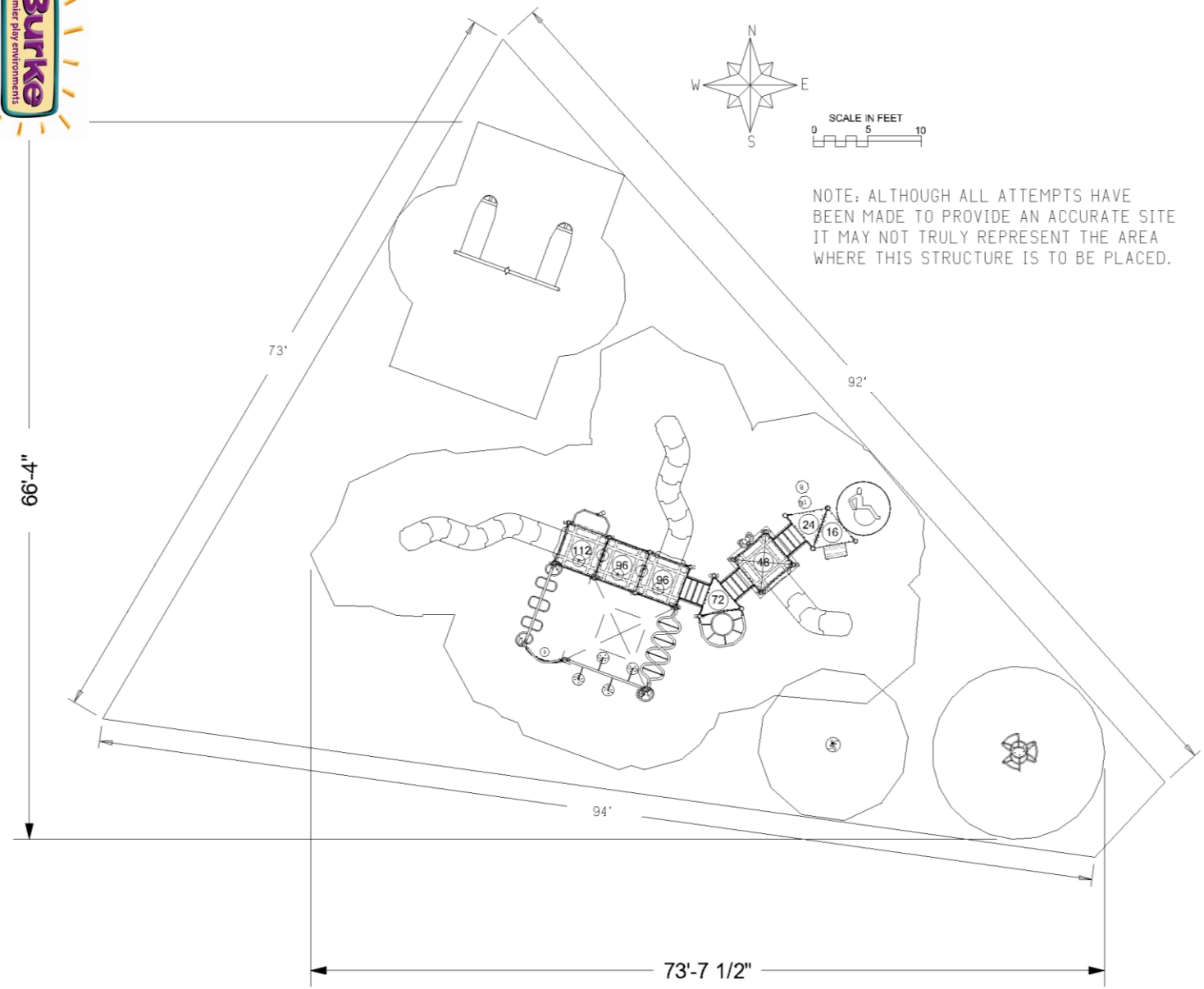
Ramsey, MN 55303

St. Croix Recreation Company, Inc.

100-86191-2

April 30, 2015

BCI Burke Company, LLC PO Box 549 Fond du Lac, Wisconsin 54936-0549 Telephone 920-921-9220



INFORMATION

MINIMUM FALL ZONE SURFACED WITH RESILIENT MATERIAL

AREA

2147 SQ.FT.

PERIMETER

345 FT.

STRUCTURE SIZE

66' 4" x 73' 7"

STRUCTURE IS DESIGNED FOR CHILDREN AGES:

- ☐ 6-23 MONTH OLDS
- ☐ 2-5 YEAR OLDS
- ☒ 5-12 YEAR OLDS
- ☐ 13 + YEAR OLDS

CERTIFIED MANAGEMENT SYSTEM aqa INTERNATIONAL ISO 9001

INTERNATIONAL PLAY EQUIPMENT MANUFACTURERS ASSOCIATION PUBLIC PLAY EQUIPMENT IPEMA CERTIFIED TO ASTM F1487

To verify product certification, visit www.ipema.org

The play components identified in this plan are IPEMA certified. The use and layout of these components conform to the requirements of ASTM F1487. To verify product certification, visit www.ipema.org

The space requirements shown here are to ASTM standards. Requirements for other standards may be different.

The use and layout of play components identified in this plan conform to the CPSC guidelines.

ADA ACCESSIBILITY GUIDELINE (ADAAG CONFORMANCE)

NUMBER OF PLAY EVENTS:	22	
NUMBER OF ELEVATED PLAY EVENTS:	9	
NUMBER OF ELEVATED PLAY EVENTS ACCESSIBLE BY RAMP:	PROVIDED: 0	REQ'D: 0
NUMBER OF ELEVATED PLAY EVENTS ACCESSIBLE BY TRANSFER SYSTEM:	PROVIDED: 6	
NUMBER OF ELEVATED PLAY EVENTS ACCESSIBLE BY RAMP OR TRANSFER SYSTEM:		REQ'D: 5
NUMBER OF GROUND LEVEL PLAY EVENTS:	PROVIDED: 13	REQ'D: 3
NUMBER OF TYPES OF GROUND LEVEL PLAY EVENTS:	PROVIDED: 6	REQ'D: 3

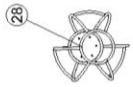
WARNING!

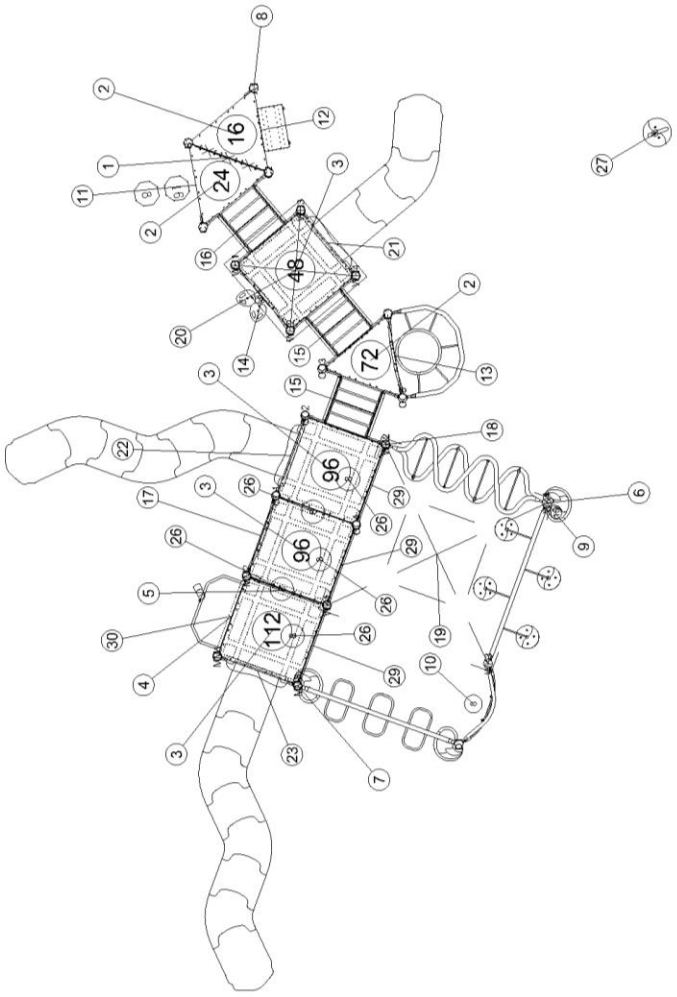
ACCESSIBLE SAFETY SURFACING MATERIAL IS REQUIRED BENEATH AND AROUND THIS EQUIPMENT.

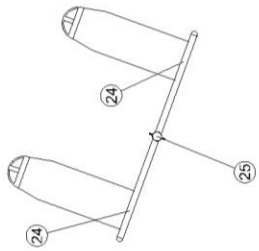
FOR SLIDE FALL ZONE SURFACING AREA SEE CPSC's Handbook for Public Playground Safety.

PLATFORM HEIGHTS ARE IN INCHES ABOVE RESILIENT MATERIAL.

ITEM	COMP.	DESCRIPTION
1	270-0050	8" CLOSURE PLATE
2	270-0129	TRIANGLE PLATFORM
3	270-0130	SQUARE PLATFORM
4	270-0148	BALCONY
5	270-0185	PLATFORM LADDER 16"
6	370-0002	PEP STEP
7	370-0005	ATHLETIC ARCH OH
8	370-0016	GRAB BAR ASSEMBLY
9	370-0024	DYNAMIC DISCS
10	370-0026	LIMBER LADDER ROPE CLIMBER
11	370-0269	POD WALK 24"
12	370-0313	SINGLE STEP
13	370-0394	WIGGLE WATCHTOWER CLIMBE
14	370-0422	LEAF CLIMBER 40" - 48"
15	370-0467	24" TRANSITION STAIR W/BARRI
16	370-0470	24" TRANSITION STAIR W/GUAR
17	370-0566	MOUNTAIN TOP CLIMBER 96"
18	370-0808	TWISTING TRAVERSE
19	470-0372	STEEL QUAD ROOF WITH CUPO
20	470-0524	SQUARE METAL ROOF
21	470-0541	VIPER L 48-56
22	470-0552	VIPER S 96
23	470-0558	VIPER S 112
24	550-0099	TOT SEAT, 7' & 8' SINGLE, STD C
25	550-0139	T-SWING, 7'
26	560-0453	STEP SPOT POD 8-16"
27	560-0457	SWIFT TWIST SPINNER
28	560-2571	COMET II
29	570-0394	PIPE WALL
30	570-0516	TELESCOPE ASSEMBLY







April 30, 2015

SERIES: Basics, Intensity, Nucleus
COMPONENT PLAN
DRAWN BY: Kari Champeau

Elmcrest Park
16303 Quicksilver Street
Ramsey, MN 55303

St. Croix Recreation Company, Inc.
100-86191-2

BCI Burke Company, LLC PO Box 549 Fond du Lac, Wisconsin 54936-0549 Telephone 920-921-9220

The protective surfacing for this design must accomodate the critical fall height.

April 30, 2015

SERIES: Basics, Intensity, Nucleus
ELEVATION PLAN
DRAWN BY: Kari Champeau

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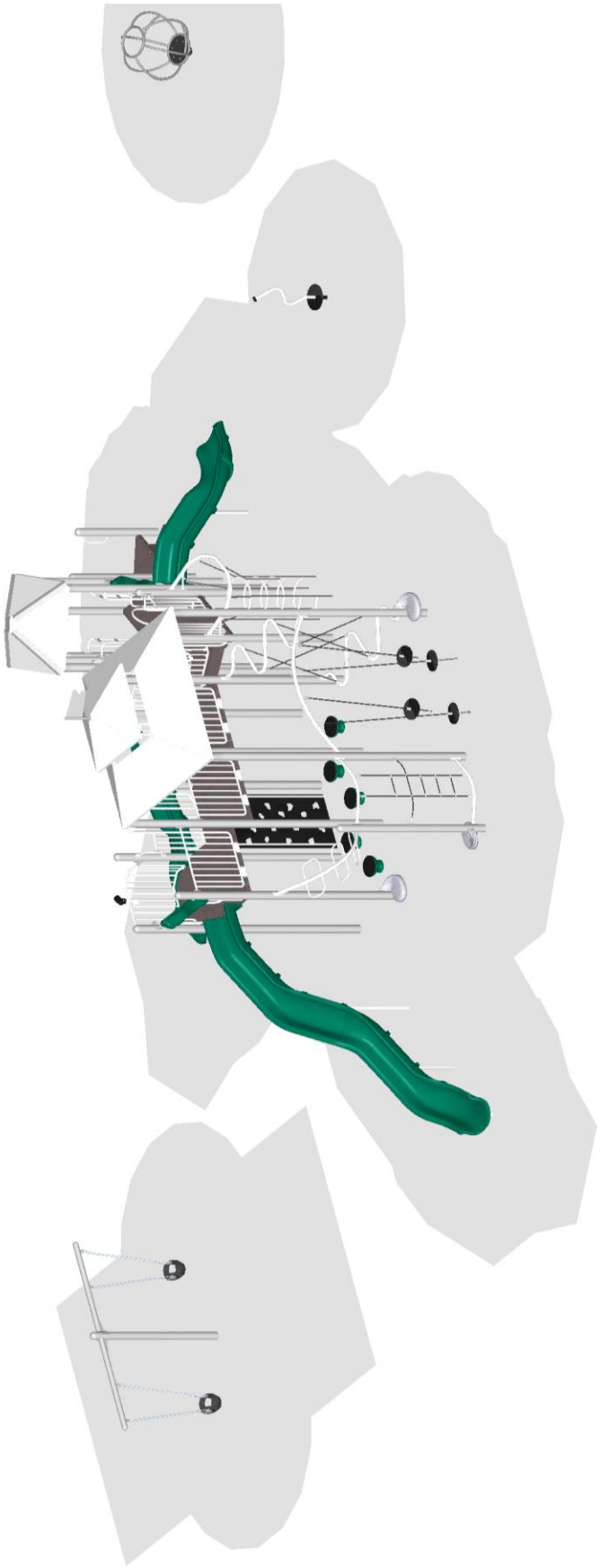

April 30, 2015

SERIES: Basics, Intensity, Nucleus
ISOMETRIC PLAN
DRAWN BY: Kari Champeau

Elmcrest Park
16303 Quicksilver Street
Ramsey, MN 55303

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100-86191-2

BCI Burke Company, LLC PO Box 549 Fond du Lac, Wisconsin 54936-0549 Telephone 920-921-9220

100-86191-2

April 30, 2015
2015 Pricing

Proposal Prepared for:
Mark Riverblood
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303
Phone: 763-238-1733

Project Location:
Elmcrest Park
16303 Quicksilver Street
Ramsey, MN 55303

Proposal Prepared by:
St. Croix Recreation Company, Inc.
225 N. Second Street
Stillwater, MN 55082
Phone: 651-430-1247
Fax: 651-430-9231
jj@stcroixrec.com

Mike Basich
Phone: 651-430-1247
Fax: 651-430-9231
mb@stcroixrec.com

Component No.	Description	Qty	Weight	Ext. Weight	Price	Ext. Price
Burke Basics						
550-0099	TOT SEAT, 7' & 8' SINGLE, STD...	2	12	24	$147	$294
550-0139	T-SWING, 7'	1	134	134	$1,013	$1,013
560-0453	STEP SPOT POD 8-16"	5	19	95	$249	$1,245
560-0457	SWIFT TWIST SPINNER	1	52	52	$1,008	$1,008
560-2571	COMET II	1	149	149	$1,385	$1,385
		List Price: $4,945				
Intensity						
370-0002	PEP STEP	1	11	11	$465	$465
370-0005	ATHLETIC ARCH OH	1	64	64	$1,202	$1,202
370-0016	GRAB BAR ASSEMBLY	1	6	6	$69	$69
370-0024	DYNAMIC DISCS	1	93	93	$4,140	$4,140
370-0026	LIMBER LADDER ROPE CLIMBER	1	33	33	$1,993	$1,993
370-0808	TWISTING TRAVERSE	1	103	103	$1,444	$1,444
670-0097	INTENSITY CURRICULUM KIT	1	2	2	$0	$0
		List Price: $9,313				
Nucleus						
270-0050	8" CLOSURE PLATE	1	10	10	$103	$103
270-0129	TRIANGLE PLATFORM	3	48	144	$504	$1,512
270-0130	SQUARE PLATFORM	4	106	424	$899	$3,596
270-0148	BALCONY	1	99	99	$839	$839
270-0185	PLATFORM LADDER 16"	1	10	10	$648	$648
370-0269	POD WALK 24"	1	57	57	$347	$347
370-0313	SINGLE STEP	1	42	42	$383	$383
370-0394	WIGGLE WATCHTOWER CLIMBER 64"...	1	153	153	$2,159	$2,159
370-0422	LEAF CLIMBER 40" - 48"	1	77	77	$1,139	$1,139
370-0467	24" TRANSITION STAIR W/BARRIE...	2	164	328	$1,738	$3,476
370-0470	24" TRANSITION STAIR W/GUARDR...	1	141	141	$1,499	$1,499
370-0566	MOUNTAIN TOP CLIMBER 96"	1	154	154	$1,715	$1,715
470-0372	STEEL QUAD ROOF WITH CUPOLA	1	296	296	$3,479	$3,479
470-0524	SQUARE METAL ROOF	1	143	143	$1,464	$1,464
470-0541	VIPER L 48-56	1	158	158	$2,097	$2,097
470-0552	VIPER S 96	1	248	248	$2,760	$2,760
470-0558	VIPER S 112	1	274	274	$3,436	$3,436
570-0394	PIPE WALL	3	36	108	$539	$1,617

100-86191-2

April 30, 2015

2015 Pricing

570-0516	TELESCOPE ASSEMBLY	1	7	7	$419	$419
600-0104	NPPS SUPERVISION SAFETY KIT	1	3	3	$0	$0
670-0001	POST ASSEMBLY 5" OD X 91"	1	49	49	$222	$222
670-0002	POST ASSEMBLY 5" OD X 107"	1	58	58	$246	$246
670-0098	MODULAR HARDWARE, NUCLEUS	1	5	5	$0	$0
670-0099	INSTALLATION KIT, INTENSITY	1	2	2	$0	$0
670-0103	MAINTENANCE KIT, INTENSITY	1	0	0	$0	$0
670-0149	POST ASSEMBLY 5" OD X 197"	3	104	312	$427	$1,281
670-0163	POST, SWAGED ROOF 5" OD X 220"	4	115	460	$454	$1,816
670-0165	POST ASSEMBLY 5" OD X 123"	2	66	132	$283	$566
670-0166	POST ASSEMBLY 5" OD X 139"	1	74	74	$301	$301
670-0167	POST ASSEMBLY 5" OD X 147"	1	78	78	$332	$332
670-0169	POST ASSEMBLY 5" OD X 171"	5	91	455	$394	$1,970
670-0398	POST, SWAGED ROOF 5" OD X 184"	4	96	384	$379	$1,516
Laying Hens Themed Concepts		2			$824	$1,648
Custom Barn Hut Playhouse		1			$5,120	$5,120
IP141 Honeybee on Flower Climber		1			$4,278	$4,278

List Price: $51,982

Total List Price:	$66,242
Discount:	$-10,042
Freight:	$1,800
Trees and Landscape	$14,000
Engineered Wood	$4,000
TOTAL EQUIPMENT	**$76,000**

Respectfully submitted: _____

Michael R. Basich

St. Croix Recreation Fun Playgrounds, Inc

Burke
premier play environments

REINVENTING PLAY™

BCIBURKE.COM | 800.266.1250

PROPOSAL: 100-86191-2

ELMCREST PARK

ST.CROIX
RECREATION
FunPlaygrounds.com

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Burke premier play environments

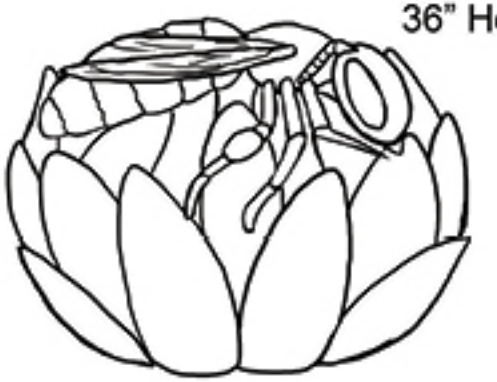
REINVENTING PLAY™

ST. CROIX RECREATION
FunPlaygrounds.com

ELMCREST PARK

PROPOSAL: 100-86191-2

Product View



Side Elevation

*More Details Coming Soon

Top View

Product: **Honeybee Flower** Category: **Indie Play** Product No: **IP-141**

Dimensions	Weight	Age Group
H: 36" L: 48" W: 48"	N/A	2-12

themed CONCEPTS

*Due to the custom nature of the product, sizes and weights are approximate and may differ slightly.

Custom Limestone Seat Stones:
Approximately 24 inch tall x 28 inches deep x 60 inch lengths to create 40 lineal feet of seat wall/seat stone experience at two locations w/in the play area. Natural tops and bottoms, split sides inccluding drill hole marks. Set in place to create a finished 18 inch height seat.

Shade Trees:

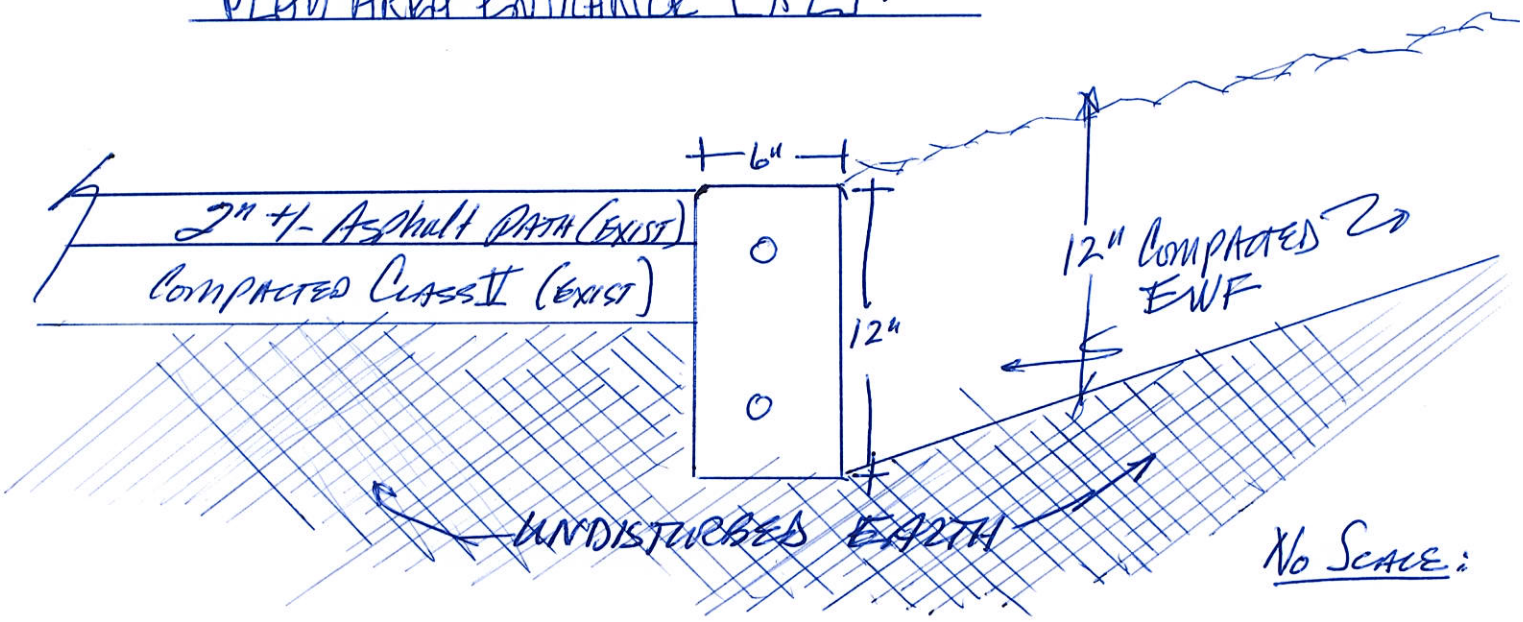
5 Wuaking Aspens @#5 Container-Single Stem
3 Princeton Elms @ 3" Caliper B & B

Irrigation by City,

One Year Warranty

themed CONCEPTS
Setting the standard in custom environments since 1971.
888-778-1784 themedconcepts.com

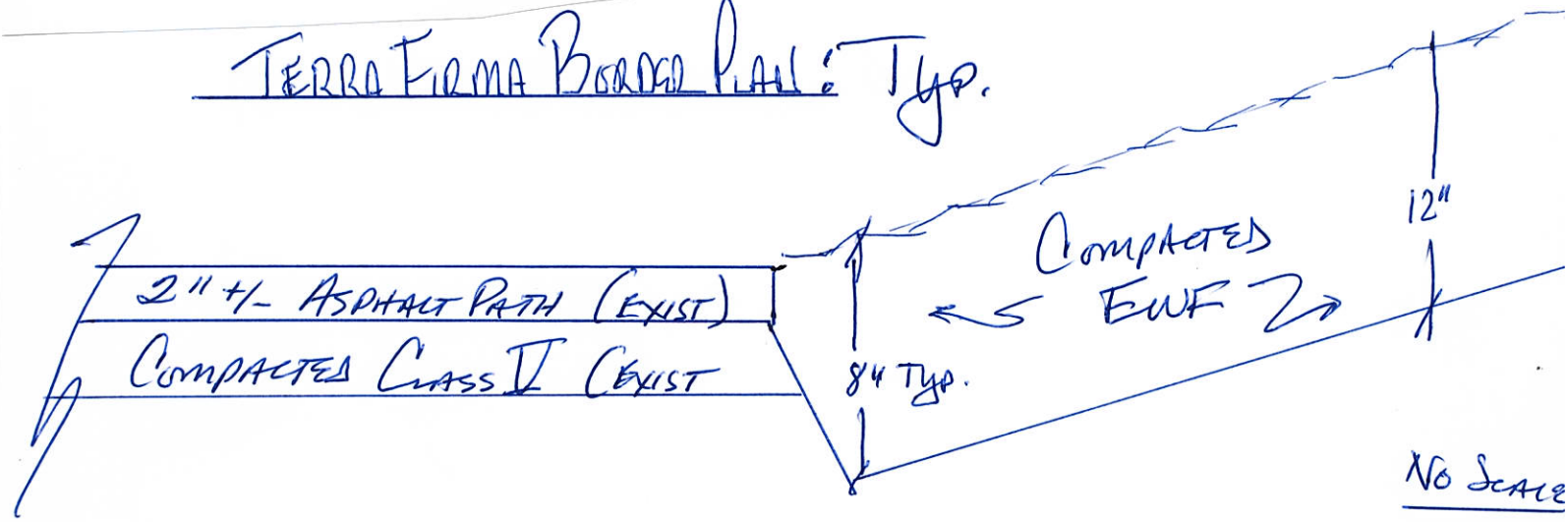
PLAY AREA ENTRANCE (x2):



NO SCALE:

TYPICAL: 6"x12" Concrete Curb transition @ entrances to play area adjacent to existing asphalt paths

TERRA FIRMA BORDER PAIL: Typ.



NO SCALE

TYPICAL: BALANCE OF PERIMETER BORDER COMPRISED OF TAPERED EXCAVATION / CUT OF OUTSIDE 6-7 FT. RESULTANT 'CROWN' EFFECT ALLOWS FOR RETAINED SURFACE DRAINAGE. TYP. 8" @ OUTER EDGE TO ZERO ELEVATION (EXISTING).

St. Croix Recreation Fun Playgrounds INC.
225 N. Second Street
Stillwater, MN 55082

Estimate

Date	Estimate #
5/6/2015	711

Bill To	Ship To
CITY OF RAMSEY PARKS DEPARTMENT 7550 SUNWOOD DRIVE RAMSEY, MN 55303	RAMSEY PARKS DEPT. ATTN: PARKS DEPARTMENT 14100 JASPER ST. N.W. RAMSEY, MN 55303

Terms	Rep	Project
Net 30	MB	

Item	Description	Qty	Rate	Total
INSTALL	INSTALLATION OF EQUIPMENT		9,000.00	9,000.00T
INSTALL	INSTALLATION OF LANDSCAPING		5,000.00	5,000.00T

ESTIMATES ARE GOOD FOR 30 DAYS FROM QUOTE

Subtotal	$14,000.00
Sales Tax (0.0%)	$0.00
Total	$14,000.00

E-mail	Web Site
cj@stcroixrec.com	www.funplaygrounds.com

Phone #
16514301247

Our Intensity® fitness play complex greatly increases the benefits and quality of your kids' outdoor playtime! Designed for children ages 5-12, Intensity encourages more engaging and challenging physical activity that fosters fitness, promotes cardiovascular health and fights childhood obesity. Intensity's 5" O.D. posts, direct-bolt fastening system and exciting play events offer a broad choice of configurations. A **FREE** Intensity Curriculum helps educators and instructors successfully guide children in establishing and developing their physical fitness habits by bridging the gap between classroom instruction and practical playtime activities!

Intensity - Choose from dozens of exciting and challenging Intensity play events and accessories to create your custom fitness play complex that can fit any budget restrictions or space requirements. Mix Intensity with Nucleus post-and-platform play systems to create a unique blend of fitness and fun. Contact your Burke representative for more play event and design options.

Intensity Plexus Overhead & Climbers

IN-2430

IN-2436

MOTION
Comet

MOTION
KidForce Spinner

MOTION
Twisting Traverse

MOTION
Wild Web

MOTION
Fierce Cyclone

Hyper Helix

Swift Glider

MOTION
Dynamic Discs

Odyssey Link

MOTION
Twist Net Climber

Athletic Arch

Rapid Rails

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St. Croix Recreation Fun Playgrounds INC.
225 N. Second Street
Stillwater, MN 55082

Estimate

Date	Estimate #
5/6/2015	711

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Terms	Rep	Project
Net 30	MB	

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Sales Tax (0.0%)	$0.00
Total	$14,000.00

E-mail	Web Site
cj@stcroixrec.com	www.funplaygrounds.com

Phone #
16514301247

BCI Burke Generations Warranty™

The Longest and Strongest warranty in the industry

BCI Burke Company, LLC ("Burke") warrants that all standard products are warranted to be free from defects in materials and workmanship, under normal use and service, for a period of one (1) year from the date of invoice.

We stand behind our products.

In addition, the following products are warranted, under normal use and service from the date of invoice as follows:

- One Hundred (100) Year Limited Warranty on aluminum and steel upright posts (including Intensity®, Voltage™, Nucleus™ and Little Buddies®) against structural failure due to corrosion, deterioration or workmanship.
- One Hundred (100) Year Limited Warranty on KoreKonnect® clamps against structural failure due to corrosion, deterioration or workmanship.
- One Hundred (100) Year Limited Warranty on Hardware (nuts, bolts, washers)
- One Hundred (100) Year Limited Warranty on bolt-through fastening and clamp systems (Voltage™, Intensity® , Nucleus™ and Little Buddies®).
- Twenty-Five (25) Year Limited Warranty on spring assemblies and aluminum cast animals.
- Fifteen (15) Year Limited Warranty on main structure platforms and decks, metal roofs, table tops, bench tops, railings, loops and rungs.
- Fifteen (15) Year Limited Warranty on all plastic components including StoneBorders against structural failure due to materials or workmanship.
- Ten (10) Year Limited Warranty on ShadePlay Canopies fabric, threads, and cables against degradation, cracking or material breakdown resulting from ultra-violet exposure, natural deterioration or manufacturing defects. This warranty is limited to the design loads as stated in the specifications.
- Ten (10) Year Limited Warranty on NaturePlay® Boulders and GFRC products against structural failure due to natural deterioration or workmanship. Natural wear, which may occur with any concrete product with age, is excluded from this warranty
- Ten (10) Year Limited Warranty on Full Color Custom Signage against manufacturing defects that cause delamination or degradation of the sign. Full Color Custom Signs also carry a two (2) year warranty against premature fading of the print and graphics on the signs.
- Five (5) Year Limited Warranty on Intensity® cables against premature wear due to natural deterioration or manufacturing defects.
- Five (5) Year Limited Warranty on swing seats and hangers; Kid Koaster® Trolleys and other moving parts against structural failure due to materials or workmanship.
- Three (3) Year Limited Warranty on electronic panel speakers, sound chips and circuit boards against electronic failure caused by manufacturing defects.

The warranty stated above is valid only if the equipment is erected in conformity with the layout plan and/or installation instructions furnished by BCI Burke Company, LLC using approved parts; have been maintained and inspected in accordance with BCI Burke Company, LLC instructions. Burke's liability and your exclusive remedy hereunder will be limited to repair or replacement of those parts found in Burke's reasonable judgment to be defective. Any claim made within the above stated warranty periods must be made promptly after discovery of the defect. A part is covered only for the original warranty period of the applicable part. Replacement parts carry the applicable warranty from the date of shipment of the replacement from Burke. After the expiration of the warranty period, you must pay for all parts, transportation and service charges.

Burke reserves the right to accept or reject any claim in whole or in part. Burke will not accept the return of any product without its prior written approval. Burke will assume transportation charges for shipment of the returned product if it is returned in strict compliance with Burke's written instructions.

THE FOREGOING WARRANTIES ARE EXCLUSIVE AND IN LIEU OF ANY OTHER WARRANTY, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTY OR MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. IF THE FOREGOING DISCLAIMER OF ADDITIONAL WARRANTIES IS NOT GIVEN FULL FORCE AND EFFECT, ANY RESULTING ADDITIONAL WARRANTY SHALL BE LIMITED IN DURATION TO THE EXPRESS WARRANTIES AND BE OTHERWISE SUBJECT TO AND LIMITED BY THE TERMS OF BURKE'S PRODUCT WARRANTY. SOME STATES DO NOT ALLOW THE EXCLUSION OF CERTAIN IMPLIED WARRANTIES, SO THE ABOVE LIMITATION MAY NOT APPLY TO YOU.

Warranty Exclusions: The above stated warranties do not cover: "cosmetic" defects, such as scratches, dents, marring, or fading; damage due to incorrect installation, vandalism, misuse, accident, wear and tear from normal use, exposure to extreme weather; immersion in salt or chlorine water, unauthorized repair or modification, abnormal use, lack of maintenance, or other cause not within Burke's control; and

Limitation of Remedies: Burke is not liable for consequential or incidental damages, including but not limited to labor costs or lost profits resulting from the use of or inability to use the products or from the products being incorporated in or becoming a component of any other product. If, after a reasonable number of repeated efforts, Burke is unable to repair or replace a defective or nonconforming product, Burke shall have the option to accept return of the product, or part thereof, if such does not substantially impair its value, and return the purchase price as the buyer's entire and exclusive remedy. Without limiting the generality of the foregoing, Burke will not be responsible for labor costs involved in the removal of products or the installation of replacement products. Some states do not allow the exclusion of incidental damages, so the above exclusion may not apply to you.

Terms of Sale

Pricing: Prices published in this catalog are in USD, are approximate and do not include shipping & handling, surfacing, installation nor applicable taxes. All prices are subject to change without notice. Contact your Burke representative for current pricing. Payments are to be made in USD.
Weights: Weights are approximate and may vary with actual orders.
Installation: All equipment is shipped unassembled. For a list of factory-certified installers in your area, please contact your Burke representative.
Specifications: Product specifications in this catalog were correct at the time of publication. However, product improvements are ongoing at Burke, and we reserve the right to change or discontinue specifications without notice.
Loss or Damage in Transit: A signed bill of lading is our receipt from a carrier that our shipment to you was complete and in good condition upon arrival. Before you sign, please check the Bill of Lading carefully when the shipment arrives to make sure nothing is missing and there are no damages. Once the shipment leaves our plant, we are no longer responsible for any damage, loss or shortage.

For more information regarding the warranty, call Customer Service at 920-921-9220 or 1-800-356-2070. **01/2015**

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RESOLUTION #15-05-134

RESOLUTION #15-05-134 APPROVING PLAYGROUND AND SITE IMPROVEMENTS FOR ELMCREST PARK

WHEREAS, access to parks, trails, open space, and recreational playground areas, are essential to the quality of life, health and welfare of the city of Ramsey's residents; and

WHEREAS, it has been determined that Elmcrest Park requires a community playground to fully serve residents needs, now and into the future; and

WHEREAS, the City issued a comprehensive Request for Proposals for a 'Turn Key' project that included design, drainage, landscape, border, playequipment, with installation; and

WHEREAS, the funding for the playground has been accounted for by way of a $100,000 appropriation within the 2015 Parks Capital Improvement Program, from the Lawful Gambling Improvement Fund; and

WHEREAS, on May 14th, 2015, the Park and Recreation Commission met and ranked the five proposals received, finding that both the first and second choice vendor's proposals meeting the intent of the RFP; and

WHEREAS, on May 21st, 2015 the first of the top two propsals withdrew in writing due to not fully accomdating the cost of site grading required for the installation.

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

1) That the City Administrator, or at his direction, the Parks & Assistant Public Works Superintendant is hereby authorized and directed to enter into an agreement with St. Croix Recreation Fun Playground Inc. for all improvements specified within their $90,000 dollar proposal.

2) That Staff shall complete other site improvements at Elmcrest Park following the conclusion of the community building project like irrigation, resupplying the drinking fountatin and misting station, and blacktop trail restoration within the $100,000 balance of the appropriation from the Lawful Gambling Improvement Fund .

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 26th 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. 8.**

Meeting Date: 05/26/2015

By: Tim Gladhill, Community Development

Information

Title:

Adopt Resolution #15-05-138 Approving Revised Development Agreement for Country Club Hills; Case of Lennar Homes

Purpose/Background:

The purpose of this case is to approve a revised Development Agreement for the first phase of Country Club Hills. The revised Development Agreement assigns the obligations to U.S. Home Corporation doing business as Lennar. Lennar homes recently purchased the project from Greatland Homes, the previous Applicant/Developer on the project approved in 2014. This phase represents 32 lots.

Lennar Homes plans on commencing construction the week of May 25 following City Council approval of the Development Agreement. Lennar would also like permission to begin tree clearing in advance of executing the Development Agreement and recording the Plat.

Notification:

Notification is not required.

Observations/Alternatives:

Alternatives

Alternative #1: Approve the revision to the Development Agreement as presented. No substantive changes have been requested by Lennar. The revision is focused on the change to the actual developer. Lennar Homes has demonstrated quality projects in other areas of the Minneapolis/Saint Paul metropolitan area, throughout the State, and in other states around the Country. Given that the project was previously approved and proper securities will be in place, Staff recommends this alternative.

Alternative #2: Approve an amended Development Agreement. This alternative would be based on discussion. Staff has not identified additional revisions necessary at this time.

Alternative #3: Do not approve a revised Development Agreement. Staff does not recommend this option as approval has already been given to the project.

Funding Source:

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

Recommendation:

Staff recommends approval of the revised Development Agreement and authorization to begin tree clearing. A Tree Preservation and Replacement Plan is already in place for the development.

Action:

Motion to adopt Resolution #15-05-138 approving a revised Development Agreement for Country Club Hills and authorizing commencement of tree removal.

Attachments

Revised Development Agreement

Resolution #15-05-138

Form Review

Inbox	Reviewed By	Date
Chris Anderson	Chris Anderson	05/21/2015 10:41 AM
Bruce Westby	Jo Thieling	05/21/2015 04:50 PM
Kurt Ulrich	Jo Thieling	05/21/2015 04:50 PM
Patrick Brama	Patrick Brama	05/21/2015 05:29 PM
Form Started By: Tim Gladhill		Started On: 05/19/2015 11:58 AM
Final Approval Date: 05/21/2015		

CITY OF RAMSEY
DEVELOPMENT AGREEMENT FOR COUNTRY CLUB HILLS

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 **U.S. HOME CORPORATION, dba LENNAR**, a Delaware 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 COUNTRY CLUB HILLS (the "Plat").

WHEREAS, the Plat re-subdivides the Subject Property into Lots 1-12. Block 1, Lots 1-6, Block 2, Lots 1-30, Block 3, Lots 1-24, Block 4, Lots 1-8, Block 5, Lots 1-5, Block 6, and Outlots A and B, COUNTRY CLUB HILLS, 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.

   d. Trail Easement. That the **PERMITTEE** shall record a trail easement connecting to Traprock Street to the south.

   e. Hydrant construction to Traprock Street. The PERMITTEE shall construct a hydrant to the terminus of Traprock Street in the TRAPROCK COMMONS subdivision as shown on the Plans. The Plat shall include a drainage and utility easement encumbering this improvement.

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f. Trail construction to Traprock Street. The PERMITTEE shall construct a trail connection to Traprock Street in Traprock Commons to the south. Said trail shall be encumbered by a trail easement.

g. Density Transitioning. That the **PERMITTEE** shall record a deed restriction along the southern property line maintaining vegetative screening to adjacent properties.

2. The Plans. The term "Plans" as used in this Agreement means the Final Plat Plans prepared by Anderson Passe Associates dated August 26, 2014. The Plans remain subject to: (a) **CITY** Staff's review and approval of the Plans, among other things, confirm that the revisions requested in the **CITY** Staff's 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:

a. Streets
b. Concrete curb and gutter
c. Street traffic control devices
d. Lot grading
e. Sidewalks
f. Boulevard sodding
g. Trunk and lateral sanitary sewer
h. Trunk and lateral water main
i. Storm drainage facilities
j. Trail development
k. Electricity (within one-fourth mile)
l. Phone (within one-fourth mile)
m. Natural gas (within one-fourth mile)
n. Water shut off boxes

(the "Stage I Improvements").

The **PERMITTEE** agrees to construct the Stage I Improvements according to the terms and conditions of this Agreement and in accordance with the Plans and the City Code. Per City Code Section 117-615, the **PERMITTEE** shall provide the **CITY** with a set of re-producible as-built plans in Computer Aided Drafting (CAD) format upon completion of the Stage I Improvements and acceptance by the **CITY**. As as-built plans are a required Stage I Improvement item per City Code Section 117-615, the **CITY** will not release the required Stage I Improvement Financial Guarantee noted in paragraph #6 below. 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.

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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 One Million One Hundred Eighteen Thousand Three Hundred Ninety Three Dollars and No Cents **($1,118,393.00),** which amount is 125% of the **CITY** Engineer's estimated cost of the Stage I Improvements ($894,714 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 Forty Four Thousand Seven Hundred Thirty Six Dollars and No Cents **($44,736.00)**, which amount is 5% of the City Engineer's estimated cost of the Stage I Improvements ($894,714 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.

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

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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
    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

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associated with this necessary street cleaning. Invoices from the **CITY** to the **PERMITTEE** for such costs shall be paid within fifteen (15) days of the date of the invoice.

16. Payment of Development Fee's. The **PERMITTEE** must pay to the **CITY** the fees described on Exhibit B which may include, but are not limited to, Park Land Dedication Fees, Trail Development Fees, Sanitary Sewer Connection (Trunk) Fees, Water Connection (Trunk) Fees, Sanitary Sewer Lateral Fees, Water Lateral Fees, Storm Management Fees, Street Light as well as Street Light Operation and Maintenance Fees.

17. Requirements for Building and Occupancy Permits.

    a. No building permit for any lot in the Plat shall be issued until the **PERMITTEE** has: (a) installed a Class 5 driving surface to within 300 feet of the structure; (b) provided the **CITY** Building Official with a Certificate of Survey; c.) the financial guaranty described in Section 6 to the **CITY**; d.) obtained all necessary permits from the Lower Rum River Watershed 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

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CITY provides the notice described in the initial paragraph of this Section, but the **CITY** must use commercially reasonable efforts to notify the **PERMITTEE** as promptly as possible that the **CITY** is undertaking to perform the **PERMITTEE'S** obligation or obligations. If the **CITY** performs one or more obligations of the **PERMITTEE**, the **PERMITTEE** must reimburse the **CITY** for any costs or expenses the **CITY** incurs, including costs and expenses for **CITY** staff time, to perform the work within 30 days after the **CITY** notifies the **PERMITTEE**, in writing, of the costs and expenses the **CITY** incurred to perform the work. If the **PERMITTEE** does not reimburse the **CITY** within said 30 day period, the **CITY** may pursue any remedies available to the **CITY** either at law or in equity or, in the alternative, the **CITY** may draw on the financial guaranty the **PERMITTEE** has provided to the **CITY** pursuant to this Agreement to reimburse itself for the expenses the **CITY** incurs to perform the work. This Agreement is a license for the **CITY** to act, and it shall not be necessary for the **CITY** to seek a Court Order for permission to enter the **PERMITTEE** Property. As an alternative to seeking recovery from the **PERMITTEE** or the financial guaranty, the **CITY** may levy special assessments against the **PERMITTEE** Property in accordance with Minnesota Statutes Section 429, and the **PERMITTEE**, for itself and its successors in title, hereby expressly waives any and all substantive and procedural objections or defenses the **PERMITTEE** may have to such special assessments;

b. The **CITY** may commence an action in Anoka County District Court to pursue any remedy available to the **CITY** at law or in equity including, but not limited to, injunctive relief;

c. The **CITY** may refuse to grant building permits for improvements to be constructed on any lots within the Plat until the **PERMITTEE** has cured all of its defaults; and

d. The **CITY** may draw upon all or any portion of the financial guaranty the **PERMITTEE** has provided to the **CITY** pursuant to Section 6 and (i) use all or any portion of the proceeds from the financial guaranty to reimburse the **CITY** pursuant to subsection (a) above; (ii) use all or any portion of the proceeds from the financial guaranty to satisfy any judgment the **CITY** obtains against the **PERMITTEE** pursuant to subsection (b) above; (iii) use all or any portion of the proceeds to reimburse the **CITY** pursuant to Section 19 (j) below; and (iv) hold all or any portion of the proceeds for a reasonable time for the future application as described in subsections (i), (ii) and (iii) of this Section 18(d).

19. Miscellaneous.

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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 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.

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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.

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

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performance of the **PERMITTEE'S** obligations under this Agreement **- or**, *if the **CITY** has knowledge of **PERMITTEE** defaults*, describing those defaults; and (v) that, to the best of the **CITY'S** actual knowledge, the **CITY** is not in default in the performance of the **CITY'S** obligations under this Agreement **- or**, *if the **CITY** has knowledge of **CITY** defaults*, describing those defaults. At any time that the **PERMITTEE** believes it has fully performed its obligations under this Agreement, the **PERMITTEE** may so notify the **CITY** and the **CITY** shall promptly inspect the Subject Property to determine if the **PERMITTEE** has fully performed its obligations under this Agreement. Within ten (10) days after the **CITY'S** inspection the **CITY** must provide the **PERMITTEE** with either a detailed written description of the **PERMITTEE's** obligations which the **CITY** determines the **PERMITTEE** has not fully performed or a recordable instrument executed by the **CITY'S** mayor and **CITY** administrator evidencing the termination and satisfaction of this Agreement.

m. 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:
U.S. HOME CORPORATION dba LENNAR
Attn: Joe Jablonski

16305 36th Avenue North, Ste 600
Plymouth MN 55446

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.]

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THE PERMITTEE:

U.S. HOME CORPORATION dba LENNAR

By:_____, Jon Aune
Its: Vice President

STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____ , 2014, by Jon Aune, Vice President of U.S. HOME CORPORATION dba LENNAR, a Delaware Corporation, under the laws of the State of Minnesota on behalf of the corporation.

_____

Notary Public

DRAFT

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

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This document drafted by:
City of 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 1-12. Block 1, Lots 1-6, Block 2, Lots 1-30, Block 3, Lots 1-24, Block 4, Lots 1-8, Block 5, Lots 1-5, Block 6, and Outlots A and B, COUNTRY CLUB HILLS, Anoka County, Minnesota.

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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 Sixty Seven Thousand Six Hundred Dollars and No Cents ($2,600 x 26 units = **$67,600.00**). The **PERMITTEE** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected.

2. Trail Development Fees. The **PERMITTEE** is responsible for satisfying applicable Trail Development Fee requirements. The 2015 Trail Development Fee applicable to the Plat is $700 per residential unit. **PERMITTEE** must pay a Trail Development Fee of Eighteen Thousand Two Hundred Dollars and No Cents ($700 x 26 units = **$18,200.00**). 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 applicable to the Plat is $1,126.00 per residential unit. **PERMITTEE** must pay a Sanitary Sewer Trunk Fee of Twenty Nine Thousand Two Hundred Seventy Six Dollars and No Cents ($1,126 x 26 units = **$29,276.00**). 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 Plat is located in a reimbursement area related to previous construction of the water trunk line that services the Plat. 21st Century Bank is entitled to reimbursement of fees collected for the Plat per the existing reimbursement agreement. The 2014 Water Trunk applicable to the Plat is $1,925.00 per residential unit. **PERMITTEE** must pay a Water Trunk Fee of Fifty Thousand Fifty Dollars and No Cents ($1,925 x 26 units = **$50,050.00**). The **PERMITTEE** acknowledges that these fees are estimates. The rate in effect when the Plat is recorded will be collected. A copy of the reimbursement agreement is attached hereto as Exhibit C.

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 Eleven Thousand Nine Hundred Thirty Four Dollars and No

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Cents ($459 x 26 units = **$11,934.00**). 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 Five Thousand Two Hundred Dollars and No Cents ($1,300 x 4 lights = **$5,200.00**).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 One Thousand One Hundred Seventy Six Dollars and No Cents ($194 x 4 lights = **$1,176.00**).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.

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Exhibit C

Existing Brookfield Addition Amendment to Water Main and Sanitary Sewer Cost Contribution/Reimbursement Agreement

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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 #15-05-138

RESOLUTION GRANTING REVISED DEVELOPMENT AGREEMENT FOR COUNTRY CLUB HILLS

WHEREAS, U.S. Home Corporation dba Lennar, hereafter referred to as "Developer", properly applied for a revised Development Agreement for the following described property located in the City of Ramsey:

Outlots A & E, SWEETBAY RIDGE

(Subject Property)

WHEREAS, on July 29, 2005, the City Council approved the Preliminary Plat for SWEETBAY RIDGE, which included the area currently proposed for Preliminary Plat Review for COUNTRY CLUB HILLS.

WHEREAS, on April 30, 2014, the City of Ramsey received an application from Greatland Homes, LLC, Inc., for COUNTRY CLUB HILLS; and

WHEREAS, on June 5, 2014, the Planning Commission conducted a Public Hearing on the Preliminary Plat for COUNTRY CLUB HILLS; and

WHEREAS, under 4410.4300(19)(c)of the State of Minnesota Rules, an Environmental Assessment Worksheet (EAW) was prepared for Sweetbay Ridge in 2005; and

WHEREAS, the City finds that there have been no significant changes to the proposed plat, and therefore an amended EAW is not required; and

WHEREAS, on June 24, 2014, the City Council approved the Preliminary Plat; and

WHEREAS, on September 9, 2014, the City approved the Final Plat; and

WHEREAS, on May 20, 2015, the Plat was sold to the Developer from Greatland Homes, LLC.

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 revised development agreement for Country Club Hills assigning the project to Lennar Homes. The City Council also authorizes tree removal in accordance with the tree preservation plan to commence prior to recording of the Plat.

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 26th day of May, 2015.

_____
Mayor

ATTEST:

_____
City Clerk