City of Ramsey
Agenda - Revised
Regular City Council
Tuesday June 9, 2015
7:00 pm
Council Chambers, 7550 Sunwood Drive NW

1. Call to Order

2. Presentation

1. Presentation of the Certificate of Achievement in Financial Reporting for Year Ending December 31, 2013. Presenter will be from the MN Government Finance Officers Association.

2. Presentation of the 2014 Comprehensive Annual Financial Report by the City's Auditing Firm of Malloy, Montague, Karnowski, Radosevich & Company (MMKR) - Aaron Nielsen, Principal with the Firm, will be presenting.

3. Finance Department Update

3. Citizen Input

4. Consent Agenda

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

2. Receive 2014 Comprehensive Annual Financial Report (CAFR)

3. Approve Exemption for a Gambling License for Ruffed Grouse Society - Twin Cities Chapter

4. Approve Exemption for a Gambling License for Anoka County Pheasants Forever

5. ~~Approve Licenses~~ - Please Note: this Consent Case was moved to item 7.07 on the Regular Agenda.

6. Approve the Following Meeting Minutes:
    1. City Council Work Session dated 05/26/2015
    2. City Council Regular dated 05/26/2015

7. Approve Off-Sale Intoxicating Liquor, Off-Sale 3.2% Liquor, On-Sale Intoxicating Liquor, Beer, Sunday Sales, and Optional 2:00 a.m. Closing

8. Approve Entering into a Security Agreement between the City of Ramsey and Local Government Information Systems (LOGIS) for Interagency Criminal Justice Information Services (CJIS)

9. Adopt Resolution #15-06-149 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of May 21, 2015 through June 3, 2015

10. Adopt Resolution 15-06-145 Approving Plans and Specifications and Authorizing Advertisements for Bids for 2015 Street Maintenance Program Division A, Sealcoat Improvements; Improvement Project #15-00

11. Adopt Resolution 15-06-146 Approving Plans and Specifications and Authorizing Advertisements for Bids for 2015 Street Maintenance Program Division B, Overlay Improvements; Improvement Project #15-00

12. Adopt Resolution #15-06-150 Approving an Encroachment Agreement for a Portion of a Proposed Deck in a Drainage and Utility Easement at 7516 163rd Ave; Case of Mark Sutton

13. Adopt Resolution #15-06-141 Policy for the Reimbursement of Land Proceeds and Tax Increment for TIF Area #14 (COR)

14. Report from Public Works Committee meeting dated May 19, 2015
1: Consider Recommending Council Approval of draft Assessment Agreement for Ridgepoint Residential Development Public Improvements, Improvement Project 15-21: Ratify the recommendation of the Public Works Committee 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. This case was presented at the May 26, 2015 City Council meeting.

Committee/Staff Input
1. Review of Trail Maintenance Policy Framework: No action taken, for discussion purpose only.

5. Approve Agenda

6. Public Hearing

7. Council Business

1. Consider Final Site Plan Approval for Parkview East Apartments Located on Ramsey Parkway, Case of PSD, LLC

2. Adopt Resolution #15-06-147 Accepting Bids and Awarding a Contract for Garnet Street and 168th Avenue Reconstruction, Improvement Project #13-10

3. Adopt Resolution #15-06-144 Approving Joint Powers Agreement with City of Elk River for Jarvis Street Reconstruction and Railroad Crossing Quiet Zone Improvements, Improvement Project #15-20

4. Consider Strategy for Future Public Works Campus Planning Process

5. Consider Dominium Development & Acquisitions, LLC Letter of Intent (portions may be closed to the public)

6. Consider Purchase Agreement with WESTCO Properties LLC (portions may be closed to the public)

7. Approve Licenses

8. Mayor/Council/Staff Input

9. Adjournment

CC Regular Session **2. 1.**

Meeting Date: 06/09/2015

Information

Title:

Presentation of the Certificate of Achievement in Financial Reporting for Year Ending December 31, 2013. Presenter will be from the MN Government Finance Officers Association.

Purpose/Background:

The Government Finance Officers Association (GFOA) has awarded the City of Ramsey the Certificate of Achievement for Excellence in Financial Reporting for the year ending December 31, 2013. This is the 20th consecutive year (1994-2013) the City of Ramsey has received this distinguished award.

Established in 1945, the Certificate of Achievement for Excellence in Financial Reporting Program encourages government entities to go beyond the maximum requirements of Generally Accepted Accounting Principles to prepare comprehensive annual financial reports that promote transparency and full disclosure. A Certificate of Achievement represents the highest award in governmental financial reporting.

The City of Ramsey is one of only 102 other Minnesota cities to receive this recognition for reporting year 2013.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Diana Lund	05/27/2015 12:01 PM
Diana Lund (Originator)	Diana Lund	05/27/2015 12:02 PM
Kurt Ulrich	Kurt Ulrich	06/03/2015 04:03 PM
Form Started By: Diana Lund		Started On: 05/21/2015 08:21 AM
Final Approval Date: 06/03/2015		

CC Regular Session **2. 2.**

Meeting Date: 06/09/2015

Information

Title:

Presentation of the 2014 Comprehensive Annual Financial Report by the City's Auditing Firm of Malloy, Montague, Karnowski, Radosevich & Company (MMKR) - Aaron Nielsen, Principal with the Firm, will be presenting.

Purpose/Background:

The City's auditing firm will provide a brief overview of the 2014 Comprehensive Annual Financial Report, Management Report and Special Purpose Audit Reports.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	06/03/2015 04:03 PM
Form Started By: Diana Lund		Started On: 05/21/2015 08:21 AM
Final Approval Date: 06/03/2015		

CC Regular Session **2. 3.**

Meeting Date: 06/09/2015

Information

Title:

Finance Department Update

Purpose/Background:

Staff will provide a brief overview of the current activities of the Finance Department.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	06/03/2015 04:04 PM
Form Started By: Diana Lund		Started On: 05/21/2015 08:22 AM
Final Approval Date: 06/03/2015		

CC Regular Session **4. 1.**

Meeting Date: 06/09/2015

By: Diana Lund, Finance

Information

Title

Receive Cash and Investments for Period Ending May 31, 2015.

Purpose/Background:

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

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

Action:

None required. Informational only.

Attachments

Cash & Investments for Period Ending May 31, 2015

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	06/03/2015 04:01 PM
Form Started By: Diana Lund		Started On: 05/21/2015 08:19 AM
Final Approval Date: 06/03/2015		

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

	May-15 CURRENT MONTH	2015 YEAR-TO-DATE
CASH AND TEMPORARY INVESTMENTS		
BEGINNING BALANCE	$ 48,026,244.42	$ 48,282,687.30
CASH INFLOWS:		
Daily Deposit	2,646,889.94	6,757,952.39
Tax Settlements	-	80,548.50
U/B Receipts	641,973.55	1,467,660.29
Credit Cards	111,023.00	418,673.77
Interest Earnings [Net of Interest Paid on Investments]	61,122.43	273,644.73
Bond Proceeds	-	-
TOTAL CASH INFLOW	$ 3,461,008.92	$ 8,998,479.68
TOTAL CASH AVAILABLE	$ 51,487,253.34	$ 57,281,166.98
CASH OUTFLOWS:		
Prepaid Checks	429,296.46	$ 2,293,415.71
Bills Lists	299,062.75	2,126,853.49
Pay Estimates	92,073.91	354,093.87
Credit Cards	2,594.12	11,608.09
Payroll - Net	281,145.26	1,501,676.58
Flex Reimbursement	3,975.94	28,570.80
Void Checks/Dormant Checks Paid	(87.85)	(11,119.31)
Debt Service	-	596,875.00
Miscellaneous [Bank Charges; etc.]	-	-
TOTAL CASH OUTFLOW	$ 1,108,060.59	$ 6,901,974.23
POOLED CASH AND TEMPORARY INVESTMENTS ENDING BALANCE	**$ 50,379,192.75**	**$ 50,379,192.75**
MEMO - NET 2015 CASH INFLOW (OUTFLOW)	**2,352,948.33**	**2,096,505.45**
INVESTMENT PORTFOLIO SUMMARY		
BEGINNING BALANCE	**$ 42,336,434.14**	**43,917,588.88**
Purchases	699,000.00	5,212,000.00
Maturities/Sales	(106,834.63)	(6,200,989.37)
ENDING BALANCE	**$ 42,928,599.51**	**$ 42,928,599.51**

Prepared by the City of Ramsey Finance Department
6/1/2015

2015 CASH AND INVESTMENT ACTIVITY

CITY INVEST #	STATED MAT DATE	BROKER	SECURITY DESCRIP	CUSIP	PRIN BAL 1/1/2015	PURCH 2015	SOLD/ MATURE 2015	BV PRIN BAL 12/31/2015	PAR	YTM
14M1205A	9/18/2014	4M	CD-BANNER CAPITAL BA	19274	246,700.00		0.00	246,700.00	246,700	0.70%
14M1205B	9/18/2014	4M	CD-CAPITAL BANK NA (I	35278	83,300.00		0.00	83,300.00	83,300	0.85%
14M1205C	9/18/2014	4M	CD-SONABANK (BOND P.	57968	161,000.00		0.00	161,000.00	161,000	0.75%
14M1212A	9/18/2014	4M	CD-BANK OF THE OZARI	110	198,000.00		0.00	198,000.00	198,000	0.26%
14M1212B	9/18/2014	4M	CD-ONEWEST BANK NA	58978	150,000.00		0.00	150,000.00	150,000	0.30%
141009	4/9/2015	4M	Term Series 4M		1,000,000.00		1,000,000.00	0.00	1,000,000	0.17%
141212B	12/14/2015	4M	Term Series 4M		1,000,000.00		0.00	1,000,000.00	1,000,000	0.25%
								1,839,000.00		
150330	12/30/2019	BAIRD	FHLMC	3134G6KS1		500,000.00	0.00	500,000.00	500,000	2.00%
140904	9/1/2021	BAIRD	OKLAHOMA TAXABLE	678519RP6	535,000.00		0.00	535,000.00	535,000	2.45%
								1,035,000.00		
141212A	6/12/2017	ICD SEC	CD-ALLY BANK	02006LMP5	100,000.00		0.00	100,000.00	100,000	1.20%
140709	7/11/2016	ICD SEC	CD-ALLY BANK	02006LFP3	76,000.00		0.00	76,000.00	76,000	0.65%
121219A	12/21/2015	ICD SEC	CD-ALLY BANK	02005QU76	58,000.00		0.00	58,000.00	58,000	0.90%
141211	12/12/2016	ICD SEC	CD-AMERICAN EXPRESS	02587DWT1	250,000.00		0.00	250,000.00	250,000	1.05%
140725B	1/25/2017	ICD SEC	CD-AMERICAN WEST BA	03059OD59	200,000.00		0.00	200,000.00	200,000	0.80%
140813	2/16/2016	ICD SEC	CD-BANCO POPULAR	05967ES75	250,000.00		0.00	250,000.00	250,000	0.65%
150415	4/13/2017	ICD SEC	CD-BANK CASTILE	061077BC6		150,000.00	0.00	150,000.00	150,000	0.70%
150515	5/15/2017	ICD SEC	CD-ENERBANK	29266NK71		99,000.00	0.00	99,000.00	99,000	0.90%
141224B	6/24/2015	ICD SEC	CD-BANK INDIA	06278CG66	100,000.00		0.00	100,000.00	100,000	0.35%
131224A	12/27/2016	ICD SEC	CD-BANK OF BARODA	06062ACN7	249,000.00		0.00	249,000.00	249,000.00	1.00%
140716	7/16/2019	ICD SEC	CD-BARCLAYS BANK	0674OKHF7	250,000.00		0.00	250,000.00	250,000	2.05%
150220	8/19/2016	ICD SEC	CD-BBCN BANK	073296BJ3		198,000.00	0.00	198,000.00	198,000	0.55%
131127	11/25/2015	ICD SEC	CD-BEAL BANK USA	07370WBF2	78,000.00		0.00	78,000.00	78,000	0.65%
131218	12/16/2015	ICD SEC	CD-BEAL BANK USA	07370WC27	150,000.00		0.00	150,000.00	150,000.00	0.65%
121123C	11/16/2016	ICD SEC	CD-BMW BANK OF NORT	05568P2K2	100,000.00		0.00	100,000.00	100,000	1.20%
141126	11/28/2016	ICD SEC	CD-CAPITAL ONE BANK	140420RA0	150,000.00		0.00	150,000.00	150,000	1.05%
130726A	1/26/2016	ICD SEC	CD-CATHAY BANK	149159JA4	248,000.00		0.00	248,000.00	248,000	0.70%
140818	8/18/2016	ICD SEC	CD-COMENITY BANK	20033AGB6	250,000.00		0.00	250,000.00	250,000	0.80%
130925	9/25/2015	ICD SEC	CD-COMPASS BANK	20451PEM4	100,000.00		0.00	100,000.00	100,000	0.75%
131030	10/30/2015	ICD SEC	CD-COMPASS BANK	20451PGF7	150,000.00		0.00	150,000.00	150,000	0.75%
140723A	1/23/2018	ICD SEC	CD-CUSTOMERS BANK	23204HBR8	200,000.00		0.00	200,000.00	200,000	1.30%
130710A	7/10/2015	ICD SEC	CD-DISCOVER BANK	254671RU6	100,000.00		0.00	100,000.00	249,000	0.70%
130724	7/24/2015	ICD SEC	CD-DISCOVER BANK	254671SP6	149,000.00		0.00	149,000.00	249,000	0.65%
141218	12/19/2016	ICD SEC	CD-ENERBANK	29266NG27	115,000.00		0.00	115,000.00	115,000	0.90%
140715	1/15/2016	ICD SEC	CD-EVERBANK	29976DTD2	250,000.00		0.00	250,000.00	250,000	0.45%
130731	2/9/2016	ICD SEC	CD-FARMERS TRUST & S	310756AB7	100,000.00		0.00	100,000.00	249,000	0.70%
131129	11/30/2015	ICD SEC	CD-FIRST BANK OF PUER	33764JJ63	200,000.00		0.00	200,000.00	200,000	0.80%
131230D	9/30/2016	ICD SEC	CD-FIRST CREDIT BANK	320055BF2	249,000.00		0.00	249,000.00	249,000.00	0.75%
150226	8/26/2015	ICD SEC	CD-FIRST NIAGARA BAN	33583CMS5		100,000.00	0.00	100,000.00	100,000	0.60%
141231	6/30/2016	ICD SEC	CD-FIRST NIAGARA BAN	33583CLU1	149,000.00		0.00	149,000.00	149,000	0.65%
140821	2/21/2017	ICD SEC	CD-FIRST SAVINGS BANI	33621LBA0	249,000.00		0.00	249,000.00	249,000	1.00%
131230A	6/30/2016	ICD SEC	CD-FLUSHING BANK	34387AAB5	249,000.00		0.00	249,000.00	249,000.00	0.75%
131220	12/20/2016	ICD SEC	CD-GE CAPITA RETAIL B	36157QTX5	50,000.00		0.00	50,000.00	50,000.00	1.00%
140822	2/22/2017	ICD SEC	CD-GE CAPITAL BANK	36161TX59	49,000.00		0.00	49,000.00	49,000	1.00%
130301	3/1/2018	ICD SEC	CD-GE CAPITAL BANK	3616ITJB2	200,000.00		0.00	200,000.00	200,000	1.10%
130823	2/23/2015	ICD SEC	CD-GE CAPITAL RETAIL	36157QNH6	198,000.00		198,000.00	0.00	198,000	0.60%
130327	9/28/2015	ICD SEC	CD-GOLDMAN SACHS	38147JCG5	100,000.00		0.00	100,000.00	100,000	0.65%
131227A	12/27/2016	ICD SEC	CD-GOLDMAN SACHS	38147JQU9	149,000.00		0.00	149,000.00	149,000.00	1.00%
140828	2/28/2017	ICD SEC	CD-GREAT SOUTHERN B.	3912OVRK2	249,000.00		0.00	249,000.00	249,000	1.00%
140717	4/17/2017	ICD SEC	CD-GUARANTY BANK &	40082OBK1	250,000.00		0.00	250,000.00	250,000	0.85%
131230C	9/30/2016	ICD SEC	CD-HOME SAVINGS BAN	43733LAT4	155,000.00		0.00	155,000.00	155,000.00	0.75%
131106	8/8/2016	ICD SEC	CD-INSBANK	45776NBJ4	250,000.00		0.00	250,000.00	250,000	0.75%
141230A	9/30/2015	ICD SEC	CD-INTEGRITY BANK	45824ABT2	250,000.00		0.00	250,000.00	250,000	0.40%
150128	7/28/2016	ICD SEC	CD-KEY BANK NA	49306SUJ3		250,000.00	0.00	250,000.00	250,000	0.55%
141223	9/23/2015	ICD SEC	CD-LAKESIDE BANK	5121OSKN6	250,000.00		0.00	250,000.00	250,000	0.40%
130417	10/16/2015	ICD SEC	CD-MARLIN BUSINESS B.	57116AFUS	200,000.00		0.00	200,000.00	200,000	0.45%
140610	6/9/2017	ICD SEC	CD-MEDALLION BANK	58403BP26	250,000.00		0.00	250,000.00	250,000	1.00%
141217	12/19/2016	ICD SEC	CD-MERCANTILE COMM	58733ABD0	250,000.00		0.00	250,000.00	250,000	1.00%
150130	1/30/2017	ICD SEC	CD-MERRICK BANK	59013JDA4		100,000.00	0.00	100,000.00	100,000	0.75%
130726B	1/26/2015	ICD SEC	CD-MERRICK BANK	56012Y4E4	100,000.00		100,000.00	0.00	249,000	0.50%
130206	2/8/2016	ICD SEC	CD-ORIENTAL BANK & T	6861845S2	200,000.00		0.00	200,000.00	200,000	0.90%
141230B	9/30/2015	ICD SEC	CD-PACIFIC WESTERN B.	69506YBS7	250,000.00		0.00	250,000.00	250,000	0.45%
141210	12/12/2016	ICD SEC	CD-PEOPLE'S UNITED BA	7127OQKU9	250,000.00		0.00	250,000.00	250,000	1.00%
131004	10/4/2016	ICD SEC	CD-PRIVATEBANK & TR	74267GTZ0	100,000.00		0.00	100,000.00	100,000	1.00%
150225	8/25/2016	ICD SEC	CD-RIVERBANK	76857RCD4		250,000.00	0.00	250,000.00	250,000	0.55%
120131	1/30/2015	ICD SEC	CD-SAFRA NATIONAL BA	786584YA2	100,000.00		100,000.00	0.00	100,000	1.00%
130515	5/15/2015	ICD SEC	CD-SAFRA NATIONAL BA	78658AGG	99,000.00		99,000.00	0.00	99,000	0.40%

2015 CASH AND INVESTMENT ACTIVITY

CITY INVEST #	STATED MAT DATE	BROKER	SECURITY DESCRIP	CUSIP	PRIN BAL 1/1/2015	PURCH 2015	SOLD/ MATURE 2015	BV PRIN BAL 12/31/2015	PAR	YTM
140924	9/25/2017	ICD SEC	CD-SALLIE MAE BANK	40082OBK1	249,000.00		0.00	249,000.00	249,000	1.40%
141224A	12/24/2015	ICD SEC	CD-SANTANDER BANK	8028OJCS8	250,000.00		0.00	250,000.00	250,000	0.55%
140725A	4/25/2017	ICD SEC	CD-SECURITY FEDERAL	81423LBL5	250,000.00		0.00	250,000.00	250,000	1.00%
120123	1/23/2015	ICD SEC	CD-STATE BANK OF INDI	33664	150,000.00		150,000.00	0.00	150,000	1.10%
131018	10/19/2015	ICD SEC	CD-STATE BANK OF INDI	856284Q98	100,000.00		0.00	100,000.00	100,000	0.85%
140305	3/6/2017	ICD SEC	CD-SYNOVOUS BANK	87164DEB2	200,000.00		0.00	200,000.00	200,000	0.85%
131230B	9/30/2016	ICD SEC	CD-TOWN & COUNTRY B	89210PBD4	249,000.00		0.00	249,000.00	249,000.00	0.75%
150227	11/28/2016	ICD SEC	CD-TRADITION CAPITAL	89269FBV6		150,000.00	0.00	150,000.00	150,000	0.65%
141209	6/9/2016	ICD SEC	CD-UNITED BANK	909552AQ4	250,000.00		0.00	250,000.00	250,000	0.65%
111005	10/5/2026	ICD SEC	CD-WELLS FARGO BANK	949748K97	150,000.00		150,000.00	0.00	150,000	3.00%
			2014 Investments					11,066,000.00		
090102A	1/25/2033	Com Sec	FNR 2003-19 ME	31392JJG5	8,948.75		2,428.26	6,520.49	165,176	3.95%
090102B	12/25/2018	Com Sec	FNR 2003-120 BY	31393UGR8	52,279.98		8,418.63	43,861.35	200,000	3.98%
								50,381.84		
110913A	12/1/2015	Northland	APPLETON MN TAXABLE	03805A-KR-8	140,000.00		0.00	140,000.00	140,000	1.60%
150109	10/1/2022	Northland	HUBBARY COUNTY TAX	443348-DE-4		135,000.00	0.00	135,000.00	140,000	2.70%
150430	2/1/2022	Northland	MINNETONKA ISD #276	604195-YG-6		270,000.00	0.00	270,000.00	270,000	3.00%
150211	6/1/2016	Northland	MITCHELL COUNTY TAX	606521-ES-7		70,000.00	0.00	70,000.00	70,000	1.00%
110913B	12/1/2016	Northland	APPLETON MN TAXABLE	038051-KS-6	110,000.00		0.00	110,000.00	110,000	2.00%
110114B	3/1/2016	Northland	APPLETON WIS SCHOOL	038106-JN-1	100,000.00		100,000.00	0.00	100,000	2.77%
130412	2/1/2024	Northland	BECKER MN TAX	075671LJ4	50,000.00		0.00	50,000.00	50,000	2.75%
110310	2/1/2020	Northland	BROOKLYN CENTER ISD	113853-KG-9	285,000.00		0.00	285,000.00	285,000	4.65%
090420B	12/1/2015	Northland	BURLINGTON VT PUB IM	022062-ML-3	200,000.00		0.00	200,000.00	200,000	3.75%
120215B	6/1/2026	Northland	CEDAR RAPIDS IO TAX	150528-JU-2	50,000.00		0.00	50,000.00	50,000	4.55%
120606B	6/1/2022	Northland	CEDAR RAPIDS IO TAX	150528-N2-6	135,000.00		0.00	135,000.00	135,000	2.50%
120606A	6/1/2023	Northland	CEDAR RAPIDS IO TAX	150528-PA-9	140,000.00		0.00	140,000.00	140,000	2.70%
130815A	12/1/2020	Northland	CHASKA, MN TAX	161664-DY-0	75,000.00		0.00	75,000.00	75,000	2.50%
130815B	12/1/2021	Northland	CHASKA, MN TAX	161664-DZ-7	75,000.00		0.00	75,000.00	75,000	2.75%
100223A	6/1/2016	Northland	DAVENPORT IOWA TAX/	238388-FU-1	335,000.00		0.00	335,000.00	335,000	3.25%
110301A	6/1/2015	Northland	DES MOINES IA COMM C	250097-YS-5	100,000.00		0.00	100,000.00	100,000	2.50%
131205	12/28/2018	Northland	FNMA	3136GO-RB-9	500,000.00		0.00	500,000.00	500,000	1.38%
090914	2/1/2015	Northland	GRAND RAPIDS MN EQU	386334-2L-9	115,000.00		115,000.00	0.00	115,000	3.70%
110114A	2/1/2017	Northland	HOPKINS ISD #270	439881-HB-2	100,000.00		0.00	100,000.00	100,000	2.75%
121211B	6/1/2015	Northland	IOWA WESTERN COMM (	462612-QK-1	175,000.00		0.00	175,000.00	175,000	0.50%
121211C	6/1/2016	Northland	IOWA WESTERN COMM (	462616-QL-9	100,000.00		0.00	100,000.00	100,000	0.65%
121228A	6/1/2017	Northland	IOWA WESTERN COMM (	462612-QM-7	100,000.00		0.00	100,000.00	100,000	0.85%
081106	6/1/2015	Northland	KIRKWOOD COMM COLL	497595-VC-9	245,000.00		0.00	245,000.00	245,000	5.50%
120321	3/1/2022	Northland	MADISION WI SCHOOL D	558495-KN-6	500,000.00		0.00	500,000.00	500,000	2.50%
110208	12/30/2015	Northland	MCGREGOR ISD #004	580705-GN-5	95,000.00		0.00	95,000.00	95,000	2.35%
110203A	4/1/2017	Northland	MEDFORD WIS SCHOOL I	58434T-DK-3	40,000.00		0.00	40,000.00	40,000	2.75%
121228B	9/1/2023	Northland	MIDDLETON WIS REFUN	596782-T6-7	300,000.00		0.00	300,000.00	300,000	2.36%
120214B	9/1/2025	Northland	MIDDLETON WIS REFUN	596782-TJ-1	315,000.00		0.00	315,000.00	315,000	2.85%
130702A	1/1/2019	Northland	MINNETONKA ISD #276	604195-VW-4	285,000.00		0.00	285,000.00	285,000	1.40%
130702B	1/1/2021	Northland	MINNETONKA ISD #276	604195-VY-0	400,000.00		0.00	400,000.00	400,000	2.10%
120215A	1/1/2028	Northland	MINNETONKA ISD #276	604195-SB-4	50,000.00		0.00	50,000.00	50,000	5.20%
130722	2/1/2021	Northland	MOUND MN TAXABLE	620S35-W4-2	95,000.00		0.00	95,000.00	95,000	2.00%
090715B	2/1/2015	Northland	MOWER CTY MIN JAIL	624662-AJ-1	250,000.00		250,000.00	0.00	250,000	4.10%
100803A	2/1/2015	Northland	NEW PRAGUE BAB	648159-TU-5	60,000.00		60,000.00	0.00	60,000	2.65%
100803B	2/1/2018	Northland	NEW PRAGUE BAB	648159-TX-9	70,000.00		0.00	70,000.00	70,000	3.75%
100803C	2/1/2019	Northland	NEW PRAGUE BAB	648159-TY-7	45,000.00		0.00	45,000.00	45,000	4.00%
140117	11/1/2019	Northland	HONOLULU TAXABLE	438670-Q4-6	275,000.00		0.00	275,000.00	275,000	1.84%
141205A	9/1/2018	Northland	WYANDOTTE KANSAS SI	982696-QE-9	125,000.00		0.00	125,000.00	125,000	1.93%
141104	2/1/2022	Northland	DULUTH MN TAXABLE	264438-G5-5	150,000.00		0.00	150,000.00	150,000	3.00%
141006	6/1/2020	Northland	NORTHEAST IOWA COMI	664214-JQ-7	320,000.00		0.00	320,000.00	320,000	1.90%
140320A	3/1/2019	Northland	HAWLEY MN SCHOOL DI	420416-EZ-8	390,000.00		0.00	390,000.00	390,000	1.85%
140320B	3/1/2016	Northland	HAWLEY MN SCHOOL DI	420416-E-5	180,000.00		0.00	180,000.00	180,000	0.60%
140730A	6/1/2019	Northland	DES MOINES IA TAXABL	25009X-GB-5	115,000.00		0.00	115,000.00	115,000	2.00%
140730B	6/1/2020	Northland	DES MOINES IA TAXABL	25009X-GC-3	145,000.00		0.00	145,000.00	145,000	2.10%
140326	9/26/2017	Northland	FHLB	313OA15P9	350,000.00		0.00	350,000.00	350,000	1.00%
140502	2/15/2020	Northland	COLLINGSWOOD NJ TAX	194756-PQ-9	145,000.00		0.00	145,000.00	145,000	3.00%
140620	12/1/2020	Northland	CELINA OHIO SCHOOL D	151069-FD-8	300,000.00		0.00	300,000.00	300,000	2.13%
100803D	2/1/2020	Northland	NEW PRAGUE BAB	648159-TZ-4	70,000.00		0.00	70,000.00	70,000	4.25%
090206	2/1/2015	Northland	NORTH ST PAUL MAPLE\	6621406D9	355,000.00		355,000.00	0.00	355,000	3.70%
111031	6/1/2018	Northland	RACINE WIS TAXABLE	750021-6D-4	755,000.00		0.00	755,000.00	755,000	2.10%
130624A	2/1/2023	Northland	RAMSEY COUNTY TAXA	751622-HH-7	595,000.00		0.00	595,000.00	595,000	2.75%
130624B	2/1/2022	Northland	RAMSEY COUNTY TAXA	751622-HG-9	285,000.00		0.00	285,000.00	285,000	2.50%
120308A	12/1/2020	Northland	SHOREWOOD WIS TAX	825230-KU-8	150,000.00		0.00	150,000.00	150,000	2.50%
120308B	12/1/2022	Northland	SHOREWOOD WIS TAX	825230-KW-4	150,000.00		0.00	150,000.00	150,000	2.80%
120308C	12/1/2027	Northland	SHOREWOOD WIS TAX	825230-LB-9	225,000.00		0.00	225,000.00	225,000	3.25%
120308D	12/1/2028	Northland	SHOREWOOD WIS TAX	825230-LC-7	465,000.00		0.00	465,000.00	465,000	3.15%
120214B	4/1/2017	Northland	ST FRANCIS ISD#15	789466-PU-7	250,000.00		0.00	250,000.00	250,000	4.40%

2015 CASH AND INVESTMENT ACTIVITY

CITY INVEST #	STATED MAT DATE	BROKER	SECURITY DESCRIP	CUSIP	PRIN BAL 1/1/2015	PURCH 2015	SOLD/ MATURE 2015	BV PRIN BAL 12/31/2015	PAR	YTM
090217C	3/1/2016	Northland	STILLWATER ISC #834	860758-QA-2	245,000.00		0.00	245,000.00	245,000	4.20%
110608	2/1/2019	Northland	WADENA MN BAB	930217-JD-7	95,000.00		0.00	95,000.00	95,000	3.94%
130624C	6/1/2018	Northland	WATERLOO IOWA TAXA	941647-NZ-8	345,000.00		0.00	345,000.00	345,000	2.00%
110714B	10/1/2016	Northland	WAUWATO WIS REFUND	943504-R2-8	300,000.00		0.00	300,000.00	300,000	1.90%
090528A	2/1/2015	Northland	WAYZATA ISD #284	946813-TF-9	500,000.00		500,000.00	0.00	500,000	3.15%
090310	4/1/2015	Northland	WEST ALLIS WIS COMM	951172-7R-0	340,000.00		340,000.00	0.00	340,000	3.75%
120215C	10/1/2019	Northland	WESTERN LAKE SUPERI(	958522-WU-4	100,000.00		0.00	100,000.00	100,000	3.15%
110816A	10/1/2016	Northland	WESTIN LAKE SUPERIOR	958522-WR-1	350,000.00		0.00	350,000.00	350,000	2.10%
110816B	10/1/2017	Northland	WESTIN LAKE SUPERIOR	958522-WS-9	350,000.00		0.00	350,000.00	350,000	2.50%
110201B	6/1/2016	Northland	WINDSOR HTS IOWA TA)	973602-KT-1	130,000.00		0.00	130,000.00	130,000	2.30%
			2014 Investment					12,940,000.00		
010328	6/25/2023	UBS	FHG14A	312916PD5R	4,000.00		2,000.00	2,000.00	152,000	6.00%
150212	4/30/2018	UBS	FNMA	3136G1LB3		300,000.00	0.00	300,000.00	300,000	0.75%
150501	8/23/2022	UBS	FHLB	31338OD61		300,000.00	0.00	300,000.00	300,000	1.54%
150528	5/28/2020	UBS	FHLB	3130A5BJ7		300,000.00	0.00	300,000.00	300,000	1.25%
150407	1/30/2023	UBS	FNMA	3136G1B81		300,000.00	0.00	300,000.00	300,000	2.25%
150414	8/22/2022	UBS	FHLB	31338OC47		300,000.00	0.00	300,000.00	300,000	1.25%
150428	7/24/2023	UBS	FFCB	3133EA2M3		250,000.00	0.00	250,000.00	250,000	2.38%
150310	4/1/2020	UBS	MONTGOMERY ALA TAX	613035L69		400,000.00	0.00	400,000.00	400,000	2.15%
150311	3/11/2025	UBS	CD-HSBC BANK	40434ASB6		240,000.00	0.00	240,000.00	240,000	2.25%
150318	5/20/2020	UBS	FHLB STEP	313382WR0		300,000.00	0.00	300,000.00	300,000	1.00%
150323	9/27/2021	UBS	FNMA	313382FD0		250,000.00	0.00	250,000.00	250,000	1.50%
120822	8/22/2022	UBS	FHLB	313380C47	500,000.00		0.00	500,000.00	500,000	1.25%
130404	10/25/2027	UBS	FHLB	31338OUU9	750,000.00		0.00	750,000.00	750,000	2.13%
131121	4/30/2018	UBS	FNMA	3136G1LB3	500,000.00		0.00	500,000.00	500,000	1.33%
131002	11/26/2027	UBS	FHLB	313381BA2	500,000.00		0.00	500,000.00	500,000	2.00%
130710B	6/20/2023	UBS	FHLB	313383DZ1	750,000.00		750,000.00	0.00	750,000	2.03%
130606B	11/1/2019	UBS	NYC GEN TAX	64971QH63	1,000,000.00		0.00	1,000,000.00	1,000,000	1.73%
130611	5/21/2018	UBS	FNMA	3135GOXDO	750,000.00		0.00	750,000.00	750,000	1.29%
130627	6/5/2019	UBS	FHLB	3133835X5	500,000.00		0.00	500,000.00	500,000	1.99%
130628B	5/26/2023	UBS	FHLB	313383CQ2	500,000.00		500,000.00	0.00	500,000	1.78%
130425	4/25/2023	UBS	FHLB	313382QZ9	500,000.00		0.00	500,000.00	500,000	1.63%
130807	12/27/2024	UBS	FHLB	3133816K5	500,000.00		0.00	500,000.00	500,000	1.25%
131203	12/11/2020	UBS	FHLB	313383BE0	500,000.00		0.00	500,000.00	500,000	2.56%
131206B	8/23/2027	UBS	FHLB	313380DF1	500,000.00		500,000.00	0.00	500,000	4.05%
131223	5/20/2020	UBS	FHLB	313382WR0	500,000.00		0.00	500,000.00	500,000	2.43%
131224B	5/16/2023	UBS	FHLB	313382V83	500,000.00		500,000.00	0.00	500,000	3.01%
131227B	10/25/2022	UBS	FHLB	31338OX51	840,000.00		0.00	840,000.00	840,000	3.95%
121123A	11/23/2027	UBS	FHLB	313381BT1	500,000.00		0.00	500,000.00	500,000	2.16%
121123B	11-23-27	UBS	FHLB	313381BD6	500,000.00		0.00	500,000.00	500,000	2.00%
121128	11/28/2022	UBS	FHLB	313381AC9	500,000.00		0.00	500,000.00	500,000	1.25%
121221	12/21/2027	UBS	FHLB	313381FPS	750,000.00		0.00	750,000.00	750,000	2.00%
120730	7/30/2024	UBS	FHLB-STEP	3133803H8	500,000.00		0.00	500,000.00	500,000	1.90%
000417	8/15/2021	UBS	FHLMC REMIC 181e	312904AU9C	802.21		227.38	574.83	88,604	7.00%
970917B	9/15/2021	UBS	FHLMC REMIC SERIES FI	312904GT6C	1,849.63		324.45	1,525.18	255,714	7.21%
020826	10/15/2022	UBS	FHR 1391D	312912LUO	1,614.37		104.35	1,510.02	59,990	6.00%
030630A	6/15/2018	UBS	FHR 2628 AB	31393VMQ1C	10,546.78		2,107.24	8,439.54	200,000	3.12%
030930A	9/15/2018	UBS	FHR 2677 KH	31394JTP2	17,796.95		5,007.43	12,789.52	300,000	4.50%
040730A	7/15/2019	UBS	FHR 2822 DB	31395C3S8	36,350.04		7,265.27	29,084.77	500,000	5.00%
040730B	7/15/2019	UBS	FHR 2822 DQ	31395C3U3	2,380.39		2,164.79	215.60	500,000	5.00%
970625	2/25/2021	UBS	FNMA FNR-1991-7 H	31358FZW2	1,000.00		0.00	1,000.00	129,000	7.84%
021004	8/25/2022	UBS	FNR 1992-125L	31358PS40C	2,069.84		348.66	1,721.18	52,000	7.00%
030730A	8/25/2018	UBS	FNR 2003-74-KN	31393EAL3C	21,171.81		3,430.22	17,741.59	300,000.00	3.59%
001127	7/25/2022	UBS	FNR G92-35	31358PHV2C	1,778.13		162.69	1,615.44	75,215	7.49%
121207	11/1/2018	UBS	NYC GEN TAX	64971QH55	500,000.00		0.00	500,000.00	500,000	1.28%
140723B	1/30/2023	UBS	FHLB	313381X26	400,000.00		400,000.00	0.00	400,000	1.00%
140716A	5/23/2024	UBS	FHLB	313379G45	500,000.00		0.00	500,000.00	500,000	2.00%
141212C	1/30/2023	UBS	FNMA	3136G1B81	300,000.00		0.00	300,000.00	300,000	2.49%
141205B	5/24/2027	UBS	FNMA	3136GOJG7	450,000.00		0.00	450,000.00	450,000	2.25%
141205C	4/25/2028	UBS	FNMA	3136G1KL2	400,000.00		0.00	400,000.00	400,000	2.38%
140710	7/10/2019	UBS	CD-AMERICAN EXPRESS	02587CAC4	240,000.00		0.00	240,000.00	240,000	1.95%
120817A	5/1/2018	UBS	NYC-TAXABLE	64971QTU7	500,000.00		0.00	500,000.00	500,000	1.60%
								15,998,217.67		

2015 CASH AND INVESTMENT ACTIVITY

CITY INVEST #	STATED MAT DATE	BROKER	SECURITY DESCRIP	CUSIP	PRIN BAL 1/1/2015	PURCH 2015	SOLD/ MATURE 2015	BV PRIN BAL 12/31/2015	PAR	YTM
	TOTAL INVESTMENTS				43,917,588.88	5,212,000.00	6,200,989.37	42,928,599.51		
			Unamortized Premiums		1,296,460.04	10,393.90		1,306,853.94		
			Unamortized Discounts		(3,266,297.99)	-1,394.00		-3,267,691.99		
			BOW		2,967,864.86	21,112,382.39	19,038,599.78	5,041,647.47		
			Village Bank Checking		(54,198.68)			-54,198.68		
			Money Market Accounts		3,422,422.15	1,001,560.35		4,423,982.50		
			Net Cash and Investments		48,283,839.26	27,334,942.64	25,239,589.15	50,379,192.75		

CC Regular Session **4. 2.**

Meeting Date: 06/09/2015

By: Diana Lund, Finance

Information

Title

Receive 2014 Comprehensive Annual Financial Report (CAFR)

Purpose/Background:

Purpose: The City of Ramsey is required to undergo a certified audit, on an annual basis, of all of its funds and account groups. This audit is performed by the firm of Malloy, Montague, Karnowski, Radosevich & Co., P.A.

Incorporated into the 2014 CAFR are changes that are consistent with recommendations from the review for the "Certificate of Achievement for Excellence in Financial Reporting: (Certificate) and any reporting changes required by the Governmental Accounting Standards Board (GASB). It is our belief that this report is again a good candidate for receipt of the Certificate and it is intended that we submit the 2014 CAFR for review and consideration.

The auditors, as a part of their work, prepare a Management Report for the City. This report contains information on the following:

1. Audit Summary
2. Funding Cities in Minnesota
3. Governmental Fund Overview
4. Enterprise Funds Overview
5. Financial Trends and Conditions of Your City
6. Accounting and Auditing Updates

A presentation from a representative with the firm of Malloy, Montague, Karnowski, Radosevich will review the auditors opinions contained in the CAFR, the Management Report, and Special Purpose Audit Reports and answer any questions from the Council. This presentation will be scheduled prior to the regular City Council meeting to account for time and a brief summary will be presented at the beginning the regular City Council meeting.

Funding Source:

The 2014 annual audit was included in the 2014 General Fund Finance budget.

Action:

Motion to accept the 2014 Comprehensive Annual Financial Report and authorize the Finance Director to submit to the State of Minnesota Department of Revenue and other agencies, as required, and to submit the report with application for the Certificate to the Government Finance Officers Association of the United States and Canada.

Attachments

2014 Comprehensive Annual Financial Report (CAFR)

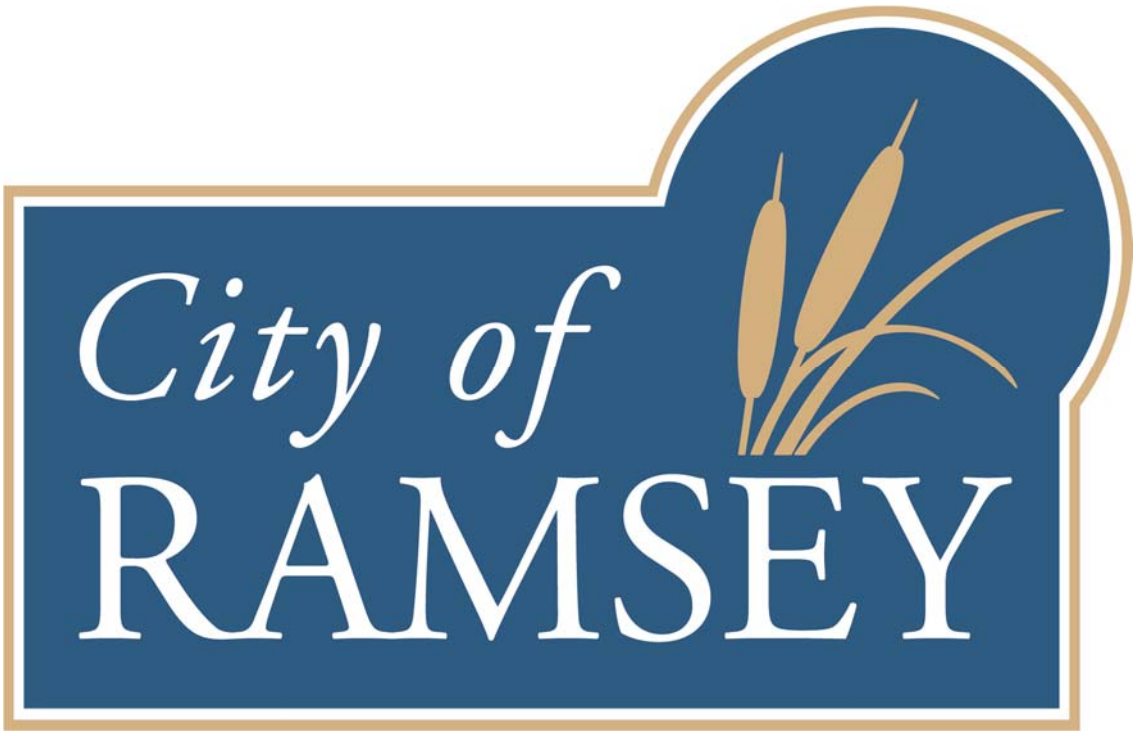
2014 Audit Management Report

2014 Special Purpose Audit Reports

Form Review

Inbox	Reviewed By	Date

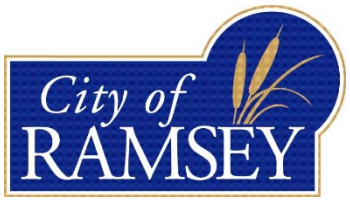
Kurt Ulrich	Kurt Ulrich	06/03/2015 04:02 PM
Form Started By: Diana Lund		Started On: 05/21/2015 08:20 AM
Final Approval Date: 06/03/2015		



Minnesota

Comprehensive Annual Financial Report

For the fiscal year December 31, 2014



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CITY OF RAMSEY
ANOKA COUNTY, MINNESOTA

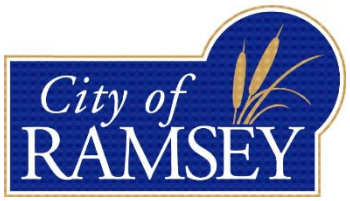
Comprehensive Annual Financial Report
For Year Ended
December 31, 2014

Prepared by
Finance Department

Diana Lund
Finance Director

and

Denelle McAlpine
Assistant Finance Director



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CITY OF RAMSEY
ANOKA COUNTY, MINNESOTA

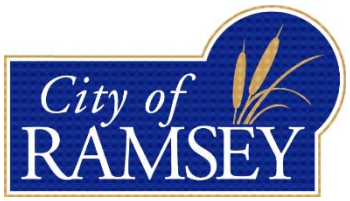
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INTRODUCTORY SECTION



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CITY OF RAMSEY
ANOKA COUNTY, MINNESOTA

City Council and Other Officials
Year Ended December 31, 2014

CITY COUNCIL

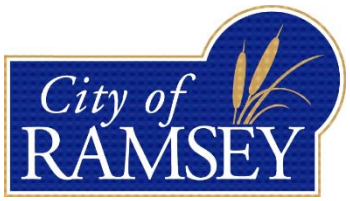
Sarah Strommen	Mayor
Randy Backous	Councilmember
Jill Johns	Councilmember
Mark Kuzma	Councilmember
John LeTourneau	Councilmember
Chris Riley	Councilmember
Jason Tossey	Councilmember

CITY OFFICIALS

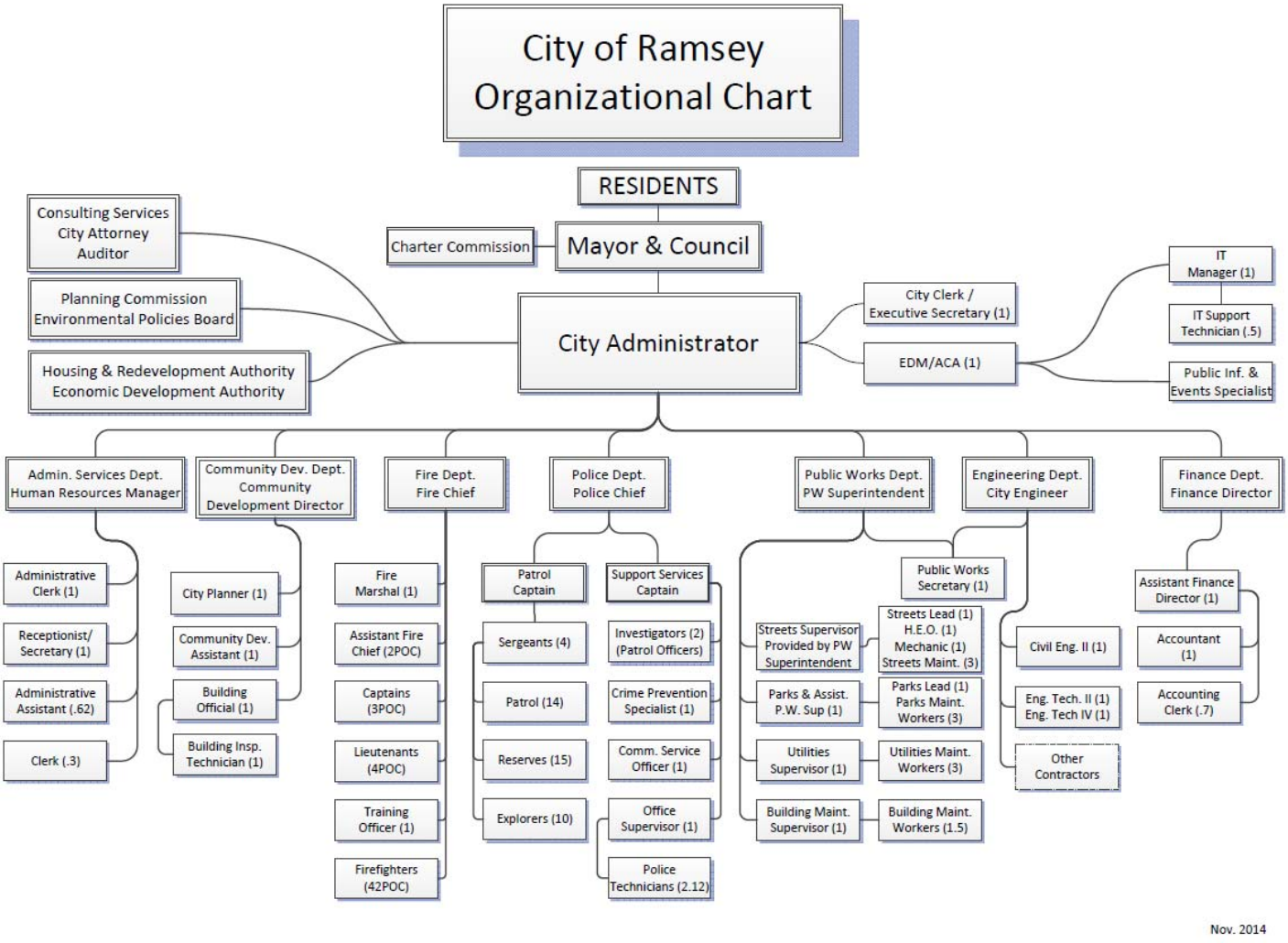
Kurt Ulrich	City Administrator

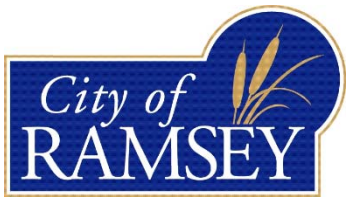
DEPARTMENT HEADS

Timothy Gladhill	Community Development Director
Dean Kapler	Fire Chief
Diana Lund	Finance Director
Grant Riemer	Public Works Superintendent
James Way	Chief of Police



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City of Ramsey
Organizational Chart
RESIDENTS
Consulting Services
City Attorney
Auditor
Charter Commission
Mayor & Council
Planning Commission
Environmental Policies Board
Housing & Redevelopment Authority
Economic Development Authority
City Administrator
City Clerk / Executive Secretary (1)
EDM/ACA (1)
IT Manager (1)
IT Support Technician (.5)
Public Inf. & Events Specialist
Admin. Services Dept.
Human Resources Manager
Community Dev. Dept.
Community Development Director
Fire Dept.
Fire Chief
Police Dept.
Police Chief
Public Works Dept.
PW Superintendent
Engineering Dept.
City Engineer
Finance Dept.
Finance Director
Administrative Clerk (1)
Receptionist/ Secretary (1)
Administrative Assistant (.62)
Clerk (.3)
City Planner (1)
Community Dev. Assistant (1)
Building Official (1)
Building Insp. Technician (1)
Fire Marshal (1)
Assistant Fire Chief (2POC)
Captains (3POC)
Lieutenants (4POC)
Training Officer (1)
Firefighters (42POC)
Patrol Captain
Sergeants (4)
Patrol (14)
Reserves (15)
Explorers (10)
Support Services Captain
Investigators (2) (Patrol Officers)
Crime Prevention Specialist (1)
Comm. Service Officer (1)
Office Supervisor (1)
Police Technicians (2.12)
Public Works Secretary (1)
Streets Supervisor Provided by PW Superintendent
Streets Lead (1) H.E.O. (1) Mechanic (1) Streets Maint. (3)
Parks & Assist. P.W. Sup (1)
Parks Lead (1) Parks Maint. Workers (3)
Utilities Supervisor (1)
Utilities Maint. Workers (3)
Building Maint. Supervisor (1)
Building Maint. Workers (1.5)
Civil Eng. II (1)
Eng. Tech. II (1) Eng. Tech IV (1)
Other Contractors
Assistant Finance Director (1)
Accountant (1)
Accounting Clerk (.7)
Nov. 2014



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Goals/Imperatives

Financial Stability

Ensure strategic economic development that complements the City's desired quality of life and builds a stable tax base, all while maintaining a low tax levy

A Connected Community

Ensure that the city is a connected city that is part of a comprehensive regional transportation system that enables all to easily navigate the community and attracts business development

Smart, Citizen-Focused Government

Continue the delivery of quality services to ensure the city will have safe and thriving neighborhoods and business districts, and a clean environment

An Effective Organization

Maintain a highly functional staff, citizen volunteers, and elected officials and governance structure that meets the ever-changing, increasing needs of the organization

Measures For Success

In order to achine its mission, the City must be accountable. The City defined what success will look like:

The City will look at a "Balanced Scorecard" of financial, internal, external and stakeholder metrics in order to measure success

The City will regularly measure and assess stakeholder satisfaction

The City leadership and staff will hold themselves accountable for results

The City will regularly report back to stakeholders about progress toward results

Core Values

Ethics and Integrity

Fiscal Responsibility

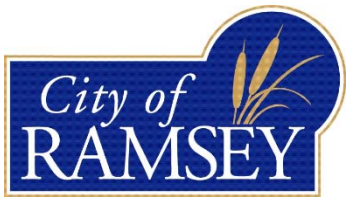
Cooperation and Teamwork

Open and Honest Communications

Excellence and Quality in the Delivery of Service

Treating People with Respect and Fairness

Adaptability and Continuous Learning



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7550 Sunwood Drive NW • Ramsey, Minnesota 55303
City Hall: 763-427-1410 • Fax: 763-427-5543
www.cityoframsey.com

June 9, 2015

Honorable Mayor and Members of the City Council
City of Ramsey, Minnesota

The comprehensive annual financial report (CAFR) of the City of Ramsey, Minnesota (the City) for the fiscal year ended December 31, 2014 is hereby submitted. Management assumes full responsibility for the completeness and reliability of the information contained in this report, based upon a comprehensive framework of internal control that it has established for this purpose. Because the cost of internal control should not exceed anticipated benefits, the objective is to provide reasonable, rather than absolute, assurance that the financial statements are free of any material misstatements. To the best of our knowledge and belief, the enclosed data is accurate in all material respects and is reported in a manner designed to present fairly the financial position and results of operations of the City. All disclosures necessary to enable the reader to gain an understanding of the City's financial activities have been included.

Minnesota Statutes and the City Charter require an annual audit of all accounts, financial records, and transactions of the City by independent certified public accountants. The accompanying financial statements have been audited by the firm of Malloy, Montague, Karnowski, Radosevich & Co., P.A., Independent Certified Public Accountants. The firm is engaged by the City Council to render an opinion on the City's financial statements in accordance with accounting principles generally accepted in the United States of America, and an unmodified opinion has been issued. The independent auditor's report is located at the front of the financial section of this report.

Accounting principles generally accepted in the United States of America require that management provide a narrative introduction, overview, and analyis to accompany the basic financial statements in the form of Management's Discussion and Analysis (MD&A). This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it. The City's MD&A can be found immediately following the report of the auditors.

PROFILE OF THE CITY

Ramsey is located in the southwestern part of Anoka County and is situated approximately 25 miles from Minneapolis. The City has 28.8 square miles within its corporate boundaries and is bordered by two major rivers, the Mississippi River along the southern border and the Rum River along the east.

Ramsey was incorporated as a city in 1974, and is organized as a Home Rule City under a City Charter originally adopted in 1984. The City Council consists of a Mayor and six Councilmembers, and is elected at large on a nonpartisan basis. Elections are held in November of each even numbered year. The terms of office are four years for the Mayor and four years for Councilmembers. The City Council is responsible for enacting ordinances, resolutions, and regulations governing the City, and appointing the City Administrator, City Attorney, and members of the various advisory boards and commissions. Because the City Council acts as the Board of Directors of the Ramsey Economic Development Authority (EDA) and the Ramsey Housing and Redevelopment Authority (HRA), these organizations are included as blended component units in these financial statements.

The City provides a variety of municipal services. These include a full-time police department, a volunteer fire department, engineering services, street and park maintenance, building inspections, planning and zoning, public improvements, general administrative services, and public water and sewer utilities in the urban service areas.

The City adopts an annual budget for the General Fund, EDA Special Revenue Fund, and HRA Special Revenue Fund. Legal level of control is at the function level. Department heads may transfer resources within a department as they see fit. Transfers between functions, however, need special approval from the City Council.

LOCAL ECONOMY

The City has an unemployment rate of 5.3% in comparison to the state average of 4.5%. Ramsey has an employed labor force of 14,245. Anoka County, in which Ramsey is located, has an employed labor force of 191,090 and an unemployment rate of 4.3%.

There are approximately 6,533 detached single-family homes and 2,103 multifamily units located within the City. In addition, there were 66 single-family homes and no multifamily homes constructed in 2014.

The City has two major industrial districts containing multiple business parks with a combined capacity of 320 acres and 25 businesses. Currently both industrial parks are near capacity. In addition, the city is actively developing a new city center known as The COR (Center of Ramsey). The development vision for this 400 acre area located in the heart of Ramsey is for it to become the region's center of retail, restaurants, service and office space, outdoor entertainment and parks, community amenities and housing.

LONG-TERM FINANCIAL PLANNING

The City of Ramsey prepares a five year capital improvement plan in an attempt to anticipate major capital expenditures in advance of the year in which they are budgeted.

The City has a policy to maintain unrestricted General Fund balance in an amount equal to 50% of the following years adopted operating budget. This policy is designed to establish a fund balance at a level which is sufficient to avoid issuing debt to meet current operating needs.

RELEVANT FINANCIAL POLICIES

The City has a comprehensive set of financial policies that provide the basic framework for the overall fiscal management of the City. The City had no unusual occurrences affecting these policies.

MAJOR INITIATIVES

In 2014, the city (working with Anoka County, the project coordinator), finalized funding and design plans to begin the Highway 10 / Armstrong Blvd interchange project. The project scope includes construction of a full-access, grade-separated interchange. This project is a major step forward in improving emergency response times and traffic operations on Highway 10.

In a continued effort to provide citizens enhanced recreational facilities and amenities, the city neared completion of the Elmcrest Park Community Building. This 4,300 square foot structure includes two large indoor common areas and one large outdoor pavilion. Both were designed to accommodate a variety of social gatherings.

Ramsey is home to hundreds of successful and growing businesses. The city is working to improve this vibrant business community by making a new business park a priority. In 2014, the city identified a new 100 acre parcel of land suited for the private development of a future business park.

CERTIFICATE OF ACHIEVEMENT

The Government Finance Officers Association of the United States and Canada (GFOA) awarded the Certificate of Achievement for Excellence in Financial Reporting (CAEFR) to the City for its CAFR for the year ended December 31, 2013. This was the twentieth consecutive year the City has received this prestigious award. Also, the City had previously received the award from 1981 through 1988, after which the City did not participate in the program for several years.

The CAEFR is valid for a period of one year only. We believe our current CAFR continues to meet the CAEFR Program's requirements and we are submitting it to the GFOA to determine its eligibility for another certificate.

ACKNOWLEDGMENT

The 2014 CAFR of the City meets the highest professional standards and was prepared in a timely and cost-effective manner. This could never have been accomplished without the excellent work of the entire Finance Department. We would like to express our appreciation to the Finance Department and all members of the City's staff who contributed to its preparation.

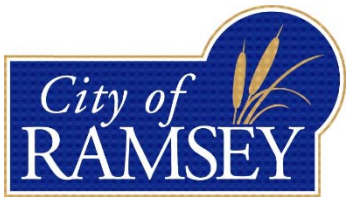
Respectfully submitted,



Kurt Ulrich
City Administrator



Diana Lund
Finance Director



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Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

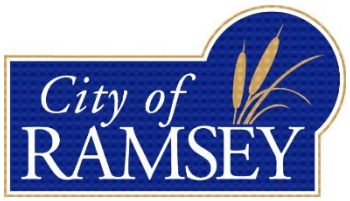
City of Ramsey

Minnesota

For its Comprehensive Annual
Financial Report
for the Fiscal Year Ended

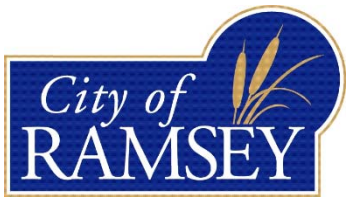
December 31, 2013

Executive Director/CEO



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FINANCIAL SECTION



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MMKR
CERTIFIED PUBLIC ACCOUNTANTS

PRINCIPALS
Thomas M. Montague, CPA
Thomas A. Karnowski, CPA
Paul A. Radosevich, CPA
William J. Lauer, CPA
James H. Eichten, CPA
Aaron J. Nielsen, CPA
Victoria L. Holinka, CPA

INDEPENDENT AUDITOR'S REPORT

To the City Council and Management
City of Ramsey, Minnesota

REPORT ON THE FINANCIAL STATEMENTS

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Ramsey, Minnesota (the City) as of and for the year ended December 31, 2014, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

MANAGEMENT'S RESPONSIBILITY FOR THE FINANCIAL STATEMENTS

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

AUDITOR'S RESPONSIBILITY

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the City's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

(continued)

Malloy, Montague, Karnowski, Radosevich, & Co., P.A.
5353 Wayzata Boulevard • Suite 410 • Minneapolis, MN 55416 • Telephone: 952-545-0424 • Telefax: 952-545-0569 • www.mmkr.com

OPINIONS

In our opinion, the financial statements referred to on the previous page present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City as of December 31, 2014, and the respective changes in financial position and, where applicable, cash flows thereof, and the budgetary comparison for the General Fund and major special revenue fund for the year then ended, in accordance with accounting principles generally accepted in the United States of America.

OTHER MATTERS

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis and the Schedule of Funding Progress for the Other Post-Employment Benefits Plan, as listed in the table of contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The introductory section, the combining and individual fund statements and schedules, and the statistical section, as listed in the table of contents, are presented for purposes of additional analysis and are not required parts of the basic financial statements.

The combining and individual fund statements and schedules are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual fund statements and schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

The introductory and statistical sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

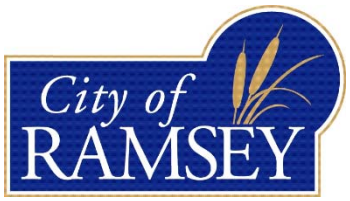
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OTHER REPORTING REQUIRED BY *GOVERNMENT AUDITING STANDARDS*

In accordance with *Government Auditing Standards*, we have also issued our report dated May 21, 2015, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements, and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

Malloy, Montague, Karnowski, Radosevich & Co., P.A.

Minneapolis, Minnesota
May 21, 2015



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As management of the City of Ramsey, Minnesota (the City), we have provided readers of the City's financial statements with this narrative overview and analysis of the financial activities of the City for the fiscal year ended December 31, 2014.

OVERVIEW OF THE FINANCIAL STATEMENTS

Management's Discussion and Analysis (MD&A) is intended to serve as an introduction to the City's basic financial statements, which are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to basic financial statements. This report also contains other information in addition to the basic financial statements themselves.

Government-Wide Financial Statements – The government-wide financial statements are designed to provide readers with a broad overview of the City's finances, in a manner similar to private sector businesses.

The Statement of Net Position presents information on all of the City's assets, liabilities, and deferred inflows/outflows, as applicable, (excluding Fiduciary Funds), with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The Statement of Activities presents information showing how the City's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g. delinquent taxes and special assessments).

Both of the government-wide financial statements distinguish functions of the City that are principally supported by property taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities include general government, public safety, highways and streets, and culture and recreation. The business-type activities of the City include enterprises for water, sewer, street light, recycling, and storm water utilities.

Fund Financial Statements – A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The funds of the City are divided into three categories—Governmental Funds, Proprietary Funds, and Fiduciary Funds.

Governmental Funds – Governmental Funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, Governmental Fund financial statements focus on near-term inflows and outflows of spendable resources, as well as the balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Governmental Funds (continued)

Because the focus of Governmental Funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for Governmental Funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the Governmental Funds balance sheet and the statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate the comparison between Governmental Funds and governmental activities.

The fund financial statements present information for each Major Governmental Fund in separate columns. Data from the Nonmajor Governmental Funds are combined into a single, aggregated presentation. Individual Fund data for each of these Nonmajor Governmental Funds is provided in the form of combining statements elsewhere in this report. The City adopts an annual appropriated budget for the General Fund, the Economic Development Authority Special Revenue Fund and the Housing and Redevelopment Authority Special Revenue Fund. Budget-to-actual comparisons are provided in this financial report for these funds.

Proprietary Funds – The City maintains two different types of Proprietary Funds. Enterprise Funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The City uses one Internal Service Fund to accumulate and allocate costs internally among the various city functions. Because the Internal Service Fund is predominantly used by governmental functions, it is included within governmental activities in the city-wide financial statements.

Fiduciary Funds – Fiduciary Funds are used to account for resources held for the benefit of parties outside of the government. Fiduciary Funds are not reflected in the government-wide financial statements because the resources for those funds are not available to support the City's own programs. The accounting used for Fiduciary Funds is much like that used for Proprietary Funds.

Notes to Basic Financial Statements – The notes to basic financial statements provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

Other Information – In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information concerning the City's progress in funding its obligation to provide post-employment benefits to its employees. Required supplementary information can be found following the notes to basic financial statements.

Combining and individual fund statements and schedules for Nonmajor Funds are presented immediately following the required supplementary information. Statistical tables are presented following these statements and schedules.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. The City's assets exceeded liabilities by $146,395,335 at the close of December 2014.

By far, the largest portion of the City's net position (63 percent) reflects its investment in capital assets (e.g., land, buildings, machinery, infrastructure, and equipment), less any related debt used to acquire those assets that are still outstanding. The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (CONTINUED)

The following is a summary of the City's net position:

	Net Position					
	Governmental Activities		Business-Type Activities		Total	
	2014	2013	2014	2013	2014	2013
Assets						
Current and other assets	$ 36,073,670	$ 39,649,243	$ 31,025,768	$ 29,034,615	$ 67,099,438	$ 68,683,858
Capital assets, net of depreciation	63,312,601	62,529,256	50,427,367	50,494,576	113,739,968	113,023,832
Total assets	$ 99,386,271	$ 102,178,499	$ 81,453,135	$ 79,529,191	$ 180,839,406	$ 181,707,690
Liabilities						
Current and other liabilities	$ 1,091,801	$ 736,466	$ 109,936	$ 64,885	$ 1,201,737	$ 801,351
Long-term liabilities	33,242,334	36,831,840	-	-	33,242,334	36,831,840
Total liabilities	$ 34,334,135	$ 37,568,306	$ 109,936	$ 64,885	$ 34,444,071	$ 37,633,191
Net position						
Net investment in capital assets	$ 41,657,601	$ 40,374,256	$ 50,427,367	$ 50,494,576	$ 92,084,968	$ 90,868,832
Restricted	15,273,582	16,128,452	-	-	15,273,582	16,128,452
Unrestricted	8,120,953	8,107,485	30,915,832	28,969,730	39,036,785	37,077,215
Total net position	$ 65,052,136	$ 64,610,193	$ 81,343,199	$ 79,464,306	$ 146,395,335	$ 144,074,499

The City's financial position is the product of many factors. For example, the determination of the City's net investment in capital assets involves many assumptions and estimates, such as current and accumulated depreciation amounts. A conservative versus a liberal approach to depreciation estimates, as well as capitalization policies, will produce a very significant difference in the calculated amounts.

The City has taken a conservative financial approach, carefully analyzing revenues and expenditures/expenses to assure operation of a balanced budget. The ongoing management of revenue and expenditures/expenses has resulted in an upgraded bond rating. In November 2009, Standard and Poor's (S&P) upgraded the City's bond rating from an AA- to an AA+ and reaffirmed the rating in December 2014. This has also allowed the City to continue to provide quality public services at a tax rate that is affordable.

At the end of the current fiscal year, the City is able to report positive balances in all three categories of net position, both for the government as a whole, as well as for its separate governmental and business-type activities.

The following is a summary of the City's changes in net position:

	Changes in Net Position					
	Governmental Activities		Business-Type Activities		Total	
	2014	2013	2014	2013	2014	2013
Revenues						
Program revenues						
Charges for services	$ 1,528,139	$ 1,779,150	$ 4,457,017	$ 4,492,104	$ 5,985,156	$ 6,271,254
Operating grants and contributions	385,574	1,180,725	65,817	79,358	451,391	1,260,083
Capital grants and contributions	3,023,145	3,208,950	101,107	488,687	3,124,252	3,697,637
General revenues						
Property taxes	9,423,457	10,421,456	-	-	9,423,457	10,421,456
General grants and contributions	3,198	38,577	-	-	3,198	38,577
Sale of capital assets	-	12,940	-	-	-	12,940
Investment earnings (charges)	980,922	(411,446)	870,728	(353,956)	1,851,650	(765,402)
Total revenues	15,344,435	16,230,352	5,494,669	4,706,193	20,839,104	20,936,545
Expenses						
General government	4,087,755	3,735,657	-	-	4,087,755	3,735,657
Public safety	4,079,362	4,074,688	-	-	4,079,362	4,074,688
Highways and streets	4,263,552	5,215,260	-	-	4,263,552	5,215,260
Culture and recreation	1,422,810	1,415,736	-	-	1,422,810	1,415,736
Water utility	-	-	1,221,211	1,293,201	1,221,211	1,293,201
Sewer utility	-	-	1,282,302	1,190,551	1,282,302	1,190,551
Street Light utility	-	-	161,733	176,736	161,733	176,736
Recycling utility	-	-	321,321	308,629	321,321	308,629
Storm Water utility	-	-	509,709	491,370	509,709	491,370
Interest and fiscal charges	1,168,513	1,220,471	-	-	1,168,513	1,220,471
Total expenses	15,021,992	15,661,812	3,496,276	3,460,487	18,518,268	19,122,299
Changes in net position before transfers	322,443	568,540	1,998,393	1,245,706	2,320,836	1,814,246
Transfers	119,500	112,000	(119,500)	(112,000)	-	-
Changes in net position	441,943	680,540	1,878,893	1,133,706	2,320,836	1,814,246
Net Position - beginning	64,610,193	63,929,653	79,464,306	78,330,600	144,074,499	142,260,253
Net Position - ending	$ 65,052,136	$ 64,610,193	$ 81,343,199	$ 79,464,306	$ 146,395,335	$ 144,074,499

Governmental Activities – Governmental activities account for $441,943 of the increase in the City's net position. The general government function experienced a $352,098 increase (approx. 9 percent) in expenses. The increase in general governmental expenses was due to additional costs related to personnel services. Highway and Street expenses decreased $951,708 or 18% as a result of a reduction in non-capitalized street project costs.

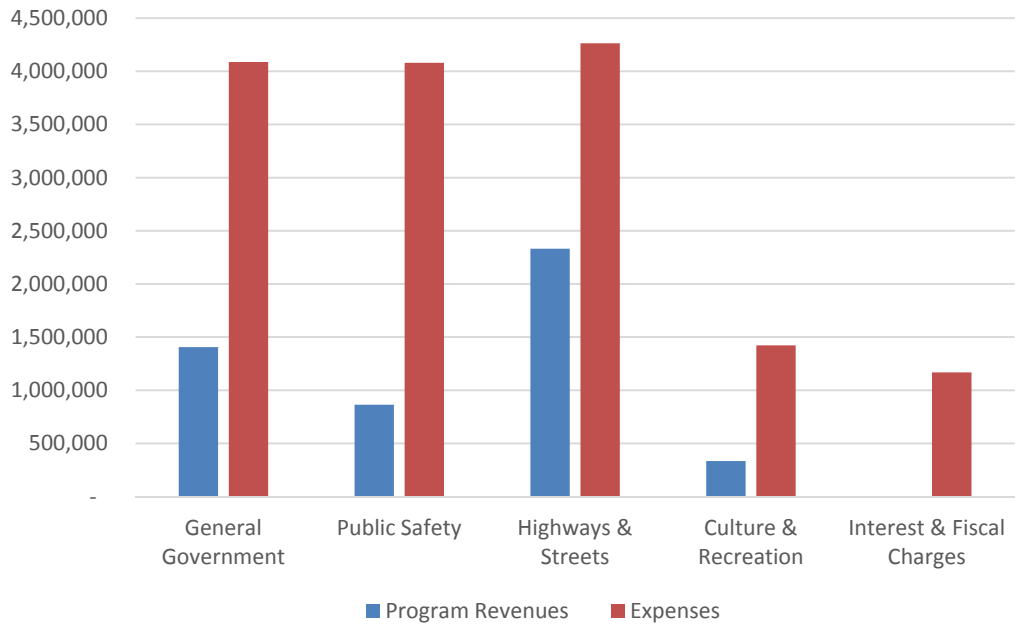
Investment earnings increased $1,392,368. The city is required per the Governmental Accounting Standards Board to reflect all investments at market value as of December 31st of the current year. The city reflects any changes in market value against interest earnings. The investment market was more favorable in 2014 resulting in a significant positive change in interest earnings. Operating grants and contributions decreased $795,151 or 67% due to a reduction in relevant projects and their respective grant funding.

Business-Type Activities – Business-type activities, which are the City's utility operations of water, sewer, street light, recycling, and storm water, increased the City's net position by $1,878,893. Key elements of this increase are as follows.

- Revenues exceeded expenses before transfers by $1,998,393, increasing $752,687 from the prior year. Although current year expenses increased $35,789, the significant increase in revenue from investment earnings resulted in a more positive change in net position before transfers.
- Capital grants and contributions decreased $387,580 from the prior year. This is primarily due to a reduction in capital contributions for street project water utilities.
- Investment earnings increased $1,224,684. The city is required per the Governmental Accounting Standards Board to reflect all investments at market value as of December 31st of the current year. The city reflects any changes in market value against interest earnings. The investment market was more favorable in 2014 resulting in a significant positive change in interest earnings.

Governmental Activities – The following graph illustrates the City's governmental activities:

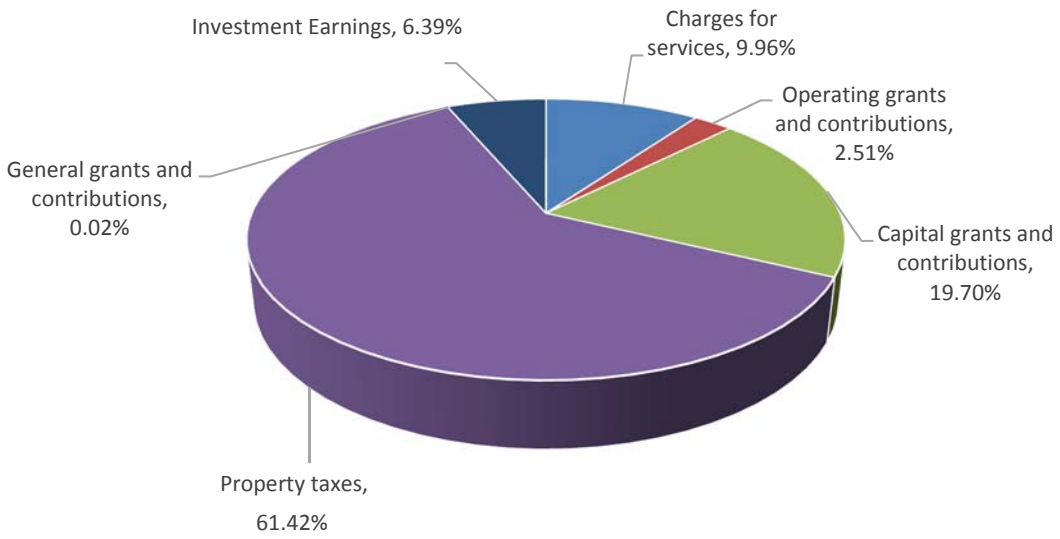
Expenses and Program Revenues – Governmental Activities



The graph clearly reflects the need for property taxes to supplement the governmental activities of the City. The trend of property taxes shows an increasing reliance on this source of revenue.

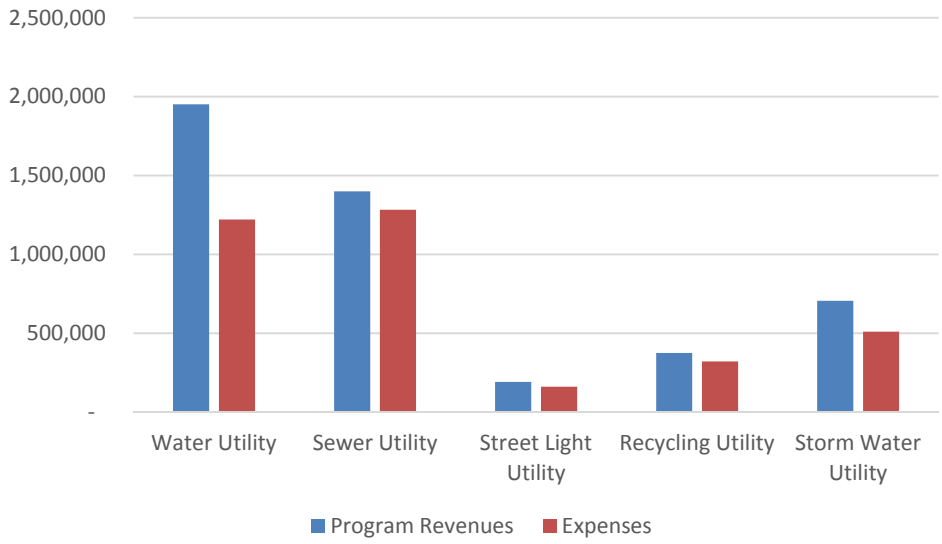
Governmental Activities – The following chart illustrates the City's governmental activities:

Revenue by Source – Governmental Activities



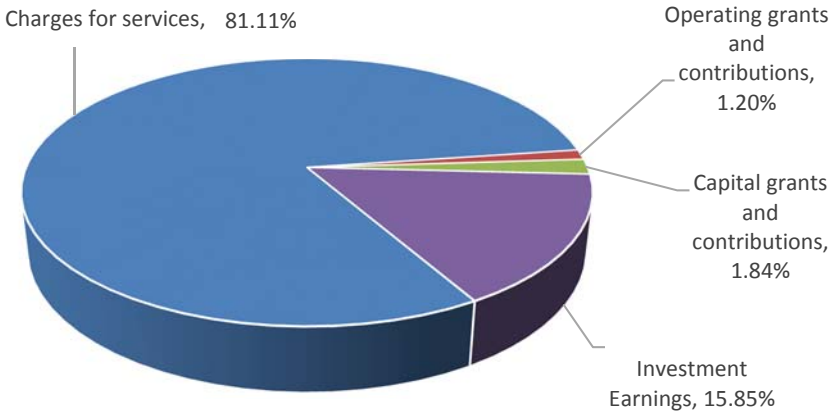
Business-Type Activities – The following graph illustrate the City's business-type activities:

Expenses and Program Revenues – Business-Type Activities



Business-Type Activities – The following graph illustrate the City's business-type activities:

Revenues By Source – Business-Type Activities



The business-type activities, which represent the Utility Funds, all received revenues in excess of expenses. Charges for services are the main source of revenue (81.11%) for all Utility Funds.

Governmental Funds – At the end of the fiscal year, the City's Governmental Funds reported combined ending fund balances of $33,562,488, a decrease of $3,722,997 in comparison with the prior year. The decrease was mostly attributable to payment on refunded debt in the 2005B/2011 Refund G.O. Improvements Bonds, Debt Service Fund.

General Fund – The General Fund operating results can be summarized as follows:

	Original Budget	Final Budget	Actual	Over (Under) Final Budget	% Over (Under) Budget
Revenue	$ 8,788,649	$ 9,151,809	$ 9,154,981	$ 3,172	0.03%
Expenditures	9,750,135	9,323,517	9,257,530	(65,987)	-0.71%
Excess (deficiency) of revenue over expenditures	(961,486)	(171,708)	(102,549)	69,159	
Other financing sources (uses)	961,486	245,034	313,724	68,690	
Net change in fund balances	$ –	$ 73,326	211,175	$ 137,849	
Fund balances					
Beginning of year			6,771,394		
End of year			$ 6,982,569		

The actual operating results ended close to the amount projected in the final budget.

The change in budget from the original to the final can be attributed to decisions made by city council throughout the year. Final budgeted expenditures were amended to be $426,618 less than what was originally budgeted. The decrease was mostly attributed to personnel expenditure savings from retirements and positions not yet refilled during the year and several budgeted expenditures coming in lower than requested. Actual revenue was higher than final budget due to unanticipated accounting reallocations.

Tax Increment Fund – This Special Revenue Fund had a year-end fund balance of $2,895,711 which reflects a $229,274 decrease from 2013. The decrease was due to the decertification of Tax Increment Financing District #2 in 2013.

Housing and Redevelopment Authority Fund – This Special Revenue Fund had a year-end fund balance of $8,111,761. The decrease of $118,958 is attributed to costs associated with marketing and developing The COR.

2012A G.O. Improvement Bond Refund Fund – This Debt Service Fund had a year-end fund balance of $720,349 with current year tax levies and investment earnings exceeding debt service expenditures.

Public Improvement Revolving Fund – This Capital Project Fund saw an overall increase in fund balance of $597,255 which was attributed to the excess revenue transfer per the city's policy and decrease in highway and streets expenditures.

Landfill Fund – This Capital Project Fund showed an overall increase in fund balance of $68,865, which is attributable to a significant increase in investment earnings. This fund was originally established to account for certain landfill-related revenue and the expenditures the City may incur in relation to the landfill. The landfill is now closed and per state statute, funds may be used for expenditures related to improvements that provide a benefit to the entire city.

Equipment Revolving Fund – This Capital Project Fund reported a year-end fund balance of $1,481,955. The decrease of $537,331 in fund balance was largely attributable to the purchase of a new fire truck.

Public Improvement Revolving The COR Fund – This capital project fund increased overall fund balance $189,870. The increase is attributable to transfers in exceeding expenditures related to the development of The COR including, legal fees, development management fees, platting fees, and public improvements to the area.

Proprietary Funds – The City's Proprietary Funds provide the same type of information found in the government-wide financial statements, but in more detail. The City's Enterprise Funds had a combined net position balance of $81,343,199 at December 31, 2014. The financial activities of these funds have been summarized in previous charts within this discussion.

The Enterprise Funds consist of the Water Utility Fund, Sewer Utility Fund, Street Light Utility Fund, Recycling Utility Fund, and Storm Water Utility Fund. The growth in net position reflects the ongoing expansion and provision of services to the various service areas of the utilities.

Capital Assets – The City's investment in capital assets (net of accumulated depreciation) for its governmental and business-type activities as of December 31, 2014 are as follows:

	Governmental Activities		Business-Type Activities		Totals	
	2014	2013	2014	2013	2014	2013
Land	$ 6,772,024	$ 6,772,024	$ 868,513	$ 868,513	$ 7,640,537	$ 7,640,537
Construction in progress	1,681,968	649,547	1,199,546	-	2,881,514	649,547
Buildings and structures	26,636,674	25,748,275	6,058,847	6,058,847	32,695,521	31,807,122
Improvements other than buildings	11,385,776	10,898,296	12,986,835	12,958,987	24,372,611	23,857,283
Office equipment	657,196	683,468	-	-	657,196	683,468
Motor vehicles	3,886,182	3,882,172	-	-	3,886,182	3,882,172
Machinery and equipment	5,755,478	4,846,837	594,401	540,275	6,349,879	5,387,112
Infrastructure	28,922,328	28,922,328	-	-	28,922,328	28,922,328
Water and sewer lines	-	-	45,346,485	45,346,485	45,346,485	45,346,485
	85,697,626	82,402,947	67,054,627	65,773,107	152,752,253	148,176,054
Less accumulated depreciation	22,385,025	19,873,691	16,627,260	15,278,531	39,012,285	35,152,222
Total capital assets, net of depreciation	$ 63,312,601	$62,529,256	$50,427,367	$50,494,576	$ 113,739,968	$ 113,023,832
Depreciation expense	$ 2,896,805	$ 2,814,949	$ 1,461,349	$ 1,339,200	$ 4,358,154	$ 4,154,149

The City's investment in capital assets for its governmental and business-type activities as of December 31, 2014 amounts to almost $114 million (net of accumulated depreciation).

The governmental activities show an increase of $783,345 in capital assets attributable to an increase in capitalized projects. Business-type activities show a decrease of $67,209 in capital assets. This decrease is attributable to depreciation surpassing current year additions causing a reduction in capital assets. Additional details of capital asset activity for the year can be found in Note 4 of the notes to basic financial statements.

Long-Term Liabilities – The Debt Service Funds account for the accumulation of resources to finance all of the City's general obligation bonds. The revenue sources for these funds include annual tax levies and special assessments. At year-end, major debt service fund balance was $720,349 and non-major debt service fund balance was $1,194,123 for a total of $1,914,472 in fund balance restricted for debt service.

The following table summarizes the City's long-term liabilities:

	Governmental Activities	
	2014	2013
Bonds	$ 30,615,000	$ 35,030,000
Capital equipment certificates	1,450,000	635,000
Compensated absences	772,779	819,833
Other Post-Employment Benefits (OPEB)	404,555	347,007
Total	$ 33,242,334	$ 36,831,840

During the current fiscal year, the City saw a decrease of $3,600,000 in bonds and certificates. The City had only one debt issuance during the current fiscal year which was $875,000 in capital equipment certificates. Series 2005B G.O. Improvement Bonds were called on December 15, 2014 which accounts for the primary reduction in bonds and certificates. The $875,000 General Obligation Capital Equipment Certificate of Indebtedness were issued to finance 50% of the acquisition costs of capital equipment for years 2015-2017. The compensated absence liability decreased $47,054 due to a reduction in eligible employees. Other Post-Employment Benefits (OPEB) increased $57,548 due to the annual OPEB costs exceeding contributions as actuarially determined with the parameters of GASB Statement Nos. 43 and 45.

State statutes limit the amount of general obligation debt a governmental entity may issue to three percent of its total assessed valuation. The current legal debt margin for the City is $36,769,180.

The City has sufficient funds on hand to make all required bond payments, and anticipates an ongoing stream of revenue to make future bond payments.

Additional details of the long-term debt activity for the year can be found in Note 5 of the notes to basic financial statements.

Economic Factors and Next Year's Budgets and Rates

- The unemployment rate for the City of Ramsey is currently 5.3%, which is an increase from a rate of 5.0% a year ago. The state of Minnesota shows an average unemployment rate of 4.5%, whereas, nationally the unemployment rate is 5.6%.
- The number of foreclosures in the City of Ramsey decreased from 49 units in 2013 to 35 in 2014. In comparison, the State of Minnesota saw a decrease in foreclosures from 11,843 in 2013 to 8,309 in 2014.
- Inflationary trends in the region compare favorably to national indices.
- The city is expecting steady residential and commercial growth within the next three years, spurred by access to the Ramsey Station for the Minnesota Northstar commuter rail and continued development with The COR.

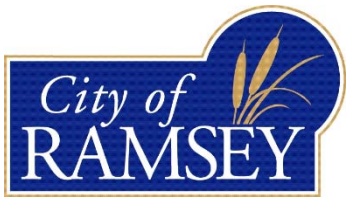
All of these factors were considered in preparing the City of Ramsey's budget for the 2015 fiscal year.

The water and storm water utility rates were increased for the 2015 budget year. The water utility, which has a tiered rate structure, will increase by an average of 2% for all customers. The storm water utilities will increase an average of 9%. The increased rates are to not only offset current maintenance costs and depreciation, but to help finance a future water treatment plant and 2015 storm utility projects.

REQUESTS FOR INFORMATION

Questions concerning any of the information provided in this report or requests for additional information should be addressed by writing to the City of Ramsey, 7550 Sunwood Drive Northwest, Ramsey, MN 55303 or by calling (763) 427-1410.

BASIC FINANCIAL STATEMENTS



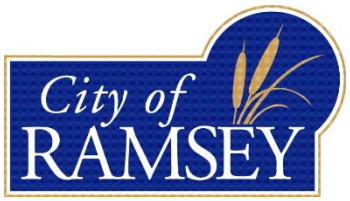
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CITY OF RAMSEY

Statement of Net Position
December 31, 2014

	Governmental Activities	Business-Type Activities	Total
Assets			
Cash and temporary investments	$ 25,864,044	$ 23,799,475	$ 49,663,519
Receivables			
Unremitted taxes	70,541	–	70,541
Delinquent taxes	264,053	–	264,053
Unremitted special assessments	4,326	–	4,326
Delinquent special assessments	9,584	25,606	35,190
Deferred special assessments	774,089	242,556	1,016,645
Accounts	133,227	1,190,335	1,323,562
Notes	26,981	–	26,981
Interest	163,869	–	163,869
Internal balances	(5,716,920)	5,716,920	–
Due from other governmental units	986,776	–	986,776
Prepaids	4,805	50,876	55,681
Land held for resale	12,985,657	–	12,985,657
Restricted assets – temporarily restricted			
Cash and investments for debt service	502,638	–	502,638
Capital assets			
Land	6,772,024	868,513	7,640,537
Construction in progress	1,681,968	1,199,546	2,881,514
Buildings and structures	26,636,674	6,058,847	32,695,521
Improvements other than buildings	11,385,776	12,986,835	24,372,611
Office equipment	657,196	–	657,196
Motor vehicles	3,886,182	–	3,886,182
Machinery and equipment	5,755,478	594,401	6,349,879
Infrastructure	28,922,328	–	28,922,328
Water and sewer lines	–	45,346,485	45,346,485
Less accumulated depreciation	(22,385,025)	(16,627,260)	(39,012,285)
Total capital assets, net of depreciation	63,312,601	50,427,367	113,739,968
Total assets	$ 99,386,271	$ 81,453,135	$ 180,839,406
Liabilities			
Accounts and contracts payable	$ 689,996	$ 88,889	$ 778,885
Salaries and benefits payable	292,483	–	292,483
Accrued interest payable	96,138	–	96,138
Due to other governmental units	13,184	19,381	32,565
Unearned revenue	–	1,666	1,666
Long-term liabilities			
Due within one year	2,137,306	–	2,137,306
Due in more than one year	31,105,028	–	31,105,028
Total long-term liabilities	33,242,334	–	33,242,334
Total liabilities	34,334,135	109,936	34,444,071
Net Position			
Net investment in capital assets	41,657,601	50,427,367	92,084,968
Restricted for			
Capital improvements	854,982	–	854,982
Debt service	1,846,460	–	1,846,460
Economic development	1,276,345	–	1,276,345
Housing and redevelopment	8,118,163	–	8,118,163
Lawful gambling	149,440	–	149,440
Public safety	81,400	–	81,400
Solid waste management	15,615	–	15,615
Tax increment	2,931,177	–	2,931,177
Unrestricted	8,120,953	30,915,832	39,036,785
Total net position	65,052,136	81,343,199	146,395,335
Total liabilities and net position	$ 99,386,271	$ 81,453,135	$ 180,839,406

See notes to basic financial statements



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CITY OF RAMSEY

Statement of Activities
Year Ended December 31, 2014

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net (Expenses) Revenue and Changes in Net Position: Governmental Activities	Net (Expenses) Revenue and Changes in Net Position: Business-Type Activities	Net (Expenses) Revenue and Changes in Net Position: Total
Governmental activities							
General government	$ 4,087,755	$ 461,538	$ 149,326	$ 795,718	$ (2,681,173)	$ –	$ (2,681,173)
Public safety	4,079,362	626,844	234,684	3,355	(3,214,479)	–	(3,214,479)
Highways and streets	4,263,552	266,447	1,088	2,063,155	(1,932,862)	–	(1,932,862)
Culture and recreation	1,422,810	173,310	476	160,917	(1,088,107)	–	(1,088,107)
Interest and fiscal charges	1,168,513	–	–	–	(1,168,513)	–	(1,168,513)
Total governmental activities	15,021,992	1,528,139	385,574	3,023,145	(10,085,134)	–	(10,085,134)
Business-type activities							
Water utility	1,221,211	1,860,380	–	91,045	–	730,214	730,214
Sewer utility	1,282,302	1,393,157	–	6,162	–	117,017	117,017
Street light utility	161,733	188,185	–	3,900	–	30,352	30,352
Recycling utility	321,321	309,160	65,817	–	–	53,656	53,656
Storm water utility	509,709	706,135	–	–	–	196,426	196,426
Total business-type activities	3,496,276	4,457,017	65,817	101,107	–	1,127,665	1,127,665
Total governmental and business-type activities	$18,518,268	$ 5,985,156	$ 451,391	$ 3,124,252	(10,085,134)	1,127,665	(8,957,469)
		General revenues					
		Property taxes			9,423,457	–	9,423,457
		General grants and contributions			3,198	–	3,198
		Investment earnings			980,922	870,728	1,851,650
		Transfers			119,500	(119,500)	–
		Total general revenues and transfers			10,527,077	751,228	11,278,305
		Change in net position			441,943	1,878,893	2,320,836
		Net position – beginning			64,610,193	79,464,306	144,074,499
		Net position – ending			$ 65,052,136	$ 81,343,199	$ 146,395,335

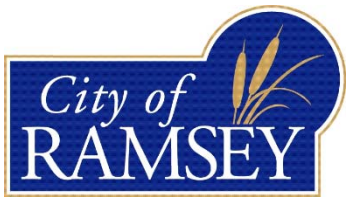
See notes to basic financial statements

CITY OF RAMSEY
Balance Sheet
Governmental Funds
December 31, 2014

	General	Special Revenue Funds: Tax Increment	Special Revenue Funds: Housing and Redevelopment Authority	Debt Service Fund: 2012A G.O. Improvement Bond Refund	Public Improvement Revolving
Assets					
Cash and temporary investments	$ 7,987,134	$ 2,892,011	$ 442,385	$ 713,137	$ 3,192,000
Cash and investments held by trustee	–	–	–	–	–
Receivables					
Unremitted taxes	52,488	7,379	1,203	7,212	–
Delinquent taxes	189,733	35,466	6,402	23,063	–
Unremitted special assessments	–	–	–	–	4,326
Delinquent special assessments	–	–	–	–	9,584
Deferred special assessments	–	–	–	–	774,089
Accounts	82,212	–	–	–	–
Notes	–	–	–	–	–
Interest	163,869	–	–	–	–
Due from other funds	–	–	–	–	316,400
Due from other governmental units	15,815	–	–	–	–
Prepaids	4,805	–	–	–	–
Land held for resale	–	–	12,044,761	–	–
Advances to other funds	–	–	–	–	–
Total assets	$ 8,496,056	$ 2,934,856	$ 12,494,751	$ 743,412	$ 4,296,399
Liabilities					
Accounts and contracts payable	$ 170,522	$ –	$ 1,740	$ –	$ –
Salaries and benefits payable	292,483	–	–	–	–
Due to other governmental units	9,430	3,679	–	–	–
Due to other funds	–	–	–	–	–
Advances from other funds	851,319	–	4,374,848	–	–
Total liabilities	1,323,754	3,679	4,376,588	–	–
Deferred inflows of resources					
Unavailable revenue - property taxes	189,733	35,466	6,402	23,063	–
Unavailable revenue - special assessments	–	–	–	–	783,673
Unavailable revenue - notes receivable	–	–	–	–	–
Total deferred inflows of resources	189,733	35,466	6,402	23,063	783,673
Fund balances (deficits)					
Nonspendable	4,805	–	–	–	–
Restricted	–	2,895,711	8,111,761	720,349	–
Committed	–	–	–	–	–
Assigned	–	–	–	–	3,512,726
Unassigned	6,977,764	–	–	–	–
Total fund balances (deficits)	6,982,569	2,895,711	8,111,761	720,349	3,512,726
Total liabilities, deferred inflows of resources, and fund balances	$ 8,496,056	$ 2,934,856	$ 12,494,751	$ 743,412	$ 4,296,399

See notes to basic financial statements

Capital Project Funds				
Landfill	Equipment Revolving	Public Improvement Revolving The COR	Nonmajor	Totals
$ 1,859,256	$ 1,492,460	$ –	$ 6,844,514	$ 25,422,897
–	–	–	502,638	502,638
–	–	–	2,259	70,541
–	–	–	9,389	264,053
–	–	–	–	4,326
–	–	–	–	9,584
–	–	–	–	774,089
–	–	–	51,015	133,227
–	–	–	26,981	26,981
–	–	–	–	163,869
–	–	–	444,207	760,607
–	–	–	970,961	986,776
–	–	–	–	4,805
–	–	–	940,896	12,985,657
56,557	–	–	–	56,557
$ 1,915,813	$ 1,492,460	$ –	$ 9,792,860	$ 42,166,607
$ –	$ 10,505	$ 551	$ 506,343	$ 689,661
–	–	–	–	292,483
–	–	–	75	13,184
–	–	46,284	714,323	760,607
–	–	–	547,310	5,773,477
–	10,505	46,835	1,768,051	7,529,412
–	–	–	9,389	264,053
–	–	–	–	783,673
–	–	–	26,981	26,981
–	–	–	36,370	1,074,707
–	–	–	–	4,805
–	–	–	3,567,579	15,295,400
–	–	–	743,944	743,944
1,915,813	1,481,955	–	3,741,060	10,651,554
–	–	(46,835)	(64,144)	6,866,785
1,915,813	1,481,955	(46,835)	7,988,439	33,562,488
$ 1,915,813	$ 1,492,460	$ -	$ 9,792,860	$ 42,166,607



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CITY OF RAMSEY

Reconciliation of the Balance Sheet
to the Statement of Net Position
Governmental Funds
December 31, 2014

Total fund balances – Governmental Funds	$ 33,562,488
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets used in governmental activities are not financial resources and therefore are not reported as assets in Governmental Funds.	
Cost of capital assets	85,697,626
Less accumulated depreciation	(22,385,025)
Long-term liabilities are not due and payable in the current period and therefore are not reported as liabilities in the funds.	
Long-term liabilities at year-end consist of:	
Bonds and capital equipment certificates	(32,065,000)
Compensated absences payable	(772,779)
Certain revenues (including delinquent taxes and special assessments) are included in net position, but are excluded from fund balances until they are available to liquidate liabilities of the current period.	1,074,707
Accrued interest payable is included in net position, but is excluded from fund balances until due and payable.	(96,138)
Net other postemployment benefit obligations reported in the statement of net position do not require the use of current financial resources and are not reported as liabilities in governmental funds until actually due.	(404,555)
Internal Service Funds are used to manage insurance-related activty. The assets and liabilities of the Internal Service Funds (including capital assets) are included in governmental activities in the Statement of Net Position.	440,812
Total net position – governmental activities	$ 65,052,136

See notes to basic financial statements

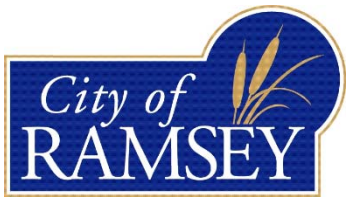
CITY OF RAMSEY

Statement of Revenue, Expenditures, and Changes in Fund Balances
Governmental Funds
Year Ended December 31, 2014

		Special Revenue Funds		Debt Service Fund	
	General	Tax Increment	Housing and Redevelopment Authority	2012A G.O. Improvement Bond Refund	Public Improvement Revolving
Revenue					
Property taxes	$ 7,272,007	$ 668,181	$ 207,293	$ 1,009,722	$ –
Special assessments	–	–	–	–	255,050
Licenses and permits	458,532	–	–	–	–
Intergovernmental revenue	432,476	–	58	–	–
Charges for services	636,213	–	–	–	33,364
Fines and forfeits	72,216	–	–	–	–
Other revenue					
Investment earnings (charges)	216,405	119,267	17,441	29,079	115,988
Miscellaneous	67,132	–	123,256	–	2,754
Total revenue	9,154,981	787,448	348,048	1,038,801	407,156
Expenditures					
Current					
General government	2,242,119	237,620	246,587	–	–
Public safety	3,809,209	–	–	–	–
Highways and streets	1,838,115	–	–	–	59,661
Culture and recreation	824,042	–	–	–	–
Capital outlay	456,679	192,102	–	–	–
Debt service					
Principal retirement	–	–	–	495,000	–
Interest and fiscal charges	87,366	–	–	523,063	–
Total expenditures	9,257,530	429,722	246,587	1,018,063	59,661
Excess (deficiency) of revenue over expenditures	(102,549)	357,726	101,461	20,738	347,495
Other financing sources (uses)					
Debt issued	–	–	–	–	–
Payment on refunded debt	–	–	–	–	–
Transfers in	1,000,624	–	–	–	274,760
Transfers (out)	(686,900)	(587,000)	(220,419)	–	(25,000)
Total other financing sources (uses)	313,724	(587,000)	(220,419)	–	249,760
Net change in fund balances	211,175	(229,274)	(118,958)	20,738	597,255
Fund balances (deficits)					
Beginning of year	6,771,394	3,124,985	8,230,719	699,611	2,915,471
End of year	$ 6,982,569	$ 2,895,711	$ 8,111,761	$ 720,349	$ 3,512,726

See notes to basic financial statements

Capital Project Funds				
Landfill	Equipment Revolving	Public Improvement Revolving The COR	Nonmajor	Totals
$ –	$ –	$ –	$ 387,568	$ 9,544,771
–	–	–	71,415	326,465
–	–	–	–	458,532
–	–	6,247	2,177,070	2,615,851
–	–	–	297,374	966,951
–	–	–	–	72,216
73,521	76,416	(1,513)	318,778	965,382
644	104,889	–	297,533	596,208
74,165	181,305	4,734	3,549,738	15,546,376
–	16,440	–	433,193	3,175,959
–	–	–	–	3,809,209
–	–	35,283	997,085	2,930,144
–	–	–	180,708	1,004,750
–	491,474	–	2,548,697	3,688,952
–	–	–	1,085,000	1,580,000
–	–	–	569,430	1,179,859
–	507,914	35,283	5,814,113	17,368,873
74,165	(326,609)	(30,549)	(2,264,375)	(1,822,497)
–	–	–	875,000	875,000
–	–	–	(2,895,000)	(2,895,000)
–	241,676	220,419	592,060	2,329,539
(5,300)	(452,398)	–	(233,022)	(2,210,039)
(5,300)	(210,722)	220,419	(1,660,962)	(1,900,500)
68,865	(537,331)	189,870	(3,925,337)	(3,722,997)
1,846,948	2,019,286	(236,705)	11,913,776	37,285,485
$ 1,915,813	$ 1,481,955	$ (46,835)	$ 7,988,439	$ 33,562,488



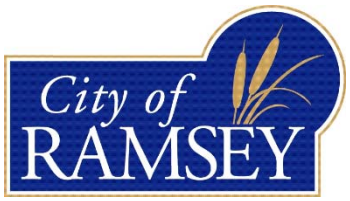
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CITY OF RAMSEY

Reconciliation of the Statement of
Revenues, Expenditures, and Changes in Fund Balances
to the Statement of Activities
Governmental Funds
Year Ended December 31, 2014

Total net change in fund balances – Governmental Funds	$ (3,722,997)
Amounts reported for governmental activities in the Statement of Activities are different because:	
Capital outlays are reported in Governmental Funds as expenditures. However, in the Statement of Activities the cost of those assets is allocated over the estimated useful lives as depreciation expense.	
Capital outlays	3,688,952
Disposals	(8,802)
Depreciation expense	(2,896,805)
Issuance of long-term debt provides current financial resources to governmental funds, while repayment of long-term liabilities is an expenditure in the Governmental Funds. Neither transaction, however, has any effect on net position.	
Issuance of new debt	(875,000)
Repayment of principal on long-term debt	4,475,000
Interest on long-term debt in the Statement of Activities differs from the amount reported in the Governmental Funds because interest is recognized as an expenditure in the funds when it is due, and thus requires the use of current financial resources. In the Statement of Activities, however, interest expense is recognized as the interest accrues, regardless of when it is due.	11,346
Certain revenues (including delinquent taxes, special assessments, and notes receivable) are included in the change in net position, but are excluded from the change in fund balances until they are available to liquidate liabilities of the current period.	(236,347)
Certain expenses are included in the change in net position, but do not require the use of current funds, and are not included in the change in the fund balances.	
Governmental activities – compensated absences payable	47,054
Net other postemployment benefit obligations reported in the statement of activities do not require the use of current financial resources and are not reported as expenditures in governmental funds until actually due.	(57,548)
Internal Service Funds are used to charge the cost of certain activities, such as insurance to individual funds. This amount represents the change in net position of the Internal Service Fund, which is reported with governmental activities.	17,090
Change in net position – governmental activities	$ 441,943

See notes to basic financial statements



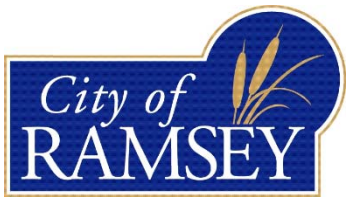
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CITY OF RAMSEY

Statement of Revenue, Expenditures, and Changes in Fund Balances
General Fund – Budget and Actual
Year Ended December 31, 2014

	Budgeted Amounts			Over (Under)
	Original	Final	Actual	Final Budget
Revenue				
Property taxes	$ 7,181,730	$ 7,272,007	$ 7,272,007	$ –
Licenses and permits	504,185	451,323	458,532	7,209
Intergovernmental revenue	400,126	432,476	432,476	–
Charges for services	541,108	643,048	636,213	(6,835)
Fines and forfeits	76,000	72,216	72,216	–
Other revenue				
Investment earnings	75,000	209,969	216,405	6,436
Miscellaneous	10,500	70,770	67,132	(3,638)
Total revenue	8,788,649	9,151,809	9,154,981	3,172
Expenditures				
Current				
General government	2,440,090	2,259,327	2,242,119	(17,208)
Public safety	4,086,885	3,845,911	3,809,209	(36,702)
Highways and streets	1,807,747	1,849,554	1,838,115	(11,439)
Culture and recreation	801,578	824,681	824,042	(639)
Capital outlay	481,950	456,679	456,679	–
Debt service				
Interest and fiscal charges	131,885	87,365	87,366	1
Total expenditures	9,750,135	9,323,517	9,257,530	(65,987)
Excess (deficiency) of revenue over expenditures	(961,486)	(171,708)	(102,549)	69,159
Other financing sources (uses)				
Transfers in	961,486	931,934	1,000,624	68,690
Transfers (out)	–	(686,900)	(686,900)	–
Total other financing sources (uses)	961,486	245,034	313,724	68,690
Net change in fund balances	$ –	$ 73,326	211,175	$ 137,849
Fund balances				
Beginning of year			6,771,394	
End of year			$ 6,982,569	

See notes to basic financial statements



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CITY OF RAMSEY

Statement of Revenue, Expenditures, and Changes in Fund Balances
Housing and Redevelopment Authority – Budget and Actual
Year Ended December 31, 2014

	Budgeted Amounts			Over (Under)
	Original	Final	Actual	Final Budget
Revenue				
Property taxes	$ 207,802	$ 207,293	$ 207,293	$ –
Intergovernmental revenue	–	58	58	–
Other revenue				
Investment earnings	2,500	17,441	17,441	–
Miscellanous	–	123,256	123,256	–
Total revenue	210,302	348,048	348,048	–
Expenditures				
Current				
General government	207,802	246,587	246,587	–
Excess of revenue over expenditures	2,500	101,461	101,461	–
Other financing sources (uses)				
Transfers (out)	–	(220,419)	(220,419)	–
Net change in fund balances	$ 2,500	$ (118,958)	(118,958)	$ –
Fund balances				
Beginning of year			8,230,719	
End of year			$ 8,111,761	

See notes to basic financial statements

CITY OF RAMSEY

Statement of Net Position
Proprietary Funds
December 31, 2014

	Business-Type Activities – Enterprise Funds		
	Water Utility	Sewer Utility	Street Light Utility
Assets			
Current assets			
Cash and temporary investments	$ 13,364,688	$ 7,917,658	$ 1,214,904
Receivables			
Delinquent special assessments	12,803	12,803	–
Deferred special assessments	121,278	121,278	–
Accounts	401,910	420,320	61,212
Prepaids	–	50,876	–
Total current assets	13,900,679	8,522,935	1,276,116
Noncurrent assets			
Advances to other Funds	2,734,734	2,982,186	–
Capital assets			
Land	868,513	–	–
Construction in progress	841,725	199,250	–
Buildings and structures	6,058,847	–	–
Improvements other than buildings	430,070	20,881	867,291
Machinery and equipment	133,568	432,913	–
Water and sewer lines	24,117,279	21,229,206	–
	32,450,002	21,882,250	867,291
Less accumulated depreciation	7,699,449	6,236,427	423,913
Net capital assets	24,750,553	15,645,823	443,378
Total noncurrent assets	27,485,287	18,628,009	443,378
Total assets	$ 41,385,966	$ 27,150,944	$ 1,719,494
Liabilities			
Current liabilities			
Accounts and contracts payable	$ 75,437	$ 12,920	$ 36
Due to other governmental units	19,381	–	–
Unearned revenue	–	–	1,666
Total current liabilities	94,818	12,920	1,702
Net Position			
Investment in capital assets	24,750,553	15,645,823	443,378
Unrestricted	16,540,595	11,492,201	1,274,414
Total net position	41,291,148	27,138,024	1,717,792
Total liabilities and net position	$ 41,385,966	$ 27,150,944	$ 1,719,494

See notes to basic financial statements

Recycling Utility	Storm Water Utility	Totals	Governmental Activities Internal Service
$ 287,237	$ 1,014,988	$ 23,799,475	$ 441,147
–	–	25,606	–
–	–	242,556	–
93,273	213,620	1,190,335	–
–	–	50,876	–
380,510	1,228,608	25,308,848	441,147
–	–	5,716,920	–
–	–	868,513	–
–	158,571	1,199,546	–
–	–	6,058,847	–
–	11,668,593	12,986,835	–
–	27,920	594,401	–
–	–	45,346,485	–
–	11,855,084	67,054,627	–
–	2,267,471	16,627,260	–
–	9,587,613	50,427,367	–
–	9,587,613	56,144,287	–
$ 380,510	$ 10,816,221	$ 81,453,135	$ 441,147
$ 27	$ 469	$ 88,889	$ 335
–	–	19,381	–
–	–	1,666	–
27	469	109,936	335
–	9,587,613	50,427,367	–
380,483	1,228,139	30,915,832	440,812
380,483	10,815,752	81,343,199	440,812
$ 380,510	$ 10,816,221	$ 81,453,135	$ 441,147

CITY OF RAMSEY

Statement of Revenue, Expenses, and Changes in Net Position
Proprietary Funds
Year Ended December 31, 2014

	Business-Type Activities – Enterprise Funds		
	Water Utility	Sewer Utility	Street Light Utility
Operating revenue			
Charges for services	1,860,380	1,391,384	188,185
Sewer access surcharge	-	1,773	-
Other	-	-	-
Total operating revenue	1,860,380	1,393,157	188,185
Operating expenses			
Personal services	299,105	127,512	-
Supplies	109,951	21,885	-
Service charges			
Disposal charges	-	623,618	-
Other	185,031	57,464	13,890
Depreciation	627,124	451,823	147,843
Total operating expenses	1,221,211	1,282,302	161,733
Operating income (loss)	639,169	110,855	26,452
Nonoperating revenue			
Intergovernmental revenue	-	-	-
Investment earnings	486,312	295,531	42,900
Total nonoperating revenue	486,312	295,531	42,900
Income before contributions and transfers	1,125,481	406,386	69,352
Capital contributions	91,045	6,162	3,900
Transfers out	(37,000)	(31,000)	(16,000)
Change in net position	1,179,526	381,548	57,252
Net position			
Beginning of year	40,111,622	26,756,476	1,660,540
End of year	41,291,148	27,138,024	1,717,792

See notes to basic financial statements

Recycling Utility	Storm Water Utility	Totals	Governmental Activities Internal Service
309,160	706,135	4,455,244	-
-	-	1,773	-
-	-	-	22,294
309,160	706,135	4,457,017	22,294
6,488	140,977	574,082	-
12,402	17,400	161,638	-
-	-	623,618	-
302,431	116,773	675,589	20,744
-	234,559	1,461,349	-
321,321	509,709	3,496,276	20,744
(12,161)	196,426	960,741	1,550
65,817	-	65,817	-
8,705	37,280	870,728	15,540
74,522	37,280	936,545	15,540
62,361	233,706	1,897,286	17,090
-	-	101,107	-
(9,500)	(26,000)	(119,500)	-
52,861	207,706	1,878,893	17,090
327,622	10,608,046	79,464,306	423,722
380,483	10,815,752	81,343,199	440,812

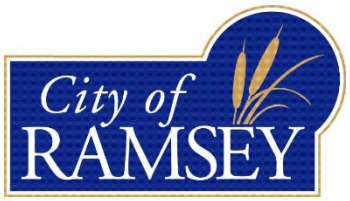
CITY OF RAMSEY

Statement of Cash Flows
Proprietary Funds
Year Ended December 31, 2014

	Business-Type Activities – Enterprise Funds		
	Water Utility	Sewer Utility	Street Light Utility
Cash flows from operating activities			
Receipts from customers and users	$ 1,962,747	$ 1,444,255	$ 188,221
Receipts from interfund services provided	–	–	–
Paid to suppliers/service providers	(233,641)	(707,767)	(24,211)
Paid to employees	(299,105)	(127,512)	–
Net cash flows from operating activities	1,430,001	608,976	164,010
Cash flows from capital and related financing activities			
Capital contributions	91,045	6,162	3,900
Acquisition of capital assets	(924,255)	(253,995)	(1,988)
Net cash flows from capital and related financing activities	(833,210)	(247,833)	1,912
Cash flows from investing activities			
Interest received on investments	486,312	295,531	42,900
Cash flows from noncapital financing activities			
Intergovernmental revenue	–	–	–
Transfers (out)	(37,000)	(31,000)	(16,000)
Advances to other funds	142,444	154,585	–
Net cash flows from noncapital financing activities	105,444	123,585	(16,000)
Net increase (decrease) in cash and temporary investments/cash equivalents	1,188,547	780,259	192,822
Cash and temporary investments/cash equivalents			
Beginning of year	12,176,141	7,137,399	1,022,082
End of year	$ 13,364,688	$ 7,917,658	$ 1,214,904
Reconciliation of operating income (loss) to net cash flows from operating activities			
Operating income (loss)	$ 639,169	$ 110,855	$ 26,452
Adjustments to reconcile operating income (loss) to net cash flows from operating activities			
Depreciation	627,124	451,823	147,843
Change in assets and liabilities			
Receivables			
Deferred special assessments	34,425	34,424	–
Accounts	67,942	16,674	(454)
Prepaids	–	1,092	–
Accounts payable	67,929	(5,892)	(10,073)
Unearned revenue	–	–	490
Due to other governmental units	(6,588)	–	(248)
Net cash flow from operating activities	$ 1,430,001	$ 608,976	$ 164,010

See notes to basic financial statements

Recycling Utility	Storm Water Utility	Totals	Governmental Activities Internal Service
$ 311,232	$ 712,783	$ 4,619,238	$ –
–	–	–	22,294
(307,224)	(134,496)	(1,407,339)	(20,409)
(6,488)	(140,977)	(574,082)	–
(2,480)	437,310	2,637,817	1,885
–	–	101,107	–
–	(213,902)	(1,394,140)	–
–	(213,902)	(1,293,033)	–
8,705	37,280	870,728	15,540
65,817	–	65,817	–
(9,500)	(26,000)	(119,500)	–
–	–	297,029	–
56,317	(26,000)	243,346	–
62,542	234,688	2,458,858	17,425
224,695	780,300	21,340,617	423,722
$ 287,237	$ 1,014,988	$ 23,799,475	$ 441,147
$ (12,161)	$ 196,426	$ 960,741	$ 1,550
–	234,559	1,461,349	–
–	–	68,849	–
2,072	6,648	92,882	–
–	–	1,092	–
(244)	(323)	51,397	335
–	–	490	–
7,853	–	1,017	–
$ (2,480)	$ 437,310	$ 2,637,817	$ 1,885



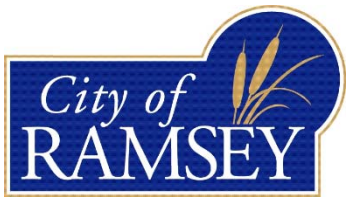
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CITY OF RAMSEY

Statement of Fiduciary Net Position
December 31, 2014

	Agency Fund
Assets	
Cash and temporary investments	$ 440,653
Receivables	
Accounts	43,029
Assets held for resale	12,734,868
Total assets	$ 13,218,550
Liabilities	
Accounts payable	$ 6,583
Deposits payable	477,099
Loans Payable to Met Council	12,734,868
Total liabilities	$ 13,218,550

See notes to basic financial statements



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NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES

A. Organization

The City of Ramsey, Minnesota (the City) operates under the Home Rule Charter City form of government as defined in Minnesota Statutes. Under this plan, the government of the City is run by a City Council composed of an elected Mayor and elected Councilmembers. The City Council exercises legislative authority and determines all matters of policy. The accounting policies of the City conform to accounting principles generally accepted in the United States of America as applicable to governmental units.

B. Reporting Entity

As required by accounting principles generally accepted in the United States of America, these financial statements include the City (the primary government) and its component units. Component units are legally separate entities for which the primary government is financially accountable, or for which the exclusion of the component unit would render the financial statements of the primary government misleading. The criteria used to determine if the primary government is financially accountable for a component unit include whether or not the primary government appoints the voting majority of the potential component unit's Board, is able to impose its will on the potential component unit, is in a relationship of financial benefit or burden with the potential component unit, or is fiscally depended upon by the potential component unit.

1. **Blended Component Units**
   The Ramsey Economic Development Authority (EDA) and the Ramsey Housing and Redevelopment Authority (HRA) are included as blended component units of the City (primary government). Financial data is reflected as separate Special Revenue Funds. The basis for blending the EDA includes: 1.) the component unit provides services entirely, or almost entirely, to the primary government or otherwise exclusively, or almost exclusively, benefits the primary government even though it does not provide services directly to it. Voting authority rests with the City Council. The basis for blending the HRA includes: 1.) the component units governing body is substantively the same as the governing body of the primary government and there is either a financial benefit or burden relationship between the primary government and the HRA. Both of these organizations are considered blended component units of the City and reported as though its funds were funds of the City. Separate financial reporting for these units is not produced in addition to this report.

2. **Jointly Governed Organization**
   The City is a member of Local Governmental Information Systems (LOGIS), a consortium of Minnesota municipalities that provides data processing services and support to its members. LOGIS is a legally separate entity that is financially independent of the City. Further, the City does not appoint a voting majority of LOGIS' Board of Directors. Therefore, it has not been incorporated into the City's reporting entity. During the 2014 fiscal year, the City paid LOGIS approximately $146,290 for services and equipment provided.

C. Government-Wide Financial Statements

The government-wide financial statements (i.e. the Statement of Net Position and the Statement of Activities) display information about the reporting government as a whole. These statements include all of the financial activities of the City. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on sales, fees, and charges for support.

The Statement of Activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include: 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment, 2) operating grants and contributions, and 3) capital grants and contributions, including special assessments, which are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other internally directed revenues are reported as general revenues.

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the fiscal year for which they are levied. Grants and similar items are recognized when all eligibility requirements imposed by the provider have been met.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. However, charges between the City's Enterprise Funds and other functions are not eliminated as that would distort the direct costs and program revenues reported in those functions. Depreciation expense can be specifically identified by function and is included in the direct expenses of each function. Interest on long-term debt for governmental activities is considered an indirect expense and is reported separately on the Statement of Activities.

D. Fund Financial Statement Presentation

Separate fund financial statements are provided for Governmental, Proprietary, and Fiduciary Funds. Major individual Governmental and Enterprise Funds are reported as separate columns in the fund financial statements. Aggregated information for the remaining Nonmajor Governmental Funds is reported in a single column in the fund financial statements. A single column is presented in the Proprietary Fund statements to report Internal Service Fund activity. Fiduciary Funds are presented in the Fiduciary Fund financial statements by fund type. Since, by definition, Fiduciary Fund assets are held for the benefit of a third party and cannot be used for activities or obligations of the City, these funds are excluded from the government-wide statements.

Governmental Fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Under this basis of accounting, transactions are recorded in the following manner:

1. **Revenue Recognition** – Revenue is recognized when it becomes measurable and available. "Measurable" means the amount of the transaction can be determined and "available" means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. Property tax revenue is generally considered as available if collected within 60 days after year-end. Only the portion of special assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. Grants and similar items are recognized when all eligibility requirements imposed by the provider have been met. Other revenue is considered measurable and available only when cash is received by the City. Proceeds of long-term debt is reported as other financing sources.

   Major revenue that is susceptible to accrual includes property taxes, special assessments, intergovernmental revenue, charges for services, and interest earned on investments. Major revenue that is not susceptible to accrual includes licenses and permits, fees, and miscellaneous revenue. Such revenue is recorded only when received because it is not measurable until collected.

NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. **Recording of Expenditures** – Expenditures are generally recorded when a liability is incurred, except for principal and interest on long-term debt, compensated absences, and OPEB, which are recognized as expenditures to the extent they have matured. Capital asset acquisitions are reported as capital outlay expenditures in the Governmental Funds.

Proprietary Fund financial statements are reported using the economic resources measurement focus and accrual basis of accounting, similar to the government-wide financial statements. Proprietary Funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a Proprietary Fund's principal ongoing operations. The principal operating revenues of the City's Enterprise Funds and Internal Service Funds are charges to customers for sales and services. The operating expenses for the Enterprise Funds and Internal Service Funds include the cost of sales and services, administrative expenses, and depreciation of capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

The City's Fiduciary Fund is an Agency Fund, which uses the accrual basis of accounting, but has no measurement focus.

Information for the Internal Service Fund is reported in a single column in the Proprietary Fund financial statements. Because the principal user of the internal services is the City's governmental activities, the financial statements of the Internal Service Fund are consolidated into the governmental column when presented in the government-wide financial statements. The cost of these services is reported in the appropriate functional activity.

Description of Funds

The City reports the following Major Governmental Funds:

General Fund – This is the general operating fund of the City. It is used to account for all financial resources except those required to be accounted for in another fund.

Tax Increment Special Revenue Fund – This fund is used to account for resources received from general property taxes in the form of tax increments.

Housing and Redevelopment Authority Special Revenue Fund – This fund is used to account for revenues and expenditures associated with housing and redevelopment activities within the City. The primary revenue source is property tax levies.

2012A G.O Improvement Bond Refund Debt Service Fund – The 2005A Public Project Lease Revenue Bond was issued to finance the construction of the city's municipal center. Series 2012A G.O. Capital Improvement Bond was used to refund this original bond issue.

Public Improvement Revolving Capital Project Fund – This fund is used to account for the resources to be used to finance the City's share of the annual street maintenance program.

Landfill Capital Project Fund – This fund is used to account for certain landfill-related revenue, the expenditures the City may incur in relation to the landfill, and any other expenditures for improvements providing a benefit to the entire city. The fund does not present a potential liability for landfill closure and post closure care costs as defined by GASB Statement No. 18 as the landfill is not owned by the City.

Equipment Revolving Capital Project Fund – This fund is used to account for resources to finance the replacement of city equipment, vehicles, and/or building facilities.

Public Improvement Revolving The COR Capital Project Fund – This fund is used to account for all costs associated with the construction of public improvements related to The COR project.

The City reports the following Major Proprietary Funds:

Water Utility Fund – This fund is used to account for the operation of the city-owned water system.

Sewer Utility Fund – This fund is used to account for the operation of the city-owned sewer system.

Street Light Utility Fund – This fund is used to account for the operation of city-owned streetlights within subdivisions and the priority streetlights throughout the City.

Recycling Utility Fund – This fund is used to account for the operation of the City's curbside recycling program and annual recycling days.

Storm Water Utility Fund – This fund is used to account for the operation of the city-owned storm water system repair and upkeep.

The City also reports the following fund types:

Internal Service Fund – This fund is used to account for the City's insurance refunds, dividends, and other miscellaneous insurance related revenues, and to provide for self-insuring the deductible portions of the City's insurance policies.

Agency Fund – This fund is used to account for assets held by the City in the capacity of agent. The City maintains one Agency Fund to account for deposits held for developers as security for various services. In addition it accounts for property purchased on behalf of the state and the related liability for future state highway improvements.

E. Cash and Investments

Cash balances from all funds are combined and invested to the extent available in short-term investments. Earnings from the pooled investments are allocated to the individual funds based on the average monthly cash and investment balances of the respective funds.

Cash and investments held by trustee include balances held in segregated accounts that are established for specific purposes, such as bond indentures held by trustee established for certain bonds. Interest earned on these investments is allocated directly to the escrow account.

The City generally reports investments at fair value. The Minnesota Municipal Money Market (4M) Fund is an external investment pool regulated by Minnesota Statutes that is not registered with the Securities and Exchange Commission (SEC), but follows the same regulatory rules of the SEC under rule 2a7. The City's investment in this fund is measured at the net asset value per share provided by the pool, which is based on an amortized cost method that approximates fair value.

NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

F. Receivables

All miscellaneous accounts receivable are presented net of an allowance for doubtful accounts. Since the City is generally able to certify delinquent amounts to the county for collection as special assessments, no allowance for uncollectible accounts has been provided on these receivables. The only receivables not expected to be fully collected within one year are property taxes and special assessments receivable.

G. Property Taxes

Property tax levies are set by the City Council by December of each year and are certified to the County Auditor for collection in the following year. In Minnesota, counties act as collection agents for all property taxes. A portion of the property taxes levied is paid by the state of Minnesota through various tax credits, which is included in intergovernmental revenue in the financial statements.

The county spreads all levies over taxable property. Such taxes become a lien on January 1 and are recorded as receivables by the City on that date. Real property taxes may be paid by taxpayers in two equal installments on May 15 and October 15. Personal property taxes are due in full on May 15. The county provides tax settlements to cities and other taxing districts several times a year. Taxes which remain unpaid at December 31 are classified as delinquent taxes receivable.

H. Special Assessments

Special assessments represent the financing for public improvements paid for by the benefiting property owners. These assessments are recorded as delinquent (levied but unremitted) or deferred (certified but not yet levied) special assessments receivable.

I. Prepaid items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements. In governmental funds, prepaids are recognized by the consumption method, proportionately over the periods that service is provided.

J. Interfund Receivables and Payables

Activity between funds that is representative of lending or borrowing arrangements is reported as either "due to/from other funds" (current portion) or "advances to/from other funds." All other outstanding balances between funds are reported as "due to/from other funds." Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances."

K. Deferred Inflows of Resources

In addition to liabilities, the Statement of Financial Position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The City has only one type of item, which arises only under a modified accrual basis of accounting that qualifies for reporting in this category. Accordingly, the item, unavailable revenue, is reported only in the governmental funds Balance Sheet. The governmental funds report unavailable revenue from three sources: property taxes, special assessments, and notes receivable. These amounts are deferred and recognized as an inflow of resources in the period the amounts become available.

NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

L. Land Held for Resale

Land held for resale represents various property purchases made by the City with the intent to sell in order to increase tax base or to attract new businesses. These assets are stated at the lower of cost or net realizable value.

M. Capital Assets

Capital assets, which include property, buildings, improvements, equipment, and infrastructure assets are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Such assets are capitalized at historical cost, or estimated historical cost for assets where actual historical cost is not available. Donated assets are recorded as capital assets at their estimated fair market value at the date of donation. The City defines capital assets as those with an initial, individual cost of $5,000 or more for governmental activities and $1,000 for Proprietary Funds and business-type activities with an estimated useful life in excess of one year. The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized. As allowed by accounting principles generally accepted in the United States of America, the City has elected not to retroactively capitalize the infrastructure of its governmental activities acquired prior to January 1, 2004.

Capital assets are recorded in the government-wide and Proprietary Fund financial statements, but are not reported in the Governmental Fund financial statements. Interest incurred during the construction phase of capital assets for business-type activities is included as part of the capitalized value of the assets constructed. Capital assets are depreciated using the straight-line method over their estimated useful lives. Land and construction in progress are not depreciated. Useful lives vary from 15 to 50 years for buildings and improvements, 5 to 10 years for machinery, vehicles, and equipment, and 20 to 50 years for collection and distribution systems and other infrastructure.

N. Compensated Absences Payable

Certain city employees earn personal time off, vacation, compensation time, and sick leave at various rates based on longevity. These compensated absences are paid to an employee leaving in good standing, at their current rate of pay, with the exception of sick leave. A minimum of one third (based on longevity), is paid to the departing employee if they have completed 5 or more years of service prior to termination. Compensated absences payable are accounted for as long-term liabilities as described in the following section.

O. Long-Term Liabilities

In the government-wide and Proprietary Fund financial statements, long-term debt and other long-term obligations are reported as liabilities. If they are material, bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method.

In the Governmental Fund financial statements, long-term debt and other long-term obligations are not reported as liabilities until due. The face amount of debt issued is reported as other financing sources. Premiums or discounts on debt issuances are reported as other financing sources or uses, respectively.

NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

P. Net Position

In the government-wide and proprietary fund financial statements, net position represents the difference between assets, liabilities, deferred inflows/outflows as applicable. Net position is displayed in three components:

- **Net Investment in Capital Assets** – Consists of capital assets, net of accumulated depreciation, reduced by any outstanding debt attributable to acquire capital assets.

- **Restricted Net Position** – Consists of net position restricted when there are limitations imposed on their use through external restrictions imposed by creditors, grantors, or laws or regulations of other governments, or enabling legislation.

- **Unrestricted Net Position** – All remaining net position that do not meet the definition of "restricted" or "net investment in capital assets."

The City applies restricted resources first when an expense is incurred for which both restricted and unrestricted resources are available.

Q. Fund Balance Classifications

In the fund financial statements, governmental funds report fund balance in classifications that disclose constraints for which amounts in those funds can be spent. These classifications are as follows:

- **Nonspendable** – Consists of amounts that are not in spendable form, such as prepaid items, inventory, and other long-term assets.

- **Restricted** – Consists of amounts where there are limitations imposed on their use through external restrictions imposed by creditors, grantors, laws or regulations of other governments, or enabling legislation.

- **Committed** – Consists of amounts that can be used only for the specific purposes determined by a formal action of the City's highest level of decision-making authority. The City Council is the highest level of decision-making authority for the City that can, by adoption of a resolution prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the resolution remains in place until a similar action is taken (the adoption of another resolution) to remove or revise the limitation.

- **Assigned** – Consists of internally imposed constraints for amounts intended to be used by the City for specific purposes but do not meet the criteria to be classified as committed. Assigned amounts represent intended uses established by the City Council itself or by an official to which the City Council delegates the authority. Pursuant to City Council Resolution, the City's Finance Director is authorized to establish assignments of fund balance. The City Council may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above, an additional action is essential to either remove or revise a commitment.

- **Unassigned** – The residual classification for the General Fund, which also reflects negative residual amounts in other funds.

When both restricted and unrestricted resources are available for use, the City first uses restricted resources, then use unrestricted resources as they are needed. When committed, assigned, or unassigned resources are available for use, the City uses resources in the following order: 1) committed, 2) assigned, and 3) unassigned.

NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

R. Restricted Assets

Restricted assets are cash and cash equivalents and the related interest receivable whose use is limited by legal requirements such as a bond indenture. Restricted assets are reported only in the government-wide financial statements. In the fund financial statements these assets have been reported as "cash and investments held by trustee" and the interest receivable is included within "accounts and interest receivable".

S. Budgets and Budgetary Accounting

Each fall the City Council adopts a General Fund budget for the following fiscal year beginning January 1. In addition, an annual budget is legally adopted for the Economic Development Authority, a non major special revenue fund, and the Housing and Redevelopment Authority (HRA) a major special revenue fund. The City has established budgetary control at the function level based upon GAAP serving as the basis of budgeting. Budget appropriations lapse at year-end.

The government's department heads may make transfers of appropriations within a function. Transfers of appropriations between functions require the approval of the council. All the appropriations for the Housing and Redevelopment Authority are approved by their governing board. The Economic Development Authority budget is recommended by their board and final approval comes from City Council.

T. Statement of Cash Flows

For purposes of the Statement of Cash Flows, the City considers all highly liquid debt instruments with an original maturity from the time of purchase by the City of three months or less to be cash equivalents. The Proprietary Funds' portion in the government-wide cash and investment management pool is considered to be cash equivalent.

U. Self-Insurance Plan and Risk Management

The City is exposed to various risks of loss related to torts: theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The City participates in the League of Minnesota Cities Insurance Trust (LMCIT), a public entity risk pool for its general property and casualty, workers' compensation, and other miscellaneous insurance coverages. LMCIT operates as a common risk management and insurance program for a large number of cities in Minnesota. The City pays an annual premium to LMCIT for insurance coverage. The LMCIT agreement provides that the trust will be self-sustaining through member premiums and will reinsure through commercial companies for claims in excess of certain limits.

The City has elected higher deductibles through LMCIT in order to keep premiums at a minimum. To supplement the commercial coverages, the City established the Self-Insurance Internal Service Fund. This fund is funded primarily through dividend paybacks from LMCIT. Expenditures from this fund consist solely of payments of those insurance related costs that are below the individual and/or commutative deductible amounts. Premiums for LMCIT policies are not paid from the Self-Insurance Internal Service Fund, but rather are budgeted and paid from the respective operating funds. The City does not retain significant uncovered risk.

The City also carries commercial insurance for certain other risks of loss. Settled claims resulting from these risks have not exceeded commercial insurance coverage in any of the past three fiscal years. There were no significant reductions in the City's insurance coverage in 2014.

NOTE 1 – SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

V. Loans payable to Met Council

The City entered into a loan agreement with the Metropolitan (Met) Council to acquire property within the proposed right-of-way of highways designated as a part of the metropolitan highway system plan. State Highway 10, within Ramsey, is part of that highway system plan. The loans bear no interest, and are to be repaid upon the acquisition of the property by the State of Minnesota.

W. Use of Estimates

The preparation of financial statements, in accordance with accounting principles generally accepted in the United States of America, requires management to make estimates that affect amounts reported in the financial statements during the reporting period. Actual results could differ from such estimates.

X. Comparative data/reclassifications

Comparative data for the prior year has been presented only for management discussion and analysis. Also, certain amounts presented in the prior year data have been reclassified in order to be consistent with the current year's presentation.

Y. Future Change in Accounting Standards

GASB Statement No. 68 replaces the requirements of Statement No. 27, *Accounting for Pensions by State and Local Governmental Employers*, and Statement No. 50, *Pension Disclosures*, as they relate to employer governments that provide pensions through pension plans administered as trusts or similar arrangements that meet certain criteria. GASB Statement No. 68 requires governments providing defined benefit pensions to recognize their long-term obligation for pension benefits as a liability for the first time, and to more comprehensively and comparably measure the annual costs of pension benefits. This statement will be effective for fiscal years beginning after June 15, 2014. The City has not yet determined the financial statement impact of adopting this new standard.

NOTE 2 – DEPOSITS AND INVESTMENTS

A. Components of Cash and Investments

Cash and investments at year-end consist of the following:

Deposits	$	4,401,415
Investments		46,204,895
Cash on hand		500
Total	$	50,606,810

Cash and investments are presented in the financial statements as follows:

Cash and temporary investments - Statement of Net Position	$	49,663,519
Restricted cash and investments for debt service - Statement of Net Position		502,638
Cash and temporary investments - Statement of Fiduciary Net Position		440,653
Total	$	50,606,810

NOTE 2 – DEPOSITS AND INVESTMENTS (CONTINUED)

B. Deposits

In accordance with applicable Minnesota Statutes, the City maintains deposits at depository banks authorized by the City Council, including checking accounts and certificates of deposits.

The following is considered the most significant risk associated with deposits:

Custodial credit risk – In the case of deposits, this is the risk that in the event of a bank failure, the City's deposits may be lost.

Minnesota Statutes require that all deposits be protected by federal deposit insurance, corporate surety bond, or collateral. The market value of collateral pledged must equal 110% of the deposits not covered by federal deposit insurance or corporate surety bonds. Authorized collateral includes treasury bills, notes, and bonds; issues of U.S. government agencies; general obligations rated "A" or better; revenue obligations rated "AA" or better; irrevocable standard letters of credit issued by the Federal Home Loan Bank; and certificates of deposit. Minnesota Statutes require that securities pledged as collateral be held in safekeeping in a restricted account at the Federal Reserve Bank or in an account at a trust department of a commercial bank or other financial institution that is not owned or controlled by the financial institution furnishing the collateral. The City has no additional deposit policies addressing custodial credit risk.

At year end, the carrying amount of the City's deposits was $4,401,415 while the balance on the bank records was $4,908,229. At December 31, 2014, all deposits were fully covered by federal depository insurance, surety bonds, or by collateral held by the City's agent in the City's name.

C. Investments

The City has the following investments at year end:

	Credit Risk		Interest Risk- Maturity Duration in Years					
Investment Type	Rating	Agency	Less Than 1	1 to 5	6 to 10	11 to 15	>15	Total
U.S. Treasuries	N/A	N/A	$ -	$ -	$ 4,087	$ -	$ -	$ 4,087
U.S. Agencies	AA+	S&P	-	3,700,127	6,210,057	4,187,496	9,054	14,106,734
Municipal Bonds	Aa1- Ba3	Moodys	653,719	3,838,198	1,916,576	806,683	-	7,215,176
Municipal Bonds	A- AAA	S&P	1,938,465	5,044,338	1,817,461	-	-	8,800,264
Negotiable Certificates of Deposit	N/A	N/A	2,982,043	7,521,530	-	150,000	-	10,653,573
Investment pools								
Minnesota Municipal Money Market	N/R	N/A	5,425,061	-	-	-	-	5,425,061
Total Investments								$ 46,204,895

N/A Not Applicable
N/R Not Rated

Investments are subject to various risks, the following of which are considered the most significant:

Custodial credit risk – For investments, this is the risk that in the event of a failure of the counterparty to an investment transaction (typically a broker-dealer) the City would not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The City does not have a formal investment policy addressing this risk, but typically limits its exposure by purchasing insured or registered investments, or by the control of who holds the securities.

NOTE 2 – DEPOSITS AND INVESTMENTS (CONTINUED)

Credit risk – This is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. Minnesota Statutes limit the City's investments to direct obligations or obligations guaranteed by the United States or its agencies; general obligations rated "A" or better; revenue obligations rated "AA" or better; general obligations of the Minnesota Housing Finance Agency rated "A" or better; commercial paper issued by the United States corporations or their Canadian subsidiaries, rated of the highest quality category by at least two nationally recognized rating agencies, and maturing in 270 days or less; time deposits that are fully insured by the Federal Deposit Insurance Corporation or bankers acceptances of the United States banks and Guaranteed Investment Contracts guaranteed by a United States commercial bank or domestic branch of a foreign bank, or a United States insurance company, or their Canadian subsidiary, and with a credit quality in one of the top two highest categories by a nationally recognized rating agency. The City's investment policies do not further address credit risk.

Concentration risk – This is the risk associated with investing a significant portion of the City's investment (considered 5 percent or more) in the securities of a single issuer, excluding United States guaranteed investments (such as Treasuries), investment pools and mutual funds. The City's investment policies do not limit the concentration of investments. At year end, the City's investment portfolio included 23% concentration in Federal Home Loan Banks and 6% in Federal National Mortgage Association.

Interest rate risk – This is the risk of potential variability in the fair value of fixed rate investments resulting from changes in interest rates (the longer the period for which an interest rate is fixed, the greater the risk). The City does not have an investment policy limiting the duration of investments.

NOTE 3 – INTERFUND RECEIVABLES, PAYABLES, AND TRANSFERS

A. Short-Term Interfund Receivables/Payables

Individual interfund due from and to other funds at year-end were as follows:

Receivable Fund	Payable Fund	Amount
Major Governmental Fund Public Improvement Revolving Fund Capital Project Fund	Major Governmental Fund Public Improving Revolving The COR Fund Capital Project Fund	$ 46,284
Major Governmental Fund Public Improvement Revolving Fund Capital Project Fund	Nonmajor Governmental Fund Center Street Fund Capital Project Fund	270,116
Nonmajor Governmental Fund Economic Development Authority Special Revenue Fund	Nonmajor Governmental Fund RALF Funded Project Fund Capital Project Fund	18,450
Nonmajor Governmental Fund State-Aid Construction Capital Project Fund	Nonmajor Governmental Fund 2012 Riverdale Drive Capital Project Fund	425,757
		$ 760,607

These internal loans were utilized for cash flow purposes.

NOTE 3 – INTERFUND RECEIVABLES, PAYABLES, AND TRANSFERS (CONTINUED)

B. Advances To and From Other Funds

Individual interfund advances to and from other funds at year-end were as follows:

Receivable Fund	Payable Fund	Amount	Purpose
Major Capital Project Fund; Landfill	General Fund	$ 56,557	Internally finance facility loan
Major Proprietary Fund; Sewer Utility	General Fund	794,762	Internally finance facility loan
Major Proprietary Fund; Water Utility	Major Special Revenue Fund; HRA	2,187,424	Internally finance development land purchase
Major Proprietary Fund; Sewer Utility	Major Special Revenue Fund; HRA	2,187,424	Internally finance development land purchase
Major Proprietary Fund; Water Utility	Nonmajor Capital Project Fund; Public Facilities Construction Fund	547,310	Internally finance facility loan
		$ 5,773,477	

C. Interfund Transfers

	Transfers In					
Transfers Out	General Fund	Public Improvement Revolving Capital Project Fund	Equipment Revolving Capital Project Fund	Public Improvement Revolving The COR Capital Project Fund	Nonmajor Governmental Funds	Total
General Fund	$ –	$ 274,760	$ 241,676	$ –	$ 170,464	686,900
Tax Increment Special Revenue Fund	275,000	–	–	–	312,000	587,000
Housing and Redevelopment Authority Special Revenue Fund	–	–	–	220,419	–	220,419
Public Improvement Revolving Capital Projects Fund	25,000	–	–	–	–	25,000
Landfill Capital Project Fund	–	–	–	–	5,300	5,300
Equipment Revolving Capital Project Fund	452,398	–	–	–	–	452,398
Nonmajor Governmental Funds	128,726	–	–	–	104,296	233,022
Water Utility Proprietary Fund	37,000	–	–	–	–	37,000
Sewer Utility Proprietary Fund	31,000	–	–	–	–	31,000
Street Light Utility Proprietary Fund	16,000	–	–	–	–	16,000
Recycling Utility Proprietary Fund	9,500	–	–	–	–	9,500
Storm Water Utility Proprietary Fund	26,000	–	–	–	–	26,000
	$ 1,000,624	$ 274,760	$ 241,676	$ 220,419	$ 592,060	$ 2,329,539

Transfers are used to move revenues from the funds in which they are collected to the funds where they are to be spent in accordance with statutory, budgetary or contractual requirements. Transfers are made in accordance with the budget or as approved by the City Council.

NOTE 4 – CAPITAL ASSETS

A. Changes in Capital Assets Used in Governmental Activities

	Balance – Beginning of Year	Additions	Completed Construction	Deletions	Balance – End of Year
Capital assets, not depreciated					
Land	$ 6,772,024	$ -	$ -	$ -	$ 6,772,024
Construction in progress	649,547	2,809,924	(1,777,503)	-	1,681,968
Capital assets, depreciated					
Buildings and structures	25,748,275	33,853	854,546	-	26,636,674
Improvements other than buildings	10,898,296	231,652	308,328	(52,500)	11,385,776
Office equipment	683,468	-	-	(26,272)	657,196
Motor vehicles	3,882,172	86,715	-	(82,705)	3,886,182
Machinery and equipment	4,846,837	526,808	614,629	(232,796)	5,755,478
Infrastructure	28,922,328	-	-	-	28,922,328
Total capital assets	82,402,947	3,688,952	-	(394,273)	85,697,626
Less accumulated depreciation on					
Buildings and structures	(4,970,503)	(563,268)	-	-	(5,533,771)
Improvements other than buildings	(2,647,409)	(608,896)	-	50,491	(3,205,814)
Office equipment	(295,853)	(33,056)	-	23,406	(305,503)
Motor vehicles	(2,725,432)	(275,291)	-	82,705	(2,918,018)
Machinery and equipment	(2,550,219)	(350,249)	-	228,869	(2,671,599)
Infrastructure	(6,684,275)	(1,066,045)	-	-	(7,750,320)
Total accumulated depreciation	(19,873,691)	(2,896,805)	-	385,471	(22,385,025)
Net capital assets	$ 62,529,256	$ 792,147	$ -	$ (8,802)	$ 63,312,601

B. Changes in Capital Assets Used in Business-Type Activities

	Balance – Beginning of Year	Additions	Completed Construction	Deletions	Balance – End of Year
Capital assets, not depreciated					
Land	$ 868,513	$ -	-	$ -	$ 868,513
Construction in progress	-	1,199,546	-	-	1,199,546
Capital assets, depreciated					
Buildings and structures	6,058,847	-	-	-	6,058,847
Improvements other than buildings	12,958,987	139,848	-	(112,000)	12,986,835
Machinery and equipment	540,275	54,746	-	(620)	594,401
Water and sewer lines	45,346,485	-	-	-	45,346,485
Total capital assets	65,773,107	1,394,140	-	(112,620)	67,054,627
Less accumulated depreciation on					
Buildings and structures	(1,016,319)	(121,091)	-	-	(1,137,410)
Improvements other than buildings	(2,416,257)	(399,219)	-	112,000	(2,703,476)
Machinery and equipment	(235,627)	(36,342)	-	620	(271,349)
Water and sewer lines	(11,610,328)	(904,697)	-	-	(12,515,025)
Total accumulated depreciation	(15,278,531)	(1,461,349)	-	112,620	(16,627,260)
Net capital assets	$50,494,576	$ (67,209)	$ -	$ -	$ 50,427,367

NOTE 4 – CAPITAL ASSETS (CONTINUED)

C. Depreciation Expense by Function

Governmental activities	
General government	$ 882,966
Public safety	280,692
Highways and streets	1,324,953
Culture and recreation	408,194
Total depreciation expense – governmental activities	$ 2,896,805
Business-type activities	
Water Utility	$ 627,124
Sewer Utility	451,823
Street Light Utility	147,843
Storm Water Utility	234,559
Total depreciation expense – business-type activities	$ 1,461,349

NOTE 5 – LONG-TERM DEBT

A. Components of Long-Term Debt

	Original Issue	Interest Rate	Issue Date	Final Maturity Date	Balance – End of Year
Governmental activities					
Bonds payable					
General Obligation Tax Increment Bonds					
Series 2012B	$ 7,320,000	1.00–3.00%	6/5/2012	6/1/2024	$ 7,320,000
General Obligation Capital Improvement					
Capital Improvement Refunding Bonds,					
Series 2004A	$ 1,480,000	1.80–4.00%	11/1/2004	2/1/2017	390,000
General Obligation Improvement Bonds					
Series 2009A	$ 1,340,000	.85–4.50%	3/1/2007	4/1/2019	690,000
Series 2011A	$ 4,365,000	2.00–3.15%	9/7/2011	2/1/2032	3,880,000
Series 2011B	$ 3,090,000	2.00–2.70%	12/29/2011	12/15/2025	3,090,000
Series 2012A	$ 16,875,000	3.00–3.75%	6/7/2012	12/15/2031	15,245,000
Total general obligation improvement bonds					22,905,000
Total bonds payable					30,615,000
Capital Equipment Certificates					
Capital Equipment Certificates of Indebtedness,					
Series 2013A	$ 635,000	.50-3.00%	9/5/2013	9/1/2023	575,000
Series 2014A	$ 875,000	.60-2.35%	12/3/2014	12/15/2024	875,000
Total capital equipment certificates					1,450,000
Compensated absences payable					772,779
OPEB					404,555
Total governmental activities debt					$ 33,242,334

NOTE 5 – LONG-TERM DEBT (CONTINUED)

B. Descriptions of Long-Term Debt

- **Tax Increment Bonds** –

  The $7,320,000 Series 2012B are Taxable General Obligation Tax Increment bonds that were issued to pay for certain qualified costs related to the construction of The Residence at the COR Apartments within Tax Increment District 14 in the city.

- **Capital Improvement Refunding Bonds Series 2004A –** These bonds were issued to finance Fire Station #1 and will be repaid via ad valorem levies.

- **General Obligation Improvement Bonds –**

  The 2009A Series bonds will be repaid with annual allotments of Municipal State Aid and interest will be subsidized up to 35% through the Build America bond program.

  The Series 2011A bonds will be repaid with annual allotments of Municipal State Aid and an annual assessment per the assessment agreement between the city of Ramsey and Hageman Holdings for the improvements that were necessary for the future Legacy School.

  The Series 2011B were Improvement Crossover Refunding bonds that were issued to refund the 2005B Series bonds that were called on December 15, 2014. The proceeds of this issue were used to call in advance the remaining principal of the 2005B GO Bonds and the City will assume the principal and interest payments on the 2011 issue. This refunding reduced the City's total future debt payments by $186,544 and resulted in a present value savings of $153,959.

  The Series 2012A bonds were issued to refund Public Facility Lease Revenue Bonds Series 2005A, dated June 1, 2005, issued by the Economic Development Authority (EDA) of the city of Ramsey.

- **Capital Equipment Certificates –**

  Series 2013A certificates were issued to finance various capital equipment purchases and will be repaid via ad valorem levies.

  Series 2014A certificates were issued to finance various capital equipment purchases and will be repaid via ad valorem levies.

- **Compensated Absences** – The liability represents vested benefits earned by Governmental Fund employees through the end of the year which will be paid or used in future periods. The General Fund is the primary fund used to liquidate this liability.

- **Other Post-Employment Benefits (OPEB) Liability** –The liability represents non-pension benefits provided after the termination of employment. Governmental entities have traditionally accounted for OPEB on a pay-as-you-go basis. OPEB liability is accrued as service is provided by employees. The General Fund is the primary fund used to liquidate this liability.

NOTE 5 – LONG-TERM DEBT (CONTINUED)

C. Changes in Long-Term Debt

	Beginning of Year	Additions	Deletions	Balance – End of Year	Due Within One Year
G.O. Tax Increment Bonds	$ 7,620,000	$ –	$ 300,000	$ 7,320,000	$ 175,000
G.O. Capital Improvement Bonds	515,000	–	125,000	390,000	125,000
G.O. Improvement Bonds	26,895,000	–	3,990,000	22,905,000	1,195,000
Capital Equipment Certificates	635,000	875,000	60,000	1,450,000	140,000
Compensated absences payable	819,833	466,519	513,573	772,779	502,306
OPEB	347,007	62,922	5,374	404,555	–
	$ 36,831,840	$ 1,404,441	$ 4,993,947	$ 33,242,334	$ 2,137,306

D. Minimum Debt Payments

Minimum annual principal and interest payments required to retire bonds and capital equipment certificates are as follows:

	Governmental Activities	
	Bonded and Capital Equipment Certificate Debt	
Year Ending December 31,	Principal	Interest
2015	1,635,000	891,190
2016	2,365,000	847,848
2017	2,410,000	791,827
2018	2,340,000	732,920
2019	2,420,000	671,025
2020-2024	11,955,000	2,350,130
2025-2029	6,190,000	1,020,193
2030-2032	2,750,000	141,650
	$ 32,065,000	$ 7,446,783

E. Revenue Pledged

Future revenue pledged for the payment of long-term debt is as follows:

		Revenue Pledged				Current Year	
Bond Issue	Use of Proceeds	Type	Percent of Total Debt Service	Term of Pledge	Remaining Principal and Interest	Principal and Interest Paid	Pledged Revenue Received
Tax increment bonds Series 2012B	Street & Building improvements	Tax increment financing	100%	2012–2024	$ 8,302,140	$ 155,415	$ 285,421

NOTE 6 – FUND BALANCE POLICY AND CLASSIFICATION

A. Classifications

City had the following classifications of fund balances in its Governmental Funds:

		Special Revenue Funds		Debt Service Fund	Capital Project Fund					
	General	Tax Increment	Housing and Redevelopment Authority	2012A G.O. Improvement Bond Refund	Public Improvement Revolving	Landfill	Equipment Revolving	Public Improvement Revolving The COR	Nonmajor	Total
Fund balances										
Nonspendable										
Prepaids	$ 4,805	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,805
Restricted for										
Capital improvements	-	-	-	-	-	-	-	-	854,982	854,982
Debt service	-	-	-	720,349	-	-	-	-	1,194,123	1,914,472
Economic development	-	-	-	-	-	-	-	-	1,272,019	1,272,019
Housing and redevelopment	-	-	8,111,761	-	-	-	-	-	-	8,111,761
Lawful gambling	-	-	-	-	-	-	-	-	149,440	149,440
Public safety	-	-	-	-	-	-	-	-	81,400	81,400
Solid waste management	-	-	-	-	-	-	-	-	15,615	15,615
Tax increment	-	2,895,711	-	-	-	-	-	-	-	2,895,711
	-	2,895,711	8,111,761	720,349	-	-	-	-	3,567,579	15,295,400
Committed										
Capital improvements	-	-	-	-	-	-	-	-	360,154	360,154
Community/business programs	-	-	-	-	-	-	-	-	383,790	383,790
	-	-	-	-	-	-	-	-	743,944	743,944
Assigned										
Capital improvements	-	-	-	-	3,512,726	-	1,481,955	-	1,954,043	6,948,724
Cemetery	-	-	-	-	-	-	-	-	41,160	41,160
Landfill	-	-	-	-	-	1,915,813	-	-	-	1,915,813
Park improvement	-	-	-	-	-	-	-	-	1,642,406	1,642,406
RALF funded projects	-	-	-	-	-	-	-	-	62,244	62,244
Parking ramp	-	-	-	-	-	-	-	-	41,207	41,207
	-	-	-	-	3,512,726	1,915,813	1,481,955	-	3,741,060	10,651,554
Unassigned	6,977,764	-	-	-	-	-	-	(46,835)	(64,144)	6,866,785
Total fund balances	$ 6,982,569	$ 2,895,711	$ 8,111,761	$ 720,349	$ 3,512,726	$ 1,915,813	$ 1,481,955	$ (46,835)	$ 7,988,439	$ 33,562,488

NOTE 6 – FUND BALANCE POLICY AND CLASSIFICATION (CONTINUED)

B. Fund Balance Policy

When actual revenues exceed actual expenditures in a given year, the excess shall be allocated as follows:

a) Any excess shall be first allocated to "unassigned" fund balance to bring that portion of fund balance to an amount equal to fifty percent (50%) of the next years adopted operating budget plus prior-year encumbrances (if any) plus compensated absences.

b) Any excess after complying with fund balance requirements in step “a” shall be allocated to equipment replacement, park trust, public facilities construction, and public improvement revolving funds in the following manner:

Ten percent (10%) to Fund #234 - Equipment Revolving Fund
Ten percent (10%) to Fund #810 – Park Maintenance Fund (reported in General Fund)
Forty percent (40%) to Fund #412 – Public Facilities Construction Fund
Forty percent (40%) to Fund #400 - Public Improvement Revolving Fund

When actual expenditures exceed actual revenues in a given year, the deficit shall be treated as follows:

a) "Unassigned" fund balance shall first be adjusted to an amount equal to fifty percent (50%) of the next years adopted operating budget plus prior year encumbrances (if any) plus compensated absences.

b) If shortage after complying with fund balance requirement in step “a” shall draw funds in the following manner:

Ten percent (10%) to Fund #234 - Equipment Revolving Fund
Ten percent (10%) to Fund #810 – Park Maintenance Fund (reported in General Fund)
Forty percent (40%) to Fund #412 – Public Facilities Construction Fund
Forty percent (40%) to Fund #400 - Public Improvement Revolving Fund

At December 31, 2014, the city fund has met its general fund balance policy.

NOTE 7 – INDIVIDUAL FUND DISCLOSURES

Fund Deficits

The following funds have a fund balance deficit at December 31, 2014:

Public Improvement Revolving The COR, Major Capital Project Fund	$	(46,835)
2012 Riverdale Drive, Non Major Capital Project Fund	$	(62,924)
Center Street, Non Major Capital Project Fund	$	(1,220)

The City intends to fund these deficits through future tax levies, special assessment levies, tax increments, transfers from other funds, grants, utility revenues, and various other sources.

NOTE 8 – DEFINED BENEFIT PENSION PLANS – STATE-WIDE

A. Plan Description

All full-time and certain part-time employees of the City are covered by defined benefit plans administered by the Public Employees' Retirement Association of Minnesota (PERA). PERA administers the General Employees' Retirement Fund (GERF) and the Public Employees' Police and Fire Fund (PEPFF) which are cost-sharing, multiple-employer retirement plans. These plans are established and administered in accordance with Minnesota Statutes, Chapters 353 and 356.

GERF members belong to either the Coordinated or Basic Plan. Coordinated Plan members are covered by Social Security and Basic Plan members are not. All new members must participate in the Coordinated Plan. All police officers, firefighters, and peace officers who qualify for membership by statute are covered by PEPFF.

PERA provides retirement benefits as well as disability benefits to members, and benefits to survivors upon death of eligible members. Benefits are established by state statute, and vest after three years of credited service for members who started before July 1, 2010 and five years of credited service for members who started on or after July 1, 2010. The defined retirement benefits are based on a member's highest average salary for any five successive years of allowable service, age, and years of credit at termination of service.

Two methods are used to compute benefits for PERA's Coordinated and Basic Plan members. The retiring member receives the higher of a step-rate benefit accrual formula (Method 1) or a level accrual formula (Method 2). Under Method 1, the annuity accrual rate for a Basic Plan member is 2.2% of average salary for each of the first 10 years of service and 2.7% for each remaining year. The annuity accrual rate for a Coordinated Plan member is 1.2% of average salary for each of the first 10 years of service and 1.7% for each remaining year. Under Method 2, the annuity accrual rate is 2.7% of the average salary for Basic Plan members and 1.7% for Coordinated Plan members for each year of service.

For PEPFF members, the annuity accrual rate is 3% for each year of service. For all PEPFF members and for GERF members hired prior to July 1, 1989, whose annuity is calculated using Method 1, a full annuity is available when age plus years of service equal 90. Normal retirement age is 55 for PEPFF members, and 65 for GERF Basic and Coordinated Plan members hired prior to July 1, 1989. Normal retirement age is the age for unreduced Social Security benefits capped at 66 for Coordinated Plan members hired on or after July 1, 1989. A reduced retirement annuity is also available to eligible members seeking early retirement.

There are different types of annuities available to members upon retirement. A single-life annuity is a lifetime annuity that ceases upon the death of the retiree—no survivor annuity is payable. There are also various types of joint and survivor annuity options available which will be payable over joint lives. Members may also leave their contributions in the fund upon termination of public service in order to qualify for a deferred annuity at retirement age. Refunds of contributions are available at any time to members who leave public service, but before retirement benefits begin.

The benefit provisions stated in the previous paragraphs of this section are current provisions and apply to active plan participants. Vested, terminated employees who are entitled to benefits but are not receiving them yet are bound by the provisions in effect at the time they last terminated their public service.

PERA issues a publicly available financial report that includes financial statements and required supplementary information for GERF and PEPFF. That report may be obtained on the web at mnpera.org, by writing to PERA at Public Employees' Retirement Association, Retirement System of Minnesota Building, 60 Empire Drive, Suite 200, St. Paul, Minnesota 55103-2088 or by calling (651) 296-7460 or (800) 652-9026.

NOTE 8 – DEFINED BENEFIT PENSION PLANS – STATE-WIDE (CONTINUED)

B. Funding Policy

Minnesota Statutes Chapter 353 sets the rates for employer and employee contributions. These statutes are established and amended by the State Legislature. The City makes annual contributions to the pension plans equal to the amount required by state statutes. GERF Coordinated Plan members were required to contribute 6.25% of their annual covered salary in 2014. PEPFF members were required to contribute 10.2% of their annual covered salary in 2014. The City is required to contribute the following percentages of annual covered payroll: 7.25% for Coordinated Plan GERF members, and 15.3% for PEPFF members.

The City's contributions for the past three years ending December 31, which were equal to the contractually required contributions for each year as set by state statute, were as follows:

	GERF	PEPFF	Total
2014	$ 208,741	$ 288,041	$ 496,782
2013	$ 187,503	$ 260,529	$ 448,032
2012	$ 192,807	$ 269,743	$ 462,550

Contribution rates will increase on January 1, 2015 in the Coordinated Plan (6.5 percent for members and 7.5 percent for employers) and the PEPFF (10.8 percent for members and 16.2 percent for employers).

NOTE 9 – DEFINED CONTRIBUTION PENSION PLAN – STATE-WIDE

All City Council members are covered by the Public Employees Defined Contribution Plan (PEDCP), a multiple-employer deferred compensation plan administered by PERA with two members participating. The PEDCP is a tax qualified plan under Section 401(a) of the Internal Revenue Code and all contributions by or on behalf of employees are tax deferred until time of withdrawal.

Plan benefits depend solely on amounts contributed to the plan plus investment earnings, less administrative expenses. Minnesota Statutes, Chapter 353D.03, specified the employee and employer contribution rates for those qualified personnel who elect to participate. An eligible elected official who decides to participate contributes 5 percent of salary, which is matched by the elected official's employer.

For salaried employees, employer contributions must be a fixed percentage of salary. Employer and employee contributions are combined and used to purchase shares in one or more of the seven accounts of the Minnesota Supplemental Investment Fund. For administering the plan, PERA receives 2 percent of employer contributions and 4/10 of 1 percent of the assets in each member's account annually. Total contributions made by the City during fiscal year 2014 were:

Contribution Amount		Percentage of Covered Payroll		Required
Employee	Employer	Employee	Employer	Rates
$900	$900	5.0%	5.0%	5.0%

NOTE 10 – DEFINED CONTRIBUTION PENSION PLAN – FIRE RELIEF ASSOCIATION

A. Plan Description

Volunteer firefighters of the City are members of the Ramsey Firefighter's Relief Association (the Association). The Association is a single-employer defined contribution pension plan that operates under the provisions of Minnesota Statutes § 69 and 424, as amended. It is governed by a Board of six officers and trustees elected by the members of the Association for three year terms. The chief of the Ramsey Volunteer Fire Department, the Mayor, and the Finance Director of the City are ex-officio members of the Board of Trustees. The City's payroll for members of the Association for the year ended December 31, 2014 was $171,009, compared to a total city payroll of $5,699,557.

NOTE 10 – DEFINED CONTRIBUTION PENSION PLAN – FIRE RELIEF ASSOCIATION (CONTINUED)

For financial reporting purposes, the Association's financial statements are not included in the City's financial statements because it is not a component unit of the City. The Association issues a publicly available financial report. A copy of the report may be obtained at Ramsey Municipal Center, 7550 Sunwood Drive Northwest, Ramsey, Minnesota 55303.

B. Pension Benefits

Minnesota Statutes Chapters 424 and 424A authorize pension benefits for volunteer fire relief associations. In order to be entitled to a pension benefit, a firefighter must have completed a minimum of 10 years of service with the fire department, 10 years membership in the Association, and attain the age of 50 years. The firefighter will then be 60% vested with every year after that at 4% per year until the 20th year when 100% vesting will occur. Because this plan is a defined contribution plan, the amount of the retirement benefit is not predetermined, but rather is based on the individual member's allocable portion of contributions made during the participation period.

Firefighters also have the availability of other pensions such as deferred pension, disability pension, death benefits, and supplemental death benefits. Each of these other pensions are determined based on age and years of service.

C. Contributions Required and Contributions Made

Contributions to the plan include State Fire Aid pursuant to Minnesota Statutes Chapter 69. In addition, the City is allowed to make voluntary contributions of other public funds pursuant to Minnesota Statutes Chapter 69. The City's contribution to the Association in 2014, including both city and state fire aid passed through the City totaled $158,789. This contribution represents nearly 93% of the current 2014 covered payroll of $171,009.

There were no current year changes in plan provisions.

NOTE 11 – OTHER POST-EMPLOYMENT BENEFITS PLAN

A. Plan Description

The City provides post-employment healthcare benefits as required by Minnesota Statute 471.61 subdivision 2b. Active employees, who retire from the City when eligible to receive a retirement benefit from the Public Employees Retirement Association (PERA) of Minnesota and do not participate in any other health benefits program providing coverage similar to that herein described, will be eligible to continue coverage with respect to both themselves and their eligible dependent(s) under the City health benefits program. Retirees are required to pay 100% of the total group rate. Since the premium is a blended rate determined on the entire active and retiree population, the retirees, whose costs are statistically higher than the group average, are receiving an implicit rate "subsidy".

The City has used the alternative valuation method set forth in GASB Statement No. 45 to determine the materiality of Other Post-Employment Benefits, OPEB. The plan does not issue a publicly available financial report.

B. Funding Policy

The required contribution is based on projected pay-as-you-go financing requirements. The City Council may change the funding policy at any time.

NOTE 11 – OTHER POST-EMPLOYMENT BENEFITS PLAN (CONTINUED)

C. Annual OPEB Cost and Net OPEB Obligation

The City's annual OPEB cost (expense) is calculated based on annual required contributions (ARC) of the City, an amount determined on an actuarially determined basis in accordance with the parameters of GASB Statement Nos. 43 and 45. The ARC represents a level funding that, if paid on an ongoing basis, is projected to cover normal costs each year and amortize any unfunded actuarial liabilities (or funding excess) over a period not to exceed 30 years. The following table shows the components of the City's annual OPEB cost for the year, the amount actually contributed to the plan, and the changes in the City's net OPEB obligation to the plan:

Annual required contribution	$	60,408
Interest on net OPEB obligation		15,615
Adjustment to annual required contribution		(13,101)
Annual OPEB cost (expense)		62,922
Contributions made		(5,374)
Increase in net OPEB obligation		57,548
Net OPEB obligation - beginning of year		347,007
Net OPEB obligation - end of year	$	404,555

The City's annual OPEB cost, the percentage of annual OPEB cost contributed to the plan, and the net OPEB obligation for the past three years are as follows:

Fiscal Year Ended	Annual OPEB Cost	Annual Plan Sponsor Contribution	Percentage of Annual OPEB Cost Contributed	Net OPEB Obligation
December 31, 2012	$ 72,531	$ 7,636	11%	$ 279,642
December 31, 2013	$ 75,531	$ 8,166	11%	$ 347,007
December 31, 2014	$ 62,922	$ 5,374	9%	$ 404,555

D. Funded Status and Funding Progress

As of January 1, 2014, the most recent actuarial valuation date, the actuarial accrued liability for benefits and the unfunded actuarial accrued liability (UAAL) was $463,871 as the plan is unfunded. The covered payroll (annual payroll of active employees covered by the plan) was $4,344,941, and the ratio of the UAAL to the covered payroll was 11%.

Actuarial valuations of an ongoing plan involve estimates of the value of reported amounts and assumptions about the probability occurrence of events far into the future. Examples include assumptions about future employment, mortality, and the healthcare cost trend. Amounts determined regarding the funded status of the plan and ARC's of the employer are subject to continual revision as actual results are compared with past expectations and new estimates are made about the future. The Schedule of Funding Progress immediately following the notes to basic financial statements presents multi-year trend information about whether the actuarial value of plan assets is increasing or decreasing over time relative to the actuarial accrued liabilities for benefits.

NOTE 11 – OTHER POST-EMPLOYMENT BENEFITS PLAN (CONTINUED)

E. Actuarial Methods

Projections of benefits for financial reporting purposes are based on the substantive plan (the plan as understood by the employer and the plan members) and include the types of benefits provided at the time of each valuation and the historical pattern of sharing of benefit costs between the employer and plan members to that point. The actuarial methods and assumptions used include techniques that are designed to reduce the effects of short-term volatility in actuarial accrued liabilities and the actuarial value of assets, consistent with the long-term perspective of the calculations.

F. Actuarial Assumptions

OPEB benefits were calculated using the percentage of projected payroll method, a 4.50% discount rate, Pay-As-You-Go funding, Projected Unit Credit actuarial cost method, 30-year open amortization of the UAAL increasing at 3.75% per year (the payroll growth rate). OPEB benefits were attributed linearly to each assumed decrement age based on the ratio of a participant's accrued service on the valuation date to their projected service at each decrement age. The actuarial assumptions included a 4.5 percent investment rate of return (net of administrative expenses) based on the City's own investments, a 3.0% general inflation rate, and an annual healthcare trend rate of 9.0% initially, reduced by decrements to an ultimate rate of 5.0 percent after 12 years. Both rates include a 3.75% payroll growth rate assumption.

NOTE 12 – FLEXIBLE BENEFIT PLAN

The City has a flexible benefit plan which is classified as a "cafeteria plan" (the Plan) under § 125 of the Internal Revenue Code. All full-time and part-time regular employees of the City are eligible. Eligible employees can elect to participate by contributing pre-tax dollars withheld from payroll checks to the Plan for health and dental care, dependent care, life insurance premiums, and disability insurance benefits. Payments are made from the Plan to participating employees upon submitting a request for reimbursement of eligible expenses actually incurred by the participant.

Before the beginning of the plan year, which is from January 1 to December 31, each participant designates a total amount of pre-tax dollars to be contributed to the Plan during the year. At December 31, the City is contingently liable for claims against the total amount of participants' annual contributions to the health and dental care portion of the Plan, whether or not such contributions have been made.

The City serves as trustee and utilized the service of Americas Veba Solutions - Genesis to handle all plan record keeping. The Plan is included within the General Fund in the financial statements.

All property of the Plan and income attributable to that property is solely the property of the City subject to the claims of the City's general creditors. Participants' rights under the Plan are equal to those of general creditors of the City in an amount equal to the eligible healthcare and dependent care expenses incurred by the participants. The City believes that it is unlikely that it will use the assets to satisfy the claims of general creditors in the future.

NOTE 13 – TAX INCREMENT FINANCING REVENUE NOTES

The City has entered into several private development agreements regarding certain tax increment properties. Reimbursements to developers for special trunk assessments were contemplated in the development agreements. The vehicle used for this reimbursement is called a tax increment revenue note.

These notes provide for the payment of principal, equal to the developer's costs, plus interest at various rates. In each case, payments on the loans will be made at the lesser of the note payment or the actual net tax increment received (or a reduced percentage received in certain cases) during specific years as stated in the agreement. Payments are first applied to accrued interest and then to principal balances. The notes are cancelled at the end of the agreement term, whether or not they have been repaid. Any additional tax increments received in years following the term are retained by the City.

The outstanding principal balance as of December 31, 2014 for all of these agreements was $344,759. This amount is not included in long-term debt because of the nature of these notes in that repayment is required only if sufficient tax increments are received. The City's position is that these are obligations to assign future and uncertain revenue sources and these obligations are not actual debt in substance.

NOTE 14 – DEPOSITS PAYABLE

Platting and performance deposits are accounted for in the City's Agency Fund. A summary of the 2014 changes in deposits is as follows:

Total deposits payable at January 1, 2014	$	393,406
Add deposits received		567,107
Less payments from deposit account		(483,414)
Total deposits payable at December 31, 2014	$	477,099

NOTE 15 – INDUSTRIAL AND LEASE REVENUE BONDS

From time to time, the City has issued Industrial Revenue Bonds and Lease Revenue Bonds to provide financial assistance to private sector entities for the acquisition and construction of industrial and commercial facilities deemed to be in the public interest. The bonds are secured by the property financed and are payable solely from payments received on the underlying mortgage loans. Upon repayment of the bonds, ownership of the acquired facilities transfers to the private sector entity served by the bond issuance. Neither the City, the state of Minnesota, nor any political subdivision thereof is obligated in any manner for repayment of the bonds. Accordingly, the bonds are not reported as liabilities in the accompanying financial statements. As of December 31, 2014, there was one series of Industrial Revenue Bonds and one Lease Revenue Bond outstanding with aggregate principal amounts payable of $2,485,000 and $10,685,000 respectively.

NOTE 16 – COMMITMENTS AND CONTINGENCIES

A. Commitments for Construction

At December 31, 2014, the City is committed to various construction contracts for the improvement of city property. The City's remaining commitment under these contracts is $581,924. The City has resources available to cover these commitments.

NOTE 16 – COMMITMENTS AND CONTINGENCIES (CONTINUED)

B. Federal and State Revenue

Amounts received or receivable from federal and state agencies are subject to agency audit and adjustment. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amount, if any, of claims which may be disallowed by the grantor agencies cannot be determined at this time, although the City expects such amounts, if any, to be immaterial.

C. Legal Claims

The City has the usual and customary type of miscellaneous legal claims pending at year-end. Although the outcome of these lawsuits is not presently determinable, the City's management believes that the City will not incur any material monetary loss resulting from these claims. No loss has been recorded on the City's financial statements relating to these claims.

D. Tax Increment Districts

The City's tax increment districts are subject to review by the state of Minnesota Office of the State Auditor (OSA). Any disallowed claims or misuse of tax increments could become a liability of the applicable fund. Management has indicated that they are not aware of any instances of noncompliance which would have a material effect on the financial statements.

NOTE 17 – OPERATING LEASE

The City is the lessor of an operating lease. In February 2010, the City of Ramsey entered into a five-year agreement to lease approximately 2200 square feet of office space on the ground floor of the Ramsey Municipal Center to Anoka County for the operation of a license center. The lease is due to terminate on June 30, 2015. As part of the original lease, the tenant may extend the contract for three (3) five (5) year terms. Anoka County authorized a five (5) year extension in March 2015. The cost of the leased spaced is included in the total municipal center building cost of $12,856,588, of which $2,056,998 has been depreciated to date. These amounts are recorded in the City's capital assets. The City of Ramsey collected $45,181 in lease revenue for the fiscal year ended December 31, 2014. The following is an estimate of the future lease payments:

Year Ending December 31,		Lease Payments
2015	$	46,049
2016		46,970
2017		47,909
2018		48,867
2019		49,845
January 1 -June 30, 2020		25,169
Total	$	264,809

Lease payments may increase each year based on the increase in the Consumer Price Index – U.S. City Averages for ALL Urban Consumers as published by the Bureau of Labor Statistics of the United States Department of Labor for Urban Wage Earners and Clerical Workers for All Items (CPI-W).

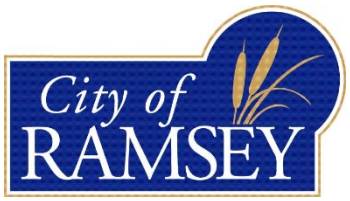
NOTE 18 – SUBSEQUENT EVENTS

The city held a public hearing in March 2015 to issue $4,200,000 in Capital Improvement Plan Bonds with a bond sale adoption date of May 2015. This debt will fund the construction of Fire Station #2, a new 12,000 square foot, one-story building which will replace the existing Fire Station #2 building that has exceeded its useful life.

In April 2012, the city sold $7,320,000 Taxable General Obligation Tax Increment Bonds, Series 2012B to provide financing for a 230-unit market rate apartment complex known as the Residence at the COR. The bond was structured for principal debt service payments to begin in June 2015 as well as an early call feature in the event the apartment complex was sold or refinanced by the developer. The apartment complex was sold in April 2015 and the Series 2012B Taxable General Obligation Tax Increment Bonds were fully redeemed by the city.

$1,235,000 in General Obligation Street Reconstruction Plan Bonds were sold in May 2015. This debt will fund road improvements including sealcoats, overlays, and reconstruction for projects included in the Five-Year Street Reconstruction Overlay Plan 2015-2019. Annual debt service payments will be paid through a combination of tax levy and assessments to benefiting properties.

REQUIRED SUPPLEMENTARY INFORMATION



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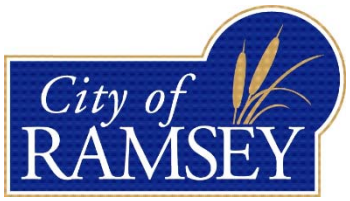
CITY OF RAMSEY

REQUIRED SUPPLEMENTARY INFORMATION

Schedule of Funding Progress

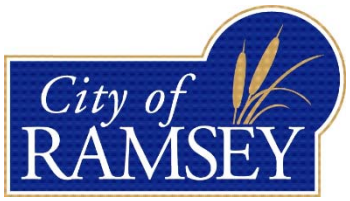
Other Post-Employment Benefits Plan

Actuarial Valuation Date	Actuarial Accrued Liability	Actuarial Value of Plan Assets	Unfunded Actuarial Accrued Liability	Funded Ratio	Covered Payroll	Unfunded Liability as a Percentage of Payroll
January 1, 2009	$ 553,972	$ -	$ 553,972	0.00%	$ 6,067,829	9.13%
January 1, 2012	$ 539,281	$ -	$ 539,281	0.00%	$ 4,555,326	11.84%
January 1, 2014	$ 463,871	$ -	$ 463,871	0.00%	$ 4,344,941	10.68%



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COMBINING AND INDIVIDUAL FUND STATEMENTS AND SCHEDULES

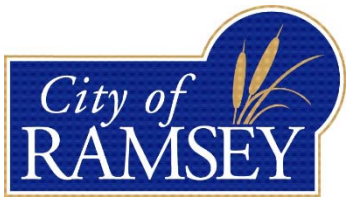


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CITY OF RAMSEY

Nonmajor Governmental Funds
Combining Balance Sheet
December 31, 2014

	Special Revenue	Debt Service	Capital Project	Totals
Assets				
Cash and temporary investments	$ 1,771,242	$ 689,902	$ 4,383,370	$ 6,844,514
Cash and investments held by trustee	–	502,638	–	502,638
Receivables				
Unremitted taxes	676	1,583	–	2,259
Delinquent taxes	4,326	5,063	–	9,389
Accounts	3,703	–	47,312	51,015
Notes	26,981	–	–	26,981
Due from other funds	18,450	–	425,757	444,207
Due from other governmental units	–	–	970,961	970,961
Land held for resale	470,448	–	470,448	940,896
Total assets	$ 2,295,826	$ 1,199,186	$ 6,297,848	$ 9,792,860
Liabilities				
Accounts and contracts payable	$ 2,101	$ –	$ 504,242	$ 506,343
Due to other governmental units	–	–	75	75
Due to other funds	–	–	714,323	714,323
Advances from other funds	–	–	547,310	547,310
Total liabilities	2,101	–	1,765,950	1,768,051
Deferred inflows of resources				
Unavailable revenue - property taxes	4,326	5,063	–	9,389
Unavailable revenue - notes receivable	26,981	–	–	26,981
Total deferred inflows of resources	31,307	5,063	–	36,370
Fund balances (deficits)				
Restricted	1,518,474	1,194,123	854,982	3,567,579
Committed	743,944	–	–	743,944
Assigned	–	–	3,741,060	3,741,060
Unassigned	–	–	(64,144)	(64,144)
Total fund balance (deficits)	2,262,418	1,194,123	4,531,898	7,988,439
Total liabilities, deferred inflows of resources, and fund balances	$ 2,295,826	$ 1,199,186	$ 6,297,848	$ 9,792,860

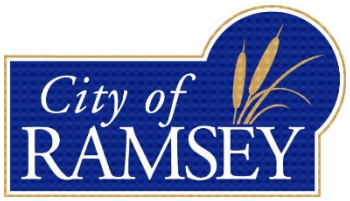


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CITY OF RAMSEY

Nonmajor Governmental Funds
Combining Statement of Revenue, Expenditures, and Changes in Fund Balances
Year Ended December 31, 2014

	Special Revenue	Debt Service	Capital Project	Totals
Revenue				
Property taxes	$ 121,402	$ 221,646	$ 44,520	$ 387,568
Special assessments	–	71,415	–	71,415
Intergovernmental revenues	50,976	805,941	1,320,153	2,177,070
Charges for services	–	–	297,374	297,374
Other revenue				
Investment earnings	69,196	33,395	216,187	318,778
Miscellaneous	138,498	–	159,035	297,533
Total revenue	380,072	1,132,397	2,037,269	3,549,738
Expenditures				
Current				
General government	334,789	–	98,404	433,193
Highways and streets	–	–	997,085	997,085
Culture and recreation	–	–	180,708	180,708
Capital outlay	290,199	–	2,258,498	2,548,697
Debt service				
Principal retirement	–	1,085,000	–	1,085,000
Interest and fiscal charges	–	533,806	35,624	569,430
Total expenditures	624,988	1,618,806	3,570,319	5,814,113
Excess (deficiency) of revenue over expenditures	(244,916)	(486,409)	(1,533,050)	(2,264,375)
Other financing sources (uses)				
Debt issued	–	–	875,000	875,000
Payment on refunded debt	–	(2,895,000)	–	(2,895,000)
Transfers in	–	312,000	280,060	592,060
Transfers (out)	(60,036)	–	(172,986)	(233,022)
Total other financing sources (uses)	(60,036)	(2,583,000)	982,074	(1,660,962)
Net change in fund balances	(304,952)	(3,069,409)	(550,976)	(3,925,337)
Fund balances				
Beginning of year	2,567,370	4,263,532	5,082,874	11,913,776
End of year	$ 2,262,418	$ 1,194,123	$ 4,531,898	$ 7,988,439



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NONMAJOR SPECIAL REVENUE FUNDS

Nonmajor Special Revenue Funds are used to account for revenue derived from specific revenue sources that are legally restricted or committed to expenditures for specific purposes.

Landfill Tipping Fee Fund – used to account for landfill tipping fees received by the City in accordance with Ordinance 84‑14, Chapter 130.10 of the Ramsey City Code, as authorized by Minnesota Statutes § 115A.921 of the Solid Waste Management Act. This revenue is for the purpose of mitigating and compensating for local risks, cost, and other adverse effects of landfill facilities. The landfill is no longer in operation.

Revolving Loan Fund – used to account for loans authorized by the City to prospective private businesses in accordance with Chapter 469 of the Minnesota Statutes.

Future Sealcoating Fund – used to account for contributions from developers/owners for sealcoating. The city is no longer collecting contributions from developers/owners as per a change in city policy.

Lawful Gambling Fund – used to account for lawful gambling revenues received by the City as authorized by Minnesota State Statutes Chapter 349.

Peace Officers Fund – used to account for post-board reimbursement and other restricted revenues which must be used exclusively for in-service training and other expenditures as specified.

Developer's Fees Fund – used to account for demand fees that will be used for storm water management.

General Govt Special Projects Fund – used to account for resources accumulated and expenditures related to special General Government projects.

Economic Development Authority Fund – used to account for revenues and expenditures associated with economic development activities within the City.

CITY OF RAMSEY

Nonmajor Special Revenue Funds
Combining Balance Sheet
December 31, 2014

	Landfill Tipping Fee	Revolving Loan	Future Sealcoating	Lawful Gambling
Assets				
Cash and temporary investments	$ 15,615	$ 287,787	$ 95,402	$ 146,737
Receivables				
Unremitted taxes	–	–	–	–
Delinquent taxes	–	–	–	–
Accounts	–	–	–	3,703
Notes	–	26,981	–	–
Due from other funds	–	–	–	–
Land held for resale	–	–	–	–
Total assets	$ 15,615	$ 314,768	$ 95,402	$ 150,440
Liabilities				
Accounts and contracts payable	$ –	$ –	$ –	$ 1,000
Deferred inflows of resources				
Unavailable revenue - property taxes	–	–	–	–
Unavailable revenue - notes receivable	–	26,981	–	–
Total deferred inflows of resources	–	26,981	–	–
Fund balances				
Restricted	15,615	–	–	149,440
Committed	–	287,787	95,402	–
Total fund balances	15,615	287,787	95,402	149,440
Total liabilities, deferred inflows of resources, and fund balances	$ 15,615	$ 314,768	$ 95,402	$ 150,440

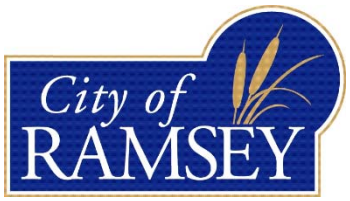
Peace Officers	Developer's Fees	General Govt Special Projects	Economic Development Authority	Totals
$ 81,400	$ 264,752	$ 96,003	$ 783,546	$ 1,771,242
–	–	–	676	676
–	–	–	4,326	4,326
–	–	–	–	3,703
–	–	–	–	26,981
–	–	–	18,450	18,450
–	–	–	470,448	470,448
$ 81,400	$ 264,752	$ 96,003	$ 1,277,446	$ 2,295,826
$ –	$ –	$ –	$ 1,101	$ 2,101
–	–	–	4,326	4,326
–	–	–	–	26,981
–	–	–	4,326	31,307
81,400	–	–	1,272,019	1,518,474
–	264,752	96,003	–	743,944
81,400	264,752	96,003	1,272,019	2,262,418
$ 81,400	$ 264,752	$ 96,003	$ 1,277,446	$ 2,295,826

CITY OF RAMSEY

Nonmajor Special Revenue Funds
Combining Statement of Revenue, Expenditures, and Changes in Fund Balances
Year Ended December 31, 2014

	Landfill Tipping Fee	Revolving Loan	Future Sealcoating	Lawful Gambling
Revenue				
Property taxes	$ –	$ –	$ –	$ –
Intergovernmental revenue	–	–	–	–
Other revenue				
Investment earnings	2,552	10,254	–	5,578
Miscellaneous	–	5,130	–	52,427
Total revenue	2,552	15,384	–	58,005
Expenditures				
Current				
General government	–	–	–	20,311
Capital outlay	–	–	–	42,280
Total expenditures	–	–	–	62,591
Excess (deficiency) of revenue over expenditures	2,552	15,384	–	(4,586)
Other financing sources (uses)				
Transfers (out)	(60,036)	–	–	–
Net change in fund balances	(57,484)	15,384	–	(4,586)
Fund balances				
Beginning of year	73,099	272,403	95,402	154,026
End of year	$ 15,615	$ 287,787	$ 95,402	$ 149,440

Peace Officers	Developer's Fees	General Govt Special Projects	Economic Development Authority	Totals
$ –	$ –	$ –	$ 121,402	$ 121,402
38,737	–	–	12,239	50,976
2,569	17,498	3,388	27,357	69,196
16,042	18,819	45,882	198	138,498
57,348	36,317	49,270	161,196	380,072
28,344	–	36,665	249,469	334,789
–	247,919	–	–	290,199
28,344	247,919	36,665	249,469	624,988
29,004	(211,602)	12,605	(88,273)	(244,916)
–	–	–	–	(60,036)
29,004	(211,602)	12,605	(88,273)	(304,952)
52,396	476,354	83,398	1,360,292	2,567,370
$ 81,400	$ 264,752	$ 96,003	$ 1,272,019	$ 2,262,418

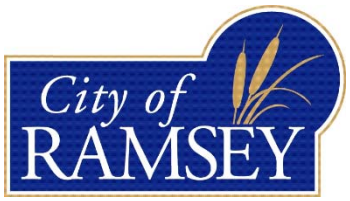


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CITY OF RAMSEY

Schedule of Revenue, Expenditures, and Changes in Fund Balances
Economic Development Authority – Budget and Actual
Year Ended December 31, 2014

	Budgeted Amounts			Over (Under)
	Original	Final	Actual	Final Budget
Revenue				
Property taxes	$ 121,788	$ 121,402	$ 121,402	$ –
Intergovernmental revenue	–	12,239	12,239	–
Other revenue				
Investment earnings	3,000	27,357	27,357	–
Miscellaneous	–	198	198	–
Total revenue	124,788	161,196	161,196	–
Expenditures				
Current				
General government	128,050	98,767	249,469	150,702
Net change in fund balances	$ (3,262)	$ 62,429	(88,273)	$ (150,702)
Fund balances				
Beginning of year			1,360,292	
End of year			$ 1,272,019	



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NONMAJOR DEBT SERVICE FUNDS

Nonmajor Debt Service Funds are used to account for the accumulation of resources used for the payment of principal and interest on long term debt.

2001B/2007B Tax Increment Bonds – The $920,000 General Obligation Tax Increment Bond is to finance public improvements on the Makens parcel in TIF District No. 8. The original issue was refunded with a $945,000 General Obligation Tax Increment Refunding Bond in 2007.

2004A Capital Improvement Refunding Bonds – The $1,480,000 General Obligation Capital Improvement Refunding Bond was to refund the Public Facility Lease Revenue Bond of 1999A.

2005B/2011 Refund GO Improvement Bonds – The $4,335,000 General Obligation Improvement Bonds of 2005B is to finance the County's portion of the AUAR roadway improvements around The COR. In 2011, $3,090,000 Series 2011B Improvement Crossover Refunding bonds were issued to refund the 2005B Series bonds that were called on December 15, 2014.

2009A State Aid Road Bond – The $1,340,000 General Obligation Tax State Aid Road Bond is to finance the construction of Sunfish Lake Boulevard.

2011A Armstrong/Bunker Bond – The $4,365,000 Series 2011A bonds will be repaid with annual allotments of Municipal State Aid and an annual assessment per the assessment agreement between the city of Ramsey and Hageman Holdings for the improvements that were necessary for the future Legacy School.

2012B Residence at the COR Bond – The $7,320,000 Series 2012B were Taxable General Obligation Tax Increment bonds that were issued to pay for certain qualified costs related to the construction of The Residence at the COR Apartments within Tax Increment District 14 in the city.

2013A Capital Equipment Certificates – The Series 2013A $635,000 General Obligation Capital Equipment Certificate of Indebtedness is to finance the acquisition of capital equipment.

CITY OF RAMSEY

Nonmajor Debt Service Funds
Combining Balance Sheet
December 31, 2014

	2001B/2007B Tax Increment Bonds	2004A Capital Improvement Refunding Bonds	2005B/2011 Refund G.O. Improvement Bonds	2009A State Aid Road Bond
Assets				
Cash and temporary investments	$ –	$ 203,559	$ 79,923	$ 63,998
Cash and investments held by trustee	–	–	–	–
Receivables				
Unremitted taxes	–	1,047	–	–
Delinquent taxes	–	3,347	–	–
Total assets	$ –	$ 207,953	$ 79,923	$ 63,998
Deferred inflows of resources				
Unavailable revenue - property taxes	$ –	$ 3,347	$ –	$ –
Fund balances				
Restricted	–	204,606	79,923	63,998
Total deferred inflows of resources and fund balances	$ –	$ 207,953	$ 79,923	$ 63,998

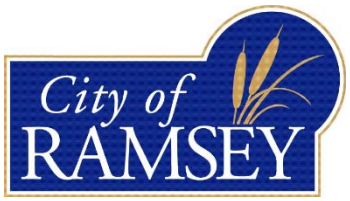
2011A Armstrong/Bunker Bond	2012B Residence at the COR Bond	2013A Capital Equiptment Certificates	Totals
$ 324,640	$ –	$ 17,782	$ 689,902
–	502,638	–	502,638
–	–	536	1,583
–	–	1,716	5,063
$ 324,640	$ 502,638	$ 20,034	$ 1,199,186
$ –	$ –	$ 1,716	$ 5,063
324,640	502,638	18,318	1,194,123
$ 324,640	$ 502,638	$ 20,034	$ 1,199,186

CITY OF RAMSEY

Nonmajor Debt Service Funds
Combining Statement of Revenue, Expenditures, and Changes in Fund Balances
Year Ended December 31, 2014

	2001B/2007B Tax Increment Bonds	2004A Capital Improvement Refunding Bonds	2005B/2011 Refund G.O. Improvement Bonds	2009A State Aid Road Bond
Revenue				
Property taxes	$ –	$ 146,533	$ –	$ –
Special assessments	–	–	–	–
Intergovernmental revenue	–	–	338,510	169,461
Other revenue				
Investment earnings	–	4,068	23,001	2,132
Total revenue	–	150,601	361,511	171,593
Expenditures				
Debt service				
Principal retirement	300,000	125,000	205,000	130,000
Interest and fiscal charges	12,000	18,314	204,695	29,790
Total expenditures	312,000	143,314	409,695	159,790
Excess (deficiency) of revenue over expenditures	(312,000)	7,287	(48,184)	11,803
Other financing sources (uses)				
Payment on refunded debt	–	–	(2,895,000)	–
Transfers in	312,000	–	–	–
Total other financing sources (uses)	312,000	–	(2,895,000)	–
Net change in fund balances	–	7,287	(2,943,184)	11,803
Fund balances				
Beginning of year	–	197,319	3,023,107	52,195
End of year	$ –	$ 204,606	$ 79,923	$ 63,998

2011A Armstrong/Bunker Bond	2012B Residence at the COR Bond	2013A Capital Equiptment Certificates	Totals
$ –	$ –	$ 75,113	$ 221,646
71,415	–	–	71,415
297,970	–	–	805,941
2,077	1,827	290	33,395
371,462	1,827	75,403	1,132,397
265,000	–	60,000	1,085,000
102,035	155,415	11,557	533,806
367,035	155,415	71,557	1,618,806
4,427	(153,588)	3,846	(486,409)
–	–	–	(2,895,000)
–	–	–	312,000
–	–	–	(2,583,000)
4,427	(153,588)	3,846	(3,069,409)
320,213	656,226	14,472	4,263,532
$ 324,640	$ 502,638	$ 18,318	$ 1,194,123



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NONMAJOR CAPITAL PROJECTS FUNDS

Nonmajor Capital Projects Funds are used to account for financial resources to be used for the acquisition or construction of major capital facilities.

State-Aid Construction Fund – used to account for state-aid allotments used by the City for improvement projects to thoroughfare roads within the City.

Revolving Acquisition Loan Fund (RALF) Funded Project Fund – This fund is used to account for resources and expenditures related to the purchase of property for future state road development.

Public Facilities Construction Fund – used to account for the resources to be used for land acquisition and the construction of public facilities.

Trott Brook Cemetery Perpetual Care Fund – used to account for perpetual care fees collected on the sale of cemetery plots in Trott Brook Cemetery.

Park Improvement Fund – used to account for all park dedication fees to be used for land acquisition and park development.

Parking Ramp Maintenance Fund – used to account for all expenditures that the City incurs to operate, maintain, and repair the parking ramp with costs to be allocated to the affected users.

2012 Riverdale Drive Fund – used to account for all costs that are associated with reconstructing Riverdale Drive.

North Commons Park Fund – used to account for resources and expenditures related to the development of the North Commons Park located in The COR.

Sunwood Drive Realignment Fund – used to account for all costs that are associated within the realignment of Sunwood Drive with The COR.

2013 Capital Equipment Fund – used to account for resources and expenditures related to the 2013 purchases of capital equipment.

Center Street Fund – used to account for all costs that are associated with construction of Center Street.

2014 Capital Equipment Fund – used to account for resources and expenditures related to the 2014 purchases of capital equipment.

CITY OF RAMSEY

Nonmajor Capital Project Funds
Combining Balance Sheet
December 31, 2014

	State-Aid Construction	RALF Funded Projects	Public Facilities Construction	Trott Brook Cemetery Perpetual Care
Assets				
Cash and temporary investments	$ 429,225	$ 82,012	$ 777,085	$ 41,160
Receivables				
Accounts	–	2,293	–	–
Due from other funds	425,757	–	–	–
Due from other governmental units	–	–	–	–
Land held for resale	–	–	–	–
Total assets	$ 854,982	$ 84,305	$ 777,085	$ 41,160
Liabilities				
Accounts and contracts payable	$ –	$ 3,611	$ 36,519	$ –
Due to other governmental units	–	–	–	–
Due to other funds	–	18,450	–	–
Advances from other funds	–	–	547,310	–
Total liabilities	–	22,061	583,829	–
Fund balances (deficits)				
Restricted	854,982	–	–	–
Assigned	–	62,244	193,256	41,160
Unassigned	–	–	–	–
Total fund balances	854,982	62,244	193,256	41,160
Total liabilities and fund balance	$ 854,982	$ 84,305	$ 777,085	$ 41,160

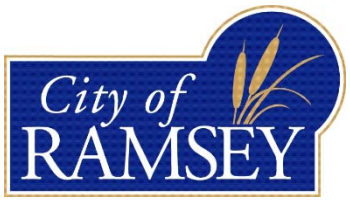
Park Improvement	Parking Ramp Maintenance	2012 Riverdale Drive	North Commons Park	Sunwood Drive Realignment
$ 1,763,496	$ 53	$ –	$ –	$ 450,963
–	45,019	–	–	–
–	–	–	–	–
–	–	702,000	–	–
–	–	–	–	470,448
$ 1,763,496	$ 45,072	$ 702,000	$ –	$ 921,411
$ 121,090	$ 3,865	$ 339,092	$ –	$ –
–	–	75	–	–
–	–	425,757	–	–
–	–	–	–	–
121,090	3,865	764,924	–	–
–	–	–	–	–
1,642,406	41,207	–	–	921,411
–	–	(62,924)	–	–
1,642,406	41,207	(62,924)	–	921,411
$ 1,763,496	$ 45,072	$ 702,000	$ –	$ 921,411

(continued)

CITY OF RAMSEY

Nonmajor Capital Project Funds
Combining Balance Sheet
December 31, 2014

	2013 Capital Equipment	Center Street	2014 Capital Equipment	Totals
Assets				
Cash and temporary investments	$ –	$ –	$ 839,376	$ 4,383,370
Receivables				
Accounts	–	–	–	47,312
Due from other funds	–	–	–	425,757
Due from other governmental units	–	268,961	–	970,961
Land held for resale	–	–	–	470,448
Total assets	$ –	$ 268,961	$ 839,376	$ 6,297,848
Liabilities				
Accounts and contracts payable	$ –	$ 65	$ –	$ 504,242
Due to other governmental units	–	–	–	75
Due to other funds	–	270,116	–	714,323
Advances from other funds	–	–	–	547,310
Total liabilities	–	270,181	–	1,765,950
Fund balances (deficits)				
Restricted	–	–	–	854,982
Assigned	–	–	839,376	3,741,060
Unassigned	–	(1,220)	–	(64,144)
Total fund balances	–	(1,220)	839,376	4,531,898
Total liabilities and fund balance	$ –	$ 268,961	$ 839,376	$ 6,297,848



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CITY OF RAMSEY

Nonmajor Capital Project Funds
Combining Statement of Revenue, Expenditures, and Changes in Fund Balances
Year Ended December 31, 2014

	State-Aid Construction	RALF Funded Projects	Public Facilities Construction	Trott Brook Cemetery Perpetual Care
Revenue				
Property taxes	$ –	$ –	$ 44,520	$ –
Intergovernmental revenue	238,694	–	–	–
Charges for services	–	146,885	–	–
Other revenue				
Investment earnings	43,132	–	21,258	1,304
Miscellaneous	–	–	–	6,300
Total revenue	281,826	146,885	65,778	7,604
Expenditures				
Current				
General government	–	–	–	–
Highways and streets	505,067	103,176	27,872	–
Culture and recreation	–	–	–	–
Capital outlay	112,412	–	105,778	–
Debt service				
Interest and fiscal charges	–	–	–	–
Total expenditures	617,479	103,176	133,650	–
Excess (deficiency) of revenue over expenditures	(335,653)	43,709	(67,872)	7,604
Other financing sources (uses)				
Debt issued	–	–	–	–
Transfers in	–	–	274,760	–
Transfers (out)	–	–	–	–
Total other financing sources (uses)	–	–	274,760	–
Net change in fund balances	(335,653)	43,709	206,888	7,604
Fund balances (deficits)				
Beginning of year	1,190,635	18,535	(13,632)	33,556
End of year	$ 854,982	$ 62,244	$ 193,256	$ 41,160

Park Improvement	Parking Ramp Maintenance	2012 Riverdale Drive	North Commons Park	Sunwood Drive Realignment
$ –	$ –	$ –	$ –	$ –
110,498	–	702,000	–	–
150,489	–	–	–	–
131,402	–	(5,538)	–	25,767
14,180	137,730	825	–	–
406,569	137,730	697,287	–	25,767
–	98,404	–	–	–
–	–	1,854	2,465	355,176
180,708	–	–	–	–
1,043,370	–	729,370	–	–
–	–	–	–	–
1,224,078	98,404	731,224	2,465	355,176
(817,509)	39,326	(33,937)	(2,465)	(329,409)
–	–		–	–
–	–	–	5,300	–
–	–	–	–	–
–	–	–	5,300	–
(817,509)	39,326	(33,937)	2,835	(329,409)
2,459,915	1,881	(28,987)	(2,835)	1,250,820
$ 1,642,406	$ 41,207	$ (62,924)	$ –	$ 921,411

(continued)

CITY OF RAMSEY

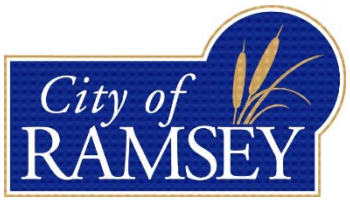
Nonmajor Capital Project Funds
Combining Statement of Revenue, Expenditures, and Changes in Fund Balances
Year Ended December 31, 2014

	2013 Capital Equipment	Center Street	2014 Capital Equipment	Totals
Revenue				
Property taxes	$ –	$ –	$ –	$ 44,520
Intergovernmental revenue	–	268,961	–	1,320,153
Charges for services	–	–	–	297,374
Other revenue				
Investment earnings	–	(1,138)	–	216,187
Miscellaneous	–	–	–	159,035
Total revenue	–	267,823	–	2,037,269
Expenditures				
Current				
General government	–	–	–	98,404
Highways and streets	–	1,475	–	997,085
Culture and recreation	–	–	–	180,708
Capital outlay	–	267,568	–	2,258,498
Debt service				
Interest and fiscal charges	–	–	35,624	35,624
Total expenditures	–	269,043	35,624	3,570,319
Excess (deficiency) of revenue over expenditures	–	(1,220)	(35,624)	(1,533,050)
Other financing sources (uses)				
Debt issued	–	–	875,000	875,000
Transfers in	–	–	–	280,060
Transfers (out)	(172,986)	–	–	(172,986)
Total other financing sources (uses)	(172,986)	–	875,000	982,074
Net change in fund balances	(172,986)	(1,220)	839,376	(550,976)
Fund balances (deficits)				
Beginning of year	172,986	–	–	5,082,874
End of year	$ –	$ (1,220)	$ 839,376	$ 4,531,898

AGENCY FUND

The Agency Fund is used to account for assets held by the City in the capacity of agent.

Agency Fund – This fund is used to account for deposits held for developers as security for various services. In addition it accounts for property purchased on behalf of the state and the related liability for future state highway improvements.

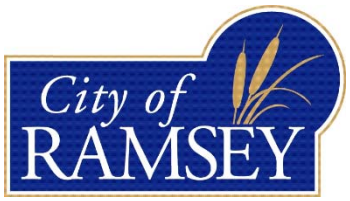


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CITY OF RAMSEY

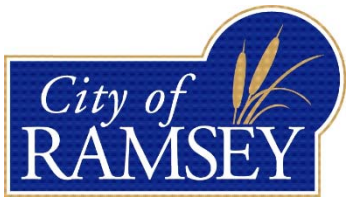
Agency Fund
Statement of Changes in Assets and Liabilities
Year Ended December 31, 2014

	Beginning Balance	Additions	Deletions	Ending Balance
Assets				
Cash and temporary investments	$ 357,957	$ 313,442	$ 230,746	$ 440,653
Receivables				
Accounts	41,160	3,740	1,871	43,029
Assets held for resale	12,734,868	–	–	12,734,868
Total assets	$ 13,133,985	$ 317,182	$ 232,617	$ 13,218,550
Liabilities				
Accounts payable	$ 5,711	$ 184,358	$ 183,486	$ 6,583
Deposits payable	393,406	567,107	483,414	477,099
Loans Payable to Met Council	12,734,868	–	–	12,734,868
Total liabilities	$ 13,133,985	$ 751,465	$ 666,900	$ 13,218,550



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STATISTICAL SECTION (UNAUDITED)



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STATISTICAL SECTION

This part of the City of Ramsey's comprehensive annual financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the government's overall financial health.

Contents | Page

Financial Trends
These schedules contain trend information to help the reader understand how the government's financial performance and well-being have changed over time. 128-133

Revenue Capacity
These schedules contain information to help the reader assess the government's most significant local revenue source, the property tax. 134-137

Debt Capacity
These schedules present information to help the reader assess the affordability of the government's current levels of outstanding debt and the government's ability to issue additional debt in the future. 138-141

Demographic and Economic Information
These schedules offer demographic and economic indicators to help the reader understand the environment within which the government's financial activities take place. 142-143

Operating Information
These schedules contain service and infrastructure data to help the reader understand how the information in the government's financial report relates to the services the government provides and the activities it performs. 144-146

Sources: Unless otherwise noted, the information in these schedules is derived from the comprehensive annual financial reports for the relevant year.

City of Ramsey
Net Position by Component
Last Ten Fiscal Years
(accrual basis of accounting)

	Fiscal Year 2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Governmental activities										
Net investment in capital assets	$ 12,267,296	$ 23,424,366	$ 27,548,267	$ 31,255,476	$ 34,736,969	$ 38,466,812	$ 39,794,321	$ 41,998,822	$ 40,374,256	$ 41,657,601
Restricted	18,296,241	13,860,707	16,626,010	20,919,497	21,780,289	21,604,295	22,103,948	14,632,006	16,128,452	15,273,582
Unrestricted	19,265,380	18,428,817	17,500,206	18,403,564	16,902,526	14,450,911	14,433,838	7,298,825	8,107,485	8,120,953
Total governmental activities net position	$ 49,828,917	$ 55,713,890	$ 61,674,483	$ 70,578,537	$ 73,419,784	$ 74,522,018	$ 76,332,107	$ 63,929,653	$ 64,610,193	$ 65,052,136
Business-type activities										
Net investment in capital assets	$ 36,311,701	$ 47,334,422	$ 49,173,058	$ 49,355,232	$ 51,823,362	$ 52,500,049	$ 51,748,092	$ 50,843,868	$ 50,494,576	$ 50,427,367
Unrestricted	17,013,900	17,739,362	20,926,874	22,525,196	21,633,010	22,845,759	23,764,060	27,486,732	28,969,730	30,915,832
Total business-type activities net position	$ 53,325,601	$ 65,073,784	$ 70,099,932	$ 71,880,428	$ 73,456,372	$ 75,345,808	$ 75,512,152	$ 78,330,600	$ 79,464,306	$ 81,343,199
Total government										
Net investment in capital assets	$ 48,578,997	$ 70,758,788	$ 76,721,325	$ 80,610,708	$ 86,560,331	$ 90,966,861	$ 91,542,413	$ 92,842,690	$ 90,868,832	$ 92,084,968
Restricted	18,296,241	13,860,707	16,626,010	20,919,497	21,780,289	21,604,295	22,103,948	14,632,006	16,128,452	15,273,582
Unrestricted	36,279,280	36,168,179	38,427,080	40,928,760	38,535,536	37,296,670	38,197,898	34,785,557	37,077,215	39,036,785
Total government net position	$ 103,154,518	$ 120,787,674	$ 131,774,415	$ 142,458,965	$ 146,876,156	$ 149,867,826	$ 151,844,259	$ 142,260,253	$ 144,074,499	$ 146,395,335

City of Ramsey
Changes in Net Position
Last Ten Fiscal Years
(accrual basis of accounting)

	Fiscal Year 2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Expenses										
Governmental activities:										
General government	$ 7,093,819	$ 10,515,659	$ 3,878,438	$ 4,862,284	$ 4,690,824	$ 4,998,807	$ 5,559,732	$ 18,976,842	$ 3,735,657	$ 4,087,755
Public safety	3,422,844	3,780,436	3,809,016	4,313,520	4,438,324	4,153,361	4,307,045	4,218,066	4,074,688	4,079,362
Highways and streets	1,637,803	1,892,391	2,689,259	3,756,861	4,795,460	5,791,896	6,129,272	5,659,428	5,215,260	4,263,552
Culture and recreation	719,591	887,158	977,766	1,064,587	1,067,125	1,048,690	1,267,292	1,216,583	1,415,736	1,422,810
Interest and fiscal charges	756,527	1,437,427	1,415,874	1,342,305	1,330,224	1,316,893	1,302,228	2,555,567	1,220,471	1,168,513
Total governmental activities expenses	13,630,584	18,513,071	12,770,353	15,339,557	16,321,957	17,309,647	18,565,569	32,626,486	15,661,812	15,021,992
Business-type activities:										
Water utility	851,196	906,795	912,094	1,247,248	1,291,952	1,295,721	1,358,050	1,228,012	1,293,201	1,221,211
Sewer utility	740,917	771,870	838,452	883,214	1,076,451	1,101,554	1,149,318	1,152,760	1,190,551	1,282,302
Street light utility	88,881	108,639	110,837	123,839	148,140	158,369	163,758	165,651	176,736	161,733
Recycling utility	196,654	232,052	283,746	300,755	298,631	307,662	302,947	302,936	308,629	321,321
Storm water utility	279,824	258,731	440,697	300,444	358,522	350,521	410,666	496,309	491,370	509,709
Total business-type activities	2,157,472	2,278,087	2,585,826	2,855,500	3,173,696	3,213,827	3,384,739	3,345,668	3,460,487	3,496,276
Total government expenses	$ 15,788,056	$ 20,791,158	$ 15,356,179	$ 18,195,057	$ 19,495,653	$ 20,523,474	$ 21,950,308	$ 35,972,154	$ 19,122,299	$ 18,518,268
Program Revenues										
Governmental activities:										
Charges for services:										
General government	$ 220,619	$ 138,500	$ 395,697	$ 347,633	$ 303,122	$ 344,922	$ 313,195	$ 416,152	$ 479,970	$ 461,538
Public safety	1,825,878	1,133,013	654,796	1,048,086	802,196	979,828	918,296	1,177,840	901,570	626,844
Highways and streets	601,448	759,143	537,660	494,996	284,026	487,507	738,136	81,159	239,234	266,447
Culture and recreation	1,312,641	623,523	668,521	6,905	19,763	27,016	9,910	628,571	158,376	173,310
Operating grants and contributions	14,044,119	1,892,686	3,025,480	2,201,372	614,816	326,986	298,077	2,008,709	1,180,725	385,574
Capital grants and contributions	4,201,673	7,944,042	522,815	5,122,028	2,700,471	2,828,240	4,187,265	3,866,331	3,208,950	3,023,145
Total governmental activities program revenues	22,206,378	12,490,907	5,804,969	9,221,020	4,724,394	4,994,499	6,464,879	8,178,762	6,168,825	4,936,858
Business-type activities:										
Charges for services:										
Water utility	1,062,524	1,317,203	1,440,658	1,539,665	1,693,581	1,633,461	1,821,386	2,131,460	1,997,302	1,860,380
Sewer utility	939,478	1,044,271	1,100,948	1,208,843	1,214,953	1,261,609	1,236,771	1,324,342	1,341,674	1,393,157
Street light utility	144,882	167,548	173,541	183,560	172,897	179,272	178,850	179,124	177,158	188,185
Recycling utility	202,060	251,224	291,152	332,682	284,515	294,617	297,226	296,358	298,034	309,160
Storm water utility	438,214	475,548	503,553	566,506	578,666	617,598	617,579	647,169	677,936	706,135
Operating grants and contributions	-	-	-	-	59,963	49,873	50,279	57,239	79,358	65,817
Capital grants and contributions	7,199,843	9,694,600	2,242,294	373,612	102,512	310,040	88,349	1,315,030	488,687	101,107
Total business-type activities program revenues	9,987,001	12,950,394	5,752,146	4,204,868	4,107,087	4,346,470	4,290,440	5,950,722	5,060,149	4,623,941
Total government program revenues	$ 32,193,379	$ 25,441,301	$ 11,557,115	$ 13,425,888	$ 8,831,481	$ 9,340,969	$ 10,755,319	$ 14,129,484	$ 11,228,974	$ 9,560,799
Net (expense)/revenue										
Governmental activities	$ 8,575,794	$ (6,022,164)	$ (6,965,384)	$ (6,118,537)	$ (11,597,563)	$ (12,315,148)	$ (12,100,690)	$ (24,447,724)	$ (9,492,987)	$ (10,085,134)
Business-type activities	7,829,529	10,672,307	3,166,320	1,349,368	933,391	1,132,643	905,701	2,605,054	1,599,662	1,127,665
Total government net expense	$ 16,405,323	$ 4,650,143	$ (3,799,064)	$ (4,769,169)	$ (10,664,172)	$ (11,182,505)	$ (11,194,989)	$ (21,842,670)	$ (7,893,325)	$ (8,957,469)
General Revenues and Other Changes in Net Position										
Governmental activities:										
Property taxes	$ 8,807,253	$ 10,409,249	$ 11,562,407	$ 12,345,279	$ 13,019,854	$ 12,144,908	$ 11,671,760	$ 11,454,519	$ 10,421,456	$ 9,423,457
General grants and contributions	250,483	48,331	508,664	310,111	204,752	114,692	120,932	9,175	38,577	3,198
Investment earnings (charges)	1,139,598	1,686,095	1,648,318	1,736,468	1,116,588	1,283,533	903,786	474,076	(411,446)	980,922
Sale of capital assets	15,237	26,585	24,795	57,975	5,816	-	14,716	-	12,940	-
Transfers	(162,092)	(263,123)	(818,207)	572,758	91,800	(125,751)	1,199,585	107,500	112,000	119,500
Total governmental activities	10,050,479	11,907,137	12,925,977	15,022,591	14,438,810	13,417,382	13,910,779	12,045,270	10,173,527	10,527,077
Business-type activities:										
Investment earnings (charges)	388,682	812,753	1,041,621	1,003,886	734,353	631,042	460,228	320,894	(353,956)	870,728
Transfers	162,092	263,123	818,207	(572,758)	(91,800)	125,751	(1,199,585)	(107,500)	(112,000)	(119,500)
Total business-type activities	550,774	1,075,876	1,859,828	431,128	642,553	756,793	(739,357)	213,394	(465,956)	751,228
Total government	$ 10,601,253	$ 12,983,013	$ 14,785,805	$ 15,453,719	$ 15,081,363	$ 14,174,175	$ 13,171,422	$ 12,258,664	$ 9,707,571	$ 11,278,305
Change in Net Position										
Governmental activities	$ 18,626,273	$ 5,884,973	$ 5,960,593	$ 8,904,054	$ 2,841,247	$ 1,102,234	$ 1,810,089	$ (12,402,454)	$ 680,540	$ 441,943
Business-type activities	8,380,303	11,748,183	5,026,148	1,780,496	1,575,944	1,889,436	166,344	2,818,448	1,133,706	1,878,893
Total government	$ 27,006,576	$ 17,633,156	$ 10,986,741	$ 10,684,550	$ 4,417,191	$ 2,991,670	$ 1,976,433	$ (9,584,006)	$ 1,814,246	$ 2,320,836

City of Ramsey
Governmental Activities Tax Revenues By Source
Last Ten Fiscal Years
(accrual basis of accounting)

Fiscal Year	Property Tax	Tax Increment	Total
2005	$ 6,015,874	$ 2,791,379	$ 8,807,253
2006	7,491,431	2,917,818	10,409,249
2007	8,501,628	3,060,779	11,562,407
2008	9,032,267	3,313,012	12,345,279
2009	9,494,094	3,525,760	13,019,854
2010	8,531,043	3,613,865	12,144,908
2011	8,048,173	3,623,587	11,671,760
2012	8,750,754	2,703,765	11,454,519
2013	8,186,852	2,234,604	10,421,456
2014	8,755,276	668,181	9,423,457

City of Ramsey
Fund Balances of Governmental Funds
Last Ten Fiscal Years
(modified accrual basis of accounting)

	Fiscal Year 2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
General fund										
Reserved	$ 5,039	$ 2,340	$ 109,775	$ 5,351	$ 6,794	$ 14,115	$ -	$ -	$ -	$ -
Unreserved	5,580,227	6,118,854	6,902,495	6,973,197	7,010,159	6,045,644	-	-	-	-
Nonspendable	-	-	-	-	-	-	9,929	4,042	50,561	4,805
Assigned	-	-	-	-	-	-	125,015	142,419	175,008	-
Unassigned	-	-	-	-	-	-	6,253,688	6,578,822	6,545,825	6,977,764
Total general fund	$ 5,585,266	$ 6,121,194	$ 7,012,270	$ 6,978,548	$ 7,016,953	$ 6,059,759	$ 6,388,632	$ 6,725,283	$ 6,771,394	$ 6,982,569
All other governmental funds										
Reserved	$ 15,845,592	$ 1,921,969	$ 1,028,346	$ 2,864,874	$ 12,898,120	$ 12,906,280	$ -	$ -	$ -	$ -
Unreserved, reported in:										
Special revenue funds	6,122,329	5,255,220	6,994,395	9,131,758	5,973,123	6,632,439	-	-	-	-
Debt service funds	2,184,019	1,754,262	2,001,431	2,393,118	2,344,463	2,524,951	-	-	-	-
Capital projects funds	14,401,743	13,477,202	13,721,728	13,190,165	12,777,036	10,291,562	-	-	-	-
Nonspendable	-	-	-	-	-	-	304	-	590	-
Restricted	-	-	-	-	-	-	25,032,219	17,606,291	19,148,705	15,295,400
Committed	-	-	-	-	-	-	819,839	946,312	927,557	743,944
Assigned	-	-	-	-	-	-	10,552,354	9,962,381	10,719,398	10,651,554
Unassigned	-	-	-	-	-	-	(853,086)	(456,692)	(282,159)	(110,979)
Total all other governmental funds	$ 38,553,683	$ 22,408,653	$ 23,745,900	$ 27,579,915	$ 33,992,742	$ 32,355,232	$ 35,551,630	$ 28,058,292	$ 30,514,091	$ 26,579,919

Note: The City implemented GASB Statement No. 54 in fiscal year 2011. Redefined fund balance for categories nonspendable, restricted, committed, assigned, and unassigned is not available for previous fiscal years.

City of Ramsey
Changes in Fund Balances of Governmental Funds
Last Ten Fiscal Years
(modified accrual basis of accounting)

	Fiscal Year 2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Revenues										
Property taxes	$ 8,421,955	$ 9,880,606	$ 11,359,235	$ 12,101,523	$ 13,238,885	$ 12,151,317	$ 11,709,649	$ 11,545,803	$ 10,490,825	$ 9,544,771
Special assessments	3,771,480	1,057,724	597,562	503,718	446,452	492,870	545,764	436,854	370,791	326,465
Licenses and permits	1,266,111	797,491	680,717	855,914	373,462	412,071	368,153	534,910	718,875	458,532
Intergovernmental revenue	4,124,766	4,944,306	1,763,110	2,622,219	1,733,329	2,029,558	3,140,747	3,736,095	2,919,701	2,615,851
Charges for services	2,560,089	1,760,007	1,401,329	609,223	947,307	1,319,586	1,517,320	1,681,400	877,849	966,951
Fines and forfeits	108,014	113,337	130,325	126,559	113,661	100,199	105,833	75,562	73,110	72,216
Investment earnings (charges)	1,128,984	1,665,885	1,623,146	1,715,220	1,102,245	1,269,263	895,184	468,032	(403,836)	965,382
Miscellaneous	1,523,182	836,441	1,910,172	4,041,273	1,422,878	838,148	746,505	1,909,229	1,402,508	596,208
Total Revenues	$ 22,904,581	$ 21,055,797	$ 19,465,596	$ 22,575,649	$ 19,378,219	$ 18,613,012	$ 19,029,155	$ 20,387,885	$ 16,449,823	$ 15,546,376
Expenditures										
General government	$ 7,008,854	$ 10,234,225	$ 3,955,708	$ 4,227,391	$ 3,933,652	$ 4,280,825	$ 4,847,669	$ 18,291,512	$ 2,837,610	$ 3,175,959
Public safety	3,053,299	3,414,823	3,822,983	3,941,648	3,945,154	3,779,318	3,886,613	3,860,697	3,740,132	3,809,209
Highways and streets	1,312,903	1,449,249	1,904,031	2,868,137	2,282,505	2,753,505	4,944,097	4,391,415	3,883,519	2,930,144
Culture and recreation	632,253	743,016	820,780	901,042	861,406	817,538	857,927	836,452	1,013,089	1,004,750
Capital outlay	13,775,696	18,206,034	4,165,759	4,484,807	4,429,123	6,353,954	6,589,201	3,370,128	705,383	3,688,952
Debt service										
Principal	2,929,000	1,780,000	1,702,000	2,010,000	3,430,000	2,235,000	1,810,000	1,485,000	1,315,000	1,580,000
Interest	444,862	1,960,137	1,412,972	1,352,656	1,331,563	1,322,871	1,220,906	2,681,176	1,213,120	1,179,859
Total Expenditures	$ 29,156,867	$ 37,787,484	$ 17,784,233	$ 19,785,681	$ 20,213,403	$ 21,543,011	$ 24,156,413	$ 34,916,380	$ 14,707,853	$ 17,368,873
Excess of revenues over (under) expenditures	$ (6,252,286)	$ (16,731,687)	$ 1,681,363	$ 2,789,968	$ (835,184)	$ (2,929,999)	$ (5,127,258)	$ (14,528,495)	$ 1,741,970	$ (1,822,497)
Other financing sources (uses)										
Bonds issued	$ 24,280,000	$ 1,035,000	$ 1,735,000	$ -	$ 1,340,000	$ -	$ 4,365,000	$ 7,320,000	$ 635,000	$ 875,000
Refunding bonds issued	-	-	-	-	-	-	3,090,000	16,875,000	-	-
Premium/(Discount) on debt issues	209,229	-	-	-	(25,125)	-	(22,036)	284,907	-	-
Payments on refunded bonds	-	-	(920,000)	-	-	-	-	(17,227,352)	-	(2,895,000)
Proceeds on sale of capital assets	16,794	26,585	24,795	57,975	28,545	8,361	19,980	11,753	12,940	-
Transfers in	4,899,448	5,166,609	4,169,062	4,364,931	5,620,998	7,782,837	3,864,855	6,237,727	2,606,637	2,329,539
Transfers (out)	(4,845,748)	(5,105,609)	(4,461,897)	(3,412,581)	(5,529,198)	(7,455,903)	(2,665,270)	(6,130,227)	(2,494,637)	(2,210,039)
Total other financing sources (uses)	$ 24,559,723	$ 1,122,585	$ 546,960	$ 1,010,325	$ 1,435,220	$ 335,295	$ 8,652,529	$ 7,371,808	$ 759,940	$ (1,900,500)
Special item	-	-	-	-	5,851,196	-	-	-	-	-
Net change in fund balances	$ 18,307,437	$ (15,609,102)	$ 2,228,323	$ 3,800,293	$ 6,451,232	$ (2,594,704)	$ 3,525,271	$ (7,156,687)	$ 2,501,910	$ (3,722,997)
Debt service as a percentage of noncapital expenditures	21.94%	19.10%	22.87%	21.98%	30.17%	23.42%	17.25%	13.21%	18.05%	20.17%

City of Ramsey
General Governmental Tax Revenues By Source
Last Ten Fiscal Years
(modified accrual basis of accounting)

Fiscal Year	Property Tax	Tax Increment	Total
2005	$ 5,630,576	$ 2,791,379	$ 8,421,955
2006	6,962,788	2,917,818	9,880,606
2007	8,298,456	3,060,779	11,359,235
2008	8,788,511	3,313,012	12,101,523
2009	9,713,125	3,525,760	13,238,885
2010	8,537,452	3,613,865	12,151,317
2011	8,086,062	3,623,587	11,709,649
2012	8,842,038	2,703,765	11,545,803
2013	8,256,221	2,234,604	10,490,825
2014	8,876,590	668,181	9,544,771

City of Ramsey
Taxable Market Value and Estimated Actual Value of Taxable Property
Last Ten Fiscal Years

Fiscal Year Ended Dec 31	Real Property		Personal Property	Total Taxable Market Value	Tax Capacity Value	Total Direct Tax Rate	Estimated Actual Taxable Value	Taxable Market Value as a Percentage of Actual Value
	Residential Property	Commercial Property	Other					
2005	$ 1,408,912,900	$ 196,311,700	$ 15,244,800	$ 1,620,469,400	$ 15,892,622	38.182%	$ 1,681,213,200	96.39%
2006	1,629,842,600	227,059,300	15,096,100	1,871,998,000	18,847,207	39.352%	1,921,741,700	97.41%
2007	1,880,483,000	269,566,300	15,262,600	2,165,311,900	22,640,697	39.222%	2,210,610,800	97.95%
2008	1,966,005,400	306,596,800	15,820,200	2,288,422,400	23,857,278	39.282%	2,336,127,900	97.96%
2009	2,005,067,600	347,622,600	16,932,200	2,369,622,400	25,040,188	39.263%	2,408,464,200	98.39%
2010	1,845,420,600	327,882,200	17,277,000	2,190,579,800	23,787,900	37.811%	2,232,018,600	98.14%
2011	1,659,908,100	301,333,900	18,253,100	1,979,495,100	20,609,005	39.801%	2,015,100,000	98.23%
2012	1,606,421,000	282,627,300	17,640,900	1,906,689,200	19,881,220	44.174%	1,939,707,200	98.30%
2013	1,498,299,700	257,979,400	18,811,000	1,775,090,100	18,068,054	44.290%	1,806,808,800	98.24%
2014	1,500,637,400	245,491,800	17,567,700	1,763,696,900	19,356,717	44.237%	1,795,975,400	98.20%

Source: Anoka County records were the source of taxable market value and estimated actual values.

City of Ramsey
Property Tax Rates (1)
Direct and Overlapping (2) Governments
Last Ten Fiscal Years

	City of Ramsey			County	School District		Other	Total	
Fiscal Year	General Operating Levy	Debt Service Levy	Total City Levy	Anoka County	ISD No 11	ISD No 728	Special Taxing Districts (3)	Direct & Overlapping Rates-ISD No 11	Direct & Overlapping Rates-ISD No 728
Tax rates per $100 of tax capacity									
2005	35.206	2.976	38.182	33.080	21.492	32.848	4.955	97.709	109.065
2006	35.447	3.905	39.352	33.869	20.046	35.950	4.382	97.649	113.553
2007	33.234	5.988	39.222	32.391	19.353	33.208	4.016	94.982	108.837
2008	35.093	4.189	39.282	33.888	16.983	32.344	3.967	94.120	109.481
2009	34.685	4.578	39.263	33.563	18.247	36.088	3.803	94.876	112.717
2010	33.080	4.731	37.811	36.855	19.939	39.967	4.961	99.566	119.594
2011	35.840	3.961	39.801	41.708	23.999	43.489	4.905	110.413	129.903
2012	37.186	6.988	44.174	43.298	23.325	45.548	4.124	114.921	137.144
2013	41.500	2.790	44.290	45.453	26.751	51.290	4.146	120.640	145.179
2014	37.073	7.164	44.237	44.495	28.265	51.286	6.031	123.028	146.049

Source: Anoka County records

(1) Information reflects total tax rates levied by each entity. Tax rates are expressed as a percent of "net tax capacity." A property's tax capacity is determined by multiplying its taxable market value by a state-determined class rate. Class rates vary by property type and change periodically based on state legislation.

(2) Overlapping rates are those of local and county governments that apply to property owners within the City of Ramsey. Not all overlapping rates apply to all City of Ramsey property owners (e.g., the rates for special districts may apply only to the proportion of the government's property owners whose property is located within the geographic boundaries of the special district.)

(3) Other taxing districts include the Metropolitan Council, Regional Transit Area, Mosquito Control, and the Anoka County Regional Railroad Authority.

City of Ramsey
Principal Property Taxpayers
Current Year And Nine Years Ago

	2014			2005		
Taxpayer	Taxable Market Value	Rank	Percentage of Total Taxable Market Value	Taxable Market Value	Rank	Percentage of Total Taxable Market Value
Connexus Energy/Anoka Electric Co-op	$ 10,285,467	1	0.58%	$17,459,200	2	1.08%
S & A Partners, LLC	5,908,267	2	0.33%	12,017,700	3	0.74%
Brunswick Corporation	4,653,333	3	0.26%	8,637,000	4	0.53%
PSD LLC	4,607,300	4	0.26%	-	-	NA
Northstar Marketplace Station	4,463,867	5	0.25%	-	-	NA
Minnegasco	4,019,133	6	0.23%	4,588,900	6	0.28%
F&C Ramsey Apartments LLC	3,827,933	7	0.22%	-	-	NA
Insight Equity APX LP	3,618,933	8	0.21%	6,675,400	5	0.41%
Zero Zone Refrigeration, LLC	2,772,933	9	0.16%	4,117,200	7	0.25%
Knoll Properties	2,535,800	10	0.14%	3,656,200	9	0.23%
Ramsey Town Center	-	-	NA	24,330,100	1	1.50%
GB Properties LLC	-	-	NA	3,832,300	8	0.24%
Old Castle Precast	-	-	NA	3,503,600	10	0.22%

Source: County Board of Equalization and Assessment

City of Ramsey
Property Tax Levies and Collections (1)
Last Ten Fiscal Years

Fiscal Year Ended December 31	Total Tax Levy for Fiscal Year	Collected within the Fiscal Year of the Levy (2)		Collections in Subsequent Years	Total Collections to Date	
		Amount	Percentage of Levy		Amount	Percentage of Levy
2005	$ 6,068,121	5,800,683	95.59%	267,433	6,068,116	100.00%
2006	7,416,753	7,150,100	96.40%	265,160	7,415,260	99.98%
2007	8,880,134	8,677,815	97.72%	199,458	8,877,273	99.97%
2008	9,371,616	8,917,124	95.15%	449,206	9,366,330	99.94%
2009	9,831,529	9,374,414	95.35%	443,057	9,817,471	99.86%
2010	8,994,443	8,432,354	93.75%	540,776	8,973,130	99.76%
2011	8,497,158	7,975,431	93.86%	489,897	8,465,328	99.63%
2012	8,782,330	8,616,750	98.11%	113,694	8,730,444	99.41%
2013	8,782,330	8,616,750	98.11%	118,097	8,734,847	99.46%
2014	8,772,143	8,649,053	98.60%	-	8,649,053	98.60%

(1) Includes general, debt service and HRA levy. Does not include property tax revenue in the form of tax increments.

(2) Includes property tax credit collections shown in intergovernmental revenue.

City of Ramsey
Ratios of Outstanding Debt by Type
Last Ten Fiscal Years

Fiscal Year	Governmental Activities: General Obligation Bonded Debt	Governmental Activities: Capital Equipment Certificates	Total Primary Government	Percentage of Personal Income(1)	Per Capita(1)
2005	$ 31,380,000	$ 1,617,000	$ 32,997,000	4.14%	$ 1,434
2006	30,990,000	1,262,000	32,252,000	4.05%	1,402
2007	29,675,000	1,690,000	31,365,000	3.46%	1,301
2008	28,235,000	1,120,000	29,355,000	3.14%	1,218
2009	26,570,000	695,000	27,265,000	2.80%	1,122
2010	24,695,000	335,000	25,030,000	2.64%	1,058
2011	30,505,000	170,000	30,675,000	3.34%	1,294
2012	36,345,000	-	36,345,000	5.02%	1,525
2013	35,030,000	635,000	35,665,000	4.69%	1,467
2014	30,615,000	1,450,000	32,065,000	4.04%	1,286

Note: Details regarding the city's outstanding debt can be found in the notes to the basic financial statements.

(1) See the Schedule of Demographic and Economic Statistics for personal income and population data.

City of Ramsey
Ratios of General Bonded Debt Outstanding
Last Ten Fiscal Years

Fiscal Year	General Obligation Bonds	Less: Amounts Available in Debt Service Fund (3)	Total	Percentage of Estimated Actual Taxable Value of Property(1)	Per Capita(2)
2005	$ 31,380,000	$ 2,184,019	$ 29,195,981	1.74%	$ 1,269
2006	30,990,000	1,754,262	29,235,738	1.52%	1,244
2007	29,675,000	2,001,431	27,673,569	1.25%	1,148
2008	28,235,000	2,393,118	25,841,882	1.11%	1,072
2009	26,570,000	2,344,463	24,225,537	1.01%	997
2010	24,695,000	2,524,951	22,170,049	0.99%	937
2011	30,505,000	5,753,130	24,751,870	1.23%	1,044
2012	36,345,000	5,618,631	30,726,369	1.58%	1,289
2013	35,030,000	4,963,143	30,066,857	1.66%	1,237
2014	30,615,000	1,914,472	28,700,528	1.60%	1,151

Note: Details regarding the city's outstanding debt can be found in the notes to the basic financial statements.

(1) See the Schedule of Assessed Value and Estimated Actual Value of Taxable Property for property value data.

(2) Population data can be found in the Schedule of Demographic and Economic Statistics.

(3) The City is using governmental fund net position restricted for debt service. We believe this to be the best amount available to present a consistent net amount when refunding bonds are held for payment, which are not restricted on entity-wide statements due to conversion for full accrual accounting.

City of Ramsey
Direct and Overlapping Governmental Activities Debt
As of December 31, 2014

Governmental Unit	Debt Outstanding	Estimated Percentage Applicable(1)	Estimated Share of Overlapping Debt
Debt repaid with property taxes:			
Anoka County	$ 118,390,000	7.13%	$ 8,441,207
ISD No. 11, Anoka-Hennepin	72,239,061	9.66%	6,978,293
ISD No. 728, Elk River	153,830,000	3.61%	5,553,263
Metropolitan Council	196,680,000	0.65%	1,278,420
Subtotal, overlapping debt			22,251,183
City of Ramsey direct debt	32,065,000	100.00%	32,065,000
Total direct and overlapping debt			$ 54,316,183

Sources: Assessed value data used to estimate applicable percentages provided by the County Board of Equalization and Assessment. Debt outstanding data provided by the county.

Note: Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the city. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the residents and businesses of the City of Ramsey. This process recognizes that, when considering the government's ability to issue and repay long-term debt, the entire debt burden borne by the residents and businesses should be taken into account. However, this does not imply that every taxpayer is a resident, and therefore responsible for repaying the debt, of each overlapping government.

(1) The percentage of overlapping debt applicable is estimated using taxable assessed property values. Applicable percentages were estimated by determining the portion of the county's taxable assessed value that is within the city's boundaries and dividing it by the county's total taxable assessed value.

City of Ramsey
Legal Debt Margin Information
Last Ten Fiscal Years

	Fiscal Year 2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Debt Limit*	$ 33,624,264	$ 38,434,834	$ 43,306,238	$ 68,652,672	$ 71,088,672	$ 65,717,394	$ 59,384,853	$ 57,200,676	$ 53,252,703	$ 52,910,907
Total net debt applicable to limit	20,027,702	19,572,702	20,073,569	19,046,615	17,825,537	16,465,049	12,206,870	15,675,147	15,993,070	16,141,727
Legal debt margin	$ 13,596,562	$ 18,862,132	$ 23,232,669	$ 49,606,057	$ 53,263,135	$ 49,252,345	$ 47,177,983	$ 41,525,529	$ 37,259,633	$ 36,769,180
Total net debt applicable to limit as a percentage of debt limit	59.56%	50.92%	46.35%	27.74%	25.08%	25.05%	20.56%	27.40%	30.03%	30.51%

Legal Debt Margin Calculation for Fiscal Year 2014

Taxable Market value			$ 1,763,696,900
Debt limit (3%* of market value)			52,910,907
Debt applicable to limit:			
Total bonded debt	$ 32,065,000		
Less:			
Obligations issued with special assessments		(7,660,000)	
Obligations issued with tax increments		(7,320,000)	
Amounts available in respective Debt Service Funds		(943,273)	
Total deductions		(15,923,273)	
			16,141,727
Legal debt margin			$ 36,769,180

Note: Under state finance law, the City of Ramsey's outstanding general obligation debt should not exceed 3 percent of total taxable market value. By law, the general obligation debt subject to the limitation may be offset by amounts set aside for repaying general obligation bonds.
* The statutory limit on debt of Minnesota municipalities increased June 30, 2008 from 2 to 3 percent.

City of Ramsey
Demographic and Economic Statistics
Last Ten Fiscal Years

Fiscal Year	Population (1)	Personal Income (2)	Per Capita Personal Income (3)		School Enrollment (4)	Unemployment Rate (5)
2005	23,008	$ 796,383,601	$ 34,613		3,725	3.0
2006	23,500	837,537,203	35,640		3,570	3.4
2007	24,100	905,557,500	37,575		3,769	4.2
2008	24,100	933,730,400	38,744		3,757	6.7
2009	24,300	974,430,972	40,100	*	3,818	7.8
2010	23,668	949,086,800	40,100	**	5,503	7.3
2011	23,702	917,504,420	38,710		3,757	6.7
2012	23,835	724,488,660	30,396		3,714	5.2
2013	24,306	760,381,280	31,754		4,979	5.0
2014	24,935	793,032,740	31,804		5,012	5.3

(1) Years 2005-2009 population based on combination of Metropolitan Council estimates and City of Ramsey estimates generated from building permit data. In 2010, the United States Census Bureau completed its decennial census showing continued growth; however, the 2010 census revealed a lower persons per household than used in population estimates based on building permit data by the city. 2011-current year data based off of 2010 census and City of Ramsey estimates.

(2) Calculated based on Per Capita Personal Income (Anoka County average) times Ramsey population.

(3) U.S. Department of Commerce, Bureau of Economic Analysis - Anoka County Average.

(4) Anoka-Hennepin School District No. 11 and Elk River School District #728 in addition to private schools as reported by the U.S. Census Bureau

(5) Minnesota Department of Employment and Economic Development

* Estimated based on state annual increase
** Used prior year as best estimated

City of Ramsey
Principal Employers
Current Year And Nine Years Ago

	2014			2005		
Employer	Employees (1)	Rank	Percentage of Total City Employment	Employees (1)	Rank (2)	Percentage of Total City Employment
Life Fitness (Parabody Inc.)	400	1	2.81%	280	2	1.97%
BMC Vision Ease Lens	300	2	2.11%	400	1	2.81%
Sign Zone	252	3	1.77%	-	-	0.00%
Connexus Energy/Anoka Electric	250	4	1.76%	230	3	1.61%
Anderson & Dahlen (Knoll Properties)	150	5	1.05%	160	4	1.12%
ISD No. 11 (Anoka-Hennepin)	130	6	0.91%	120	5	0.84%
Coborns Superstore	130	7	0.91%	-	-	0.00%
Ham Lake Haulers, Inc.	104	8	0.73%	-	-	0.00%
RJM Enterprises	100	9	0.70%	-	-	0.00%
City of Ramsey	84	10	0.59%	-	-	0.00%
Altron Inc.	-	-	0.00%	104	6	0.73%
Command Tooling Systems	-	-	0.00%	84	7	0.59%

Source: State Department of Employment and Economic Development

(1) Full-time equivalent

(2) 2005 data is based upon the availability of information. Data was only available for the top seven (7) employers.

City of Ramsey
Full-time Equivalent City Government Employees by Function
Last Ten Fiscal Years

Function	Fiscal Year 2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
General government	21.97	22.77	23.02	23.02	21.22	20.22	19.10	18.60	16.00	20.00
Public safety										
Police										
Officers	22.00	23.00	24.00	25.00	23.00	23.00	23.00	23.00	22.00	22.00
Civilians	3.50	3.50	4.00	4.00	5.00	5.00	5.00	5.00	5.00	5.50
Fire										
Firefighters and officers	9.58	9.58	9.58	9.58	9.58	9.58	9.58	9.58	9.58	9.58
Civilians	0.50	1.00	1.00	1.00	1.00	1.00	1.00	0.50	0.50	0.50
Protective Inspections	7.00	7.00	7.00	7.00	3.00	2.00	1.00	1.00	2.00	3.25
Highways and streets										
Engineering	6.48	7.48	8.48	8.48	7.48	6.48	6.60	6.60	6.30	6.30
Streets	7.00	8.00	8.00	8.00	7.00	7.00	7.00	7.00	7.00	7.00
Maintenance	6.00	6.00	7.00	7.00	6.00	6.00	5.00	5.00	5.00	5.00
Culture and recreation	4.22	4.22	4.22	4.22	2.47	2.47	3.47	3.47	5.47	3.97
Water	1.00	1.00	1.00	1.00	2.00	2.00	2.00	2.00	4.00	3.00
Total	89.25	93.55	97.30	98.30	87.75	84.75	82.75	81.75	82.85	86.10

Source: City Budget documents

City of Ramsey
Operating Indicators by Function
Last Ten Fiscal Years

Function	Fiscal Year 2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Police										
Number of arrests	481	534	642	574	437	352	463	416	465	377
Parking violations	336	270	383	451	545	465	631	471	493	279
Traffic violations	2,917	2,544	2,156	2,913	2,875	4,008	3,488	3,292	4,453	4,182
Fire										
Number of calls answered	501	496	489	491	453	481	483	459	443	486
Inspections	272	559	527	163	194	177	260	303	205	177
Highways and streets										
Street resurfacing (miles)	19.29	17.26	20.70	17.90	15.65	16.59	14.86	22.00	14.50	14.25
Culture and recreation										
Park Acreage maintained	565	565	565	565	565	565	565	565	571	571
Trails/sidewalks maintained (miles)	30	30	30	30	30	40	45	45	46	50
Water										
Number of connections	3,306	3,542	3,709	3,850	3,914	3,962	4,013	4,087	4,228	4,308
Water main breaks	-	-	-	-	-	-	2	-	-	-
Average daily consumption (gallons)	1,575,342	1,753,425	1,917,808	1,717,808	1,754,130	1,753,425	1,616,376	1,890,290	1,697,771	1,610,006

Source: Various City departments

Note: Indicators are not available for the general city functions.

City of Ramsey
Capital Asset Statistics by Function
Last Ten Fiscal Years

Function	Fiscal Year 2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Public Safety										
Police:										
Stations	1	1	1	1	1	1	1	1	1	1
Patrol units	6	6	6	6	6	6	6	6	6	6
Fire stations	2	2	2	2	2	2	2	2	2	2
Highways and streets										
Streets (miles)	159.85	159.85	167.80	168.00	168.00	168.00	168.00	172.88	172.88	172.88
Streetlights	504	552	603	603	626	626	631	659	659	1,060
Culture and recreation										
Parks acreage	565	565	565	565	565	565	565	565	565	565
Parks *	35	35	35	35	35	35	35	35	38	38
Tennis courts	16	16	16	16	16	12	12	10	10	10
Water										
Water mains (miles)	55	55	87	87	87	87	89	90	90	91
Fire hydrants	562	562	1,000	1,000	1,000	1,000	1,020	1,030	1,030	1,045
Maximum daily capacity **	5,100,000	5,100,000	5,100,000	5,100,000	5,100,000	5,100,000	5,100,000	5,256,000	5,256,000	5,256,000
Sewer										
Sanitary sewers (miles)	38	38	48	48	48	48	63	63	63	64
Storm sewers (miles)	15	15	15	15	15	15	15	15	15	15

Source: Various City departments

Note: Indicators are not available for the general city functions.
* The city has 38 total parks with 32 receiving some form of maintenance
** Maximum water city is able to produce in 12 hour period

Management Report

for

City of Ramsey, Minnesota

December 31, 2014

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MMKR
CERTIFIED PUBLIC ACCOUNTANTS

PRINCIPALS
Thomas M. Montague, CPA
Thomas A. Karnowski, CPA
Paul A. Radosevich, CPA
William J. Lauer, CPA
James H. Eichten, CPA
Aaron J. Nielsen, CPA
Victoria L. Holinka, CPA

To the City Council and Management
City of Ramsey, Minnesota

We have prepared this management report in conjunction with our audit of the City of Ramsey, Minnesota's (the City) financial statements for the year ended December 31, 2014. The purpose of this report is to provide comments resulting from our audit process and to communicate information relevant to city finances in Minnesota. We have organized this report into the following sections:

- Audit Summary
- Governmental Funds Overview
- Enterprise Funds Overview
- Government-Wide Financial Statements
- Legislative Updates
- Accounting and Auditing Updates

We would be pleased to further discuss any of the information contained in this report or any other concerns that you would like us to address. We would also like to express our thanks for the courtesy and assistance extended to us during the course of our audit.

The purpose of this report is solely to provide those charged with governance of the City, management, and those who have responsibility for oversight of the financial reporting process comments resulting from our audit process and information relevant to city finances in Minnesota. Accordingly, this report is not suitable for any other purpose.

Malloy, Montague, Karnowski, Radosevich & Co., P.A.

Minneapolis, Minnesota
May 21, 2015

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AUDIT SUMMARY

The following is a summary of our audit work, key conclusions, and other information that we consider important or that is required to be communicated to the City Council, administration, or those charged with governance of the City.

OUR RESPONSIBILITY UNDER AUDITING STANDARDS GENERALLY ACCEPTED IN THE UNITED STATES OF AMERICA AND *GOVERNMENT AUDITING STANDARDS*

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City as of and for the year ended December 31, 2014, and the related notes to the financial statements. Professional standards require that we provide you with information about our responsibilities under auditing standards generally accepted in the United States of America and *Government Auditing Standards*, as well as certain information related to the planned scope and timing of our audit. We have communicated such information to you verbally and in our audit engagement letter. Professional standards also require that we communicate the following information related to our audit.

PLANNED SCOPE AND TIMING OF THE AUDIT

We performed the audit according to the planned scope and timing previously discussed and coordinated in order to obtain sufficient audit evidence and complete an effective audit.

AUDIT OPINION AND FINDINGS

Based on our audit of the City's financial statements for the year ended December 31, 2014:

- We have issued an unmodified opinion on the City's basic financial statements.
- We reported no deficiencies involving the City's internal control over financial reporting that we consider to be material weaknesses.
- The results of our testing disclosed no instances of noncompliance required to be reported under *Government Auditing Standards*.
- We reported two findings based on our testing of the City's compliance with Minnesota laws and regulations. These findings, as further detailed in the City's Special Purpose Audit Reports, include the following:

    1. Withholding Affidavit
    2. Payroll Payment Declaration

AUDIT COMMENTS

Land Held for Resale – The City currently holds a material amount of land for resale, which management reports at the lower of cost or net realizable value. City staff has also prepared a schedule comparing the current carrying value of these properties to estimated market values provided by Anoka County to support these values. We recognize the City is working on an ongoing basis to utilize these assets in the best interest of the City. We recommend that the City continue to review these property values and related internal loans on an ongoing basis to ensure a proper reporting of city assets and financial activity between funds is accurately presented.

SIGNIFICANT ACCOUNTING POLICIES

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the City are described in Note 1 of the notes to basic financial statements. No new accounting policies were adopted and the application of existing policies was not changed during the fiscal year ended December 31, 2014.

We noted no transactions entered into by the City during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

ACCOUNTING ESTIMATES AND MANAGEMENT JUDGMENTS

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the financial statements were:

- **Value of Land Held for Resale** – These assets are stated at the lower of cost or net realizable value based on management's estimates.

- **Depreciation** – Management's estimates of depreciation expense are based on the estimated useful lives of the assets.

- **Net Other Post-Employment Benefit (OPEB) Liabilities** – Actuarial estimates of the net OPEB obligation is based on eligible participants, estimated future health insurance premiums, and estimated retirement dates.

- **Compensated Absences** – Management's estimate is based on current rates of pay and unused compensated absence balances.

We evaluated the key factors and assumptions used by management to develop these estimates in determining that they are reasonable in relation to the basic financial statements taken as a whole.

The financial statement disclosures are neutral, consistent, and clear.

CORRECTED AND UNCORRECTED MISSTATEMENTS

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are trivial, and communicate them to the appropriate level of management. Where applicable, management has corrected all such misstatements. In addition, none of the misstatements detected as a result of audit procedures and corrected by management, when applicable, were material, either individually or in the aggregate, to each opinion unit's financial statements taken as a whole.

DIFFICULTIES ENCOUNTERED IN PERFORMING THE AUDIT

We encountered no significant difficulties in dealing with management in performing and completing our audit.

MANAGEMENT REPRESENTATIONS

We have requested certain representations from management that are included in the management representation letter dated May 21, 2015.

DISAGREEMENTS WITH MANAGEMENT

For purposes of this report, professional standards define a disagreement with management as a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

MANAGEMENT CONSULTATIONS WITH OTHER INDEPENDENT ACCOUNTANTS

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the City's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

OTHER AUDIT FINDINGS OR ISSUES

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the City's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

OTHER MATTERS

We applied certain limited procedures to Management's Discussion and Analysis and the Schedule of Funding Progress for the City's Other Post-Employment Benefits Plan, which are required supplementary information (RSI) that supplement the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

We were engaged to report on the combining and individual fund statements and schedules, reported as supplementary information accompanying the financial statements, which are not RSI. With respect to this supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

We were not engaged to report on the introductory section and the statistical section which accompany the financial statements but are not RSI. We did not audit or perform other procedures on this other information and we do not express an opinion or provide any assurance on it.

GOVERNMENTAL FUNDS OVERVIEW

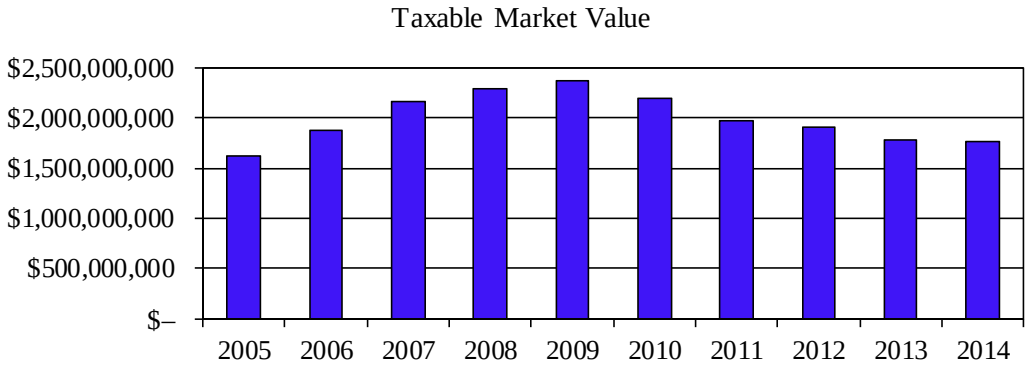
This section of the report provides you with an overview of the financial trends and activities of the City's governmental funds, which includes the General, special revenue, debt service, and capital project funds. These funds are used to account for the basic services the City provides to all of its citizens, which are financed primarily with property taxes. The governmental fund information in the City's financial statements focuses on budgetary compliance, and the sufficiency of each governmental fund's current assets to finance its current liabilities.

PROPERTY TAXES

Minnesota cities rely heavily on local property tax levies to support their governmental fund activities. For the 2013 fiscal year, local property tax levies provided 41.1 percent of the total governmental fund revenues for cities over 2,500 in population, and 35.5 percent for cities under 2,500 in population. Property tax levies certified by Minnesota cities for 2014 increased about 1.6 percent over 2013, compared to an increase of 2.3 percent the prior year. This moderate increase was due in part to a one-year levy limit for 2014 imposed on cities over 2,500 in population.

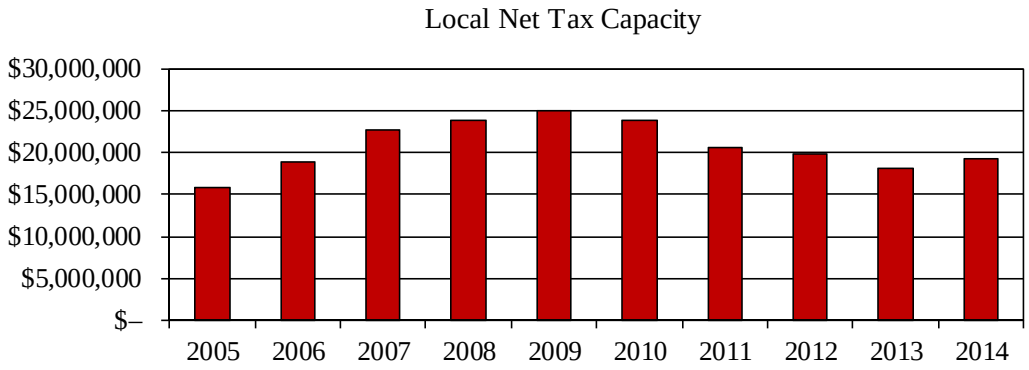
The total market value of Minnesota cities increased about 1.1 percent for the 2014 levy year, ending a four-year trend of declining market values that began in 2010 and peaked with a state-wide decline of about 8.8 percent for levy year 2012. Market values showed modest increases in all property categories for 2014, with the largest gains in agricultural and non-homestead residential properties. Because the assessed valuation used for levying property taxes is based on values from the previous fiscal year (e.g. the market value for taxes payable in 2014 is based on estimated values as of January 1, 2013), market value improvement has lagged behind recent upturns in the housing market and the economy in general.

The City's taxable market value decreased 6.9 percent for taxes payable in 2013 and 0.6 percent for taxes payable in 2014. The following graph shows the City's changes in taxable market value over the past 10 years:



Tax capacity is considered the actual base available for taxation. It is calculated by applying the state's property classification system to each property's market value. Each property classification, such as commercial or residential, has a different calculation and uses different rates. Consequently, a city's total tax capacity will change at a different rate than its total market value, as tax capacity is affected by the proportion of the City's tax base that is in each property classification from year-to-year, as well as legislative changes to tax rates. The City's tax capacity decreased 9.1 percent for 2013 and increased 9.1 percent in 2014. The City had a large tax increment financing district that was decertified at the end of 2013, contributing to the increase in the 2014 taxable tax capacity presented in the graph below.

The following graph shows the City's change in tax capacities over the past 10 years:



The following table presents the average tax rates applied to city residents for each of the last two levy years, along with comparative state-wide and metro area rates.

Rates expressed as a percentage of net tax capacity

	All Cities State-Wide		Seven-County Metro Area		**City of Ramsey**	
	2013	2014	2013	2014	**2013**	**2014**
Average tax rate						
City	48.8	48.8	46.1	46.0	**44.2**	**44.2**
County	48.5	47.6	47.1	46.6	**44.8**	**43.6**
School	28.5	28.9	30.3	30.9	**29.7**	**30.8**
Special taxing	7.2	7.3	9.4	9.5	**4.9**	**6.9**
Total	133.0	132.6	132.9	133.0	**123.6**	**125.5**

The school tax rate for the City represents an average of Independent School District (ISD) No. 11, Anoka-Hennepin and ISD No. 728, Elk River Area Schools.

As presented in the table above, the average tax rates for the City and other taxing authorities are similar to the state-wide and metro area averages. In total, the City is below both averages for both the current year and prior year presented.

GOVERNMENTAL FUND BALANCES

The following table summarizes the changes in the fund balances of the City's governmental funds during the year ended December 31, 2014, presented both by fund balance classification and by fund:

Governmental Fund Changes in Fund Balance

	Fund Balance as of December 31, 2014	Fund Balance as of December 31, 2013	Increase (Decrease)
Fund balances of governmental funds			
Total by classification			
Nonspendable	$ 4,805	$ 51,151	$ (46,346)
Restricted	15,295,400	19,148,705	(3,853,305)
Committed	743,944	927,557	(183,613)
Assigned	10,651,554	10,894,406	(242,852)
Unassigned	6,866,785	6,263,666	603,119
Total – governmental funds	$ 33,562,488	$ 37,285,485	$ (3,722,997)
Total by fund			
Major funds			
General	$ 6,982,569	$ 6,771,394	$ 211,175
Special revenue funds			
Tax Increment	2,895,711	3,124,985	(229,274)
Housing and Redevelopment Authority	8,111,761	8,230,719	(118,958)
Debt Service Fund			
2012A G.O. Improvement Bond Refund	720,349	699,611	20,738
Capital Project Fund			
Public Improvement Revolving	3,512,726	2,915,471	597,255
Landfill	1,915,813	1,846,948	68,865
Equipment Revolving	1,481,955	2,019,286	(537,331)
Public Improvement Revolving The COR	(46,835)	(236,705)	189,870
Nonmajor funds	7,988,439	11,913,776	(3,925,337)
Total – governmental funds	$ 33,562,488	$ 37,285,485	$ (3,722,997)

As reflected in the table above, total governmental fund balance decreased by $3,722,997. The largest changes occurred with a decrease in restricted fund balance in nonmajor funds. The decrease was primarily due to the use of restricted for Debt Service Fund balance to refund $2,895,000 of Series 2005B bonds in the current year.

GOVERNMENTAL FUND REVENUES

The following table presents the per capita revenue of the City's governmental funds for the past three years, along with state-wide averages.

We have included the most recent comparative state-wide averages available from the Office of the State Auditor to provide a benchmark for interpreting the City's data. The amounts received from the typical major sources of governmental fund revenue will naturally vary between cities based on factors such as the City's stage of development, location, size and density of its population, property values, services it provides, and other attributes. It will also differ from year-to-year due to the effect of inflation and changes in the City's operation. Also, certain data on these tables may be classified differently than how it appears on the City's financial statements in order to be more comparable to the state-wide information, particularly in separating capital expenditures from current expenditures.

We have designed this section of our management report using per capita data in order to better identify unique or unusual trends and activities of your city. We intend for this type of comparative and trend information to complement, rather than duplicate, information in the Management's Discussion and Analysis. An inherent difficulty in presenting per capita information is the accuracy of the population count, which for most years is based on estimates.

Governmental Funds Revenue per Capita
With State-Wide Averages by Population Class

	State-Wide			**City of Ramsey**		
Year	December 31, 2013			**2012**	**2013**	**2014**
Population	2,500–10,000	10,000–20,000	20,000–100,000	**23,835**	**24,306**	**24,935**
Property taxes	$ 422	$ 388	$ 423	**$ 371**	**$ 340**	**$ 356**
Tax increments	30	42	40	**113**	**92**	**27**
Franchise and other taxes	31	39	34	**–**	**–**	**–**
Special assessments	63	58	72	**18**	**15**	**13**
Licenses and permits	27	26	38	**22**	**30**	**18**
Intergovernmental revenues	253	268	148	**157**	**120**	**105**
Charges for services	109	84	91	**71**	**36**	**39**
Other	56	33	30	**103**	**44**	**66**
Total revenue	$ 991	$ 938	$ 876	**$ 855**	**$ 677**	**$ 624**

A city's stage of development, along with the way a city finances various capital projects, will impact the mix of revenue sources it receives.

The City's governmental fund revenues for 2014 were $15,546,376, a decrease of $903,447 (5.5 percent) from the prior year. On a per capita basis, the City received $624 in governmental fund revenue for 2014, a decrease of $53 from the prior year.

The City has generally generated less revenue per capita than the average City. The largest change in the table above occurred in the "tax increments" category of revenues, which decreased $65 per capita from the prior year. This decrease was caused by the decertification of a large tax increment financing district at the end of 2013, which reduced the amount of tax increment collected in 2014. The second largest change in the table above occurred in the "other" category, which increased $22 per capita from the prior year. This increase was caused in part by the unrealized gain on marking investments to market at year-end in accordance with Governmental Accounting Standards Board (GASB) standards.

GOVERNMENTAL FUND EXPENDITURES

The expenditures of governmental funds will also vary from state-wide averages and from year-to-year, based on the City's circumstances. Expenditures are classified into three types as follows:

- **Current** – These are typically the general operating type expenditures occurring on an annual basis, and are primarily funded by general sources such as taxes and intergovernmental revenues.

- **Capital Outlay and Construction** – These expenditures do not occur on a consistent basis, more typically fluctuating significantly from year-to-year. Many of these expenditures are project-oriented, and are often funded by specific sources that have benefited from the expenditure, such as special assessment improvement projects.

- **Debt Service** – Although the expenditures for debt service may be relatively consistent over the term of the respective debt, the funding source is the important factor. Some debt may be repaid through specific sources such as special assessments or redevelopment funding, while other debt may be repaid with general property taxes.

The City's expenditures per capita of its governmental funds for the past three years, together with state-wide averages, are presented in the following table:

Governmental Funds Expenditures per Capita
With State-Wide Averages by Population Class

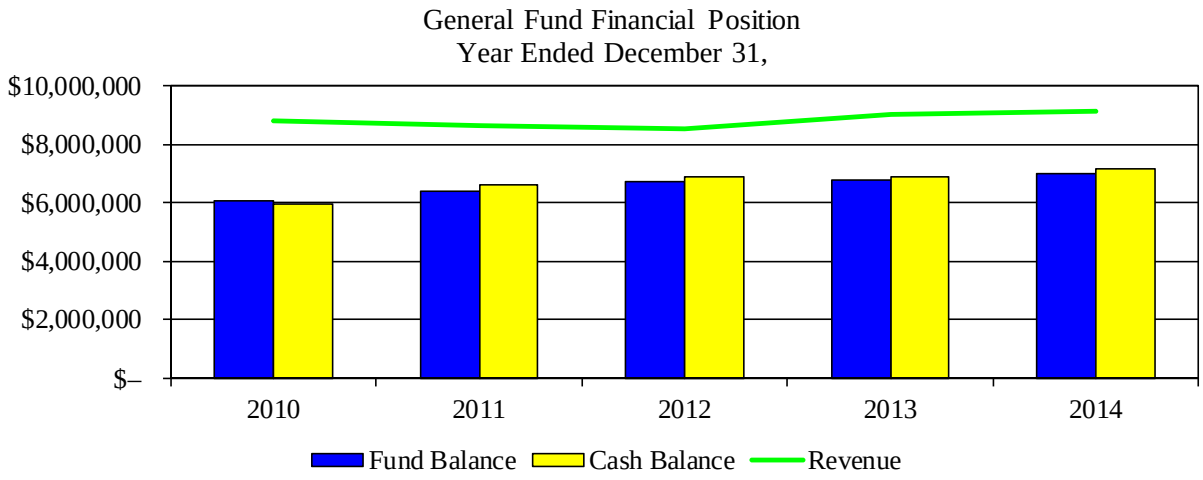
	State-Wide			**City of Ramsey**		
Year	December 31, 2013			**2012**	**2013**	**2014**
Population	2,500–10,000	10,000–20,000	20,000–100,000	**23,835**	**24,306**	**24,935**
Current						
General government	$ 129	$ 100	$ 83	**$ 767**	**$ 117**	**$ 127**
Public safety	244	235	239	**162**	**154**	**153**
Street maintenance and lighting	123	121	91	**184**	**160**	**118**
Parks and recreation	83	99	85	**35**	**42**	**40**
All other	66	73	91	**–**	**–**	**–**
	645	628	589	**1,148**	**473**	**438**
Capital outlay and construction	303	288	219	**141**	**29**	**148**
Debt service						
Principal	164	133	102	**62**	**54**	**63**
Interest and fiscal	55	43	39	**112**	**50**	**47**
	219	176	141	**174**	**104**	**110**
Total expenditures	$ 1,167	$ 1,092	$ 949	**$ 1,463**	**$ 606**	**$ 696**

The City has historically and consistently used limited expenditure functions for financial statement reporting purposes. As the City has grown and increased spending for community development and other areas, we encourage the City to review the format and level of functional detail presented in future comprehensive annual financial reports. We believe this will enhance comparisons to state-wide averages and improve financial statement transparency, identifying changes from year-to-year.

Total expenditures in the City's governmental funds for 2014 were $17,368,873, an increase of $2,661,020 (18.1 percent) from the prior year. On a per capita basis, the City expended a total of $696 in 2014. Current expenditures decreased $35 per capita from last year. This decrease was primarily in street maintenance and lighting expenditures for joint project costs incurred in the prior year. Capital outlay expenditures were $119 more per capita than the prior year due to a larger street construction and park improvement expenditures in the current year. The change in debt service activity was due to scheduled debt repayment plans.

GENERAL FUND

The City's General Fund accounts for the financial activity of the basic services provided to the community. The primary services included within this fund are the administration of the municipal operation, police and fire protection, building inspection, streets and highway maintenance, and culture and recreation. The graph below illustrates the change in the General Fund financial position over the last five years. Fund balance and cash balance are typically used as indicators of financial health or equity, while annual revenue is often used to measure the size of the operation.



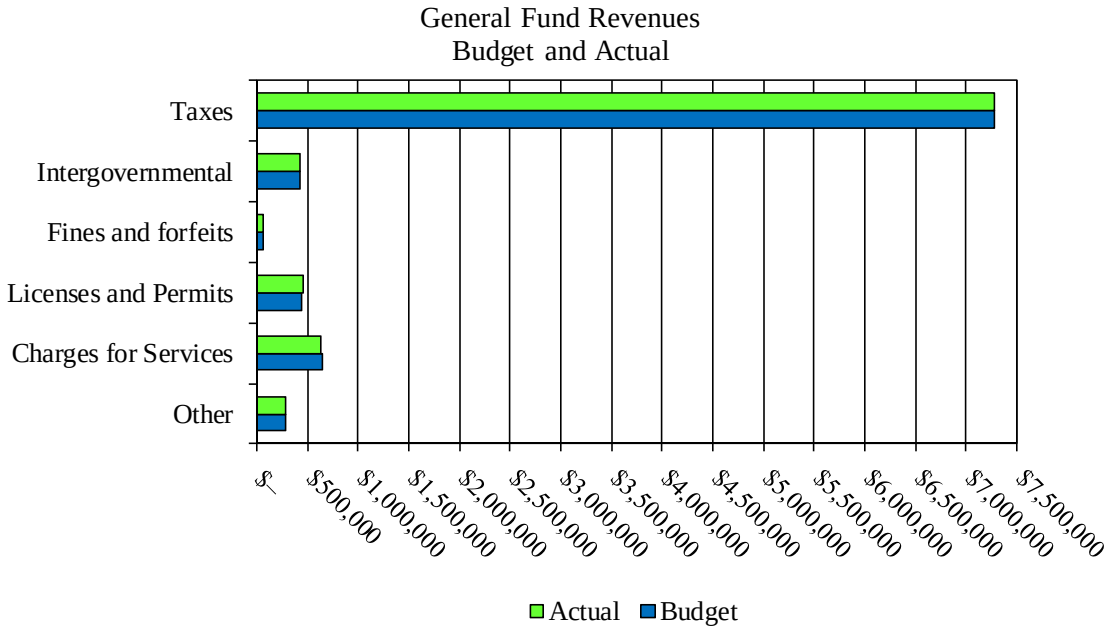
The City's General Fund cash and investments balance (net of interfund borrowing) at December 31, 2014 was $7,135,815, an increase of $263,420 from the previous year. Total fund balance at year-end was $6,982,569, an increase of $211,175 from the prior year.

The stability of the General Fund's financial position is greatly attributed to the City's "Fund Balance and Excess Revenue Policy" as well as the general budgeting policies. These policies have allowed the City to provide funding for equipment replacement and recurring capital maintenance programs without disrupting the General Fund's financial position. This is an important factor because a government, like any organization, requires a certain amount of equity to operate. The amount of required equity increases as the size of the operation increases. Increase in the size of the operation is natural, caused by such things as inflation, population growth, desired increases in services, and—something which has impacted cities significantly in recent years—mandated increases in services and administrative requirements.

Generally, a healthy financial position allows the City to avoid volatility in tax rates; helps minimize the impact of state funding changes; allows for the adequate and consistent funding of services, repairs, and unexpected costs; and can be a factor in determining the City's bond rating and resulting interest costs.

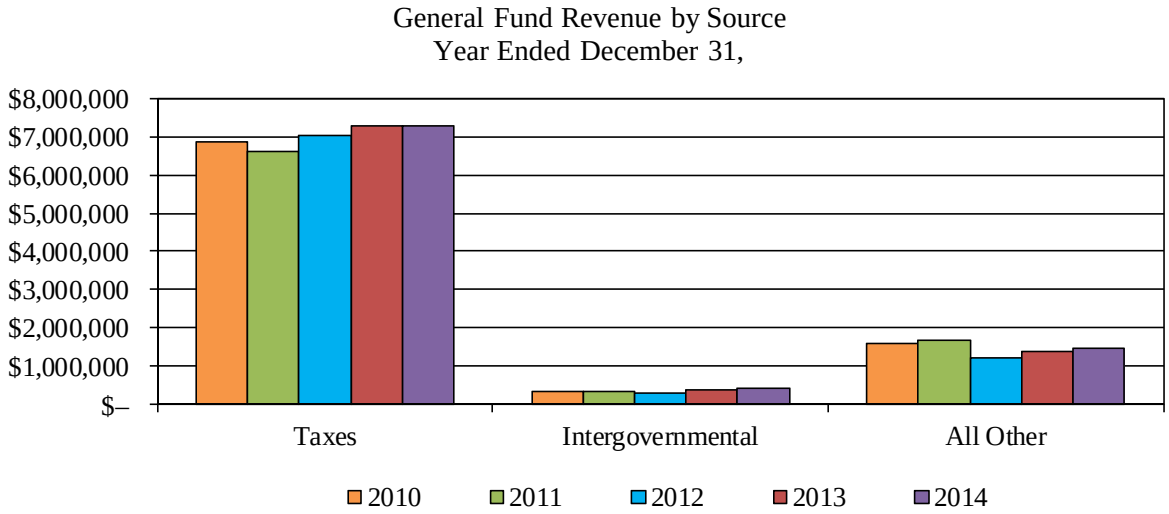
A trend that is typical to Minnesota local governments, especially the General Fund of cities, is the unusual cash flow experienced throughout the year. The City's General Fund cash disbursements are made fairly evenly during the year other than the impact of seasonal services such as snowplowing, street maintenance, and park activities. Cash receipts of the General Fund are quite a different story. Property taxes comprise about 79 percent of the fund's total annual revenue. Approximately half of these revenues are received by the City in July and the rest in December. Consequently, the City needs to have adequate cash reserves to finance its everyday operations between these payments.

The following graph reflects the City's General Fund revenues, budget and actual, for 2014:



Total General Fund revenues for 2014 were $9,154,981, an increase of $124,271 (1.4 percent) from the previous year and $3,172 more than budget. Actual results were very close to final projections as reflected in the graph above.

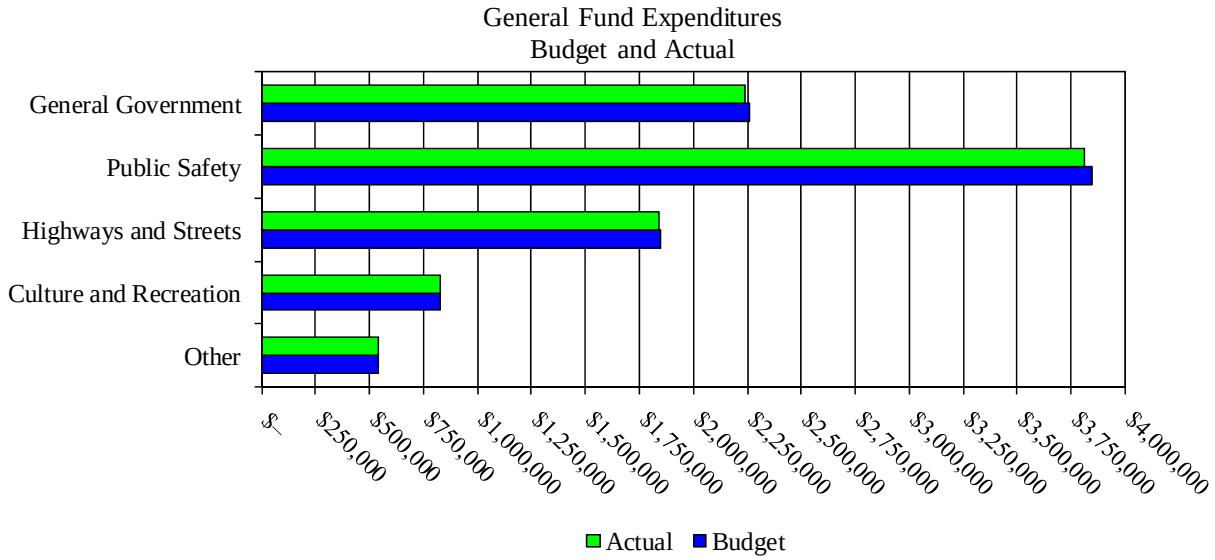
The following graph presents the City's General Fund revenues by source for the last five years:



The trend of increased reliance on tax revenue and decreasing intergovernmental (primarily state revenue) is typical to Minnesota cities. As presented in the graph above, property taxes account for 79.4 percent of General Fund revenues. The City has received a significant amount of other revenue in the form of licenses, permits, and charges for services relating to new development in past years, but these sources have leveled off in recent years.

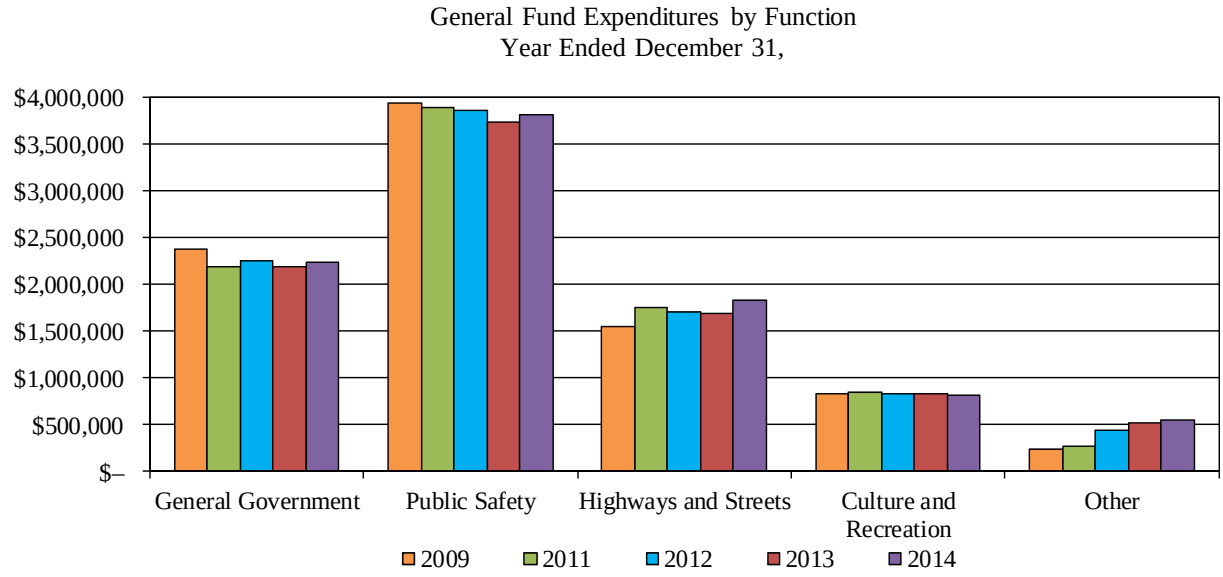
During 2014, tax sources reflect an increase of $1,266. The City received $69,159 more intergovernmental revenue in 2014, due to an increase in local government aid received in the current year. The 2014 increase in the category for "all other" ($53,846) above includes an increase in investment earnings as previously discussed for the improved market value of investments.

The following graph reflects the City's General Fund expenditures, budget and actual, for 2014:



General Fund expenditures totaled $9,257,530 in 2014, an increase of $293,070 (or 3.3 percent) from the prior year, and were $65,987 (or 0.7 percent) under the final budget. During the year, the City amended the final expenditure budget for open positions that were not filled during the year and for department efforts to control costs. Actual expenditures, like revenues, were also close to final amounts approved in the final budget.

The following graph shows General Fund expenditures for the last five years:



The graph shows that the largest share of General Fund expenditures is for public safety, while general government expenditures make up the second largest expenditure category. As the graph displays, expenditures increased in all categories presented above, with the exception of culture and recreation, which decreased $5,683.

ENTERPRISE FUNDS OVERVIEW

The City maintains several enterprise funds to account for services the City provides that are financed primarily through fees charged to those utilizing the service. This section of the report provides you with an overview of the financial trends and activities of the City's enterprise funds, which includes the Water Utility, Sewer Utility, Street Light Utility, Recycling Utility, and Storm Water Utility Funds.

The utility funds comprise a considerable portion of the City's activities. These funds help to defray overhead and administrative costs and provide additional support to general government operations by way of annual transfers. We understand that the City is proactive in reviewing these activities on an ongoing basis and we want to reiterate the importance of continually monitoring these operations. Over the years, we have emphasized to our city clients the importance of these utility operations being self-sustaining, preventing additional burdens on general governmental funds. This would include the accumulation of net position for future capital improvements and to provide a cushion in the event of a negative trend in operations.

ENTERPRISE FUNDS FINANCIAL POSITION

The following table summarizes the changes in the financial position of the City's enterprise funds during the year ended December 31, 2014, presented both by classification and by fund:

Enterprise Funds Change in Financial Position

	Net Position as of December 31,		Increase
	2014	2013	(Decrease)
Net position of enterprise funds			
Total by classification			
Net investment in capital assets	$ 50,427,367	$ 50,494,576	$ (67,209)
Unrestricted	30,915,832	28,969,730	1,946,102
Total – enterprise funds	$ 81,343,199	$ 79,464,306	$ 1,878,893
Total by fund			
Water Utility	$ 41,291,148	$ 40,111,622	$ 1,179,526
Sewer Utility	27,138,024	26,756,476	381,548
Street Light Utility	1,717,792	1,660,540	57,252
Recycling Utility	380,483	327,622	52,861
Storm Water Utility	10,815,752	10,608,046	207,706
Total – enterprise funds	$ 81,343,199	$ 79,464,306	$ 1,878,893

In total, the net position of the City's enterprise funds increased by $1,878,893 during the year ended December 31, 2014. Capital contribution receipts and positive operating results contributed to the total overall increase in enterprise funds. Depreciation expense on capital assets in excess of current year additions reduced the overall net investment in capital assets in enterprise fund operations.

The following table presents five years of comparative operating results for each of the City's utility enterprise funds:

	2010	2011	2012	2013	2014
Utility enterprise funds					
Water					
Operating revenue	$ 1,633,461	$ 1,821,386	$ 2,131,460	$ 1,997,302	$ 1,860,380
Operating expenses	1,295,721	1,358,050	1,228,012	1,293,201	1,221,211
Operating income	$ 337,740	$ 463,336	$ 903,448	$ 704,101	$ 639,169
Operating income as a % of operating revenue	20.7 %	25.4 %	42.4 %	35.3 %	34.4 %
Sewer					
Operating revenue	$ 1,261,609	$ 1,236,771	$ 1,324,342	$ 1,341,674	$ 1,393,157
Operating expenses	1,101,554	1,149,318	1,152,760	1,190,551	1,282,302
Operating income	$ 160,055	$ 87,453	$ 171,582	$ 151,123	$ 110,855
Operating income as a % of operating revenue	12.7 %	7.1 %	13.0 %	11.3 %	8.0 %
Street Light					
Operating revenue	$ 179,272	$ 178,850	$ 179,124	$ 177,158	$ 188,185
Operating expenses	158,369	163,758	165,651	176,736	161,733
Operating income	$ 20,903	$ 15,092	$ 13,473	$ 422	$ 26,452
Operating income as a % of operating revenue	11.7 %	8.4 %	7.5 %	0.2 %	14.1 %
Recycling					
Operating revenue	$ 294,617	$ 297,226	$ 296,358	$ 298,034	$ 309,160
Operating expenses	307,662	302,947	302,936	308,629	321,321
Operating income (loss)	$ (13,045)	$ (5,721)	$ (6,578)	$ (10,595)	$ (12,161)
Operating income as a % of operating revenue	(4.4) %	(1.9) %	(2.2) %	(3.6) %	(3.9) %
Storm Water					
Operating revenue	$ 617,598	$ 617,579	$ 647,169	$ 677,936	$ 706,135
Operating expenses	350,521	410,666	496,309	491,370	509,709
Operating income	$ 267,077	$ 206,913	$ 150,860	$ 186,566	$ 196,426
Operating income as a % of operating revenue	43.2 %	33.5 %	23.3 %	27.5 %	27.8 %

As displayed in the table above, each of the individual enterprise funds was able to report positive operating results for the year ended December 31, 2014, with the exception of the Recycling Fund. This loss was covered by the County Recycling Grant which typically subsidizes these operations.

Overall operating revenues totaled $4,457,017 in 2014 compared to $4,492,104 in the prior year. Increases for rate adjustments were offset by decreased consumption contributing to the steady level of revenues compared to the prior year. Expenses were also similar to the prior year, with $3,496,276 in 2014 compared to $3,460,487 of spending incurred in 2013.

GOVERNMENT-WIDE FINANCIAL STATEMENTS

In addition to fund-based information, the current reporting model for governmental entities also requires the inclusion of two government-wide financial statements designed to present a clear picture of the City as a single, unified entity. These government-wide financial statements provide information on the total cost of delivering services, including capital assets and long-term liabilities.

STATEMENT OF NET POSITION

The Statement of Net Position essentially tells you what your city owns and owes at a given point in time, the last day of the fiscal year. Theoretically, net position represents the resources the City has leftover to use for providing services after its debts are settled. However, those resources are not always in spendable form, or there may be restrictions on how some of those resources can be used. Therefore, net position is divided into three components: net investment in capital assets, restricted, and unrestricted.

The following table presents the components of City's net position as of December 31, 2014 and 2013, for governmental activities and business-type activities:

	As of December 31,		Increase
	2014	2013	(Decrease)
Net position			
Governmental activities			
Net investment in capital assets	$ 41,657,601	$ 40,374,256	$ 1,283,345
Restricted	15,273,582	16,128,452	(854,870)
Unrestricted	8,120,953	8,107,485	13,468
Total governmental activities	65,052,136	64,610,193	441,943
Business-type activities			
Net investment in capital assets	50,427,367	50,494,576	(67,209)
Unrestricted	30,915,832	28,969,730	1,946,102
Total business-type activities	81,343,199	79,464,306	1,878,893
Total net position	$ 146,395,335	$ 144,074,499	$ 2,320,836

Net position for governmental activities increased by $441,943 in the current year as presented above. The City's net investment in capital assets increased $1,283,345 this year. The change in this category of net position typically depends on the relationship of the rate at which the City is adding additional capital assets, the rate capital assets are being depreciated, and how that relates to the rate at which the City is repaying the debt issued to purchase or construct those assets. The restricted portion of the City's net position decreased $854,870, due to a decrease in the restriction for capital improvements and tax increments.

The change in the net position for business-type activities is consistent with our earlier discussion for the utility operations which are presented under the same, full accrual, basis of accounting.

STATEMENT OF ACTIVITIES

The Statement of Activities tracks the City's yearly revenues and expenses, as well as any other transactions that increase or reduce total net position. These amounts represent the full cost of providing services. The Statement of Activities provides a more comprehensive measure than just the amount of cash that changed hands, as reflected in the fund-based financial statements. This statement includes the cost of supplies used, depreciation of long-lived capital assets, and other accrual-based expenses.

The following table presents the change in the net position of the City for the years ended December 31, 2014 and 2013:

	2014			2013
	Expenses	Program Revenues	Net Change	Net Change
Net (expense) revenue				
Governmental activities				
General government	$ 4,087,755	$ 1,406,582	$ (2,681,173)	$ (771,473)
Public safety	4,079,362	864,883	(3,214,479)	(2,941,530)
Highways and streets	4,263,552	2,330,690	(1,932,862)	(3,346,783)
Culture and recreation	1,422,810	334,703	(1,088,107)	(1,212,730)
Interest and fiscal charges	1,168,513	–	(1,168,513)	(1,220,471)
Business-type activities				
Water utility	1,221,211	1,951,425	730,214	1,086,040
Sewer utility	1,282,302	1,399,319	117,017	234,471
Street light utility	161,733	192,085	30,352	23,822
Recycling utility	321,321	374,977	53,656	68,763
Storm water utility	509,709	706,135	196,426	186,566
Total net (expense) revenue	$ 18,518,268	$ 9,560,799	(8,957,469)	(7,893,325)
General revenues				
Property taxes			9,423,457	10,421,456
General grants and contributions			3,198	38,577
Investment earnings (charges)			1,851,650	(765,402)
Sale of capital assets			–	12,940
Total general revenues			11,278,305	9,707,571
Change in net position			$ 2,320,836	$ 1,814,246

One of the goals of this statement is to provide a side-by-side comparison to illustrate the difference in the way the City's governmental and business-type operations are financed. The table clearly illustrates the dependence of the City's governmental operations on general revenues, such as property taxes and unrestricted grants. In contrast, the City's business-type activities tend to rely more heavily on program revenues like charges for services (sales) and program specific grants to cover expenses. This is critical given the current downward pressures on the general revenue sources.

LEGISLATIVE UPDATES

The 2014 legislative session began with a projected budget excess for the remainder of the biennium of $1.09 billion, later revised upward to a projected excess of $1.23 billion in the February 2014 economic forecast. The Legislature utilized a portion of the projected excess to bolster the state's financial condition; repaying $246 million "borrowed" from K–12 education through previous financing shifts, and using $150 million to replenish the state "Rainy Day Fund" budget reserve. The Legislature also approved increases to future funding for local government aid, and expanded the sales tax exemption approved for cities in 2013 to include joint powers entities and other instrumentalities of local government.

The following is a summary of recent legislation affecting Minnesota cities in 2014 and into the future:

Local Government Aid (LGA) – The Legislature completely overhauled the LGA formula for fiscal year 2014 and thereafter, creating a three-tiered formula that includes separate "need factor" calculations for cities with populations under 2,500, between 2,500 and 10,000, or over 10,000. The new formula simplified the LGA calculation, and reduced the volatility of the LGA distribution by limiting the amount it may decline in a given year. Under the new formula, the minimum LGA 2014 distribution for each city was an amount equal to their 2013 LGA. Beginning in 2015, any reduction to a city's calculated LGA distribution will be limited to the lesser of $10 per capita, or 5 percent of their previous year net tax levy. For cities that gain under the new formula, the increases will be distributed proportionate to their unmet need, as determined by the new "need factor" calculations. The state-wide LGA appropriation was $507.6 million for fiscal 2014, $516.9 million for 2015, and $519.4 million for fiscal 2016 and thereafter.

Sales Tax Exemption – Cities are exempted from paying sales tax on qualifying purchases, effective for purchases made on or after January 1, 2014. Purchases of goods or services by an exempt local government for a publically provided liquor store, gas or electric utility, golf course, marina, campground, café, laundromat, solid waste hauling or recycling operation, or landfill will remain taxable. The definition of "cities" for this statute include both home-rule and statutory cities.

The 2014 Legislature extended the definition of tax exempt local government to include all special district; city, county, or township instrumentalities; economic development authorities; housing and redevelopment authorities; and all joint power boards or organizations. However, this expanded exemption list is not effective until January 1, 2016.

Proposed Property Tax Levy Certification Date – The deadline for cities to certify their proposed annual tax levies was extended from September 15 to September 30.

Agricultural Homestead Market Value Credit – The rate of agricultural homestead market value was increased to a maximum of $490 at a market value of $270,000 and over.

Capital Investment Act Requirements – The Legislature approved capital improvement projects totaling about $1.1 billion under two separate capital investment (bonding) acts. Both require that, to the extent practicable, a public entity receiving an appropriation of public money for a project under these acts must assure those facilities are built with American-made steel.

Authority to Inspect Public Buildings and State-Licensed Facilities – A formal delegation process was established that must be used by the state Department of Labor and Industry (DLI) when delegating the authority to inspect public buildings and state-licensed facilities to local building officials. The new provisions did not alter the circumstances under which the DLI is required to delegate this authority in most circumstances, only the process to be followed. However, for certain smaller construction projects designated as "reserved projects," the DLI is now required to delegate inspection authority to any municipality with a designated building official without going through the formal delegation process.

Open Meeting Law – A change was made to the Open Meeting Law to clarify that the use of social media by members of a public body does not violate the Open Meeting Law if the use is limited to exchanges open to the public. The new statute specifically excludes email but does not otherwise define the term social media.

Deputy Registrar Residency – The statutory requirement that an individual appointed as deputy registrar for a statutory or home-rule charter city be a resident of the county in which the city is located was repealed.

Local Campaign Finance – Changes were made to increase the campaign contribution limits for local elections. For candidates in a territory with a population of 100,000 or less, the contribution limits were raised to $600 in an election year and $250 in a non-election year. For candidates in a territory with a population over 100,000, the limits were raised to $1,000 in an election year and $250 in a non-election year. In addition, all campaign finance reports required to be filed with a local government must now be published on the local government's website, if the local government maintains a website.

Data Practices – Several changes were made to address unauthorized access of private data by public employees, requiring local governments to: establish security measures to help ensure private data is only accessible to public employees whose work assignment reasonably requires access to the data, and that the data is only being accessed by those individuals for the purposes of their work assignment; follow the data breach reporting requirements that were previously only applicable to state agencies; and perform annual security assessments of personal information maintained by the entity. The statute also states that accessing private data without authorization is a misdemeanor, and willful violation by a public employee constitutes just cause for suspension without pay or dismissal.

Part-Time Peace Officers – A change in the statutes now prohibits law enforcement agencies from hiring new part-time peace officers, existing part-time peace officers from transferring to new agencies, and the Peace Officer Standards and Training Board from licensing new part-time peace officers. Part-time peace officers that are currently employed may continue to serve indefinitely with their current employer, but must turn in their license upon leaving their current place of employment or otherwise becoming unemployed.

Responsible Contractor Requirement – Contractors who bid on public contracts in excess of $50,000 are now required to certify that they are a "responsible bidder" in order to be awarded a contract as the lowest responsible bidder or best value alternative. A responsible contractor must be in compliance with various state and federal requirements for income tax, workers' compensation, unemployment insurance, minimum wage, and safety. City solicitations for bid must include: the definition of "responsible contractor," which may include criteria in addition to the statutory requirements established by the city, or reference to the statutory definition; a statement that a contractor failing to meet the criteria or verify compliance is ineligible to be awarded or perform work on the contract; a statement that submitting a false verification renders the contractor ineligible and can result in termination of the contract; and a statement requiring the contractor to provide copies of verification forms for all subcontractors upon request. Cities are not obligated to verify any of the information in the contractor verification; and have no liability if reasonably relying on the certification when awarding the contract, or declining to award the contract based on a reasonable determination that a contractor failed to verify compliance.

Disaster Assistance Contingency Fund – A new state account was created to provide emergency cash flow for local governments located in counties declared federal disaster areas. The fund may be used to meet non-federal fund matching requirements to speed the availability of federal funds.

Pensions – A number of changes to the Public Employees Retirement Association (PERA) General Plan were adopted, including:

- The minimum salary threshold for inclusion into the PERA General Plan was changed from $425 in any one month to $5,100 on any year for non-school employees or $3,800 in any year for school employees.
- Employers are required to provide written notice to any employee excluded from membership in the PERA General Plan within two weeks of the determination on a form prescribed by the PERA executive director.
- PERA contribution rates for both employees and employers were increased by 0.25 percent of salary effective January 1, 2015.

ACCOUNTING AND AUDITING UPDATES

GASB STATEMENT NO. 68 – *ACCOUNTING AND FINANCIAL REPORTING FOR PENSIONS*—AN AMENDMENT OF GASB STATEMENT NOS. 27 AND 50

The primary objective of this statement is to improve accounting and financial reporting by state and local governments for pensions. This statement replaces the requirements of GASB Statement Nos. 27 and No. 50, as they relate to pensions that are provided through pension plans administered as trusts or equivalent arrangements that meet certain criteria. The requirements of GASB Statement Nos. 27 and No. 50 remain applicable for pensions that are not covered by the scope of this statement.

This statement establishes standards for measuring and recognizing liabilities, deferred outflows of resources, deferred inflows of resources, and expenses/expenditures. In addition, this statement details the recognition and disclosure requirements for employers with liabilities (payables) to a defined benefit pension plan and for employers whose employees are provided with defined contribution pensions. This statement also addresses circumstances in which a non-employer entity has a legal requirement to make contributions directly to a pension plan. This statement is effective for financial statements for fiscal years beginning after June 15, 2014. Earlier application is encouraged.

Included in this statement are major changes in how employers that participate in cost-sharing pension plans, such as the Teachers' Retirement Association (TRA) and PERA, account for pension benefit expenses and liabilities. In financial statements prepared using the economic resources measurement focus and accrual basis of accounting (government-wide and proprietary funds), a cost-sharing employer that does not have a special funding situation is required to recognize a liability for its proportionate share of the net pension liability of all employers with benefits provided through the pension plan. A cost-sharing employer is required to recognize pension expense and report deferred outflows of resources and deferred inflows of resources related to pensions for its proportionate share of collective pension expense and collective deferred outflows of resources and deferred inflows of resources related to pensions. In addition, the effects of (1) a change in the employer's proportion of the collective net pension liability and (2) differences during the measurement period between the employer's contributions and its proportionate share of the total of contributions from employers included in the collective net pension liability are required to be determined. These effects are required to be recognized in the employer's pension expense in a systematic and rational manner over a closed period equal to the average of the expected remaining service lives of all active and inactive employees that are provided with pensions through the pension plan.

GASB STATEMENT NO. 72 – *FAIR VALUE MEASURE AND APPLICATION*

GASB Statement No. 72 addresses accounting and financial reporting issues related to fair value measurements. The requirements of this statement are intended to enhance comparability among government financial statements by requiring certain assets and liabilities be reported at fair value, using a consistent definition of fair value and accepted valuation techniques. The requirements of this statement are effective for financial statements for periods beginning after June 15, 2015, with earlier application encouraged.

GASB Statement No. 72 defines fair value as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. Fair value measurements are generally assumed to take place in the government's principal or most advantageous market, taking into account the highest and best use for a nonfinancial asset, and assuming market participants would act in their economic best interest. The statement requires a government to use measurement techniques that are appropriate under the circumstances and for which sufficient data are available to measure fair value; consistent with a market, (replacement) cost, or income approach. It also establishes a hierarchy of inputs to be used in valuation techniques.

The statement establishes or clarifies the applicability of fair value measurement for certain assets and liabilities. Fair value is generally required for investments, defined as securities or other assets held primarily for the purpose of generating income, or which have a present service capacity based solely on their ability to generate cash. The statement requires measurement at acquisition value for donated capital assets, donated works of art, historical treasures, and capital assets received through a service concession arrangement. The statement also outlines the required financial statement disclosures about fair value measurements, valuation techniques, and the hierarchy of inputs used for valuation.

CHANGES TO REQUIREMENTS FOR FEDERAL GRANTS

In December 2013, the OMB issued *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Audits*, which supersedes all or parts of eight OMB circulars; consolidating federal cost principles, administrative principles, and audit requirements in one document. The "Super Circular" includes a number of significant changes to the federal Single Audit process, including: an increase in dollar threshold for requiring a Single Audit from $500,000 to $750,000; changes to the thresholds and process used for determining major programs; reductions in the percentages of expenditures required to be covered by a Single Audit from 50 percent to 40 percent for high-risk auditees and from 25 percent to 20 percent for low-risk auditees; revised criteria for determining low-risk auditees; and an increase in the threshold for reporting questioned costs from $10,000 to $25,000. Auditees are required to implement the administrative requirements of the new "Super Circular" by December 26, 2014. The revised audit requirements will be effective for fiscal year 2015 city audits, with an optional one-year grace period for implementing the new procurement standards included in this guidance.

COSO INTERNAL CONTROL FRAMEWORK

The clarified auditing standards applicable to governmental audits incorporate a definition of internal control that is based on the internal control integrated framework developed and issued in 1992 by the Committee of Sponsoring Organizations of the Treadway Commission (COSO). In May 2013, COSO issued an updated framework which supersedes the original after December 15, 2014. The new COSO framework retains the basic definition of internal control and its five components established in its original framework, along with the fundamental requirements to consider these five components and to use judgment when assessing and evaluating the effectiveness of a system of internal controls. The new COSO framework enhances and clarifies a number of concepts from the original framework to make it easier to use and apply. One of the more significant enhancements was the establishment of 17 principles, associated with the 5 components of internal control, intended to assist users in understanding the requirements of effective internal control and designing effective systems of internal control.

The 5 components of internal control and 17 underlying principles are as follows:

Control Environment –

1. Organization demonstrates a commitment to integrity and ethical values.
2. Governing body is independent from management and exercises oversight control.
3. Management establishes structure, reporting lines, authority, and responsibilities.
4. Organization demonstrates a commitment to the competence of individuals involved with internal control.
5. Organization holds individuals accountable for internal control responsibilities.

Risk Assessment –

6. Organization specifies clear objectives for the identification and assessment of risks.
7. Organization identifies and analyzes risk.
8. Organization assesses the potential for fraud risks.
9. Organization identifies and assesses significant changes that could impact internal control.

Control Activities –

10. Organization selects and develops control activities to mitigate risks.
11. Organization selects and develops general IT controls.
12. Organization establishes and implements control policies and procedures.

Information and Communication –

13. Organization uses relevant, quality information to support internal control.
14. Organization communicates internal control information internally.
15. Organization communicates internal control information externally.

Monitoring –

16. Organization conducts ongoing and/or separate internal control evaluations.
17. Organization evaluates and communicates deficiencies to responsible parties for corrective action.

COSO defines an effective system of internal control as one that reduces to an acceptable level the risk of failing to achieve an organizational objective in the areas of operations, compliance, or reporting. According to the new framework, an organization can achieve effective internal control by applying all of the principles listed above. To achieve this, each of these five components and the relevant principles must be present and functioning, and the five components must operate in an integrated manner. Local governments should be reviewing their internal control systems to assure these principles have been incorporated and implemented.

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CITY OF RAMSEY
ANOKA COUNTY, MINNESOTA

Special Purpose Audit Reports

Year Ended
December 31, 2014

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CITY OF RAMSEY
ANOKA COUNTY, MINNESOTA

Special Purpose Audit Reports
Year Ended December 31, 2014

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INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the City Council and Management
City of Ramsey, Minnesota

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Ramsey, Minnesota (the City) as of and for the year ended December 31, 2014, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated May 21, 2015.

INTERNAL CONTROL OVER FINANCIAL REPORTING

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A material weakness is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the City's financial statements will not be prevented, or detected and corrected, on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

(continued)

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COMPLIANCE AND OTHER MATTERS

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

PURPOSE OF THIS REPORT

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control and compliance. Accordingly, this report is not suitable for any other purpose.

Malloy, Montague, Karnowski, Radosevich & Co., P.A.

Minneapolis, Minnesota
May 21, 2015

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INDEPENDENT AUDITOR'S REPORT

ON MINNESOTA LEGAL COMPLIANCE

To the City Council and Management
City of Ramsey, Minnesota

We have audited, in accordance with auditing standards generally accepted in the United States of America, and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Ramsey, Minnesota (the City) as of and for the year ended December 31, 2014, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated May 21, 2015.

MINNESOTA LEGAL COMPLIANCE

The *Minnesota Legal Compliance Audit Guide for Political Subdivisions*, promulgated by the Office of the State Auditor pursuant to Minnesota Statute § 6.65, contains seven categories of compliance to be tested: contracting and bidding, deposits and investments, conflicts of interest, public indebtedness, claims and disbursements, miscellaneous provisions, and tax increment financing. Our audit considered all of the listed categories.

In connection with our audit, nothing came to our attention that caused us to believe that the City failed to comply with the provisions of the *Minnesota Legal Compliance Audit Guide for Political Subdivisions*, except as described in the Schedule of Findings and Responses as items 2014-001 and 2014-002. However, our audit was not directed primarily toward obtaining knowledge of such noncompliance. Accordingly, had we performed additional procedures, other matters may have come to our attention regarding the City's noncompliance with the above referenced provisions.

CITY'S RESPONSES TO FINDINGS

The City's responses to the legal compliance findings identified in our audit have been included in the Schedule of Findings and Responses. The City's responses were not subject to the auditing procedures applied in our audit of the financial statements and, accordingly, we express no opinion on them.

PURPOSE OF THIS REPORT

The purpose of this report is solely to describe the scope of our testing of compliance and the results of that testing, and not to provide an opinion on compliance. Accordingly, this report is not suitable for any other purpose.

Malloy, Montague, Karnowski, Radosevich & Co., P.A.

Minneapolis, Minnesota
May 21, 2015

Malloy, Montague, Karnowski, Radosevich, & Co., P.A.
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FINDINGS – MINNESOTA LEGAL COMPLIANCE AUDIT

2014-001 WITHHOLDING AFFIDAVIT

Criteria – Minnesota Statute § 270C.66.

Condition – Minnesota Statute requires political subdivisions, before making final settlement with any contractor under a contract requiring the employment of employees for wages by said contractor or subcontractors, to obtain a certificate from the Commissioner of Revenue that the contractor or subcontractor has complied with the withholding requirements of Minnesota Statute § 290.92.

Context – One contract we tested was not in compliance with this statute. This is a current year finding.

Cause – This was an oversight by city personnel.

Effect – One contract undertaken in 2014 was not in compliance with this statute.

Recommendation – We recommend that the City of Ramsey, Minnesota (the City) review current procedures in place to ensure that certificates are obtained prior to making final settlements.

Management Response – There is no disagreement with the audit finding. The City will review its procedures to ensure that certificates are obtained in the future.

2014-002 PAYROLL PAYMENT DECLARATION

Criteria – Minnesota Statute § 412.271, Subd. 2.

Condition – Prior to making payments for wages, the City is required to obtain a written declaration indicating the facts recited on the payroll are correct to the best of the declarant's information and belief. This declaration was not obtained for one payroll disbursement tested that was paid during the year ended December 31, 2014.

Context – The required declaration was not obtained for 1 of 25 payroll disbursements tested. This is a current year finding.

Cause – The City's Fire Department was using time reports that did not include the declaration.

Effect – The City made payroll disbursements for which it did not obtain the required statutory declarations.

Recommendation – We recommend that the City obtain these signed declarations for all future payroll claims by having the declaration preprinted above the endorsement line of all timesheets.

Management Response – There is no disagreement with the audit finding. The City will review its procedures to ensure that appropriate declarations are obtained in the future.

CC Regular Session **4. 3.**

Meeting Date: 06/09/2015

By: Diana Lund, Finance

Information

Title

Approve Exemption for a Gambling License for Ruffed Grouse Society - Twin Cities Chapter

Purpose/Background:

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

The attached application is from the non-profit, Ruffed Grouse Society - Twin Cities Chapter for exemption from a lawful gambling license to hold a fund-raising raffle at Game Fair on August 16, 2015.

The Ruffed Grouse Society is a wildlife conservation organization whose mission is to improve the environment for Ruffed Grouse, American Woodcock and other forest wildlife.

The Ruff Grouse Society meets all of the requirements which allow them to remain exempt from licensing, primarily from the standpoint that commodities to be raffled are valued at less than $50,000 in a calendar year.

Recommendation:

Staff recommends that Council approve the exemption from a lawful gambling license for Ruffed Grouse Society - Twin Cities Chapter to hold a raffle at Game Fair on August 16, 2015.

Action:

Motion to recommend Council approve the exemption from a lawful gambling license for Ruffed Grouse Society - Twin Cities Chapter to hold a raffle at Game Fair on August 16, 2015.

Attachments

Application for Exemption-Ruffed Grouse Society

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	06/03/2015 04:12 PM
Form Started By: Diana Lund		Started On: 06/02/2015 12:38 PM
Final Approval Date: 06/03/2015		

MINNESOTA LAWFUL GAMBLING

LG220 Application for Exempt Permit

An exempt permit may be issued to a nonprofit organization that:

- conducts lawful gambling on five or fewer days, and
- awards less than $50,000 in prizes during a calendar year.

If total raffle prize value for the calendar year will be $1,500 or less, contact the Licensing Specialist assigned to your county by calling 651-539-1900.

Application Fee (non-refundable)

Applications are processed in the order received. If the application is postmarked or received 30 days or more before the event, the application fee is **$100**; otherwise the fee is **$150**.

Due to the high volume of exempt applications, payment of additional fees prior to 30 days before your event will not expedite service, nor are telephone requests for expedited service accepted.

ORGANIZATION INFORMATION

Organization Name: Ruffed Grouse Society - Twin Cities Chapter

Previous Gambling Permit Number: X82048-14-010

Minnesota Tax ID Number, if any:

Federal Employer ID Number (FEIN), if any: 54-0846925

Mailing Address: 1552 148th Ave. NW

City: Andover State: MN Zip: 55304 County: Anoka

Name of Chief Executive Officer (CEO): Terrence L Lydell

Daytime Phone: 612-237-6214 Email: terrylydell@qualityci.us

NONPROFIT STATUS

Type of Nonprofit Organization (check one):

☐ Fraternal ☐ Religious ☐ Veterans ☑ Other Nonprofit Organization

Attach a copy of <u>one</u> of the following showing proof of nonprofit status:

(DO NOT attach a sales tax exempt status or federal employer ID number, as they are not proof of nonprofit status.)

☐ **A current calendar year Certificate of Good Standing**

Don't have a copy? Obtain this certificate from:

MN Secretary of State, Business Services Division
60 Empire Drive, Suite 100
St. Paul, MN 55103

Secretary of State website, phone numbers:
www.sos.state.mn.us
651-296-2803, or toll free 1-877-551-6767

☐ **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 toll free at 1-877-829-5500.

☑ **IRS - Affiliate of national, statewide, or international parent nonprofit organization (charter)**

If your organization falls under a parent organization, attach copies of <u>both</u> of the following:

1. IRS letter showing your parent organization is a nonprofit 501(c) organization with a group ruling, and
2. 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): Game Fair / Armstrong Ranch

Address (do not use P.O. box): 8404 162st Ave NW

City or Township: Ramsey Zip: 55303 County: Anoka

Date(s) of activity (for raffles, indicate the date of the drawing): August 16, 2015

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

☐ Bingo* ☐ Paddlewheels* ☐ Pull-Tabs* ☐ Tipboards*

☑ Raffle **(total value of raffle prizes awarded for the calendar year: $~~1,200.00~~ $14,000)**

* **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 ***LIST OF LICENSEES***, or call 651-539-1900.

LG220 Application for Exempt Permit

LOCAL UNIT OF GOVERNMENT ACKNOWLEDGMENT (required before submitting application to the Minnesota Gambling Control Board)

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: [signature]

Title: Finance Director Date: 6/2/15

The city or county must sign before submitting application to the Gambling Control Board.

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 349.213.)

Print Township Name: _____

Signature of Township Officer: _____

Title: _____ Date: _____

CHIEF EXECUTIVE OFFICER'S SIGNATURE (required)

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: [signature] Date: 6/1/2015
(Signature must be CEO's signature; designee may not sign)

Print Name: Terrence L. Lydell

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.

Financial report to be completed within 30 days after the gambling activity is done:
A financial report form will be mailed with your permit. Complete and return the financial report form to the Gambling Control Board.

Your organization must keep all exempt records and reports for 3-1/2 years (Minn. Statutes, section 349.166, subd. 2(f)).

MAIL APPLICATION AND ATTACHMENTS

Mail application with:

____ a copy of your proof of nonprofit status, and

____ application fee (non-refundable). If the application is postmarked or received 30 days or more before the event, the application fee is **$100**; otherwise the fee is **$150**. Make check payable to **State of Minnesota**.

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

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

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.

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

CC Regular Session **4. 4.**

Meeting Date: 06/09/2015

By: Diana Lund, Finance

Information

Title

Approve Exemption for a Gambling License for Anoka County Pheasants Forever

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 Anoka County Pheasants Forever for exemption from a lawful gambling license to hold a fund-raising raffle at Game Fair on August 7-9 and August 14-16, 2015.

The Anoka County Pheasants Forever organization is committed to the preservation of upland bird habitat and the conservation of many other natural habitats, including wetland, forest and farm.

The Anoka County Pheasants Forever meets all of the requirements which allow them to remain exempt from licensing, primarily from the the standpoint that commodities to be raffled are valued at less than $50,000 in a calendar year.

Recommendation:

Staff recommends that Council approve the exemption from a lawful gambling license for Anoka County Pheasants Forever to hold a raffle at Game Fair.

Action:

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

Attachments

Application for Exempt Permit-Anoka County Pheasants Forever

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	06/03/2015 04:27 PM
Form Started By: Diana Lund		Started On: 06/03/2015 09:53 AM
Final Approval Date: 06/03/2015		

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: ANOKA COUNTY PHEASANTS FOREVER
Previous Gambling Permit Number: X-03898
Minnesota Tax ID Number, if any: 29354
Federal Employer ID Number (FEIN), if any:

Type of Nonprofit Organization (check one):

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

Mailing Address: 3196 - 129TH Ave NW
City: COON RAPIDS
State and Zip: MN 55448
County: ANOKA

Name of Chief Executive Officer (CEO):
Daytime Phone:
Email:

Nonprofit Status

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

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

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

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

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

Gambling Premises Information

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

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

Date(s) of activity (for raffles, indicate the date of the drawing):
8-7-15 to 8-16-15

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

[ ] Bingo* [ ] Paddlewheels* [ ] Pull-Tabs* [ ] Tipboards*
[X] Raffle **(total value of raffle prizes awarded for the year: $** 1000 to 1500**)**

***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: Dian Rud

Title: Finance Director Date: 6/3/15

Local unit of government must sign.

COUNTY APPROVAL
for a gambling premises
located in a township

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

Print County Name: _____

Signature of County Personnel: _____

Title: _____ Date: _____

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

Print Township Name: _____

Signature of Township Officer: _____

Title: _____ Date: _____

Chief Executive Officer's Signature

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

Chief Executive Officer's Signature: _____ Date: _____

Print Name: _____

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. 5.**

Meeting Date: 06/09/2015

By: Jo Thieling, Administrative Services

Information

Title

~~Approve Licenses~~ - Please Note: this Consent Case was moved to item 7.07 on the Regular Agenda.

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: 06/03/2015 12:04 PM

Final Approval Date: 06/03/2015

License Applications
For Council Meeting 06/09/2015

Therapeutic Massage Establishment	Oasis Massage LLC	14037 St. Francis Blvd NW	Ramsey, MN 55303	612-545-6608
Therapeutic Massage Therapist	Xiao Ying Qiu – therapist at Oasis Massage, 14037 St. Francis Blvd.	9765 – 101st Avenue N	Maple Grove, MN 55369	612-545-6608

CC Regular Session **4. 6.**

Meeting Date: 06/09/2015

By: Jo Thieling, Administrative Services

Information

Title

Approve the Following Meeting Minutes:

1. City Council Work Session dated 05/26/2015
2. City Council Regular dated 05/26/2015

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 05/26/2015
2. City Council Regular dated 05/26/2015

Attachments

CCWS Mts 05 26 15

CC Mts 05 26 15

Form Review

Form Started By: Jo Thieling Started On: 05/28/2015 01:57 PM

Final Approval Date: 05/28/2015

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 26, 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 (arrived at 6:05 p.m.)
Councilmember Kristine Williams

Members Absent: None

Planning Commission
Members Present: Chairperson Gary Levine
Commissioner Andrews Andrusko
Commissioner Randy Bauer (arrived at 6:07 p.m.)
Commissioner Ralph Brauer
Commissioner Cindy Nosan
Commissioner Gary VanScoy

Planning Commission
Members Absent: Commissioner Matthew Maul

Also Present: City Administrator Kurtis Ulrich
Parks and Assistant Public Works Superintendent Mark Riverblood
Community Development Director Timothy Gladhill
City Planner Chris Anderson
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 5:45 p.m.

2. TOPICS FOR DISCUSSION

2.01: Review Development Plan and Design Framework for The COR

Community Development Director Gladhill reviewed the staff report and key discussion topics that he wanted the group to consider.

Commissioner VanScoy stated that he was a part of the group when the plan was originally developed and since that time, as the City has gone through process of approving projects, there is more varying from the original concept. He stated that it makes him uncomfortable for the City to consistently approve variances from the Ordinances, as that inhibits the ability to accomplish the original goal. He questioned if the original concept is still valid or whether he is holding onto old values that simply do not work. He stated that he measures applications against the Ordinances and whether or not the project fits within the desired intent of the City. He believed that the City should review the basics and if the vision has changed, make the necessary amendments. He stated that parking is still an issue, noting the desire for shared parking but the lack of a plan to reach that end result.

Mayor Strommen stated that multiple plans can still bring the City to the same vision. She questioned whether the Commissioner believes the vision is the same but the plan has changed or whether he believes the vision and plan have changed.

Commissioner VanScoy stated that he believed both the plan and vision have changed, noting that he does not oppose the change but simply believes that the vision and plan should be amended to fit the City's current path.

Commissioner Bauer stated that the idea had been that The COR should never look like Riverdale. He stated that there is a sense that perhaps the development is moving in more of a Riverdale direction. He questioned the Council's idea for the future development of The COR.

Commissioner Levine stated that things have changed just as life changes and that currently the City is not "playing by the rules". He stated that the City should review what is being done and what needs to be done and amend the rules to better fit the desired outcome as that has changed over time, rather than continuing to issue variances.

Mayor Strommen agreed that the Master Plan has changed several times throughout this course but believed that many elements of the vision remain the same. She stated that there may be degrees of implementation to reach the vision, noting that some elements of the original vision may still exist but in a different manner than originally thought.

Community Development Director Gladhill stated that one of the main issues is parking strategies, specifically surface parking, and believed that some of the language in the zoning code could be further clarified. He noted that mixed use is another large component and confirmed that there may also be better language to address that component.

Mayor Strommen agreed that clarification of the zoning code could be made but stated that perhaps there should also be a higher-level discussion regarding the elements of the original vision as some of those items may have changed over time.

Community Development Director Gladhill questioned whether that discussion should occur at the Planning Commission level, a joint Commission and Council meeting or whether public input should also be gathered.

Commissioner Levine stated that he liked the idea of a joint meeting to check back in and make sure the discussion the Commission is having is moving in the right direction but did not believe that a large public meeting would be necessary.

Commissioner Bauer stated that he wanted to make sure that the process is transparent as well because multiple residents have expressed that they felt the original discussions for The COR had been hushed and were not transparent.

Councilmember Shryock arrived.

Mayor Strommen stated that through this process there should be a review of the original vision to determine if that is the same or where changes need to be made to the elements or implementation items. She stated that perhaps those results are then shared with the public.

Councilmember Riley stated that another step of the process would be to determine the impediments to the desired vision.

Commissioner Randy Bauer arrived.

City Administrator Ulrich stated that there is a good amount of community interest in The COR and agreed that could be a good public involvement process.

Mayor Strommen agreed but believed that the review should be completed first in order for everyone to be on the same page.

Councilmember LeTourneau agreed that this would be a good exercise. He stated that there has been a good effort for the City to get out of the development business but believed that there would be a good benefit for the City to take a step back and review the best methods to reach the desired end result.

Mayor Strommen agreed that the City has been focused on being a landowner and getting out of the development business which has distracted the City from their overall role in the planning process.

Councilmember Kuzma stated that his platform had been for the City to get out of the development business and believed that the City has done a lot in the past ten years. He stated that there has been a large amount of development in The COR in the past ten years along with beginning the Armstrong interchange project. He stated that the City was dealing with these issues while bringing on a new economic development staff member and working with reality rather than what the Metropolitan Council had projected. He also believed that the City has been much more transparent than it had been in the past.

Councilmember Williams stated that the Economic Development Authority (EDA) has recently been brought into discussions, which she thought was a great idea and also provides another level of transparency.

Commissioner Levine stated that this process has been underway for about 15 years and acknowledged that things change. He stated that the City is trying to be transparent and believed an open forum would be a great part of this process where the changes and vision can be discussed. He also believed that it is important for the Council and Commission to meet jointly in order to facilitate discussion of this nature.

Commissioner Bauer stated that from a systemic perspective the interest in The COR has grown because this Council has been more open and residents feel that they are being listened to and are more a part of the discussion. He stated that they also need to remember that some people had expressed the opinion that the original plans were not attainable and therefore could have never been reached.

Councilmember Johns stated that this would be a great opportunity to refresh on what is possible, noting the timing of the Armstrong interchange project actually moving forward.

The consensus of the Council and Commission was to conduct an inventory on the elements of the original plan compared to the current status and the vision for The COR today, which will be reviewed with the Planning Commission, other relative Advisory Boards, and City Council.

Councilmember Riley stated that the market must also be considered, noting that it may not be economically feasible for development to fund a multi-million dollar parking ramp. He stated in that case the City would need to fund the element or amend the development plans.

Mayor Strommen agreed that the plan should be reviewed to determine if some of the original elements are feasible.

Community Development Director Gladhill stated that along with this process he would like to see the plan made more user friendly as it can be very confusing to follow in the current format.

Commissioner Andrusko questioned what the Commission would do in the time being.

Community Development Director Gladhill stated that the Commission would continue to enforce the regulations as they exist today.

Commissioner VanScoy stated he is having difficulty supporting the land uses proposed by applicants as there is conflict with the existing regulations. He stated that the Commission will still look at the land use and Ordinances to determine if they fit and make a recommendation to the City Council based on that, noting that the Council may have different priorities than the Commission.

Mayor Strommen appreciated the Commission bringing this discussion forward as she believed it would be a benefit to have this refresher in order to better match the implementation items with the intent. She stated that policy decisions will need to be made as the projects come. She stated that the opinion and recommendation of the Planning Commission matters, whether or not the recommendation is followed. She agreed that the City Council does have different priorities

regarding the policies and acknowledged the difficult position the Commission is placed in during this review period.

Commissioner Bauer stated that there are companies that gather consumer information that may be useful to the City during this process.

2.02: Discuss Approach for Comprehensive Plan Update

Community Development Director Gladhill reviewed the staff report and the role of the different Advisory Boards and Commissions during this process.

Councilmember Kuzma stated that he has attended a number of the focus meetings hosted by Community Development Director Gladhill and believes he does a great job of facilitating and gathering public opinion.

Mayor Strommen encouraged everyone to think carefully about the questions, such as those in the work planning document, to ensure that the questions are able to be answered by all residents. She provided the example of using questions that everyone can answer rather than higher level planning questions that could be intimidating.

2.03: Discussion on Potential Improvements to Other Planning Commission Topics

Community Development Director Gladhill presented the staff report.

Commissioner Bauer stated that perhaps it would be a good idea to do a review of all the planning Ordinances as there are so many variances being issued, in order to better fit the intent of the City within the Code.

Mayor Strommen suggested that staff use a prioritization level, beginning with those issues that are constantly receiving variances and delaying review on Ordinances that may not need to be amended.

Commissioner VanScoy stated that at one time there was a small architectural review board that considered projects proposed for The COR and believed that perhaps there should be a discussion on whether that group be re-established.

Community Development Director Gladhill stated that board was removed during the revisioning process as the City was very involved, to the point of hiring an architect to sit on that board. He stated that staff agrees that there could be benefit to re-establishing some format of that group to review applications within The COR.

Councilmember LeTourneau stated that it may be beneficial to define a process where the community could be divided up into sections, noting that while some development regulations fit within certain areas of the City, those regulations do not fit well with other areas of the City.

Mayor Strommen questioned if that process would be outside of the Comprehensive Planning process.

Councilmember LeTourneau stated that he was unsure as currently the City makes choices on a community level over the entire City and perhaps decisions would be more appropriately made over smaller development areas.

Commissioner Andrusko stated that perhaps the idea of neighborhood boards could be used in order to gain input from different areas of the City during the Comprehensive Plan process.

Community Development Director Gladhill stated that the City has been doing that to some degree and agreed that would be a great idea to continue that aspect, noting that additional ideas could be built into the Work Plan.

City Administrator Ulrich stated that idea reminds him of the Northfork Home Owners Association meeting that Mayor Strommen and Councilmember LeTourneau attended. He explained that residents often feel more comfortable sharing ideas about their geographic level when the group comes to them on "their turf".

Mayor Strommen agreed that could be done by Ward, visiting one Ward each quarter.

Community Development Director Gladhill questioned if the Commission and Council feel that enough information is being brought forward through staff reports and with contingent conditions, which sometimes allow an application to move a bit faster.

Commissioner Levine commended staff, noting that staff is doing an excellent job of supplying the necessary information to facilitate a review while still allowing applications to move forward.

Commissioner Bauer agreed that the City has a great staff team in place.

Councilmember Riley stated that he would not like to see conditions made contingent upon agreements that have not yet been discussed.

Mayor Strommen agreed that this process and the input from staff has been a vast improvement from where the City has been in the past and appreciated the upfront planning of staff. She believed that staff was doing an excellent job of using their judgement to determine when there is sufficient information for an application to move forward or whether additional information is necessary before review can occur. She thanked the Commission for their time and input during the discussion tonight.

3. TOPICS FOR FUTURE DISCUSSION

Noted.

4. MAYOR / COUNCIL / STAFF INPUT

None.

5. ADJOURNMENT

The Work Session of the City Council was adjourned at 6:55 p.m.

Respectfully submitted,

_____
Kurtis G. Ulrich
City Administrator

ATTEST:

_____
Jo Ann M. Thieling
City Clerk

Drafted by Amanda Staple
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 26, 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
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: Presentation to Newly Promoted Police Sergeant Kyle Hemmerich

Police Chief Katers called Sergeant Kyle Hemmerich and his wife Jessica to the podium for the pinning of his Sergeant insignia. He briefly reviewed the history of Kyle Hemmerich's career and his promotion to Sergeant. He thanked Sergeant Hemmerich for the leadership he provides and will continue to provide to the department as well as his service to the community.

Mayor Strommen commented that the amount of support in this room is remarkable and stated that there is always a large showing of support from the department when they have something of this nature on the agenda, which she believed is an excellent example of the great comradery within the department.

2.02: Update from Public Works Department

Public Works Superintendent Riemer provided an update on activities of the Public Works Department. He reviewed the winter maintenance schedule beginning with the areas where snow is cleared, the number of personnel used for snow removal, snow removal routes, and comparison information for the number of plowing events during this past year and the year prior. He reviewed comparison information regarding the temperature information for the season, use of de-icing materials, number and type of service calls, cost of a single citywide plowing event, and budget impacts. He noted that during 2013/2014 the City was over budget while this season the City is currently under budget. He provided an example of the route completion maps used by staff to track roadways as they are cleared. He reviewed the proposed changes for the next winter season including improved weather forecasting, a review and update of the winter maintenance policy, addition of AVL equipment to small vehicles and to develop GIS mapping for cul-de-sacs and trails, and to bring the parking ramp snow removal back in-house.

Councilmember Kuzma questioned the cost of the new software.

Public Works Superintendent Riemer stated that the cost would be $300 per month, noting that the service would run during the winter months on a trial basis to determine if better information is gained.

Mayor Strommen agreed that additional public education efforts could assist greatly in explaining the process followed for snow removal, which could reduce the number of calls generated by large storms. She acknowledged the difficulty of budgeting for the winter season.

Public Works Superintendent Riemer agreed that it is difficult to budget from year to year as the snow amount can differ so greatly.

2.03: Presentation Proclaiming American Cancer Bark for Life Day in the City of Ramsey

Mayor Strommen read in full and presented a Proclamation declaring Bark for Life Day in the City of Ramsey on June 6, 2015, to Kim Gust of the American Cancer Society. She stated that she attended the event the previous year and thought it was well run and attended.

Ms. Gust commented the registration is going strong and the organization has already raised $4,300. She stated that the registration begins at 9:00 a.m. the day of the event, and can also be done online. She stated that opening ceremonies will begin at 10:00 a.m. on Saturday, June 6th.

3. CITIZEN INPUT

John Enstrom, 8702 181st Avenue, stated that June 14th is Flag Day and he hosts the largest flag retirement event in the State at his property. He welcomed everyone to attend the 10th annual event and visit his property that Sunday at 1:00 p.m. He stated that there are all different sizes and styles of flags that come in during the event, which are folded, stacked and counted before being incinerated. He stated that anyone is welcome to attend and bring in any type of flag. He reported that the main program begins at 3:00 p.m., noting that the new flag will be raised and a riffle salute will be conducted. He advised that so far there are two guest speakers confirmed for the event and stated that following the incineration of the flags there will be a potluck event. He stated that perhaps the City could issue him a free burn permit for the retirement event. He provided a link to his website, which features the event and stated that interested residents can also telephone him with questions.

4. CONSENT AGENDA

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

4.01: Receive April 2015 Financial Reports – General Fund and Enterprise Funds

4.02: 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

4.03: Approve Licenses

Peddler

LeAnn Lambrecht – Edward Jones, 2150 3rd Avenue N., Suite 110, Anoka, MN 55303
Southwestern Advantage, 2451 Atrium Way, Nashville, TN 37214

Special Events

American Cancer Society – Kim Gust, 14551 Sunfish Lake Drive NW, Ramsey, MN 55303

4.04: Approve the following Commission and Board Meeting Minutes:
1) City Council Work Session dated May 12, 2015
2) City Council Regular dated May 12, 2015

4.05: Approve Exemption for a Gambling License for Legacy Christian Academy

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

4.07: Approve Second Amendment to the Lease Agreement between the City of Ramsey and Pro Power Sports

4.08: Approve Assignment and Assumption of the Existing AIA B101 Agreement between the City of Ramsey and LSA Design for Project 14-28; Parking Ramp Garage

4.09: Approve New Strategy for CRM Services

4.10: Authorize Amendment to Deposit Requirements of Conduit Debt Policy

4.11: 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

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

4.13: Adopt Resolution #15-05-083 Declaring the City of Ramsey's Participation in the State Council on Local Results and Innovation – Performance Measurement Program

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

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

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

4.17: Adopt Resolution #15-05-140 Authorizing Municipal Agreement Program Funding Application for Riverdale Drive Extension – Traprock Street to Ramsey Boulevard

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

5. APPROVE AGENDA

City Administrator Ulrich stated that the applicant has requested to move Item 7.09 to be considered as Item 7.02.A.

Councilmember Riley suggested moving Item 7.10 to be considered as Item 7.02.B as the applicant would be readily available.

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

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

6. PUBLIC HEARING

None.

7. COUNCIL BUSINESS

7.01: Approve Draft Assessment Agreement for Ridgepoint Residential Development Improvements, Improvement Project 15-21

City Engineer Westby reviewed the staff report and recommendation to approve the Assessment Agreement that provides for repayment of City funds used to construct Improvement Project #15-21 to serve the Ridgepoint development. He reviewed the draft assessment agreement terms

and proposed project schedule. He noted that the Public Works Committee recommended language on May 19, 2015, which had not yet been incorporated into the draft agreement and noted that there is an option to approve the agreement with the amended language recommended by that Committee.

Councilmember Riley stated that he was able to meet with City Engineer Westby and noted that the language suggested by staff in the amended action is consistent with the recommendation by the Public Works Committee. He thanked staff for addressing the questions he previously had.

Councilmember Kuzma questioned if there is a timeline on the assessment for the seven lots.

City Engineer Westby stated that the assessment language clarifies the terms but noted that would be dependent on the project start date. He stated that as lots are sold the assessment would be paid and noted that residents would also have the option to prepay and not pay over the three-year term.

Councilmember LeTourneau asked for examples of this vehicle being used in the past.

City Engineer Westby responded that the City has completed this process once before on another improvement project which worked well.

Mayor Strommen stated that it is not uncommon for the City to install the infrastructure and then be paid back. She noted that this is bank owned property and is not a typical development.

City Engineer Westby stated that although this is not a typical situation, staff believes that this is a good proposal and that the assessment proposal would cover any risk to the City adequately. He stated that using this process for this property appears to be the best method.

Motion by Councilmember Shryock, seconded by Councilmember LeTourneau, to Adopt Resolution #15-05-111 Approving Plans and Specifications and Authorizing Advertisements for Bids for Ridgepoint Residential Development Improvements, Improvement Project #15-21, with the amended language recommended by the Public Works Committee.

Further discussion: Councilmember LeTourneau commended Village Bank for their forethought and efforts during this process.

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

7.02: Adopt Resolution #15-05-111 Approving Plans and Specifications and Authorizing Advertisements for Bids for Ridgepoint Residential Development 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 to serve the Ridgepoint development.

Councilmember Riley stated that at the last meeting he was opposed to this case simply because it seemed out of order. He explained that at this point the assessment agreement is in place and believed that it would now be appropriate to go out for bid on this project.

Motion by Councilmember Riley, seconded by Councilmember Shryock, to Adopt Resolution #15-05-111 Approving Plans and Specifications and Authorizing Advertisements for Bids for Ridgepoint Residential Development Improvements, Improvement Project #15-21.

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

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

Community Development Director Gladhill reviewed the staff report and recommendation of the Planning Commission to approve the Final Plat for COR Parkview Addition with required revisions as outlined in the Staff Review Letter dated April 3, 2015. He explained that while this is an important step in the review process this is not the final approval.

Motion by Councilmember LeTourneau, seconded by Councilmember Johns, to Adopt Resolution #15-05-135 Granting Final Plat Approval for COR Parkview Addition with required revisions as outlined in the Staff Review Letter dated April 3, 2015.

Further discussion: Councilmember Kuzma stated that he looks forward to this being built. Commissioner Riley stated that the Council has reviewed this on several occasions and this is simply another step in the review process.

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

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

Community Development Director Gladhill reviewed the staff report and recommendation of the Planning Commission to approve the Harvest Estates Final Plat with required revisions as outlined in the Staff Review Letter dated April 3, 2015. He noted that the Council had discussed the access to Nowthen Boulevard and advised that connection would remain open through phase one.

Councilmember Riley stated that there was discussion from the Council to include work hours in the development agreement.

Community Development Director Gladhill noted that the applicant did agree to those construction hours and stated that staff had intended to include the condition in the development agreement. He confirmed that condition could be added to the agreement.

Councilmember Kuzma stated that although the connection to Nowthen Boulevard would remain open at this time, he would like it to be made clear to residents and potential homebuyers that the access point would be closed in the future.

Community Development Director Gladhill reviewed the timing for phases one and two, in conjunction with the construction of replacement Fire Station #2. He noted that the access to Nowthen Boulevard would be closed sometime in 2016 in conjunction with phase two of the project.

Motion by Councilmember LeTourneau, seconded by Councilmember Riley, to Adopt Resolution #15-05-126 Granting Final Plat Approval to Harvest Estates, a Major Plat; Case of GS Land, LLC, subject to the required revisions as outlined in the Staff Review Letter dated April 3, 2015, with the additional language limiting construction hours to 7:00 a.m. and 8:00 p.m.

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

7.03: Construction of Replacement Fire Station #2; Project 14-30; Change of Project Scope

Asst. City Administrator/Economic Development Manager Brama reviewed the staff report and recommendation to change the scope of Project 14-30, replacement Fire Station #2, to add the purchase and installation of a 85KW backup generator at a cost not to exceed $65,000. He explained that originally in 2006 there was an informal agreement that the County was going to supply the needed generator in return for the permanent easement, which upon confirmation staff has found not to be the case. He stated that this change is the responsibility of the City, and no one else, because the agreement with Anoka County was not in writing. He stated that the original bond budget will be the next item to be considered by the Council. He advised that the bid bond decreased in the amount of $90,000 because of cost savings from interest rates. He advised that staff had also asked the contractor to review the project scope to determine if additional cost savings could be identified, which has identified additional savings. He noted that a third item also contributes to cost savings. He acknowledged that this will be an increase to the project cost but also noted the three areas of costs savings that had been identified. He stated that staff still hopes to negotiate with the County and hopefully obtain some sort of cost-share, but noted that this contingency should still be provided for.

Councilmember LeTourneau questioned if there is a possibility that there is a generator currently at Fire Station #2 that could be repurposed.

Fire Chief Kapler replied that there is not a generator that could be repurposed.

Mayor Strommen stated that she believes this equipment is essential to the project as you do not want that type of emergency system to fail.

Motion by Councilmember Kuzma, seconded by Councilmember Williams, to expand the scope of work for Project 14-30, construction of a replacement Fire Station #2, to include purchase and installation of a backup generator at a cost not to exceed $65,000.

Further discussion: Councilmember LeTourneau appreciated the efforts of staff when dealing with the County and encouraged staff to continue in those negotiations. He also acknowledged the lesson learned in obtaining agreements in writing. Mayor Strommen agreed with the lesson learned but pled to the County to work with the City as the easement the County needed was put into place but the generator the City needed was not obtained. She stated that this is nothing against the County as there is staff turnover that occurs and things can fall through the cracks when agreements are not recorded in writing.

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

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

Finance Director Lund reviewed the staff report and recommendation to issue and sell $3,970,000 General Obligation Capital Improvement Plan Bonds, Series 2015, and levying a tax for the payment thereof to provide a funding mechanism for the construction of Fire Station #2.

Stacie Kvilvang, Ehlers & Associates, presented the bid results, indicating that the City received an AA plus rating, which was assigned due to the strong management, strong budgetary performance, strong budgetary flexibility, and strong liquidity of the City. She stated that the sale occurred this morning at 10:00 a.m. and three bids were received. She recommended the lowest bidder which has a true interest value of 2.8 percent noting that the total cost did decrease from $3,970,000 to $3,880,000.

Mayor Strommen commended staff for their efforts in helping the City reach an AA plus bond rating.

Motion by Councilmember Johns, seconded by Councilmember LeTourneau, to Adopt Resolution #15-05-129 Providing for Issuance and Sale of $3,880,000 GO Capital Improvement Plan Bonds, Series 2015A, and Levying a Tax for the Payment Thereof.

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

7.05: 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

Finance Director Lund reviewed the staff report and recommendation to issue and sell $1,235,000 General Obligation Street Reconstruction Bonds, Series 2015B, and levying a tax for

the payment thereof to provide a funding mechanism for road reconstruction and bituminous overlays. She stated that this bond sale occurred this morning and there was also a cost savings on this item reducing the original request from $1,235,000 to $1,205,000.

Ms. Kvilvang stated that there were three bidders on the sale this morning and recommended the lowest bidder which has a true interest value of 1.95 percent.

Motion by Councilmember Kuzma, seconded by Councilmember Riley, to Adopt Resolution #15-05-130 Approving Sale of $1,205,000 GO Street Reconstruction Bonds, Series 2015B, and Levying a Tax for the Payment Thereof.

Further discussion: Councilmember Riley stated that while the City is using this funding method for these projects, he would like to see the City find a way to wean themselves off this type of debt. Mayor Strommen stated that the Council has spent a great deal of time discussing the street maintenance and funding and while this was agreed upon in order to move forward, another method of funding may be determined in the future. Councilmember Riley stated that he would be in agreement with funding one-time improvements, such as the fire station, through bonding, but would like to see annual items funded in another manner. Councilmember LeTourneau stated that the City has made great progress in developing and moving forward on this street maintenance schedule but agreed that he would support finding a sustainable funding source for this type of improvement.

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

7.06: 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

City Clerk Thieling reviewed the staff report and recommendation to adopt Ordinance #15-11 to amend the hours of Sunday sales for on-sale liquor establishments. It was noted this ordinance received first reading at the May 12, 2015, Council meeting and is now being introduced for formal adoption.

Councilmember LeTourneau stated that he did receive feedback in favor of the amendment from a local business owner, which he appreciated.

Motion by Councilmember LeTourneau, seconded by Councilmember Riley, 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.

A roll call vote was performed by the Recording Secretary:

Councilmember LeTourneau aye
Councilmember Kuzma aye
Councilmember Riley aye

Councilmember Johns aye
Councilmember Williams aye
Councilmember Shryock aye
Mayor Strommen aye

Motion carried.

7.07: Adopt Resolution #15-05-134 Approving Playground and Site Improvements for Elmcrest Park

Parks and Assistant Public Works Superintendent Riverblood reviewed the staff report and recommendation to approve a not-to-exceed amount of $100,000 for Elmcrest Park playground and site improvements. He stated that five proposals had been received and were ranked by the Park and Recreation Commission, along with two members of City staff. He advised that two proposals were found to be in agreement with the desires of the City but noted that one of those proposals had been withdrawn and therefore recommended St. Croix Recreation Fun Playgrounds, Inc. He highlighted the proposed improvements on an aerial sketch, noting the farm theme.

Councilmember Johns referenced the trees near the fence line and questioned if those trees are included in the project budget.

Parks and Assistant Public Works Superintendent Riverblood replied that those trees are included in the project scope and cost.

Councilmember Williams thanked staff for bringing this forward as she receives many questions as to when this project will be completed. She stated that her husband attended the open house and appreciated the ability to comment and provide input.

Councilmember Shryock thanked staff as this has been a long time coming. She stated that it is exciting to see this park come into its final form and she looks forward to this addition.

Councilmember LeTourneau commended staff and asked for additional information on the lawful gambling fund and its use on this project.

Parks and Assistant Public Works Superintendent Riverblood explained the two sources used to fund park improvements, which are park dedication and lawful gambling. He explained that the lawful gambling fund, which is generated from activity such as pull-tabs, is used to fund park improvements within the community.

Motion by Councilmember Johns, seconded by Councilmember Shryock, to Adopt Resolution #15-05-134 Approving Playground and Site Improvements for Elmcrest Park at a not-to-exceed amount of $100,000; with $90,000 being awarded to St. Croix Recreation Fun Playgrounds, Inc. for the playground elements pursuant to the response to the 2015 Request for Proposal.

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

7.08: Adopt Resolution #15-05-138 Approving Revised Development Agreement for County Club Hills; Case of Lennar Homes

Community Development Director Gladhill reviewed the staff report and recommendation to approve the revised Development Agreement and authorize to begin tree clearing. It was noted the Tree Preservation and Replacement Plan is in place for the Country Club Hills development.

Motion by Councilmember Johns, seconded by Councilmember Kuzma, to Adopt Resolution #15-05-138 Approving Revised Development Agreement for County Club Hills, and authorize tree removal; Case of Lennar Homes.

Further discussion: Councilmember Shryock questioned if this would be the last phase of this development. Community Development Director Gladhill replied that these are the remaining lots of the original plat. He noted that there would be a potential for development on an adjacent lot should that property owner choose that path.

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

7.09: Adopt Resolution #15-05-135 Granting Final Plat Approval for COR Parkview Addition

This item was considered as Item 7.02A.

7.10: Adopt Resolution #15-05-126 Granting Final Plat Approval to Harvest Estates, a Major Plat; Case of GS Land, LLC

This item was considered as Item 7.02B.

8. MAYOR, COUNCIL AND STAFF INPUT

City Administrator Ulrich announced upcoming meetings and events. He provided the date that Ramsey will become a whistle free zone. He advised that a new full service postal location has now opened within Coborn's Grocery store. He reported that Heart Safe Ramsey will hold a free training session on Monday, June 1st for CPR in the Alexander Ramsey Room, noting that no registration is needed. He advised of an upcoming kayak event, noting that equipment will be available. He stated that the trip to Washington D.C. has been scheduled for June 10th and 11th, noting that he, Mayor Strommen, Councilmember LeTourneau, along with another staff member will be meeting with legislators.

Mayor Strommen stated that at the last meeting several legislative representatives were in attendance to provide an update, noting that the session had not yet been finished. She provided a brief update on the legislative session activity reporting that a lights on approval was given for

transportation and noting that the City focus will be on the interim and prepare for the next session along with the trip to Washington D.C. She reported that the Council held a joint worksession meeting with the Planning Commission earlier tonight to discuss the comprehensive planning process and revisiting the vision for The COR.

9. ADJOURNMENT

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

Motion carried.

The regular meeting of the City Council adjourned at 8:50 p.m.

Respectfully submitted,

_____
Kurtis G. Ulrich
City Administrator

ATTEST:

_____
Jo Ann M. Thieling
City Clerk

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

CC Regular Session **4. 7.**

Meeting Date: 06/09/2015

By: Jo Thieling, Administrative Services

Information

Title

Approve Off-Sale Intoxicating Liquor, Off-Sale 3.2% Liquor, On-Sale Intoxicating Liquor, Beer, Sunday Sales, and Optional 2:00 a.m. Closing

Purpose/Background:

Applications for renewal of the following liquor licenses have been applied for:

OFF SALE INTOXICATING

Rum River Wine & Spirits Inc. d/b/a Rum River Wine & Spirits
Atlantic Cargo Co. Inc. d/b/a Fairway Liquors
Coborn's Inc. d/b/a Coborn's Liquor

ON SALE & SUNDAY INTOXICATING AND 3.2 AND/OR BEER & OPTIONAL 2:00 A.M.

The Links at Northfork G.C. LLC d/b/a The Links At Northfork
Fairways on the Rum Inc. d/b/a McDuff's Eatery & Pub
Templer Group Inc. d/b/a JR's Outpost
M&M Super Bowl, Inc. d/b/a Super Bowl
Wells Catering Inc. d/b/a Wells Catering
Acapulco of Ramsey, Inc. d/b/a Acapulco Mexican Restaurant
Whiskey Jacks of Ramsey LLC d/b/a Willy McCoys
7-OI LLC d/b/a The Lunch Box Coffee & Deli
SPM Properties, Inc. d/b/a Penalty Box Bar & Grill*

3.2% OFF SALE

Rademacher Companies Inc. d/b/a Bill's Superette #8
Northern Tier Retail LLC d/b/a SuperAmerica #4508

*All the paperwork was not received by the time of this writing. Since these are renewals and not new license apps, staff is asking Council to approve these licenses contingent upon proper paperwork being received.

Action:

Motion to approve Off-Sale Intoxicating Liquor License renewals for Rum River Wine & Spirits, Fairway Liquors, and Coborn's Liquor for the 2015 – 201 license year.

- and –

Motion to approve On-Sale Intoxicating and 3.2 and Sunday, and Beer Liquor License renewals for The Links At Northfork, McDuff's Eatery & Pub, JR's Outpost, Super Bowl, Wells Catering, Penalty Box, Acapulco, Willy McCoys and The Lunch Box for the 2015 – 2016 license year. Optional 2:00 a.m. licenses have been requested by JR's and Willy McCoys. It is expected Penalty Box will request a 2:00 a.m. license as well.

- and

Motion to approve 3.2% Off Sale License for Bill's Superette and SuperAmerica for the 2015 – 2016 license year.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	06/03/2015 04:19 PM
Form Started By: Jo Thieling		Started On: 06/03/2015 09:41 AM
Final Approval Date: 06/03/2015		

CC Regular Session **4. 8.**

Meeting Date: 06/09/2015

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

Information

Title

Approve Entering into a Security Agreement between the City of Ramsey and Local Government Information Systems (LOGIS) for Interagency Criminal Justice Information Services (CJIS)

Purpose/Background:

Purpose: To enter into an agreement with Local Government Information Systems (LOGIS) defining security protocols and responsibilities for access to Criminal Justice Information Services.

Background: The Federal Bureau of Investigations (FBI) Criminal Justice Information Services (CJIS) requires law enforcement agencies that receive criminal justice data such as : criminal histories, national crime information center data, warrants, stolen vehicle files, etc. to comply with security protocols established in the FBI CJIS Security Policy.

The Ramsey Police Department receives Criminal Justice Information Services data. LOGIS provides IT and network infrastructure support to several municipalities and government entities including the Ramsey Police Department. LOGIS staff are very familiar and compliant with FBI CJIS security protocols.

The attached agreement defines the responsibilities of both the city of Ramsey and LOGIS staff in adhering to CJIS security policy. This agreement is required by the FBI CJIS for access to criminal justice data.

Recommendation:

Enter into the attached agreement with LOGIS reaffirming security protocols for access to the FBI CJIS data are being followed by the Ramsey Police Department and LOGIS.

Action:

Motion by Council authorizing staff to enter into the attached agreement with LOGIS, reaffirming security protocols for access to the FBI CJIS data are being followed by the Ramsey Police Department and LOGIS.

Attachments

RA Interagency Agreement

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	06/03/2015 04:16 PM
Form Started By: Jeff Katers		Started On: 06/02/2015 03:09 PM
Final Approval Date: 06/03/2015		

INTERAGENCY AGREEMENT
CITY OF RAMSEY POLICE DEPARTMENT AND LOGIS
AGREEMENT FOR NETWORK AND COMPUTER MANAGEMENT AND SUPPORT

THIS INTERAGENCY AGREEMENT ("Agreement") is entered into this _____9th _ day of ____June____, 2015, by and between Local Government Information Systems, a Minnesota joint powers organization ("LOGIS"), and the City of Ramsey, a Municipal corporation ("CITY"). (LOGIS and the CITY are collectively hereinafter referred to as the "Parties.")

WITNESSITH

WHEREAS, The CITY's police department (RAMSEYPD) is a criminal justice agency, recognized by the Federal Bureau of Investigations (FBI) and the Minnesota Bureau of Criminal Apprehension (BCA) and is subject to security requirements outlined by each of these organizations.

WHEREAS, LOGIS has experience in these security requirements and provides computer and network management and support to its members.

WHEREAS, The CITY is a member of LOGIS and can take advantage of the services LOGIS provides.

NOW, THEREFORE, in consideration of the mutual promises, covenants and undertakings herein contained, the parties agree as follows:

1. **Purpose.** The purpose of this Agreement is to establish the terms and conditions under which LOGIS will provide services and support to the RAMSEYPD related to their applications, computers, local network, and wide area networks.
2. **Agreement Term.** The term of this agreement shall be from ____June 9th, 2015____ until such time as either party desires to end the Agreement in accordance with the termination provisions set forth in this agreement, the dates of signature of the Parties notwithstanding.
3. **Cooperation.** It is agreed that the Parties shall provide all reasonable and necessary cooperation and assistance so as to facilitate the terms of this Agreement.

4. **Basic Services**.

i. LOGIS Agrees:

1. To provide computer services and support upon request to the RAMSEYPD related to their applications, computers, local network, and wide area networks.

2. To limit access to RAMSEYPD equipment, network and facilities to only LOGIS staff supporting RAMSEYPD.

3. That all LOGIS staff that have access to RAMSEYPD equipment, network, and facilities:

a. Abide by all applicable local, state, and federal laws, rules and regulations as well as the FBI CJIS Security Policy, FBI CJIS systems requirements and other rules and regulations regarding the use or access.

b. Abide by the LOGIS Member Security Policy and LOGIS Security policy.

c. Have been properly background checked and finger printed in accordance with BCA and FBI policies.

d. Take the yearly BCA on-line Security Awareness Training

e. Receive training on the FBI CJIS Security Policy and future version updates and Addendums.

f. Will sign the Federal Bureau of Investigation Criminal Justice Information Services Security Addendum and this addendum will be maintained at LOGIS and provided to RAMSEYPD upon request.

ii. CITY Agrees:

1. To utilize LOGIS staff when needed to manage the computers, servers, local area network, wide area network, network security.
2. Provide access for LOGIS to complete requests outlined by RAMSEYPD.
3. Delegate to the CITY's technology staff the direct coordination, guidance, and direction of LOGIS staff in the support and management of the RAMSEYPD computers, servers, local area network, wide area network, and network security.

5. **Costs**. LOGIS shall provide these services and support to RAMSEYPD and shall charge the CITY based on the current budget year LOGIS Network Services hourly labor rate. This rate is provided to RAMSEYPD each year as part of the LOGIS budget document. Support directly related to the use and access of LOGIS applications will not be charged to the CITY.

6. **Liability Limitation.** Each party is liable to the other only to the extent the negligent actions or inactions of one cause direct out-of-pocket cost to the other. No party is responsible for lost services, lost revenues, lost profits, indirect, consequential or special damages or attorneys' fees incurred by another.

7. **Indemnity and Duty to Defend.** The Parties agree to indemnify and hold each other harmless from any and all liability on account of injury to third parties or damage to third party property occasioned by the negligent actions or inactions of another. The party seeking to be indemnified and defended shall provide timely notice to the others when the claim is brought. The party undertaking the defense shall retain all rights and defenses available to the party indemnified and no immunities are hereby waived that are otherwise available to the other parties. Nothing in this paragraph shall be deemed a waiver by either party of the

limitations on liability set forth in Minnesota Statutes, Chapter 466 and the CITY's indemnity is limited to the amount of available insurance coverage

8. **Insurance.** Each party represents that it carries the insurance coverage necessary for municipal, county, or joint powers organizations under Minnesota law and has and will maintain coverage for I-Net operations. No party waives its immunities under Chapter 466.

9. **Termination.** Either party may terminate this agreement upon providing thirty (30) days written notice.

10. **Dispute Resolution.** If the parties cannot agree on any matter arising out of this Agreement, after a reasonable period of good faith negotiations, they agree to engage a qualified third party to mediate the disagreement, and share the costs of the mediator on an equal basis. The parties will work in good faith with the mediator to find an acceptable solution and must reduce any settlement agreement to writing. Any such agreement must be incorporated into and made a part of this Agreement. If a mediated agreement cannot be reached, each party has available to it all rights in law or equity.

11. **Notices.** Whenever any party desires to give notice unto the other party, notice may be sent to:

LOGIS:

Attn: Executive Director
LOGIS
5750 Duluth Street
Ramsey, MN. 55443

CITY:

Attn: Police Chief
City of Ramsey Police Department
7550 Sunwood Dr NW
Ramsey, MN 55303

IN WITNESS WHEREOF, the duly authorized officers of the undersigned have executed this Agreement on behalf of the parties hereto.

City of Ramsey

By: _____

Its: Mayor

By: _____

Its: Clerk

Local Government Information Systems

By: _____

Its: _____

CC Regular Session **4. 9.**

Meeting Date: 06/09/2015

By: Jackie Lipski, Finance

Information

Title

Adopt Resolution #15-06-149 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of May 21, 2015 through June 3, 2015

Action:

Motion to Adopt Resolution #15-06-149 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of May 21, 2015 through June 3, 2015.

Attachments

Bills List 6/9/2015

Resolution 06/9/2015

Form Review

Inbox	Reviewed By	Date
Diana Lund	Diana Lund	06/03/2015 03:19 PM
Kurt Ulrich	Kurt Ulrich	06/03/2015 04:28 PM
Form Started By: Jackie Lipski		Started On: 06/03/2015 02:16 PM
Final Approval Date: 06/03/2015		

CITY OF RAMSEY - FINANCE OFFICE Printed 6/3/2015

RAMSEY CITY COUNCIL MEETING

6/9/2015

BILLS LIST

DISBURSEMENTS TO BE APPROVED THIS MEETING:

DISBURSEMENT TYPE:	SUBMITTED FOR APPROVAL
Purchase Journal:	
Prepaids 5/21/15-6/3/15	145,066.70
Accounts Payable 5/21/15-6/3/15	207,516.25
Payroll 5/22/15	155,455.14
Debt Service	295,900.14

TOTAL SUBMITTED FOR APPROVAL THIS MEETING **$ 803,938.23**

DISBURSEMENTS PREVIOUSLY APPROVED AND PAID:	APPROVED PREV. MTG	2015 Y.T.D.
NET PAYROLL TOTAL	$ 125,690.12	$ 1,346,221.44
- CORRECTION TO PAYROLL		
PREPAIDS	286,259.64	2,144,350.68
- PREPAID ADJUSTMENTS		
WIRE TRANSFERS FOR DEBT SERVICE		602,503.75
- CORRECTION TO D.S.		
ACCOUNTS PAYABLE INVOICING - PREVIOUS MEETING:		
- BILLS LIST SUBMITTED	106,063.86	2,133,556.90
ADD (DELETE) BILLS LIST SUBMITTED PAY ESTIMATE(S)	92,073.91	354,093.87
- CHECKS VOIDED	0.00	0.00
TOTAL CASH DISBURSEMENTS PREVIOUSLY APPROVED	**$ 610,087.53**	**$ 6,580,726.64**

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
97073	**5/21/2015**		**102953 AMERIGAS OF ANOKA**						
		87.85	PROPANE		76745	66652316A	0311.6249		MISCELLANEOUS OPER/
		87.85							
97074	**5/21/2015**		**114714 CARNEY, ELIZABETH**						
		100.00	REFUND DAM/KEY DEPOSIT		76746	052115	9804.1160		KEY & DAMAGE DEPOSIT
		55.00	REFUND DAM/KEY DEPOSIT		76746	052115	9804.1160		KEY & DAMAGE DEPOSIT
		155.00							
97075	**5/21/2015**		**110734 CITY OF RAMSEY**						
		133.72	484615404		76747	052115	9601.4651		WATER REVENUE
		20.00	725192		76747	052115	9601.4651		WATER REVENUE
		150.00	722258		76747	052115	9601.4651		WATER REVENUE
		20.50	650966459		76747	052115	9601.4651		WATER REVENUE
		20.00	636718846		76747	052115	9601.4651		WATER REVENUE
		140.00	719576		76747	052115	9601.4651		WATER REVENUE
		100.00	118718918		76747	052115	9601.4651		WATER REVENUE
		20.50	722694		76747	052115	9601.4651		WATER REVENUE
		150.00	393375		76747	052115	9601.4651		WATER REVENUE
		20.50	674451896		76747	052115	9601.4651		WATER REVENUE
		134.34	718889		76747	052115	9601.4651		WATER REVENUE
		43.00	723160		76747	052115	9601.4651		WATER REVENUE
		952.56							
97076	**5/21/2015**		**100117 CONNEXUS ENERGY**						
		2,011.00	NEW STREET LIGHTS		76748	ATC0003194	9603.1730		IMPROVEMENTS OTHER
		2,011.00							
97077	**5/21/2015**		**110386 HEALTH PARTNERS**						
		705.00	DRUG SCREENING NEW EMPLY.		76749	900024338	0130.6305		MEDICAL/PSYCHOLOGIC
		705.00							
97078	**5/21/2015**		**111999 MEADOW CREEK BUILDERS INC**						
		1,500.00	ERO ESC REFUND 6883 170TH TRL		76751	052115	9804.6433	00114338	REFUNDS
		5,000.00	LAND ESC REFUND 6883 170TH TRL		76752	052115A	9252.1155.1		MANUAL-ACCOUNTS RE(
		6,500.00							
97079	**5/21/2015**		**114715 MOHAMMAD, SADIA**						
		100.00	REFUND KEY/DAM DEPOSIT		76750	052115	9804.1160		KEY & DAMAGE DEPOSIT
		55.00	REFUND KEY/DAM DEPOSIT		76750	052115	9804.1160		KEY & DAMAGE DEPOSIT
		155.00							
97080	**5/21/2015**		**100413 RANDALL, GOODRICH AND HAAG, P L .C.**						
		2,925.40	APRIL 2015 PROSECUTION		76753	052015	0161.6304		LEGAL FEES
		2,925.40							
97081	**5/22/2015**		**100257 LAW ENFORCEMENT LABOR SRV INC**						
		446.50			76529	0507151034565	9101.2177		UNION DUES
		446.50			76762	0521151615165	9101.2177		UNION DUES
		893.00							
97082	**5/22/2015**		**100298 MN AFSCME COUNCIL 5**						
		630.03			76530	0507151034566	9101.2177		UNION DUES
		669.39			76763	0521151615166	9101.2177		UNION DUES
		1,299.42							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
									Continued.
97083	5/26/2015		100297 CENTERPOINT ENERGY						
		973.35	7550 SUNWOOD DR		76767	6702493-5 APR 15	0194.6373		GAS
		60.92	14515 E TOWN CENTER DR		76768	8782239-1 APR 15	9601.6373		GAS
		1,034.27							
97084	5/26/2015		100122 COOP'S LOCKSMITH SERVICES						
		24.00	12 KEYS FOR PD		76769	41083	0211.6249		MISCELLANEOUS OPERA
		38.00	REKEY/4 KEYS WATER TOWER		76770	41329	9601.6489		OTHER CONTRACTED SE
		62.00							
97085	5/26/2015		100266 LOGIS						
		9,364.00	APR 2015 MAIN SUPPORT		76771	40114	0192.6405		OFFICE & DATA PROCES:
		991.00	APR 15 GIS		76772	40156	0192.6405		OFFICE & DATA PROCES:
		157.50	APR 15 NETWORK MISC		76773	40086	0192.6405		OFFICE & DATA PROCES:
		105.00	APR 15 NETWORK MISC		76774	40177	0192.6405		OFFICE & DATA PROCES:
		10,617.50							
97086	5/26/2015		100431 SAFETY KLEEN CORPORATION						
		104.69	RECYLE OIL		76775	CON0065997	0311.6404		MACHINERY & EQUIPMEI
		99.23	RECYCLE OIL		76776	CON0054422	0311.6404		MACHINERY & EQUIPMEI
		99.23	RECYCLE OIL		76777	CON0030367	0311.6404		MACHINERY & EQUIPMEI
		303.15							
97087	5/26/2015		100510 VERIZON WIRELESS						
		26.02	APR/MAY 2015		76778	9745352272	0130.6323		CELLULAR PHONES
		26.02							
97172	6/2/2015		110744 ALLINA HEALTH SYSTEM						
		1,484.24	MEDICAL 2ND QTR 2015		76859	II10019502	0220.6335		TRAINING
		1,484.24							
97173	6/2/2015		106945 AMERICAN EXPRESS						
		110.00	RENEWAL MEMBERSHIP		76860	050115	0211.6451		MEMBERSHIP DUES
		110.00							
97174	6/2/2015		114740 BOND TRUST SERVICES CORPORATION						
		7,425.13	BONDS SERIES 2014A		76872	24945	9349.6611		BOND INTEREST
		450.00	AGENT FEES JUNE 15		76873	25065	9349.6310		FISCAL AGENT FEES
		7,875.13							
97175	6/2/2015		100116 CONNEXUS ENERGY						
		364.75	16300 ST FRANCIS BLVD- IRRIG		76862	444931-267449 MAY 15	0452.6371		ELECTRIC UTILITIES
		18.07	DRAW PARK REST ROOM		76863	444931-305660 MAY 15	0452.6371		ELECTRIC UTILITIES
		15.71	SUNWOOD TREE LIGHTS		76864	444931-303785 MAY 15	0311.6371		ELECTRIC UTILITIES
		398.53							
97176	6/2/2015		100167 CORNERSTONE FORD						
		160.45	REAR MIRROR		76861	15129900	0211.6257		OTHER VEHICLE PARTS
		160.45							
97177	6/2/2015		103642 DAVE'S CUSTOM DIGGING						

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
97177	6/2/2015		103642 DAVE'S CUSTOM DIGGING						Continued.
		350.00	CENTRAL PARK- PUMPED TANK		76865	050615	0452.6381		BUILDING & STRUCTURE
		350.00							
97178	6/2/2015		106583 DELTA DENTAL PLAN OF MINNESOTA						
		2,360.15	DENTAL JUNE 2015		76866	6010590	9101.2170		DENTAL/DISABILITY/LIFE
		2,360.15							
97179	6/2/2015		114741 HEINEN HOMES INC						
		2,000.00	REFUND DRIVE 8850 162ND LN NW		76876	060215	9252.1155.1		MANUAL-ACCOUNTS RE(
		2,000.00							
97180	6/2/2015		106616 MARTIN MCALLISTER, INC						
		4,050.00	PUBLIC SAFETY ASSES. 9		76867	9751	0130.6305		MEDICAL/PSYCHOLOGIC
		4,050.00							
97181	6/2/2015		107244 NORTHLAND TRUST SERVICES INC						
		254,106.26	BONDS SERIES 2012A		76874	042015	9339.6611		BOND INTEREST
		33,918.75	BONDS SERIES 2011B		76875	042015A	9340.6611		BOND INTEREST
		288,025.01							
97182	6/2/2015		114738 SCHAEFFER, RANDI						
		100.00	REFUND DAMAGE DEPOSIT		76868	052815	9804.1160		KEY & DAMAGE DEPOSIT
		100.00							
97183	6/2/2015		114739 SIDDIQUE, AHSANUR						
		145.00	REFUND- CANCELLED RESERVATION		76869	052815	9101.4305		RENTAL FEES
		100.00	REFUND- CANCELLED RESERVATION		76869	052815	9804.1160		KEY & DAMAGE DEPOSIT
		55.00	REFUND- CANCELLED RESERVATION		76869	052815	9804.1160		KEY & DAMAGE DEPOSIT
		300.00							
97184	6/2/2015		101103 SPRINT						
		53.49	APR-MAY 2015 BILLING		76870	570683319-162	0130.6323		CELLULAR PHONES
		153.48	APR-MAY 2015 BILLING		76870	570683319-162	0191.6323		CELLULAR PHONES
		153.48	APR-MAY 2015 BILLING		76870	570683319-162	0240.6323		CELLULAR PHONES
		559.05	APR-MAY 2015 BILLING		76870	570683319-162	0211.6323		CELLULAR PHONES
		195.46	APR-MAY 2015 BILLING		76870	570683319-162	0194.6323		CELLULAR PHONES
		200.42	APR-MAY 2015 BILLING		76870	570683319-162	0311.6323		CELLULAR PHONES
		300.41	APR-MAY 2015 BILLING		76870	570683319-162	0452.6323		CELLULAR PHONES
		438.83	APR-MAY 2015 BILLING		76870	570683319-162	0301.6323		CELLULAR PHONES
		133.48	APR-MAY 2015 BILLING		76870	570683319-162	0220.6323		CELLULAR PHONES
		306.96	APR-MAY 2015 BILLING		76870	570683319-162	0192.6321		TELEPHONE
		238.46	APR-MAY 2015 BILLING		76870	570683319-162	9601.6323		CELLULAR PHONES
		2,733.52							
97185	6/2/2015		113539 TWIN CITIES WINNELSON CO						
		7.49	MISC SUPPLIES		76871	083717-00	0452.6249		MISCELLANEOUS OPERA
		7.49							
90033129	5/22/2015		100398 PUBLIC EMPLOYEES RETIREMENT ASSN						
		75.00			76695	0519151622384	9101.2174		PERA-EMPLOYEE
		75.00			76696	0519151622385	9101.2183		PERA-EMPLOYER
		14,927.65			76764	0521151615167	9101.2174		PERA-EMPLOYEE
		19,715.62			76765	0521151615168	9101.2183		PERA-EMPLOYER
		34,793.27							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
91609802	5/22/2015		100113 BANK OF THE WEST						Continued.
		999.40			76654	0518151302141	9101.2171		FEDERAL WITHHOLDING
		2,114.35			76655	0518151302142	9101.2173		FICA & MEDICARE-EMPL(
		2,114.35			76656	0518151302143	9101.2182		FICA & MEDICARE-EMPL(
		361.66			76692	0519151622381	9101.2171		FEDERAL WITHHOLDING
		327.92			76693	0519151622382	9101.2173		FICA & MEDICARE-EMPL(
		327.92			76694	0519151622383	9101.2182		FICA & MEDICARE-EMPL(
		20,956.90			76754	0521151615161	9101.2171		FEDERAL WITHHOLDING
		10,345.65			76759	0521151615162	9101.2173		FICA & MEDICARE-EMPL(
		10,345.65			76760	0521151615163	9101.2182		FICA & MEDICARE-EMPL(
		47,893.80							
96410624	5/22/2015		100601 MN DEPT OF REV WH						
		460.15			76657	0518151302144	9101.2172		STATE WITHHOLDING
		83.00			76697	0519151622386	9101.2172		STATE WITHHOLDING
		8,502.64			76766	0521151615169	9101.2172		STATE WITHHOLDING
		9,045.79							
99052015	5/22/2015		114486 SUN LIFE ASSURANCE COMPANY OF CANADA						
		721.99			76525	05071510345613	9101.2176		LIFE/HEALTH-EMPLOYEE
		684.26			76758	05211516151613	9101.2176		LIFE/HEALTH-EMPLOYEE
		1,406.25							
99052215	5/22/2015		107962 TASC						
		2,501.33			76755	05211516151610	9101.2176		LIFE/HEALTH-EMPLOYEE
		2,501.33							
99052253	5/22/2015		111465 STATE STREET BANK						
		3,159.00			76756	05211516151611	9101.2175		DEFERRED COMPENSAT
		3,159.00							
99052257	5/22/2015		111465 STATE STREET BANK						
		1,133.59			76757	05211516151612	9101.2176		LIFE/HEALTH-EMPLOYEE
		1,133.59							
99978440	5/22/2015		100223 ICMA RETIREMENT TRUST 457						
		3,352.12			76761	0521151615164	9101.2175		DEFERRED COMPENSAT
		3,352.12							
		440,966.84	Grand Total						

Payment Instrument Totals

Checks	337,681.69
EFT Payments	103,285.15
Total Payments	440,966.84

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

Payee Number	Payee Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
100012	ACE SOLID WASTE INC	JUNE 15 CONTRACT RECYLE	PV	76877	001	09604	6/1/2015	870590	24,555.80
	ACE SOLID WASTE INC A WASTE CONNECTIONS COMPANY P O BOX 660177 DALLAS TX 75266-0177					Summary Total			24,555.80
						Payment Amount			24,555.80
102953	AMERIGAS OF ANOKA	PROPANE	PV	76816	001	09101	5/11/2015	68925236	87.85
	AMERIGAS OF ANOKA P O BOX 371473 PITTSBURGH PA 15250-7473					Summary Total			87.85
						Payment Amount			87.85
100618	ANCOM COMMUNICATIONS INC	BATTERY	PV	76779	001	09101	5/8/2015	52775	165.00
	ANCOM COMMUNICATIONS INC					Summary Total			165.00
	1800 EAST CLIFF ROAD SUITE 17A	CHARGERS	PV	76780	001	09101	5/12/2015	52819	185.00
	BURNSVILLE MN 55337					Summary Total			185.00
		PAGER PKGS	PV	76817	001	09101	5/22/2015	53041	2,540.00
						Summary Total			2,540.00
						Payment Amount			2,890.00
100028	ANDOVER WHEEL AND FRAME INC	EXHAUST/MUFFLER 365	PV	76818	001	09101	5/27/2015	8411	163.92
	ANDOVER WHEEL AND FRAME INC	EXHAUST/MUFFLER 365	PV	76818	002	09101	5/27/2015	8411	50.00
	13476 HANSON BLVD					Summary Total			213.92
	ANDOVER MN 55304	ALIGNMENT 651	PV	76896	001	09101	6/1/2015	8427	30.00
						Summary Total			30.00
						Payment Amount			243.92
114731	ANNANDALE, CITY OF	INST CLASS- JAMES BAGNE	PV	76824	001	09101	5/13/2015	051315	600.00
	CITY OF ANNANDALE P O BOX K 30 CEDAR STREET E ANNANDALE MN 55302					Summary Total			600.00
						Payment Amount			600.00

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107591	ARMORTHANE BEDLINERS PLUS TRUCK ACCES.	MISC FOR 411	PV	76878	001	09101	5/7/2015	12061	4,284.00
	ARMORTHANE BEDLINERS PLUS TRUCK ACCES. 14155 UNITY STREET NW RAMSEY MN 55303			Summary Total					4,284.00
				Payment Amount					4,284.00
108636	ASCAP	HAPPY DAYS 15 MUSIC LICENSE	PV	76819	001	09297	6/1/2015	060115	335.00
	ASCAP P O BOX 331608-7515 NASHVILLE TN 37203-9998			Summary Total					335.00
				Payment Amount					335.00
100063	ASPEN MILLS	FIRE BOOTS- C. WEISS	PV	76781	001	09101	5/8/2015	164936	249.95
	ASPEN MILLS			Summary Total					249.95
	8201 C CENTRAL AVE NE	FIRE BADGES	PV	76782	001	09101	5/14/2015	165202	719.40
	SPRING LAKE PARK MN 55432			Summary Total					719.40
		MISC- C. FOSSUM	PV	76783	001	09101	5/14/2015	165206	119.70
				Summary Total					119.70
		FIRE BOOTS- N. KINTIGH	PV	76784	001	09101	5/14/2015	165204	254.95
				Summary Total					254.95
		MISC- I SCHULZ	PV	76785	001	09101	5/14/2015	165205	119.70
				Summary Total					119.70
		MISC- M. NIELSON	PV	76786	001	09101	5/14/2015	165203	229.60
				Summary Total					229.60
		SHIRT- L. KROLL	PV	76787	001	09101	5/14/2015	165208	97.70
				Summary Total					97.70
		PANT- L. KROLL	PV	76788	001	09101	5/14/2015	165207	63.80
				Summary Total					63.80
				Payment Amount					1,854.80
100070	B AND B HOFFMAN SOD FARMS INC	SOD- 5 ROLLS	PV	76820	001	09101	5/28/2015	48297	13.50
	B AND B HOFFMAN SOD FARMS INC 22390 GRANT STREET NW ELK RIVER MN 55330			Summary Total					13.50

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				Payment Amount					13.50
113929	BAGNE, JAMES	MISC FIREARMS INST TRAINING	PV	76789	001	09101	5/27/2015	052715	36.85
	JAMES BAGNE			Summary Total					36.85
	7106 139TH AVENUE NW	TRAIN- STREET SURVIVAL	PV	76790	001	09101	5/27/2015	052715A	18.84
	RAMSEY MN 55303			Summary Total					18.84
				Payment Amount					55.69
108178	BANIA, DON	SAFETY CAMP 2015	PV	76883	001	09290	6/1/2015	060115	400.00
	DON BANIA 12557 MARION COURT ROGERS MN 55374			Summary Total					400.00
				Payment Amount					400.00
101084	BATTERIES PLUS BULBS	12 VOLT BATTERIES	PV	76791	001	09101	5/13/2015	033-895671	135.80
	BATTERIES PLUS BULBS 18180 ZANE STREET NW ELK RIVER MN 55330			Summary Total					135.80
				Payment Amount					135.80
106346	BAUER BUILT INCORPORATED	WORK ON 669	PV	76821	001	09101	5/28/2015	940029963	401.05
	BAUER BUILT INCORPORATED	WORK ON 669	PV	76821	002	09101	5/28/2015	940029963	52.25
	8270 W 35W SERVICE DR	WORK ON 669	PV	76821	003	09101	5/28/2015	940029963	156.74
	BLAINE MN 55449	WORK ON 669	PV	76821	004	09101	5/28/2015	940029963	1,205.90
				Summary Total					1,815.94
				Payment Amount					1,815.94
108513	BLAINE LOCK AND SAFE, INC.	LOCK REPAIR AT WATER TOWER	PV	76792	001	09601	5/14/2015	15384	130.00
	BLAINE LOCK AND SAFE, INC.			Summary Total					130.00
	12052 CENTRAL AVE NE	CUT OFF LOCK-ELMCREST PRK	PV	76822	001	09101	5/20/2015	15339	97.50
	BLAINE MN 55434			Summary Total					97.50
				Payment Amount					227.50

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113027	BLUE CROSS BLUE SHIELD-EAP	MAY 2015 EAP SERVICES	PV	76823	001	09101	5/28/2015	3172294	63.56
	BLUE CROSS BLUE SHIELD- EAP ATTEN: DEBRA MORSE M 104 P O BOX 64560 ST PAUL MN 55164					Summary Total			63.56
						Payment Amount			63.56
100647	BOLTON AND MENK, INC	RE: TIF ACCOUNT 1	PV	76879	001	09201	5/26/2015	0178328	6,971.50
	BOLTON AND MENK, INC 1960 PREMIER DRIVE MANKATO MN 56001-5900					Summary Total			6,971.50
						Payment Amount			6,971.50
100095	BRIGGS AND MORGAN PA INC	F AND C CLOSING	PV	76793	001	09468	5/22/2015	558535	13,857.77
	BRIGGS AND MORGAN	F AND C CLOSING	PV	76793	002	09468	5/22/2015	558535	6,079.00
	P O BOX 64591					Summary Total			19,936.77
	ST PAUL MN 55164-0591	BOND SALE/MISC SERVICES	PV	76794	001	09214	5/29/2015	560093	500.00
						Summary Total			500.00
						Payment Amount			20,436.77
100297	CENTERPOINT ENERGY	MISC PW ACCTS	PV	76825	001	09101	5/19/2015	8000014064-2 MAY 15	109.64
	CENTERPOINT ENERGY	MISC PW ACCTS	PV	76825	002	09101	5/19/2015	8000014064-2 MAY 15	193.01
	P O BOX 4671	MISC PW ACCTS	PV	76825	003	09101	5/19/2015	8000014064-2 MAY 15	64.34
	HOUSTON TX 77210-4671	MISC PW ACCTS	PV	76825	004	09101	5/19/2015	8000014064-2 MAY 15	64.34
		MISC PW ACCTS	PV	76825	005	09101	5/19/2015	8000014064-2 MAY 15	64.33
		MISC PW ACCTS	PV	76825	006	09101	5/19/2015	8000014064-2 MAY 15	437.87
						Summary Total			933.53
						Payment Amount			933.53
106670	CENTRAL POWER DISTRIBUTORS INC	AIR FILTER/SPARK PLUGS	PV	76826	001	09101	5/20/2015	876094	18.02
	CENTRAL POWER DISTRIBUTORS INC					Summary Total			18.02

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	3801 THURSTON AVENUE ANOKA MN 55303								
				Payment Amount					18.02
100111	COMMERCIAL ASPHALT COMPANY	ASPHALT	PV	76827	001	09101	5/15/2015	150515	380.92
	COMMERCIAL ASPHALT COMPANY P O BOX 1480 MAPLE GROVE MN 55311-6480			Summary Total					380.92
				Payment Amount					380.92
100116	CONNEXUS ENERGY	STREET LIGHTS	PV	76880	001	09603	5/21/2015	759126-303101 MAY15	9,349.79
	CONNEXUS ENERGY			Summary Total					9,349.79
	PO BOX 1808	MISC PW ACCOUNTS	PV	76897	001	09101	5/21/2015	759126-303106 MAY15	392.39
	MINNEAPOLIS MN 55480-1808	MISC PW ACCOUNTS	PV	76897	002	09101	5/21/2015	759126-303106 MAY15	130.80
		MISC PW ACCOUNTS	PV	76897	003	09101	5/21/2015	759126-303106 MAY15	130.80
		MISC PW ACCOUNTS	PV	76897	004	09101	5/21/2015	759126-303106 MAY15	130.78
		MISC PW ACCOUNTS	PV	76897	005	09101	5/21/2015	759126-303106 MAY15	1,140.32
				Summary Total					1,925.09
		TRAFFIC LIGHTS	PV	76898	001	09101	5/21/2015	759126-303100 MAY 15	874.46
				Summary Total					874.46
		WTR TWR/WELLS/LIFT STAT	PV	76909	001	09601	5/21/2015	759126-303102 MAY 15	6,932.25
		WTR TWR/WELLS/LIFT STAT	PV	76909	002	09601	5/21/2015	759126-303102 MAY 15	515.47
				Summary Total					7,447.72
				Payment Amount					19,597.06
100125	COUNTRYSIDE PRINTING INC	SHIPPING LABELS	PV	76795	001	09101	5/18/2015	33255	159.00
	COUNTRYSIDE PRINTING 6250 BUNKER LAKE BLVD NW SUITE 113 RAMSEY MN 55303			Summary Total					159.00
									159.00

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							Payment Amount		
107523	CREATURE ENCOUNTERS	SAFETY CAMP 2015	PV	76881	001	09290	5/14/2015	1095	225.00
	CREATURE ENCOUNTERS 8121 158TH LANE NW RAMSEY MN 55303						Summary Total		225.00
							Payment Amount		225.00
100141	DAVE PERKINS CONTRACTING INC	REMOVE/REPLACE HYDRANT	PV	76796	001	09601	5/15/2015	25709	2,300.00
	DAVE PERKINS CONTRACTING INC						Summary Total		2,300.00
	7060 143RD AVE NW SUITE 100	CATCH BASIN REPAIR-142ND AVE	PV	76882	001	09605	5/27/2015	25715	14,500.00
	RAMSEY MN 55303						Summary Total		14,500.00
							Payment Amount		16,800.00
100144	DEHN OIL COMPANY	MISC SUPPLIES	PV	76828	001	09101	5/21/2015	25065237	131.25
	DEHN OIL COMPANY						Summary Total		131.25
	6735 141ST AVENUE NW	DIESEL FUEL	PV	76829	001	09101	5/27/2015	40654	1,140.75
	RAMSEY MN 55303						Summary Total		1,140.75
			PV	76830	001	09101	5/27/2015	40655	900.00
							Summary Total		900.00
							Payment Amount		2,172.00
100158	ECM PUBLISHERS INC	CUP ST KATHERINE DREXEL	PV	76884	001	09804	5/22/2015	221231	69.88
	ECM PUBLISHERS INC						Summary Total		69.88
	4095 COON RAPIDS BLVD	HEARING- ANIMALS	PV	76885	001	09101	5/22/2015	221230	75.25
	COON RAPIDS MN 55433						Summary Total		75.25
		CITY IMPROV 13-10	PV	76886	001	09435	5/15/2015	219015	290.25
							Summary Total		290.25
							Payment Amount		435.38
106624	EHLERS AND ASSOCIATES, INC	RE: COR TIF	PV	76797	001	09468	5/11/2015	67490	210.00
	EHLERS & ASSOCIATES, INC 3060 CENTRE POINTE DRIVE ROSEVILLE MN 55113-1105						Summary Total		210.00

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				Payment Amount					210.00
100164	ELECTRIC SYSTEMS OF ANOKA INC	REPAIR SIREN 5	PV	76836	001	09101	5/19/2015	5914	267.00
	ELECTRIC SYSTEMS OF ANOKA INC	REPAIR SIREN 5	PV	76836	002	09101	5/19/2015	5914	734.30
	6314 HIGHWAY 10 NW ANOKA MN 55303			Summary Total					1,001.30
				Payment Amount					1,001.30
104267	ELITE SANITATION	CLEAN UP DAY- TOILET	PV	76798	001	09604	5/12/2015	22429	98.56
	ELITE SANITATION			Summary Total					98.56
	PO BOX 526	PARKS- PORTABLE TOILETS	PV	76887	001	09101	5/26/2015	22438	561.00
	ELK RIVER MN 55330			Summary Total					561.00
				Payment Amount					659.56
108737	EMERGENCY AUTOMOTIVE TECHNOLOGY INC	MISC SUPPLIES	PV	76837	001	09101	5/26/2015	AW051115-9	28.48
	EMERGENCY AUTOMOTIVE TECHNOLOGY INC			Summary Total					28.48
	2755 GENEVA AVE N	MISC FOR 351	PV	76838	001	09101	5/27/2015	AW052715-60	189.72
	OAKDALE MN 55128			Summary Total					189.72
				Payment Amount					218.20
113321	FACTORY MOTOR PARTS CO	SILICONE PASTE	PV	76831	001	09101	5/26/2015	1-4705819	38.58
	FACTORY MOTOR PARTS CO			Summary Total					38.58
	BIN 139107	BRAKES	PV	76899	001	09101	5/29/2015	6-1406511	114.22
	P O BOX 9107			Summary Total					114.22
	MINNEAPOLIS MN 55480-9107	MISC PARTS 651	PV	76900	001	09101	5/29/2015	6-1406480	256.47
				Summary Total					256.47
				Payment Amount					409.27
107099	FASTENAL	MISC SUPPLIES	PV	76832	001	09101	5/19/2015	MNTC8128287	10.58
	FASTENAL COMPANY	MISC SUPPLIES	PV	76832	002	09101	5/19/2015	MNTC8128287	20.04
	P O BOX 978 WINONA MN 55987			Summary Total					30.62
				Payment Amount					30.62

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100143	FERGUSON WATERWORKS # 2516	BATTERY/RECHARGE	PV	76908	001	09601	5/29/2015	0140598	348.63
	FERGUSON WATERWORKS 2516 P O BOX 802817 CHICAGO IL 60680-2817						Summary Total		348.63
							Payment Amount		348.63
100189	G AND K SERVICES INC	UNIFORM CLEANING	PV	76799	001	09101	5/20/2015	1006108377	90.00
	G AND K SERVICES INC	UNIFORM CLEANING	PV	76799	002	09101	5/20/2015	1006108377	10.00
	P O BOX 842385	UNIFORM CLEANING	PV	76799	003	09101	5/20/2015	1006108377	82.39
	BOSTON MA 02284-2385	UNIFORM CLEANING	PV	76799	004	09101	5/20/2015	1006108377	82.39
							Summary Total		264.78
		FD MATS	PV	76833	001	09101	5/20/2015	1006108381	122.33
							Summary Total		122.33
		UNIFORM CLEANING	PV	76834	001	09101	5/27/2015	1006119685	90.00
		UNIFORM CLEANING	PV	76834	002	09101	5/27/2015	1006119685	10.00
		UNIFORM CLEANING	PV	76834	003	09101	5/27/2015	1006119685	146.74
		UNIFORM CLEANING	PV	76834	004	09101	5/27/2015	1006119685	146.74
							Summary Total		393.48
							Payment Amount		780.59
100200	GOPHER STATE ONE CALL INC	291 TICKETS	PV	76910	001	09601	5/31/2015	136383	134.88
	GOPHER STATE ONE CALL	291 TICKETS	PV	76910	002	09601	5/31/2015	136383	134.88
	18946 LAKE DRIVE EAST	291 TICKETS	PV	76910	003	09601	5/31/2015	136383	134.89
	CHANHASSEN MN 55317						Summary Total		404.65
							Payment Amount		404.65
106749	GORDON, ADAM	REIMBURSE-PROPANE FOR GRILL	PV	76839	001	09101	5/28/2015	052815	78.85
	ADAM GORDON 5636 154TH COVE NW RAMSEY MN 55303						Summary Total		78.85
							Payment Amount		78.85
100650	GRAINGER	FLARES W/ WIRE STAND	PV	76835	001	09101	5/20/2015	9746924522	141.20
	GRAINGER INC DEPT. 806511127 PALATINE IL 60038-0001						Summary Total		141.20

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				Payment Amount					141.20
109910	GREAT NORTHERN LANDSCAPE INC	TREES	PV	76888	001	09101	6/1/2015	10581	6,175.00
	GREAT NORTHERN LANDSCAPE INC	TREES	PV	76888	002	09101	6/1/2015	10581	650.00
	19720 IGUANA STREET NW ELK RIVER MN 55330			Summary Total					6,825.00
				Payment Amount					6,825.00
112475	INNOVATIVE OFFICE SOLUTIONS	OFFICE SUPPLIES	PV	76800	001	09101	5/14/2015	01QY8585	40.56
	INNOVATIVE OFFICE SOLUTIONS	OFFICE SUPPLIES	PV	76800	002	09101	5/14/2015	01QY8585	26.46
	P O BOX 270107			Summary Total					67.02
	MINNEAPOLIS MN 55427-0107	MISC OFFICE SUPPLIES	PV	76840	001	09101	5/22/2015	01QZ2081	298.22
				Summary Total					298.22
				Payment Amount					365.24
106324	INSPECTRON INC	MAR-APR 15 SERVICES	PV	76801	001	09101	5/12/2015	051215	2,000.00
	INSPECTRON INC CODE COMPLIANCE INSPECTIONS 15120 CHIPPENDALE AVE SUITE 104 ROSEMOUNT MN 55068			Summary Total					2,000.00
				Payment Amount					2,000.00
114737	KORN FERRY LEADERSHIP CONSULTING CORP.	PROFESSIONAL SERVICES	PV	76841	001	09101	5/22/2015	195032393	225.00
	KORN FERRY LEADERSHIP CONSULTING CORP. 33 SOUTH SIXTH ST SUITE 4900 MINNEAPOLIS MN 55402			Summary Total					225.00
				Payment Amount					225.00
100256	LANO EQUIPMENT INC	2 STIHL TRIMMERS	PV	76901	001	09101	5/27/2015	02-277758	263.78
	LANO EQUIPMENT INC	2 STIHL TRIMMERS	PV	76901	002	09101	5/27/2015	02-277758	263.79
	6140 HIGHWAY 10 NW ANOKA MN 55303			Summary Total					527.57
				Payment Amount					527.57

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100722	LATOUR VINYL	HELMET DECALS/ ORANGE DOTS	PV	76802	001	09101	5/12/2015	051215	83.00
	LATOUR VINYL 7747 158TH AVENUE NW RAMSEY MN 55303					Summary Total			83.00
						Payment Amount			83.00
114717	LEYMAR COMPANIES	SERVER DATA WORK	PV	76803	001	09101	5/14/2015	13319	937.50
	LEYMAR COMPANIES 10373 YATES DRIVE N BROOKLYN PARK MN 55443					Summary Total			937.50
						Payment Amount			937.50
100270	MACQUEEN EQUIPMENT INC	MICROTRONICS REMOTE	PV	76842	001	09101	5/19/2015	1150218	6,875.00
	MACQUEEN EQUIPMENT INC 595 ALDINE STREET ST PAUL MN 55104					Summary Total			6,875.00
						Payment Amount			6,875.00
100271	MAIN MOTORS	CREDIT- RETURN HANDLE	PD	76843	001	09101	5/19/2015	CM308943	40.07-
	MAIN MOTORS					Summary Total			40.07-
	435 WEST MAIN STREET	HANDLE/PANEL	PV	76844	001	09101	5/19/2015	308943	286.40
	ANOKA MN 55303					Summary Total			286.40
		PANEL AND CLIP	PV	76845	001	09101	5/20/2015	308991	472.00
						Summary Total			472.00
		MISC SUPPLIES	PV	76902	001	09101	5/29/2015	309242	58.59
						Summary Total			58.59
						Payment Amount			776.92
100285	MET COUNCIL ENVIRONMENTAL SRV	WASTE WATER JULY 2015	PV	76889	001	09602	6/3/2015	0001045306	50,876.17
	MET COUNCIL ENVIRONMENTAL SRV P O BOX 856513 MINNEAPOLIS MN 55485-6513					Summary Total			50,876.17
						Payment Amount			50,876.17

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100289	METRO SALES INC	COPIERS- MAY- AUG 15 CONTRACT	PV	76804	001	09101	5/12/2015	INV259866	637.44
	METRO SALES INC	COPIERS- MAY- AUG 15 CONTRACT	PV	76804	002	09101	5/12/2015	INV259866	190.40
	1620 EAST 78TH STEET MINNEAPOLIS MN 55423				Summary Total				827.84
					Payment Amount				827.84
106555	MINNEAPOLIS, CITY OF	APR 2015 FEES	PV	76807	001	09101	5/11/2015	400413006030	146.70
	MINNEAPOLIS FINANCE DEPT P O BOX 77038 MINNEAPOLIS MN 55480-7738				Summary Total				146.70
					Payment Amount				146.70
100435	MINNESOTA EQUIPMENT	SWITCH 635	PV	76903	001	09101	5/28/2015	P77207	31.16
	MINNESOTA EQUIPMENT				Summary Total				31.16
	13725 MAIN STREET	RELAY AND DIODE	PV	76904	001	09101	5/28/2015	P77206	17.16
	ROGERS MN 55374				Summary Total				17.16
					Payment Amount				48.32
100076	MN BCA-CJTE TRAINING	SHIPPING COST-TWINS CARDS	PV	76846	001	09101	5/19/2015	051915	6.67
	MN BCA-CJTE TRAINING 1430 MARYLAND AVENUE EAST ST PAUL MN 55106				Summary Total				6.67
					Payment Amount				6.67
101032	MN CITY COUNTY MGMT ASSOCIATION	P. BRAMA MEMBERSHIP	PV	76805	001	09101	5/28/2015	052815	220.00
	MN CITY COUNTY MGMT ASSOCIATION LEAGUE OF MN CITIES 145 UNIVERSITY AVE W ST PAUL MN 55103-2044				Summary Total				220.00
					Payment Amount				220.00
100328	MN DEPT OF HEALTH WATER	WATER APRIL-JUNE 2015	PV	76806	001	09601	5/28/2015	052815	6,522.00
	MN DEPT OF HEALTH DRINKING WATER PROTECTION SECTION P O BOX 64494				Summary Total				6,522.00

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

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	ST PAUL MN 55164-0494								
				Payment Amount					6,522.00
100330	MN FIRE SRV CERTIFICATION BRD	FIRE INSP EXAMS 5	PV	76847	001	09101	5/19/2015	3391	550.00
	MN FIRE SRV CERTIFICATION BRD 2704 COUNTY ROAD 10 NE MOUNDS VIEW MN 55112			Summary Total					550.00
				Payment Amount					550.00
113909	MOBILE VEHICLE INTEGRATION	RE:TABLET MOUNTS	PV	76848	001	09101	5/18/2015	1505053	6,149.46
	MOBILE VEHICLE INTEGRATION 835 XENIA AVENUE NW ELK RIVER MN 55330			Summary Total					6,149.46
				Payment Amount					6,149.46
100345	NAPA AUTO PARTS ELK RIVER	MISC FOR SNOW GO	PV	76849	001	09101	5/21/2015	799290	38.35
	NAPA AUTO PARTS ELK RIVER			Summary Total					38.35
	17137 YALE STREET NW	MISC SUPPLIES	PV	76850	001	09101	5/20/2015	799161	114.09
	P O BOX 1041 ELK RIVER MN 55330			Summary Total					114.09
				Payment Amount					152.44
108085	NATIONAL CRIME PREVENTION COUNCIL	BOOKLETS	PV	76851	001	09101	5/21/2015	A403717	282.75
	NATIONAL CRIME PREVENTION COUNCIL 336 FOREST AVENUE AMSTERDAM NY 12010			Summary Total					282.75
				Payment Amount					282.75
114244	NAVAL SURFACE WARFARE CENTER, CRANE DIV.	NIGHT VISION LOAN PROGRAM	PV	76890	001	09101	5/26/2015	052615	300.00
	NAVAL SURFACE WARFARE CENTER, CRANE DIV. CODE JXQM BLDG 2044 NAVSURFWARCENDIV 300 HIGHWAY 361 CRANE IN 47522-5001			Summary Total					300.00

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

Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
				Payment Amount					300.00
113815	NEOPOST USA	JUN 15- SEPT 15, 2015 CONTRACT	PV	76852	001	09101	5/21/2015	52816025	99.00
	NEOPOST USA 25880 NETWORK PLACE CHICAGO IL 60673-1258			Summary Total					99.00
				Payment Amount					99.00
100354	NEWMAN SIGNS	SIGN MATERIAL	PV	76853	001	09101	5/21/2015	0285931	1,379.47
	NEWMAN SIGNS PO BOX 1728 JAMESTOWN ND 58402-1728			Summary Total					1,379.47
				Payment Amount					1,379.47
100363	NORTHERN SANITARY SUPPLY CO	MISC SUPPLIES	PV	76808	001	09101	5/13/2015	174662	462.84
	NORTHERN SANITARY SUPPLY CO 341 COON RAPIDS BLVD MINNEAPOLIS MN 55433			Summary Total					462.84
		MISC SUPPLIES	PV	76854	001	09101	5/21/2015	174791	230.88
				Summary Total					230.88
				Payment Amount					693.72
108671	NORTHLAND BUSINESS SYSTEMS INC	CABLE	PV	76855	001	09101	5/22/2015	58965	31.96
	NORTHLAND BUSINESS SYSTEMS INC 12150 NICOLLET AVENUE BURNSVILLE MN 55337			Summary Total					31.96
				Payment Amount					31.96
106216	PIONEER RIM AND WHEEL CO	LIGHTING	PV	76905	001	09101	5/22/2015	1-291425	171.08
	PIONEER RIM AND WHEEL CO 2500 KENNEDY ST NE MINNEAPOLIS MN 55413			Summary Total					171.08
				Payment Amount					171.08
113444	PRECISE	APRIL 2015 SERVICE	PV	76906	001	09101	5/27/2015	200-1005347	177.48
	PRECISE 501 EAST CLIFF ROAD SIUTE 100			Summary Total					177.48

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

Payee Number	Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	BURNSVILLE MN 55337								
				Payment Amount					177.48
107978	PREMIER COMMERCIAL PROPERTIES INC	MAY 15 HWY 10 SERVICES	PV	76809	001	09410	5/31/2015	4382	200.00
	PREMIER COMMERCIAL PROPERTIES INC	MAY 15 HWY 10 SERVICES	PV	76809	002	09410	5/31/2015	4382	200.00
	6897 139TH LANE NW	MAY 15 HWY 10 SERVICES	PV	76809	003	09410	5/31/2015	4382	200.00
	RAMSEY MN 55303			Summary Total					600.00
		PACT LEASE- COM FEE	PV	76810	001	09410	5/13/2015	4375	1,163.29
				Summary Total					1,163.29
		NO LIGHT CHURCH LEASE FEE	PV	76811	001	09410	5/13/2015	4374	4,820.00
				Summary Total					4,820.00
				Payment Amount					6,583.29
100403	QUICKSILVER EXPRESS COURIER	RE: MET COUNCIL	PV	76812	001	09101	5/15/2015	6517142	48.27
	QUICKSILVER EXPRESS COURIER PO BOX 64417 ST PAUL MN 55164-0417			Summary Total					48.27
				Payment Amount					48.27
100850	SCHMITZ, KATHY	MILEAGE FOR CLERKS TRAINING	PV	76856	001	09101	6/1/2015	060115	104.94
	KATHY SCHMITZ 13013 MISSISSIPPI ROAD ELK RIVER MN 55330			Summary Total					104.94
				Payment Amount					104.94
114269	SPEEDCUTTERS OUTDOOR MAINTENANCE LLC	DRAW-CH-NORTHSTAR STAT	PV	76893	001	09101	6/2/2015	M1772	2,072.00
	SPEEDCUTTERS OUTDOOR MAINTENANCE LLC 18523 OLSON STREET NW ELK RIVER MN 55330			Summary Total					2,072.00
				Payment Amount					2,072.00
100456	ST CROIX RECREATION FUN PLAYGROUNDS	MISC SUPPLIES	PV	76894	001	09101	5/27/2015	18474	170.66

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

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	ST CROIX RECREATION FUN PLAYGROUNDS INC 225 NORTH SECOND STREET STILLWATER MN 55082			Summary Total					170.66
				Payment Amount					170.66
110394	STEPP MANUFACTURING CO, INC.	MISC PARTS	PV	76907	001	09101	5/20/2015	48276	189.05
	STEPP MANUFACTURING CO, INC. 12325 RIVER ROAD NORTH BRANCH MN 55056			Summary Total					189.05
				Payment Amount					189.05
100469	STREICHER'S POLICE EQUIPMENT	PD HELMET	PV	76813	001	09101	5/14/2015	I1151653	441.99
	STREICHER'S POLICE EQUIPMENT			Summary Total					441.99
	LB# 7873	TAC PLATE HARNESS	PV	76814	001	09101	5/14/2015	I1151658	119.99
	P O BOX 9438			Summary Total					119.99
	MINNEAPOLIS MN 55440-9438	HOLSTER	PV	76857	001	09101	5/20/2015	I1152536	56.99
				Summary Total					56.99
				Payment Amount					618.97
111742	TWIN CITY WATER CLINIC INC	WATER TESTS	PV	76911	001	09601	5/28/2015	6422	170.00
	TWIN CITY WATER CLINIC INC 617 13TH AVENUE SOUTH HOPKINS MN 55343			Summary Total					170.00
				Payment Amount					170.00
106990	USA BLUE BOOK	MARKER FLAGS	PV	76858	001	09101	5/13/2015	643989	147.24
	USA BLUE BOOK PO BOX 9004 GURNEE IL 60031-9004			Summary Total					147.24
				Payment Amount					147.24
105628	WELLS CATERING SERVICE	CC MTG 5/26/2015	PV	76815	001	09101	5/26/2015	40097	158.18
	WELLS CATERING SERVICE 7533 SUNWOOD DRIVE SUITE 108 RAMSEY MN 55303			Summary Total					158.18

CITY OF RAMSEY
Create Payment Control Groups

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

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
				Payment Amount					158.18
111137	WRIGHT HENNEPIN COOPERATIVE ELECTRIC	6701 HWY 10	PV	76895	001	09410	5/27/2015	052715	27.95
	WRIGHT HENNEPIN COOPERATIVE ELECTRIC P O BOX 77027 MINNEAPOLIS MN 55480-7727							Summary Total	27.95
								Payment Amount	27.95
								Total Amount to be Processed	207,516.25
								Total Number of Payments to be Processed	75

BOND TRUST SERVICES CORPORATION

3060 Centre Pointe Drive, Suite 110
Roseville, MN 55113
(651) 209-1010

RECEIVED
APR 20 2015

Debt Service Statement

City of Ramsey
7550 Sunwood Dr NW
Ramsey, MN 55303-5137

Statement #: 24945
Statement Date: April 15, 2015

RE: $875,000.00 General Obligation Equipment Certificates, Series 2014A

Due	CUSIP	Principal	Interest	Total Due
06-15-2015	751813	$0.00	$7,425.13	**$7,425.13**

Payment Instructions

WIRES due by June 12, 2015
Wells Fargo Bank, San Francisco, CA
ABA #: 121000248
BNF: BTSC Paying Agent Account
Account #: 4126695238
Ref: 327537

CHECKS due by June 8, 2015
Make check payable to:
Bond Trust Services Corporation
Ref: 327537
Send to:
Bond Trust Services Corporation
Attn: Accounts Receivable
3060 Centre Pointe Drive, Suite 110
Roseville, MN 55113-1105

Please direct any questions to:
Accounts Receivable
(651) 209-1010

Remaining Debt Service Schedule

Date Due	CUSIP	Principal	Interest	Total P&I
12-15-2015	751813RT5	$80,000.00	$6,997.50	$86,997.50
06-15-2016		$0.00	$6,757.50	$6,757.50
12-15-2016	751813RT5	$85,000.00	$6,757.50	$91,757.50
06-15-2017		$0.00	$6,502.50	$6,502.50
12-15-2017	751813RV0	$85,000.00	$6,502.50	$91,502.50
06-15-2018		$0.00	$6,013.75	$6,013.75
12-15-2018	751813RV0	$85,000.00	$6,013.75	$91,013.75
06-15-2019		$0.00	$5,525.00	$5,525.00
12-15-2019	751813RX6	$85,000.00	$5,525.00	$90,525.00
06-15-2020		$0.00	$4,823.75	$4,823.75
12-15-2020	751813RX6	$85,000.00	$4,823.75	$89,823.75
06-15-2021		$0.00	$4,122.50	$4,122.50
12-15-2021	751813RZ1	$90,000.00	$4,122.50	$94,122.50
06-15-2022		$0.00	$3,177.50	$3,177.50
12-15-2022	751813RZ1	$90,000.00	$3,177.50	$93,177.50
06-15-2023		$0.00	$2,232.50	$2,232.50
12-15-2023	751813SB3	$95,000.00	$2,232.50	$97,232.50
06-15-2024		$0.00	$1,116.25	$1,116.25
12-15-2024	751813SB3	$95,000.00	$1,116.25	$96,116.25

9349.6611
~~9349.0310~~

7425.13

Thank you for your business!

RECEIVED
APR 20 2015

BOND TRUST SERVICES
CORPORATION

3060 Centre Pointe Drive, Suite 110
Roseville, MN 55113
(651) 209-1010

Paying Agent Fee Invoice

City of Ramsey
7550 Sunwood Dr NW
Ramsey, MN 55303-5137

Invoice #: 25065
Invoice Date: 4/15/2015

Re: $875,000.00 General Obligation Equipment Certificates, Series 2014A

Invoice for Paying Agent Services for period: 6/2/2015 - 6/1/2016

Due Date: 6/15/2015 Paying Agent Fee: $450.00

Payment Instructions

Terms: Upon Receipt

Make check payable to:

Bond Trust Services Corporation
Ref: 25065-PA

Send to:

Bond Trust Services Corporation
Attn: Accounts Receivable
3060 Centre Pointe Drive, Suite 110
Roseville, MN 55113-1105

Please direct any questions to:

Accounts Receivable
(651) 209-1010

9349, 6310
450.00

NORTHLAND TRUST SERVICES

RECEIVED
APR 24 2015

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

INVOICE

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

04/20/2015
RAMS12A

RE: CITY OF RAMSEY, MINNESOTA
$16,875,000 GENERAL OBLIGATION CAPITAL IMPROVEMENT PLAN BONDS, SERIES 2012A

9,739,661 254,106.26

Debt Service: 06/15/2015

Principal:	0.00
Interest:	254,106.26
Total Principal & Interest:	254,106.26
Less Cash on Hand (Escrow Funds)	(0.00)
Paying Agent Annual Fee	0.00

Total Amount Due: 254,106.26

CHECK PAYMENTS due: 6-08-15

Make Checks payable to:
NORTHLAND TRUST SERVICES INC.

WIRE PAYMENTS due: 6-10-15

Wells Fargo Bank, San Francisco, CA
ABA: 121-000-248
ACCT: 143-6412710 Northland Trust Services
REF: Issuer name & series number

***MN SCHOOL DISTRICTS should wire funds 3 days prior to debt service date according to State Credit Enhancement requirements.**

Thank you for your business!

If you have questions please contact:

Rhonda Magee
PH:612-851-4931
rmagee@northlandtrust.com

Lori Giampaolo
PH:612-851-4932
lgiampaolo@northlandtrust.com

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

NORTHLAND TRUST SERVICES

APR 2 4 2015

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

9,340.66 (1)
33,918.75

INVOICE

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

04/20/2015
RAMS11B

RE: CITY OF RAMSEY, MINNESOTA
$3,090,000 GENERAL OBLIGATION
IMPROVEMENT CROSSOVER REFUNDING
BOND, SERIES 2011B

Debt Service: 06/15/2015

Principal:	0.00
Interest:	33,918.75
Total Principal & Interest:	33,918.75
Less Cash on Hand (Escrow Funds)	(0.00)
Paying Agent Annual Fee	0.00

Total Amount Due: 33,918.75

CHECK PAYMENTS due: 6-08-15

Make Checks payable to:
NORTHLAND TRUST SERVICES INC.

WIRE PAYMENTS due: 6-10-15

Wells Fargo Bank, San Francisco, CA
ABA: 121-000-248
ACCT: 143-6412710 Northland Trust Services
REF: Issuer name & series number

***MN SCHOOL DISTRICTS should wire funds 3 days prior to debt service date according to State Credit Enhancement requirements.**

Thank you for your business!

If you have questions please contact:

Rhonda Magee
PH:612-851-4931
rmagee@northlandtrust.com

Lori Giampaolo
PH:612-851-4932
lgiampaolo@northlandtrust.com

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

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

RESOLUTION #15-06-149

RESOLUTION APPROVING CASH DISBURSEMENTS MADE AND AUTHORIZING PAYMENT OF ACCOUNTS PAYABLE INVOICING RECEIVED DURING THE PERIOD OF MAY 21, 2015 THROUGH JUNE 3 2015.

WHEREAS, the City of Ramsey Finance Department has made cash disbursements and received accounts payable invoicing during the period of May 21, 2015, through June 3, 2015, in the amount of $ 803,938.23 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 21, 2015, through June 3, 2015, in the amount of $ 803,938.23.

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 9th day of June, 2015.

Mayor

ATTEST:

City Clerk

CC Regular Session **4. 10.**

Meeting Date: 06/09/2015

By: Bruce Westby, Engineering/Public Works

Information

Title

Adopt Resolution 15-06-145 Approving Plans and Specifications and Authorizing Advertisements for Bids for 2015 Street Maintenance Program Division A, Sealcoat Improvements; Improvement Project #15-00

Purpose/Background:

Purpose:

The purpose of this case is to approve plans and specifications and authorize advertisements for bids for Division A of the 2015 Street Maintenance Program, sealcoating improvements.

Background:

As part of the city's long-term Street Maintenance Program, various city streets receive cracksealing and sealcoating improvements each year to help maximize the life expectancy of street pavement sections. The purpose of this case is to request Council acceptance of plans and specifications and authorization to advertise for bids for the 2015 Street Maintenance Program Division A, Sealcoat Improvements.

Cracksealing streets helps prevent stormwater runoff from seeping through cracks in the pavement and through joints between the pavement and concrete curb and gutter and/or utility castings, greatly reducing the potential for future pavement damage due to wet pavement subgrades. Sealcoating streets helps protect the pavement from the negative effects of stormwater runoff, the sun’s rays, and oil based by-products deposited on the surface of the pavement by vehicles using the street.

City staff has therefore prepared plans and specifications for the 2015 Street Maintenance Project which involves cracksealing and sealcoating approximately 12.8 miles of applicable municipal streets in various locations throughout the City. Attached are Exhibits A through E showing the locations of all streets throughout the city to be improved under Divisions A of the 2015 Street Maintenance Program. Plans and specifications are not attached to this case but will be available for review at the Council meeting if needed.

Staff is proposing to bid two new pavement maintenance treatments this year as part of the Division A improvements. First, staff proposes to bid a small area of the project using Traprock instead of more costly granite aggregate that has typically been used for sealcoating streets in Ramsey. Several cities have started using Traprock so staff plans to evaluate the effectiveness of Traprock in one area as shown in Exhibit E. Second, staff proposes to fog seal over several newly sealcoated streets to evaluate the benefits of applying fogsealing over sealcoating. Numerous other cities have tried fogsealing over sealcoat applications in recent years and have observed benefits including that the pavement looks newer for longer after fogsealing is applied, plus the fogsealing locks the rock in better preventing the rock from making its way into garages, homes and businesses on tires and the bottoms of shoes. The streets proposed to receive fogsealing applications are shown in Exhibit C.

If Council approves plans and specifications and authorizes advertisements for bids for Division A of the 2015 Street Maintenance Program, advertisements will be published in the Anoka Union Herald and in Finance and Commerce on June 12th, 19th, and 26th, then bids will be opened on July 8th. Council will then be asked to accept bids and award a contract for construction on July 14th. Work could then commence by the end of July, at the earliest.

Notification:

No notifications were required for this case.

Observations/Alternatives:

Observations:
The streets identified for receiving improvements with Division A of the 2015 Street Maintenance Program were selected by City staff based on various criteria including their Pavement and Surface Evaluation Rating (PASER), previous maintenance history, project scope, and other more intangible criteria.

Alternatives:
Alternative #1 - Motion adopting Resolution 15-06-145 approving Plans and Specifications and authorizing Advertisements for Bids for 2015 Street Maintenance Program Division A, Sealcoat Improvements; Improvement Project #15-00.

Alternative #2 - Motion denying adoption of Resolution 15-06-145 at this time.

Funding Source:
The estimated cost for all improvements identified in Division A of the 2015 Street Maintenance Program is $358,716. This includes 18% indirect costs for engineering. A total of $500,000 was budgeted for sealcoating work in 2015, leaving an estimated total of $141,284 unspent. However, staff has identified other sealcoating related work that would be better suited for hiring contracted spray patching services in 2015 using any unspent funds, plus the proposed Division B overlay improvements of the 2015 Street Maintenance Program exceed the amount that was bonded for overlay projects. Therefore, once bids are received for the Division A (sealcoat) and Division B (overlay) improvements staff will evaluate which funds should be spent where and will provide a recommendation for Council at the time bids are presented for approval of contracts on July 14th.

No assessments are proposed to fund any portion of Division A of the 2015 Street Maintenance Program.

Staff anticipates that bid prices will be favorable, though based on the time of year bids could come in higher than expected. In any event, staff does not anticipate the need to remove any sealcoating segments from the proposed project.

Recommendation:
Staff recommends Alternative Action #1.

Action:
Motion to accept or deny plans and specifications and authorization to advertise for bids for Division A of the 2015 Street Maintenance Project.

Attachments

Res 15 06 145
Exhibits A - E

Form Review

Inbox	Reviewed By	Date
Grant Riemer	Grant Riemer	06/04/2015 11:11 AM
Kurt Ulrich	Kurt Ulrich	06/04/2015 01:34 PM
Form Started By: Bruce Westby		Started On: 05/19/2015 04:12 PM
Final Approval Date: 06/04/2015		

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

RESOLUTION #15-06-145

RESOLUTION APPROVING PLANS AND SPECIFICATIONS AND AUTHORIZING ADVERTISEMENT FOR BIDS FOR 2015 STREET MAINTENANCE PROGRAM DIVISION A, SEALCOAT IMPROVEMENTS; IMPROVEMENT PROJECT #15-00

WHEREAS, the City of Ramsey adopted a budget for 2015 that included $500,000 for sealcoating various public streets as part of the City's annual Street Maintenance Program; and

WHEREAS, the City Engineer has prepared plans and specifications for the purpose of bidding the proposed 2015 Street Maintenance Program Division A, Sealcoat Improvements; Improvement Project #15-00.

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

1) The City Council hereby approves final plans and specifications as prepared by the City Engineer with reference to the 2015 Street Maintenance Program Division A, Sealcoat Improvements; Improvement Project #15-00, and authorizes the advertisement of bids for the same improvements.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 9th day of June, 2015.

_____
Mayor

ATTEST:

_____
City Clerk

2015 STREET MAINTENANCE SEAL COAT PROJECTS
EXHIBIT
A



Legend

Streets2012

PRG_YR, PRG_TYP

- Crack seal
- Seal Coat - Traprock
- Seal Coat
- Seal Coat + Fog Seal

Feet

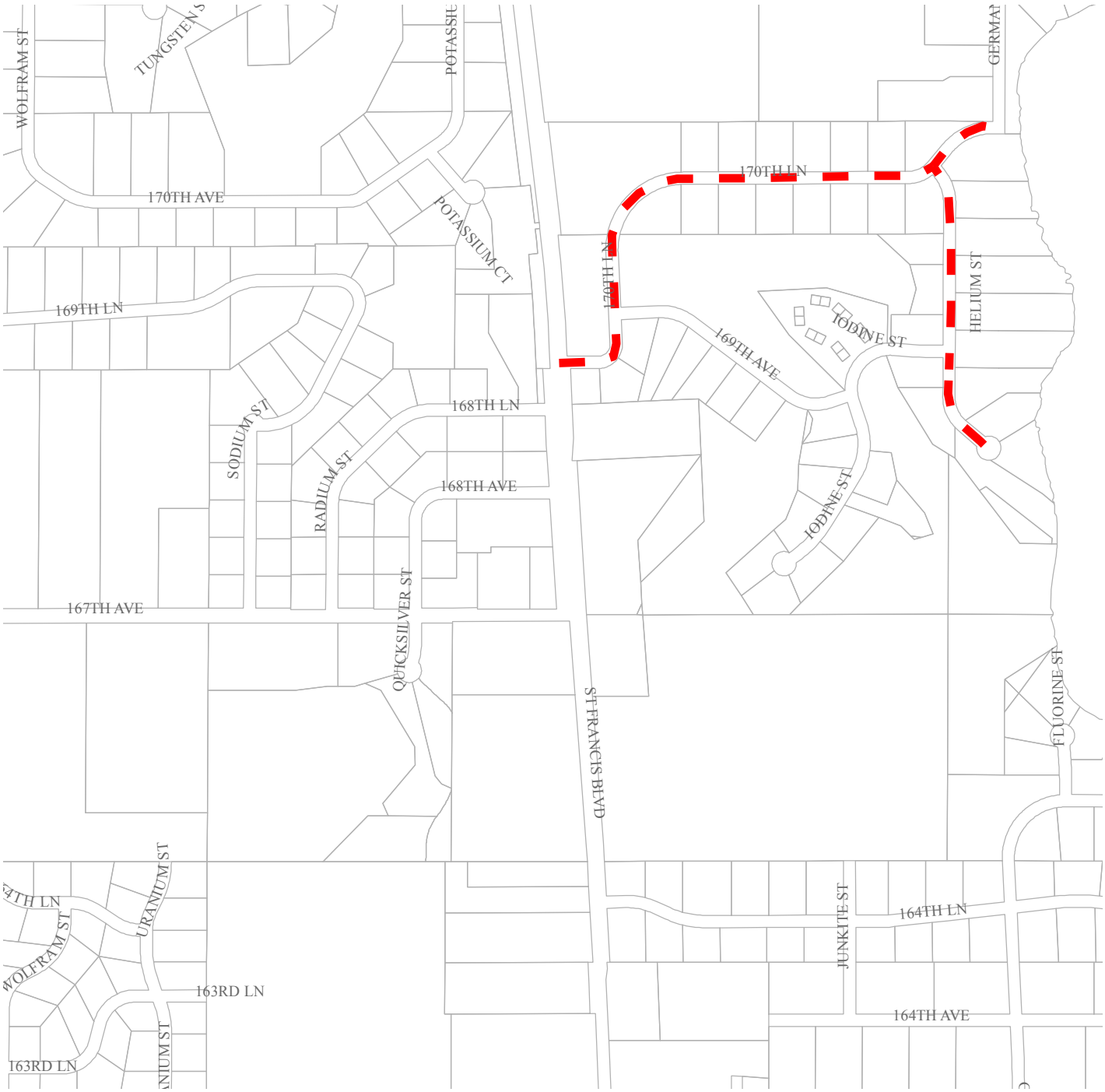
0 400 800 1,600 2,400 3,200

N

April 2015

2015 STREET MAINTENANCE SEAL COAT PROJECTS EXHIBIT

B



Legend

Streets2012

PRG_YR, PRG_TYP

- Crack seal
- Seal Coat - Traprock
- Seal Coat
- Seal Coat + Fog Seal

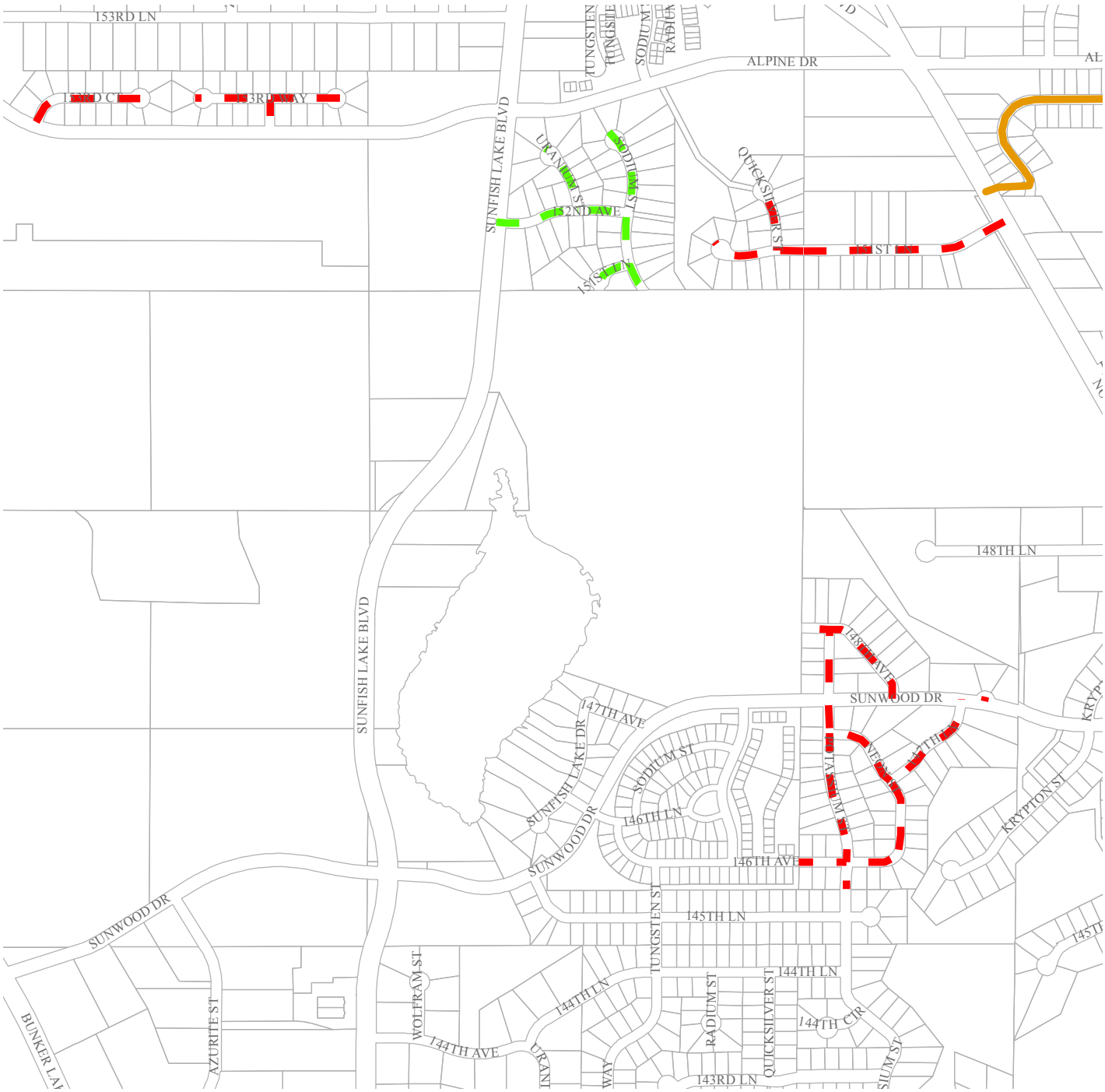
0 400 800 1,600 2,400 3,200 Feet

N

April 2015

2015 STREET MAINTENANCE SEAL COAT PROJECTS EXHIBIT

C



Legend

Streets2012

PRG_YR, PRG_TYP

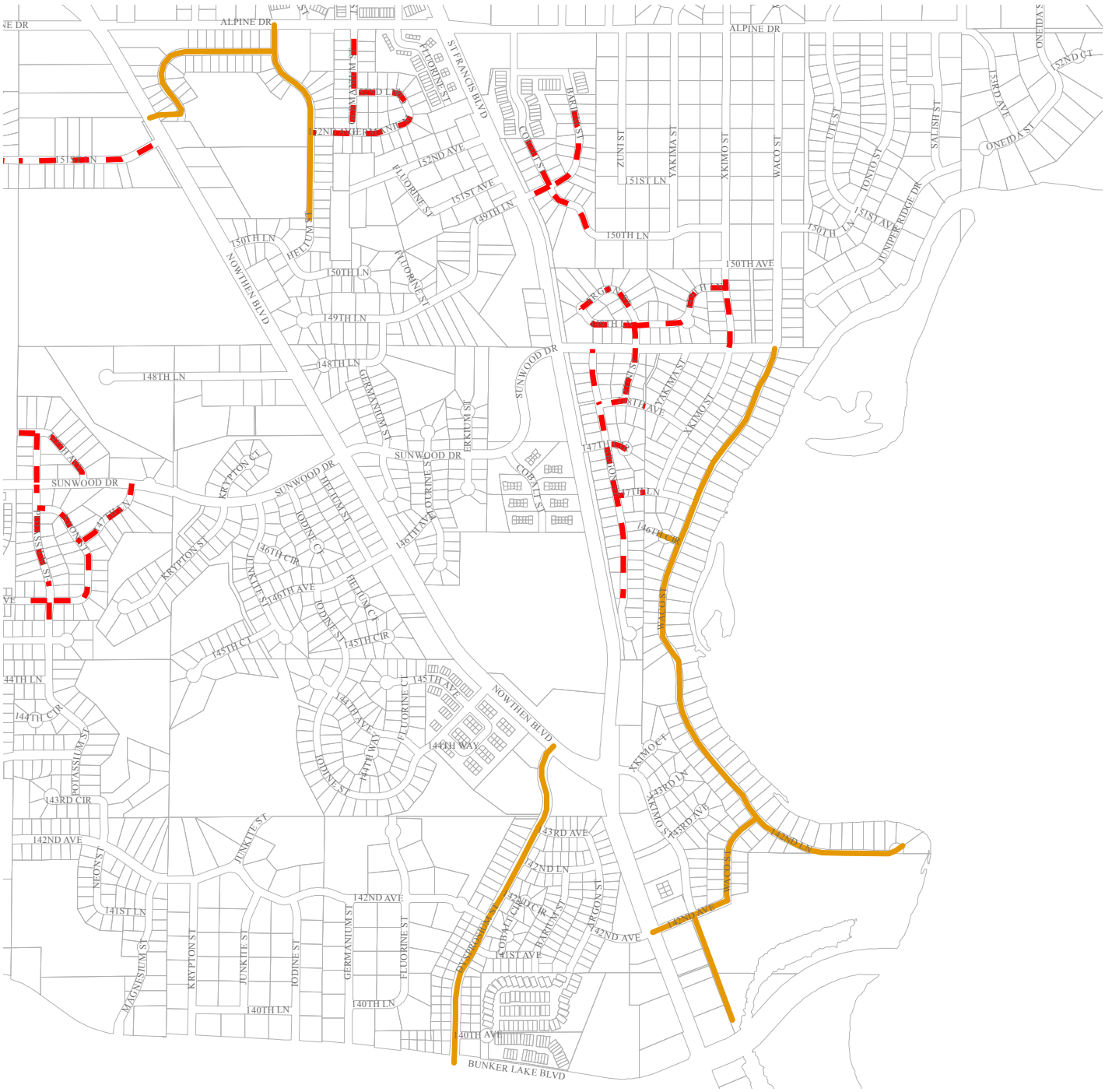
- Crack seal
- Seal Coat - Traprock
- Seal Coat
- Seal Coat + Fog Seal

0 400 800 1,600 2,400 3,200 Feet

N

April 2015

2015 STREET MAINTENANCE SEAL COAT PROJECTS
EXHIBIT
D



Legend

Streets2012

PRG_YR, PRG_TYP

- Crack seal
- Seal Coat - Traprock
- Seal Coat
- Seal Coat + Fog Seal

Feet

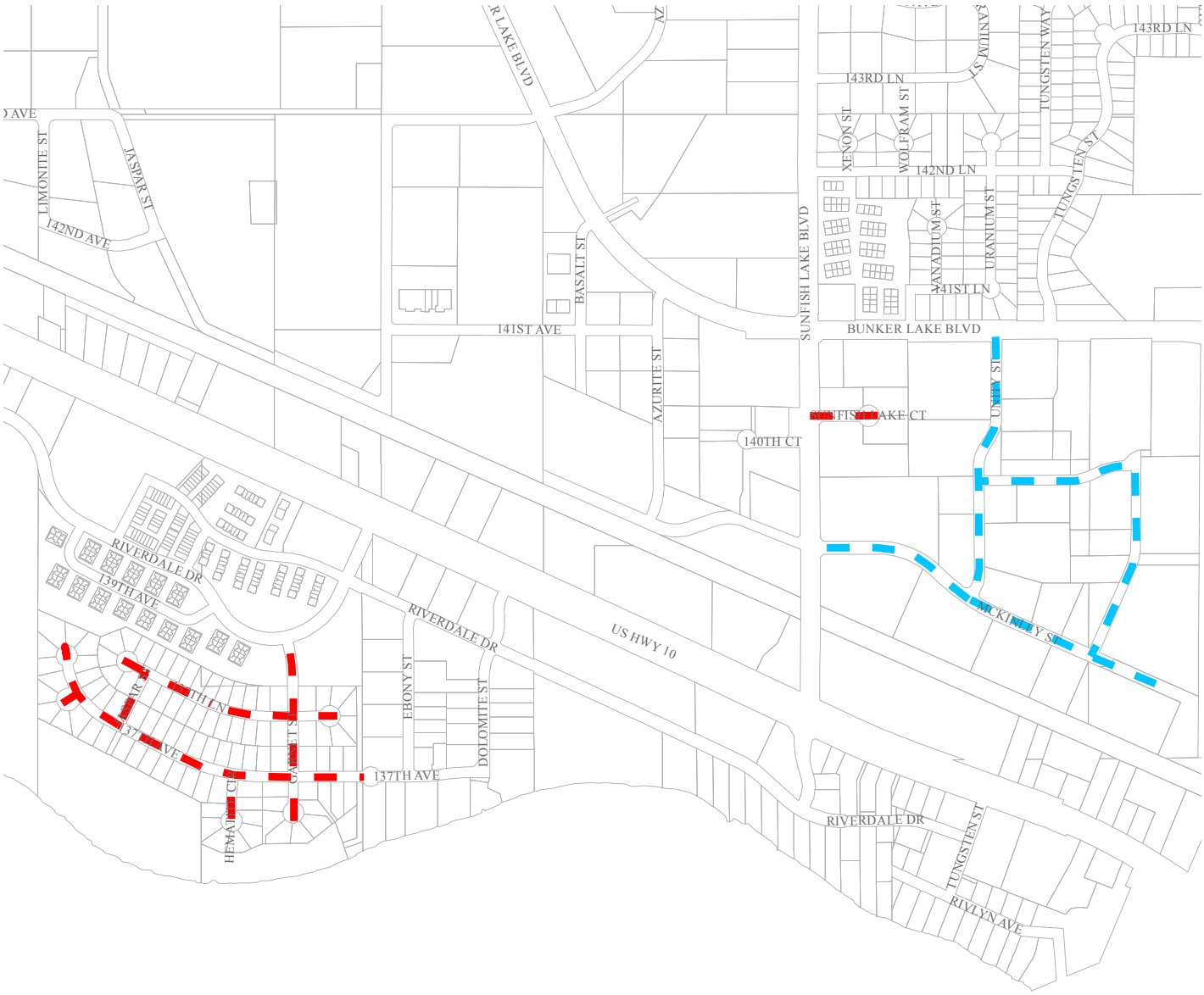
0 400 800 1,600 2,400 3,200

N

April 2015

2015 STREET MAINTENANCE SEAL COAT PROJECTS EXHIBIT

E



Legend

Streets2012

PRG_YR, PRG_TYP

- Crack seal
- Seal Coat - Traprock
- Seal Coat
- Seal Coat + Fog Seal

0 400 800 1,600 2,400 3,200 Feet

N

April 2015

CC Regular Session **4. 11.**

Meeting Date: 06/09/2015

By: Bruce Westby, Engineering/Public Works

Information

Title

Adopt Resolution 15-06-146 Approving Plans and Specifications and Authorizing Advertisements for Bids for 2015 Street Maintenance Program Division B, Overlay Improvements; Improvement Project #15-00

Purpose/Background:

Purpose:

The purpose of this case is to approve plans and specifications and authorize advertisements for bids for Division B of the 2015 Street Maintenance Program, overlay improvements.

Background:

As part of the city's long-term Street Maintenance Program, various city streets receive overlay improvements each year to help maximize the life expectancy of street pavement sections. Overlaying streets helps to restore a portion of the structural integrity of the pavement sections, while also providing some of the benefits received from crackseal and sealcoat improvements.

Per previous Council direction, City staff prepared plans and specifications for Division B of the 2015 Street Maintenance Project which involves overlaying approximately 3 miles of municipal streets in various locations throughout the City. Attached are Exhibits A through C showing the locations of these streets. Plans and specifications are not attached to this case but will be available for review at the Council meeting if needed.

If Council approves plans and specifications and authorizes advertisements for bids for Division B of the 2015 Street Maintenance Program, advertisements will be published in the Anoka Union Herald and in Finance and Commerce on June 12th, 19th, and 26th, then bids will be opened on July 8th. Council will then be asked to accept bids and award a contract for construction on July 14th. Work could therefore commence by the end of July, and staff proposes to identify a completion date of September 11th.

Notification:

No notifications were required for this case.

Observations/Alternatives:

Observations:

The streets identified for receiving overlay improvements with Division B of the 2015 Street Maintenance Program were selected by City staff based on criteria including their Pavement and Surface Evaluation Rating (PASER), date of construction, previous maintenance history, project scope, and other less tangible criteria.

Alternatives:

Alternative #1 - Motion adopting Resolution 15-06-146 approving plans and specifications and authorizing advertisements for bids for 2015 Street Maintenance Program Division B, Overlay Improvements; Improvement Project #15-00.

Alternative #2 - Motion denying adoption of Resolution 15-06-146 at this time.

Funding Source:

The estimated cost for all improvements identified in Division B of the 2015 Street Maintenance Program is $631,318. This includes 18% indirect costs for engineering.

Funding for this project includes $500,000 in bond funding, as well as $158,720 in special assessments to 124 benefiting properties.

Recommendation:

Staff recommends Alternative Action #1.

Action:

Motion to accept or deny plans and specifications and authorization to advertise for bids for Division B of the 2015 Street Maintenance Project.

Attachments

Res 15 06 146

Exhibits A thru C

Form Review

Inbox	Reviewed By	Date
Grant Riemer	Bruce Westby	06/04/2015 01:31 PM
Bruce Westby (Originator)	Bruce Westby	06/04/2015 01:47 PM
Grant Riemer	Grant Riemer	06/04/2015 01:49 PM
Kurt Ulrich	Kurt Ulrich	06/04/2015 03:03 PM
Form Started By: Bruce Westby		Started On: 05/19/2015 04:13 PM
Final Approval Date: 06/04/2015		

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

RESOLUTION #15-06-146

RESOLUTION APPROVING PLANS AND SPECIFICATIONS AND AUTHORIZING ADVERTISEMENT FOR BIDS FOR 2015 STREET MAINTENANCE PROGRAM DIVISION B, OVERLAY IMPROVEMENTS; IMPROVEMENT PROJECT #15-00

WHEREAS, pursuant to a resolution of the City Council adopted February 10th, 2015, a Feasibility Report was prepared by the City Engineer with reference to proposed bituminous pavement overlay improvements to numerous public street segments within the City of Ramsey as Division B of the 2015 Street Maintenance Program, including other appurtenant work as needed; and

WHEREAS, pursuant to a resolution of the City Council adopted March 10th, 2015, the Feasibility Report was received and accepted, and a Public Hearing was ordered for March 24th, 2015 at 7 p.m., where the City Council will consider the proposed improvements for said streets in accordance with the Feasibility Report; and

WHEREAS, the City Clerk gave mailed and published notice of such hearing and improvements as required by law and on March 24th, 2015, the City Council conducted a public hearing for the proposed improvements; and

WHEREAS, pursuant to a resolution of the City Council adopted March 24th, 2015, the City Engineer was designated as the engineer for the proposed improvements and was ordered to prepare plans and specifications with reference to 2015 Street Maintenance Program Division B, Overlay Improvements; Improvement Project #15-00; and

WHEREAS, benefiting properties are proposed to be assessed for all or a portion of the cost of the improvements, pursuant to Minnesota Statutes, Chapter 429, and in accordance with Chapter 8 of the City Charter, applicable City codes, and the City of Ramsey's adopted Special Assessments Policy.

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

1) The City Council hereby approves final plans and specifications as prepared by the City Engineer for the making of such improvements, and authorizes the advertisement of bids for the same improvements.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 9th day of June, 2015.

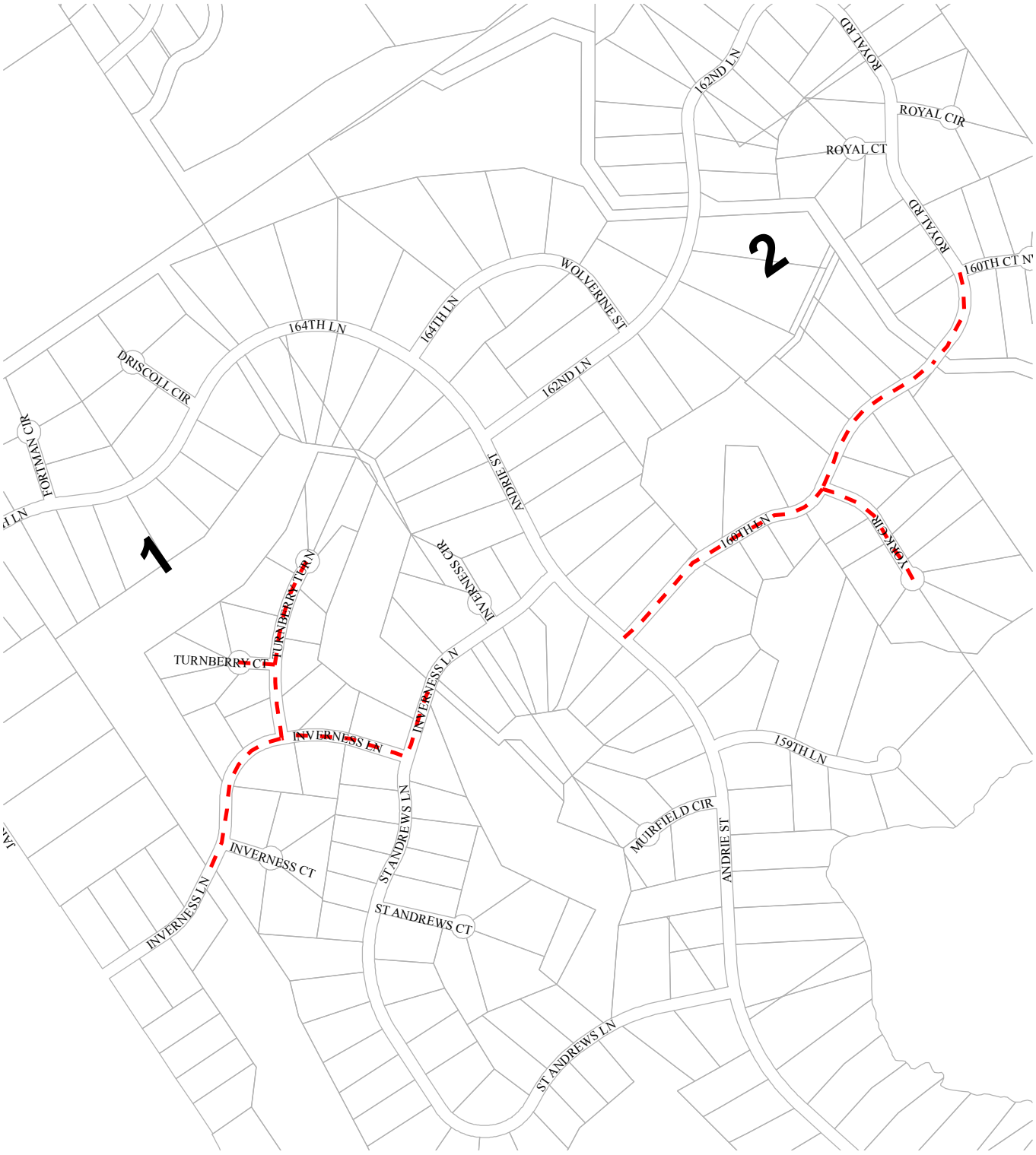
Mayor

ATTEST:

City Clerk

2015 STREET MAINTENANCE OVERLAY PROJECTS EXHIBIT

A



Feet
0 200400 800 1,200

Legend

OVERLAY

May 2015

2015 STREET MAINTENANCE OVERLAY PROJECTS EXHIBIT

B



0 200 400 800 1,200 Feet

Legend

OVERLAY

N W E S

May 2015

2015 STREET MAINTENANCE OVERLAY PROJECTS EXHIBIT

C



Feet

0 200400 800 1,200

Legend

OVERLAY

N

W E

S

May 2015

CC Regular Session **4. 12.**

Meeting Date: 06/09/2015

By: Chris Anderson, Community Development

Information

Title

Adopt Resolution #15-06-150 Approving an Encroachment Agreement for a Portion of a Proposed Deck in a Drainage and Utility Easement at 7516 163rd Ave; Case of Mark Sutton

Purpose/Background:

The owner of the property located at 7516 163rd Ave NW (the "Subject Property") has been in discussions with the City dating back to the summer of 2014 regarding the potential of constructing an elevated deck of the rear wall of his home. The rear wall of the home is approximately four (4) feet from a Drainage and Utility Easement (the "Easement"), which encumbers a wetland in the rear yard of the Subject Property. The proposed deck would not only partially encroach into the Easement but also into the wetland as well.

Notification:

Notification is not required when considering an Encroachment Agreement.

Observations/Alternatives:

Almost all of the rear yard is encumbered by the Easement (to within about four [4] feet of the rear wall of the home). The purpose of the Easement is to encumber the wetland that is located behind the homes along both 163rd and 162nd Avenues. The patio or sliding glass door is positioned near the center of the rear wall of the home, in a cantilevered 'bump out', that puts it within several feet of the Easement boundary. Constructing any type of deck would result in an encroachment into the Easement and wetland.

The property owner is proposing to construct a twelve foot by twenty foot (12' x 20') deck with diamond pier footings. The proposed footing style would minimize impacts to the wetland. Furthermore, the property owner also has been in contact with the Anoka Conservation District (ACD) regarding the potential impact to the wetland. The ACD has provided a written response stating that, in the opinion of the ACD, the proposed deck with the diamond pier footings would qualify as a 'no-loss' exemption according to MN Rules 8420.0415. However, the Lower Rum River Water Management Organization (LRRWMO) must make the official determination of a No-Loss Exemption and the property owner has submitted an application to the LRRWMO that will be considered at their June meeting.

Both Planning and Engineering Staff have reviewed this request and support the request for an Encroachment Agreement, based on several things. First, the proposed diamond pier footings will limit/minimize impacts to the wetland. Secondly, due to the proximity of the home to the Easement, along with the location of the sliding glass door, it appears that any type of proposed deck would at least partially encroach into the Easement. Finally, the Easement does not contain any infrastructure (e.g. storm sewer), it only encumbers a wetland. Thus, an encroachment likely would not impede any potential future maintenance within the Easement. Nonetheless, the Encroachment Agreement has been drafted such that the City retains its rights within the Easement area and, if it were ever necessary for the functionality of the Easement, includes a provision that would require the owner of the Subject Property to remove those portions of the Deck that encroach in the Easement area.

Alternatives

Option #1: Adopt Resolution #15-06-150 approving an Encroachment Agreement for the proposed deck, contingent upon the deck being constructed with diamond pier footings and upon the property owner securing a No-Loss

Exemption determination from the LRRWMO. Without an Encroachment Agreement, it does not appear likely that any type of deck would be feasible based on the proximity of the home to the Easement and the location of the sliding glass door. As long as the property owner successfully obtains a No-Loss Exemption from the LRRWMO, Staff would support this option.

Option #2: Do not adopt Resolution #15-06-150. This action would most likely eliminate the possibility of constructing a deck off the rear wall of the home. It does not appear that the proposed deck would be detrimental to the purpose of the Easement. As long as the property obtains a No-Loss Exemption from the LRRWMO to construct the deck within part of a wetland, Staff would not support this option.

Funding Source:

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

Recommendation:

Staff recommends adopting Resolution #15-06-150 approving an Encroachment Agreement for a deck at 7516 163rd Ave NW contingent upon the deck being constructed with diamond pier footings and upon the property owner obtaining a No-Loss Determination from the LRRWMO.

Action:

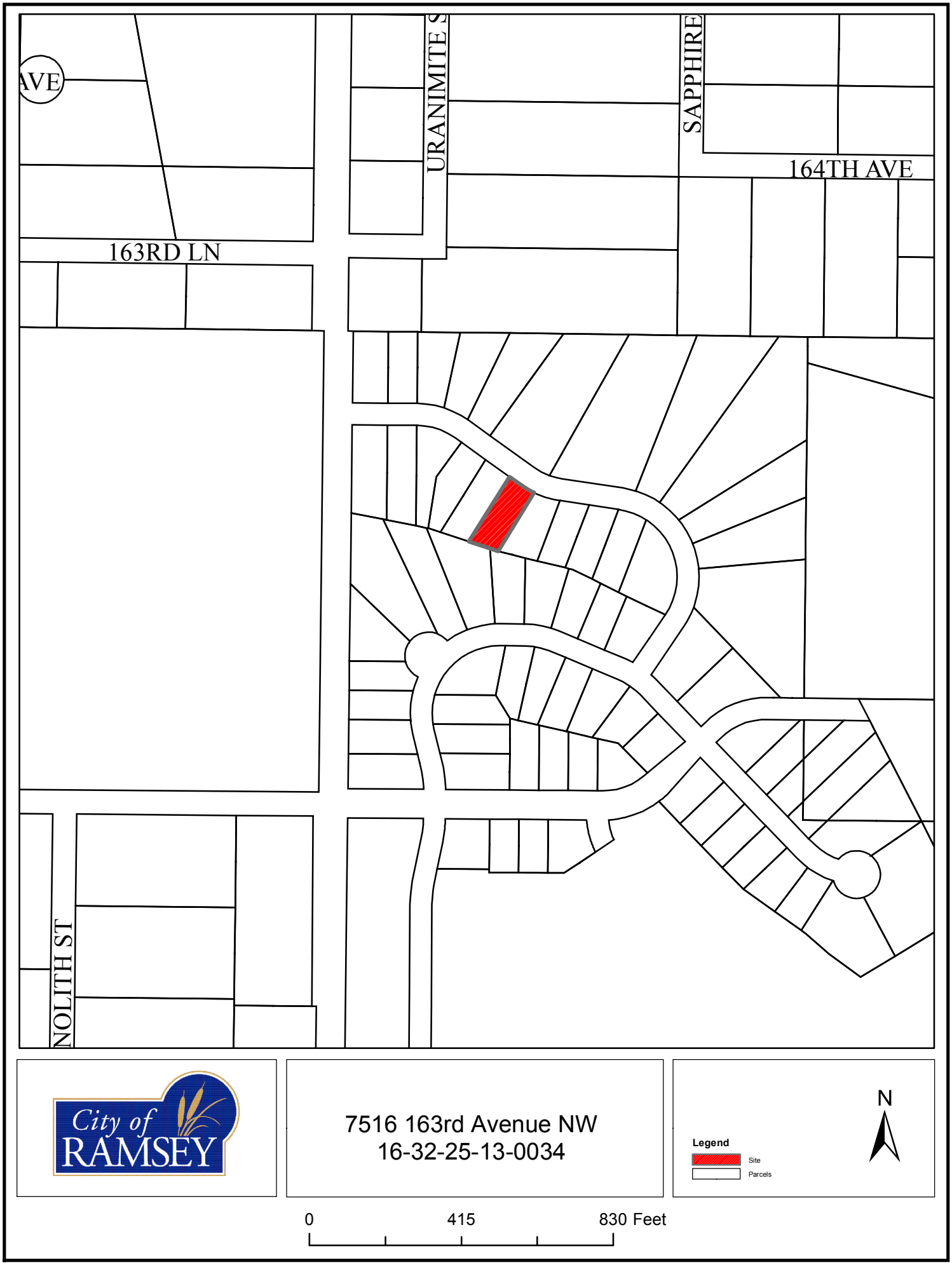
Motion to adopt Resolution #15-06-150 approving an Encroachment Agreement for a deck at 7516 163rd Ave NW contingent upon the deck being constructed with diamond pier footings and upon the property owner obtaining a No-Loss Determination from the LRRWMO.

Attachments

Site Location Map
Certificate of Survey
Proposed Deck Drawing
Pictures Showing Proximity of Easement to Home
Correspondence from Anoka Conservation District Regarding No Loss Exemption for Wetland Impact
Encroachment Agreement
Resolution #15-06-150

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	06/04/2015 07:44 AM
Tim Gladhill	Tim Gladhill	06/04/2015 08:17 AM
Kurt Ulrich	Kurt Ulrich	06/04/2015 03:16 PM
Form Started By: Chris Anderson		Started On: 06/03/2015 08:14 AM
Final Approval Date: 06/04/2015		


AVE
URANIMITE S
SAPPHIRE
164TH AVE
163RD LN
NOLITH ST
City of RAMSEY
7516 163rd Avenue NW
16-32-25-13-0034
Legend
Site
Parcels
N
0
415
830 Feet

HY-LAND SURVEYING, P.A.©

LAND SURVEYORS
11947 Idaho Ave. N.
Champlin, Minnesota 55316
PHONE (763) 323-1300
FAX (763) 323-7035
hylandsurvey@qwestoffice.net

INVOICE NO. 32580
F.B. NO. XXX
SCALE 1"= 30'

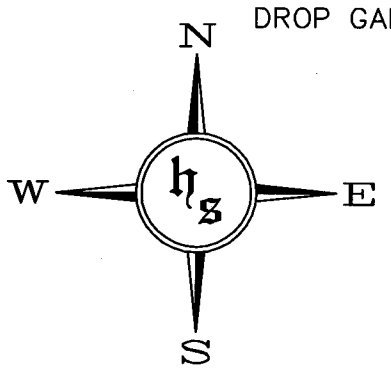
881.0 Proposed Top of Block
879.0 Proposed Garage Floor
873.0 Proposed Lowest Floor

Type of Building –
FULL BASEMENT
WALKOUT
DROP GARAGE (2C)

Surveyors Certificate

NOTE: PROPERTY CORNERS
SET BY DEVELOPERS SURVEYOR

● Denotes Iron Monument Found
○ Denotes Iron Monument Set
□ Denotes Wood Hub Set For Excavation Only
x000.0 Denotes Existing Elevation
⬭ Denotes Proposed Elevation
← Denotes Surface Drainage

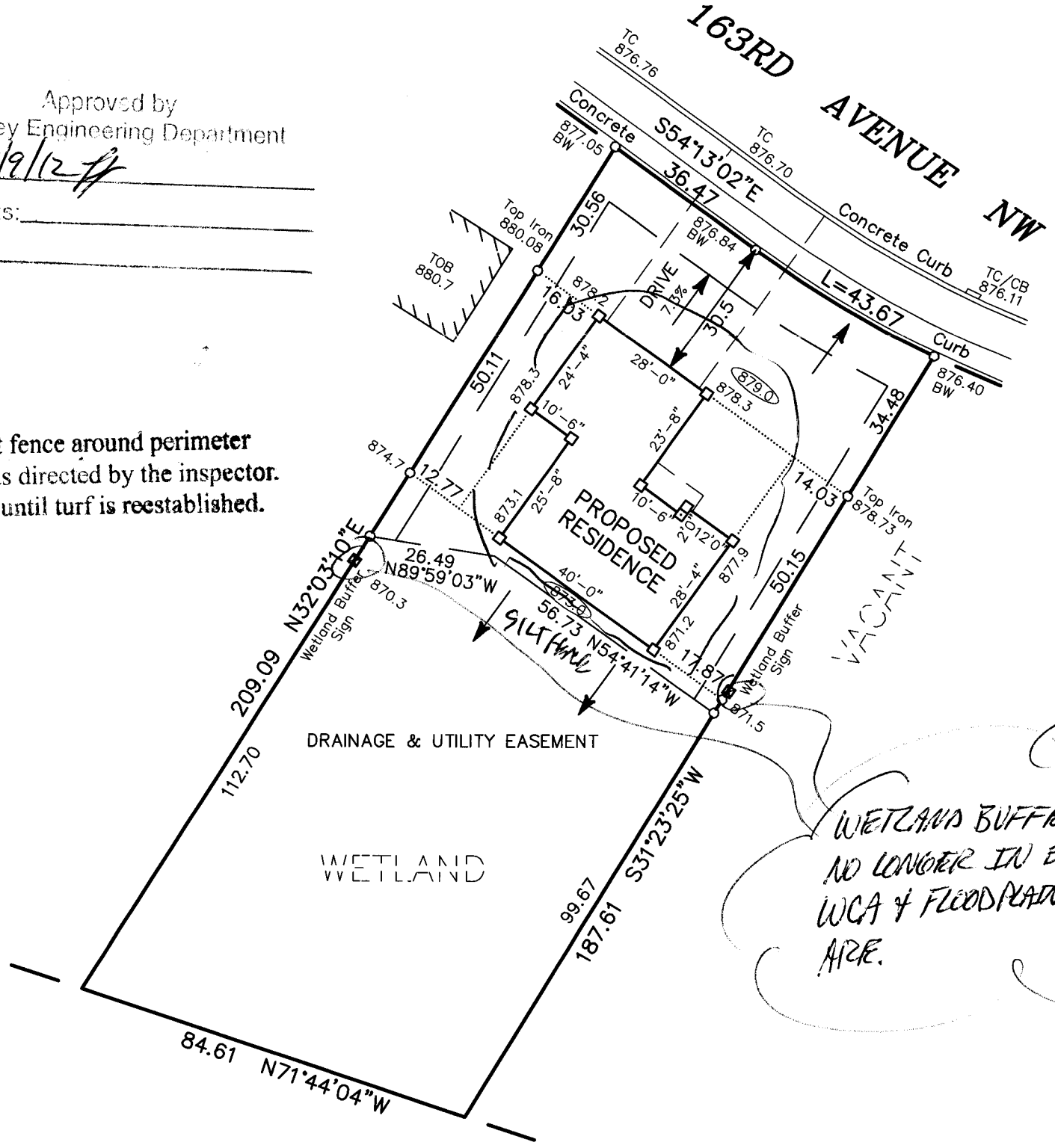


S.W. WOLD

Property Located In Part Of
NW 1/4, Sec. 16, Twp. 32, R. 25.

Approved by
Ramsey Engineering Department
Date: 8/9/12 ff
Comments:

Install silt fence around perimeter of lot or as directed by the inspector. Maintain until turf is reestablished.



WETLANDS BUFFER ORDINANCE NO LONGER IN EFFECT BUT WCA & FLOODPLAIN REGULATIONS ARE.

RECEIVED
AUG 06 REC'D
BY:

LOT 19, BLOCK 2, SWEET BAY RIDGE

This survey is certified only to the above named person or persons and not to subsequent owners, mortgages or title insurers.

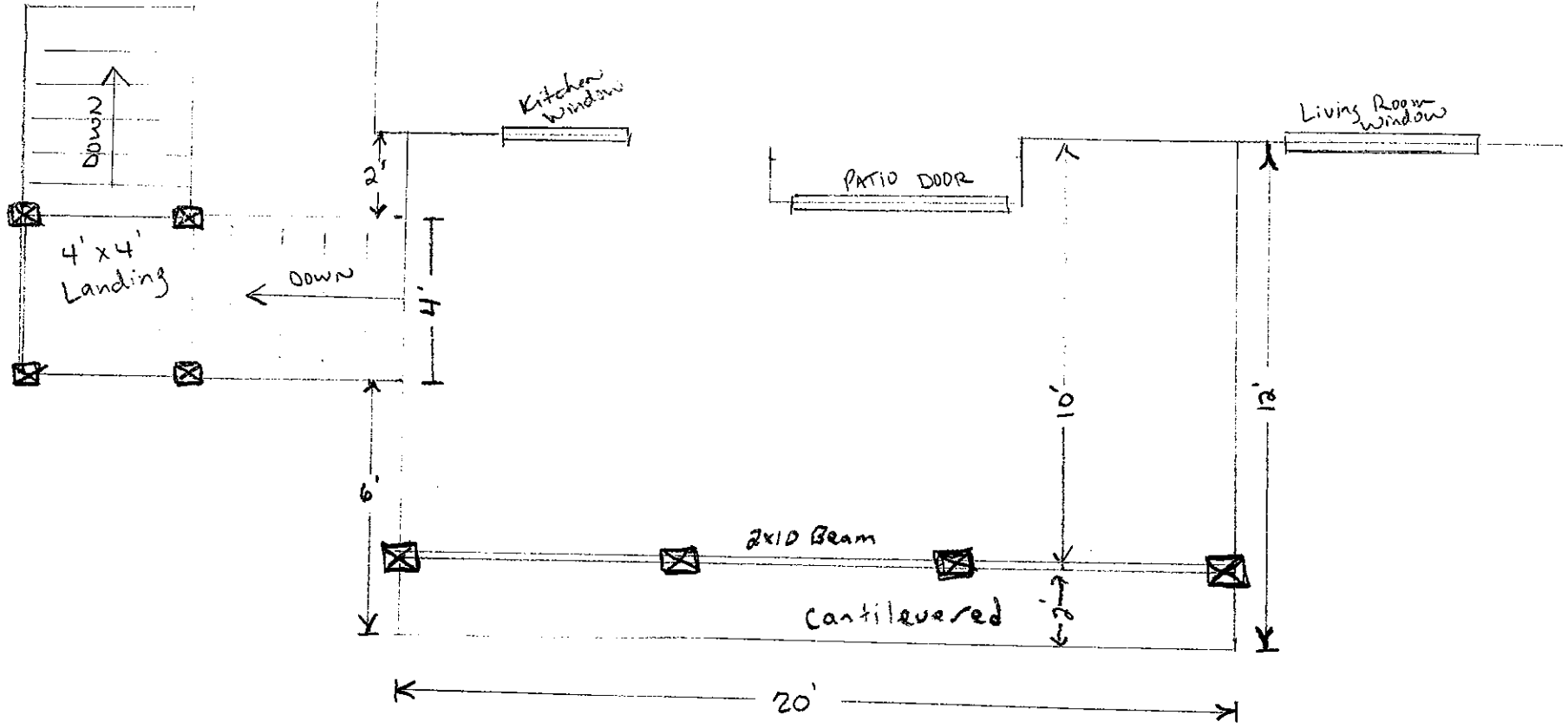
The only easements shown are from plats of record of information provided by client. All building dimensions and floor elevations must be verified by client.

I hereby certify that this survey 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.

Surveyed by us this 2nd day of AUGUST, 20 12

Signed Milton E. Hyland

Milton E. Hyland, Minn. Reg. No. 20262



⊠ 12" Diamond Pier Footing

MARK Sutton
7516 163rd Ave. NW.
Ramsey MN. 55330

Powell Homes + Remodeling
MN Lic. # BC 287524
(763) 238-1344





Anoka Conservation District
1318 McKay Drive NE, Suite 300
Ham Lake, Minnesota 55304
Ph: 763-434-2030 Fx: 763-434-2094
www.AnokaSWCD.org

January 7, 2015

RE: WCA No-Loss Exemption for Replacement of Wetlands – building a deck
Mark Sutton
7516 – 163 Av NW
Ramsey, MN
Block 2 Lot 19 Sweetbay Ridge
WCA – NO-LOSS EXEMPTION

The Anoka Conservation District conducted an off-site Wetland Review for the parcel identified above in regard to building a deck probably within the drainage and utility easement noted on the Sweetbay Ridge plat (Figure 1 Plat and Water Resources.pdf).

It is the opinion of the Anoka Conservation District that building a deck in the drainage and utility easement and a Type 3/PEMC (inland shallow fresh marsh) qualifies for a "no-loss" exemption according to 8420.0415. The exemption holds true as long as the construction of the deck does not excavate, fill or drain the wetland during construction or use of the deck. If there is any temporary fill or excavation (such as for digging post holes and installing supports) then the wetland must be restored to pre-construction conditions within 6-months of completion of deck construction.

This letter and figure are the "proof" (8420.0320) necessary for a "no-loss" exemption and will be retained as an electronic file.

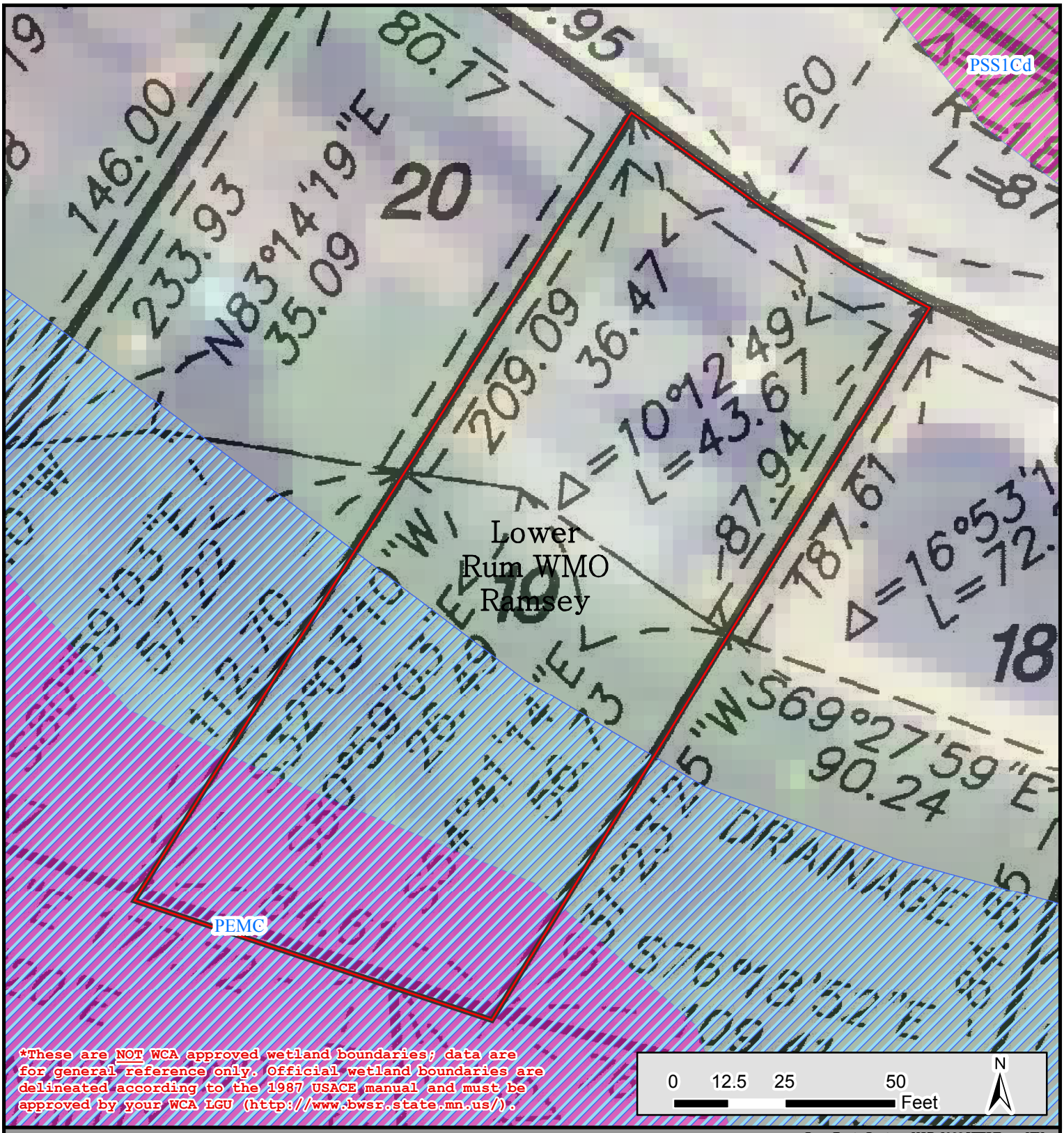
Other permits and regulations may apply to the construction of this deck.

If there are any other questions, please don't hesitate to call or write.
Sincerely,

Joan Spence

Joan Spence, Wetland Specialist
Certified Wetland Delineator #5040

Attachments: Figure 1 Plat and Water Resources.pdf
cc: Chris Anderson, City Planner, City of Ramsey
Karen Wold, LGU representative for Lower Rum River WMO, Barr Engineering



Date: 1/7/2015; \\ACDSERV1\Company\Wetlands\Township_LGU_Files\LRRWMO\Public Assistance and Letters\Wetland Services\2014 Mark Sutton\Mark Sutton.mxd

*These are NOT WCA approved wetland boundaries; data are for general reference only. Official wetland boundaries are delineated according to the 1987 USACE manual and must be approved by your WCA LGU (http://www.bwsr.state.mn.us/).

Area of Review

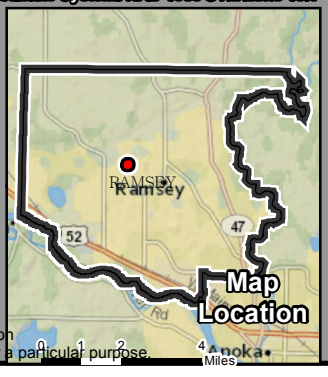
National Wetland Inventory*

FEMA 100 Year Flood

Map Created: 1/7/2015

Coordinate System: NAD 1983 UTM Zone 15N

Wetland Review 2014
Mark Sutton
7516 163RD AVE NW
RAMSEY
16-32-25-13-0034
S16 T32N R25W
LOWER RUM RIVER WMO



Disclaimer: The information provided on this map is for reference purposes only. The Anoka Conservation District does not guarantee the accuracy of the information contained herein and makes no representation or warranties, either express or implied, for the merchantability or fitness of the information provided on this map for a particular purpose.

ENCROACHMENT AGREEMENT

THIS AGREEMENT ("Agreement") is made this _____ day of _____, 20___, by and between the **CITY OF RAMSEY**, a municipal corporation under the laws of the State of Minnesota ("City"), and **Mark Sutton**, an individual, and his successors and assigns ("Landowner").

RECITALS:

WHEREAS, Landowner is the fee owner of the real property located at 7516 163rd Ave NW, Ramsey, Minnesota, and legally described as follows:

Lot 19, Block 2, Sweetbay Ridge, 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 "SWEETBAY RIDGE" recorded in the Office of the County Recorder, Anoka County, Minnesota; and

WHEREAS, Landowner seeks permission from the City to partially encroach upon the Easements to construct a twelve foot by twenty foot (12' x 20') deck (the "Deck") off the rear wall of the home. The Deck will be located as shown on Exhibit "A".

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

1. The City hereby approves an encroachment on and over the Easements by Landowner for the purposes of constructing a cantilevered Deck over that part of the Easements as shown in Exhibit "A" subject to the terms of this Agreement. The Deck shall be constructed with diamond pier footings.

2. Landowner shall provide the City a copy of the No-Loss Determination (or other form of permit) issued by the Lower Rum River Water Management Organization authorizing the construction of the Deck within a wetland.

3. Landowner shall not expand the Deck in width, depth, or height unless approved in writing by the City. If the Deck is demolished, destroyed, or substantially replaced, any replacement deck shall not encroach upon the Easements without written consent of the City.

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

5. The Landowner is responsible for all costs relating to use, maintenance and repair of the Deck.

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

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

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

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

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

TO LANDOWNER: Mark Sutton
7516 163rd Ave 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.

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

CITY OF RAMSEY

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

LANDOWNER:

By: _____
Mark Sutton

STATE OF MINNESOTA)
)ss.
COUNTY OF ANOKA)

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

_____
Notary Public

STATE OF MINNESOTA)
)ss.
COUNTY OF _____)

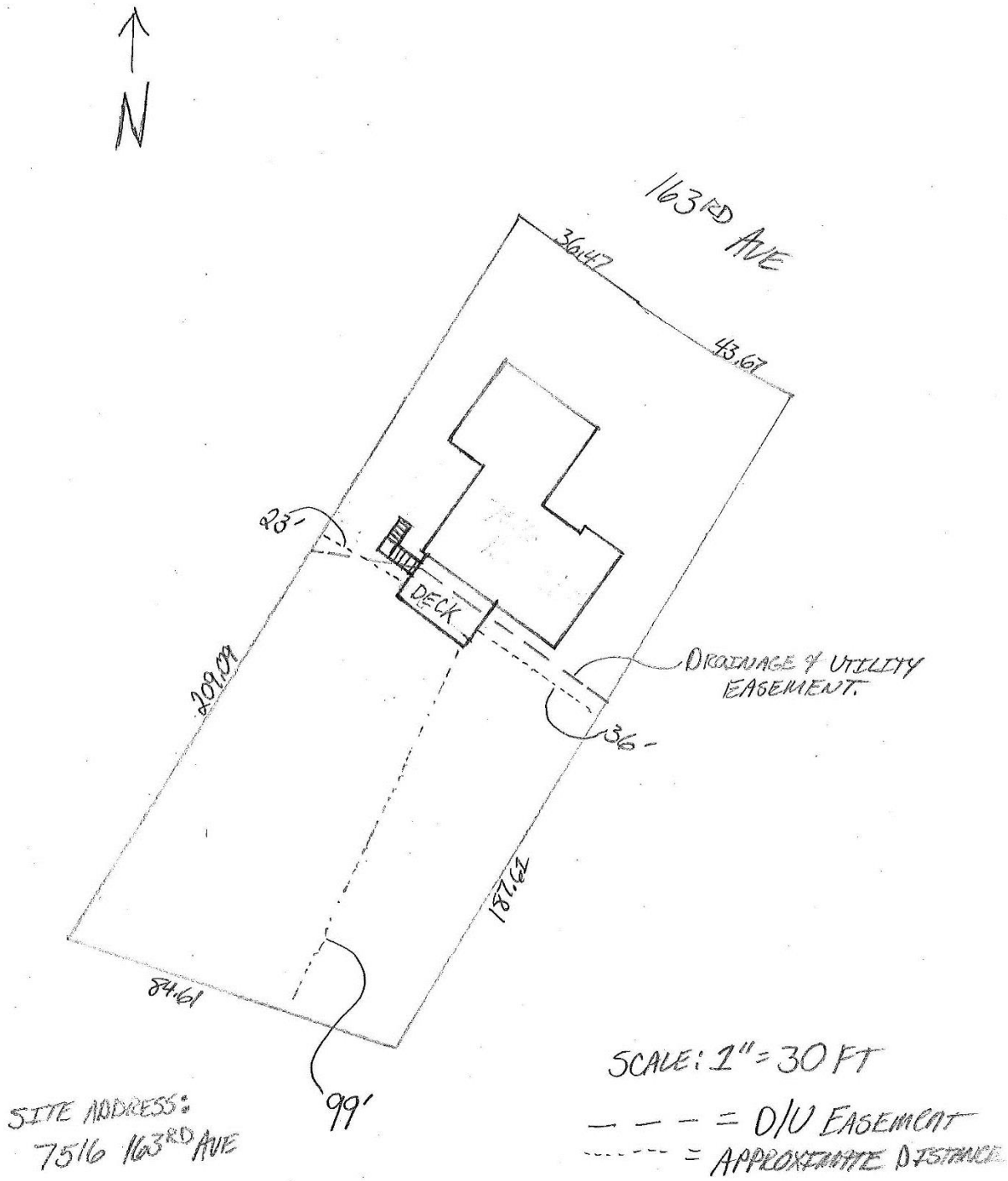
The foregoing instrument was acknowledged before me this ____ day of _____, 20_____, by Mark Sutton.

_____
Notary Public

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

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

EXHIBIT "A"
Area of Encroachment of Deck



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

RESOLUTION #15-06-150

A RESOLUTION APPROVING AN ENCROACHMENT AGREEMENT FOR A PROPOSED DECK TO PARTIALLY ENCROACH WITHIN A DRAINAGE AND UTILITY EASEMENT AT 7516 163RD AVE NW AND DECLARING TERMS OF SAME.

WHEREAS, Mark Sutton, hereinafter referred to as the "Applicant", has applied for an Encroachment Agreement for a proposed deck (the "Deck") that would partially encroach upon a drainage and utility easement (the "Easement") on the property generally known as 7516 163rd Ave NW, Ramsey, Minnesota and legally described as follows:

> Lot 19, Block 2, Sweetbay Ridge, according to the recorded plat thereof, Anoka County, Minnesota.
>
> (the "Subject Property"); and

WHEREAS, the purpose of the Easement is to encumber a wetland on a portion of the Subject Property; and

WHEREAS, the proposed Deck would encroach approximately eight (8) feet into the Easement; and

WHEREAS, the City's Engineering Division has determined that the Easement can still function with if the Deck were constructed as proposed; and

WHEREAS, the Applicant must obtain and provide the City a copy of a No-Loss Determination or similar approval from the Lower Rum River Water Management Organization (LRRWMO) prior to issuance of a building permit for the Deck; and

WHEREAS, the City Council reviewed the request on June 9, 2015.

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

1. That, contingent upon the Applicant entering into an Encroachment Agreement with the City, the Applicant may install the Deck in accordance with the terms and conditions contained within the Encroachment Agreement.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 9th day of June, 2015.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **4. 13.**

Meeting Date: 06/09/2015

By: Diana Lund, Finance

Information

Title

Adopt Resolution #15-06-141 Policy for the Reimbursement of Land Proceeds and Tax Increment for TIF Area #14 (COR)

Purpose/Background:

Purpose: Section 12.5: *Sales of Real Property* of the City's Charter states: If there are proceeds from the sale of real property, if there is no outstanding indebtedness, the council may by resolution designate some other public use for the proceeds.

Background: The Policy for the Reimbursement of Land Proceeds and Tax Increment for TIF Area #14 (COR) was adopted by the City Council at its regular meeting of June 10, 2014 (copy of policy is attached). With the recent land sales that have taken place in the past couple of weeks, staff was made aware that this policy should have been adopted by a resolution as outlined in the City's Charter.

Observations/Alternatives:

As Council has already adopted this policy, this is strictly a housekeeping item to assign a resolution number to the policy as required by the City Charter.

Recommendation:

Staff recommends the adoption of Resolution #15-06-141 which is formally assigning a resolution number to a policy that was adopted on June 10, 2014.

Action:

Motion for City Council to adopt Resolution #15-06-141 to the Policy for the Reimbursement of Land Proceeds and Tax Increment for TIF Area #14 (COR)

Attachments

Policy for the Reimbursement of Land Proceeds

Reso #15-06-141 Adopt Policy for Reimbursement of Land Proceeds

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	06/03/2015 04:11 PM
Form Started By: Diana Lund		Started On: 05/26/2015 01:14 PM
Final Approval Date: 06/03/2015		

POLICY FOR THE REIMBURSEMENT OF CITY FUNDS WITH LAND PROCEEDS AND TAX INCREMENT FOR TIF AREA #14 (COR)

SECTION I: PURPOSE

- To reimburse city for initial land purchase of the COR area in 2009
- To reimburse city for two internal loans that were established to purchase land – Water Fund and Sewer Fund. Initial principal of each loan was $2,334,394 with a 2% interest rate
- To reimburse city for all other expenses incurred in the COR area: Public Improvements, Parking Ramp, Transit Station, Roads (Including Armstrong Interchange and County Road #116), Administration and Marketing

SECTION II: POLICY STATEMENT

It is the intent of the City of Ramsey to recoup all of the city funds that have been expended to purchase and develop the COR area. The city will use land proceeds from the COR area and future tax increment from Tax Increment District No. 14 to pay itself back.

SECTION III: PROCESS

- **Distribution of Land Proceeds. The following will be administered sequentially as proceeds are received:**

    1. When land proceeds are received from the sale of lots in the COR area, the proceeds will first be applied against the reduction of the outstanding internal loans of the water and sewer funds and their respective interest rates.

    2. After the Water and Sewer loans have been paid in full, land proceeds generated in the COR area will next be applied

against park obligations as park improvements are non-TIF eligible. Park Trust Fund will be the benefitting fund.

3. After steps 1 and 2 above have been paid in full, additional land proceeds generated will pay back the city HRA (other designated City Fund if HRA dissolved) for any expended funds related to non-TIF eligible items such as administrative expenses and marketing.

4. After steps 1, 2 and 3 above have been paid in full, additional land proceeds will be distributed to the respective city funds per percentages outlined below:

City Funds Expensed:		Percentage of Total costs
COR Revolving-Future Armstrong & CR #116	$ 10,000,000	29.44%
EDA	$ 600,000	1.77%
Equipment Revolving Fund	$ 1,132,686	3.33%
Landfill Trust Fund	$ 256,638	0.76%
MSA	$ 8,498,931	25.02%
Public Improvement Revolving (PIR)	$ 1,031,579	3.04%
Stormwater Management	$ 200,000	0.59%
Stormwater Utility	$ 381,882	1.12%
Street Light Utility	$ 112,000	0.33%
TIF 1	$ 2,183,728	6.43%
TIF 2	$ 6,921,287	20.37%
TIF 4	$ 2,255,015	6.64%
Water Fund	$ 396,146	1.17%
Total	$ 33,969,892	100.00%

- **Distribution of Tax Increment Funds. The following will be administered sequentially as funds are received:**

    1. When Tax Increment Funds are received from the County, any increment remaining after the payment of obligated debt will repay the city funds per percentages outlined below:

City Funds Expensed:		Percentage of Total costs
COR Revolving-Future Armstrong & CR #116	$ 10,000,000	29.44%
EDA	$ 600,000	1.77%
Equipment Revolving Fund	$ 1,132,686	3.33%
Landfill Trust Fund	$ 256,638	0.76%
MSA	$ 8,498,931	25.02%
Public Improvement Revolving (PIR)	$ 1,031,579	3.04%
Stormwater Management	$ 200,000	0.59%
Stormwater Utility	$ 381,882	1.12%
Street Light Utility	$ 112,000	0.33%
TIF 1	$ 2,183,728	6.43%
TIF 2	$ 6,921,287	20.37%
TIF 4	$ 2,255,015	6.64%
Water Fund	$ 396,146	1.17%
Total	$ 33,969,892	100.00%

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #15-06-141

RESOLUTION ADOPTING POLICY FOR THE REIMBURSEMENT OF LAND PROCEEDS AND TAX INCREMENT FOR TAX INCREMENT FINANCING AREA #14-COR

WHEREAS, The City's Charter, Section 12.5 – *Sales of Real Property* states: If there are proceeds from the sale of real property, if there is no outstanding indebtedness, the council may by resolution designate some other public use for the proceeds; and

WHEREAS, The City's Policy for the Reimbursement of Land Proceeds and Tax Increment for Tax Increment Financing Area #14-COR was officially adopted by the City Council at its meeting of June 10, 2014 without a resolution number assigned; and

WHEREAS, the action of June 9, 2015 will be considered a housekeeping item to officially assign a resolution number to the policy.

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 Assigns Resolution #15-06-141 to the Policy for the Reimbursement of Land Proceeds and Tax Increment for Tax Increment Financing Area #14-COR.

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 9th day of June, 2015.

_____

Mayor

ATTEST:

_____

City Clerk

CC Regular Session **4. 14.**

Meeting Date: 06/09/2015

Submitted For: Grant Riemer, Engineering/Public Works

By: MaryJo Warner, Engineering/Public Works

Information

Title

Report from Public Works Committee meeting dated May 19, 2015
1: Consider Recommending Council Approval of draft Assessment Agreement for Ridgepoint Residential Development Public Improvements, Improvement Project 15-21: Ratify the recommendation of the Public Works Committee 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. This case was presented at the May 26, 2015 City Council meeting.

Committee/Staff Input
1. Review of Trail Maintenance Policy Framework: No action taken, for discussion purpose only.

Purpose/Background:

The Public Works Committee held its regular meeting on May 19, 2015 and discussed the following cases:
1. Consider Recommending Council Approval of draft Assessment Agreement for Ridgepoint Residential Development Public Improvements, Improvement Project 15-21. This case was presented at the May 26, 2015 City Council meeting.

Committee/Staff Input
1. Review of Trail Maintenance Policy Framework: City Engineer Westby reviewed the staff report. He noted staff would like to develop the draft policy and come back with a cost forecast with what it may cost to develop such a plan. He said he was looking for input. No action taken, for discussion purpose only.

Attachments

Agenda

Form Review

Inbox	Reviewed By	Date
Grant Riemer	Grant Riemer	06/03/2015 08:02 AM
Bruce Westby	Bruce Westby	06/03/2015 08:45 AM
Kurt Ulrich	Kurt Ulrich	06/03/2015 04:13 PM
Form Started By: MaryJo Warner		Started On: 06/02/2015 02:04 PM
Final Approval Date: 06/03/2015		

City of Ramsey
Agenda
Public Works Committee
Tuesday May 19, 2015
6:00 pm
Lake Itasca Room, 7550 Sunwood Drive NW

1. Call to Order

2. Citizen Input

3. Approve Agenda

4. Approve Minutes

1. Approve March 31,2015 Meeting Minutes.

5. Committee Business

1. Consider Recommending Council Approval of draft Assessment Agreement for Ridgepoint Residential Development Public Improvements, Improvement Project 15-21

6. Committee/Staff Input

1. Review of Trail Maintenance Policy Framework

7. Adjournment

Public Works Committee **4. 1.**

Meeting Date: 05/19/2015
Submitted For: Grant Riemer, Engineering/Public Works
By: MaryJo Warner, Engineering/Public Works

Title:
Approve March 31,2015 Meeting Minutes.

Purpose/Background:
To review and approve meeting minutes.

Timeframe:
5 minutes.

Observations/Alternatives:
n/a

Funding Source:
n/a

Recommendation:

Action:
Motion to approve meeting minutes.

Attachments

Minutes

Form Review

Inbox	Reviewed By	Date
Grant Riemer	Grant Riemer	05/12/2015 05:28 PM
Kurt Ulrich	MaryJo Warner	05/14/2015 03:47 PM
Form Started By: MaryJo Warner		Started On: 05/11/2015 10:45 AM
Final Approval Date: 05/14/2015		

PUBLIC WORKS COMMITTEE
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Public Works Committee conducted a regular meeting on Tuesday, March 31, 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: Public Works Superintendent Grant Riemer
City Engineer Bruce Westby
Civil Engineer II Leonard Linton
Asst City Administrator/Economic Development Manager Patrick Brama

1. CALL TO ORDER

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

2. CITIZEN INPUT

There was none.

3. APPROVE AGENDA

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

Motion carried. Voting Yes: Chairperson Riley, Councilmembers Johns and Shryock. Voting No: None.

4. APPROVE MINUTES

4.01: Approve January 20, 2015, Meeting Minutes

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

Regular Meeting Minutes dated January 20, 2015

Motion carried. Voting Yes: Chairperson Riley, Councilmembers Johns and Shryock. Voting No: None.

5. COMMITTEE BUSINESS

5.01: Consider Options for Addressing Stormwater Drainage Issues in Low Lying, Land Locked Areas

Civil Engineer II Linton reviewed the staff report and identified the 2014 areas of flooding concern. He identified the wetlands within the City, noting that approximately 20 to 25 percent of the City is wetland. He identified areas of flooding concern from previous years beginning in 1985 and moving forward to 2011 for comparison purposes. He explained the staff report focused on three primary areas of concern, and that the staff report lists these in order of priority based on magnitude and severity of property and structure impacts.

The Gibbon Street area, rated the highest priority in the staff report, was discussed in detail first. Civil Engineer II Linton reviewed several potential routes of relief for this land-locked wetland, including relative elevation differences and any easements that existed along the routes. He discussed that ditch 66 was cleaned a few years prior and that weirs had been installed. He explained that vegetation management can occur within a wetland but the elevation cannot be changed. He noted that similar plans are available for discussion along the other two areas addressed within the case, but that residents from Gibbon Street are in attendance.

Chairperson Riley questioned if there is a good or easy answer.

Civil Engineer II Linton stated that while there is no easy answer there are potential solutions. He stated that the potential routes are where solutions could occur.

City Engineer Westby stated that there could be a combination of ditches and pipes in the routes.

Councilmember Johns stated that it appears the southern route would make the most sense.

Chairperson Riley questioned if the route would simply push the problem down the line.

Civil Engineer II Linton replied that if the water were to be routed into the ditch he believed that it would continue to flow to Trott Brook.

Frank Miske, 17421 Gibbon Street NW, stated that water even reaches high levels at certain times and could also be a concern for overflowing. He stated that the issues on Gibbon Street did not occur until the Iguana Street area was developed. He suggested instead that perhaps the Iguana Street area be routed in the other direction rather than routing their water towards Gibbon Street.

Cassandra Miske, 17421 Gibbon Street NW, confirmed that there is a culvert that drains into the ditch in their yard. She stated that it appears that their yard is the end spot for drainage and that is why she believes they have flooding of their yard. She questioned if the capacity of the ponds in the area could be increased.

Amber Pederson, 17441 Gibbon Street NW, was also present and confirmed that there is a culvert on her property as well.

Civil Engineer II Linton stated would cause the basements in that area to flood as the wetland elevation is currently equal to that of the basements in the area. He stated that this development was platted in 1979, before the creation of the Lower Rum River Water Management Organization (LRRWMO) and before the existing regulations of the City were in existence. He stated that if the development were to come in now the homes would look a lot different as the lowest floor elevation would need to be two feet above the wetland.

Mr. Miske stated that the home at 17540 Gibbon Street regularly has standing water in the home.

Mrs. Miske stated that in previous meetings there was discussion of an infiltration basin.

City Engineer Westby stated that an infiltration basin would not provide much benefit in this situation given the high groundwater level.

Chairperson Riley stated that it is helpful that the homeowners are open to working with the City.

City Engineer Westby stated that this case has identified the three worst flooding areas within the City, acknowledging that the Gibbon Street area is the worst. He stated that staff can focus on Gibbon Street at this time and look at possible solutions in more detail, looking also into the Iguana Street area, to determine the options. He estimated that the solution mentioned could very well exceed a six-figure cost.

Mr. Miske acknowledged that a six-figure cost would be prohibitive and questioned what they are supposed to do in the long-term as their home is flooding.

Councilmember Shryock questioned if the homeowner is eligible for flood insurance and whether that helps.

Mrs. Miske stated that they are not actually located in the floodplain.

City Engineer Westby stated that residents of Ramsey are eligible for flood insurance since the City is enrolled in the National Flood Insurance Program. He stated that there are things that the homeowners could also do to help such as larger pumps and drain tile systems or back up pumps.

Councilmember Shryock questioned if the homeowners could dig deeper in their backyard to provide an area for the water to go.

Civil Engineer II Linton stated that three properties in addition to the homeowners present tonight have submitted flood reports to the City.

Mr. Miske stated that the home at 17540 Gibbon Street is not occupied so they would not have filed a report. He noted that some of the other homeowners did not want to submit a report.

Councilmember Johns confirmed that a retention pond would be investigated as a possible solution.

Mr. Miske stated that the cheaper solution may be to demolish the existing homes and rebuild.

City Engineer Westby stated that this item will be brought back on May 19th.

Civil Engineer II Linton provided a brief overview of the other two areas of flooding concern identified within the case, noting that the issues are less severe and the potential solutions would be costly.

City Engineer Westby stated that staff has spoken with neighboring cities but they do not have the same problems because they have more relief and elevation differential.

5.02: Consider the Surface Water Management Plan Update

Civil Engineer II Linton reviewed the staff report and briefly summarized the results of the pipe and pond summary.

City Engineer Westby stated that City Administrator Ulrich could not attend this evening but had asked if there were any cost implications related to the updating of the Surface Water Management Plan. He stated there are no new mandates that will increase costs significantly, but incorporating the Atlas 14 stormwater data will have an impact on future costs as projects will be designed to a higher standard.

Motion by Councilmember Johns, seconded by Councilmember Shryock, to approve the updated Surface Water Management Plan and forward it to the City Council for approval.

Motion carried. Voting Yes: Chairperson Riley, Councilmembers Johns and Shryock. Voting No: None.

5.03: Consider Use of Sunwood Drive as Official Detour Route During Highway 10 and Armstrong Boulevard Interchange Construction

City Engineer Westby reviewed the staff report and stated that bids on the Armstrong Interchange project were opened today and that construction will likely begin in early May and take one year to complete since Armstrong Boulevard will be closed between Sunwood Drive and Riverdale Drive. He reviewed the detour plan as bid with the project, which identifies Bunker Lake Boulevard as the official detour route between Armstrong Boulevard and Ramsey Boulevard. He stated the purpose of this case is to determine if there is interest in requesting that the official detour be changed from Bunker Lake Boulevard to Sunwood Drive. He explained that usually the County prefers to use County Roads for detours. He stated that staff asked the County if they would consider changing the detour route and were advised that they might consider such a request if submitted in writing. He noted that if approved by the County there may be additional conditions, such as a damage claim waiver. He stated that there would not be

an impact to project costs as the signage would simply be placed in a different area. He stated that while some additional traffic would be generated along Sunwood Drive if chosen as the official detour, especially early in the project, some people will still choose to take Bunker Lake Boulevard if they find Sunwood Drive is not as convenient or timely. He stated that staff does not have a recommendation as they believe the vast majority of drivers will select their construction detour routes based on needs and preferences and not on signage, and given the low volume of pedestrian traffic crossing Sunwood Drive.

Councilmember Johns stated that it would not hurt to have additional drivers going past the businesses on Sunwood Drive.

Councilmember Shryock stated that her concern would be that some drivers are not familiar with roundabouts. She did believe that there may be a short-term benefit to the businesses but was concerned with possible safety issues.

Chairperson Riley agreed with the comments made by Councilmember Shryock, noting that he would not want to push that amount of traffic down Sunwood Drive because of safety concerns.

Motion by Councilmember Shryock, seconded by Chairperson Riley, to recommend leaving the official detour route along Bunker Lake Boulevard.

Motion carried. Voting Yes: Chairperson Riley, Councilmembers Shryock and Johns. Voting No: None.

5.04: Business Signage for Armstrong Interchange Detour

Public Works Superintendent Riemer reviewed the staff report and displayed examples of signs used during construction to identify local businesses. He advised that the banner type sign would have a time limitation, additional cost, and would require additional approval from the Council to be located in the right-of-way.

Councilmember Johns stated that she likes the white sign with the business names.

Councilmember Shryock agreed that she prefers the white sign. She suggested installing the sign right away.

Public Works Superintendent Riemer confirmed that the white sign could be made in house and could be produced in one to two days. He identified the most effective placement of the business signs.

City Engineer Westby questioned if another sign should be placed at Ramsey Boulevard.

Public Works Superintendent Riemer confirmed that an additional sign could be placed at Highway 10 and Ramsey Boulevard.

Chairperson Riley believed that this should be communicated to the businesses to show that the City is being supportive during the period of construction.

City Engineer Westby stated that the *Ramsey Resident* will soon be published and will include an article on the interchange. He advised that there will be a website for the interchange project and noted that link will be mentioned in the article. He stated that a statement can be added noting that the City is going above and beyond with the business signage.

Motion by Councilmember Johns, seconded by Councilmember Shryock, to recommend that the City Council approve Alternative #2, City to fabricate and install local business access signs.

Motion carried. Voting Yes: Chairperson Riley, Councilmembers Johns and Shryock. Voting No: None.

5.05: Consider Street and Pedestrian Facility Lighting Plans – Center Street and Riverdale Drive

City Engineer Westby reviewed the staff report, which includes lighting plans for the Center Street and Riverdale Drive projects. He reviewed the purpose of the lighting improvements and the proposed lighting plans for the Center Street project noting that TOD grant funds are proposed to fund the lighting improvements which will match the lights throughout the COR.

Councilmember Johns questioned the spacing on the lights.

City Engineer Westby stated that the lights along Center Street would be roughly 80 to 90 feet apart, similar to the spacing of lights along Sunwood Drive.

Councilmember Johns preferred that the lights be aligned directly across from each other as shown in the layout dated 2/24/15.

Councilmember Shryock stated that most other intersections have four lights and questioned why only two lights are proposed for the intersection of Center Street and 145th Avenue.

City Engineer Westby stated that it is currently unknown whether 145th Avenue will ultimately be extended to the west, and he noted that this intersection will not be as busy as the intersections along Sunwood Drive.

Councilmember Shryock questioned if lighting will be continued on the two one-way roadways along Ramsey Parkway in the future.

City Engineer Westby stated that he is not aware of any plans to light Ramsey Parkway at this time, but noted that the trail in the island between the two one-way roads is lit.

Councilmember Shryock stated that perhaps an additional light should be placed in the area where the trail crosses Center Street at Ramsey Parkway.

City Engineer Westby confirmed that an additional light could be added at the crossing if that is the direction of the Committee.

He then discussed the purpose and proposed lighting plans for the Riverdale Drive project which includes 27 street lights and 27 pedestrian trail lights to ensure there are no long stretches of dark spots along the trails. He advised that the cost for this project would be funded through the street lighting fund.

Chairperson Riley stated he would support the least number of lights that gets the job done, which appears to be what staff has proposed.

Motion by Chairperson Riley, seconded by Councilmember Johns, to recommend that the City Council approve the Public Works Committee's preferred lighting system for Center Street including opposing lights between Sunwood Drive and 145th Avenue, tall street lights at each corner of the intersection of Center Street and 145th Avenue, and adding a light for the Center Street pedestrian crossing at Ramsey Parkway, and as proposed by staff for Riverdale Drive.

Motion carried. Voting Yes: Chairperson Riley, Councilmembers Johns and Shryock. Voting No: None.

5.06: Request Installation of Priority Street Light at Nowthen Boulevard and Iodine Street

Public Works Superintendent Riemer reviewed the staff report and stated that a streetlight is proposed for the intersection to provide a safety benefit, as there is currently only a pedestrian light.

Motion by Councilmember Shryock, seconded by Councilmember Johns, to recommend that the City Council approve installation of a LED priority street light on the north side of Nowthen Boulevard near Iodine Street to the existing pole.

Motion carried. Voting Yes: Chairperson Riley, Councilmembers Shryock and Johns. Voting No: None.

6. COMMITTEE / STAFF INPUT

Public Works Superintendent Riemer provided an update on street sweeping, noting that staff is ahead of schedule because of the warm weather. He advised that spring flushing will begin April 6th and will be a three-week process. He also provided an update on spray patching which was also completed.

Chairperson Riley referenced the trail in front of Stoney River and asked for additional information.

City Engineer Westby provided additional information, acknowledging that a marked crosswalk for TH 47 does not exist for this trail, that MnDOT wants to investigate trail gaps around this intersection before approving a crosswalk design, and that "Trail Closed" signs are in place.

Chairperson Riley referenced the woods near Stoney River along 47 and stated that there are a number of trees down most likely from a storm and questioned if there is anything that can be done. He stated that perhaps the City could assist in that cleanup effort.

Civil Engineer II Linton stated that he can provide exhibits if any Councilmembers want to go out to Gibbon Street to review the drainage issues discussed earlier.

7. ADJOURNMENT

Motion by Councilmember Johns, seconded by Councilmember Shryock, to adjourn the Public Works Committee meeting.

Motion carried.

The regular meeting of the Public Works Committee adjourned at 8:19 p.m.

Respectfully submitted,

_____

Grant Riemer
Public Works Superintendent

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

Public Works Committee **5. 1.**

Meeting Date: 05/19/2015

By: Bruce Westby, Engineering/Public Works

Title:

Consider Recommending Council Approval of draft Assessment Agreement for Ridgepoint Residential Development Public Improvements, Improvement Project 15-21

Purpose/Background:

Purpose:

The purpose of this case is to consider recommending Council approval of a draft Assessment Agreement for constructing proposed public improvements for the Ridgepoint seven (7) unit single-family residential development, Improvement Project #15-21.

Background:

As provided in City Code, Village Bank, owner of real property upon which the Ridgepoint seven (7) unit single-family residential development is proposed to be constructed, has requested the City of Ramsey to construct the required public improvements in support of the Ridgepoint development, after which Village Bank will repay the City over a three (3) year term as established in the Assessment Agreement.

Timeframe:

Staff estimates this case will take approximately 30 minutes to present and discuss.

Observations/Alternatives:

Observations:

The City's use of Chapter 429 assessed improvements has been limited in the past decade, with the Legacy Christian Academy project, done about 5 years ago, being the most recent example. This project installed improvements to the Bunker Lake Road and Armstrong interchange area, extended Bunker lake Road to the west, and constructed a connection to Alpine Drive with Puma Street. That was a 429 project of much larger scale and the City issued a G.O. bond to back the project. This process was used more in the past, when it was easier for a developer to get a financial guarantee (e.g., letter of credit) , and the City tax-exempt financing had a bigger interest rate advantage than it does now.

In this case, the Village Bank wishes to develop the property, and the bank claims regulations prohibit the bank from directly using its money to fund development projects. They will be posting 110% government-back securities, pledged to the City, to cover the cost of the project. Consequently, there is virtually no risk to the City. In addition, assessments are still levied against the property. In this current economic environment (i.e., low interest rates, tight credit) it is unlikely a private developer will use this method. The bank is in a unique position because they cannot act as the "developer" per se, and have strong assets that can be pledged to the City as collateral. Private developers are not able to tie-up that much capital in providing the financial guarantees required by the City. A potential benefit to the City is greater control over the development and construction process.

According to the City Attorney, the City is not obligated to approve a request to use assessments as the means for financing improvements.

City code speaks of the subdivider opting to have the City construct improvements, but the City Attorney's opinion is that such an option is only available if the City allows it. A developer cannot force a City to build streets, sewers, and other public improvements. However, there needs to be a negotiated agreement if the City agrees to do the work and assess the costs. The City ordinances also point out that the City reserves the right to install

improvements “as it may elect and upon such terms and conditions as it may deem appropriate under the circumstances.” The bank has the option of selling the parcel to a private party for development, and would likely lose some economic benefit.

Village Bank utilized the engineering consulting firm of Hakanson Anderson to prepare final design plans and specifications for the public improvements. Staff has preliminarily reviewed final plans and specifications as prepared by Hakanson Anderson and finds them to be acceptable for the purposes of constructing the proposed public improvements. Hakanson Anderson also prepared an Engineer’s estimate based on their plans in the amount of $482,222, and with contingencies, the estimated construction cost is $554,555. The final amount reflected in the agreement will be based on actual bid costs, plus a small contingency.

The City will also assess the property owner for City staff time required to administer construction, which includes inspections. This cost will be assessed at 5.5% of project costs. Similarly, construction testing will also be assessed at 2% of construction costs.

Alternatives:
Alternative Action #1 – Motion to recommend Council approval of the draft Assessment Agreement for Ridgepoint residential development public improvements, Improvement Project 15-21 as proposed.

Alternative Action #2 – Motion to recommend Council approval of the draft Assessment Agreement for Ridgepoint residential development public improvements, Improvement Project 15-21 with modifications as follows: _____.

Alternative Action #3 – Motion to recommend Council denial of the draft Assessment Agreement.

Funding Source:
City Improvement Project 15-21 is proposed to be funded from the Public Improvement Revolving (PIR) fund, which would then be paid back over a three (3) year term from special assessments levied against Village Bank via the adopted Assessment Agreement.

Recommendation:
Staff supports any of the three alternative actions.

Action:
Motion to recommend Council approval or denial of the draft Assessment Agreement for Ridgepoint residential development public improvements, Improvement Project 15-21.

Attachments

Draft Assessment Agreement

Form Review

Inbox	Reviewed By	Date
Patrick Brama	Patrick Brama	05/14/2015 03:02 PM
Grant Riemer	Grant Riemer	05/14/2015 03:10 PM
Kurt Ulrich	MaryJo Warner	05/14/2015 03:47 PM
Form Started By: Bruce Westby		Started On: 05/14/2015 12:35 PM
Final Approval Date: 05/14/2015		

(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. The Assessment 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.

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 **6. 1.**

Meeting Date: 05/19/2015

By: Bruce Westby, Engineering/Public Works

Title:

Review of Trail Maintenance Policy Framework

Purpose/Background:

Purpose:

The purpose of this case is to review the framework that staff proposes to use in developing the City of Ramsey's draft Trail Maintenance Policy.

Background:

The City of Ramsey maintains over 50 miles of paved trails. Currently, maintenance of these trails occurs sporadically on an "as-budgeted" basis. While this approach provides the greatest flexibility from a budgeting perspective, it does not result in the most cost-effective approach to maintaining our trail system, nor does it result in a trail system having a consistent or reasonable pavement rating/level of service. Staff is therefore developing a draft Trail Maintenance Policy that, if followed, will allow the City of Ramsey to maintain its existing system of trails to a specified level of service in as cost-effective a manner as possible. The policy framework below is proposed to be utilized by staff to develop the draft policy.

Trail Inventory –

To maintain the City's existing system of trails as cost-effectively as possible, each trail segment must be inventoried and cataloged in a database to be maintained and updated by staff on a regular basis. This database will include the initial year of construction, termini points, type of pedestrian ramp, length, width, surfacing type, pavement section, pavement rating, and maintenance schedule for each trail segment, which is very similar to our street maintenance program database. This database does not currently exist but staff is currently in the process of inventorying our trails and should have the database fully developed by the end of this summer.

Trail Rating System –

Staff proposes to use the same pavement rating system as used to rate our public streets which is the Pavement Surface Evaluation and Rating (PASER) system. Staff is already familiar with this system so it would be a simple and cost-effective system to implement for rating the pavement condition on our trails.

Trail Maintenance Improvement Strategy –

Staff proposes to employ a similar strategy for maintaining trails as is used to maintain City streets. This primarily involves focusing our efforts on first maintaining all trail segments currently in good condition to prevent them from quickly sliding into a state of disrepair thereby requiring more expensive maintenance treatments, while targeting a fixed mileage of trail segments requiring overlay or reconstruction projects on an annual basis to slowly re-build our trail system to a specified level of service using an average PASER rating as identified by Council.

As part of the City's trail maintenance program, various segments of paved trails having good or excellent ratings will be proposed to receive cracksealing, fogsealing, and/or sealcoating improvements on an annual basis to extend the useful life of these trail segments, while trail segments in poor condition will either receive overlays or be reconstructed to return these trails to an excellent condition whereby they can be more cost-effectively maintained in the future.

The benefits of each proposed maintenance treatment are as follows:

- Cracksealing - Seals existing cracks one-quarter of an inch or more in width with hot rubberized asphalt to

extend pavement life. This prevents stormwater runoff from infiltrating through the pavement and into the underlying subgrade. As stormwater runoff enters pavement through cracks it can wash finer aggregate particles to the bottom of the aggregate base creating voids over time. Then as water accumulates in the underlying subgrade, frost heaving can occur during cold-weather months, further damaging the pavement.

- Fogsealing / Sealcoating - Protects and preserves pavement by sealing the surface to protect it from the negative effects of the sun (oxidizes the pavement), stormwater runoff (strips oil from the pavement), and petroleum products deposited on the pavement, all of which cause the pavement to become brittle and crack over time.
- Overlays - Strengthens the pavement section by restoring a portion of the structural integrity of the pavement, while also helping to prevent moisture intrusion.
- Reconstructions - Restores trails to a new condition.

Staff proposes to construct ADA compliant pedestrian curb ramps to existing trail segments during maintenance operations at such time as the abutting trail segment receives an overlay or is reconstructed, or when the street the trail connects to receives an overlay or is reconstructed.

Estimated Costs –
Estimated costs will be dependent on numerous factors as discussed herein. After staff receives direction from the Public Works Committee tonight, estimated costs will be discussed with the Committee at the time the draft Trail Maintenance Policy is presented.

Financing Options –
Financing options for funding trail maintenance operations include annual budgeting through the general levy, purchasing General Obligation (GO) bonds on a project by project basis, or applying Park and Trail funds as applicable. Public - private partnerships (PPPs) are another option that might be applicable in limited instances. Each option has benefits and limitations which will be discussed in more detail when the draft Trail Maintenance Policy is presented to the Committee for review.

Timeframe:

Approximately 25 minutes for presentation and discussion.Approximately 20 minutes, including presentation.

Observations/Alternatives:

Staff requests Committee direction/feedback on any of the proposed policy framework discussed herein. Based on the feedback received tonight, staff will prepare a draft Trail Maintenance Policy for future consideration by the Public Works Committee.

Funding Source:

Proposed funding sources will be identified within the draft policy. Staff requests input on this item from the Committee.

Recommendation:

Staff recommends that the Public Works Committee provide as much direction to staff as possible to allow staff to develop a draft Policy that best reflects the desires of the Committee which will aid in future reviews.

Action:

Committee input is requested on all aspects of staff's proposed framework as discussed within this report.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Patrick Brama	Patrick Brama	05/14/2015 03:10 PM
Grant Riemer	Grant Riemer	05/14/2015 03:15 PM
Kurt Ulrich	MaryJo Warner	05/14/2015 03:47 PM
Form Started By: Bruce Westby		Started On: 03/06/2015 07:26 AM
Final Approval Date: 05/14/2015		

CC Regular Session **7. 1.**

Meeting Date: 06/09/2015

By: Tim Gladhill, Community Development

Information

Title:

Consider Final Site Plan Approval for Parkview East Apartments Located on Ramsey Parkway, Case of PSD, LLC

Purpose/Background:

The purpose of this file is to review the Final Site Plan 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. The building is oriented such that no surface parking stalls are located between it and Ramsey Parkway. The building is articulated to create architectural interest as opposed to a flat wall. Slightly less than sixty percent (60%) of the building's build to line is located within five (5) feet of Ramsey Parkway. This is primarily due to the fact that Ramsey Parkway is a curved road. Staff finds the layout and build-to acceptable to the intent of the Design Framework for The COR. The plans have been amended as requested regarding boulevard and sidewalk width that improve the build-to scenario.

As discussed in Preliminary Site Plan Review, adjustments to the parking plan were requested. The Developer will be allowed to construct a maximum of two (2) parking stalls per residential unit. The Developer can request an increase of 25% by issuance of a Conditional Use Permit. It is anticipated that the Developer will submit the request for the increased 25% parking in the near future. At that time, the plans can be modified to include the additional 25% parking. While the City Council did grant Preliminary Site Plan approval to the project, Staff does note the Planning Commission was concerned with the amount of surface parking that is proposed and that shared or structured parking scenarios have not been provided. The Developer has removed some parking stalls in exchange for minor additional green space as previously discussed.

The Landscape Plans are generally acceptable with amendments outlined in the Staff Review File. Civil Engineering Plans are also generally acceptable with revisions outlined in the Staff Review File and contingent upon final review by the City Engineer. The original Staff Review Files for these plan sets are included. Most of the required revisions have been completed. The remaining revisions are administrative in nature, and do not change policy direction or layout.

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. The proposed architectural renderings are generally acceptable and are included for review. This is the City Council's final opportunity to suggest revisions to the architectural approach. With Preliminary Site Plan Approval, the City approved the concept of the utilization of detached garages. Based on Environmental Policy Board and Planning Commission recommendations, it is recommended that additional plantings be added on the southern property line to better screen the detached garages from Sunwood Drive.

Funding Source:

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

Recommendation:

The Planning Commission recommends approval of the Site Plan as noted in their April 9, 2015 minutes.

Action:

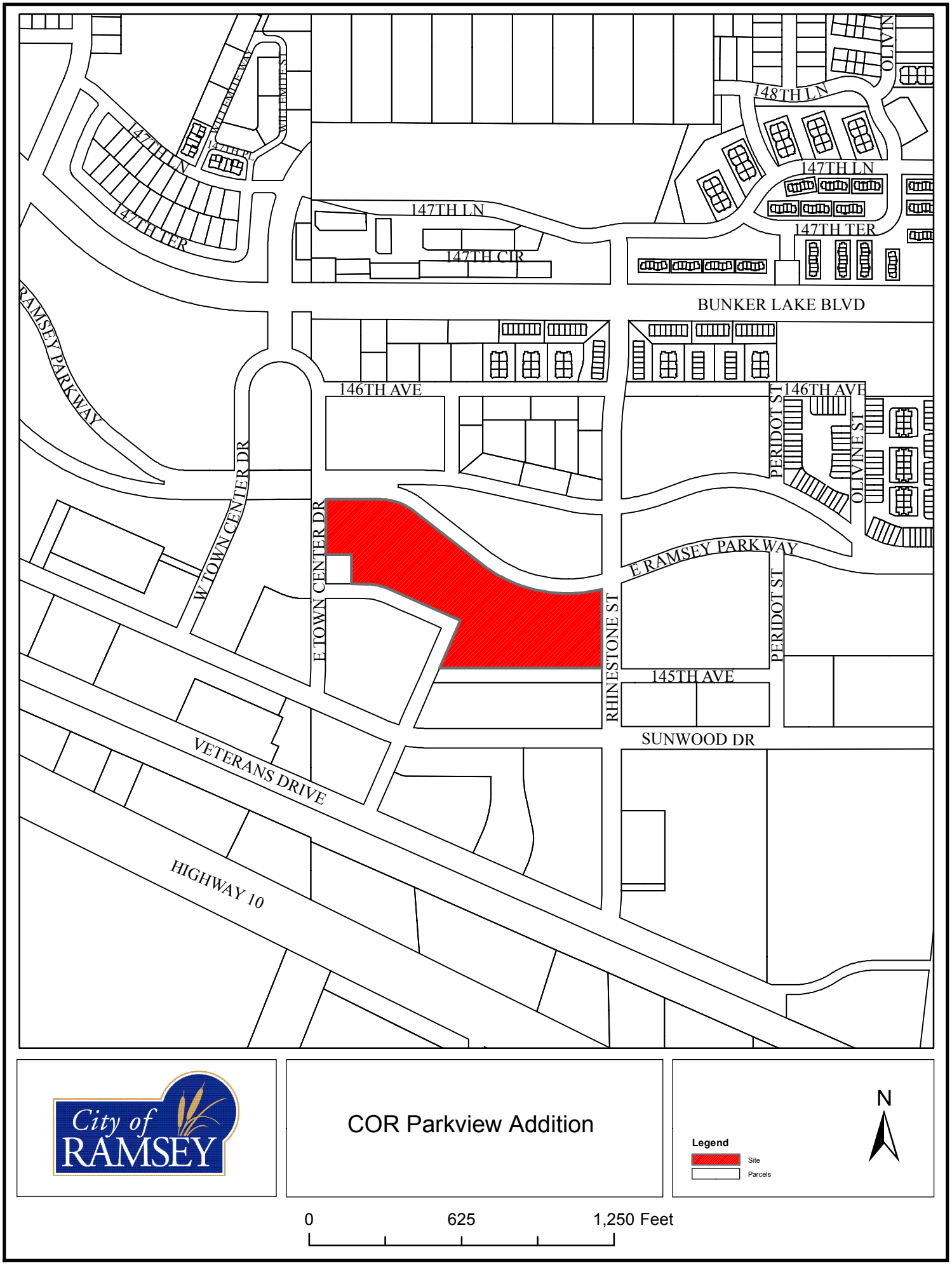
Motion to approve the Site Plan for Parkview East.

Attachments

Site Location Map
Site Plan
Staff Review File
Environmental Policy Board Minutes dated March 31, 2015
Planning Commission Minutes dated April 9, 2015
City Council Minutes dated April 28, 2015

Form Review

Inbox	Reviewed By	Date
Tim Gladhill (Originator)	Tim Gladhill	06/04/2015 11:10 AM
Kurt Ulrich	Kurt Ulrich	06/04/2015 03:29 PM
Form Started By: Tim Gladhill		Started On: 06/04/2015 06:41 AM
Final Approval Date: 06/04/2015		


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

PARK VIEW EAST APARTMENTS

121 UNIT APARTMENT

RAMSEY, MN.

PROJECT TEAM:

OWNER: MATT KUKER
7533 SUNWOOD DR. - SUITE 315
RAMSEY, MN. 55303
-
PHONE: (763) 427-5955
FAX: (763) 427-4151
CONTACT: MATT KUKER

GENERAL CONTRACTOR: -
-
-
PHONE: -
FAX: -

ARCHITECT: COLE GROUP ARCHITECTS
216 PARK AVENUE SOUTH
SUITE 102
SAINT CLOUD, MN 56301
PHONE: (320) 654-6570
FAX: (320) 230-6570
CONTACT: NORM COLE

STRUCTURAL ENGINEER: DUFFY ENGINEERING & ASSOCIATES, INC.
350 HWY 10 SOUTH, SUITE 101
ST. CLOUD, MN. 56304
PHONE: (320) 259-6575
FAX: (320) 259-6991
CONTACT: RYAN SEAVERT

CIVIL ENGINEER: BOLTON & MENK, INC.
7533 SUNWOOD DRIVE, NW.
SUITE 206
RAMSEY, MN. 55303
PHONE: 763-433-2851
FAX: 763-421-0833
CONTACT: JERRY NEU

MECHANICAL ENGINEER: (DESIGN/BUILD
DEFERRED SUBMITTAL)

ELECTRICAL ENGINEER: (DESIGN/BUILD
DEFERRED SUBMITTAL)

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A3 OVERALL SECOND FLOOR PLAN
A4 OVERALL THIRD FLOOR PLAN
A5 OVERALL FOURTH FLOOR PLAN
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STRUCTURAL

SEE STRUCTURAL SHEETS

CIVIL

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C1.0 LEGEND
C1.1 DETAILS
C1.2 DETAILS
C1.3 DETAILS
C1.4 DETAILS
C1.5 DETAILS
C2.0 SWPPP
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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 LANDSCAPE / TREE PLAN
C3.0 PLAN AND PROFILE - 145TH AVE. NW.
C3.1 PLAN AND PROFILE - PARKVIEW SITE
C3.2 STORM PROFILES - PARKVIEW SITE

CODE SUMMARY

1. BUILDING DESCRIPTION:

A NEW (4) STORY 152,327 TOTAL GROSS S.F. APARTMENT BUILDING WITH 12,453 S.F. OF TUCK-UNDER PARKING GARAGES. A (2) TWO HOUR FIRE WALL IS PROVIDED TO MAINTAIN FIRE AREAS UNDER MAX. ALLOWABLE PER CODE

FIRST FLOOR = 39,578 GROSS S.F.	FIRE AREA #1 = 22,818 S.F.	FIRE AREA #2 = 15,937 S.F.
SECOND FLOOR = 37,583 GROSS S.F.	FIRE AREA #1 = 21,777 S.F.	FIRE AREA #2 = 15,008 S.F.
THIRD FLOOR = 37,583 GROSS S.F.	FIRE AREA #1 = 21,777 S.F.	FIRE AREA #2 = 15,008 S.F.
FOURTH FLOOR = 37,583 GROSS S.F.	FIRE AREA #1 = 21,777 S.F.	FIRE AREA #2 = 15,008 S.F.

2. CODE SUMMARY: 2012 I.B.C., MINNESOTA STATE BUILDING CODE, AND OTHER RELATED CODES.

A. OCCUPANCY:
A-3 COMMUNITY ROOM AND EXERCISE ROOM (SECTION 303.1) ACCESSORY USE (SECTION 508.2)
(AGGREGATE ACCESSORY USE AREAS ARE UNDER 10% OF FLOOR AREA)
R-2 MULTI-FAMILY RESIDENTIAL (SECTION 310.4)
S-2 ENCLOSED PARKING GARAGE (SECTION 311.3) INCIDENTAL USE (TABLE 508.4)
(1 HR. SEPARATION REQ'D. PER TABLE 508.4))

B. INCIDENTAL USE SEPARATION: (TABLE 508.4)
1 HOUR FIRE BARRIER PROVIDED BETWEEN R-2 & S-2 OCCUPANCIES

C. TYPE OF CONSTRUCTION: TYPE VA - ONE HOUR (SECTION 602.5)

D. BASIC ALLOWABLE FLOOR AREA:
BASIC ALLOWABLE FLOOR AREA: 11,500 S.F. PER FLOOR @ A-3 OCCUPANCY
ALLOWABLE INCREASE FOR SPRINKLER: (11,500)(2) = 23,000 S.F.
ALLOWABLE INCREASE FOR FRONTAGE: (.68)(11,500) = 7,820 S.F.
ALLOWABLE AREA: 11,500 S.F. + 23,000 S.F. + 7,820 S.F. = 42,320 S.F. PER FLOOR

BASIC ALLOWABLE FLOOR AREA: 12,000 S.F. PER FLOOR @ R-2 OCCUPANCY
ALLOWABLE INCREASE FOR SPRINKLER: (12,000)(2) = 24,000 S.F.
ALLOWABLE INCREASE FOR FRONTAGE: (.68)(12,000) = 8,160 S.F.
ALLOWABLE AREA: 12,000 S.F. + 24,000 S.F. + 8,160 S.F. = 44,160 S.F. PER FLOOR
LARGEST FLOOR AREA IS FIRST FLOOR FIRE AREA #1: 22,818 S.F.

BASIC ALLOWABLE FLOOR AREA: 21,000 S.F. PER FLOOR @ S-2 OCCUPANCY
ALLOWABLE INCREASE FOR SPRINKLER: (21,000)(2) = 42,000 S.F.
ALLOWABLE INCREASE FOR FRONTAGE: (.68)(21,000) = 14,280 S.F.
ALLOWABLE AREA: 21,000 S.F. + 42,000 S.F. + 14,280 S.F. = 77,280 S.F.

MORE THAN ONE STORY ABOVE GRADE: (SECTION 506.5.2)
A-3 AREA = 1,478 SF. / 42,320 S.F. = .03
R-2 AREA = 24,824 S.F. / 44,160 S.F. = .56
S-2 AREA = 12,453 SF. / 77,280 S.F. = .16
TOTAL FIRST FLOOR = .75
SECOND FLOOR R-2 AREA = 36,700 S.F. / 44,160 S.F. = .83
THIRD FLOOR R-2 AREA = 36,700 S.F. / 44,160 S.F. = .83
FOURTH FLOOR R-2 AREA = 36,700 S.F. / 44,160 S.F. = .83
TOTAL ALL FLOORS (.75 + .83 + .83 + .83) = 3.24 > 3
TWO HR. WALL REQUIRED & PROVIDED:
LARGEST FLOOR AREA IS FIRST FLOOR FIRE AREA #1: 22,818 S.F.

FIRST FLOOR FIRE AREA "1" 22,818 S.F.		FIRST FLOOR FIRE AREA "2" 15,008 S.F.	
A-3 = 1,478 S.F.	1,478 S.F./42,320 S.F. = .03	R-2 = 9,334 S.F.	9,334 S.F./44,160 S.F. = .21
R-2 = 14,561 S.F.	14,561 S.F./44,160 S.F. = .33	S-2 = 5,674 SF.	5,674 S.F./77,280 S.F. = .07
S-2 = 6,779 SF.	6,779 S.F./77,280 S.F. = .09		.21 + .07 = .28 < 1 OK
	.03 + .36 + .09 = .48 < 1 OK		

E. BUILDING HEIGHT: (SECTION 504)
A-3 = 2 STORIES OR 50'-0" (PER TABLE 503)
ACTUAL = 1 STORY
R-2 = 4 STORIES OR 70'-0" (PER SECTION 504.2)
ACTUAL = 4 STORIES
S-2 = 5 STORIES OR 70'-0" (PER SECTION 504.2)
ACTUAL = 1 STORY

F. FIRE PROTECTION
FIRE SPRINKLERS PROVIDED PER NFPA 13 THROUGH OUT BUILDING (SECTION 903.3.1.1)
FIRE SPRINKLER HEADS PROVIDED AT ALL DECKS
STAND PIPES PROVIDED PER NFPA 14 IN ALL STAIR SHAFTS

G. MEANS OF EGRESS: (CHAPTER 10)
FIRST FLOOR - 2 EXITS REQUIRED FROM EACH FIRE AREA - 5 ARE PROVIDED FOR FIRE AREA "1" (1 IS HORIZONTAL)
3 ARE PROVIDED FOR FIRE AREA "2" (1 IS HORIZONTAL)
SECOND, THIRD & FOURTH FLOORS - 2 EXITS REQUIRED FROM EACH FIRE AREA - 3 ARE PROVIDED FOR FIRE AREA #1 (1 IS HORIZONTAL)
2 ARE PROVIDED FOR FIRE AREA "2" (1 IS HORIZONTAL)

I. ACCESSIBILITY: (CHAPTER 11)
APARTMENT BUILDING WITH 121 TOTAL UNITS
REQUIRED 2% TYPE "A" UNITS (3 TOTAL) (SECTION 1107.6.2.1.1)
THE BALANCE OF UNITS TO BE TYPE "B" UNITS

COLE GROUP ARCHITECTS, LLC
216 Park Avenue South
Suite 102
Saint Cloud, MN 56301
(320) 654-6570
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Date: -

Name: NORMAN E. COLE Signature: -

PSD; LLC
MATT KUKER
7533 SUNWOOD DR
SUITE 315
RAMSEY, MN 55303
PHONE: (763) 427-5955

PROPOSED:
PARKVIEW EAST APARTMENTS
RAMSEY, MN

Project No. 14082

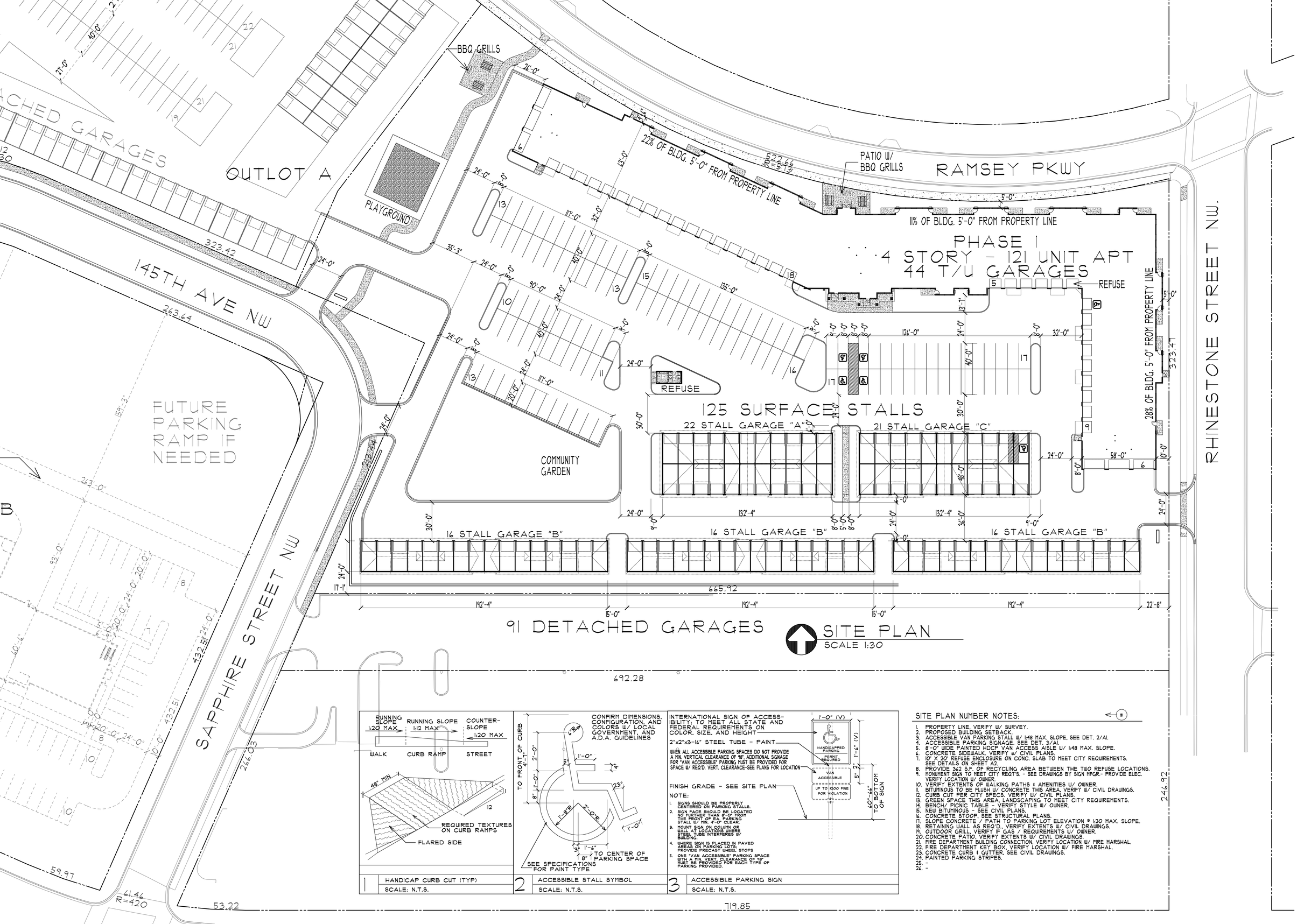
Issue Date: 1

Revision: -

T1

OF 1

PLOTTED: 4-28-15 FILE: 14082E COM: 1



SITE PLAN
SCALE 1:30

1 HANDICAP CURB CUT (TYP)
SCALE: N.T.S.

2 ACCESSIBLE STALL SYMBOL
SCALE: N.T.S.

NOTE:
1. SIGNS SHOULD BE PROPERLY CENTERED ON PARKING STALLS.
2. SIGN FACE SHOULD BE LOCATED NO FURTHER THAN 8'-0" FROM THE FRONT OF EA. PARKING STALL W/ MIN. 4'-0" CLEAR.
3. MOUNT SIGN ON COUPLIN OR WALL AT LOCATIONS WHERE STEEL TUBE INTERFERES W/ BUILDING.
4. WHERE SIGN IS PLACED IN PAVED AREAS ON PARKING LOTS, PROVIDE PRECAST WHEEL STOPS
5. ONE "VAN ACCESSIBLE" PARKING SPACE WITH A MIN. VERT. CLEARANCE OF 98" MUST BE PROVIDED FOR EACH TYPE OF PARKING PROVIDED.

3 ACCESSIBLE PARKING SIGN
SCALE: N.T.S.

SITE PLAN NUMBER NOTES:

1. PROPERTY LINE, VERIFY W/ SURVEY.
2. PROPOSED BUILDING SETBACK.
3. ACCESSIBLE VAN PARKING STALL W/ 1:48 MAX. SLOPE, SEE DET. 2/A1.
4. ACCESSIBLE PARKING SIGNAGE, SEE DET. 3/A1.
5. 8'-0" WIDE PAINTED HDCP VAN ACCESS AISLE W/ 1:48 MAX. SLOPE.
6. CONCRETE SIDEWALK, VERIFY W/ CIVIL PLANS.
7. 10' X 20' REFUSE ENCLOSURE ON CONC. SLAB TO MEET CITY REQUIREMENTS. SEE DETAILS ON SHEET A2.
8. PROVIDE 362 S.F. OF RECYCLING AREA BETWEEN THE TWO REFUSE LOCATIONS.
9. MONUMENT SIGN TO MEET CITY REQT'S. - SEE DRAWINGS BY SIGN MFGR.- PROVIDE ELEC. VERIFY LOCATION W/ OWNER.
10. VERIFY EXTENTS OF WALKING PATHS & AMENITIES W/ OWNER.
11. BITUMINOUS TO BE FLUSH W/ CONCRETE THIS AREA, VERIFY W/ CIVIL DRAWINGS.
12. CURB CUT PER CITY SPECS, VERIFY W/ CIVIL PLANS.
13. GREEN SPACE THIS AREA, LANDSCAPING TO MEET CITY REQUIREMENTS.
14. BENCH/ PICNIC TABLE - VERIFY STYLE W/ OWNER.
15. NEW BITUMINOUS - SEE CIVIL PLANS.
16. CONCRETE STOOP, SEE STRUCTURAL PLANS.
17. SLOPE CONCRETE / PATH TO PARKING LOT ELEVATION @ 1:20 MAX. SLOPE.
18. RETAINING WALL AS REQ'D., VERIFY EXTENTS W/ CIVIL DRAWINGS.
19. OUTDOOR GRILL, VERIFY IF GAS / REQUIREMENTS W/ OWNER.
20. CONCRETE PATIO, VERIFY EXTENTS W/ CIVIL DRAWINGS.
21. FIRE DEPARTMENT BUILDING CONNECTION, VERIFY LOCATION W/ FIRE MARSHAL.
22. FIRE DEPARTMENT KEY BOX, VERIFY LOCATION W/ FIRE MARSHAL.
23. CONCRETE CURB & GUTTER, SEE CIVIL DRAWINGS.
24. PAINTED PARKING STRIPES.
25. -
26. -

COLE GROUP ARCHITECTS LLC.
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Date: ---

Reg. # 22288

Name NORMAN E. COLE Signature

PSD: LLC
MATT KUKER
7533 SUNWOOD DR
SUITE 315
RAMSEY, MN 55303
PHONE: (763) 427-5955

PROPOSED:
PARKVIEW EAST APARTMENTS
RAMSEY, MN

Project No.
14082

Issue Date:
1-

Revision:
-

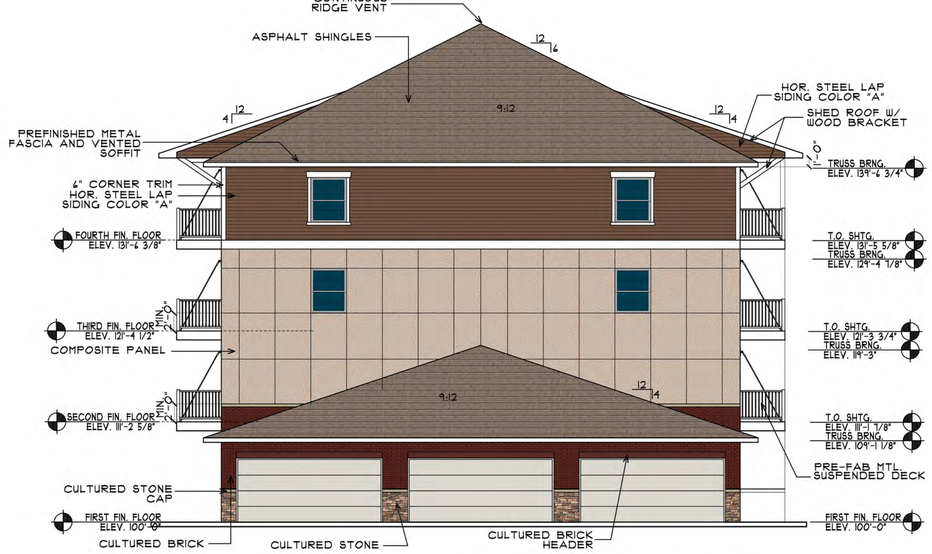
A1
OF 33

PLOTTED: 4-28-15 FILE: 140825 COM: 4



FRONT ELEVATION "A" (SOUTH)

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



FRONT ELEVATION "C" (SOUTH)

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

FILE: 14082E COM: 4 PLOTTED: 4-28-15

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PROPOSED:
PARKVIEW EAST APARTMENTS
RAMSEY, MN

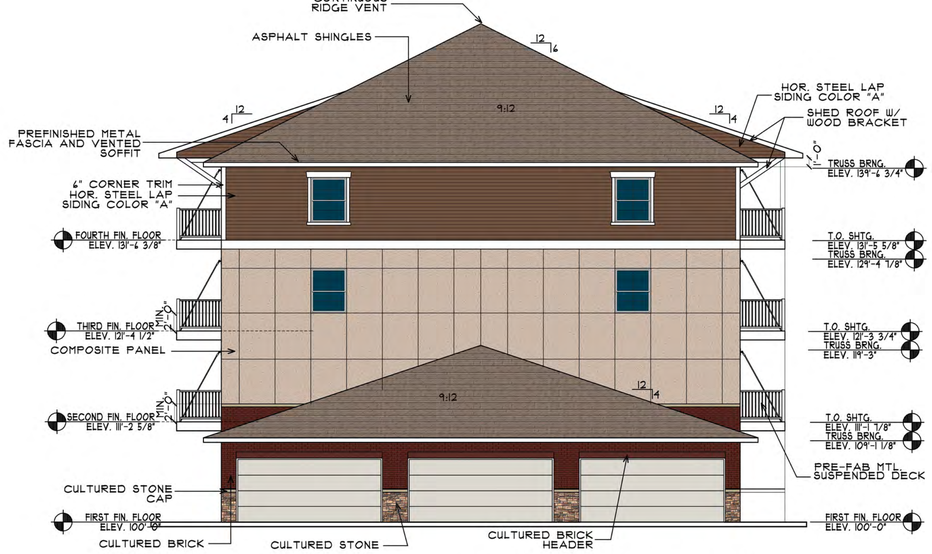
Project No. 14082
Issue -
Date:
Revision: .

A31
0F 33



FRONT ELEVATION "A" (SOUTH)

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



FRONT ELEVATION "C" (SOUTH)

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

FILE: 14082E COM: 4 PLOTTED: 4-28-15

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Date _____ # 22288

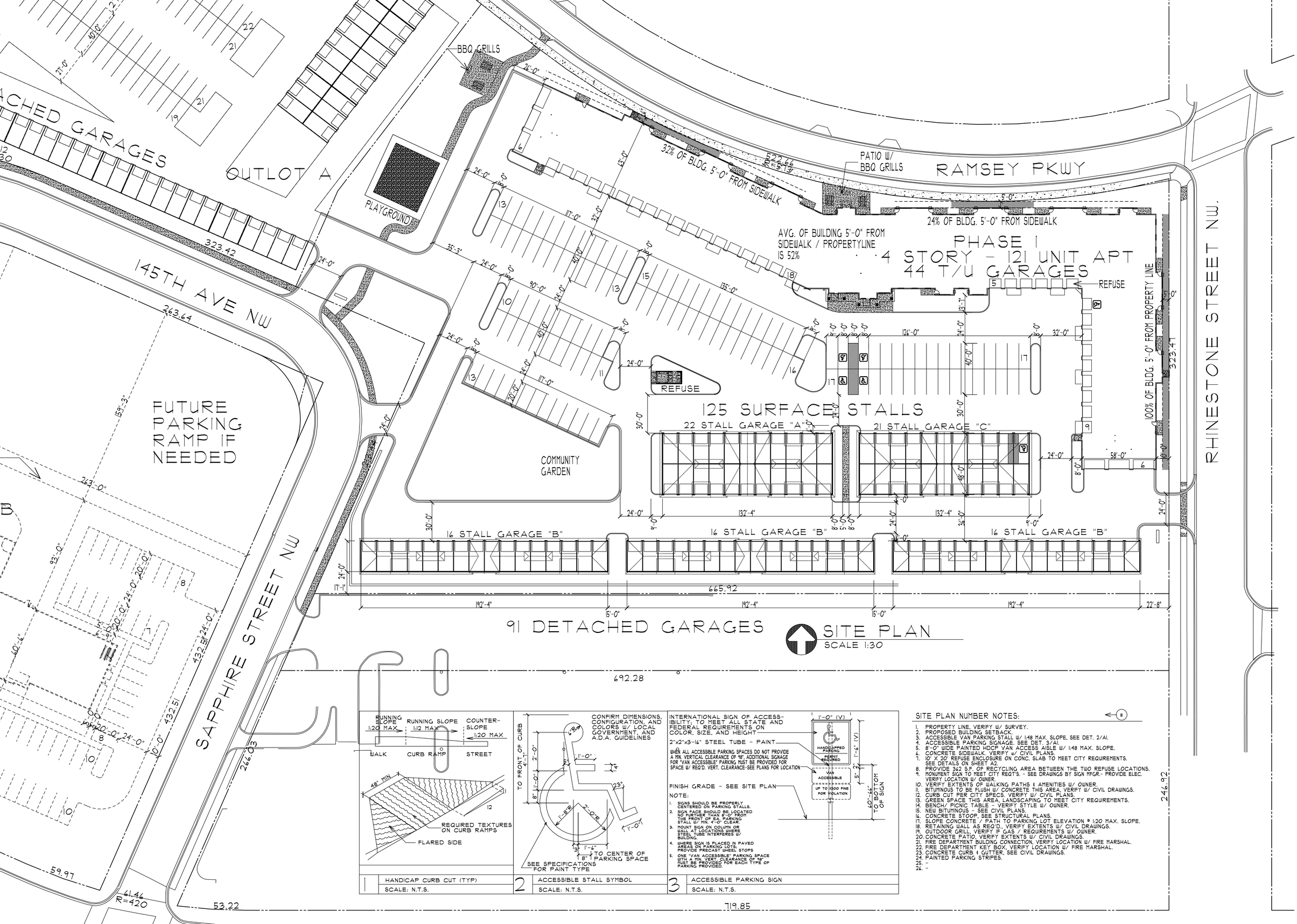
Name NORMAN E. COLE Signature _____

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PROPOSED:
PARKVIEW EAST APARTMENTS
RAMSEY, MN

Project No. 14082
Issue -
Date:
Revision: .

A31
0F 33



1 HANDICAP CURB CUT (TYP)
SCALE: N.T.S.

2 ACCESSIBLE STALL SYMBOL
SCALE: N.T.S.

3 ACCESSIBLE PARKING SIGN
SCALE: N.T.S.

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26. -

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PSD: PROPOSED
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RAMSEY, MN

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Date: _____ # 22188

Name: NORMAN E. COLE Signature

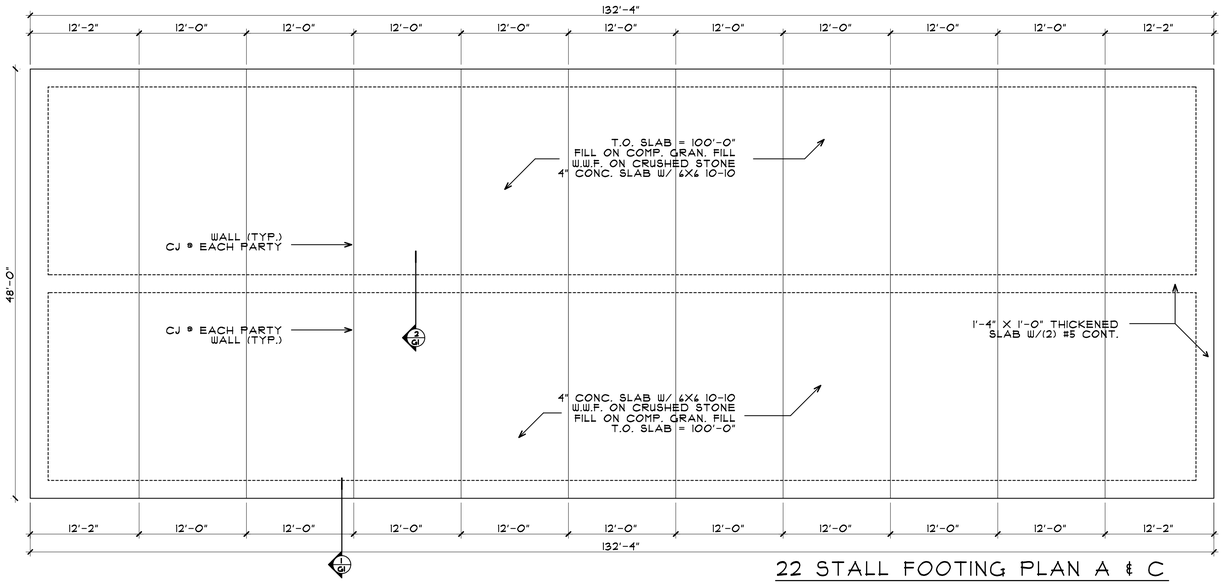
Project No.
14082

Issue Date:

Revision:

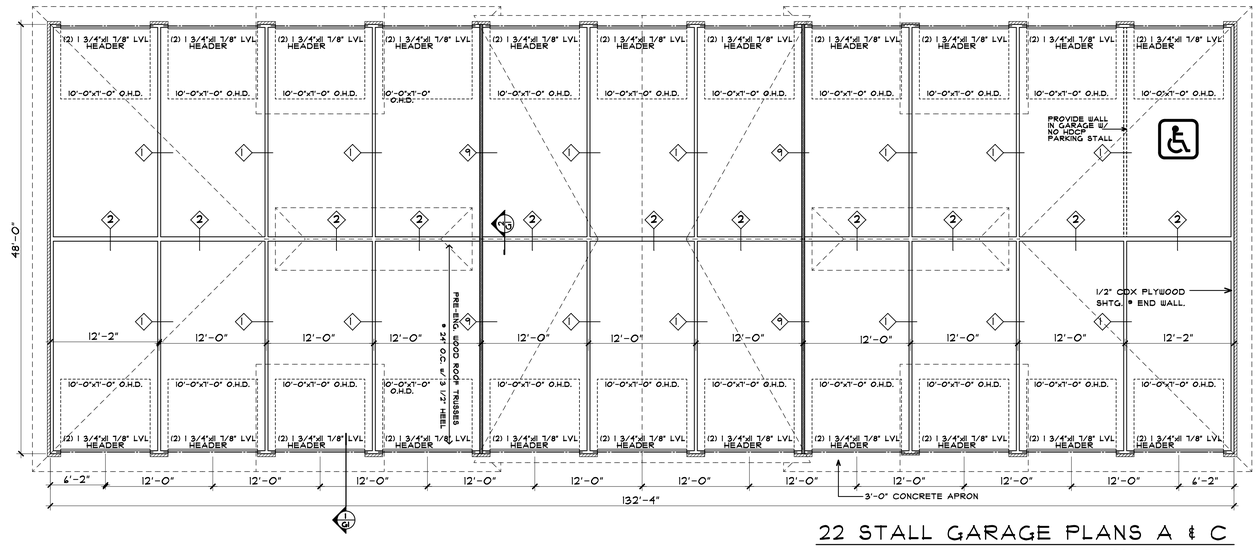
PLOTTED: 4-28-15 FILE: 14082S COM: 4

A1
OF 33



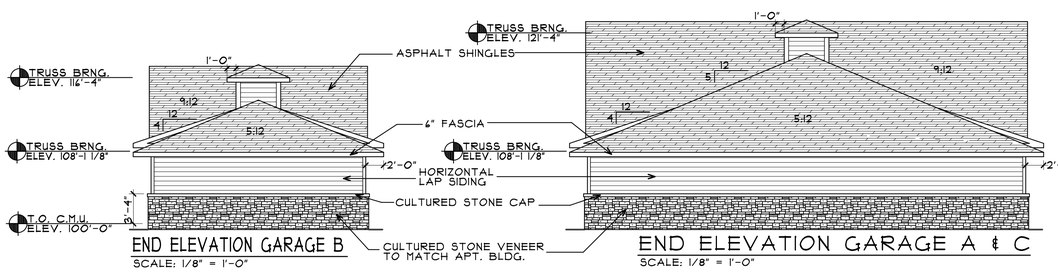
22 STALL FOOTING PLAN A & C

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



22 STALL GARAGE PLANS A & C

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

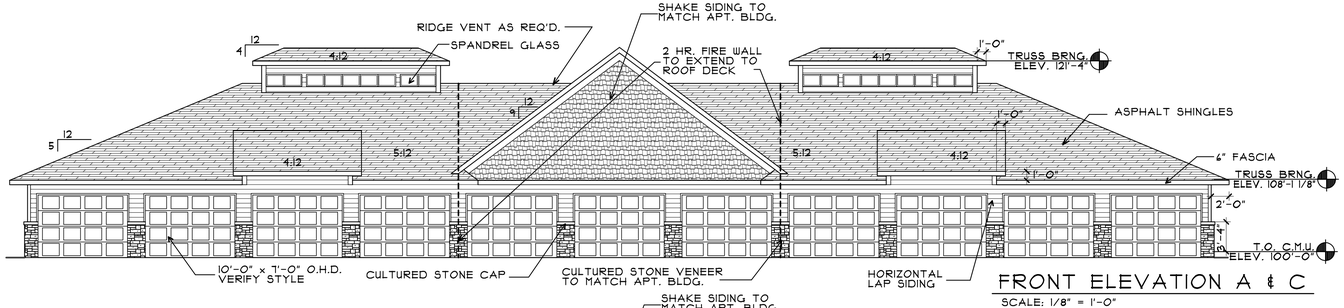


END ELEVATION GARAGE B

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

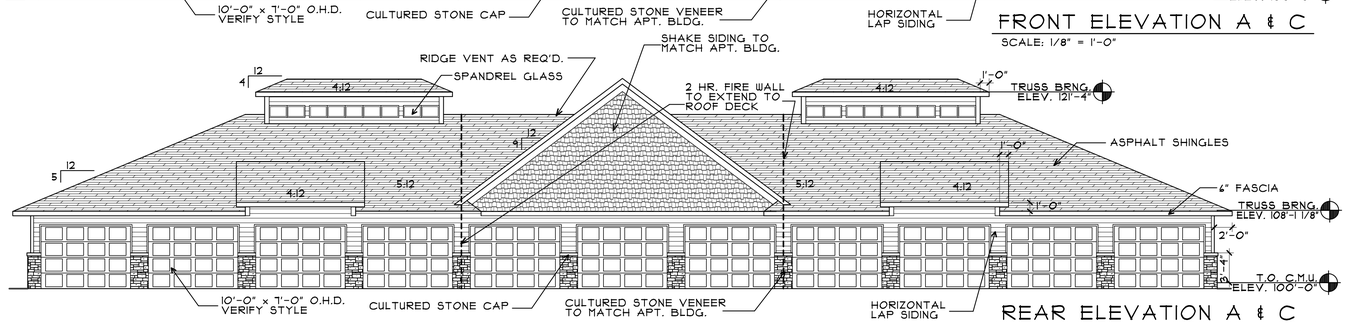
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SCALE: 1/8" = 1'-0"



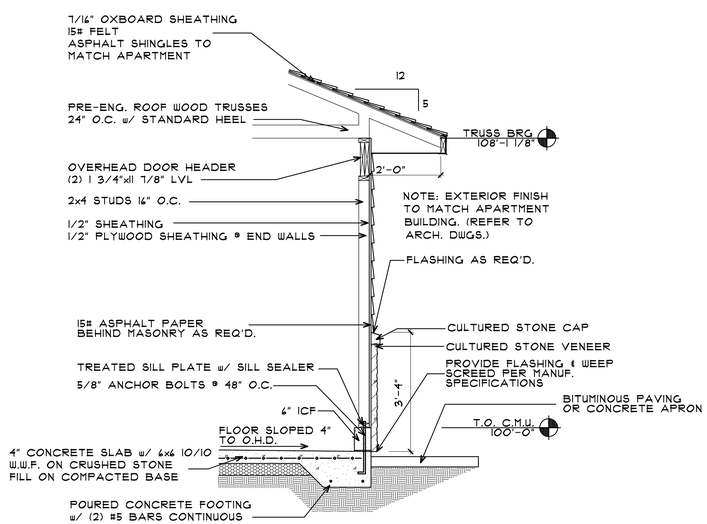
FRONT ELEVATION A & C

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



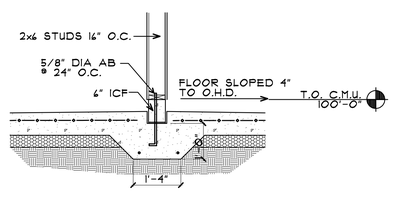
REAR ELEVATION A & C

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



1 WALL SECTION

1/2" = 1'-0"



2 WALL SECTION

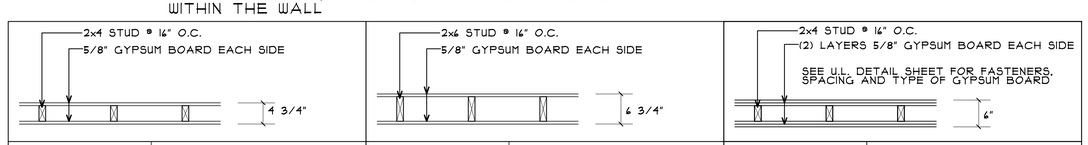
1/2" = 1'-0"

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	2 WALL TYPE	S.T.C. 30-34
SCALE: 3/4"=1'-0"	RATING - NONE (LOAD BEARING)	SCALE: 3/4"=1'-0"	RATING - NONE (LOAD BEARING)
	U.L. DESIGN NO.		

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

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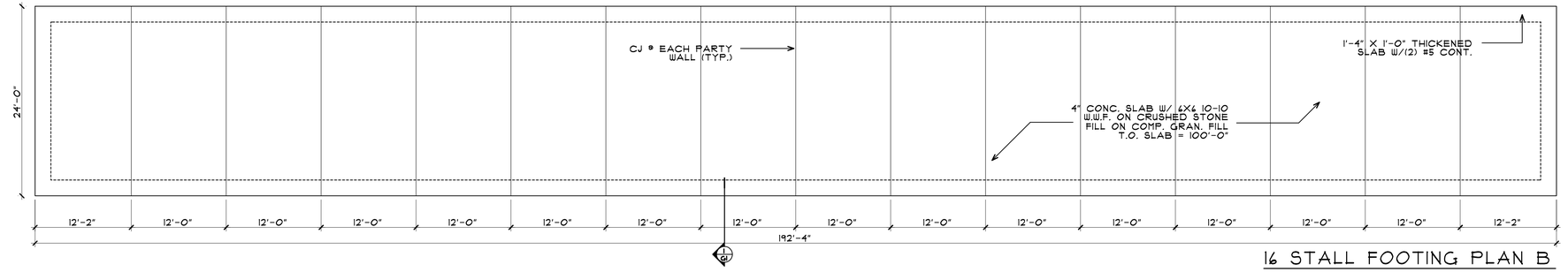
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PROPOSED:
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RAMSEY, MN

FILE: 14082G COM: 4 PLOTTED: 4-28-15

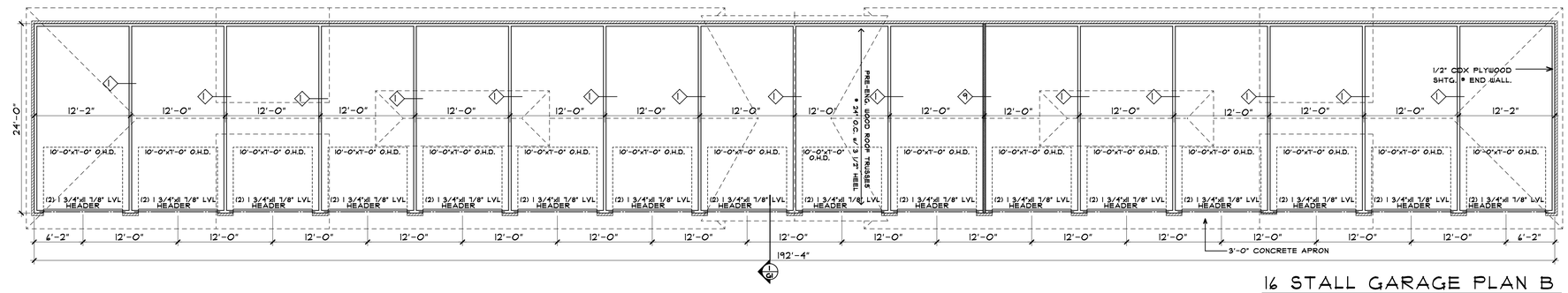
Project No. 14082
Issue Date: -
Revision: -

G1
OF 2



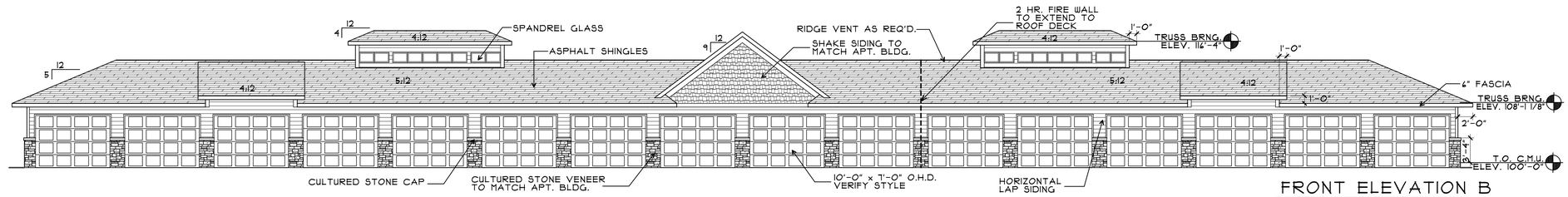
16 STALL FOOTING PLAN B

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



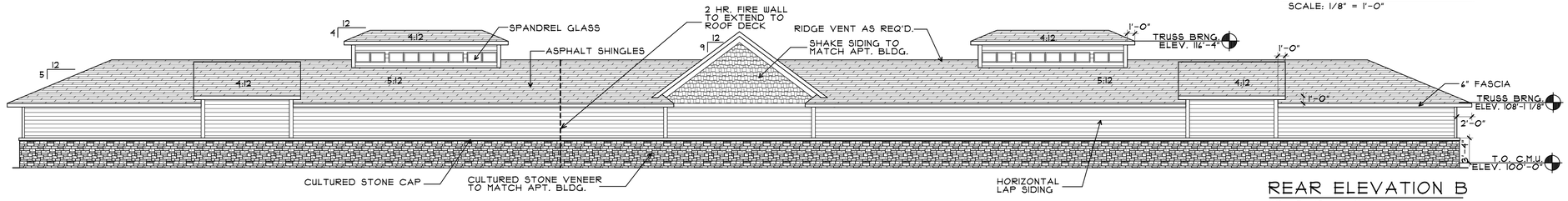
16 STALL GARAGE PLAN B

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

FILE: 14082G COM: 4 PLOTTED: 4-28-15

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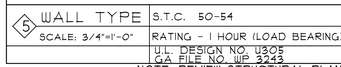
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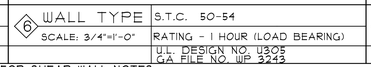
Revision: -

G2

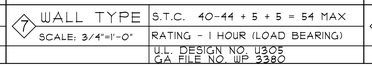
OF 2



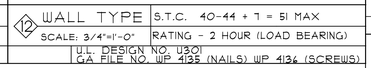
5 WALL TYPE | S.T.C. 50-54
SCALE: 3/4"=1'-0" | RATING - 1 HOUR (LOAD BEARING)
U.L. DESIGN NO. U305
GA FILE NO. WP 3243



6 WALL TYPE | S.T.C. 50-54
SCALE: 3/4"=1'-0" | RATING - 1 HOUR (LOAD BEARING)
U.L. DESIGN NO. U305
GA FILE NO. WP 3243



7 WALL TYPE | S.T.C. 40-44 + 5 + 5 = 54 MAX
SCALE: 3/4"=1'-0" | RATING - 1 HOUR (LOAD BEARING)
U.L. DESIGN NO. U305
GA FILE NO. WP 3380



12 WALL TYPE | S.T.C. 40-44 + 7 = 51 MAX
SCALE: 3/4"=1'-0" | RATING - 2 HOUR (LOAD BEARING)
U.L. DESIGN NO. U301
GA FILE NO. WP 4135 (NAILS) WP 4136 (SCREWS)

NOTE: REVIEW STRUCTURAL PLANS FOR SHEAR WALL NOTES WHICH MAY HAVE ADDITIONAL REQUIREMENTS FOR PARTY WALLS AND CORRIDOR WALLS (ALLOW FOR REQUIRED THICKNESS WHEN FRAMING AND INSTALLING PLUMBING ROUGH-INS)

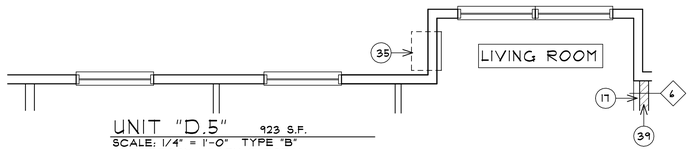
NON-SYMMETRICAL WALL TYPES ARE DIMENSIONED TO CENTER LINE OF THE STUD (RC CHANNELS WILL BE ON THE CORRIDOR SIDE)

UNIT PLAN NUMBER NOTES

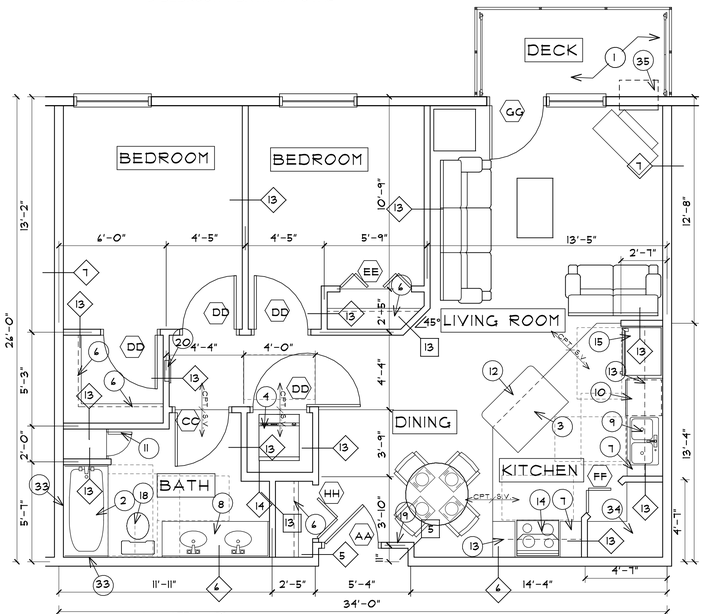
1. DECK W/ 42" HIGH GUARD RAIL W/ INTERMEDIATE RAILS 4" O.C.
2. STANDARD TUB. PROVIDE BLOCKING FOR FUTURE GRAB BARS, SEE DETS. 11, 1B & 2B/A24.
3. BREAKFAST / EATING BAR W/ STORAGE.
4. STACKABLE WASHER & DRYER. VENT TO OUTSIDE AS REQ'D. SEE DET. 13B/A24.
5. HDCP TURNING CLEARANCE SHOWN DASHED. SEE DET. 14A/A24.
6. CLOTHES ROD & SHELF.
7. PLASTIC LAMINATE COUNTERTOP.
8. CULTURED MARBLE VANITY W/ INTEGRAL SINK, MAINTAIN 15" FROM CENTER OF TOILET MIN. SEE DETS. 6B & 7B/A24.
9. STAINLESS STEEL DOUBLE BOWL SINK. SEE DET. 11B/A24.
10. DISHWASHER, VERIFY W/ G.C., SEE DET. 10B/A24.
11. PRE-FABRICATED LINEN CLOSET INSERT BY CABINET SUPPLIER, W/ GYP. BD. SOFFIT ABOVE AS REQ'D.
12. 12" COUNTERTOP EXTENSION FOR EATING BAR.
13. LINE OF UPPER CABINETS, SHOWN DASHED.
14. RANGE WITH CHARCOAL FILTERED VENT. SEE DET. 9B/A24.
15. REFRIGERATOR. SEE DET. 8B/A24.
16. PRE-FABRICATED LINEN CLOSET, BY CABINET SUPPLIER.
17. 2"X4" WD. STUDS @ 16" O.C. W/ 5/8" GYP. BD.
18. STANDARD TOILET. PROVIDE BLOCKING FOR FUTURE GRAB BARS AS REQ'D., SEE DETS. 1-3, 1B, 2B, 6B & 7B/A24.
19. MAINTAIN PROPER ADA DOOR CLEARANCES, SEE DETS. 7 & 15A/A24.
20. ELECTRICAL PANEL MOUNTED 48" A.F.F.
21. SIDE BY SIDE WASHER & DRYER W/ FRONT MOUNTED CONTROLS. SEE DET. 13A/A24.
22. CLOTHES ROD & SHELF MOUNTED @ 48" A.F.F.
23. HDCP REQUIRED WORK AREA @ 34" A.F.F. ADJACENT TO RANGE, SEE DETS. 9 & 12A/A24.
24. HDCP DOUBLE BOWL STAINLESS STEEL SINK, SEE DETS. 9 & 11A/A24.
25. HDCP RANGE W/ FRONT MOUNTED CONTROLS, VENT TO OUTSIDE AS REQ'D, SEE DETS. 9 & 9A/A24.
26. HDCP CULTURED MARBLE VANITY W/ INTEGRAL SINK, SEE DETS. 4, 4A-1A/A24.
27. HDCP TUB, PROVIDE BLOCKING FOR FUTURE GRAB BARS, SEE DETS. 11 & 1A/A24.
28. 2"X4" WD. STUDS @ 16" O.C. W/ 5/8" GYP. BD.
29. HDCP TOILET, PROVIDE BLOCKING FOR FUTURE GRAB BARS, SEE DET. 1-3, 6A & 7A/A24.
30. HDCP REFRIGERATOR, SEE DET. 8A/A24.
31. 4'-0" SHOWER. PROVIDE BLOCKING FOR FUTURE GRAB BARS AS REQ'D. SEE DETS. 13 & 3B/A24.
32. -
33. INSTALL 5/8" GYP. BD. BEHIND SHOWER / TUB SURROUND TO MAINTAIN 1 HR. WALL RATING, SEE DET. 7/A28.
34. SHELVING, VERIFY REQUIREMENTS W/ OWNER.
35. AIR CONDITIONING UNIT W/ REMOTE DEVICE, VERIFY LOCATION.
36. -
37. -
38. PROVIDE FURRING WALL BESIDE SHAFT WALL: 2x2 FOR ELECTRICAL ONLY & 2x4 OR 2x6 AS REQ'D. FOR PLUMBING, AT RATED SHAFT WALLS.
39. 1 HR RATED FIRE BARRIER WALL SHOWN HATCHED, SEE PLAN FOR LOCATIONS.
40. HDCP DISHWASHER, SEE DET. 10A/A24.
41. HDCP STACKABLE WASHER / DRYER W/ CONTROLS WITHIN HDCP REACH RANGES.
42. 2 HR RATED WALL SHOWN HATCHED, SEE PLAN FOR LOCATIONS.

GENERAL NOTES:

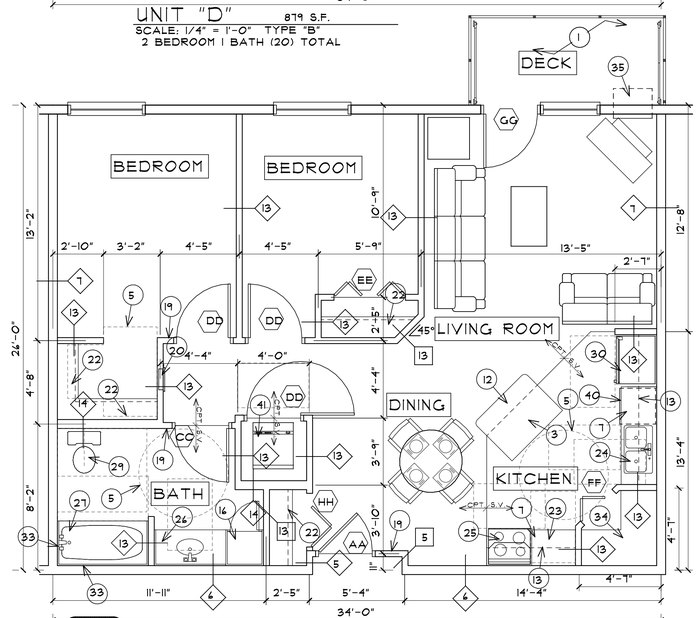
A) VERIFY ALL ROOM FINISH REQUIREMENTS W/ OWNER.
B) VERIFY ALL FIXTURE & APPLIANCE REQUIREMENTS W/ OWNER.
C) KITCHEN, BATHS & LAUNDRY CLOSETS TO HAVE SHEET VINYL FLOORING AND WOOD BASE.
D) BEDROOM & LIVING ROOM TO HAVE CARPET FLOORING AND WOOD BASE.



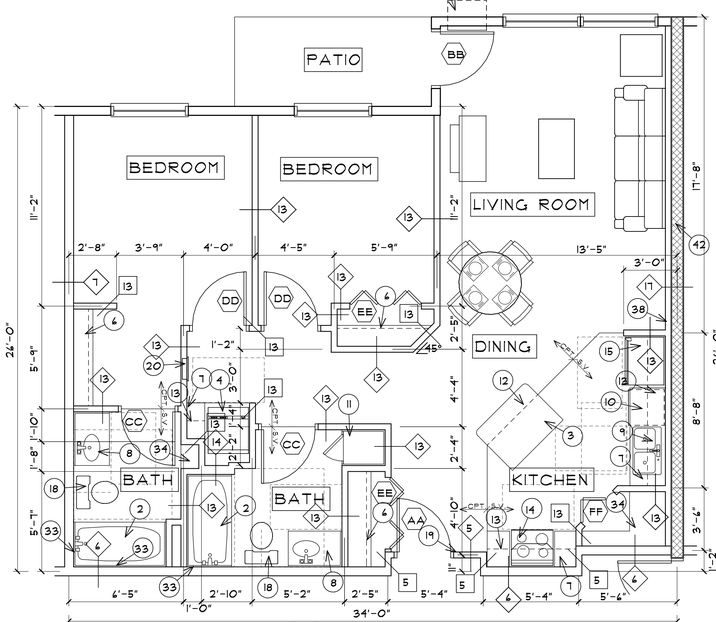
UNIT "D.5" 923 S.F.
SCALE: 1/4" = 1'-0" TYPE "B"
2 BEDROOM 1 BATH (1) TOTAL



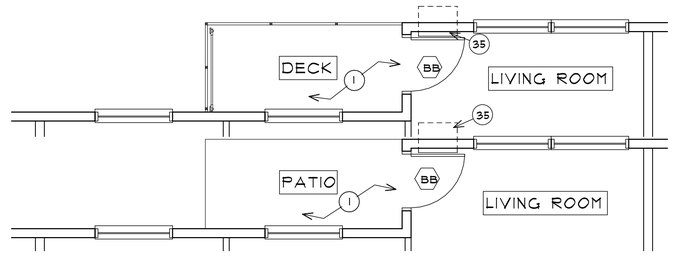
UNIT "D" 879 S.F.
SCALE: 1/4" = 1'-0" TYPE "B"
2 BEDROOM 1 BATH (20) TOTAL



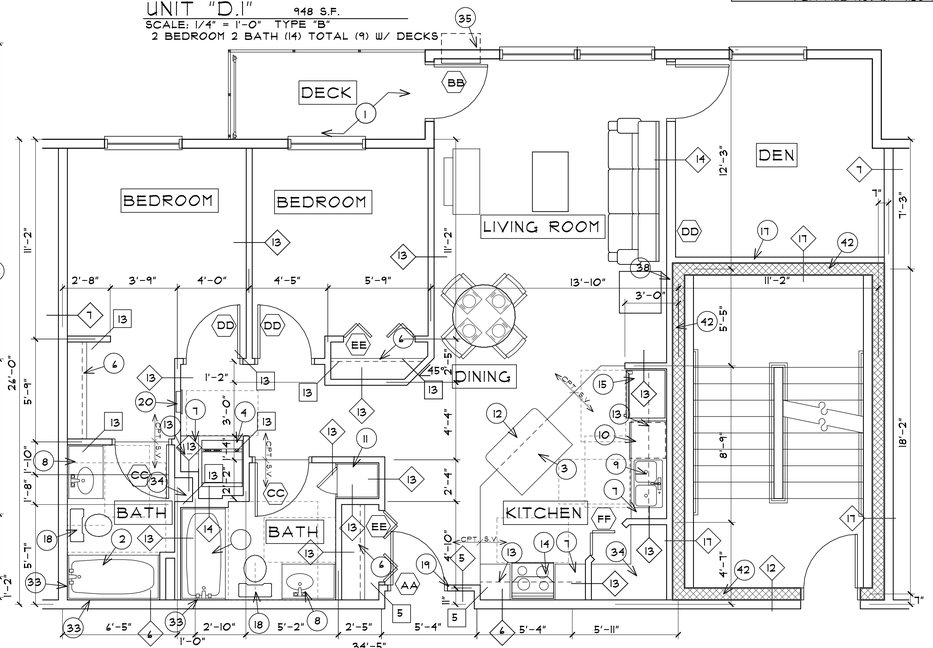
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SCALE: 1/4" = 1'-0" TYPE "A"
2 BEDROOM 1 BATH (1) TOTAL



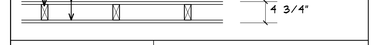
UNIT "D.2" 942 S.F.
SCALE: 1/4" = 1'-0" TYPE "B" OPT. B
2 BEDROOM 2 BATH (8) TOTAL (6) W/ DECKS



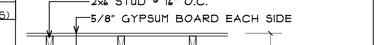
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SCALE: 1/4" = 1'-0" TYPE "B"
2 BEDROOM 2 BATH (14) TOTAL (9) W/ DECKS



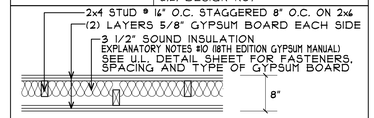
UNIT "D.3" 1103 S.F.
SCALE: 1/4" = 1'-0" TYPE "B"
2 BEDROOM 2 BATH (6) TOTAL



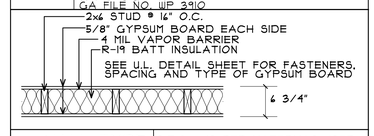
13 WALL TYPE | S.T.C. - 35
SCALE: 3/4"=1'-0" | RATING - NONE (LOAD BEARING)
U.L. DESIGN NO.



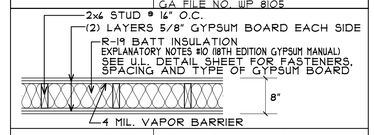
14 WALL TYPE | S.T.C. - 35
SCALE: 3/4"=1'-0" | RATING - NONE (LOAD BEARING)
U.L. DESIGN NO.



17 WALL TYPE | S.T.C. 50-54
SCALE: 3/4"=1'-0" | RATING - 2 HOUR (LOAD BEARING)
U.L. DESIGN NO. -
GA FILE NO. WP 3910



20 WALL TYPE | S.T.C. 42 PER MATERIALS USED
SCALE: 3/4"=1'-0" | RATING - 1 HOUR (LOAD BEARING)
U.L. DESIGN NO. U309
GA FILE NO. WP 8105



2 WALL TYPE | S.T.C. 40-44 + 7 = 51 MAX
SCALE: 3/4"=1'-0" | RATING - 2 HOUR (LOAD BEARING)
U.L. DESIGN NO. U301
GA FILE NO. WP 4135 (NAILS) WP 4136 (SCREWS)

FILE: 14080U COM: 2 PLOTTED: 4-28-15

COLE GROUP ARCHITECTS LLC.
214 Park Avenue South
Suite 102
Saint Cloud, MN 56301
(320) 654-4510
www.colegrouparchitects.com

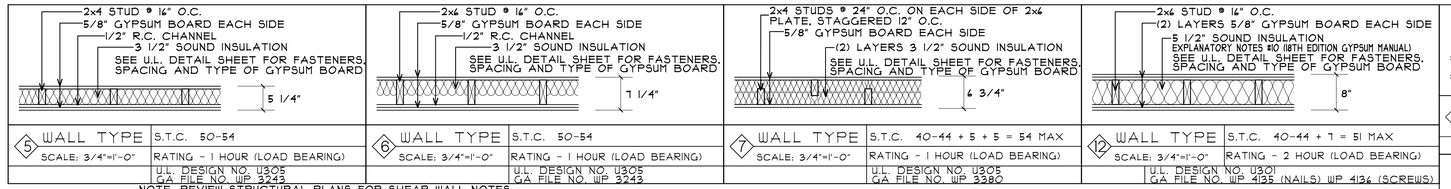
These documents are not valid for building permit unless signed in ink and oversealed. Copies are not valid. I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Architect under the laws of the state of MINNESOTA
Date _____ # 22288
Name NORMAN E. COLE Signature _____

PSD; LLC
MATT KUKER
7533 SUNWOOD DR
SUITE 315
RAMSEY, MN 55303
PHONE: (763) 427-5955

PROPOSED:
PARKVIEW EAST APARTMENTS
RAMSEY, MN

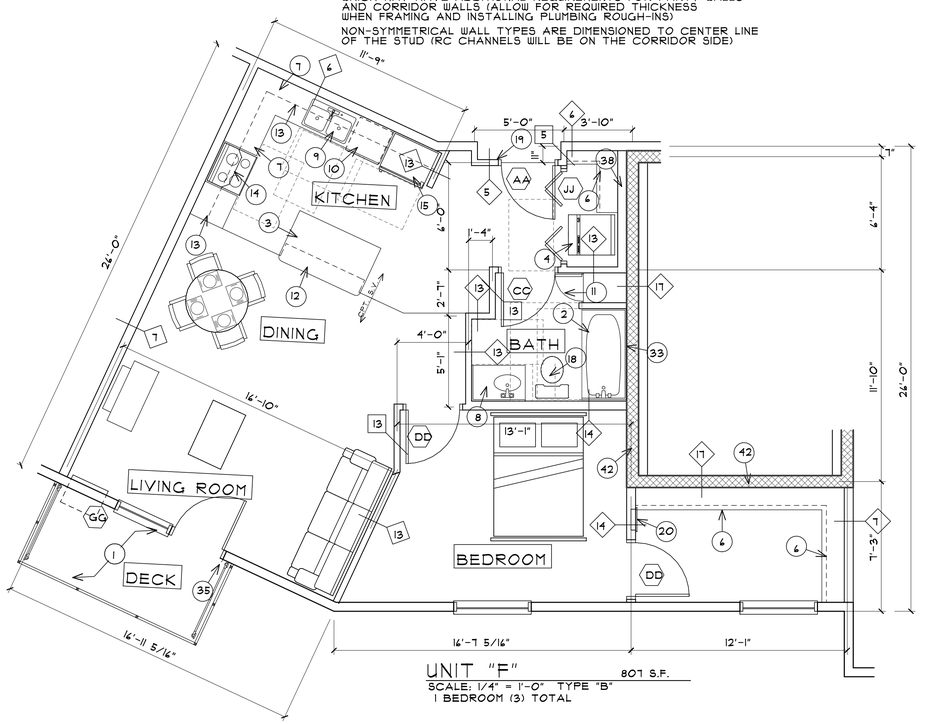
Project No. 14082
Issue Date: -
Revision: -

A20
OF 33



NOTE: REVIEW STRUCTURAL PLANS FOR SHEAR WALL NOTES WHICH MAY HAVE ADDITIONAL REQUIREMENTS FOR PARTY WALLS AND CORRIDOR WALLS (ALLOW FOR REQUIRED THICKNESS WHEN FRAMING AND INSTALLING PLUMBING ROUGH-INS)

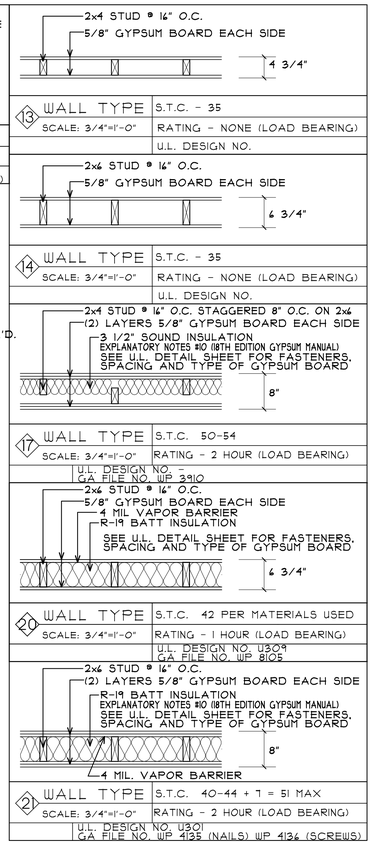
NON-SYMMETRICAL WALL TYPES ARE DIMENSIONED TO CENTER LINE OF THE STUD (RC CHANNELS WILL BE ON THE CORRIDOR SIDE)

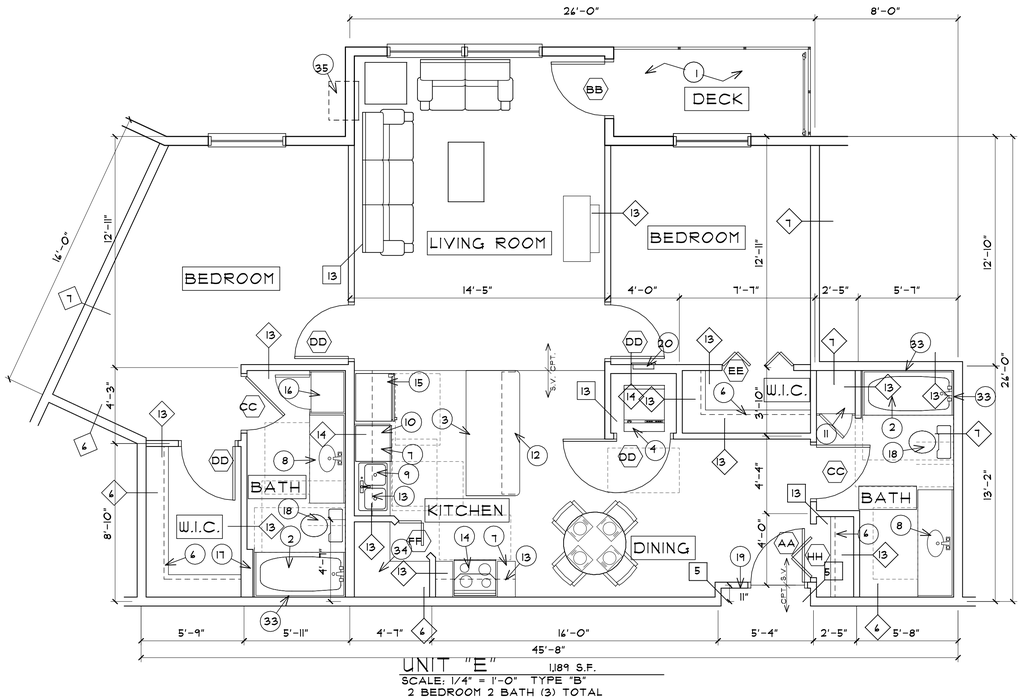


UNIT "F" 807 S.F.
SCALE: 1/4" = 1'-0" TYPE "B"
1 BEDROOM (3) TOTAL

UNIT PLAN NUMBER NOTES

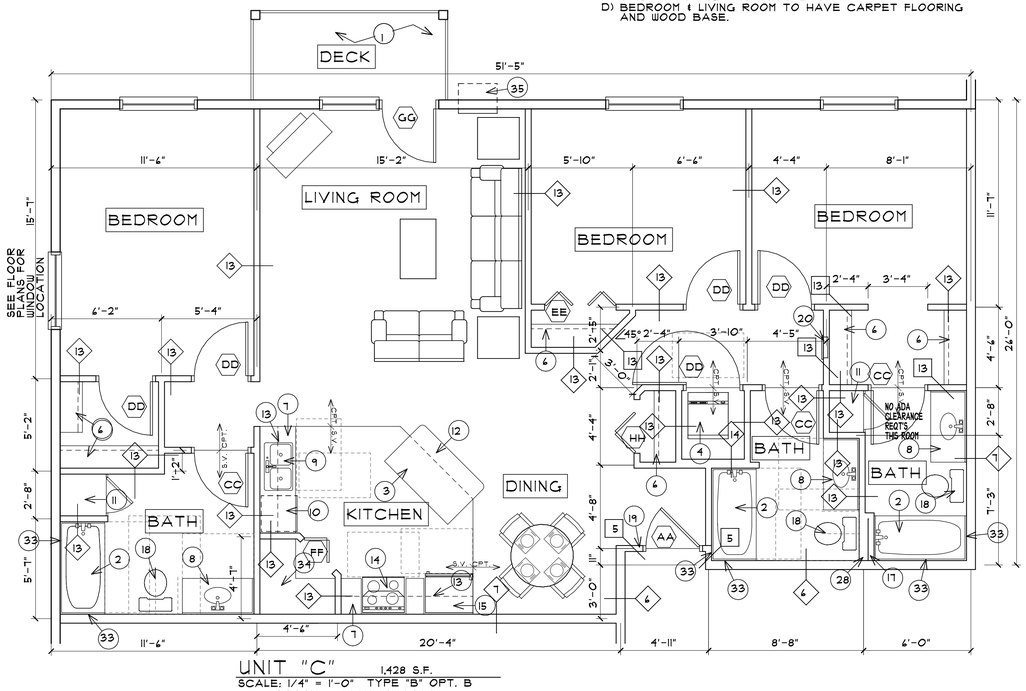
1. DECK W/ 42" HIGH GUARD RAIL W/ INTERMEDIATE RAILS 4" O.C.
2. STANDARD TUB. PROVIDE BLOCKING FOR FUTURE GRAB BARS, SEE DETS. 11, 1B & 2B/A24.
3. BREAKFAST / EATING BAR W/ STORAGE.
4. STACKABLE WASHER & DRYER, VENT TO OUTSIDE AS REQ'D. SEE DET. 13B/A24.
5. HDCP TURNING CLEARANCE SHOWN DASHED, SEE DET. 14A/A24.
6. CLOTHES ROD & SHELF.
7. PLASTIC LAMINATE COUNTERTOP.
8. CULTURED MARBLE VANITY W/ INTEGRAL SINK, MAINTAIN 15" FROM CENTER OF TOILET MIN. SEE DETS. 6B & 7B/A24.
9. STAINLESS STEEL DOUBLE BOWL SINK, SEE DET 11B/A24.
10. DISHWASHER, VERIFY W/ G.C., SEE DET. 10B/A24.
11. PRE-FABRICATED LINEN CLOSET INSERT BY CABINET SUPPLIER, W/ GYP. BD. SOFFIT ABOVE AS REQ'D.
12. 12" COUNTERTOP EXTENSION FOR EATING BAR.
13. LINE OF UPPER CABINETS, SHOWN DASHED.
14. RANGE WITH CHARCOAL FILTERED VENT, SEE DET. 9B/A24.
15. REFRIGERATOR, SEE DET. 8B/A24.
16. PRE-FABRICATED LINEN CLOSET, BY CABINET SUPPLIER.
17. 2"X4" WD. STUDS @ 16" O.C. W/ 5/8" GYP. BD.
18. STANDARD TOILET, PROVIDE BLOCKING FOR FUTURE GRAB BARS AS REQ'D., SEE DETS. 1-3, 1B, 2B, 4B & 7B/A24.
19. MAINTAIN PROPER ADA DOOR CLEARANCES, SEE DETS. 7 & 15A/A24.
20. ELECTRICAL PANEL MOUNTED 48" A.F.F.
21. SIDE BY SIDE WASHER & DRYER W/ FRONT MOUNTED CONTROLS. SEE DET. 13A/A24.
22. CLOTHES ROD & SHELF MOUNTED @ 48" A.F.F.
23. HDCP REQUIRED WORK AREA @ 34" A.F.F. ADJACENT TO RANGE, SEE DETS. 9 & 12A/A24.
24. HDCP DOUBLE BOWL STAINLESS STEEL SINK, SEE DETS. 9 & 11A/A24.
25. HDCP RANGE W/ FRONT MOUNTED CONTROLS, VENT TO OUTSIDE AS REQ'D, SEE DETS. 9 & 9A/A24.
26. HDCP CULTURED MARBLE VANITY W/ INTEGRAL SINK, SEE DETS. 4, 4A-7A/A24.
27. HDCP TUB, PROVIDE BLOCKING FOR FUTURE GRAB BARS, SEE DETS. 11 & 1A/A24.
28. 2"X4" WD. STUDS @ 16" O.C. W/ 5/8" GYP. BD.
29. HDCP TOILET, PROVIDE BLOCKING FOR FUTURE GRAB BARS, SEE DET. 1-3, 6A & 7A/A24.
30. HDCP REFRIGERATOR, SEE DET. 8A/A24.
31. 4'-0" SHOWER. PROVIDE BLOCKING FOR FUTURE GRAB BARS AS REQ'D, SEE DETS. 13 & 3B/A24.
32. -
33. INSTALL 5/8" GYP. BD. BEHIND SHOWER / TUB SURROUND TO MAINTAIN 1 HR. WALL RATING, SEE DET. 1/A28.
34. SHELVING, VERIFY REQUIREMENTS W/ OWNER.
35. AIR CONDITIONING UNIT W/ REMOTE DEVICE, VERIFY LOCATION.
36. -
37. -
38. PROVIDE FURRING WALL BESIDE SHAFT WALL: 2x2 FOR ELECTRICAL ONLY & 2x4 OR 2x6 AS REQ'D. FOR PLUMBING. AT RATED SHAFT WALLS.
39. 1 HR RATED FIRE BARRIER WALL SHOWN HATCHED, SEE PLAN FOR LOCATIONS.
40. HDCP DISHWASHER, SEE DET. 10A/A24.
41. HDCP STACKABLE WASHER / DRYER W/ CONTROLS WITHIN HDCP REACH RANGES.
42. 2 HR RATED WALL SHOWN HATCHED, SEE PLAN FOR LOCATIONS.





UNIT "E" 1,189 S.F.
SCALE: 1/4" = 1'-0" TYPE "B"
2 BEDROOM 2 BATH (3) TOTAL

GENERAL NOTES:
A) VERIFY ALL ROOM FINISH REQUIREMENTS W/ OWNER.
B) VERIFY ALL FIXTURE & APPLIANCE REQUIREMENTS W/ OWNER.
C) KITCHEN, BATHS & LAUNDRY CLOSETS TO HAVE SHEET VINYL FLOORING AND WOOD BASE.
D) BEDROOM & LIVING ROOM TO HAVE CARPET FLOORING AND WOOD BASE.



UNIT "C" 1,428 S.F.
SCALE: 1/4" = 1'-0" TYPE "B" OPT. B
3 BEDROOM 3 BATH (12) TOTAL

PSD; LLC
MATT KUKER
7533 SUNWOOD DR
SUITE 315
RAMSEY, MN 55303
PHONE: (763) 427-5955

PROPOSED:
PARKVIEW EAST APARTMENTS
RAMSEY, MN

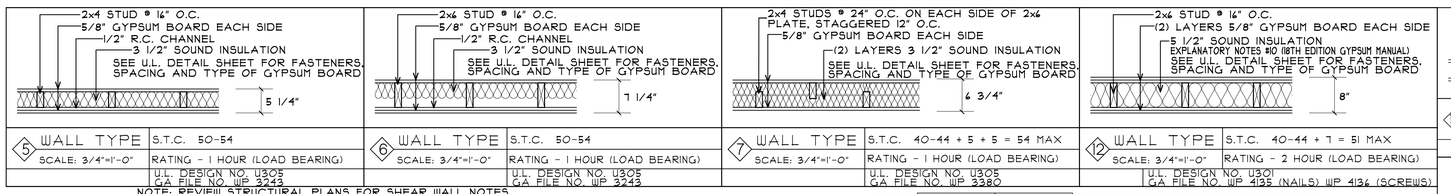
Project No. 14082
Issue Date:
Revision:

COLE GROUP
ARCHITECTS LLC.
214 Park Avenue South
Suite 1024
Minneapolis, MN 55401
(320) 251-4870
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 _____

A21
OF 33

PLOTTED: 4-28-15 FILE: 14080U COM: 2



5 WALL TYPE SCALE: 3/4"=1'-0"	S.T.C. 50-54	6 WALL TYPE SCALE: 3/4"=1'-0"	S.T.C. 50-54
	RATING - 1 HOUR (LOAD BEARING)		RATING - 1 HOUR (LOAD BEARING)
	U.L. DESIGN NO. U305 GA FILE NO. WP 3243		U.L. DESIGN NO. U305 GA FILE NO. WP 3243

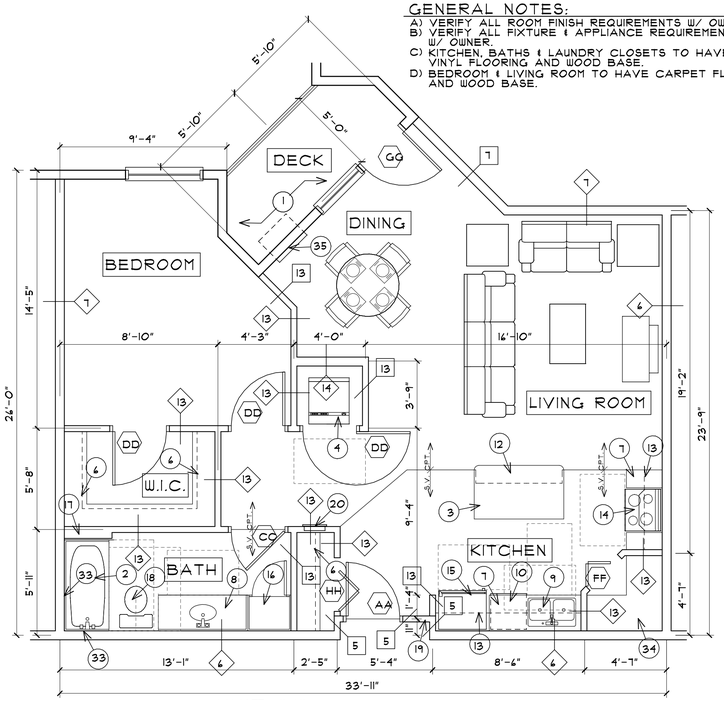
7 WALL TYPE SCALE: 3/4"=1'-0"	S.T.C. 40-44 + 5 + 5 = 54 MAX	12 WALL TYPE SCALE: 3/4"=1'-0"	S.T.C. 40-44 + 7 = 51 MAX
	RATING - 1 HOUR (LOAD BEARING)		RATING - 2 HOUR (LOAD BEARING)
	U.L. DESIGN NO. U305 GA FILE NO. WP 3380		U.L. DESIGN NO. U301 GA FILE NO. WP 4135 (NAILS) WP 4136 (SCREWS)

NOTE: REVIEW STRUCTURAL PLANS FOR SHEAR WALL NOTES WHICH MAY HAVE ADDITIONAL REQUIREMENTS FOR PARTY WALLS AND CORRIDOR WALLS (ALLOW FOR REQUIRED THICKNESS WHEN FRAMING AND INSTALLING PLUMBING ROUGH-INS)

NON-SYMMETRICAL WALL TYPES ARE DIMENSIONED TO CENTER LINE OF THE STUD (RC CHANNELS WILL BE ON THE CORRIDOR SIDE)

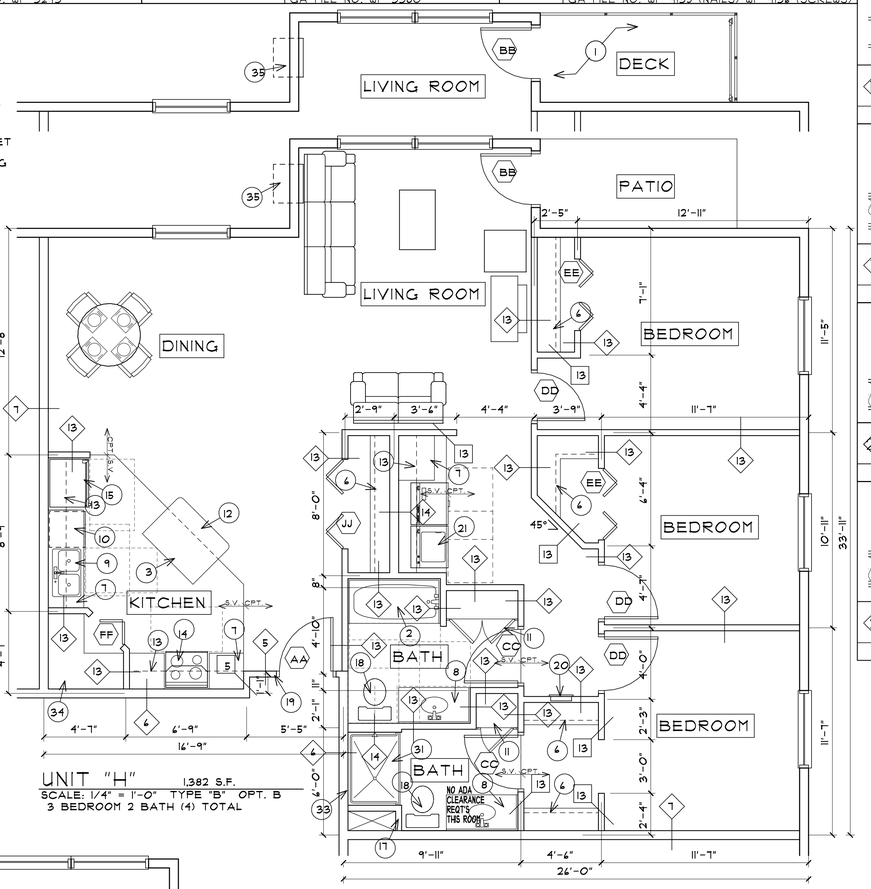
GENERAL NOTES:

A) VERIFY ALL ROOM FINISH REQUIREMENTS W/ OWNER.
B) VERIFY ALL FIXTURE & APPLIANCE REQUIREMENTS W/ OWNER.
C) KITCHEN, BATHS & LAUNDRY CLOSETS TO HAVE SHEET VINYL FLOORING AND WOOD BASE.
D) BEDROOM & LIVING ROOM TO HAVE CARPET FLOORING AND WOOD BASE.



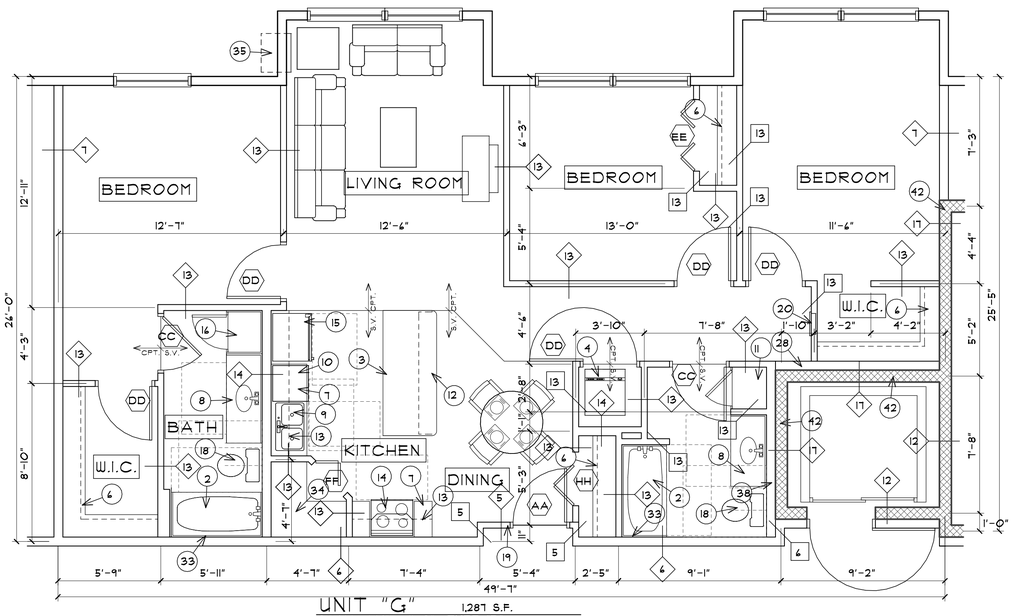
UNIT "J" 842 S.F.

SCALE: 1/4" = 1'-0" TYPE "B"
1 BEDROOM (3) TOTAL



UNIT "H" 1,382 S.F.

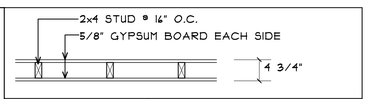
SCALE: 1/4" = 1'-0" TYPE "B" OPT. B
3 BEDROOM 2 BATH (4) TOTAL

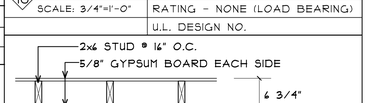


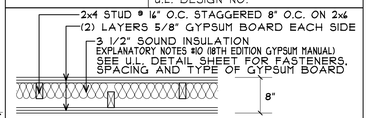
UNIT "G" 1,287 S.F.

SCALE: 1/4" = 1'-0" TYPE "B"
3 BEDROOM 2 BATH (2) TOTAL

13 WALL TYPE SCALE: 3/4"=1'-0"	S.T.C. 35	14 WALL TYPE SCALE: 3/4"=1'-0"	S.T.C. 35
	RATING - NONE (LOAD BEARING)		RATING - NONE (LOAD BEARING)
	U.L. DESIGN NO.		U.L. DESIGN NO.

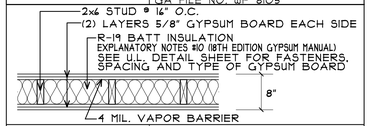






17 WALL TYPE SCALE: 3/4"=1'-0"	S.T.C. 50-54	20 WALL TYPE SCALE: 3/4"=1'-0"	S.T.C. 42 PER MATERIALS USED
	RATING - 2 HOUR (LOAD BEARING)		RATING - 1 HOUR (LOAD BEARING)
	U.L. DESIGN NO. - GA FILE NO. WP 3910		U.L. DESIGN NO. U309 GA FILE NO. WP 8105





21 WALL TYPE SCALE: 3/4"=1'-0"	S.T.C. 40-44 + 7 = 51 MAX		
	RATING - 2 HOUR (LOAD BEARING)		
	U.L. DESIGN NO. U301 GA FILE NO. WP 4135 (NAILS) WP 4136 (SCREWS)		

UNIT PLAN NUMBER NOTES

1. DECK W/ 42" HIGH GUARD RAIL W/ INTERMEDIATE RAILS 4" O.C.
2. STANDARD TUB. PROVIDE BLOCKING FOR FUTURE GRAB BARS, SEE DETS. 1, 1B & 2B/A24.
3. BREAKFAST / EATING BAR W/ STORAGE.
4. STACKABLE WASHER & DRYER. VENT TO OUTSIDE AS REQ'D. SEE DET. 13B/A24.
5. HDCP TURNING CLEARANCE SHOWN DASHED, SEE DET. 14A/A24.
6. CLOTHES ROD & SHELF.
7. PLASTIC LAMINATE COUNTERTOP.
8. CULTURED MARBLE VANITY W/ INTEGRAL SINK, MAINTAIN 15" FROM CENTER OF TOILET MIN. SEE DETS. 4B & 7B/A24.
9. STAINLESS STEEL DOUBLE BOWL SINK, SEE DET 11B/A24.
10. DISHWASHER, VERIFY W/ G.C., SEE DET. 10B/A24.
11. PRE-FABRICATED LINEN CLOSET INSERT BY CABINET SUPPLIER, W/ GYP. BD. SOFFIT ABOVE AS REQ'D.
12. 12" COUNTERTOP EXTENSION FOR EATING BAR.
13. LINE OF UPPER CABINETS, SHOWN DASHED.
14. RANGE WITH CHARCOAL FILTERED VENT, SEE DET. 9B/A24.
15. REFRIGERATOR, SEE DET. 8B/A24.
16. PRE-FABRICATED LINEN CLOSET, BY CABINET SUPPLIER.
17. 2"X4" WD. STUDS @ 16" O.C. W/ 5/8" GYP. BD.
18. STANDARD TOILET, PROVIDE BLOCKING FOR FUTURE GRAB BARS AS REQ'D., SEE DETS. 1-3, 1B, 2B, 4B & 7B/A24.
19. MAINTAIN PROPER ADA DOOR CLEARANCES, SEE DETS. 7 & 15A/A24.
20. ELECTRICAL PANEL MOUNTED 48" A.F.F.
21. SIDE BY SIDE WASHER & DRYER W/ FRONT MOUNTED CONTROLS. SEE DET. 13A/A24.
22. CLOTHES ROD & SHELF MOUNTED @ 48" A.F.F.
23. HDCP REQUIRED WORK AREA @ 34" A.F.F. ADJACENT TO RANGE, SEE DETS. 9 & 12A/A24.
24. HDCP DOUBLE BOWL STAINLESS STEEL SINK, SEE DETS. 9 & 11A/A24.
25. HDCP RANGE W/ FRONT MOUNTED CONTROLS, VENT TO OUTSIDE AS REQ'D, SEE DETS. 9 & 9A/A24.
26. HDCP CULTURED MARBLE VANITY W/ INTEGRAL SINK, SEE DETS. 4, 4A-7A/A24.
27. HDCP TUB, PROVIDE BLOCKING FOR FUTURE GRAB BARS, SEE DETS. 11 & 1A/A24.
28. 2"X4" WD. STUDS @ 16" O.C. W/ 5/8" GYP. BD.
29. HDCP TOILET, PROVIDE BLOCKING FOR FUTURE GRAB BARS, SEE DET. 1-3, 6A & 7A/A24.
30. HDCP REFRIGERATOR, SEE DET. 8A/A24.
31. 4'-0" SHOWER. PROVIDE BLOCKING FOR FUTURE GRAB BARS AS REQ'D. SEE DETS. 13 & 3B/A24.
32. -
33. INSTALL 5/8" GYP. BD. BEHIND SHOWER / TUB SURROUND TO MAINTAIN 1 HR. WALL RATING, SEE DET. 7/A28.
34. SHELVING, VERIFY REQUIREMENTS W/ OWNER.
35. AIR CONDITIONING UNIT W/ REMOTE DEVICE, VERIFY LOCATION.
36. -
37. -
38. PROVIDE FURRING WALL BESIDE SHAFT WALL: 2x2 FOR ELECTRICAL ONLY & 2x4 OR 2x6 AS REQ'D. FOR PLUMBING. AT RATED SHAFT WALLS.
39. 1 HR RATED FIRE BARRIER WALL SHOWN HATCHED, SEE PLAN FOR LOCATIONS.
40. HDCP DISHWASHER, SEE DET. 10A/A24.
41. HDCP STACKABLE WASHER / DRYER W/ CONTROLS WITHIN HDCP REACH RANGES.
42. 2 HR RATED WALL SHOWN HATCHED, SEE PLAN FOR LOCATIONS.

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Date - # 22288

Name NORMAN E. COLE Signature

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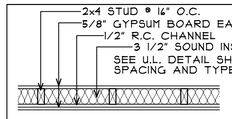
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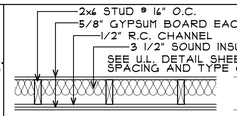
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PLOTTED: 4-28-15 FILE: 14080U COM: 2



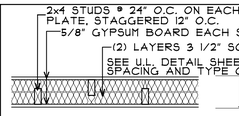
5 WALL TYPE — SCALE: 3/4"=1'-0"

S.T.C.	50-54
RATING	1 HOUR (LOAD BEARING)
U.L. DESIGN NO. U305 GA FILE NO. WP 3243	



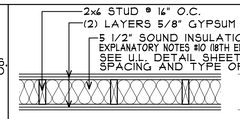
6 WALL TYPE — SCALE: 3/4"=1'-0"

S.T.C.	50-54
RATING	1 HOUR (LOAD BEARING)
U.L. DESIGN NO. U305 GA FILE NO. WP 3243	



7 WALL TYPE — SCALE: 3/4"=1'-0"

S.T.C.	40-44 + 5 + 5 = 54 MAX
RATING	1 HOUR (LOAD BEARING)
U.L. DESIGN NO. U305 GA FILE NO. WP 3380	



12 WALL TYPE — SCALE: 3/4"=1'-0"

S.T.C.	40-44 + 7 = 51 MAX
RATING	2 HOUR (LOAD BEARING)
U.L. DESIGN NO. U301 GA FILE NO. WP 4135 (NAILS) WP 4136 (SCREWS)	

NOTE: REVIEW STRUCTURAL PLANS FOR SHEAR WALL NOTES WHICH MAY HAVE ADDITIONAL REQUIREMENTS FOR PARTY WALLS AND CORRIDOR WALLS (ALLOW FOR REQUIRED THICKNESS WHEN FRAMING AND INSTALLING PLUMBING ROUGH-INS)

NON-SYMMETRICAL WALL TYPES ARE DIMENSIONED TO CENTER LINE OF THE STUD (RC CHANNELS WILL BE ON THE CORRIDOR SIDE)

UNIT MIX

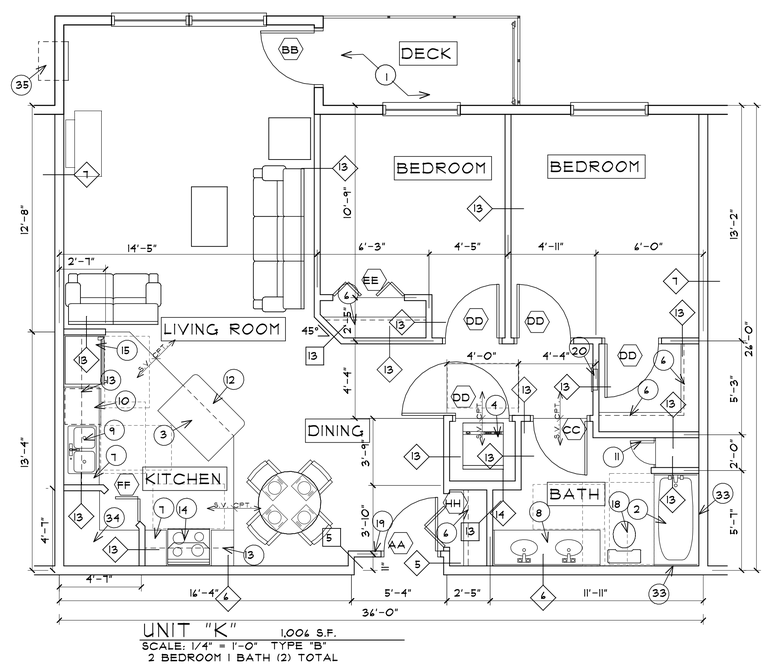
ACCESSIBILITY	UNIT TYPE	1ST FLR.	2ND FLR.	3RD FLR.	4 FLR.	TOTAL	S.F.
B	"A" (1 BED) (1 BATH)	5	8	7	7	27	746 SF
A	"A.1" (1 BED) (1 BATH)	2	–	–	–	2	746 SF
B	"A.2" (1 BED) (1 BATH)	1	1	1	1	4	848 SF
B	"A.3" (1 BED) (1 BATH)	1	1	1	1	4	742 SF
B	"A.4" (1 BED) (1 BATH)	–	1	1	1	3	672 SF
B	"B" (2 BED) (2 BATH)	2	–	–	–	2	1,051 S.F.
B	"C" (3 BED) (3 BATH)	–	4	4	4	12	1,428 S.F.
B	"D" (2 BED) (1 BATH)	–	6	7	7	20	879 S.F.
B	"D.1" (2 BED) (2 BATH)	5	3	3	3	14	948 S.F.
B	"D.2" (2 BED) (2 BATH)	2	2	2	2	8	942 S.F.
B	"D.3" (2 BED) (2 BATH)	–	2	2	2	6	1,103 S.F.
A	"D.4" (2 BED) (1 BATH)	–	1	–	–	1	879 S.F.
B	"D.5" (2 BED) (1 BATH)	–	1	–	–	1	923 S.F.
B	"E" (2 BED) (2 BATH)	–	1	1	1	3	1,189 S.F.
B	"F" (1 BED) (1 BATH)	–	1	1	1	3	807 S.F.
B	"G" (3 BED) (2 BATH)	–	–	1	1	2	1,287 S.F.
B	"H" (3 BED) (2 BATH)	1	1	1	1	4	1,382 S.F.
B	"J" (1 BED) (1 BATH)	–	1	1	1	3	842 S.F.
B	"K" (2 BED) (1 BATH)	–	–	1	1	2	1,006 S.F.
	TOTAL	19	34	34	34	121	

UNIT PLAN NUMBER NOTES

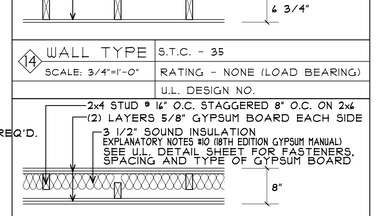
1. DECK W/ 42" HIGH GUARD RAIL W/ INTERMEDIATE RAILS 4" O.C.
2. STANDARD TUB. PROVIDE BLOCKING FOR FUTURE GRAB BARS, SEE DETS. 11, 11B & 12B/A24.
3. BREAKFAST / EATING BAR W/ STORAGE.
4. STACKABLE WASHER & DRYER, VENT TO OUTSIDE AS REQ'D, SEE DET. 13B/A24.
5. HDCP TURNING CLEARANCE SHOWN DASHED, SEE DET. 14A/A24.
6. CLOTHES ROD & SHELF.
7. PLASTIC LAMINATE COUNTERTOP.
8. CULTURED MARBLE VANITY W/ INTEGRAL SINK, MAINTAIN 15" FROM CENTER OF TOILET MIN. SEE DETS. 6B & 7B/A24.
9. STAINLESS STEEL DOUBLE BOWL SINK, SEE DET 11B/A24.
10. DISHWASHER, VERIFY W/ G.C. SEE DET. 10B/A24.
11. PRE-FABRICATED LINEN CLOSET INSERT BY CABINET SUPPLIER, W/ GYP. BD. SOFFIT ABOVE AS REQ'D.
12. 12" COUNTERTOP EXTENSION FOR EATING BAR.
13. LINE OF UPPER CABINETS, SHOWN DASHED.
14. RANGE WITH CHARCOAL FILTERED VENT, SEE DET. 9B/A24.
15. REFRIGERATOR, SEE DET. 8B/A24.
16. PRE-FABRICATED LINEN CLOSET, BY CABINET SUPPLIER.
17. 2"X4" WD. STUDS @ 16" O.C. W/ 5/8" GYP. BD.
18. STANDARD TOILET, PROVIDE BLOCKING FOR FUTURE GRAB BARS AS REQ'D., SEE DETS. 1-3, 1B, 2B, 4B & 7B/A24.
19. MAINTAIN PROPER ADA DOOR CLEARANCES, SEE DETS. 7 & 15A/A24.
20. ELECTRICAL PANEL MOUNTED 48" A.F.F.
21. SIDE BY SIDE WASHER & DRYER W/ FRONT MOUNTED CONTROLS. SEE DET. 13A/A24.
22. CLOTHES ROD & SHELF MOUNTED @ 48" A.F.F.
23. HDCP REQUIRED WORK AREA @ 34" A.F.F. ADJACENT TO RANGE, SEE DETS. 9 & 12A/A24.
24. HDCP DOUBLE BOWL STAINLESS STEEL SINK, SEE DETS. 9 & 11A/A24.
25. HDCP RANGE W/ FRONT MOUNTED CONTROLS, VENT TO OUTSIDE AS REQ'D, SEE DETS. 9 & 9A/A24.
26. HDCP CULTURED MARBLE VANITY W/ INTEGRAL SINK, SEE DETS. 4, 4A-7A/A24.
27. HDCP TUB, PROVIDE BLOCKING FOR FUTURE GRAB BARS, SEE DETS. 11 & 11A/A24.
28. 2"X4" WD. STUDS @ 16" O.C. W/ 5/8" GYP. BD.
29. HDCP TOILET, PROVIDE BLOCKING FOR FUTURE GRAB BARS, SEE DET. 1-3, 6A & 7A/A24.
30. HDCP REFRIGERATOR, SEE DET. 8A/A24.
31. 4'-0" SHOWER. PROVIDE BLOCKING FOR FUTURE GRAB BARS AS REQ'D, SEE DETS. 13 & 3B/A24.
32. -
33. INSTALL 5/8" GYP. BD. BEHIND SHOWER / TUB SURROUND TO MAINTAIN 1 HR. WALL RATING, SEE DET. 7/A28.
34. SHELVING, VERIFY REQUIREMENTS W/ OWNER.
35. AIR CONDITIONING UNIT W/ REMOTE DEVICE, VERIFY LOCATION.
36. -
37. -
38. PROVIDE FURRING WALL BESIDE SHAFT WALL: 2x2 FOR ELECTRICAL ONLY & 2x4 OR 2x6 AS REQ'D. FOR PLUMBING AT RATED SHAFT WALLS.
39. 1 HR RATED FIRE BARRIER WALL SHOWN HATCHED, SEE PLAN FOR LOCATIONS.
40. HDCP DISHWASHER, SEE DET. 10A/A24.
41. HDCP STACKABLE WASHER / DRYER W/ CONTROLS WITHIN HDCP REACH RANGES.
42. 2 HR RATED WALL SHOWN HATCHED, SEE PLAN FOR LOCATIONS.

GENERAL NOTES:

A) VERIFY ALL ROOM FINISH REQUIREMENTS W/ OWNER.
B) VERIFY ALL FIXTURE & APPLIANCE REQUIREMENTS W/ OWNER.
C) KITCHEN, BATHS & LAUNDRY CLOSETS TO HAVE SHEET VINYL FLOORING AND WOOD BASE.
D) BEDROOM & LIVING ROOM TO HAVE CARPET FLOORING AND WOOD BASE.

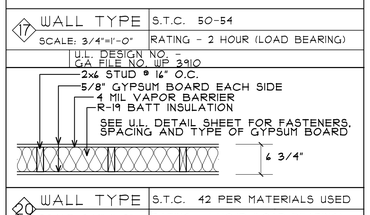


UNIT "K" 1,006 S.F.
SCALE: 1/4" = 1'-0" TYPE "B"
2 BEDROOM 1 BATH (2) TOTAL



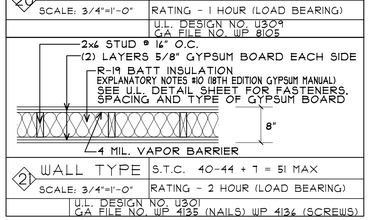
13 WALL TYPE — SCALE: 3/4"=1'-0"

S.T.C.	35
RATING	NONE (LOAD BEARING)
U.L. DESIGN NO.	



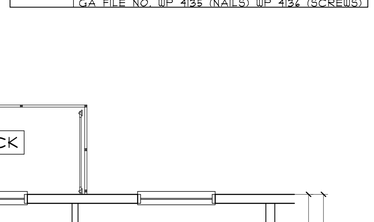
14 WALL TYPE — SCALE: 3/4"=1'-0"

S.T.C.	35
RATING	NONE (LOAD BEARING)
U.L. DESIGN NO.	



17 WALL TYPE — SCALE: 3/4"=1'-0"

S.T.C.	50-54
RATING	2 HOUR (LOAD BEARING)
U.L. DESIGN NO. GA FILE NO. WP 3910	



20 WALL TYPE — SCALE: 3/4"=1'-0"

S.T.C.	42 PER MATERIALS USED
RATING	1 HOUR (LOAD BEARING)
U.L. DESIGN NO. U309 GA FILE NO. WP 8105	

21 WALL TYPE — SCALE: 3/4"=1'-0"

S.T.C.	40-44 + 7 = 51 MAX
RATING	2 HOUR (LOAD BEARING)
U.L. DESIGN NO. U301 GA FILE NO. WP 4135 (NAILS) WP 4136 (SCREWS)	

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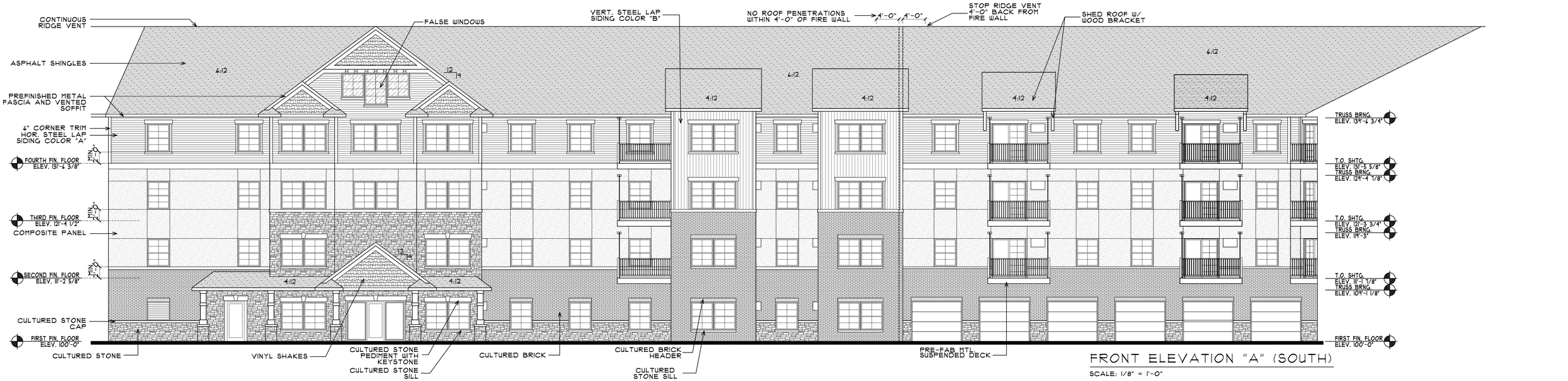
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PROPOSED:
PARKVIEW EAST APARTMENTS
RAMSEY, MN

Project No.
14082
Issue Date:
Revision:

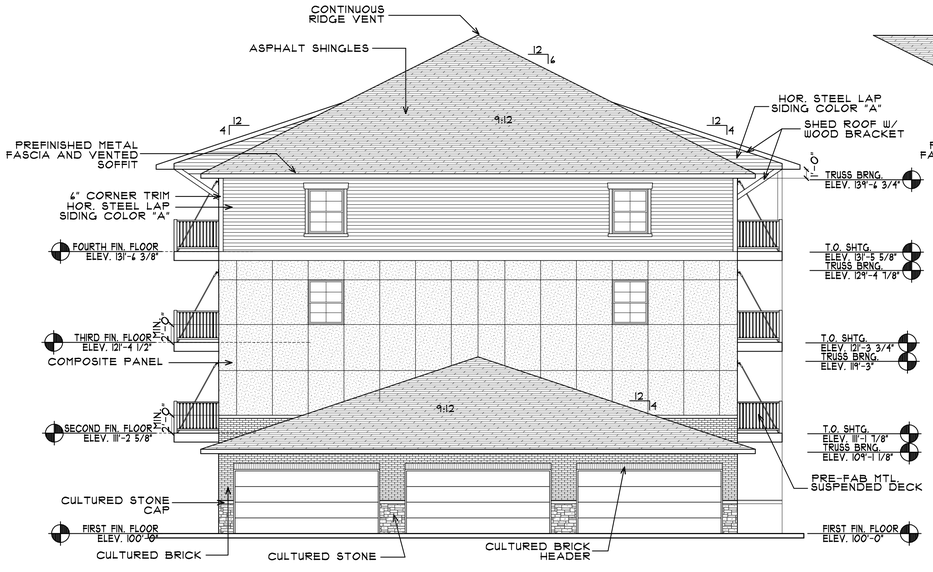
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PLOTTED: 4-28-15 FILE: 14080U COM: 2



FRONT ELEVATION "A" (SOUTH)

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



FRONT ELEVATION "C" (SOUTH)

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



FRONT ELEVATION "B" (WEST)

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

FILE: 14082E COM: 4 PLOTTED: 4-28-15

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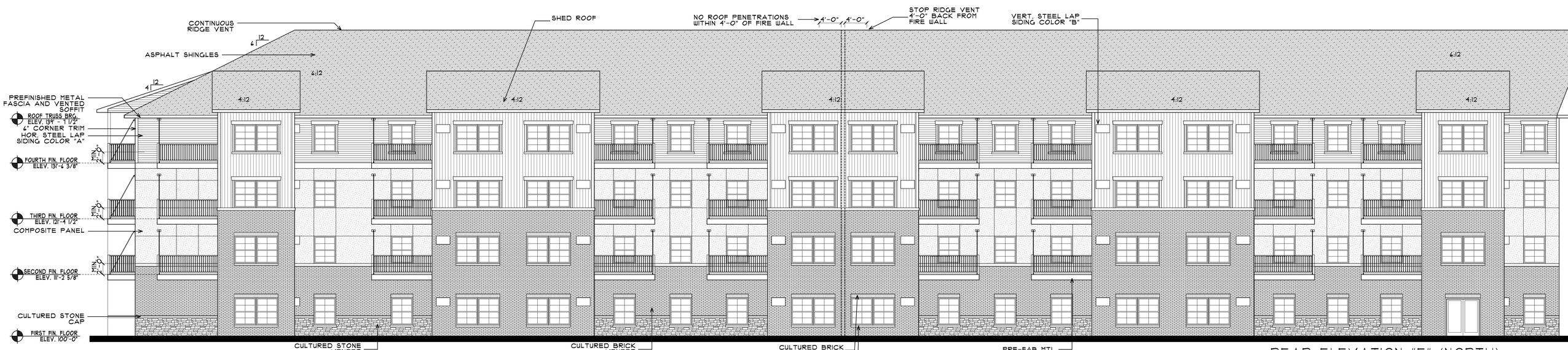
Project No. 14082
Issue Date: -
Revision: .

A31
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SIDE ELEVATION "D" (EAST)

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



REAR ELEVATION "E" (NORTH)

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

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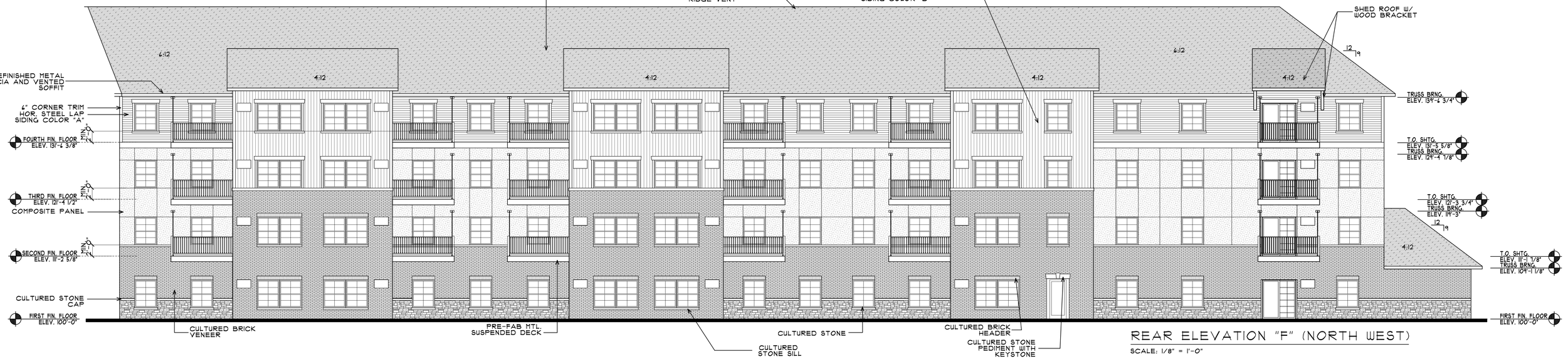
Project No. 14082

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Revision: -

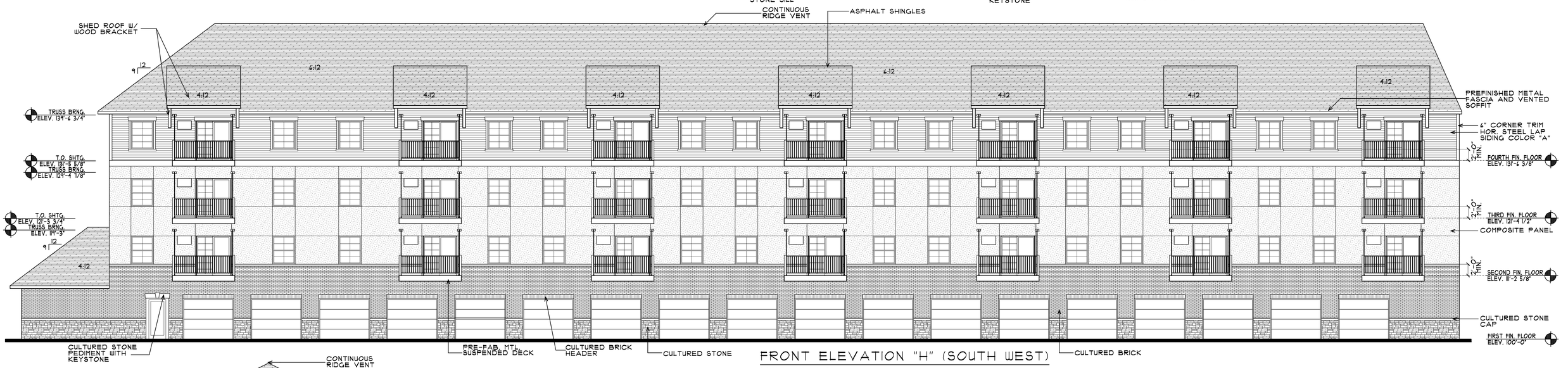
A32

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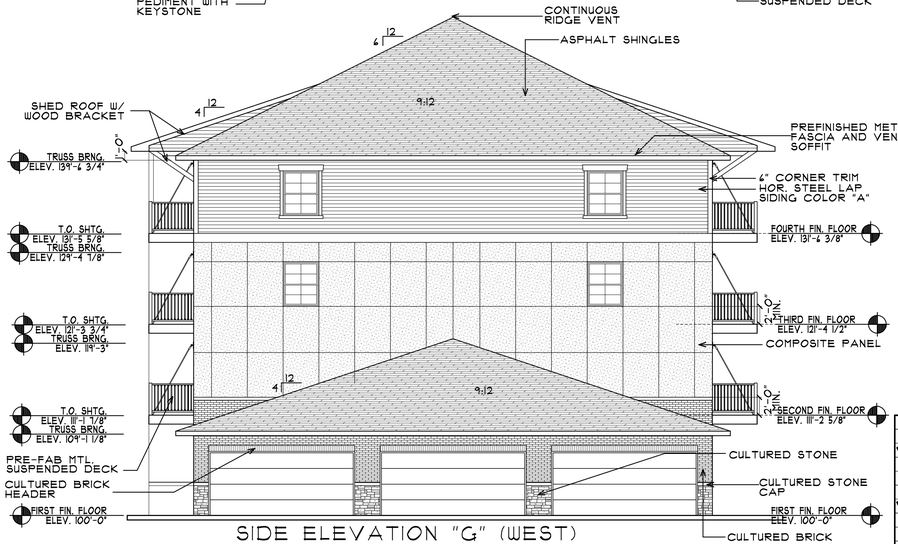
REAR ELEVATION "F" (NORTH WEST)

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



FRONT ELEVATION "H" (SOUTH WEST)

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



SIDE ELEVATION "G" (WEST)

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

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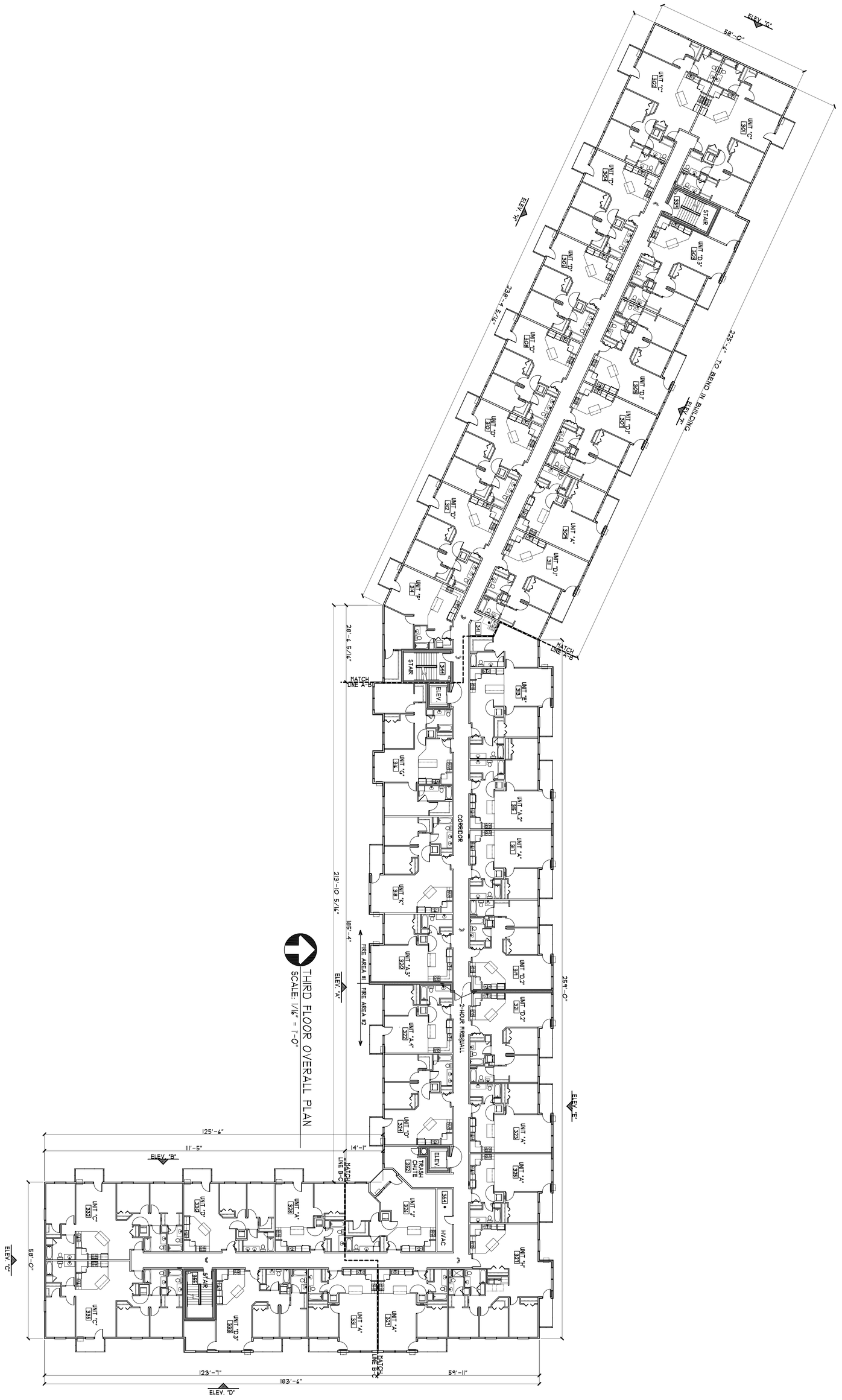
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Issue Date: -

Revision:

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FILE: 14082E COM: 4 PLOTTED: 4-28-15



PLOTTED: 4-28-15 FILE: 14082P COM: 4

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PROPOSED:
PARKVIEW EAST APARTMENTS
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FOURTH FLOOR OVERALL PLAN
SCALE: 1/16" = 1'-0"

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PARKVIEW EAST APARTMENTS
RAMSEY, MN

Project No.
14082

Issue Date:
1

Revision:

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OF 33

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Door Letter	Door Location (Room Name)	Door Size	Door Material	Door / Frame Rating	Doors Type	Frame Type	Hdwr. Group	Comments (note: rating of door frame and hardware to match door rating)
	PUBLIC DOORS							
A	MAIN ENTRY	3'-0"x7'-0"	ALUM. ST.	NONE	1	1	1	(2) 36" SIDE LITES - PROVIDE ACCESSIBLE PUSH BUTTON AUTO. OPENER
B	VESTIBULE	3'-0"x7'-0"	ALUM. ST.	NONE	1	1	2	(2) 36" SIDE LITES - PROVIDE ACCESSIBLE PUSH BUTTON AUTO. OPENER
C	COMMUNITY ROOM	6'-0"x7'-0"	ALUM. ST.	NONE	1	1	3	-
C.1	ENTRY	3'-0"x7'-0"	ALUM. ST.	NONE	1	1	3	NO PANIC HARDWARE
D	GARAGE OHD	9'-0"x7'-0"	INSUL. ST.	NONE	4	3	5	-
E	GARAGE OHD	16'-0"x7'-0"	INSUL. ST.	NONE	4	3	5	-
F	-	-	-	-	-	-	-	-
G	GARAGE ENTRY	3'-0"x6'-8"	INSUL. ST.	60 MIN.	2	4	9	WEATHER STRIP
H	ELEVATOR	6'-0"x7'-0"	SCWD	90 MIN.	5	4	6	VERIFY DOOR SIZE W/ ELEVATOR MANUFACTURER
J	REFUSE ROOM	3'-0"x6'-8"	SCWD	90 MIN.	8	4	10	-
J.1	REFUSE CHUTE DOOR	2'-6"x6'-8"	SCWD	NONE	8	4	18	-
K	STAIR	3'-0"x6'-8"	SCWD	90 MIN.	5	4	6	-
L	STORAGE	3'-0"x6'-8"	SCWD	60 MIN.	5	4	10	-
L.1	PET WASH	3'-0"x6'-8"	SCWD	20 MIN.	8	4	7	-
M	MECHANICAL/ELECTRIC	3'-0"x6'-8"	SCWD	60 MIN.	5	4	10	-
N	EXERCISE	3'-0"x6'-8"	SCWD	20 MIN.	5	4	9	-
P	OFFICE	3'-0"x6'-8"	SCWD	60 MIN.	6	4	9	45 MIN. RATED WINDOW 1.296 S.I. MAX. SIZE
Q	COMMUNITY ROOM	3'-0"x6'-8"	SCWD	20 MIN.	5	4	8	-
R	CORRIDOR	6'-0"x6'-8"	SCWD	90 MIN.	8	4	12	-
S	RESTROOM	3'-0"x6'-8"	SCWD	60 MIN.	5	4	11	-
T	CORRIDOR	3'-6"x6'-8"	SCWD	60 MIN.	8	4	6	-
U	STORAGE	3'-0"x6'-8"	SCWD	NONE	8	4	9	NO SMOKE GASKET
V	CLOSET	2'-6"x6'-8"	HCWD	NONE	9	5	17	-

Door Letter	Door Location (Room Name)	Door Size	Door Material	Door / Frame Rating	Doors Type	Frame Type	Hdwr. Group	Trim Material (note: rating of door frame and hardware to match door rating)
	UNIT DOORS							
AA	UNIT ENTRY	3'-0"x6'-8"	SCWD	20 MIN.	5	4	13	-
BB	PATIO/PORCH	3'-0"x6'-8"	INSUL. ST.	NONE	3	5	4	1/2" MAX. THRESHOLD AT ALL TYPE "A" UNITS
CC	BATHROOM	3'-0"x6'-8"	HCWD	NONE	9	5	14	-
DD	BEDROOM/CLOSET	3'-0"x6'-8"	HCWD	NONE	9	5	15	-
EE	CLOSET	4'-0"x6'-8"	HCWD	NONE	9	6	17	BI-FOLD
FF	PANTRY	2'-6"x6'-8"	HCWD	NONE	9	6	17	BI-FOLD
GG	PATIO/PORCH	6'-0"x6'-8"	INSUL. ST.	NONE	3	5	14	36" SIDELIGHT, SEE PLANS FOR LOCATIONS 1/2" MAX. THRESHOLD AT ALL TYPE "A" UNITS
HH	CLOSET	3'-0"x6'-8"	HCWD	NONE	9	6	17	BI-FOLD
JJ	CLOSET	5'-0"x6'-8"	HCWD	NONE	9	6	17	BI-FOLD

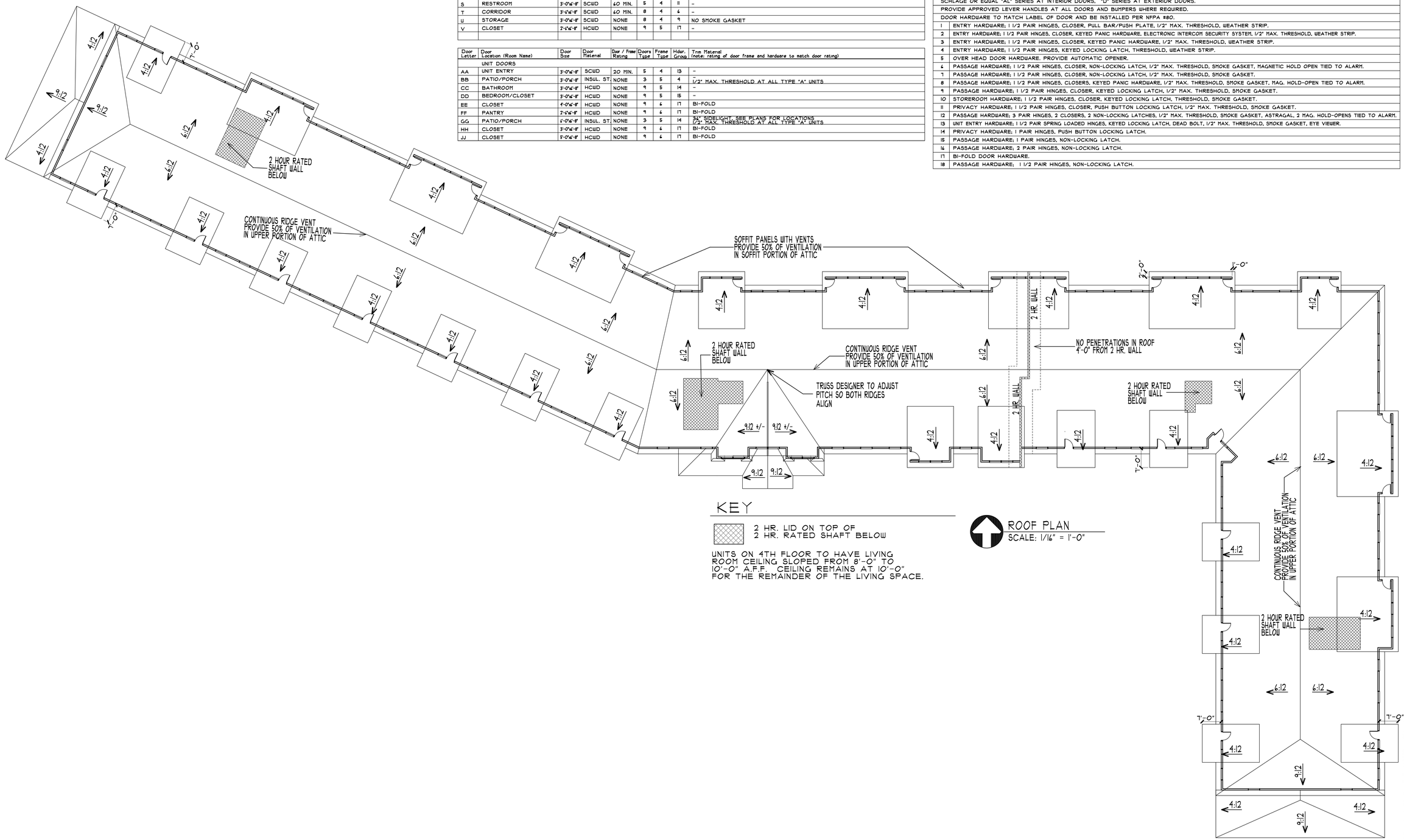
	DOOR TYPES:	ABBREVIATIONS:	
1	ALUMINUM STOREFRONT, MEDIUM STYLE, PRE-FINISHED w/INSULATED GLAZING.	ALUM. ST.	ALUMINUM STORE FRONT
2	25 GA. INSULATED STEEL, PRE-FINISHED, FLUSH PANEL.	INSUL. ST.	INSULATED STEEL
3	25 GA. STEEL, PRE-FINISHED, FLUSH PANEL w/ 1/2 LITE.	HCWD	HOLLOW CORE WOOD DOOR
4	25 GA. INSULATED STEEL, PRE-FINISHED, RAISED PANEL, O.H.D. w/ STEEL BACKER.	SCWD	SOLID CORE WOOD DOOR
5	1 3/4" WOOD, PRE-FINISHED, (6) RAISED PANEL.		
6	1 3/4" WOOD, PRE-FINISHED, FLUSH PANEL w/ HALF LITE.		
7	1 3/4" WOOD, PRE-FINISHED, FLUSH PANEL w/ 15 LITES.		
8	1 3/4" WOOD, PRE-FINISHED, FLUSH PANEL.		
9	1 3/8" WOOD, PRE-FINISHED, FLUSH PANEL.		

	FRAME TYPES:
1	ALUMINUM STOREFRONT, PRE-FINISHED, w/THERMAL BREAK.
2	HOLLOW METAL, PRE-FINISHED. (NOT USED)
3	NO FRAME AT OVER HEAD DOOR.
4	18 GA. METAL FRAME BY "REDI-FRAME", PRE-FINISHED.
5	WOOD FRAME PRE-FINISHED TO MATCH DOOR.
6	GYPSUM BOARD - NO FRAME

HARDWARE GROUPS:

SCHLAGE OR EQUAL "AL" SERIES AT INTERIOR DOORS, "D" SERIES AT EXTERIOR DOORS.
PROVIDE APPROVED LEVER HANDLES AT ALL DOORS AND BUMPERS WHERE REQUIRED.
DOOR HARDWARE TO MATCH LABEL OF DOOR AND BE INSTALLED PER NFPA #80.

1	ENTRY HARDWARE; 1 1/2 PAIR HINGES, CLOSER, PULL BAR/PUSH PLATE, 1/2" MAX. THRESHOLD, WEATHER STRIP.
2	ENTRY HARDWARE; 1 1/2 PAIR HINGES, CLOSER, KEYED PANIC HARDWARE, ELECTRONIC INTERCOM SECURITY SYSTEM, 1/2" MAX. THRESHOLD, WEATHER STRIP.
3	ENTRY HARDWARE; 1 1/2 PAIR HINGES, CLOSER, KEYED PANIC HARDWARE, 1/2" MAX. THRESHOLD, WEATHER STRIP.
4	ENTRY HARDWARE; 1 1/2 PAIR HINGES, KEYED LOCKING LATCH, THRESHOLD, WEATHER STRIP.
5	OVER HEAD DOOR HARDWARE, PROVIDE AUTOMATIC OPENER.
6	PASSAGE HARDWARE; 1 1/2 PAIR HINGES, CLOSER, NON-LOCKING LATCH, 1/2" MAX. THRESHOLD, SMOKE GASKET, MAGNETIC HOLD OPEN TIED TO ALARM.
7	PASSAGE HARDWARE; 1 1/2 PAIR HINGES, CLOSER, NON-LOCKING LATCH, 1/2" MAX. THRESHOLD, SMOKE GASKET.
8	PASSAGE HARDWARE; 1 1/2 PAIR HINGES, CLOSERS, KEYED PANIC HARDWARE, 1/2" MAX. THRESHOLD, SMOKE GASKET, MAG. HOLD-OPEN TIED TO ALARM.
9	PASSAGE HARDWARE; 1 1/2 PAIR HINGES, CLOSER, KEYED LOCKING LATCH, 1/2" MAX. THRESHOLD, SMOKE GASKET.
10	STOREROOM HARDWARE; 1 1/2 PAIR HINGES, CLOSER, KEYED LOCKING LATCH, THRESHOLD, SMOKE GASKET.
11	PRIVACY HARDWARE; 1 1/2 PAIR HINGES, CLOSER, PUSH BUTTON LOCKING LATCH, 1/2" MAX. THRESHOLD, SMOKE GASKET.
12	PASSAGE HARDWARE; 3 PAIR HINGES, 2 CLOSERS, 2 NON-LOCKING LATCHES, 1/2" MAX. THRESHOLD, SMOKE GASKET, ASTRAGAL, 2 MAG. HOLD-OPENS TIED TO ALARM.
13	UNIT ENTRY HARDWARE; 1 1/2 PAIR SPRING LOADED HINGES, KEYED LOCKING LATCH, DEAD BOLT, 1/2" MAX. THRESHOLD, SMOKE GASKET, EYE VIEWER.
14	PRIVACY HARDWARE; 1 PAIR HINGES, PUSH BUTTON LOCKING LATCH.
15	PASSAGE HARDWARE; 1 PAIR HINGES, NON-LOCKING LATCH.
16	PASSAGE HARDWARE; 2 PAIR HINGES, NON-LOCKING LATCH.
17	BI-FOLD DOOR HARDWARE.
18	PASSAGE HARDWARE; 1 1/2 PAIR HINGES, NON-LOCKING LATCH.



KEY

2 HR. LID ON TOP OF 2 HR. RATED SHAFT BELOW

UNITS ON 4TH FLOOR TO HAVE LIVING ROOM CEILING SLOPED FROM 8'-0" TO 10'-0" A.F.F. CEILING REMAINS AT 10'-0" FOR THE REMAINDER OF THE LIVING SPACE.

ROOF PLAN
SCALE: 1/16" = 1'-0"

COLE GROUP ARCHITECTS LLC.
214 Park Avenue South
Suite 1024 Mpls, MN. 55401
(320) 491-4870
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 _____

PSD; LLC
MATT KUKER
7533 SUNWOOD DR
SUITE 315
RAMSEY, MN 55303
PHONE: (763) 427-5955

PROPOSED:
PARKVIEW EAST APARTMENTS
RAMSEY, MN

Project No. 14082
Issue Date:
Revision:

PLOTTED: 4-28-15 FILE: 14082P COM: 4

A6
OF 33

PSD, LLC

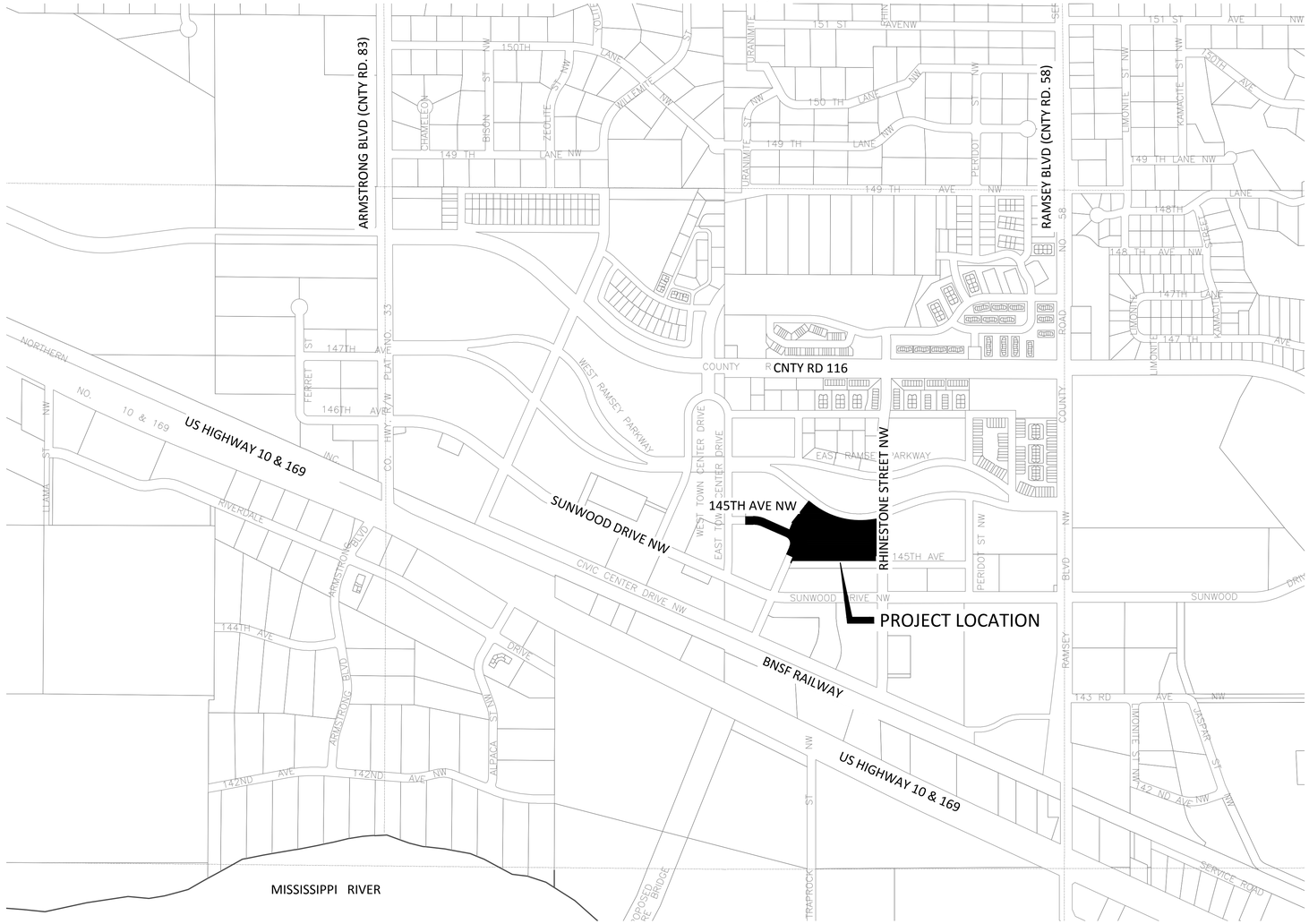
CIVIL CONSTRUCTION PLANS FOR

PARKVIEW EAST APARTMENT COMPLEX

RAMSEY, MINNESOTA

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

MAY, 2015



SHEET INDEX

SHEET NO.	TITLE
C0.0	TITLE SHEET
C1.0	LEGEND
C1.1 - C1.5	DETAILS
C1.6	UNDERGROUND STORAGE DETAILS
C1.7	TYPICAL SECTIONS
C1.8	INTERSECTION DETAILS AND CONSTRUCTION NOTES
C1.9 - C1.13	MnDOT PEDESTRIAN RAMP DETAILS
C1.14	PEDESTRIAN RAMP DETAILS
C1.15	TRAFFIC CONTROL PLAN
C2.0	SWPPP
C2.1	SWPPP
C2.2	SWPPP
C2.3	EXISTING CONDITIONS AND REMOVALS
C2.4	OVERALL SITE IMPROVEMENTS
C2.5	SITE PLAN
C2.6	GRADING AND STORM UTILITY PLAN
C2.7	EROSION CONTROL PLAN
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 29 SHEETS

1000 0 1000
SCALE FEET

MAP OF THE
CITY OF RAMSEY
ANOKA COUNTY, MN

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: 5/13/2015

SCALES

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

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PROJECT LOCATION
ANOKA COUNTY, MN

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

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

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 C0.0

EXISTING

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

PROPOSED

- ALIGNMENT/CENTERLINE (22+00)
- RIGHT-OF-WAY LINE
- TEMPORARY EASEMENT
- CONSTRUCTION LIMITS
- CURB & GUTTER
- CURB & GUTTER (OUT)
- BITUMINOUS EDGE
- CONCRETE EDGE
- GRAVEL EDGE
- SILT FENCE-PREASSEMBLED
- SILT FENCE-HEAVY DUTY
- EROSION PROTECTION AT INLET
- MANHOLE
- CATCH BASIN
- STORM INLET
- APRON
- STORM SEWER
- PERFORATED PIPE DRAIN
- STORM DRAIN TILE
- CULVERT W/APRON
- STORM MANHOLE NUMBER (1)
- SANITARY SEWER
- SANITARY FORCEMAIN
- SANITARY SEWER SERVICE
- SANITARY LIFT STATION
- 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
- UNDERGROUND ELECTRIC LINE
- GAS LINE
- FIBER OPTIC LINE
- UNDERGROUND COMMUNICATIONS LINE
- OVERHEAD UTILITY LINE
- 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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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
LIC. NO. 49143 DATE 5/13/2015

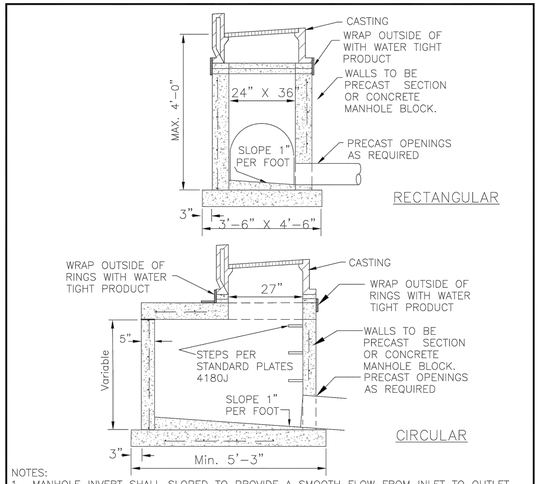
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DRAWN JEN
CHECKED CLH

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

REV.	BY	DATE

PSD LLC, RAMSEY, MINNESOTA
PARKVIEW EAST APARTMENT COMPLEX
LEGEND

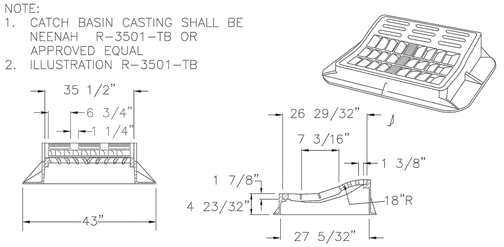
SHEET C1.0



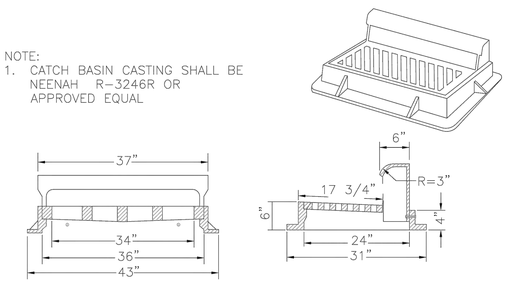
NOTES:
1. MANHOLE INVERT SHALL SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET
2. CONCRETE BASE SHALL BE 6" POURED IN PLACE OR 5" PRECAST SLAB.
3. CONCRETE ADJUSTING RINGS TO BE INSTALLED MAX.7–2" RINGS, MIN 2–2" RINGS
4. GROUT BETWEEN RINGS,SHIMS SHALL BE METAL, CONCRETE OR PLASTIC
5. INSPECTION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

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

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

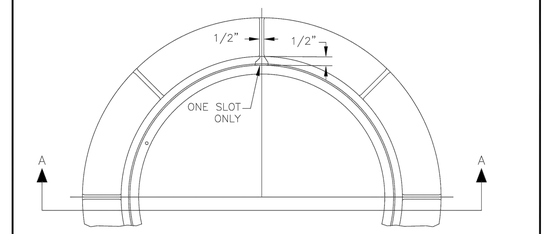


NOTE:
1. CATCH BASIN CASTING SHALL BE NEENAH R–3246R OR APPROVED EQUAL

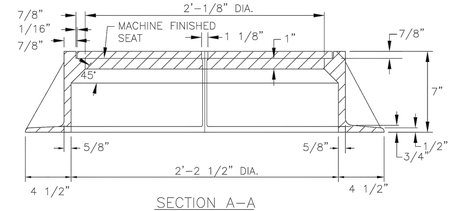


STANDARD CATCHBASIN CASTING

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

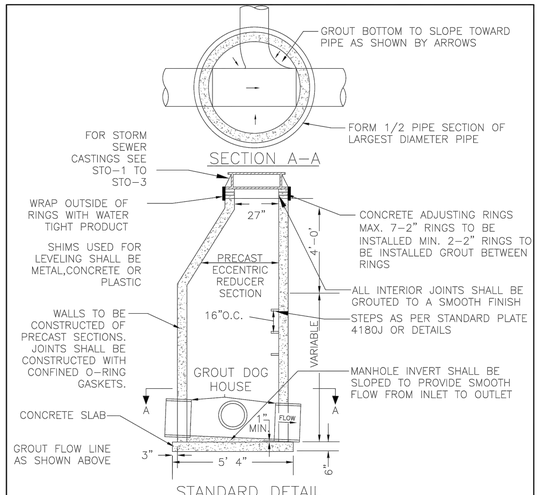


HALF TOP VIEW



SECTION A–A
7" CASTING

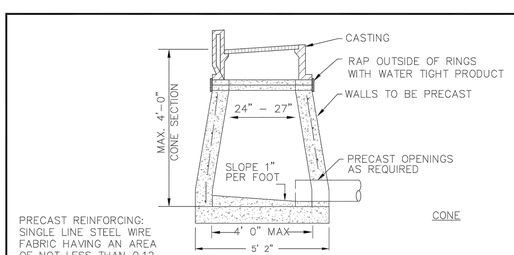
APPROVED DATE 7–93	City of RAMSEY	STANDARD DETAILS RING CASTING FOR NON–INLET STRUCTURE CITY PLATE No. STO–1



STANDARD DETAIL

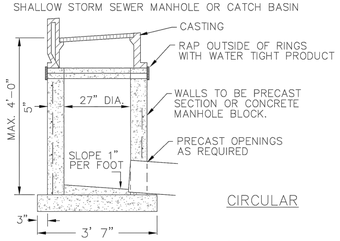
NOTES:
1. MANHOLE INVERT SHALL SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET
2. INSPECTION OF MANHOLE REQUIRED BEFORE BACKFILLING
3. ALL INLET INVERTS TO BE 0.10 ABOVE OUTLET INVERTS UNLESS OTHERWISE NOTED
4. A 10 GAUGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL STORM LINES.
5. CONDUCTIVITY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

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



PRECAST REINFORCING: SINGLE LINE STEEL WIRE FABRIC HAVING AN AREA OF NOT LESS THAN 0.12 SQ INCH PER FOOT OF HEIGHT.

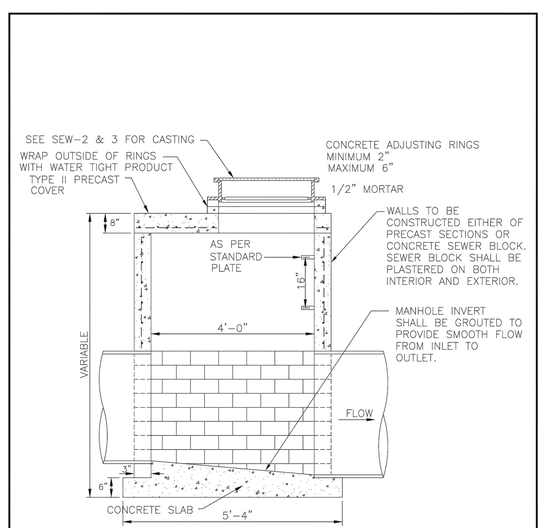
SHALLOW STORM SEWER MANHOLE OR CATCH BASIN



SHALLOW STORM SEWER MANHOLE OR CATCH BASIN

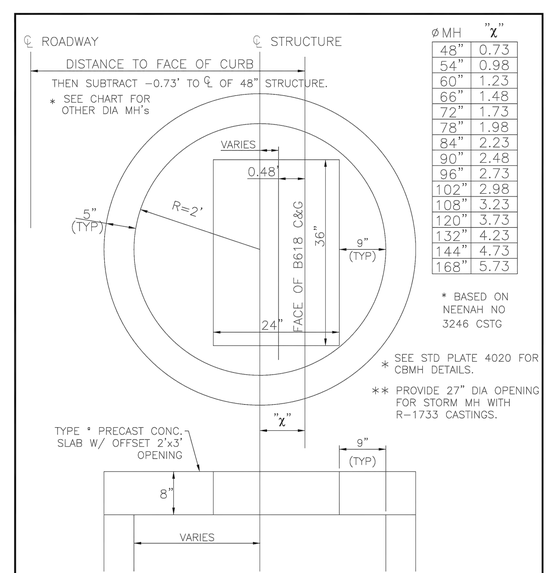
NOTES:
1. MANHOLE INVERT SHALL BE SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET.
2. CONCRETE BASE SHALL BE 6" POURED IN PLACE OR 5" PRECAST SLAB.
3. CONCRETE ADJUSTING RINGS TO BE INSTALLED MAX 7–2" RINGS, MIN 2–2" RINGS.
4. GROUT BETWEEN RINGS
5. SHIMS USED FOR LEVELING SHALL BE METAL OR CONCRETE.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

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



SLAB–TOP MANHOLE
N.T.S.

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



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

* BASED ON NEENAH NO 3246 CSTG

* SEE STD PLATE 4020 FOR CBMH DETAILS.

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

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

NOTE: DETAILS NOT TO SCALE

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CODY L. HOLMES
LIC. NO. 49143 DATE 5/13/2015

DESIGNED	CLH
DRAWN	JEN
CHECKED	CLH

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REV.	BY	DATE

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

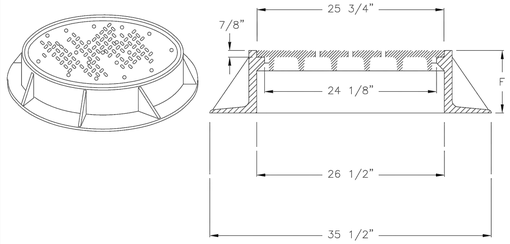
SHEET C1.1

R–1733 Series
Manhole Frames, Vented Lids

Heavy Duty

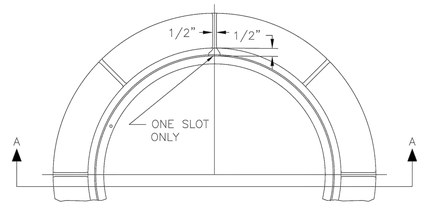
Specify:
1. catolog number.
2. Solid lid with two lift holes.

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

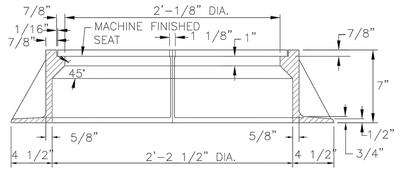


SANITARY SEWER CASTING

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



HALF TOP VIEW

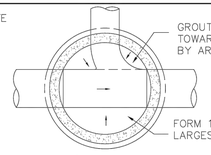


SECTION A–A
7" CASTING

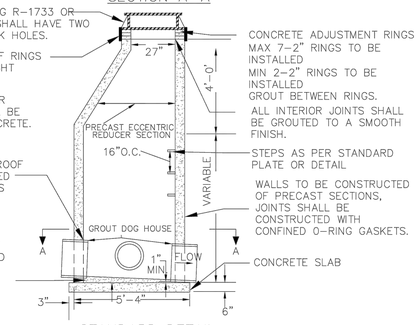
RING CASTING FOR
SANITARY SERVICE STRUCTURES

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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LIC. NO. 49143 DATE 5/13/2015

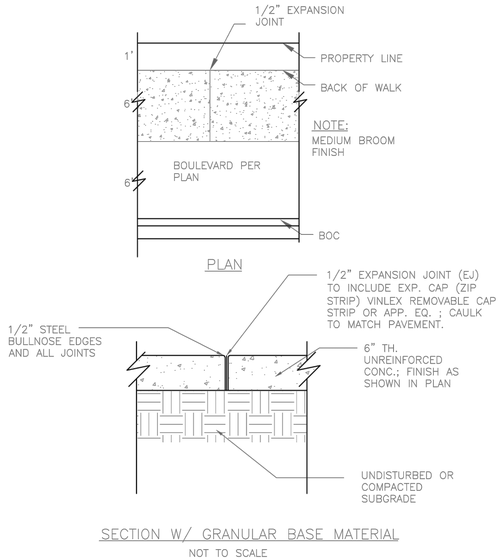
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REV.	BY	DATE

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DETAIL SHEET

SHEET C1.2

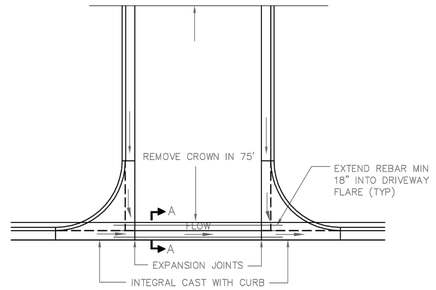


PLAN

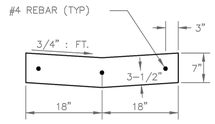
SECTION W/ GRANULAR BASE MATERIAL

NOT TO SCALE

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



PLAN

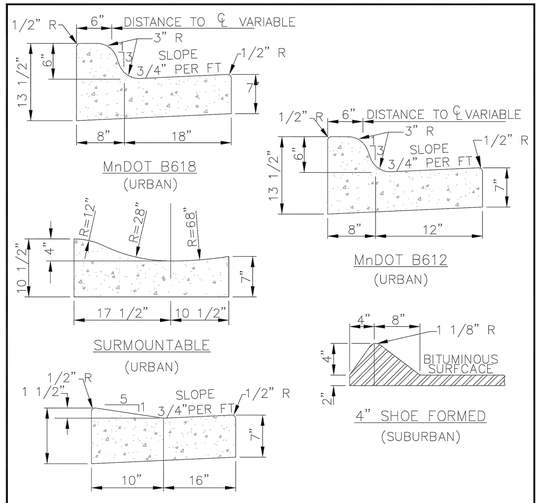


SECTION A-A

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%
3. IF EXISTING PAVEMENT IS CONCRETE, FULL DEPTH SAWCUT SHALL BE COMPLETED. A CONNECTION PLAN SHALL BE SUBMITTED (JOINTING PLAN AND AND USE OF DOWEL BARS) TO THE CITY FOR APPROVAL.

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

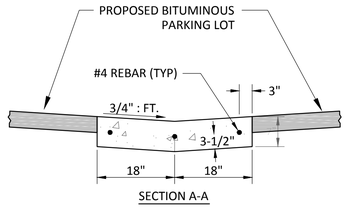


DRIVEWAY FOR B618

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



SECTION A-A

PARKING LOT CONCRETE VALLEY GUTTER

NOT TO SCALE

NOTE: DETAILS NOT TO SCALE

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LIC. NO. 49143 DATE 5/13/2015

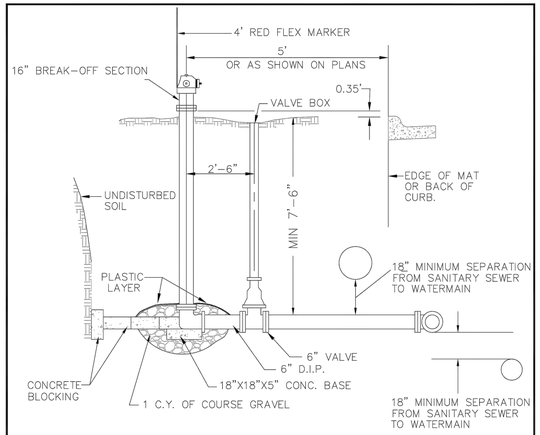
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BAXTER, MN ROCHESTER, MN AMES, IA SPENCER, IA

REV.	BY	DATE

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PARKVIEW EAST APARTMENT COMPLEX
DETAIL SHEET

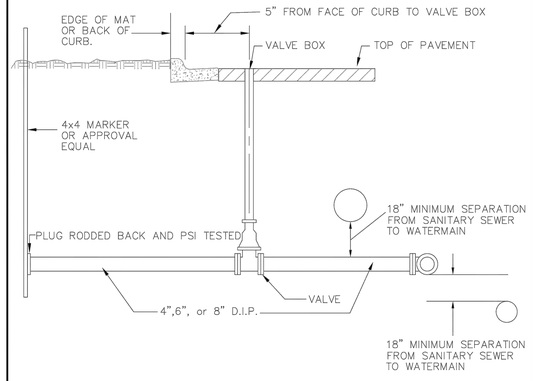
SHEET
C1.3



NOTES:

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

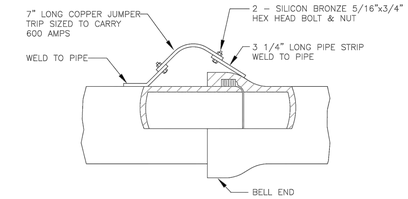
APPROVED DATE 4-2005	City of RAMSEY	STANDARD DETAILS HYDRANT
		CITY PLATE No. WAT-3



NOTES:

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

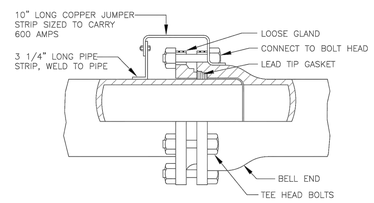
APPROVED DATE 2-2013	City of RAMSEY	STANDARD DETAILS COMMERCIAL SERVICE
		CITY PLATE No. WAT-6



PUSH ON JOINT

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

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



MECHANICAL JOINT

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

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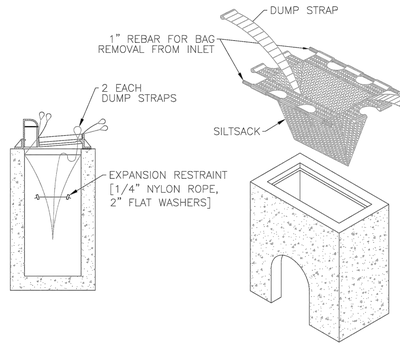
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REV.	BY	DATE

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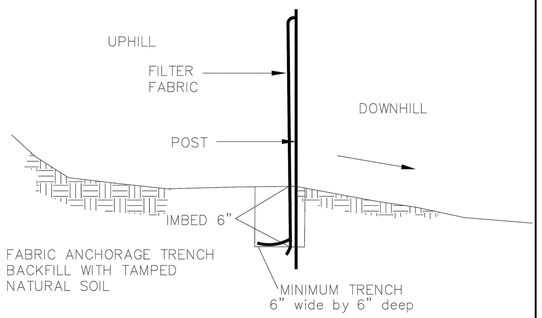
SHEET C1.4



CATCH BASIN SEDIMENT FILTER SACK

NOT TO SCALE

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

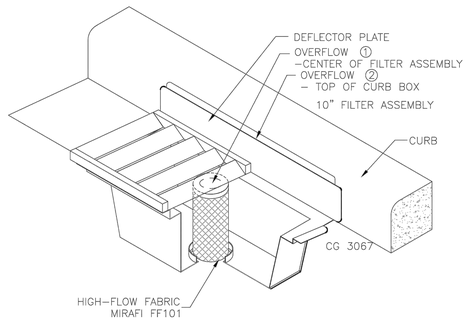


INSTALL AS PER FILTER FABRIC MANUFACTURER'S RECOMMENDATIONS

SILT FENCE DETAIL

NO SCALE

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

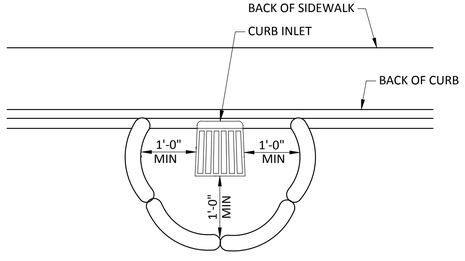


INLET PROTECTION – WIMCO OR EQUAL

N.T.S.

NOTE:
THIS INLET PROTECTION SHALL BE USED IMMEDIATELY FOLLOWING CURB & GUTTER CONSTRUCTION. INLET PROTECTION SHALL REMAIN INSTALLED AND MAINTAINTED UNTIL ALL HOME CONSTRUCTION IS COMPLETE.

APPROVED		STANDARD DETAILS
DATE 9-2011	City of RAMSEY	WIMCO
		CITY PLATE No. STM-16

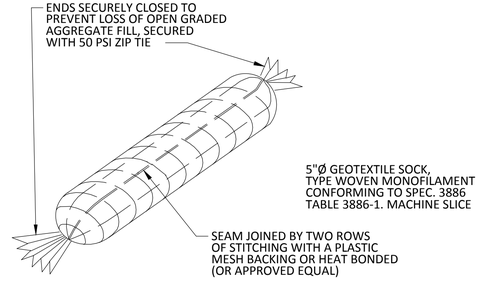


NOTE:
THIS INLET PROTECTION IS USED DURING ROUGH GRADING ONLY, USE BEFORE ROAD IS OPEN TO TRAFFIC OR IS PAVED

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

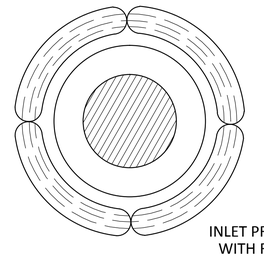
NOTE:
CRUSHED CONCRETE OR BITUMINOUS SHALL NOT BE USED FOR OPEN GRADED AGGREGATE.



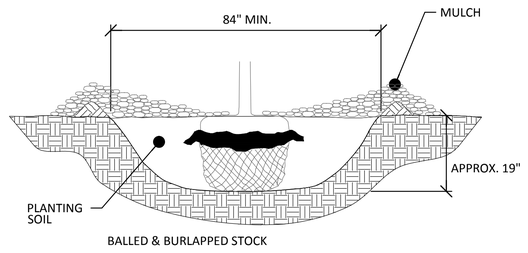
INLET PROTECTION
ROCK BAG

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



BALLED & BURLAPPED STOCK

NOTES:
1. SCARIFY SIDES AND BOTTOM OF HOLE.
2. PROCEED WITH CORRECTIVE PRUNING.
3. SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED PLANTING SOIL. INSTALL PLANT SO THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE WITH BURLAP AND WIRE BASKET, (IF USED), INTACT.
4. SLIT REMAINING TREATED BURLAP AT 6" INTERVALS.
5. BACKFILL TO WITHIN APPROXIMATELY 12" OF THE TOP OF THE ROOTBALL, THEN WATER PLANT. REMOVE THE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS WHICHEVER IS GREATER. REMOVE ALL BURLAP AND NAILS FROM THE TOP 1/3 OF THE BALL. REMOVE ALL TWINE. REMOVE OR CORRECT STEM GIRDLING ROOTS.
6. PLUMB AND BACKFILL WITH PLANTING SOIL.
7. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
8. BACK FILL VOIDS AND WATER SECOND TIME.
9. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

TREE PLANTING DETAIL

NOT TO SCALE

NOTE: DETAILS NOT TO SCALE

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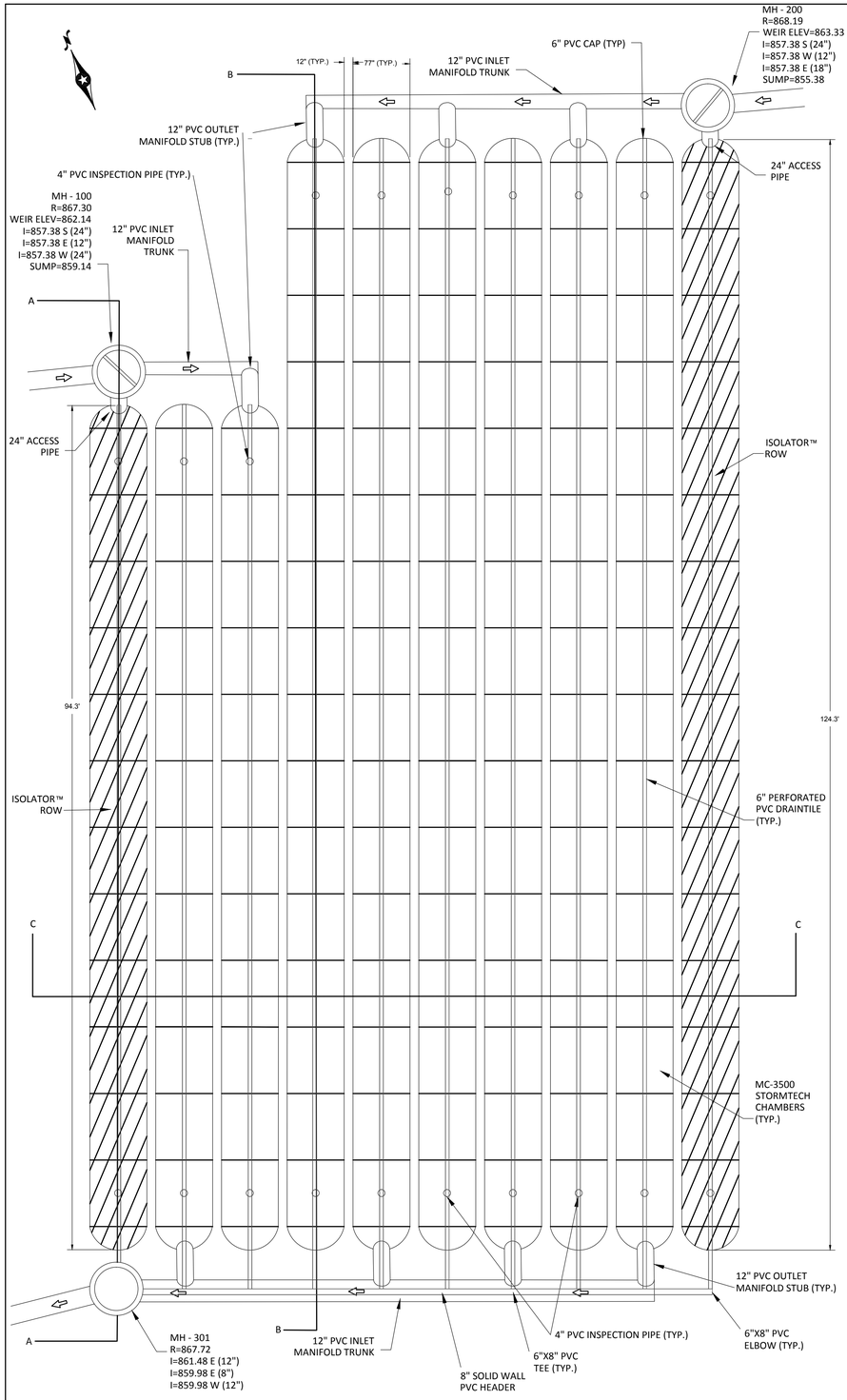
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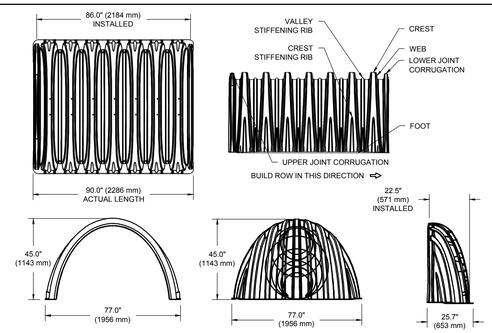
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REV.	BY	DATE

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DETAIL SHEET

SHEET C1.5





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)

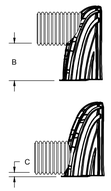
NOMINAL END CAP SPECIFICATIONS

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)	---	



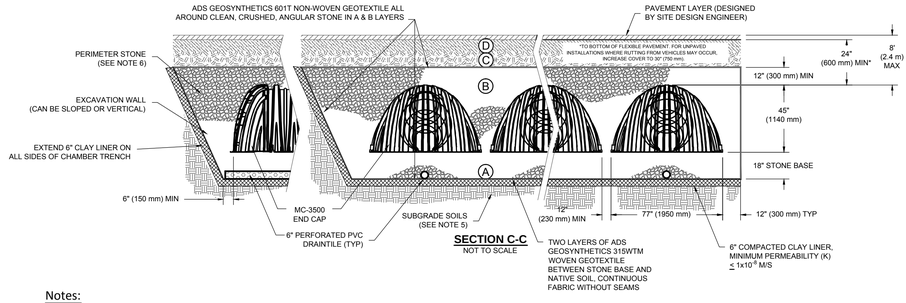
NOTE: ALL DIMENSIONS ARE NOMINAL

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.

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

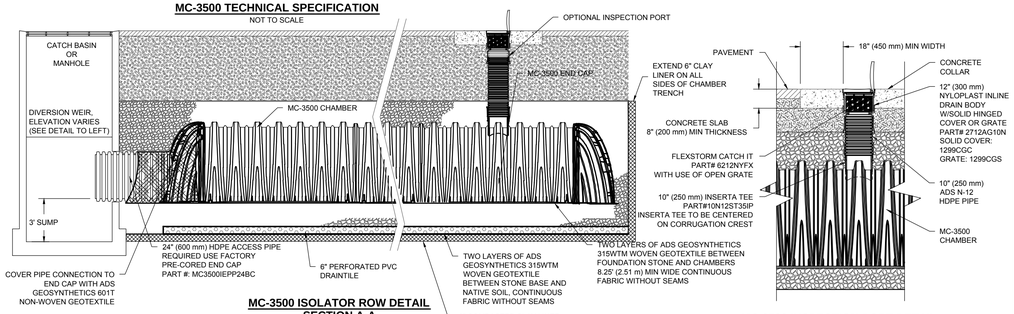
	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	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.



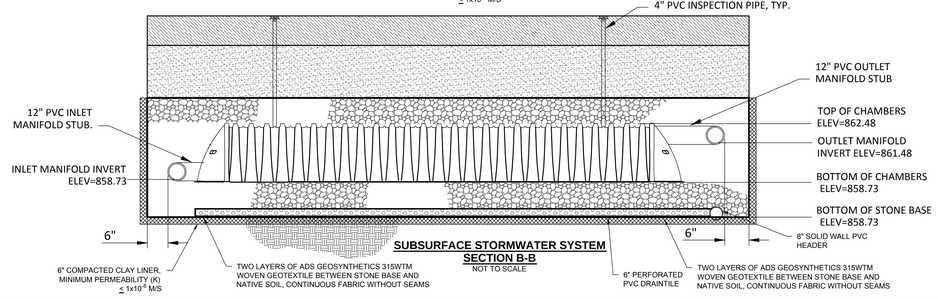
Notes:
1. MC-3500 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED 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.

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

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.

NOTE: DETAILS NOT TO SCALE

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LIC. NO. 49143 DATE 5/13/2015

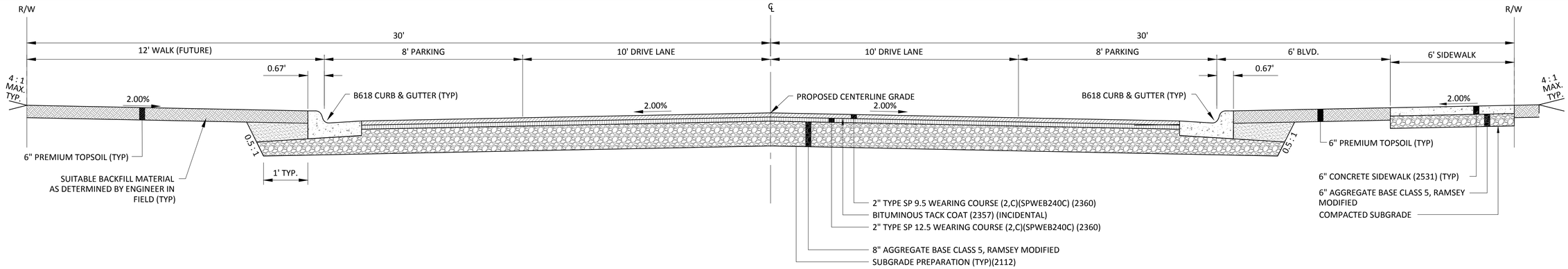
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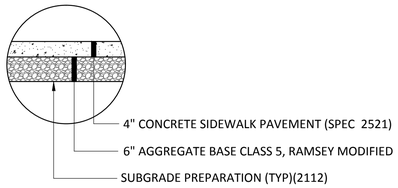
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PARKVIEW EAST APARTMENT COMPLEX
UNDERGROUND STORAGE DETAILS

SHEET C1.6



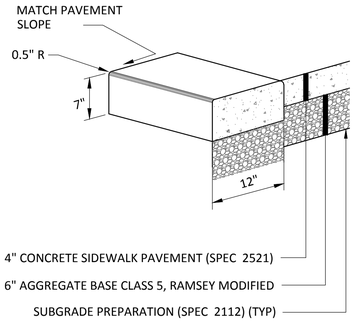
TYPICAL 36'-0" STREET SECTION
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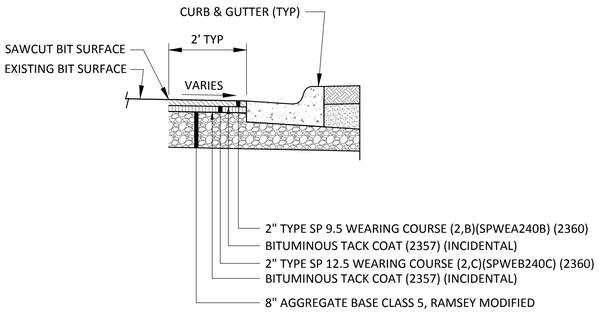
4" CONCRETE WALK
NOT TO SCALE

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

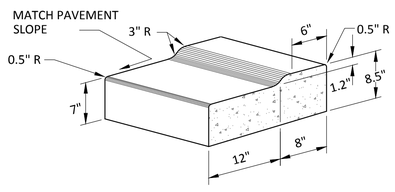
TYPICAL BITUMINOUS PARKING LOT SECTION
NOT TO SCALE



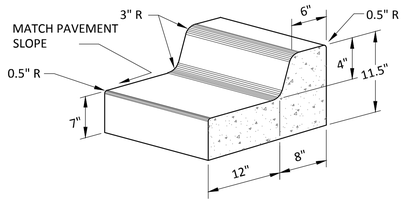
CONCRETE RIBBON AT BUILDING ENTRANCE
NOT TO SCALE



BITUMINOUS REPAIR, CURB AND GUTTER INSTALLATION
NOT TO SCALE



CONCRETE CURB & GUTTER AT TRANSITION AREAS
NOT TO SCALE



CONCRETE CURB & GUTTER DESIGN B412
NOT TO SCALE

NOTE: DETAILS NOT TO SCALE

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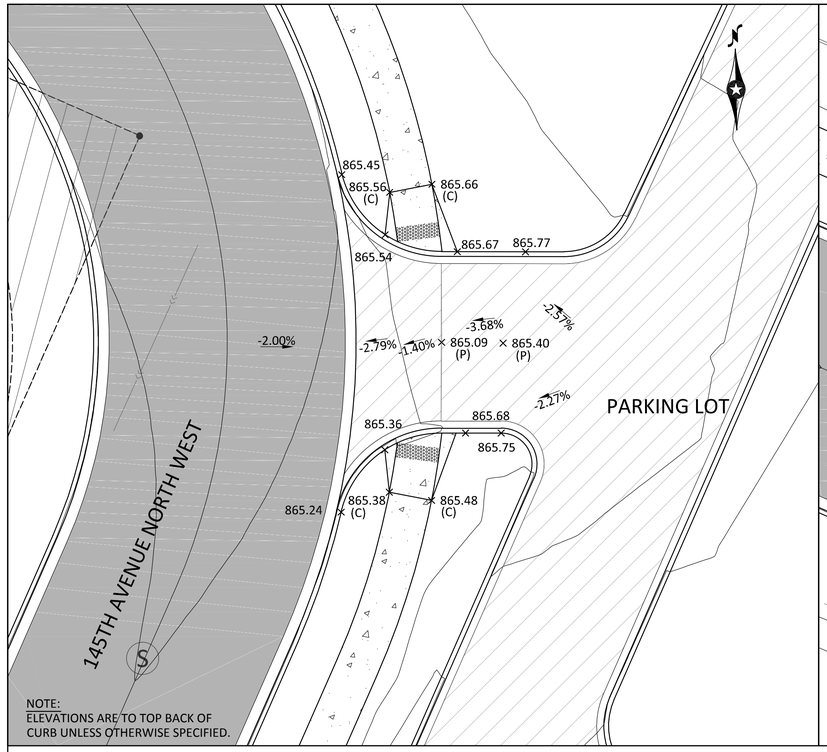
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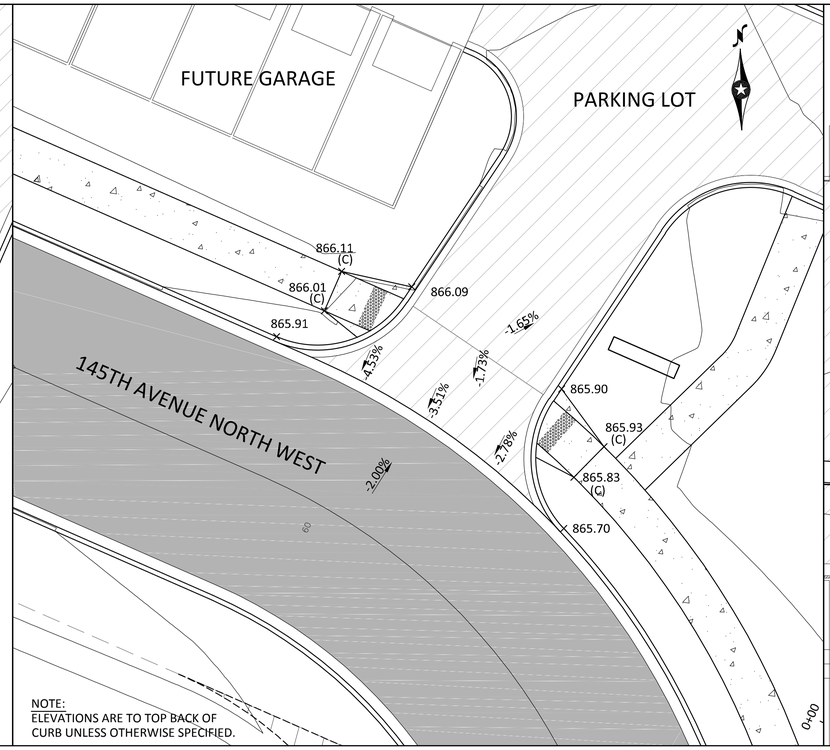
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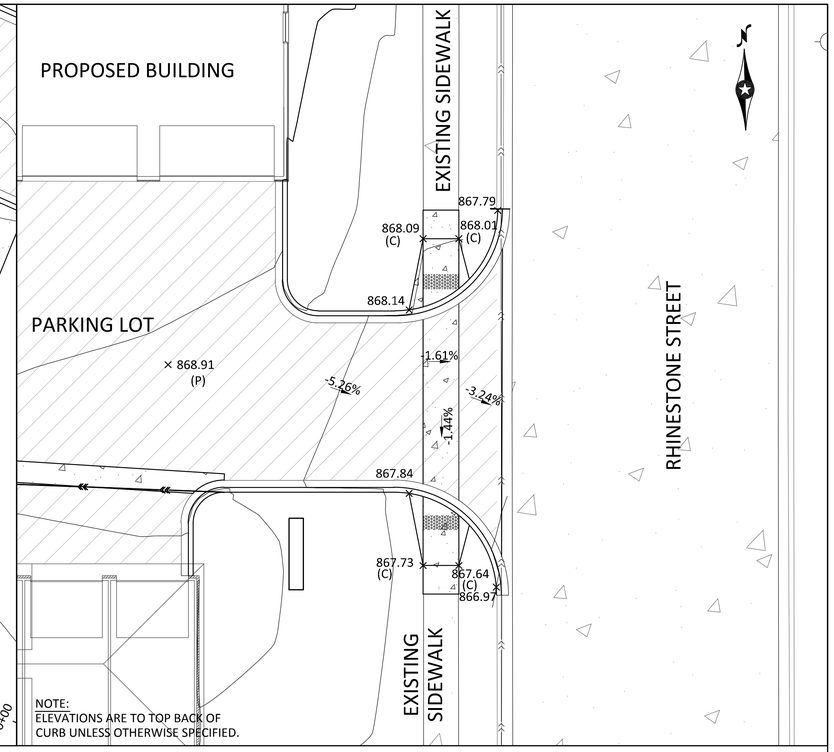
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PARKVIEW EAST APARTMENT COMPLEX
TYPICAL SECTIONS

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: DESIGN H	R-1 (2'x3')	48"-4022	60"-4022	84" -4022	SUMP ELEV.	CASTING ASSEM. EACH	RC PIPE (DESIGN 3006) 12" CL V PIPE	15" CL V PIPE	24" CL V PIPE	PIPE GRADE	CONNECT TO EXISTING STM. SEWER PIPE	CONNECT TO EXISTING STM. SEWER STRUCTURE	NOTES
		FT	FT		FT	FT		FT	LIN FT	LIN FT	LIN FT	LIN FT	LIN FT	FT		LIN FT	LIN FT	LIN FT	%	EACH	EACH	
100	STORM 100	11+58.89	0.00'	CL	867.29	857.38	STORAGE	-				9.91		855.38	R-1733							
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			
105	STORM 100	11+50.92	44.44	RT	867.10	863.00	100	862.73		4.10					R-3067-L	54			0.50			
200	STORM 200	26+65.41	0.00'	CL	868.19	857.38	STORAGE	-			10.81			855.38	R-1733							
201	STORM 200	24+16.96	0.00'	CL	869.04	863.74	200	863.30			5.30				R-2533		89		0.50			
202	STORM 200	22+34.24	0.00'	CL	868.90	864.90	201	863.99			4.00				R-2533	183			0.50			
203	STORM 500	3+97.52	0.00'	CL	868.84	861.33	200	860.03			7.51				R-4341	134			0.93			
204	STORM 500	3+04.39	0.00'	CL	868.64	862.20	203	861.33			6.44				R-3360A	93			0.93			
205	STORM 500	1+54.39	0.00'	CL	868.64	863.60	204	862.20			5.04				R-3360A	150			0.93			
206	STORM 500	0+00	0.00	CL	869.04	865.04	205	863.60		4.00					R-3067-L	154			0.93			
300	Storm 300	31+19.58	0.00'	CL	864.67	857.95	EXISTING	-					6.72		R-3067-L					1		(2)
301	Storm 300	30+06.79	0.00'	CL	867.72	861.48	300	860.68			6.24				R-1733	113			0.71			
400	STORM 400	42+36.87	0.00	CL	868.38	865.40	EXISTING 401	865.13	2.98						R-4342	23			1.00		1	
								TOTALS	2.98	16.10	50.34	17.73	6.72		14	1004.00	89.00	133.00		1	1	

NOTES: (1) MAINTAIN DRAINAGE AT ALL TIMES.
(2) CONNECT TO EXISTING 52" ARCH PIPE

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	

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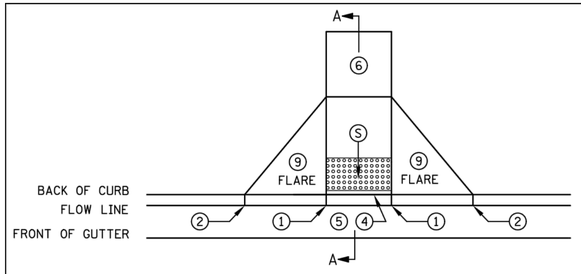
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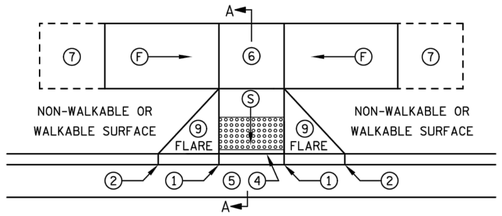
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PARKVIEW EAST APARTMENT COMPLEX
INTERSECTION DETAILS & CONSTRUCTION NOTES

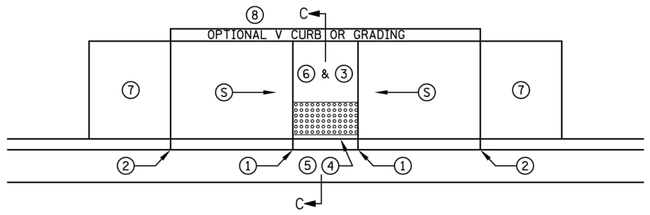
SHEET C1.8



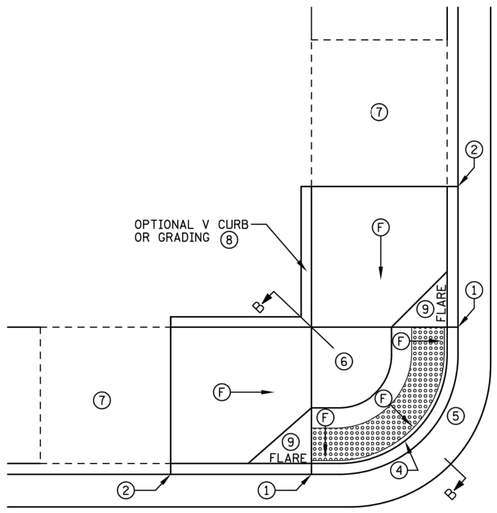
PERPENDICULAR



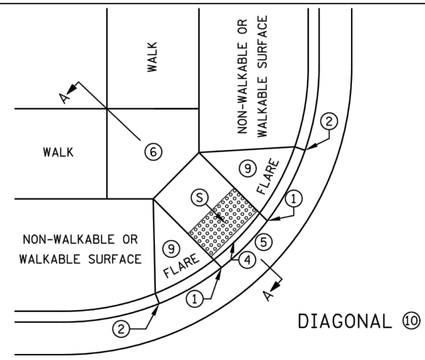
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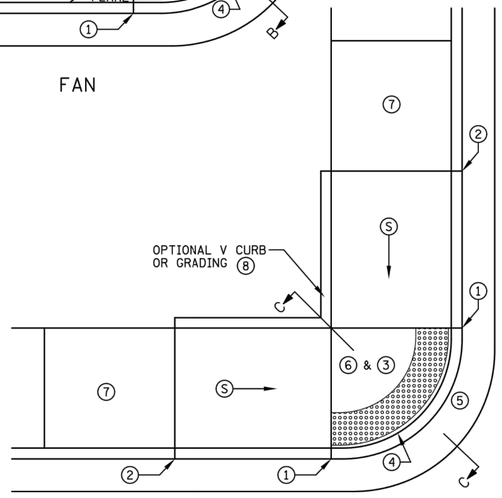
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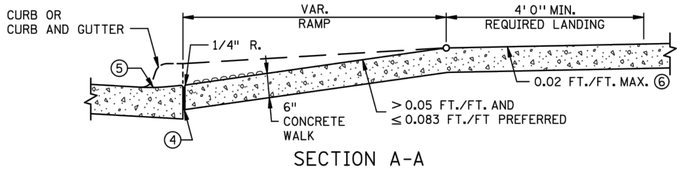
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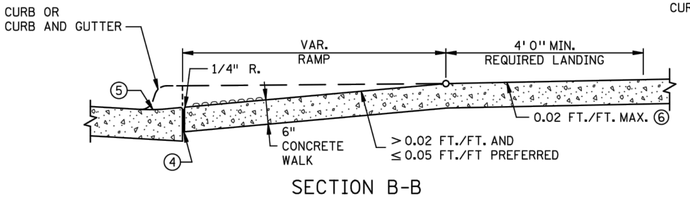


DEPRESSED CORNER



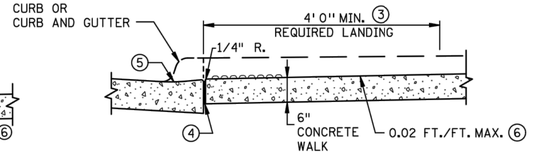
SECTION A-A

PERPENDICULAR/TIERED/DIAGONAL



SECTION B-B

FAN



SECTION C-C

PARALLEL/DEPRESSED CORNER

NOTES:

LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE CHANGES DIRECTION, AT THE TOP OF RAMPS THAT HAVE RUNNING SLOPES GREATER THAN 5.0%, AND IF THE APPROACHING WALK IS INVERSE GRADE.

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

SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE WHEN THE LONGITUDINAL SLOPE IS GREATER THAN 5.0%.

CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS.

ALL GRADE BREAKS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL.

TO ENSURE RAMPS AND LANDINGS ARE PROPERLY CONCTRUCTED, LANDINGS MAY BE CAST SEPARATELY. FOLLOW SIDEWALK REINFORCEMENT DETAILS ON SHEET 5 WHEN LANDINGS ARE CAST SEPARATELY.

ALL SLOPES ARE ABSOLUTE, RATHER THAN RELATIVE TO SIDEWALK/ROADWAY GRADES.

TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.

4' MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS. DETECTABLE WARNINGS SHALL CONTINUOUSLY EXTEND FOR A MINIMUM OF 24" IN THE PATH OF TRAVEL. SHARED USE PATHS SHALL HAVE DETECTABLE WARNING ACROSS THE ENTIRE WIDTH OF PATH WHEN THE PATH CROSSES A ROAD.

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

(1) 0" CURB HEIGHT.

(2) FULL CURB HEIGHT.

(3) DETECTABLE WARNINGS MAY BE PART OF 4' X 4' LANDING AREA IF IT IS NOT FEASIBLE TO CONSTRUCT THE LANDING OUTSIDE OF THE DETECTABLE WARNING AREA.

(4) 1/2" PREFORMED JOINT FILLER MATERIAL AASHTO M 213. JOINT FILLER SHALL BE PLACED FLUSH WITH THE BACK OF CURB AND ADJACENT SIDEWALK. JOINT SHALL BE FREE OF DEBRIS. RECTANGULAR DETECTABLE WARNINGS SHALL BE SETBACK 3" FROM THE BACK OF CURB. RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 3" MINIMUM TO 6" MAXIMUM FROM THE BACK OF CURB.

(5) SEE PEDESTRIAN ACCESS ROUTE CURB AND GUTTER DETAIL FOR INFORMATION ON CONSTRUCTING CURB AND GUTTER AT CURB OPENINGS. SEE SHEET NO. 3 OF 5.

(6) 4' BY 4' MIN. LANDING WITH MAX. 2.0% SLOPE IN ALL DIRECTIONS.

(7) IF LONGITUDINAL SLOPE IS GREATER THAN 5.0%, 4' X 4' MIN. LANDING WITH MAX 2.0% SLOPE IN ALL DIRECTIONS REQUIRED.

(8) V CURB, IF USED, SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS. SEE SHEET 5 OF 5.

(9) SEE SHEET 4 OF 5, TYPICAL SIDE TREATMENT OPTIONS, FOR DETAILS ON FLARES AND RETURNED CURBS.

(10) DIAGONAL RAMPS SHOULD ONLY BE USED AFTER ALL OTHER CURB RAMP TYPES HAVE BEEN EVALUATED AND DEEMED IMPRACTICAL.

LEGEND

THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT. IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.

(S) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%

(F) INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%

REVISION:

APPROVED: 8-6-2014

OPERATIONS ENGINEER

REVISED:

APPROVED: 8-6-2014

STATE DESIGN ENGINEER

PEDESTRIAN CURB RAMP DETAILS

STANDARD PLAN 5-297.250 | 1 OF 5

NOTE: DETAILS NOT TO SCALE

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CODY L. HOLMES

LIC. NO. 49143 DATE 5/13/2015

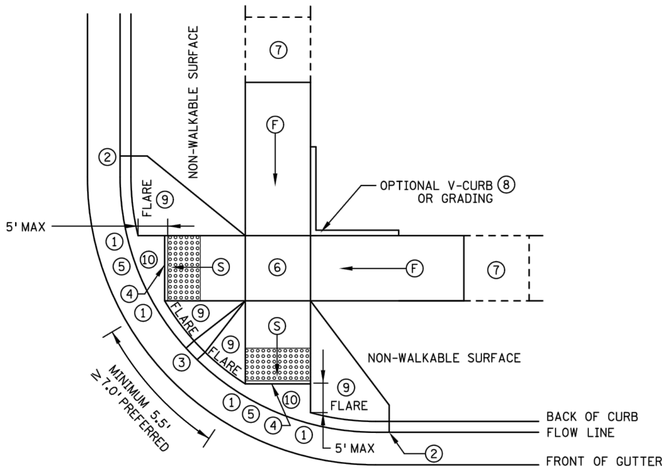
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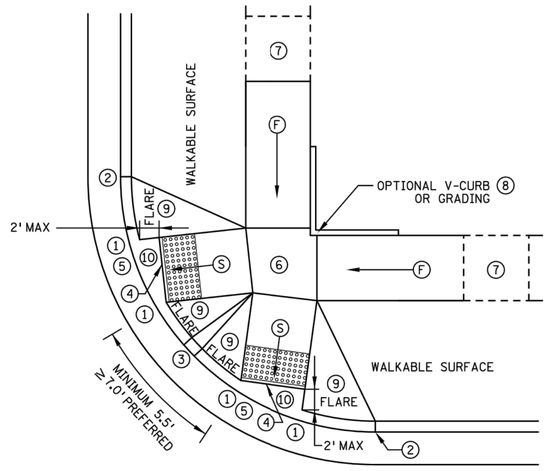
REV.	BY	DATE

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PARKVIEW EAST APARTMENT COMPLEX
MnDOT PEDESTRIAN RAMP DETAILS

SHEET C1.09

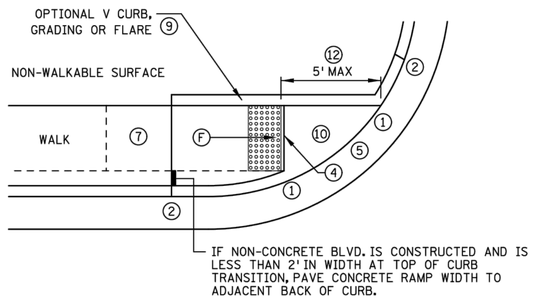


ADJACENT TO NON-WALKABLE SURFACE

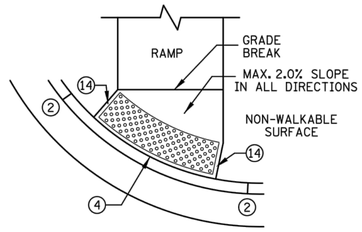


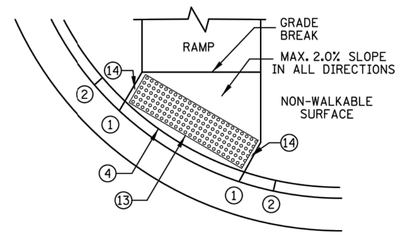
ADJACENT TO WALKABLE SURFACE

COMBINED DIRECTIONAL ⑮

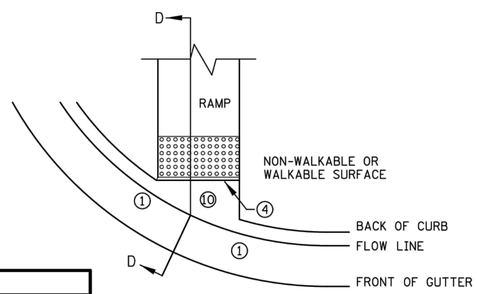


ONE-WAY DIRECTIONAL

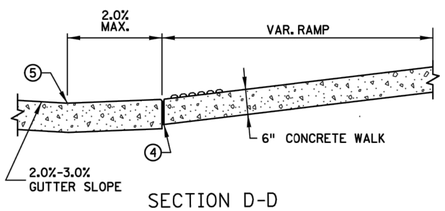




DETECTABLE WARNING PLACEMENT WHEN
SETBACK CRITERIA IS EXCEEDED



CURB FOR DIRECTIONAL RAMPS ⑪



SECTION D-D

NOTES:

LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE CHANGES DIRECTION, AT THE TOP OF RAMPS THAT HAVE RUNNING SLOPES GREATER THAN 5.0%, AND IF THE APPROACHING WALK IS INVERSE GRADE.

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

SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE WHEN THE LONGITUDINAL SLOPE IS GREATER THAN 5.0%.

CONTRACTION JOINTS SHALL BE CONSTRUCTED ALONG ALL GRADE BREAKS.

ALL GRADE BREAKS WITHIN THE PAR SHALL BE PERPENDICULAR TO THE PATH OF TRAVEL.

TO ENSURE RAMPS AND LANDINGS ARE PROPERLY CONCTRUCTED, LANDINGS MAY BE CAST SEPARATELY. FOLLOW SIDEWALK REINFORCEMENT DETAILS ON SHEET 5 WHEN LANDINGS ARE CAST SEPARATELY.

ALL SLOPES ARE ABSOLUTE, RATHER THAN RELATIVE TO SIDEWALK/ROADWAY GRADES.

TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.

4' MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS. DETECTABLE WARNINGS SHALL CONTINUOUSLY EXTEND FOR A MINIMUM OF 24" IN THE PATH OF TRAVEL. SHARED USE PATHS SHALL HAVE DETECTABLE WARNING ACROSS THE ENTIRE WIDTH OF PATH WHEN THE PATH CROSSES A ROAD.

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

① 0" CURB HEIGHT.

② FULL CURB HEIGHT.

③ 3" MINIMUM CURB HEIGHT, 4" PREFERRED.

④ 1/2" PREFORMED JOINT FILLER MATERIAL AASHTO M 213. JOINT FILLER SHALL BE PLACED FLUSH WITH THE BACK OF CURB AND ADJACENT SIDEWALK. JOINT SHALL BE FREE OF DEBRIS. RECTANGULAR DETECTABLE WARNINGS SHALL BE SETBACK 3" FROM THE BACK OF CURB. RADIAL DETECTABLE WARNINGS SHALL BE SETBACK 3" MIN. TO 6" MAX. FROM THE BACK OF CURB.

⑤ SEE PEDESTRIAN ACCESS ROUTE CURB AND GUTTER DETAIL FOR INFORMATION ON CONSTRUCTING CURB AND GUTTER AT CURB OPENINGS. SEE SHEET NO. 3 OF 5.

⑥ 4' BY 4' MIN. LANDING WITH MAX. 2.0% SLOPE IN ALL DIRECTIONS.

⑦ IF LONGITUDINAL SLOPE IS GREATER THAN 5.0%, 4' X 4' MIN. LANDING WITH MAX 2.0% SLOPE IN ALL DIRECTIONS REQUIRED.

⑧ V CURB, IF USED, SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS.

⑨ SEE SHEET 4 OF 5, TYPICAL SIDE TREATMENT OPTIONS, FOR DETAILS ON FLARES AND RETURNED CURBS.

⑩ MAX. 2.0% SLOPE IN ALL DIRECTIONS IN FRONT OF GRADE BREAK AND DRAIN TO FLOW LINE. SHALL BE CONSTRUCTED INTEGRAL WITH CURB AND GUTTER.

⑪ TO BE USED FOR ALL DIRECTIONAL RAMPS.

⑫ PLACE DOMES AT THE BACK OF CURB WHEN ALLOWABLE SETBACK CRITERIA IS EXCEEDED.

⑬ RECTANGULAR DETECTABLE WARNINGS MAY BE SETBACK 9" FROM THE BACK OF CURB WITH CORNERS SET 3" FROM BACK OF CURB. IF 9" SETBACK IS EXCEEDED USE RADIAL DETECTABLE WARNINGS.

⑭ WHEN NO CONCRETE FLARES ARE PROPOSED, THE CONCRETE WALK SHALL BE FORMED AND CONSTRUCTED PERPENDICULAR TO THE BACK OF CURB. MAINTAIN 3" BETWEEN EDGE OF DOMES AND EDGE OF CONCRETE.

⑮ FRONT EDGE OF DETECTABLE WARNING SHALL BE SET BACK 2' MAXIMUM WHEN ADJACENT TO WALKABLE SURFACE, AND 5' MAXIMUM WHEN ADJACENT TO NON-WALKABLE SURFACE WITH ONE CORNER SET 3" FROM BACK OF CURB. WHETHER A SURFACE IS WALKABLE OR NOT SHALL BE DETERMINED BY THE ENGINEER

LEGEND

THESE LONGITUDINAL SLOPE RANGES SHALL BE THE STARTING POINT. IF SITE CONDITIONS WARRANT, LONGITUDINAL SLOPES UP TO 8.3% OR FLATTER ARE ALLOWED.

Ⓢ INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE BETWEEN 5.0% MINIMUM AND 8.3% MAXIMUM IN THE DIRECTION SHOWN AND THE CROSS SLOPE SHALL NOT EXCEED 2.0%

Ⓕ INDICATES PEDESTRIAN RAMP - SLOPE SHALL BE GREATER THAN 2.0% AND LESS THAN 5.0% IN THE DIRECTION SHOWN AND CROSS SLOPE SHALL NOT EXCEED 2.0%

REVISION:

APPROVED: 8-6-2014
OPERATIONS ENGINEER

REVISED:

APPROVED: 8-6-2014
STATE DESIGN ENGINEER

PEDESTRIAN CURB RAMP DETAILS

STANDARD PLAN 5-297.250 | 2 OF 5

NOTE: DETAILS NOT TO SCALE

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CODY L. HOLMES
LIC. NO. 49143 DATE 5/13/2015

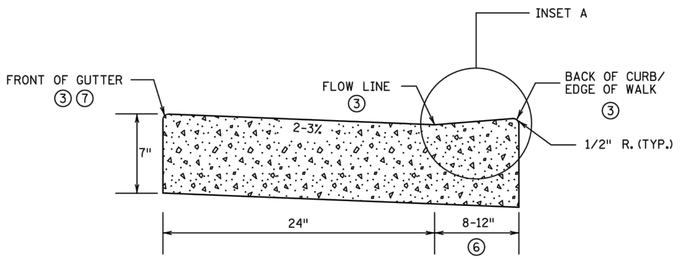
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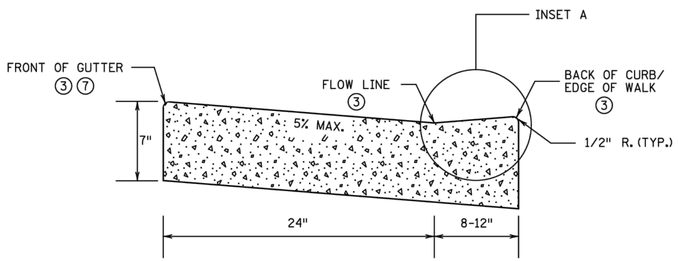
REV.	BY	DATE

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PARKVIEW EAST APARTMENT COMPLEX
MnDOT PEDESTRIAN RAMP DETAILS

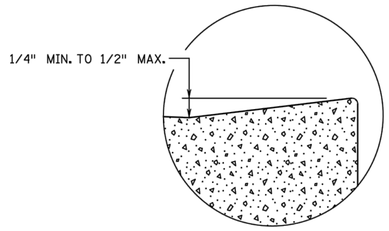
SHEET C1.10



NON PERPENDICULAR ①

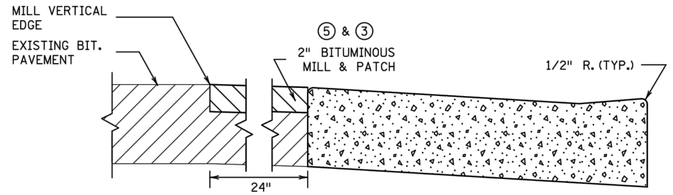


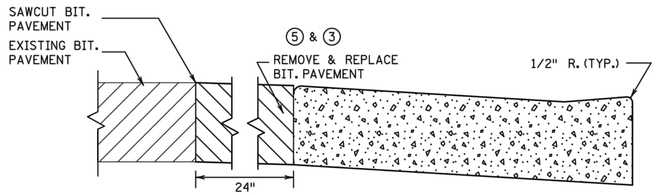
PERPENDICULAR ②

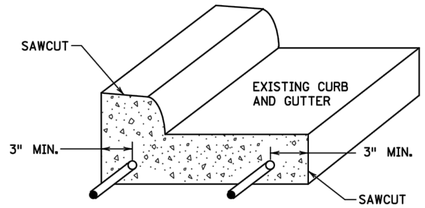


INSET A

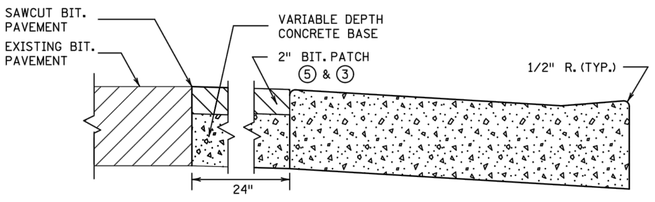
PEDESTRIAN ACCESS ROUTE CURB & GUTTER DETAIL

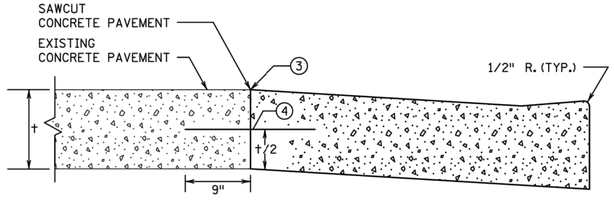






CURB AND GUTTER ⑧
REINFORCEMENT
FOR USE ON CURB RAMP RETROFITS





PAVEMENT TREATMENT OPTIONS IN FRONT OF CURB & GUTTER

FOR USE ON CURB RAMP RETROFITS

NOTES:

POSITIVE FLOW LINE DRAINAGE SHALL BE MAINTAINED THROUGH THE PEDESTRIAN ACCESS ROUTE (PAR) AT A 2% MAXIMUM.

NO PONDING SHALL BE PRESENT IN THE PAR.

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

① FOR USE AT CURB CUTS WHERE THE PEDESTRIAN'S PATH OF TRAVEL IS ASSUMED NON PERPENDICULAR TO THE GUTTER FLOW LINE. RAMP TYPES INCLUDE: FANS, DEPRESSED CORNERS, & ONE WAY AND COMBINED DIRECTIONALS.

② FOR USE AT CURB CUTS WHERE THE PEDESTRIAN'S PATH OF TRAVEL IS ASSUMED PERPENDICULAR TO THE GUTTER FLOW LINE. RAMP TYPES INCLUDE: PERPENDICULAR, TIERED PERPENDICULAR, PARALLEL, AND DIAGONAL RAMPS.

③ THERE SHALL BE NO VERTICAL DISCONTINUITIES GREATER THAN 1/4".

④ DRILL AND GROUT NO. 4 EPOXY-COATED 18" LONG TIE BARS AT 30" CENTER TO CENTER INTO EXISTING CONCRETE PAVEMENT.

⑤ ELEVATION CHANGE TAKES PLACE FROM THE EXISTING TO NEW FRONT OF GUTTER. PATCH IS USED TO MATCH THE NEW GUTTER FACE INTO THE EXISTING ROADWAY.

⑥ VARIABLE WIDTH FOR DIRECTIONAL CURB APPLICATIONS.

⑦ TOP FRONT OF GUTTER SHALL BE CONSTRUCTED FLUSH WITH PROPOSED ADJACENT PAVEMENT ELEVATION. PAR GUTTER SHALL NOT BE OVERLAID.

⑧ WHERE PLAN SPECIFIES, DRILL AND GROUT 2 - NO. 4 X 12'' LONG REINFORCEMENT BARS (EPOXY COATED).

REVISION:

APPROVED: 8-6-2014

OPERATIONS ENGINEER

REVISED:

APPROVED: 8-6-2014

STATE DESIGN ENGINEER

PEDESTRIAN CURB RAMP DETAILS

STANDARD PLAN 5-297.250 | 3 OF 5

NOTE: DETAILS NOT TO SCALE

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CODY L. HOLMES

LIC. NO. 49143 DATE 5/13/2015

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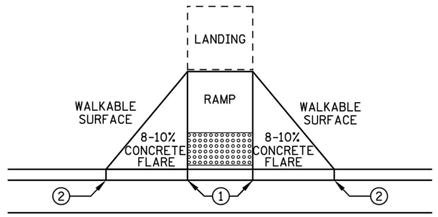
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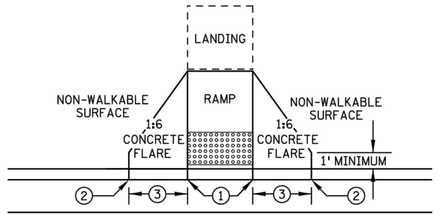
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MnDOT PEDESTRIAN RAMP DETAILS

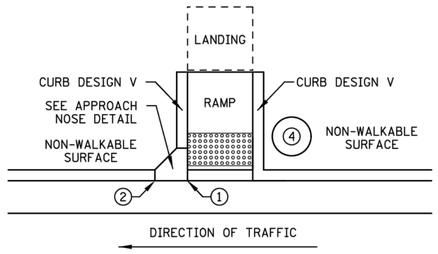
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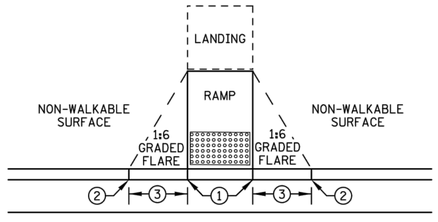
PAVED FLARES
ADJACENT TO WALKABLE SURFACE



PAVED FLARES
ADJACENT TO NON-WALKABLE SURFACE

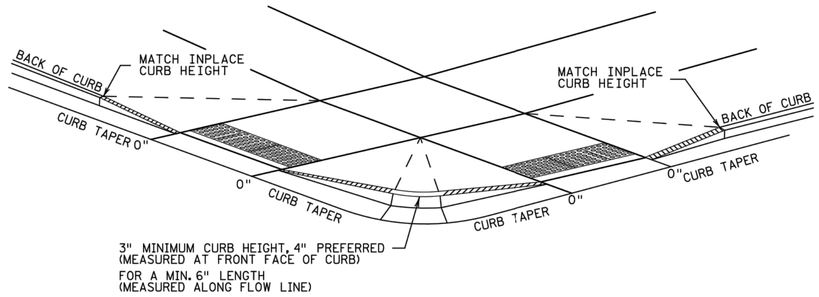


RETURNED CURB

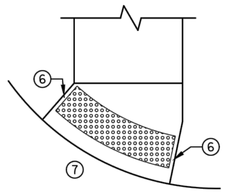


GRADED FLARES

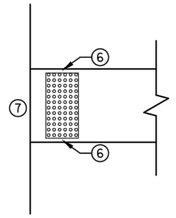
TYPICAL SIDE TREATMENT OPTIONS ⑤



DETECTABLE EDGE WITH
CURB AND GUTTER ⑧

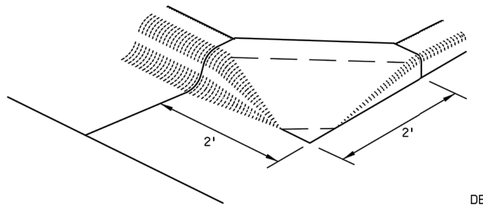


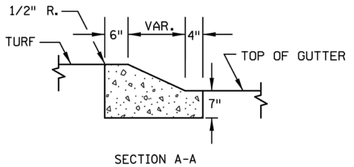
RADIAL DETECTABLE WARNING



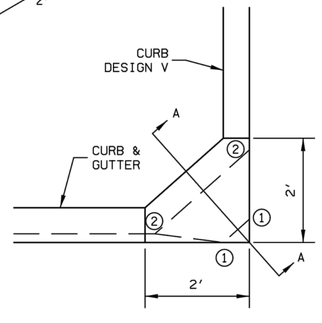
RECTANGULAR DETECTABLE WARNING

DETECTABLE EDGE WITHOUT CURB AND GUTTER





SECTION A-A



APPROACH NOSE DETAIL
FOR DOWNSTREAM SIDE OF TRAFFIC

NOTES:

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

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

CONCRETE FLARE LENGTHS ADJACENT TO NON-WALKABLE SURFACES SHOULD BE LESS THAN 8' LONG MEASURED ALONG THE RAMPS FROM THE BACK OF CURB.

① 0" CURB HEIGHT.
② FULL CURB HEIGHT.
③ 2' - 3' FLARE.
④ IMMOVABLE OBJECT OR OBSTRUCTION.
⑤ SIDE TREATMENTS ARE APPLICABLE TO ALL RAMP TYPES AND SHOULD BE IMPLEMENTED AS NEEDED ON ALL RAMPS AS FIELD CONDITIONS DICTATE. THE ENGINEER SHALL DETERMINE THE RAMP SIDE TREATMENTS BASED ON MAINTENANCE OF BOTH ROADWAY AND SIDEWALK, ADJACENT PROPERTY CONSIDERATIONS, AND MITIGATING CONSTRUCTION IMPACTS.
⑥ WHEN NO CONCRETE FLARES ARE PROPOSED, THE CONCRETE WALK SHALL BE FORMED AND CONSTRUCTED PERPENDICULAR TO THE EDGE OF ROADWAY. MAINTAIN 3" BETWEEN EDGE OF DOMES AND EDGE OF CONCRETE.
⑦ IF NO CURB AND GUTTER IS PLACED IN RURAL SECTIONS, DETECTABLE WARNINGS SHALL BE PLACED 1' FROM THE EDGE OF ROADWAY TO PROVIDE VISUAL CONTRAST.
⑧ ALL CONSTRUCTED CURBS MUST HAVE A CONTINUOUS DETECTABLE EDGE FOR THE VISUALLY IMPAIRED. THIS DETECTABLE EDGE REQUIRES DETECTABLE WARNINGS WHEREVER THERE IS ZERO-INCH HIGH CURB. CURB TAPERS ARE CONSIDERED A DETECTABLE EDGE WHEN THE TAPER STARTS WITHIN 3" OF THE EDGE OF THE DETECTABLE WARNINGS AND UNIFORMLY RISES TO A 3-INCH MINIMUM CURB HEIGHT. ANY CURB NOT PART OF A CURB TAPER AND LESS THAN 3 INCHES IN HEIGHT IS NOT CONSIDERED A DETECTABLE EDGE AND THEREFORE IS NOT COMPLIANT WITH ACCESSIBILITY STANDARDS.

REVISION:
APPROVED: 8-6-2014
OPERATIONS ENGINEER

REVISED:
APPROVED: 8-6-2014
STATE DESIGN ENGINEER

PEDESTRIAN CURB RAMP DETAILS

STANDARD PLAN 5-297.250 | 4 OF 5

NOTE: DETAILS NOT TO SCALE

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CODY L. HOLMES
LIC. NO. 49143 DATE 5/13/2015

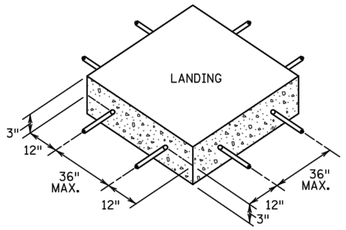
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DRAWN JEN
CHECKED CLH

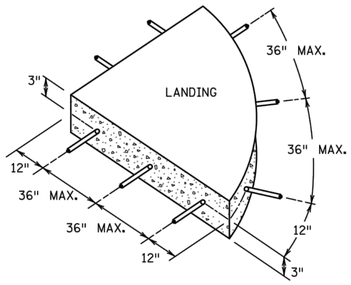
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BAXTER, MN ROCHESTER, MN AMES, IA SPENCER, IA

REV.	BY	DATE

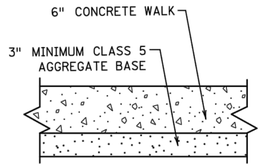
PSD LLC, RAMSEY, MINNESOTA
PARKVIEW EAST APARTMENT COMPLEX
MnDOT PEDESTRIAN RAMP DETAILS

SHEET C1.12

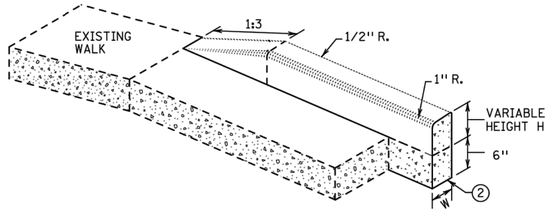




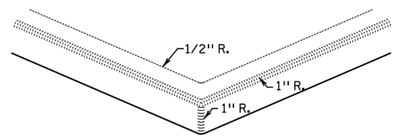
SIDEWALK REINFORCEMENT ⑤ ⑥



TYPICAL SIDEWALK SECTION WITHIN INTERSECTION CORNER

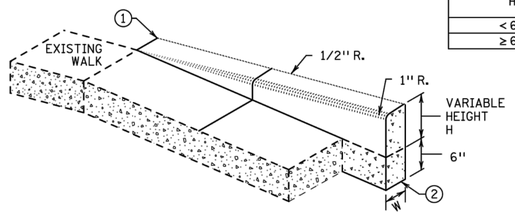


V CURB ADJACENT TO LANDSCAPE
CURB WITHIN SIDEWALK LIMITS

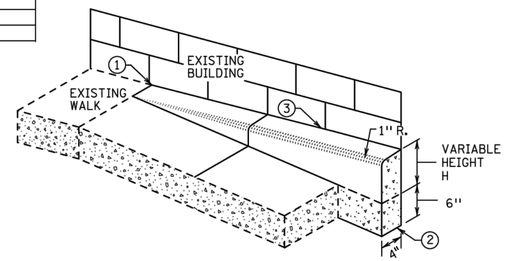


V CURB INTERSECTION

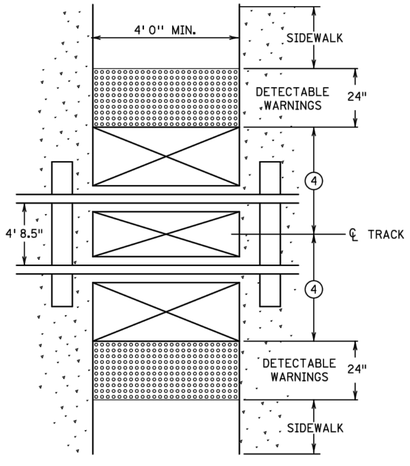
CONCRETE CURB DESIGN V	
CURB HEIGHT H	CURB WIDTH W
< 6"	4"
≥ 6"	6"



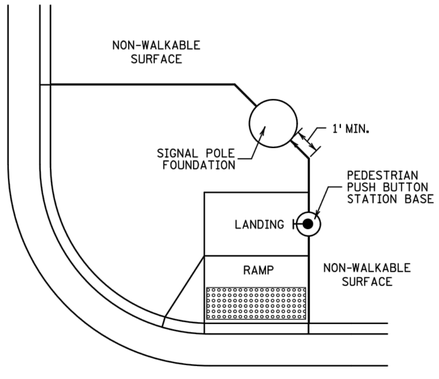
V CURB ADJACENT TO LANDSCAPE
CURB OUTSIDE SIDEWALK LIMITS



V CURB ADJACENT TO BUILDING OR BARRIER



RAILROAD CROSSING
PLAN VIEW



CONCRETE WALK EDGES ADJACENT
TO CONCRETE STRUCTURES

NOTES:

ALL V CURB CONTRACTION JOINTS SHALL MATCH CONCRETE WALK JOINTS.

WHERE RIGHT-OF-WAY ALLOWS, USE OF V CURB SHOULD BE MINIMIZED. GRADING ADJACENT TURF OR SLOPING ADJACENT PAVEMENT IS PREFERRED.

V CURB SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS.

V CURB NEXT TO BUILDING SHALL BE A 4" WIDTH AND SHALL MATCH PREVIOUS TOP OF SIDEWALK ELEVATIONS.

① END TAPERS AT TRANSITION SECTION SHALL MATCH INPLACE SIDEWALK GRADES.

② ALL V CURB SHALL MATCH BOTTOM OF ADJACENT WALK.

③ EDGE BETWEEN NEW V CURB AND INPLACE STRUCTURE SHALL BE SEALED AND BOND BREAKER SHALL BE USED BETWEEN EXISTING STRUCTURE AND PLACED V-CURB.

④ EDGE OF DETECTABLE WARNING SURFACES SHALL BE PLACED 15' MAXIMUM FROM THE CENTERLINE OF THE TRACK. WHEN PEDESTRIAN GATES ARE PROVIDED, DETECTABLE WARNING SURFACES SHALL BE PLACED ON THE SIDE OF THE GATES OPPOSITE THE RAIL, 17" - 19" FROM THE APPROACHING SIDE OF THE GATE ARM.

⑤ WHEN PLAN SPECIFIES, DRILL AND GROUT NO. 4 12" LONG REINFORCEMENT BARS AT 36" MAX. CENTER TO CENTER (EPOXY COATED).

⑥ TO ENSURE RAMPS AND LANDINGS ARE PROPERLY CONCTRUCTED, LANDINGS MAY BE CAST SEPARATELY. FOLLOW SIDEWALK REINFORCEMENT DETAILS ON THIS SHEET WHEN LANDINGS ARE CAST SEPARATELY.

REVISION:

APPROVED: 8-6-2014
OPERATIONS ENGINEER

REVISED:

APPROVED: 8-6-2014
STATE DESIGN ENGINEER

PEDESTRIAN CURB RAMP DETAILS

STANDARD PLAN 5-297.250 | 5 OF 5

NOTE: DETAILS NOT TO SCALE

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CODY L. HOLMES
LIC. NO. 49143 DATE 5/13/2015

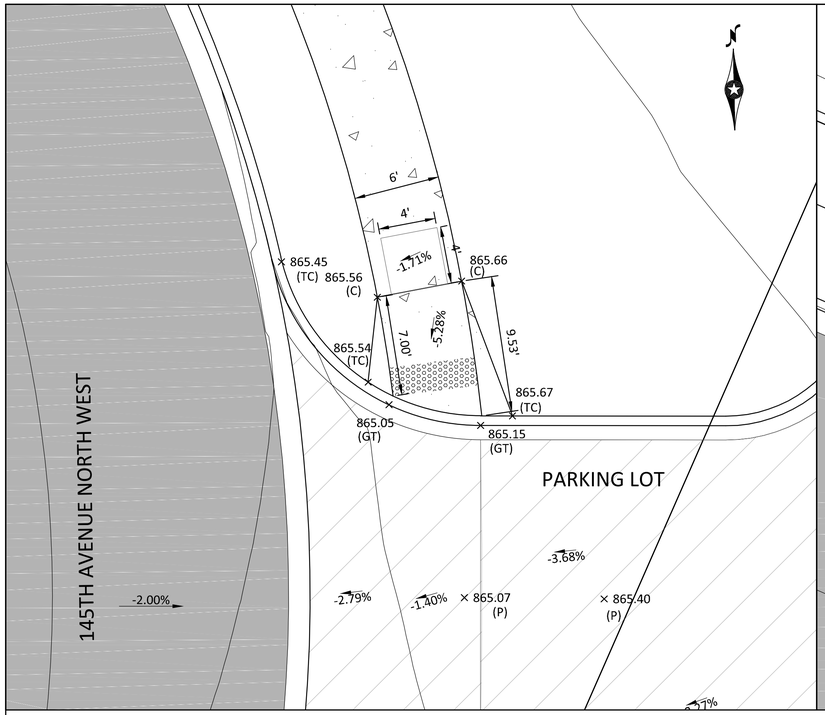
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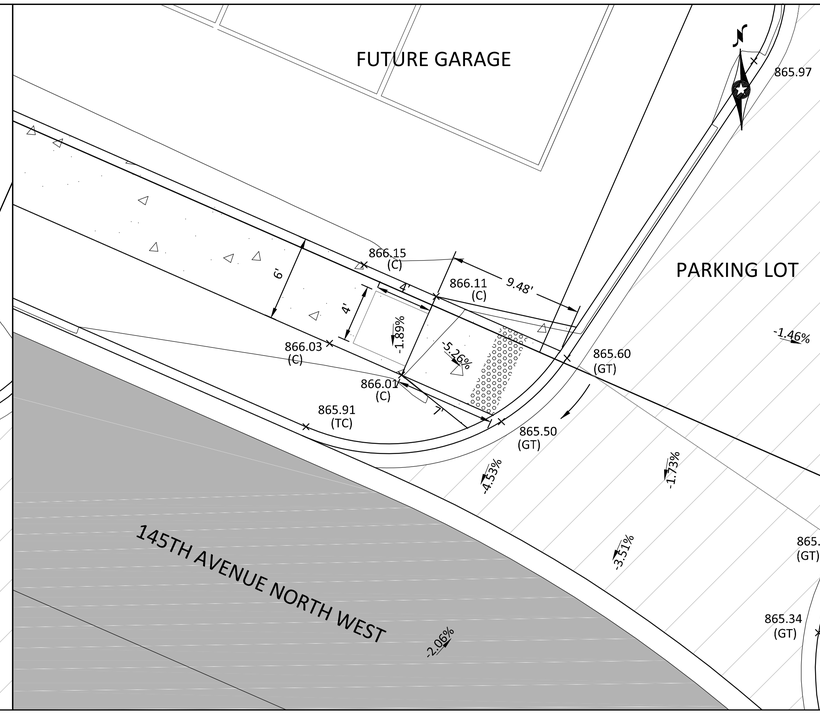
PSD LLC, RAMSEY, MINNESOTA
PARKVIEW EAST APARTMENT COMPLEX
MnDOT PEDESTRIAN RAMP DETAILS

SHEET C1.13



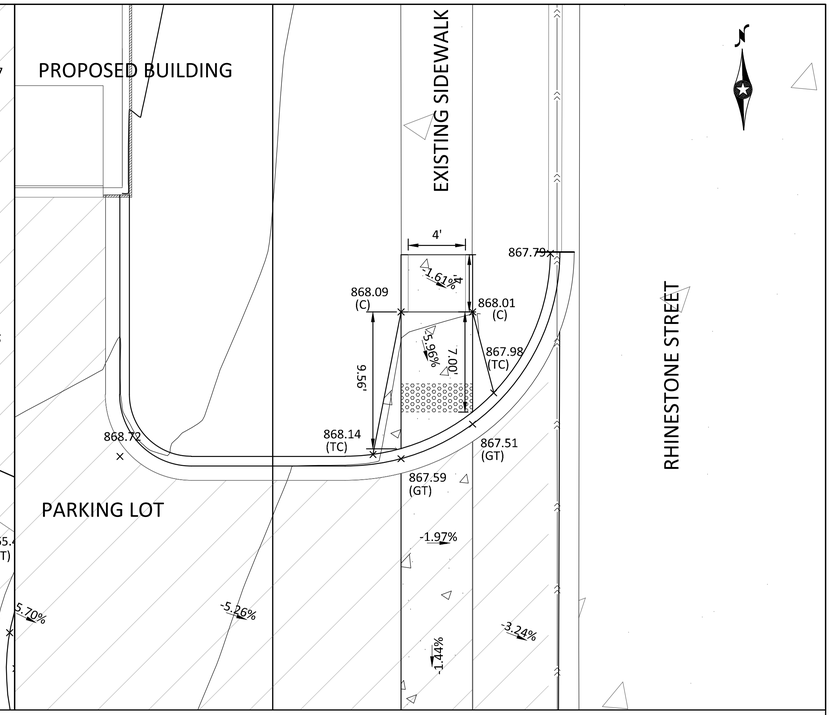
145TH AVENUE NORTH WEST & SOUTH PARKING LOT ENTRANCE

SCALE: 1' = 10'



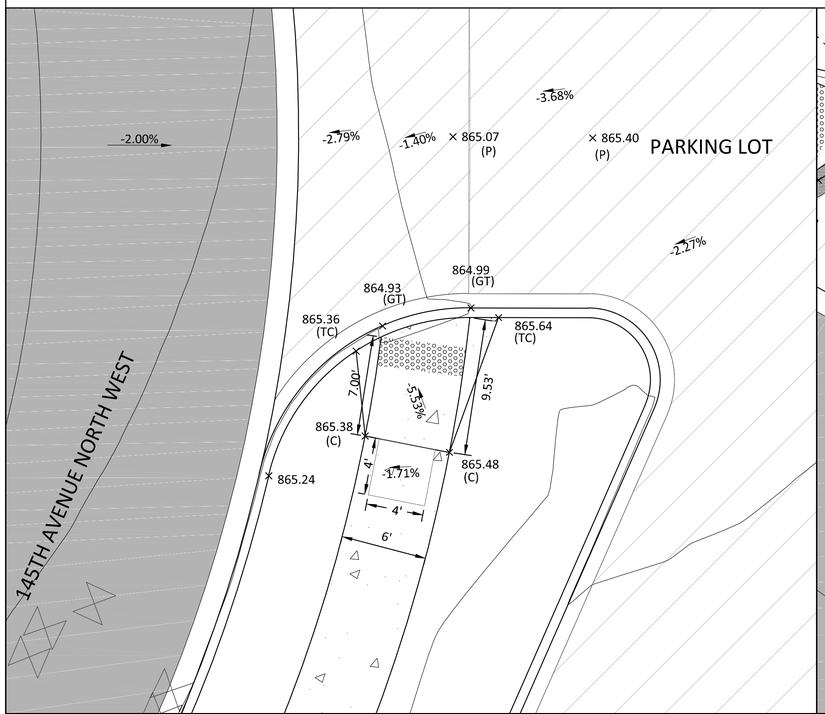
145TH AVENUE NORTH WEST & NORTH PARKING LOT ENTRANCE

SCALE: 1' = 10'



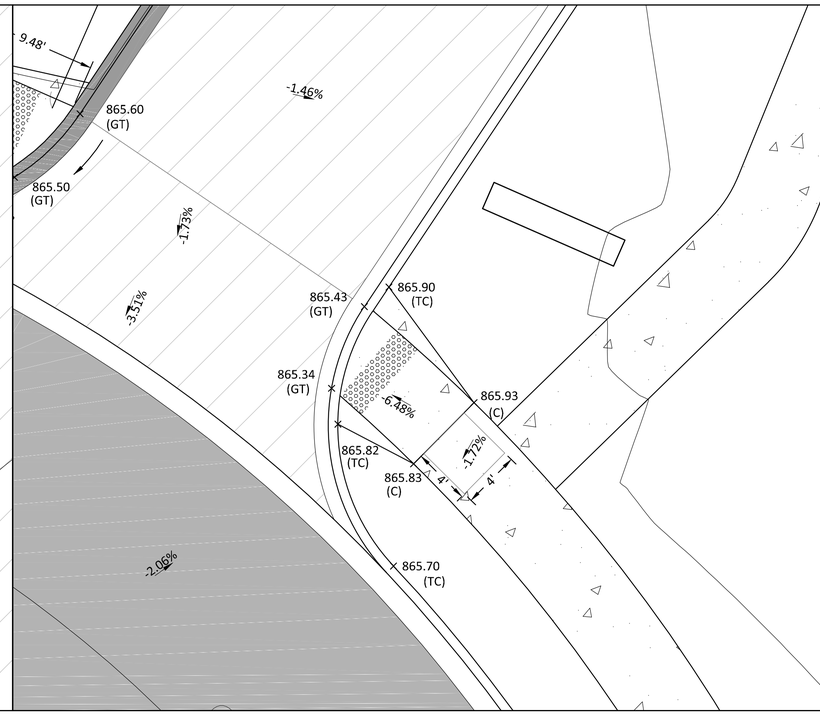
RHINESTONE STREET & EAST PARKING LOT ENTRANCE

SCALE: 1' = 10'



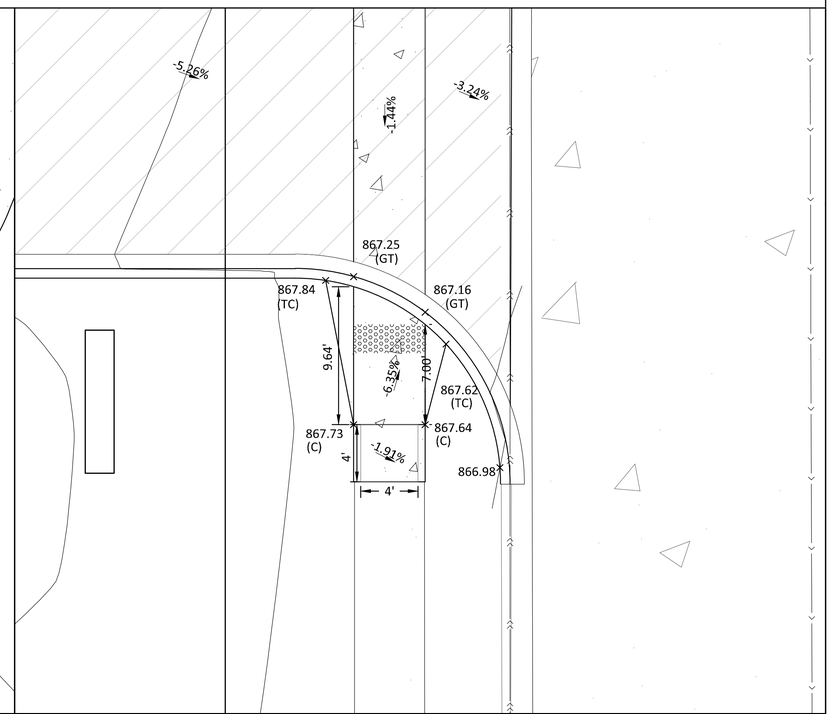
145TH AVENUE NORTH WEST & SOUTH PARKING LOT ENTRANCE

SCALE: 1' = 10'



145TH AVENUE NORTH WEST & NORTH PARKING LOT ENTRANCE

SCALE: 1' = 10'



RHINESTONE STREET & EAST PARKING LOT ENTRANCE

SCALE: 1' = 10'

NOTE: DETAILS NOT TO SCALE

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CODY L. HOLMES
LIC. NO. 49143 DATE 5/13/2015

DESIGNED CLH
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BOLTON & MENK, INC.
Consulting Engineers & Surveyors
MANKATO, MN FAIRMONT, MN SLEEPY EYE, MN BURNSVILLE, MN
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BAXTER, MN ROCHESTER, MN AMES, IA SPENCER, IA

REV.	BY	DATE

PSD LLC, RAMSEY, MINNESOTA
PARKVIEW EAST APARTMENT COMPLEX
PEDESTRIAN RAMP DETAILS

SHEET C1.14

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

OUTLOT Y
RAMSEY TOWN CENTER ADDITION

OUTLOT A
AREA = 3.90 ACRES
(FUTURE SITE)

B L O C K

FUTURE GARAGES

EAST RAMSEY PKWY

OWNER: RAMSEY HRA
PID#: 283225140007
ZONING DISTRICT: THE COR

RAMSEY TOWN CENTER ADDITION

FF= 868.28

EXISTING BLDG.

FF= 868.36

7+42 7+00 6+00 5+00 4+00 3+00 2+00 1+00 0+00

145TH AVENUE NW

BARRICADE TYPE III

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

PROPOSED ROADWAY EASEMENT

RAMSEY TOWN CENTER 11TH ADDITION

OUTLOT B

PROPOSED BUILDING
F.F.E= 870.00

LOT 1
AREA = 5.12 ACRES
(PROPOSED SITE)

F.F.E= 870.00

PROPOSED GARAGES

RHINESTONE STREET NW

DETOUR
M4-9a L
24"X18"

SIDEWALK CLOSED
USE OTHER SIDE
R9-10
24"X48"

DETOUR
M4-9a R
24"X18"

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

EXISTING BLDG.

FF= 867.24

EXISTING BUILDING

FF= 867.27

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

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

RAMSEY TOWN CENTER 11TH ADDITION
LOT 1
BLOCK 1

ELECTRICAL TRANSFORMER

SIDEWALK CLOSED
USE OTHER SIDE
R9-10
24"X48"

DETOUR
M4-9a R
24"X18"

DETOUR
M4-9a L
24"X18"

HORZ. SCALE 0 40 80 FEET

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CODY L. HOLMES
LIC. NO. 49143 DATE 5/13/2015

DESIGNED CLH
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BOLTON & MENK, INC.
Consulting Engineers & Surveyors
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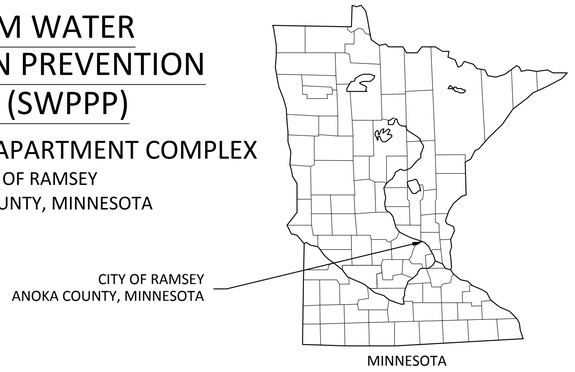
PSD LLC, RAMSEY, MINNESOTA
PARKVIEW EAST APARTMENT COMPLEX
TRAFFIC CONTROL

SHEET C1.15

STORM WATER POLLUTION PREVENTION PLAN (SWPPP)

PARKVIEW EAST APARTMENT COMPLEX

CITY OF RAMSEY
ANOKA 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:	PSD	Matt Kuker	763-427-5955
SWPPP DESIGNER:	Bolton & Menk, Inc.	TIM OLSON	651-704-9970
CONTRACTOR:			
SITE MANAGER:			
PARTY RESPONSIBLE FOR LONG TERM O&M:	PSD	Matt Kuker	763-427-5955

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:	3/30/2016

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
SODDING	4356	SQ YD
SILT FENCE	1956	LIN FT
INLET PROTECTION	8	EACH

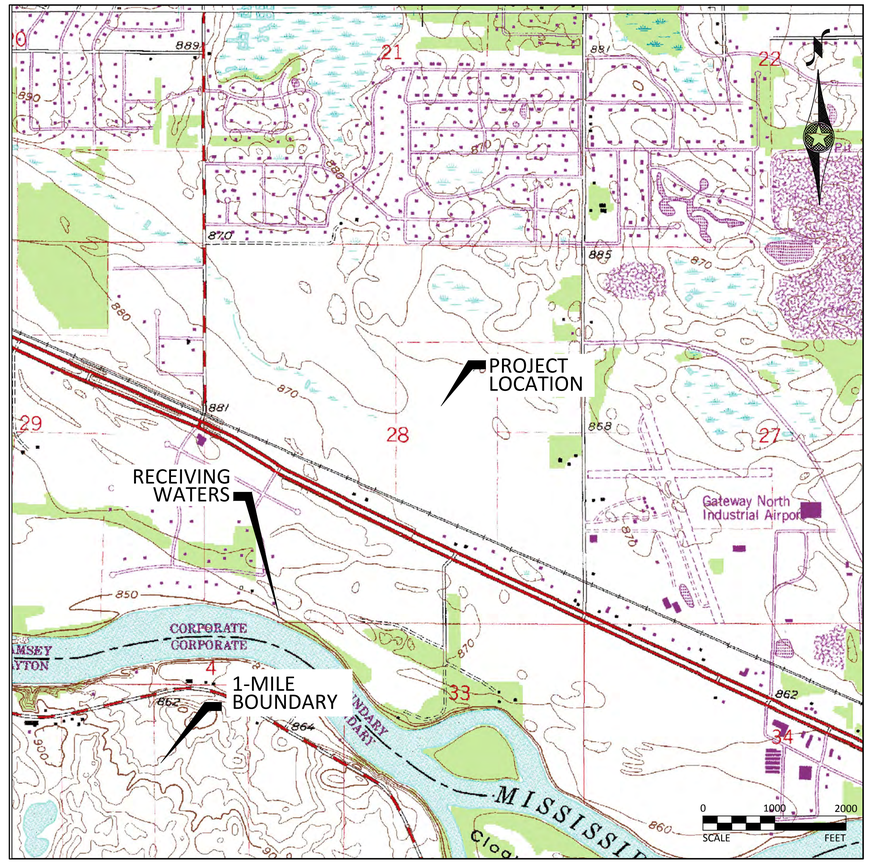
DESCRIPTION OF CONSTRUCTION ACTIVITIES AND STORMWATER MANAGEMENT:
Construction activities include: Site grading, sanitary sewer and water main extensions, temporary erosion and sediment control, and permanent stabilization.

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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H:\PSDLLC_PR\R16109475\CAD\C3D\SWPPP\SWPPP_02_27_2015\CAD\SWPPP_1_PROJ_INFO_MAP.dwg 5/13/15 9:09 am

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CODY L. HOLMES
LIC. NO. 49143 DATE 5/13/2015

DESIGNED CLH
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
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 5/13/2015

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DRAWN JEN
CHECKED CLH

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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
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. SCALE 0 100 200 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
- STORM SEWER REMOVAL

EAST RAMSEY PARKWAY

S 52°01'55" E 352.07

OUTLOT A
AREA = 3.90 ACRES
(FUTURE SITE)

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

OUTLOT V
RAMSEY TOWN CENTER ADDITION

TOWN CENTER DRIVE

S 0°01'19" W 120.00

S 89°58'41" E 59.51

L=95.12 R=230.00 Δ=23°41'45"

145TH AVENUE NW

S 66°16'56" E 323.42

S 17°30'09" W 6.81

S 2°43'04" W 6.81

BLOCK 1

REMOVE 14 LF CONCRETE CURB AND GUTTER

REMOVE WATER MAIN TO PROPERTY LINE AND CAP

REMOVE 53 SQ.FT. CONCRETE WALK

REMOVE TREE

REMOVE TREE

REMOVE 52" ARCH PIPE

ADJUST GATE VALVES (5)

ADJUST FRAME AND RIM CASTING

REMOVE 270 LF BITUMINOUS CURB

REMOVE 765 SQ YD BITUMINOUS PAVEMENT

REMOVE TREES

REMOVE 263 SQ.FT. CONCRETE WALK

REMOVE 54 LF CONCRETE CURB AND GUTTER

SAW CUT EXISTING CONCRETE PAVEMENT TO REMOVE CURB AND GUTTER

ELECTRICAL TRANSFORMER

PROPOSED ROADWAY EASEMENT

LOT 1
AREA = 5.12 ACRES
(PROPOSED SITE)

RHINESTONE STREET NW

S 00°00'00" E 323.47

N 00°00'00" W 665.93

SAPPHIRE STREET NW

SUNWOOD DRIVE

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

OWNER: HOUSING AND REDEVELOPMENT AUTHORITY
PID#: 283225140008
ZONING DISTRICT: THE COR

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

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

RAMSEY TOWN CENTER ADDITION

BLOCK 1

LOT 1

0 40 80
HORZ. SCALE FEET

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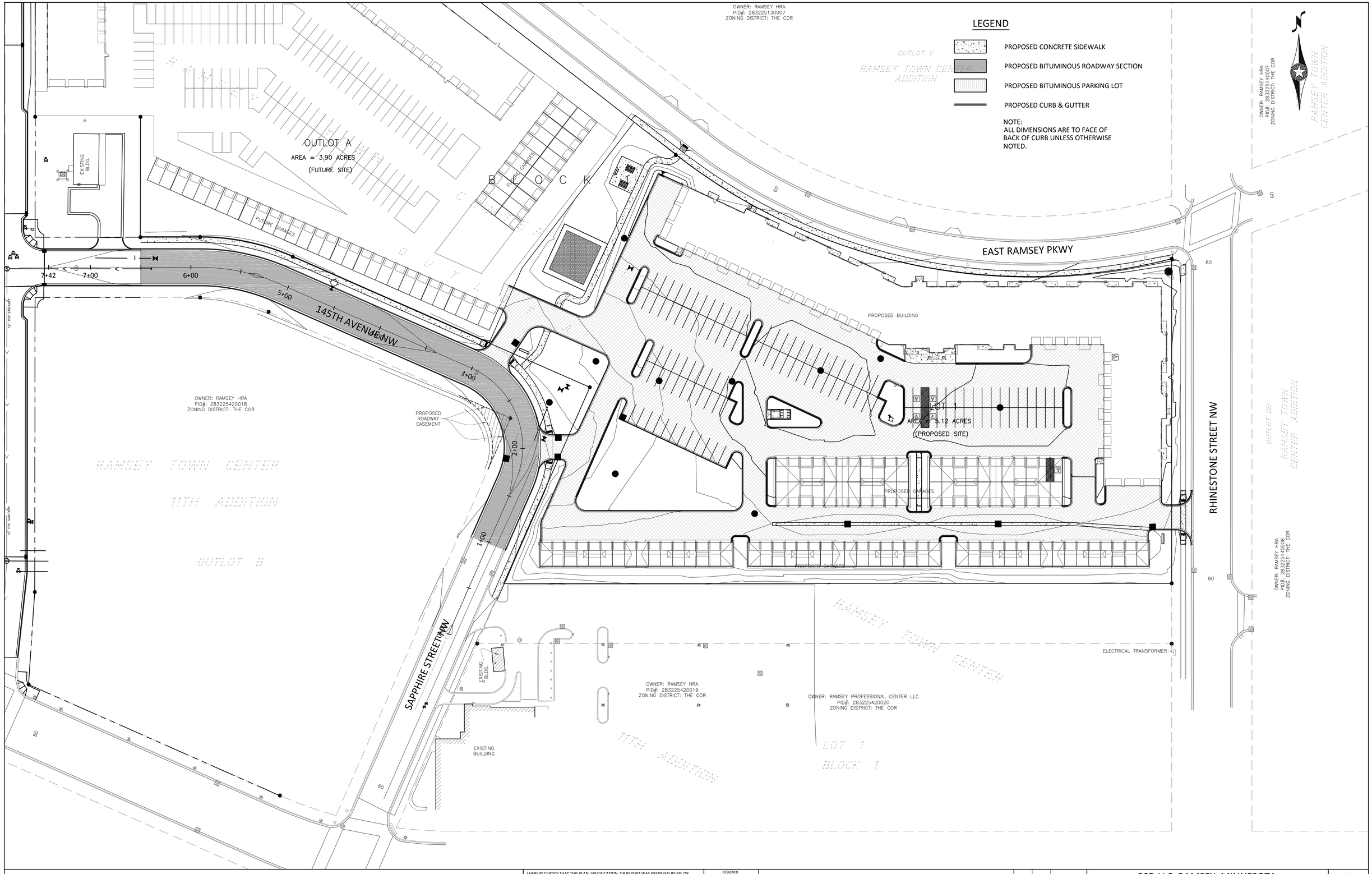
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PSD LLC, RAMSEY, MINNESOTA
PARKVIEW EAST APARTMENT COMPLEX
EXISTING CONDITIONS AND REMOVALS

SHEET C2.3



HORZ. SCALE 0 40 80 FEET

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REV.	BY	DATE

PSD LLC, RAMSEY, MINNESOTA
PARKVIEW EAST APARTMENT COMPLEX
OVERALL SITE IMPROVEMENTS

SHEET C2.4

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°09'43" E, CH=504.73
Δ=52°15'43"

352.07

S 37°50'09" W, 183.81

76.25'

90°

19.76'

35'

26.00'

6'

CONCRETE SIDEWALK

24.50'

5.83'

F.F.E= 870.00

B412 CONCRETE CURB GUTTER OUT

20' CURB TAPERS

B412 CONCRETE CURB GUTTER OUT

CONCRETE SIDEWALK

CB 4002 M

10.00'

90°

CONCRETE SIDEWALK

SEE SHEET C3.0 FOR CONSTRUCTION OF 145TH AVENUE NW

S 66°16'56" E 323.42'

145TH AVENUE NW

3+00

2+00

1+00

0+00

CURB KNOCKDOWNS

74.78'

1.34'

62.98'

68.79'

64'

146.67'

CONCRETE SIDEWALK

B618 CONCRETE CURB & GUTTER

13.19'

3.41'

90.99'

S 23°43'04" W 34.24'

56.69'

43.89'

B612 CONCRETE CURB & GUTTER (TYP)

375 L.F. CONCRETE VALLEY GUTTER

F.F.E. =870.31

F.F.E. =869.31

F.F.E. =868.65

F.F.E. =869.24

132.33'

192.33'

24.00'

16.04'

17.13'

N 90°00'00" W 665.93

9' TYP.

8' TYP.

20' TYP.

24.61'

06.37'

10.62'

42.62'

25.25'

24.00'

48.85'

44.28'

14.93'

6.13'

F.F.E= 870.00

S 00°00'00" E 323.47

RHINESTONE STREET NW

5.67'

39.62'

55.62'

13.96'

10.74'

17.33'

20.10'

TAPER CURB

86.33'

22.68'

ELECTRICAL TRANSFORMER

SAPPHIRE STREET NW

HORZ. SCALE 0 30 60 FEET

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CHECKED CLH

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REV.	BY	DATE

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

SHEET C2.5

NOTES:

1. SEE STORM SEWER PROFILES ON SHEET C3.2
2. A STREET SWEEPER MUST BE ABAILABLE WITHIN 3 HOURS UPON NOTICE FROM THE CITY THAT THE STREETS NEED TO BE SWEPT

LEGEND

NOTE:
ALL ELEVATIONS ARE TO TOP BACK OF CURB UNLESS OTHERWISE NOTED.

X 870.10 (X)	SPOT ELEVATIONS
X 870.10 (LP)	GROUND ELEVATION LOW POINT
X 870.10 (HP)	GROUND ELEVATION HIGH POINT
X 870.10 (C)	GROUND ELEVATION CONCRETE
X 870.10 (GT)	GUTTER ELEVATION
X 870.10 (TC)	TOP OF CURB ELEVATION

SURFACE DRAINAGE DIRECTION

OUTFALL CURB

INFALL CURB

FUTURE APARTMENT BLDG

EAST RAMSEY PKWY

PROPERTY LINE

GARAGE DOOR APRONS EL. 870.50

F.F.E= 871.00

GARAGE DOOR APRONS EL. 869.50

GARAGE DOOR APRONS EL. 869.24

12" STM

CONNECT TO EXISTING STORM STRUCTURE

CBMH 400

CB 102

STMH 101

MH 100

MH 200

CBMH 201

CBMH 202

CBMH 203

CBMH 204

CBMH 205

MH 206

CB 103

CB 104

CB 105

MH 300

STMH 301

SEE SHEET C3.0 FOR CONSTRUCTION OF 145TH AVENUE NW

145TH AVENUE NW

SAPPHIRE STREET NW

RHINESTONE STREET NW

UNDERGROUND STORM STORAGE SEE SHEET C1.6

EXISTING PARKING LOT

ELECTRICAL TRANSFORMER

HORZ. SCALE 0 30 60 FEET

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CODY L. HOLMES

LIC. NO. 49143 DATE 5/13/2015

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DRAWN JEN
CHECKED CLH

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Consulting Engineers & Surveyors
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REV.	BY	DATE

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

SHEET C2.6

NOTES:

SILT FENCE

SEE SHEET C3.0 FOR CONSTRUCTION OF 145TH AVENUE NW

4+00

3+00

2+00

1+00

CB 102

STMH 101

MH 100

MH 200

CBMH 201

869.14

CBMH 202

869.00

CBMH 400

SILT FENCE

CBMH 103

MH 106

CB 104

STMH 105

MH 203

CBMH 204

CBMH 205

CB 206

SILT FENCE

CONSTRUCT ROCK CONSTRUCTION ENTRANCE

SILT FENCE

ELECTRICAL TRANSFORMER

NOTES:

1. INSTALL EROSION CONTROL MEASURES PRIOR TO COMMENCING CONSTRUCTION.
2. A STREET SWEEPER MUST BE ABAILABLE WITHIN 3 HOURS UPON NOTICE FROM THE CITY THAT THE STREETS NEED TO BE SWEPT
3. ALL SILT FENCE TO BE REMOVED ONCE SEED IS ESTABLISHED.

LEGEND

- SODDING
- SILT FENCE
- INLET PROTECTION
- SURFACE FLOW ARROW

HORZ. SCALE 0 30 60 FEET

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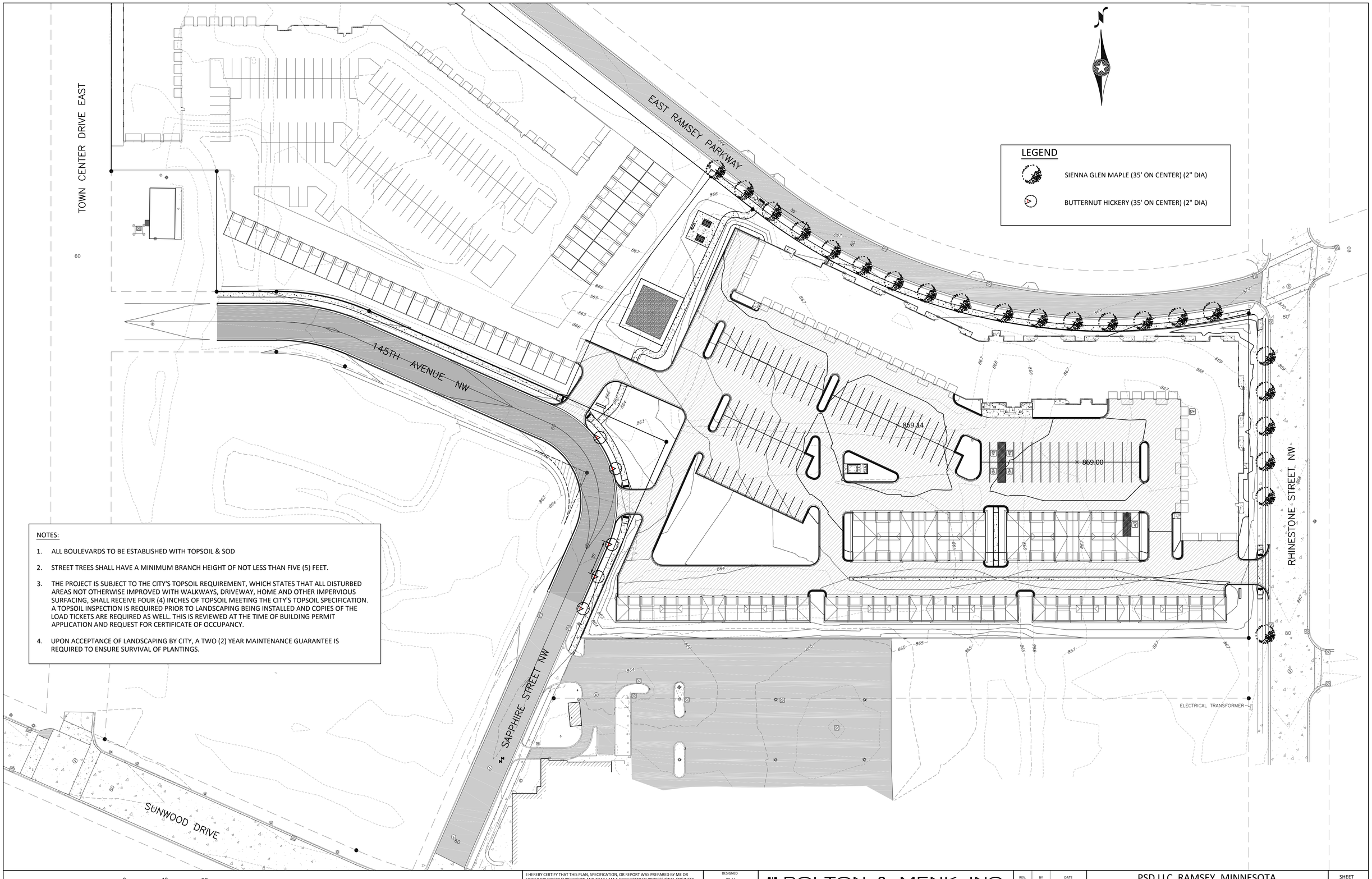
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REV.	BY	DATE

PSD LLC, RAMSEY, MINNESOTA
PARKVIEW EAST APARTMENT COMPLEX
EROSION CONTROL PLAN

SHEET C2.7



NOTES:

1. ALL BOULEVARDS TO BE ESTABLISHED WITH TOPSOIL & SOD
2. STREET TREES SHALL HAVE A MINIMUM BRANCH HEIGHT OF NOT LESS THAN FIVE (5) FEET.
3. 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 THE TIME OF BUILDING PERMIT APPLICATION AND REQUEST FOR CERTIFICATE OF OCCUPANCY.
4. UPON ACCEPTANCE OF LANDSCAPING BY CITY, A TWO (2) YEAR MAINTENANCE GUARANTEE IS REQUIRED TO ENSURE SURVIVAL OF PLANTINGS.

HORZ. SCALE 0 40 80 FEET

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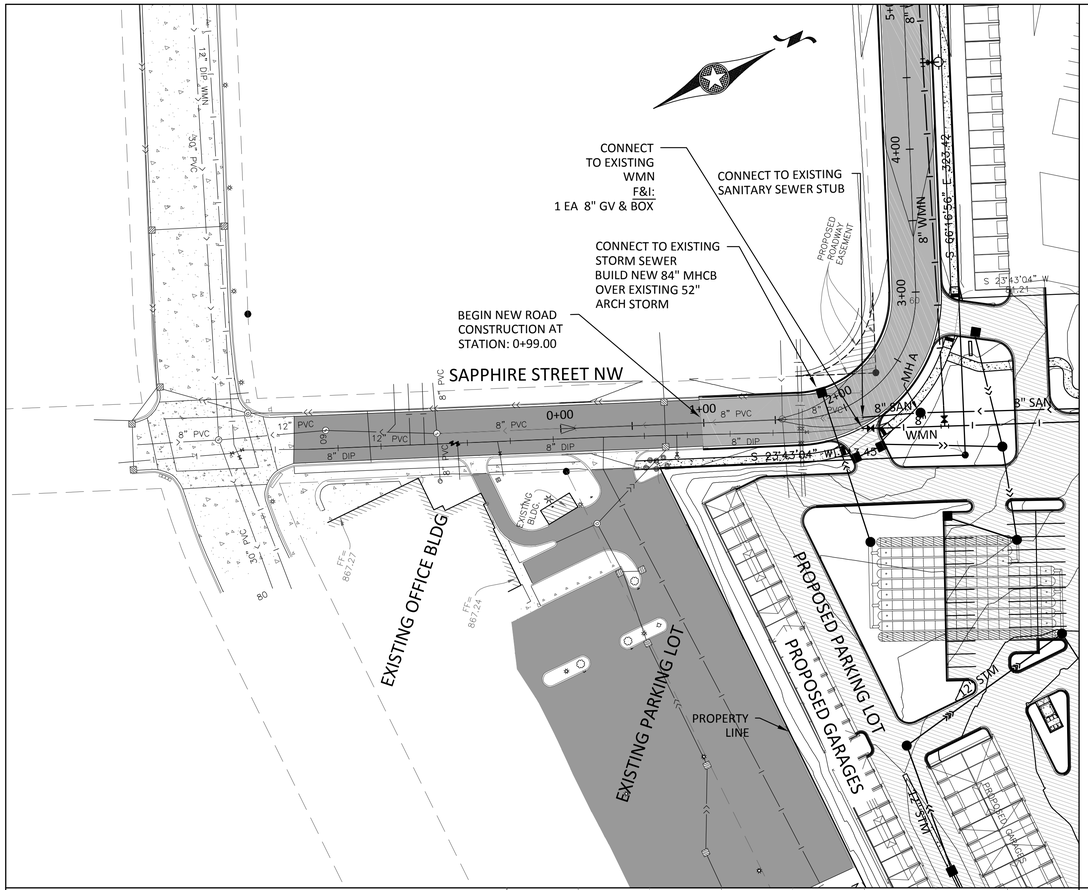
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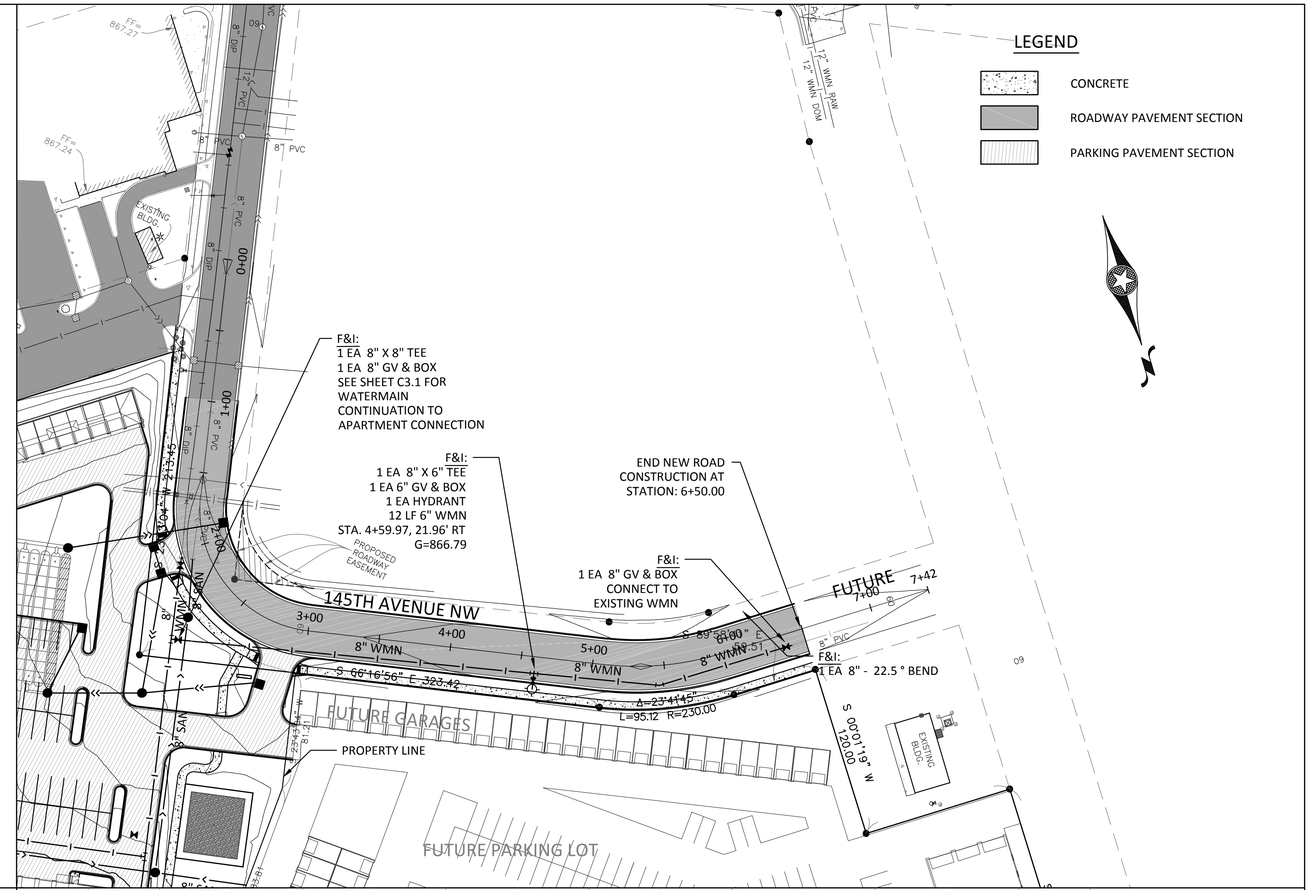
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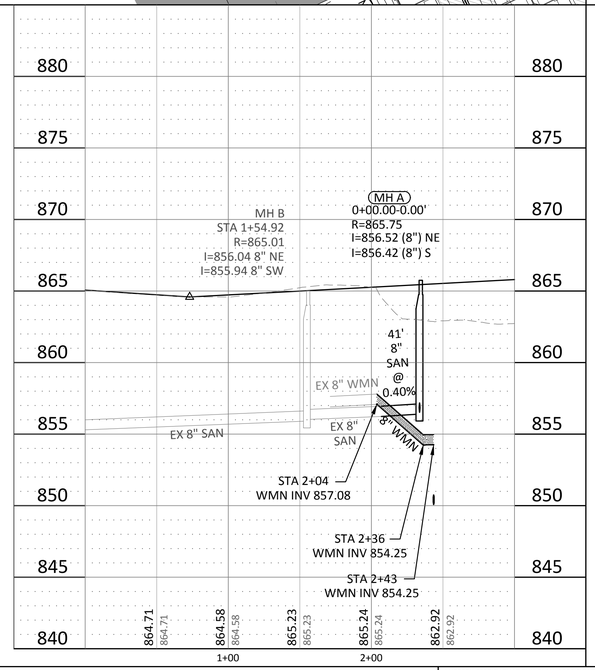
REV.	BY	DATE

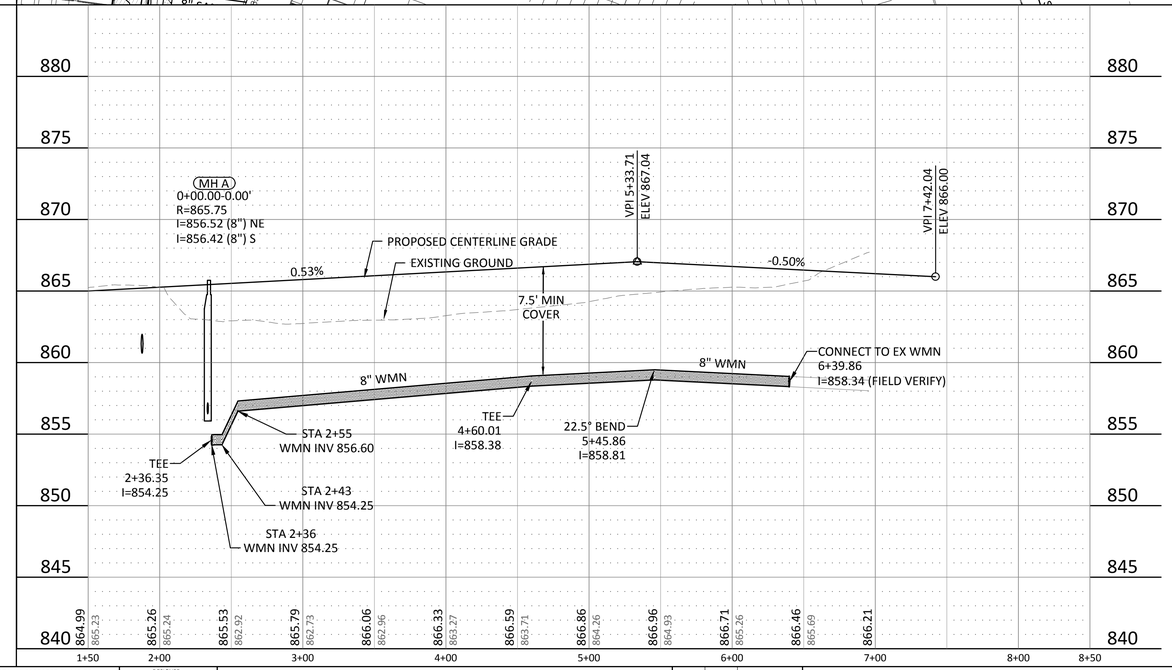
PSD LLC, RAMSEY, MINNESOTA
PARKVIEW EAST APARTMENT COMPLEX
LANDSCAPE TREE PLAN

SHEET C2.8









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

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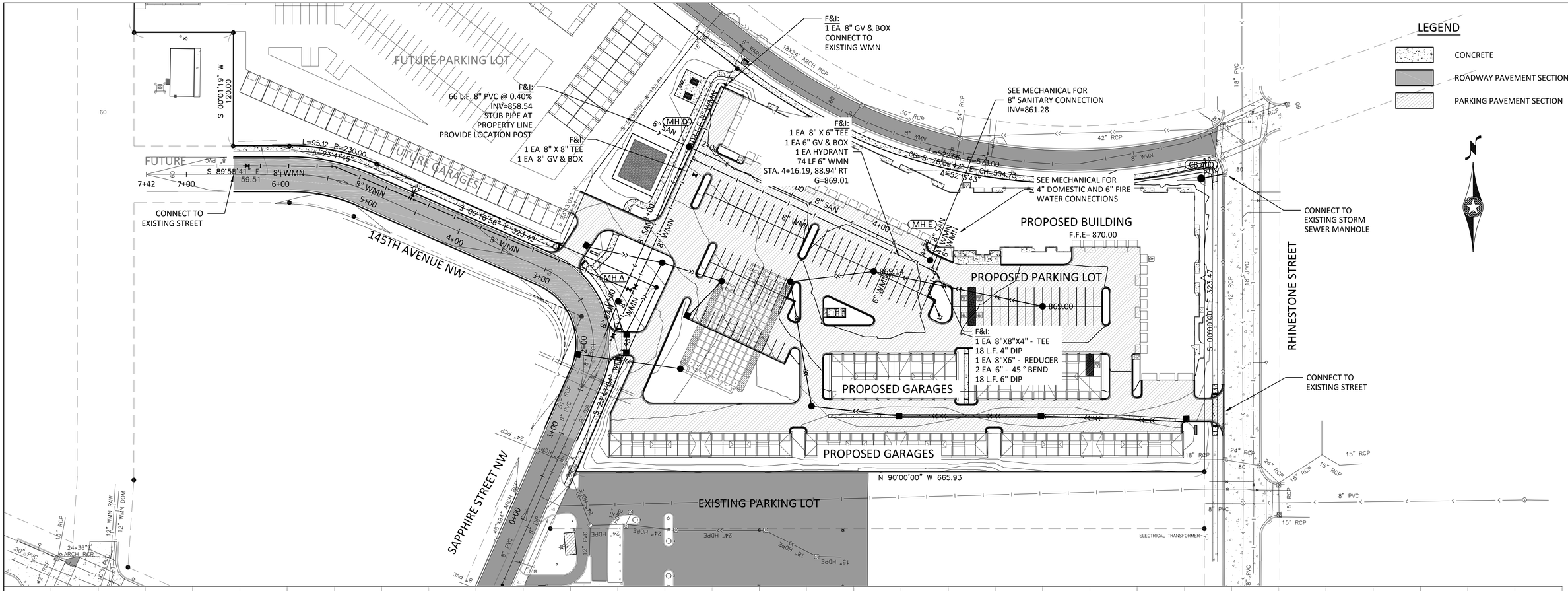
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REV.	BY	DATE

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

SHEET C3.0



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

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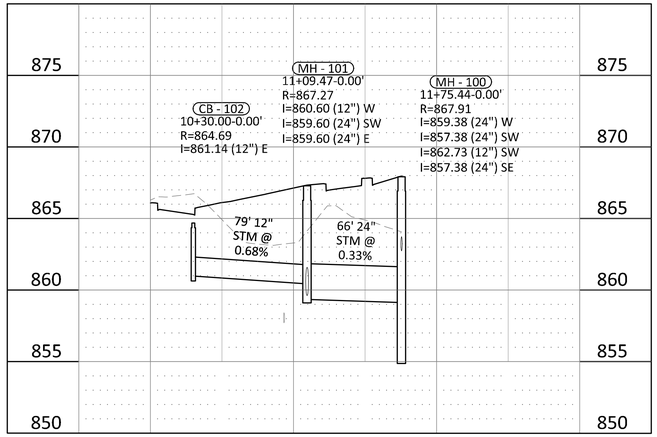
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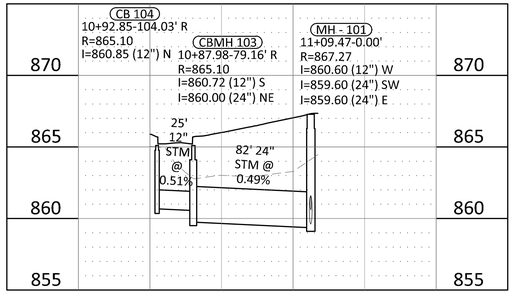
REV.	BY	DATE

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

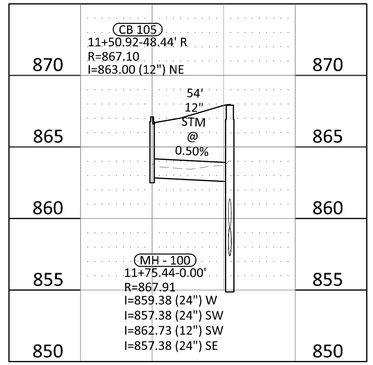
SHEET C3.1



CB-102 TO CB-100



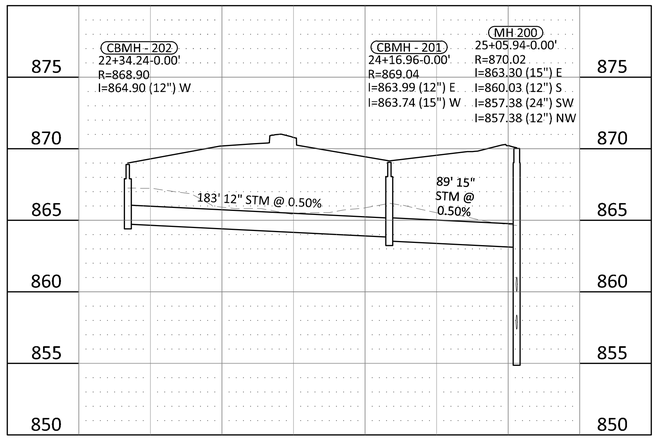
CB-104 TO CB-101



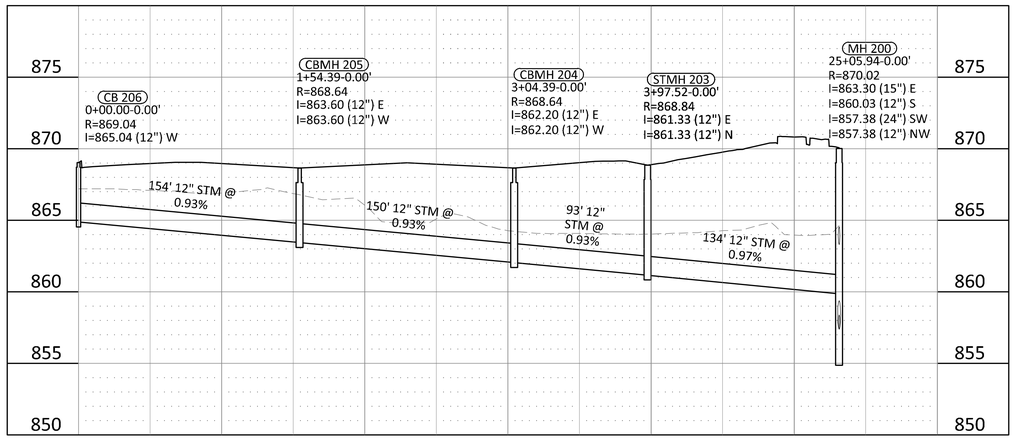
CB-105 TO CB-100

NOTES:

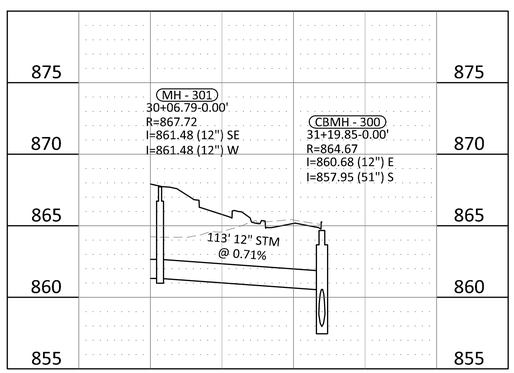
1. SEE STORM SEWER UTILITY PLAN VIEW ON SHEET C2.5



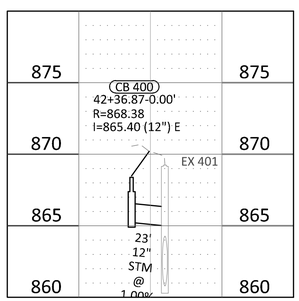
CB-202 TO CB-200



CB-206 TO CB-200



STORAGE BASIN TO CB-300



CB-400 TO EX-401

HORZ. 0 50 100 SCALE FEET

VERT. 0 5 10 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
STORM SEWER PROFILES

SHEET C3.2

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	JUNE 4, 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		

General: The purpose of this file is to review the Final Site Plan 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.

Many of the required revisions to the plans based on Preliminary Site Plan Approval have been completed. However, there are some discrepancies between the architectural and civil engineering plan set that can be reconciled and approved administratively. Site Plan Approval is contingent upon final staff review of revised 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 building has slightly less than the 60% due to the curvature of the road. Based on the exhibit prepared by the Cole Architectural Group, Staff supports the current layout. It is noted that the building is still built to the road, with no other improvements, most notably parking, between it and the public road.

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 to attempt to reduce the amount of surface parking stalls. An additional ninety-one (91) garage spaces are provided within five (5) detached garage structures. Finally, 125 surface parking spaces are planned south of the building internal to the south for a total of 260 spaces for a parking ratio of 2.14 stalls per unit. No surface parking areas are abutting a street. Surface parking is well screened from all public roads. Originally, the total parking

planned was 283 parking stalls. At this stage, the final plans will need to be adjusted to get to a parking ratio of 2.0 stalls per unit or a conditional use permit should be approved. Approval of the CUP would be anticipated in July.

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.

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.

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.

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.

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 Final 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	4/3/15	**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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purchase price reduction is related to the one-quarter acre that is being moved from one developer to another.

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

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

7.03:1 Preliminary Plat for Major Subdivision

7.03:2 Preliminary Site Plan for 121 Unit Apartment Building

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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: 06/09/2015

By: Bruce Westby, Engineering/Public Works

Information

Title:

Adopt Resolution #15-06-147 Accepting Bids and Awarding a Contract for Garnet Street and 168th Avenue Reconstruction, Improvement Project #13-10

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #15-06-147 accepting bids and awarding a contract for Garnet Street and 168th Avenue Reconstruction, Improvement Project #13-10.

Background:

City of Ramsey Improvement Project 13-10 proposes to reconstruct two paved street segments including Garnet Street between 167th Street and the north plat line of Now & Then Estates, and 168th Avenue between Garnet Street and the cul-de-sac to the west. The segment of Garnet Street to be reconstructed measures approximately 1,350 feet in length, and the segment of 168th Avenue NW west of Garnet Street measures approximately 670 feet in length. The total length of these two street segments is approximately 2,020 linear feet, or 0.38 miles. A map showing the location and scope of the proposed improvements along both street segments is attached as Figure 1.

Existing Conditions

Both streets were constructed in 1988 using bituminous pavement and curbing. The existing soils in this area are predominantly composed of a mixture of silty sands and clays which does not provide good structural support for pavements. No storm sewer or public utilities exist under the streets, with the exception of the north and south ends of Garnet Street where trunk water and sanitary sewer stubs exist, and a storm sewer culvert that exists under Garnet Street just north of 168th Avenue. Both streets have received one sealcoat application in 2006. Since both streets are relatively flat they are not able to efficiently shed stormwater runoff, resulting in stormwater runoff pooling on the pavement for extended periods of time which then strips oil from the pavement leading to accelerated degradation of the pavement.

Both streets have a Pavement and Surface Evaluation Rating (PASER) of 1 and are therefore among the worst streets in the City in terms of pavement condition. In fact, several areas of Garnet Street no longer have bituminous pavement and are instead paved with class 5 aggregate to allow the streets to remain in passable condition. Then each spring when the ground thaws the streets becomes extremely difficult to navigate and maintain due primarily to the poor underlying soils which become unstable when saturated with groundwater.

Proposed Improvements

Subgrade corrections are proposed along both street segments to provide a uniform, stable subgrade base for the new pavement sections, thereby ensuring the new pavement sections can achieve their maximum life with minimal maintenance. The subgrade corrections are proposed to consist of excavating 3-feet of the existing unsuitable subgrade materials and backfilling the voids with clean imported select granular borrow. Per the adopted Special

Assessments Policy, the cost to correct unsuitable subgrade soils is not an eligible special assessment cost so these costs will be paid in full with City funds. Subgrade corrections can carry significant costs but in this instance staff believes the cost is justified as it will ensure the City will receive the maximum life from the reconstructed street while minimizing maintenance costs over the life of the street.

Both streets are proposed to be reconstructed to match the existing widths of 31-feet from back-of-curb to back-of-curb. However, concrete curb and gutter is proposed along both streets to better facilitate drainage and to protect the edges of the new pavement. Storm sewer is also proposed to be constructed to better facilitate drainage.

The construction of 6-foot wide concrete sidewalks within City right-of-ways along the east side of Garnet Street and the north side of 168th Avenue is also proposed. The new sidewalk will connect the existing 6-foot concrete sidewalk east of Garnet Street between the dead-end sidewalk stub south of 169th Lane and the existing concrete sidewalk north of 167th Avenue. Since these sidewalks connect to the regional bituminous trail west of CSAH 5, adding the proposed sidewalk will close a significant gap in the existing pedestrian facilities in this developing area.

Public utilities are also proposed for several reasons:

1. Extending 8-inch ductile iron pipe (DIP) watermain under Garnet Street will create a looped (connected) system which benefits the City by allowing the water supply system to be maintained more efficiently.
2. Extending 8-inch DIP watermain under 168th Avenue will provide a looped water supply system upon connection to the 8-inch DIP watermain being installed with Brookfield 6th Addition with 168th Avenue.
3. Looped systems also allow smaller areas to be isolated during watermain maintenance operations thereby removing fewer properties from service.
4. The proposed street improvements have a design life of 60-years and since adjacent properties were developed over 20 years ago their septic systems and wells may begin failing soon prompting requests to connect to City utilities. Therefore, if utilities are not installed with the project the street(s) could need to be reconstructed well before their useful life is over.
5. During the January 29th public information meeting, numerous property owners voiced an interest in connecting to City utilities, either now or in the near future.

Staff therefore proposes to construct 8-inch DIP watermain under both Garnet Street (stubs exist at both ends of the street segment to be reconstructed) and 168th Avenue, with 1" copper water service lines to each property. And 8-inch PVC trunk gravity sanitary sewer is also proposed, including 4" PVC sewer service lines to each property. Only one set of services is proposed to be installed to each property as there are too many unknowns regarding future lot splits to consider installing additional services at this time.

Storm sewer improvements are also proposed along both streets, including replacement of the existing culvert under Garnet Street north of 168th Avenue, and the existing ditches both sides of Garnet street are proposed to be re-graded. A permit application is pending with the Lower Rum River Watershed Management Organization for their next meeting on June 18th.

Public Input

On January 29th, a public information meeting was held at City Hall to solicit input on the project from property owners with access to these streets and therefore proposed to be assessed for a portion of the costs. Owners from 7 of the 12 assessable properties attended the meeting and in general were supportive of the project. However, several questions surfaced that staff was not able to fully address at the meeting, but any questions that could not be answered at the meeting were followed up on afterwards by providing additional or updated information via email, by meeting with them at City Hall, or by visiting them at their property to discuss their concerns.

No public comment was received at the February 10th Public Hearing.

One or two unresolved issues remain which staff will discuss with Council to ensure staff has clear direction moving forward to allow these issues to be resolved before construction starts.

Notification:

No notifications are required for this case.

Observations/Alternatives:

Observations:
A total of 8 bids were received and opened on June 3rd. The project was bid using a base bid for the reconstruction of Garnet Street and 168th Avenue, plus two alternate bids. Bid alternate #1 is for the permanent construction of the Feldspar Street cul-de-sac, and bid alternate #2 is for constructing a temporary cul-de-sac at the west end of 168th Avenue in the event the Brookfield 6th Addition development was not under construction at the time this project started. Because the Brookfield 6th Addition is scheduled to begin construction before this project, alternate bid #2 will not be required and should therefore be dismissed.

The bid summary is below, and is included in the attached resolution. If Council wishes to accept bid alternate #1 for constructing the permanent cul-de-sac on Feldspar Street, a contract should be awarded to Kuechle Underground with a low bid of $823,126.51 (compared to Douglas-Kerr's bid of $827,565.61). If Council does not wish to construct the permanent cul-de-sac on Feldspar Street, the low bidder would then be Douglass-Kerr Underground with a base bid of $787,330.49.

CONTRACTOR	BASE BID	ALT. 1 BID	ALT. 2 BID	TOTAL BID
Kuechle Underground	$790,449.61	$32,676.90	$35,748.76	$858,875.27
Douglas-Kerr Underground	$787,330.49	$40,235.12	$35,687.66*	$863,253.27*
Dave Perkins Contracting	$815,630.75	$32,229.00	$46,158.00	$894,017.75
Dressel Contracting	$997,870.08*	$43,110.71	$56,944.28*	$1,097,925.07*
R L Larson Excavating	$1,052,785.00	$37,309	$49,096.00	$1,139,190.00
Northwest Asphalt	$1,040,168.58	$51,517.50	$52,186.40	$1,143,872.48
Redstone Construction	$1,068,883.16	$42,423.92	$44,067.00	$1,155,374.08
Northdale Construction Co.	$1,119,883.99	$42,396.28	$54,130.85	$1,216,411.12
Engineer's Estimate	$954,468.75	$30,473.25	$42,521.00	$1,027,463.00

*= adjusted bid price

Alternatives:
Alternative Action #1 – Motion to adopt Resolution #15-06-147 Accepting Bids and Awarding a Contract for Garnet Street and 168th Avenue Reconstruction, Improvement Project #13-10, including the base bid plus alternate bid #1.

Alternative Action #2 – Motion to adopt Resolution #15-06-147 Accepting Bids and Awarding a Contract for Garnet Street and 168th Avenue Reconstruction, Improvement Project #13-10, including only the base bid.

Alternative Action #3 – Motion to deny adoption of Resolution #15-06-147 at this time.

Funding Source:
This improvement project, which is included in the City's 5-year Capital Improvement Plan for construction in 2015, is proposed to be funded using a combination of street reconstruction and overlay bond funds, special assessments to benefiting properties, and sewer, water and stormwater utility funds.

Per the adopted Special Assessments Policy, the City may consider assessing up to 25% of applicable street reconstruction project costs. However, based on the existing large lot sizes (2+ acres) and street frontages (200+ linear feet) along these streets, the preliminary special assessment proposed in the Feasibility Report is set at $6,500 per lot which totals $78,000 for the 12 single-family residential properties with direct access onto the improved street segments.

The Assessment Hearing is scheduled for October 13th. The results of the special assessment benefit appraisal consultation will be available for this hearing to verify that the preliminary assessment amount does not exceed the

benefit to these properties.

Recommendation:

Staff recommends Alternative Action #1 if Council wishes to reconstruct Garnet Street and 168th Avenue in 2015 plus permanently reconstruct the Feldspar Street cul-de-sac.

Staff recommends Alternative Action #2 if Council wishes to reconstruct Garnet Street and 168th Avenue in 2015 but not permanently reconstruct the Feldspar Street cul-de-sac at this time.

Staff does not support Alternative Action #3 due to the potential to jeopardize delivery of this project in 2015.

Action:

Approve or deny adoption accepting bids and awarding a contract for Garnet Street and 168th Avenue Reconstruction, Improvement Project #13-10.

Attachments

Res 15 06 147

Form Review

Inbox	Reviewed By	Date
Len Linton	Len Linton	06/04/2015 03:56 PM
Kurt Ulrich	Kurt Ulrich	06/04/2015 04:41 PM
Form Started By: Bruce Westby		Started On: 06/02/2015 04:50 PM
Final Approval Date: 06/04/2015		

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

RESOLUTION #15-06-147

RESOLUTION ACCEPTING BIDS AND AUTHORIZING AWARD OF CONTRACT FOR GARNET STREET AND 168TH AVENUE RECONSTRUCTION; IMPROVEMENT PROJECT #13-10

WHEREAS, the City of Ramsey proposes to reconstruct Garnet Street from 167th Avenue to the north plat line of Now and Then Estates, and 168th Avenue west of Garnet Street to the cul-de-sac, and to assess benefitted properties for all or a portion of the cost of the improvements, pursuant to Minnesota Statutes, Chapter 429; and

WHEREAS, pursuant to a resolution of the City Council adopted February 25, 2014, a Feasibility Report was prepared by the City Engineer with reference to proposed improvements to Garnet Street from 167th Avenue to the north plat line of Now and Then Estates, and to 168th Avenue west of Garnet Street, including the reconstruction of streets, the construction of sidewalks, storm sewer, and public utilities, and other appurtenant work as needed; and

WHEREAS, pursuant to a resolution of the City Council adopted January 13, 2015, the Feasibility Report was received and accepted, and a Public Hearing was ordered for February 10, 2015 at 7 p.m., where the City Council considered the proposed improvements for said streets in accordance with the Feasibility Report; and

WHEREAS, pursuant to a resolution of the City Council adopted February 10, 2015, the City Engineer prepared plans and specifications with reference to said improvements; and

WHEREAS, pursuant to a resolution of the City Council adopted April 28, 2015, the City Council accepted final plans and specifications and authorized advertisements for bids for said improvements; and

WHEREAS, benefiting properties are proposed to be assessed for all or a portion of the cost of the improvements, pursuant to Minnesota Statutes, Chapter 429; and

WHEREAS, bids were received, opened, and tabulated on June 3, 2015, and the following bids were found to comply with the advertisement for bids; and

CONTRACTOR	BASE BID	ALT. #1 BID	ALT. #2 BID	TOTAL BID
Kuechle Underground	$790,449.61	$32,676.90	$35,748.76	$858,875.27
Douglas-Kerr Underground	$787,330.49	$40,235.12	$35,687.66*	$863,253.27*
Dave Perkins Contracting	$815,630.75	$32,229.00	$46,158.00	$894,017.75
Dressel Contracting	$997,870.08*	$43,110.71	$56,944.28*	$1,097,925.07*
R L Larson Excavating	$1,052,785.00	$37,309	$49,096.00	$1,139,190.00
Northwest Asphalt	$1,040,168.58	$51,517.50	$52,186.40	$1,143,872.48
Redstone Construction	$1,068,883.16	$42,423.92	$44,067.00	$1,155,374.08

Northdale Construction Co.	$1,119,883.99	$42,396.28	$54,130.85	$1,216,411.12
Engineer's Estimate	$960,000.00	$31,100.00	$42,200.00	$1,033,300.00

*= adjusted bid price

WHEREAS, bid alternate #2 is not a requirement at this time; and

WHEREAS, the bid of Kuechle Underground of Kimball, Minnesota, in the amount of $823,126.51 for the base bid plus bid alternate #1 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.

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

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

2) The City Administrator is hereby authorized and directed to return forthwith to all bidders the deposits made with their bids at such time that a contract has been executed.

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

and the following voted against the same:

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 9th day of June, 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: 06/09/2015

By: Bruce Westby, Engineering/Public Works

Information

Title:

Adopt Resolution #15-06-144 Approving Joint Powers Agreement with City of Elk River for Jarvis Street Reconstruction and Railroad Crossing Quiet Zone Improvements, Improvement Project #15-20

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #15-06-144 approving the attached Joint Powers Agreement (JPA) with the City of Elk River for completing the Jarvis Street Reconstruction and Railroad Crossing Quiet Zone Improvements, Improvement Project #15-20 as requested by the City of Elk River. Copies of the JPA and Resolution #15-06-144 are attached to this case.

Background:

City of Ramsey Improvement Project #15-20 proposes to reconstruct the segment of Jarvis Street between Highway 10 and 165th Avenue that is mutually owned and maintained by the cities of Elk River and Ramsey, and to improve the Burlington Northern Santa Fe railroad crossing to allow future establishment of a quiet zone. The location and scope of the proposed improvements are shown in Exhibit A in the attached JPA.

The City of Elk River will be the lead agency for this project since the improvements to Jarvis Street will be completed as part of their overall 2015 Street Improvement Project which Elk River recently bid and awarded a construction contract to North Valley, Inc. on April 20th. Bids were very favorable, with North Valley's low bid coming in approximately 20% below the engineer's estimate. This in turn will reduce the City of Ramsey's cost share for this project.

Existing Conditions

The existing shared segment of Jarvis Street is a 22-foot wide rural bituminous pavement section with maximum 2-foot wide aggregate shoulders, shallow ditches, driveway culverts, and no public utilities (watermain or sanitary sewer). This segment of Jarvis Street has a Pavement and Surface Evaluation Rating (PASER) of 2 based on 2014 field ratings which warrant a total reconstruction.

Proposed Improvements

Jarvis Street is proposed to be reconstructed as a 36-foot wide urban section (two 12-foot through lanes and two 6-foot bike lanes) including concrete B618 curb and gutter on both sides, storm sewer culverts under driveways as needed, and curb cuts with concrete flumes to direct stormwater runoff from the street into ditches. No public utilities are proposed to be constructed since there are no plans to extend utilities to serve this area of the City in the foreseeable future.

Public Input

On February 18th, 2015, a public information meeting was held to solicit input from property owners with direct

access onto Jarvis Street who are proposed to be assessed for a portion of the improvement costs. Owners of 2 of the 10 properties proposed to be assessed for the project attended and overall these property owners supported the project, though they questioned the need for B618 concrete curb and gutter as proposed. They suggested removing the curb and gutter to reduce project costs. Staff informed them that this was discussed with the Public Works Committee and that staff recommended adding curb and gutter to better facilitate drainage, and to help protect the edges of the new pavement, which the Public Works Committee supported. Two of the property owners in attendance indicated they walk along Jarvis Street and supported widening the street as proposed.

On February 24, 2015, a Public Hearing was conducted as required for the use of special assessments for a portion of the improvement costs. Testimony received at the Public Hearing again supported the project in general, but questions were again raised regarding the need for B618 concrete curb and gutter and the impacts this might have on access to adjacent properties. As was discussed at the Hearing, City staff will work with property owners to ensure accesses are reasonably accommodated and maintained as allowed by City code.

The City of Elk River's contract with North Valley, Inc. specifies that work cannot begin on Jarvis Street and 165th Avenue before July 27th, 2015, and must be complete by October 9, 2015. Provided that all permitting and approvals from BNSF and others are in place the contractor intends to begin work on Jarvis Street at the end of July.

The attached JPA sets forth the obligations of each City in regards to constructing and funding the project. Ramsey's City Attorney has reviewed and approved the attached draft JPA, as has the City of Elk River's staff. Upon approval by the Ramsey City Council, the JPA will be submitted to Elk River's City Council for approval, after which the supporting resolutions from each City will be added to the JPA as Exhibits B and C.

Notification:

No notifications are required for this case.

Observations/Alternatives:

Observations:

The adjacent property uses are different on either side of the shared segment of Jarvis Street, with industrial properties in Elk River and residential properties in Ramsey. However, Jarvis Street is designated as a Municipal State Aid Street by both cities and as such must be reconstructed to State Aid standards as proposed in the plans developed by the City of Elk River's engineering consultant, Bolton Menk, Inc. City staff worked with Elk River's consultant to ensure that all design elements impacting the City of Ramsey meet our design standards.

Reconstructing Jarvis Street in 2015 fits well with the current list of CIP projects, including the proposed reconstruction of Andie Street and 164th Lane in 2016. This is because access to 164th Lane will be required from Jarvis Street while reconstructing 164th Lane therefore reconstructing Jarvis Street in 2016 would not allow for such access.

A Lower Rum River Watershed Management Organization permit has been approved for this project.

Alternatives:

Alternative Action #1 – Motion to adopt Resolution #15-06-144 approving a Joint Powers Agreement with the City of Elk River for Jarvis Street Reconstruction and Railroad Crossing Quiet Zone Improvements, Improvement Project #15-20, as attached.

Alternative Action #2 – Motion to adopt Resolution #15-06-144 approving a Joint Powers Agreement with the City of Elk River for Jarvis Street Reconstruction and Railroad Crossing Quiet Zone Improvements, Improvement Project #15-20, with modifications as follows; _____.

Alternative Action #3 – Motion to deny adoption of Resolution #15-06-144 at this time.

Funding Source:

Cost-share information previously provided by the City of Elk River indicated the City of Ramsey's share of the estimated project costs would total $920,305.50. This accounts for 50% of the costs to reconstruct the shared segment of Jarvis Street and to complete required railroad crossing quiet zone improvements. However, based on the bid from North Valley, Inc., the City of Ramsey's cost participation for all contract items associated with the project will total $394,779.22. In addition, the City of Ramsey will be responsible for half of the costs associated with moving the railroad crossing arms and extending the width of the crossing surface as required for establishing a quiet zone. This work must be completed by Burlington Northern Santa Fe (BNSF) outside of Elk River's contract with North Valley, Inc. Elk River is still working with BNSF railroad to determine their costs for these improvements, but based on the preliminary estimate of $362,000 the City of Ramsey's share would be half this amount, or $181,000. Therefore, the total estimated cost participation for the City of Ramsey for the entire project is $575,779.22 (about 40% less than originally estimated).

The JPA does not identify specific costs, but rather obligates the City of Ramsey to funding half of the identified project improvements. However, the JPA also obligates the City of Elk River to paying the City of Ramsey's share of the project costs up-front with an interest-free payback period of 3-years for calendar years 2016, 2017, and 2018.

This improvement project is listed in the City's current 5-year Capital Improvement Plan and is proposed to be funded using a mix of Public Improvement Revolving (PIR) funds, special assessments, and stormwater utility funds. Preliminary special assessments are proposed in the Feasibility Report in the amount of $4,500 per lot which totals $45,000 based on assessments being applied to all 10 single-family residential properties having direct access to the shared segment of Jarvis Street. The Assessment Hearing is scheduled to be held on October 13th, 2015, at which time the project should be substantially complete and the results of the Council approved special assessment benefit appraisal consultation will be available to assist in verifying that the preliminary special assessment amount does not exceed the benefit received by the assessed properties.

Recommendation:

Staff recommends Alternative Action #1, but would support Alternative Action #2 if Council wishes to make minor modifications to the JPA before submitting it to the City of Elk River for approval by their City Council.

Staff does not recommend Alternative Action #3 due to the need to reconstruct Jarvis Street and the beneficial timing of the project if completed in 2015.

Action:

Approve or deny adoption of Resolution #15-06-144 approving a Joint Powers Agreement with the City of Elk River for Jarvis Street Reconstruction and Railroad Crossing Quiet Zone Improvements, Improvement Project #15-20.

Attachments

Res 15 06 144

JPA IP1520

Form Review

Inbox	Reviewed By	Date
Diana Lund	Diana Lund	06/04/2015 09:33 AM
Kurt Ulrich	Kurt Ulrich	06/04/2015 11:55 AM
Form Started By: Bruce Westby		Started On: 04/21/2015 08:08 AM
Final Approval Date: 06/04/2015		

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

RESOLUTION #15-06-144

RESOLUTION APPROVING JOINT POWERS AGREEMENT FOR JARVIS STREET RECONSTRUCTION AND RAILROAD CROSSING QUIET ZONE IMPROVEMENTS, CITY IMPROVEMENT PROJECT #15-20

WHEREAS, pursuant to a resolution of the City Council adopted January 27, 2015, a Feasibility Report was prepared by the City Engineer concerning the proposed improvements to Jarvis Street between Highway 10 and 165th Avenue, including the reconstruction of streets including the construction of concrete curb and gutter and drainage conveyances, the construction of railroad crossing quiet zone improvements, and other necessary appurtenant work; and

WHEREAS, pursuant to a resolution of the City Council adopted February 10, 2015, the Feasibility Report was received and accepted, and a Public Hearing was ordered for February 24, 2015; and

WHEREAS, the City Council conducted a Public Hearing on February 24, 2015, and adopted a resolution ordering staff to prepare an agreement with Elk River to construct the improvements.

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

1. The Joint Powers Agreement between the City of Elk River and the City of Ramsey regarding the Jarvis Street Reconstruction and Railroad Crossing Quiet Zone Improvements is hereby approved.

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 9th day of June, 2015.

Mayor

ATTEST:

City Clerk

JOINT POWERS AGREEMENT
BETWEEN THE CITY OF ELK RIVER
AND THE CITY OF RAMSEY
REGARDING JARVIS STREET RECONSTRUCTION

THIS AGREEMENT is made and entered into on the latest date set forth below by and between the City of Elk River and the City of Ramsey, both being municipal corporations of the State of Minnesota.

RECITALS

1. Elk River and Ramsey ("the Parties") jointly share ownership and maintenance responsibilities for a section of Jarvis Street south of 165th Avenue NW and north of Trunk Highway 10 (see Exhibit A) and wish to share equally in all costs required to reconstruct this shared section of Jarvis Street and the improvements required at the BNSF rail crossing to qualify it as a quiet crossing ("the Project").

2. Subject to the terms set forth below, the Parties agree to share equally in the financial responsibilities for the construction of the Project.

3. The Parties recognize and acknowledge that equal benefit will be received upon completion of the Project.

4. Minnesota Statutes section 471.59 authorizes political subdivisions of the state to enter into joint powers agreements for the joint exercise of powers common to each.

AGREEMENT

In consideration of the mutual undertakings expressed herein, the Parties agree as follows:

1. Purpose. The purpose of this Agreement is to set forth the terms of the agreement between the Parties concerning the construction and financing of the Project. This Agreement does not create a joint powers board.

2. Project Responsibility.

    a. Elk River shall design the Project, contract with contractors, administer the construction, and conduct inspections of the construction process. Ramsey shall have the right to inspect, review and comment upon construction of the Project. Elk River shall have final authority with respect to all construction administration decisions.

b. For purposes of performing its obligations under this Agreement, Ramsey hereby grants to Elk River the right to use the streets, public ways, and easements of Ramsey for the purposes of constructing the Project, including any excavations necessary to perform work incidental to the performance of this Agreement. Ramsey agrees to cooperate to the fullest extent in the protection of any excavations or barricades that may be necessary for the work being performed by the contractor on the Project.

c. Elk River agrees to assist Ramsey in the notification and coordination with all businesses and residents located along Jarvis Street. Elk River will provide access to the project Facebook page and contact numbers for key members of the construction team on the Project.

d. Each of the Parties will acquire the necessary right of way and easements, if any, to permit construction of the Project.

3. Division of Cost. The Parties agree to share equally in the final costs of the Project. Elk River agrees to pay all partial and final construction costs for the Project. Ramsey agrees to repay its share of the Project costs to Elk River in equal annual installments over a period of three years with the first installment due May 15, 2016, and subsequent installments due May 15, 2017 and May 15, 2018. No interest rate shall be applied to Ramsey's share of the Project costs.

4. Approval. Before this Agreement shall become binding and effective it shall be approved by corresponding resolutions of the City Councils of Elk River and Ramsey. The resolutions shall be attached as Exhibits B and C.

5. Liability. Both cities mutually agree to indemnify and hold harmless each other from any claims, losses, costs, expenses, or damages, including reasonable attorney's fees, resulting from the acts or omissions of the respective officers, agents or employees of the indemnifying party, to the extent such acts or omissions relate to activities conducted by the indemnifying party under this Agreement.

6. Miscellaneous. It is understood and agreed that the entire agreement of the Parties is contained herein and that this Agreement supersedes all oral agreements and all negotiations between the parties relating to the subject matter of this Agreement. Any alterations, variations or modifications of the provisions of this Agreement shall be valid only when they have been reduced to writing and duly signed by the parties.

7. Street Maintenance. Maintenance shall be shared under separate agreement.

8. Termination. Neither Party shall be allowed to terminate this Agreement without prior written approval from the other Party. The terminating Party agrees to pay

all Project costs incurred through the date of termination. This Agreement will expire upon all obligations being satisfactorily fulfilled.

9. Notice. For purposes of delivery of notices herein, the notice shall be effective if personally delivered, or delivered by certified mail, to the City Administrator of Ramsey, 7550 Sunwood Drive NW, Ramsey, Minnesota 55303, or the City Administrator of Elk River, 13065 Orono Parkway, Elk River, Minnesota 55330, as applicable.

CITY OF ELK RIVER	CITY OF RAMSEY
_____	_____
Mayor	Mayor
Attest:	
_____	_____
City Clerk	City Administrator
_____	_____
Dated	Dated

EXHIBIT A

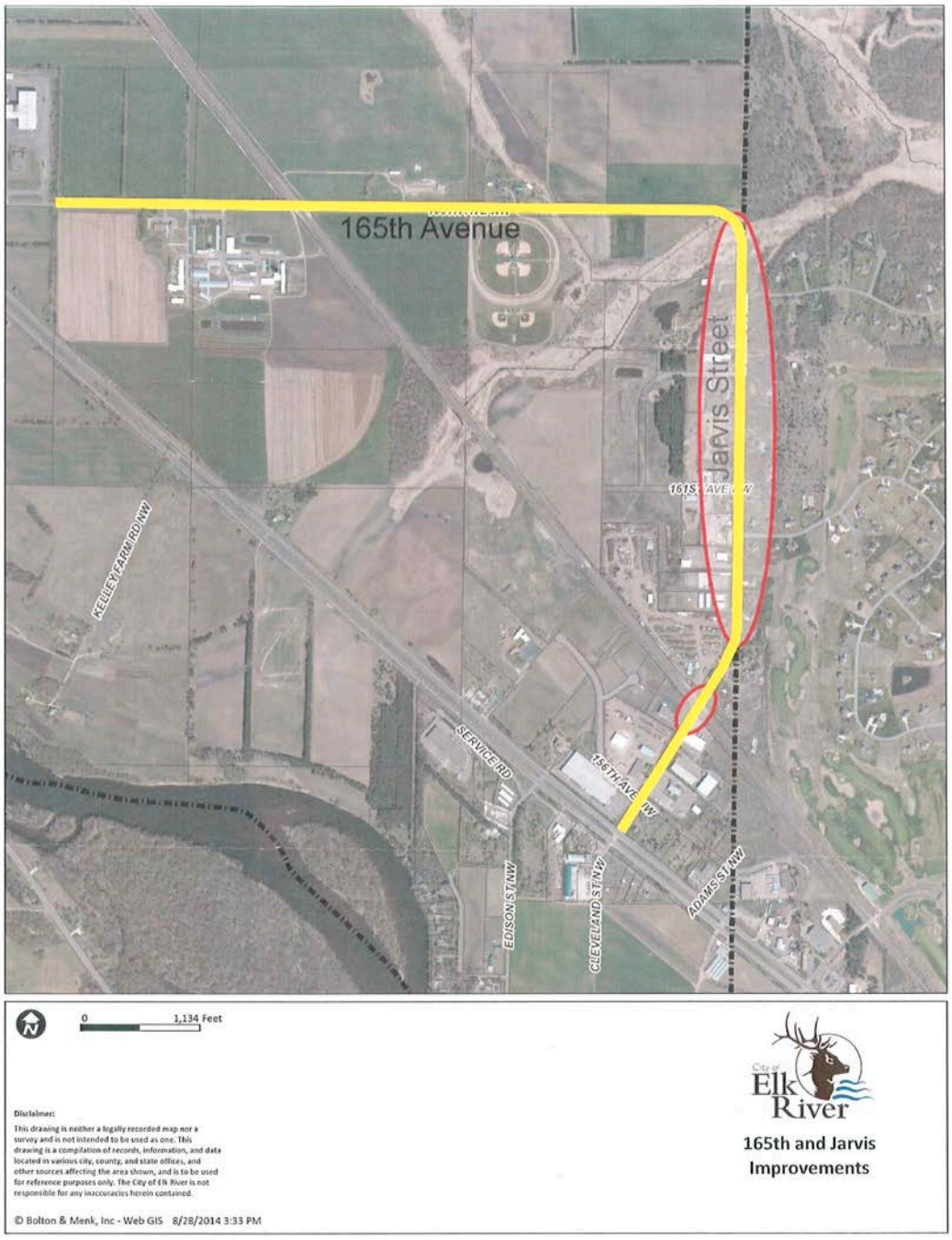

165th Avenue
Jarvis Street
KELLEY FARM RD NW
SERVICE RD
156TH AVE NW
EDISON ST NW
CLEVELAND ST NW
ADAMS ST NW
0
1,134 Feet
Disclaimer:
This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information, and data located in various city, county, and state offices, and other sources affecting the area shown, and is to be used for reference purposes only. The City of Elk River is not responsible for any inaccuracies herein contained.
© Bolton & Menk, Inc - Web GIS 8/28/2014 3:33 PM
City of Elk River
165th and Jarvis Improvements

EXHIBIT B

EXHIBIT C

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: 06/09/2015

Submitted For: Patrick Brama, Administrative Services

By: Patrick Brama, Administrative Services

Information

Title:

Consider Strategy for Future Public Works Campus Planning Process

Purpose/Background:

PURPOSE

Provide direction to Staff on how to move forward with planning for a replacement Public Works Campus.

1. Consider Staff recommendation on how to proceed with the space needs analysis (Step 1 of process).
2. Consider Staff recommendation to budget $65,000 for preliminary design in 2016 (Step 2 of process).

BACKGROUND (Public Works Campus)

1. The Public Works department moved from it's original location on Hwy 47 and 142nd Ave to it's current location at 14100 Jaspar St in 1995. The buildings were originally constructed for a company called Minnesota Sawdust in 1984. At the time of the move, we employed 7 full-time maintenance workers and 2 seasonal workers. Today, we employee 17 full time maintenance workers and 8-12 seasonal workers.
2. In 2002 the City of Ramsey purchased the property at 14210 Jaspar St and converted that building to what is now our utility department and sign shop.
3. In 2005 the the Public Works department was granted a interim use permit for a temporary construction trail to house our administrative offices and lunch room.
5. In 2006 we constructed covered storage to protect our winter road salt supply.
6. Since approximately 2007, we have been using off site storage buildings to house seasonal or less frequently used equipment, due to the lack of secure storage space at our campus.

BACKGROUND (Process)

Please see the attached process outline. At this point, the City is at Step 1 (of 5) in the process to plan for, and construct, a replacement Public Works Campus (Space Needs Analysis Stage). The City budgeted $20,000 for this work in 2015 (to be completed in 2015).

Notification:

NA

Observations/Alternatives:

Please review staff recommendation first. If the Council is concerned with the Staff recommendation, below are alternatives to consider:

1. Competitively Bid Step 1 of the attached process (rather than select BKV Group now).
2. Don't budget for Step 2 in 2016 at this time (wait until 2017 or later).
3. Oppose planning for the reconstruction of a replacement Public Works Campus altogether in 2015 (or later).

Funding Source:

General Fund and Enterprise Funds

Recommendation:

1. Consider Staff recommendation on how to proceed with the space needs analysis (Step 1 of process).

Typically, Staff would recommend completing a RFQ (Request for Quotes) for this type of work. However, a RFQ on a space needs analysis can easily turn into a bidding war between engineering firms; which motivates firms to "undercut" their bid on the space needs analysis in an effort to "buy" later steps of engineering/ architectural services (steps 2-5 outlined in the attachment). Unless a solid reason exists, Cities select the lowest quote on any given project. This situation can result in a lack of service/ quality in work delivered. Additionally, it should be noted, a space needs analysis can be a fairly ambiguous in terms of several items (not easy to compare apples to apples--and challenging to draft a very clear RFQ).

As a result of the information outlined above, Staff would feel more comfortable allowing an architectural/ engineering firm that has a good track record with City to complete Step 1 of this process. Then, when it comes to Steps 2-5, staff would recommend architectural/ engineering services for this project be competitively bid (i.e. a standard RFQ process). NOTE: in order for the City to receive quality competitive bids for steps 2-5, the space needs analysis needs to be thorough and of high quality (will make the RFQ very clear). This work is not required to be competitively bid via State Statute.

Attached to this case is a proposal from BKV Group for a space needs analysis (not to exceed $19,500). Staff would recommend awarding BKV Group this work. BKV Group has a solid track record with the City (Fire Station #2 and the Ramsey Municipal Center).

2. Consider Staff recommendation to budget $65,000 for preliminary design in 2016 (Step 2 of process).

As the Council knows, in order to complete a project in 2016, we need to budget for that project in 2015. If the Council is interested in moving this project along in 2016, Staff would recommend budgeting for Step 2 (Preliminary Design) now. Staff was provided a "preliminary/ budgeting" estimation of $55,000 for this work by BKV Group. Staff would recommend the City Council budget $65,000 for Step 2 in 2016.

Action:

Motion to:
Accept the attached proposal for professional services from BKV Group, not to exceed $19,500.

-and-

Direct Staff to budget $65,000 in 2016 for preliminary design of a replacement Public Works Campus.

Attachments

Campus REF MAP (Two Options)

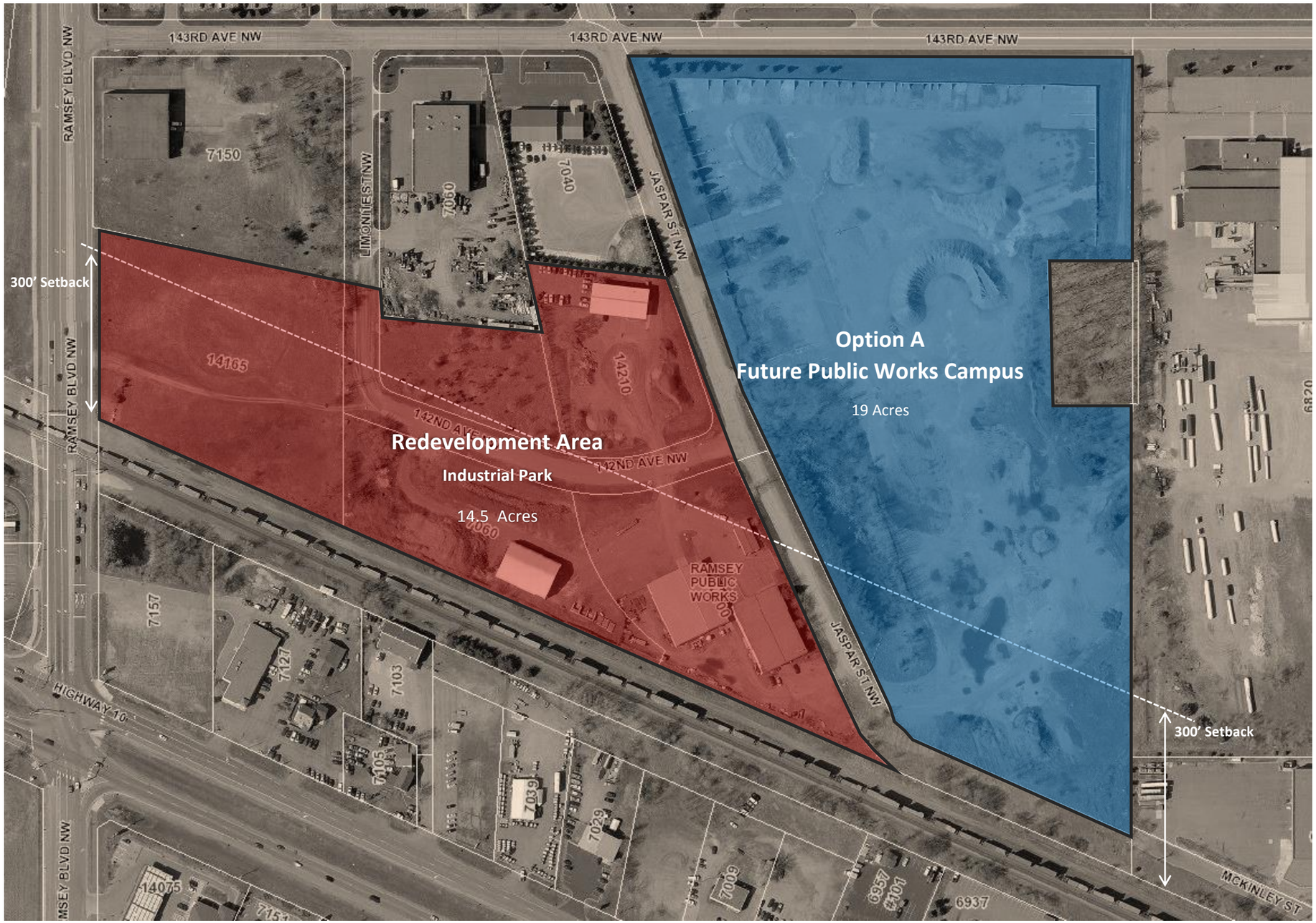
Process Outline

BKV Group Proposal (Step 1 Space Needs)

Form Review

Inbox	Reviewed By	Date
Grant Riemer	Grant Riemer	06/04/2015 10:41 AM
Diana Lund	Diana Lund	06/04/2015 10:56 AM
Kurt Ulrich	Kurt Ulrich	06/04/2015 03:24 PM
Form Started By: Patrick Brama		Started On: 06/03/2015 04:57 PM
Final Approval Date: 06/04/2015		

Future Public Works Campus (Option A)



Future Public Works Campus (Option B)



Ramsey Public Works Campus

PROCESS/PROJECT OUTLINE

Estimated Cost: $6M-$12M

1. Space Needs Analysis *Summer/Fall 2016* *$20,000*

The purpose of this step is to answer a number of questions regarding the existing Public Works site. For example, how are we operating today; and what resources do we have today? What resources/ facilities do we need now and in the future? Can we renovate the existing Public Works campus/ buildings? Should we demolish and rebuild? What alternatives for location and design of a new campus exist; and how much do they cost? Construction of a new Public Works campus will result in available land for redevelopment—what is the highest and best use for redevelopment?

DELIVERABLES:
--Feasibility Report
--Space Needs Analysis
--Master Planning

2. Preliminary Design *Summer 2017* *$65,000*

The purpose of this stage is to develop schematic designs of the new Public Works Campus; and to select a design. The outcome of this stage is preliminary architectural designs, preliminary site plan documents, preliminary project budget, and overall project design selected.

DELIVERABLES:
--General Building Design and Layout Selected
--Preliminary Detailed Budget, Architectural Plans, and Site Plans

3. Final Design, Specs, Bid Docs *Summer 2018* *$190,000*

The purpose of this stage is to develop final detailed site plans, architectural plans, civil plans, landscaping plans, electric/ mechanical plans, construction specifications, bid documents, and project budget. This work does have a shelf life of five years. This is work will need to be completed in order to construct a new Public Works Campus. Essentially, the project would be ready-to-bid after this step.

DELIVERABLES:
--Final detailed plans, specifications, bid documents, and budget
--Project would be ready to bid

4. Bidding & Bid Award *Winter 2018/19* *$15,000*

The purpose of this stage is to bid and potentially award the proposed construction project to a general contractor. Staff would recommend the City Council have a detailed/formal policy discussion regarding this project before this step is completed. This would entail a detailed review of the project budget and the proposed funding source (bonding). The outcome of said discussion would be consensus support from policy makers for construction of a new Public Works Campus, or not.

DELIVERABLES:
--Bid Tabulation and Potential Bid Award

6. Construction Administration *2019/2020* *$20,000*

The purpose of this stage is to physically construct a new Public Works and provide construction administration services. This step would be authorized when a bid is awarded. The number above only outlines the cost for the architect to provide construction administration services (project management).

DISCLAIMER: other than step 1, all numbers included this document are very preliminary, in draft form, unofficial, and not developed by licensed professionals. As this process unfolds, accurate numbers will be provided. These numbers should be utilized for reference purposes only.

BKV GROUP

Architecture
Interior Design
Landscape Architecture
Engineering

Boarman
Kroos
Vogel
Group
Inc.

222 North Second Street
Minneapolis, MN 55401
Telephone: 612.339.3752
Facsimile: 612.339.6212
www.bkvgroup.com
EOE

May 14, 2015

Ramsey Fire Department
7550 Sunwood Drive NW
Ramsey, MN 55303

Attention: Pat Brama, Assistant City Administrator
EMAIL: pbrama@cityoframsey.com

RE: Professional Service Proposal for Public Works Study

Pat:

We are pleased to submit this proposal to provide professional services to assist the City in assessing and studying the City's public works facility.

In addition to our long relationship in working with the City of Ramsey BKV Group is a 37 year old Minnesota firm that has provided over 140 government studies. Of that total over 30 have been studies and construction projects of public works facilities. In addition to our experience Ron Hilton with Facility Maintenance Consultants, who is a national expert is part of our team in public works planning. I have attached his firm's information with this proposal.

The information in the proposal shows the steps we would typically propose for these types of studies. However our goal is to tailor our approach to fit the City's and department's objectives, to achieve that we welcome the opportunity to review this in detail and refine as appropriate.

Our studies are structured to develop thorough and accurate data to help the City and Council in making informed decisions on how best to approach possible options and cost associated with long range planning.

The planning steps we would propose to assist the City in looking at existing conditions, operational planning and long range master planning are as follows:

A. DISCOVERY PHASE

At the start of the study we will request copies of the following information to start to get familiar with your facility and operations prior to our kick off meeting.

1. Public Works organizational chart and staffing
2. All operations performed by Public Works
3. List of all current and planned public works equipment
4. List and size of any remote storage areas not associated with a facility.
5. List of all city vehicles and equipment sorted by department and location.
6. List of items currently in cold storage.
7. Infrastructure statistics. e.g. lane miles, miles of storm piping, miles of water distribution, number of signalized intersections
8. Past 2 years of utility cost
9. Existing site and building plans

B. FACILITY ASSESSMENT

This step involves an architectural and engineering assessment of the buildings, their conditions, code compliance and energy usage.

Prior to the tour we will have a kick off meeting to review City concerns, operational needs, etc. Our approach for the assessment will involve architects and engineers from our firm touring and inspecting the existing buildings and site. This walk-thru will review the building and focus on identifying general conditions, maintenance, life-cycle replacements and code issues. Following the on-site inspection, a building audit report will be developed.

This assessment report will document the following:

1. Site conditions, drainage, paving, utilities
2. Building shell condition, age of roof, windows, weather seals, insulation values
3. General mechanical system conditions, capacities and deficiencies
4. General electrical system conditions, capacities and deficiencies
5. Review of structures and systems, identification of maintenance/replacement needs
6. Code required up-grades related to expansion or renovation
7. ADA accessibility required up-grades related to expansion or renovation
8. Identification of any suggested further investigations such as structural or soils testing
9. Energy usage and efficiency of the buildings
10. Operational shortfalls
11. Estimate maintenance / repair cost associated with existing conditions

The findings of the facility assessment will be documented in a Building Audit Report which will outline any findings and recommendations that may affect long-range master planning options. Included in the audit will be plans and photos to documents conditions.

Based on the information in the audit initial reuse and or replacement strategies will be reviewed with the City team.

C. FACILITY SPACE PROGRAMMING

To fully understand and help develop long range planning needs current and potential future operations for the department need to be explored. Historic and projected staffing needs to be reviewed as well as technology systems and any service or equipment changes.

1. Plan Development

The team will take the existing city plans and prepare plans that indicate how each area is currently being utilized. These plans will help to identify current use as well as be a basis for showing potential use and remodeling. The plans will be utilized to verify existing department areas and ways to achieve maximum utilizations of existing areas.

2. Space Needs Assessment

We conduct Space Needs Assessments to review and identify operational space needs for public works which deals with staff, services, equipment and repairs. The assessment incorporates information gained through the following; department interviews, space standard diagrams, services provided, staffing changes, facility comparisons and program documentation.

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a. Space Standards
   Space diagrams are developed for each space identified in the program to help show required areas, arrangement of equipment, clearances, etc. These form the initial standards used in developing conceptual plans.

The information gathered through this process will result in a program document which clearly identifies long range facility space needs. This document will include a spreadsheet listing of spaces required, projected over 5, 10 and 15 year periods. The total building area required will be identifiable based on operational requirements, the Space Program and backed up by the detailed Space Needs information in the Space Standard Diagrams.

D. FACILITY MASTER PLAN OPTION DEVELOPMENT

With the staff and spatial information developed in the Facility Space Programing plan options can be developed that address current and projected spatial planning options.

1. Planning Option Development and Analysis
   The goal of this effort is to clearly determine the range of solutions capable of meeting the City's long range facility needs. Planning options will be focused on developing the most efficient and appropriate department facility planning concepts. We work with the City to identify planning options. These planning options will be developed as long-range Master Plans clearly showing current needs, anticipated expansions over the next 15 years. The planning options will be developed through concept plans and be analyzed for efficiency, future expansion, and needs met. We will review the development of the planning options with Public Works and the City leadership. The analysis of each option will include a study of advantages, operational constraints, staffing efficiency, safety and security, and long-term serviceability.

E. Mater Plan Implementation Schedule

With each study we work with our client's project goals, fiscal requirements, and timeframe to develop a project implementation schedule that represents the task and time associated with reviews, approvals, design and construction of potential projects. The initial steps may involve finalizing approvals to proceed, once the project is authorized, there are a series of design and review meetings with the client and the user groups to explore every item—from wall systems to mechanical systems, to hoist options to flag location. The design documents evolve into construction documents that are then used for bidding, permits and construction.

These steps and associated timeframes based on size and complexity of the project are graphically shown in a Gantt chart. This preliminary schedule provides a clear understanding of the steps and timeframe involved in your proposed project.

F. Cost Assessment

All projects must balance needs with cost efficiency in their ultimate solution. The cost-to benefit analysis for the value of options is crucial in a government planning. Feasible planning options will be evaluated based on costs associated with each. Capital (construction) costs, project costs (fees, etc.) and any unique operation costs will be evaluated to identify comparative values for each of the solution options.

Based on the possible building materials, size and types of systems a preliminary construction budget will be determined. In addition to construction cost, project soft cost can be estimated. Some of the typical types of soft costs associated with a project are:

1. Architectural / Engineering Fees
2. Survey / Topography
3. CM / Project Management / Owner's Representative Fees
4. FF&E (Furniture, Fixtures, and Equipment)
5. SAC / WAC (Sewer and Water Connection Fees)
6. Plan Review & Permit Fee
7. Bid Advertising Cost
8. Testing (Geo Technical, Construction)
9. Document Printing
10. Utility Re-Routing
11. Soil Remediation (if required)
12. Mechanical Systems Commissioning / Monitoring
13. Builders Risk Insurance
14. Data / Telecom Wiring
15. Best Value Process Fees

If bonding is determined to be a viable option for a project we will assist the City's bond company in developing data to explore financing and possible tax strategies.

Interim and Final Report
Communication throughout a study of this nature is critical to assuring all team members are all kept up-to date with the study process and information. To this end, the BKV Group team will lead review workshops at the end of each phase. The workshop will review and assess information developed, possible options, modifications and its ability to address the questions of that phase. The objective is again to assure full and thorough City review and involvement. The final results of the study will be compiled into a final report and will first be reviewed with Public Works and the City team and ultimately presented to the City Council. Based on findings through the needs assessment, the final report will communicate the facility planning options with potential implementation dates. Implementation dates will be based on City requirements and financial planning strategies, all used as a guide to determine appropriate timeframes to proceed.

Presentations
Our team will develop appropriate presentation materials and will assist the City in presentations of study findings. Presentations will be provided as directed by the City and will include the City Council and public as appropriate.

The steps identified above will be compiled into a final report along with an executive summary. We will review each section of the study with the City as well as the final draft and incorporate comments and suggestions into the final version. The deliverables will be the sections of the study as mentioned during the course of the study and final bound books of all of the sections at the completion.

We would anticipate 3 to 4 months to complete a study of this type. However, at the start of the study one of our first tasks will be to meet with the City to discuss timing, meetings and overall schedule.

Our objective is to provide the City with a comprehensive study that will serve as a well-defined road map for the long range Public Works planning. I will lead the study and will be the main point of contact for the City. Our fee goal is to establish fees that are appropriate and fair for the services provided and within the City's budget. In addition we tailor each proposal to fit the needs, goals and objectives of each client.

Based on the scope of services stated above our proposed fee, for the study by phase, is as follows:

A. Facility Assessments: $4,000
B. Space Programming: $3,500
C. Space Standards: $2,500
D. Planning Option Development: $3,500
E. Schedule Planning: $1,000
F. Cost Estimates: $2,000

Sub-Total = $16,500

Reimbursable expenses include printing, travel and shipping. While we estimate $3,000 for a study of this type, this is a maximum not to exceed amount and we will invoice for only the amount spent with no overhead or profit applied.

Our total proposed not to exceed fee is $19,500.

Thank you for the opportunity and we look forward to continuing our longstanding relationship with the City.

If the proposal is acceptable please sign below as your approval and acknowledgment to proceed with the work described above. Upon receiving an approved copy we will make arrangements with you to immediately begin the process.

Please feel free to contact me at your convenience should you have any questions.

Sincerely,
BKV Group, Inc.



Bruce Schwartzman, AIA
Partner - Managing Architect

Attachment: Maintenance Facility Consultants brochure

_____ _____
City Approval Date

Q\City of Ramsey_Public Works Study - A/E proposal _2015-5-14.doc



MAINTENANCE FACILITY CONSULTANTS

A DIVISION OF WHITMAN, REQUARDT & ASSOCIATES, LLP

FIRM PROFILE

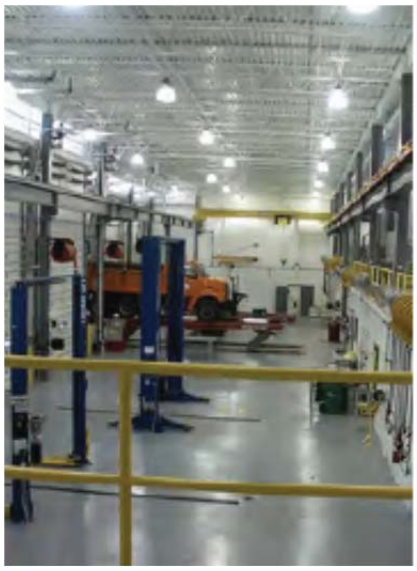
Maintenance Facility Consultants (MFC) is a tea m of professionals assembled to help maintenance operations personnel solve a variety of immediate and long terms problems. The staff is comprised of individuals with unique expertise and skills developed through years of service in the maintenance operations industry. This expertise is available to aid cities, counties, transit agencies, school districts and all other maintenance operators, both public and private, in achieving their objectives for their maintenance operations. The staff is comprised of individuals recognized throughout the industry for the level of expertise and quality brought to each project.

The entire staff of MFC is dedicated to bringing its expertise and knowledge to every project. That however, is not enough. Each individual within the firm is committed to expanding this knowledge through working with a variety of clients, participation in Industry professional organizations, and academic studies. Our philosophy is rooted in the belief that we all work in an ever-evolving industry. We can only be effective if we stay informed of industry trends and technology advancements.





SERVICES





Site Evaluation and Selection

The success of a design project begins with the selection of the correct site. A multitude of criteria must be evaluated when selecting a site. Examples include distances to and from service areas, proximity to major arterials, size, topography, shape, and type of surrounding neighborhoods.

Our hands on experience in the design of over 200 maintenance facilities allows MFC to quickly establish the physical criteria required for the site.

Establishing a weighted criteria matrix ensures that the evaluation results in a ranking of sites which meet all of the desired requirements of the Owner.

Maintenance Facility Functional Design

The firm has been involved in the functional design of over two hundred maintenance facilities for facility and fleet operators throughout the US. Fleet facilities have included operations from as few as seven up to 5,000 vehicles. Our understanding of the maintenance process enables us to quickly comprehend the working philosophy established by your agency and translate that philosophy into the criteria required for a functional facility. Our depth of knowledge of maintenance equipment provides a useful tool for Owners when establishing the workflow and relationships of the areas within the facility and on the site.

Typical MFC involvement in facility design includes detailed space programming; development of functional criteria; establishing functional relationships; selection, specification, and layout of maintenance equipment; conceptual design; and coordination of functional criteria and maintenance equipment requirements with the other design disciplines.

The firm has performed these services for new facility designs, facility renovations, and facility expansions.

PAST MUNICIPAL CLIENTS

California

- City of San Gabriel
- Imperial Irrigation District
- City of San Pablo
- City of Elk Grove
- City of Santee
- City of Lomita
- Temecula Border Patrol (GSA)
- City of Corona
- City of San Diego (2 projects)
- City of Oakland
- City of Napa
- City of Montebello
- Culver City
- City of Chula Vista
- City of Escondido
- Rancho Cucamonga
- Carlsbad (3 projects)
- City of Modesto
- City of Burlingame
- City of Fremont
- City of Long Beach
- Vallecitos Water District, San Marcos
- Vista Irrigation District, Vista
- Olivenhain Water District
- Contra Costa Water District, Concord
- East Bay Municipal Utility District, Oakland
- Orange County Fire Authority, Irvine
- City of Beverly Hills (2 projects)
- Valley Center Water District, Valley Center
- Orange County Water District, Fountain Valley
- CALTRANS, Los Angeles
- Mission Springs Water District, Desert Hot Springs
- City of Moreno Valley
- South Coast Water District

Colorado

- City of Fort Collins
- City of Boulder
- Colorado Department of Highways, Durango
- City of Loveland
- City of Snowmass Village
- Pitkin County

Connecticut

- Town of Groton

Florida

- Hillsborough County, Tampa
- Sarasota County, Sarasota

Illinois

- Village of Carpentersville
- Lake County Forest Preserve
- Illinois Department of Transportation
- Village of Plainfield
- Village of Oak Park
- Village of Lake Bluff
- Village of Schaumburg
- Village of Lombard (2 projects)
- Village of Niles
- Village of Glencoe
- Village of Downers Grove
- City of Naperville (2 projects)
- Village of Parkridge
- City of Champaign
- City of Decatur
- Village of Bolingbrook
- Village of West Dundee
- Village of Orland Park
- Village of Melrose Park
- Village of Skokie
- City of DeKalb
- Village of Barrington
- Naperville Park District
- City of Darien
- Village of Shorewood
- City of Chicago
- Village of Sugar Grove



Maryland
- City of Baltimore
- Maryland Transportation Administration
- Maryland State Highway Administration

Massachusetts
- Massachusetts Turnpike Authority, Boston

Minnesota
- Minnesota DOT – Rochester Truck Shop
- Ramsey County Public Works, Arden Hills
- Sherburne County

New Hampshire
- City of Keene

New Jersey
- Atlantic County Utility District, Absecon (2 projects)

New York
- City of New York Mayors Office
- Department of Sanitation, New York
- Triborough Bridge Toll Authority, New York (2 projects)
- Department of Parks, New York

Oregon
- Washington County, Hillsboro

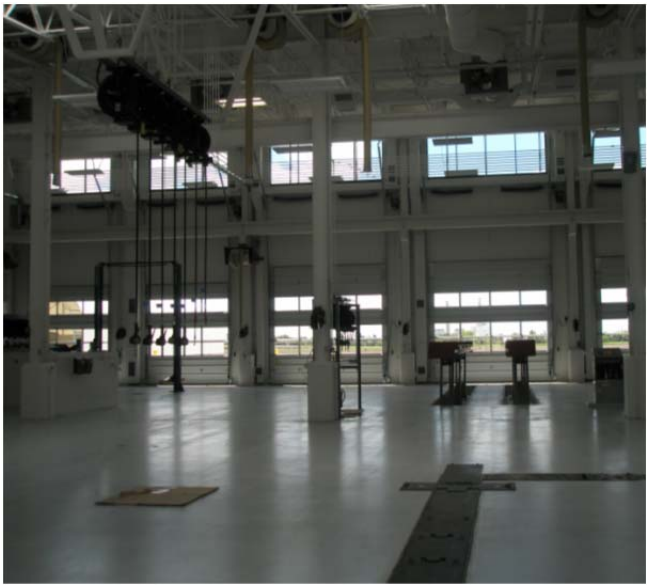
Pennsylvania
- Atlantic County (2 projects)
- City of Philadelphia Street Department, Philadelphia
- Lower Merion Township

Texas
- Department of Solid Waste Management, Houston (3 projects)
- City of Houston
- Bexar County Commissioners Court, San Antonio
- Austin Electric Utility, Austin
- City of El Paso

Virginia
- City of Suffolk
- King George County

Washington
- City of Richland (3 projects)
- Okanogan County
- Inland Power and Light, Spokane





OPERATIONS AND MAINTENANCE FACILITY

Sherburne County Public Works | Minnesota

Work Scope

The project work effort included planning and design of a new operations and maintenance facility for Sherburne County, Minnesota.

Project Elements

The facility design integrated all of the Public Works operations into a single structure. The facility housed administration, crew areas, road maintenance, sign shop, general repair shops, storage, vehicle and equipment maintenance, and heated vehicle storage.

The design incorporated extensive use of day-lighting to create shops and storage spaces with substantial natural light. The heated vehicle storage area in the facility was designed central to all shops and administrative areas to facilitate easy movement of personnel and materials to and from the vehicles.

Construction Budget: $10,700,000

Project Completion Date: October 2008.



VILLAGE OF CARPENTERSVILLE PUBLIC WORKS FACILITY

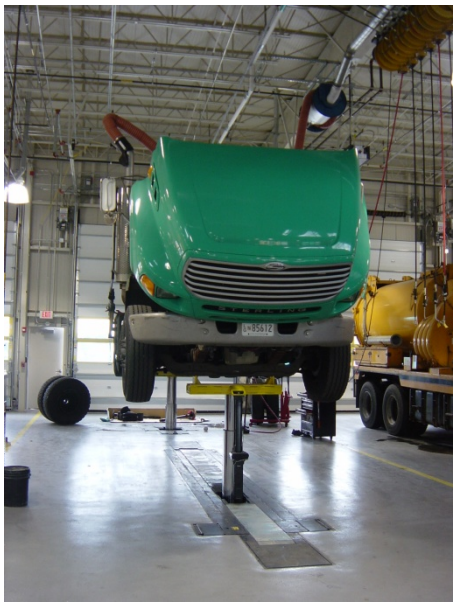
Carpentersville | Illinois

The Village of Carpentersville engaged Williams Architects, Williams Construction Management and Maintenance Facility Consultants to provide design and construction management services for the construction of their new Public Works facility. The initial needs study began in 2005 when Williams and MFC worked with the Public Works staff to determine their current and future space needs. Additional growth has occurred over the last few years that has mandated the Village move forward with the planned facility now. The planned facility is to include fleet maintenance, garages, shops, crew areas, administration, salt storage, yard access and a fueling station.

Construction Budget: $10,000,000

Project Size: 80,000 s.f.

Project Completion Date: December 2011.





CENTRAL FLEET MAINTENANCEFACILITY

City of Baltimore | Maryland

The City of Baltimore sold the property which housed its central fleet maintenance operation to the National Aquarium. Heery International and Maintenance Facility Consultants were retained to design a new facility on a new parcel of land. The new facility houses fleet maintenance operations for the entire fleet of the City of Baltimore ranging from electric shuttles to solid waste packers. The facility services a fleet of around 5,400 vehicles and equipment.

The new facility houses all operations required to maintain a fleet of this mix including the following.

- Administration offices
- Personnel/crew areas
- General repair bays
- Inspection bays
- Rebuild shops
- Parts storage
- Body and paint bays and shops
- Welding/fabrication bays and shops
- Vehicle make-ready bays
- Gasoline, diesel, and CNG fueling

Construction Budget: $14,000,000
Project Size: 240,000 s.f.
Project Completion Date: January 2009



NORTH COUNTY DEPOT

Montgomery County | Maryland

WR&A and MFC are designing a 45 acre campus to provide consolidated support for the Montgomery County Ride-On Bus program's Transit and Fleet Services. Also included on the site are facilities for the Highway Operations division. Each of these activities will operate separately within the shared facility with their own access and circulation systems. This LEED Silver facility includes a 165,000 SF primary maintenance and operations building, covered bus storage structure with employee parking above, covered storage for highway vehicles and equipment, salt barn structure, County fueling facility and open material storage areas.

Transit Services includes parking for 250 busses, administration office space, bus driver support space, and fare collection. Fleet Maintenance includes administration office space, 25 maintenance bays for busses and heavy equipment, body shop, paint shop, bus inspection, bus fuel and wash, and vendor parking. Highway Operations includes storage for 90 road maintenance vehicles, administrative offices, road crew and mechanic support space, four garage bays, enclosed truck wash bay, covered parking and equipment storage, salt storage, covered and exterior material bins and a County fueling station.





RAMSEY COUNTY PUBLIC WORKS

Arden Hills | Minnesota

MFC designed this new complex for all Public Works operations including road maintenance, signs, signals, construction, environmental services, soils, equipment maintenance, central stores and facilities maintenance.

The project included the planning and design of a new County Public Works Complex for Ramsey County. The facility is 230,000 SF under roof and is located on a 13 acre site. The facility elements include administration, shops, personnel spaces, equipment maintenance, central stores, and heated vehicle storage. The yard areas include a fueling station, an automated vehicle washer, granular material storage, green waste storage, stock pile areas for sweepings and millings, pipe storage, and a salt/sand enclosure for 20,000 tons of material.

RON HILTON, LEEP AP BD+C

Maintenance Facility Specialist

Mr. Hilton leads the maintenance facility practice for the firm. In this capacity, he oversees and directs various design and study efforts related to maintenance operations. He has also served as project manager for projects encompassing maintenance management studies, maintenance productivity studies, maintenance audits and information reporting systems, facility master planning, site selection, and equipment analysis. His extensive experience covers the design and planning of facilities for municipalities, transit systems, school districts, utilities, and private concerns. Ron has been responsible for the master planning, design, and construction of more than 150 Transit operations and maintenance facilities throughout the U.S.

His in-depth knowledge of maintenance shop equipment has been utilized in each of the above projects to address the functional requirements of the operation but also the LEED aspects of the projects.

Experience

Years with MFC: 23
Years with other firms: 12

Education

M.Ed/Texas A&M University/1977
BED/Texas A&M University/1976

Registration

LEED Accredited Professional

Municipal Projects Recently Completed or in Progress

CALIFORNIA

- Imperial Irrigation District: Master Plan for a 600 acre administration and operations complex.

ILLINOIS

- Village of Carpentersville: Planning and design of new Public Works facility.
- City of Urbana Parks District: Planning and design of new Parks Operations complex.
- Crawford County: Master plan for Public Works complex expansion.

MARYLAND

- City of Baltimore: Planning and design for new Central Fleet Maintenance Facility.
- Montgomery County: Planning and design for new LEED Gold maintenance and operations facility for Road and Bridge (100 vehicles), Transit (250 vehicles) and Schools (400 vehicles).

MINNESOTA

- Minnesota DOT, Rochester: Planning and design for new District 6 Truck Shop and Road and Bridge Shop.
- Sherburne County Public Works: Planning and design for new County Public Works Facility.

VIRGINIA

- City of Suffolk: Master planning and design of new Public Works and Public Utilities Complex.

CHARLES HENCK, PE, LEED

Mechanical Engineer

Mr. Henck's areas of expertise include HVAC, plumbing, environmental controls, fire protection, energy management systems, environmental assessment and construction phasing. His experience includes numerous research projects including existing condition evaluation and programming. Much of this experience includes prominent institutional and research facilities in the Mid-Atlantic region. Mr. Henck is knowledgeable of design and construction criteria related to utility upgrades, including critical construction phasing and scheduling for uninterrupted utility services as well as accurate cost estimating.

Experience

Years with WR&A: 3
Years with other firms: 33

Education

BS/1972/Mechanical Engineering/University of Maryland
MBA/1981/Business Administration/Morgan State University

Registration

1976/Mechanical/Maryland #10243
Registered Professional Engineer in DC, PA, VA and DE
Certified Energy Manager 3967
LEED Accredited Professional

Select Project Experience

North County Depot, Montgomery County, MD – Mechanical Engineer for 165,000 SF fleet maintenance facility. Engineering elements included HVAC, compressed air systems, lubrication distribution systems, vehicle exhaust systems, and fueling systems.

Operations Building, King George County, VA – Mechanical Engineer for design of this facility which consists of high bay spaces for repair of county owned vehicles, including busses, trucks and sedans, as well as bays for storage and repair of county public works property. The mechanical design included under floor hydronic radiant heating, dedicated ventilation systems and energy recovery, and energy efficient CS air conditioning systems. Dedicated vehicle tailpipe exhaust was provided for the maintenance bays.

Field Maintenance Shop, Winchester Readiness Center, Winchester, VA – Mechanical Engineer for a 13,300 SF maintenance facility that provides for enlarged and higher work bays. Engineering included compressed air and central lubrication distribution.

CONTACT

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Senior Vice President
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Waller, TX 77484
Phone | 936-372-1800
Fax | 936-372-1803
rhilton@wrallp.com

wrallp.com





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: 06/09/2015

Submitted For: Patrick Brama, Administrative Services

By: Patrick Brama, Administrative Services

Information

Title:

Consider Dominium Development & Acquisitions, LLC Letter of Intent (portions may be closed to the public)

Purpose/Background:

PURPOSE

Consider attached Letter of Intent (LOI) from Dominium Development & Acquisitions, LLC.

BACKGROUND

Dominium is a national affordable housing development and management company (click here for a link to Dominium website: http://www.dominiumapartments.com/about-dominium.html). Dominium is considered by many within the real estate industry to be a quality/ respected development company with a solid track record of quality projects; including property management services long term.

Over the past 30-45 days, staff has discussed the opportunity of a potential senior independent living project located in The COR with Dominium. On April 27, 2015 Dominium submitted a LOI for 4.94 acres of City owned land located between Coborn's and the future Common Bond Project. Dominium is offering the City's asking price ($5.00 per square foot). The proposed project is valued by Dominum at $24.1M, includes 124 units, and is anticipated to look similar to a recently completed senior independent living project in Saint Anthony Village (http://www.landingsatsilverlakevillage.com/). Staff has reviewed COR development standards with Dominium; and, the concept plan Dominium has outlined appears to generally comply with site layout standards at this point. Below is additional discussion on permitted uses for the site and a recommendation for further Planning Commission review.

After the original LOI was submitted on April 27, it was reviewed by Staff within the context of the City's adopted Policy for the Sale of City of Land. Comments were submitted to Dominium; attached is an amended and updated LOI. It is Staff's opinion, the major topic of discussion for the EDA and City Council is the requested City financial assistance.

Notification:

NA

Observations/Alternatives:

OBSERVATIONS

Based on the attached and adopted City Housing Assistance Policy (and Policy for the Sale of City Owned Land), below are the next steps in this process:

1. Council consider project concept and willingness to conceptually provide financial assistance to the project. This step would require that the City would sign the LOI with Dominium. NOTE: this would not legally obligate the City to any specific level of assistance. With this step, staff will also recommend review of a concept plan by the Planning Commission.

2. Dominium submits a formal business subsidy/housing assistance application for detailed review and underwriting by Ehlers. A formal recommendation for the actual "required/ needed" level of financial assistance is provided by Ehlers. NOTE: this could be different than what was agreed upon in the LOI.

3. Both Dominium and the City review the formal recommendation provided by Ehlers. Both parties consider if they would like to move forward with a Purchase Agreement (PA) based on the suggested level of City assistance. A PA would lock in both parties to certain performance items (i.e. a specific City Financial Assistance number).

It should be noted, Dominium is willing/ interested in applying for Metropolitan Council and Anoka County HRA funding. However, it is their position, a commitment from the City is needed before a PA is executed; and before they apply for other funds. Dominium is interested in a 2016 project if their identified financing gap can be addressed. However, if Metropolitan Council funding is needed for this project, it may be pushed to 2017 (due to application and award timing).

ALTERNATIVES

Staff is looking for direction on two general items:

1. Does the general project concept fit the property/ is the overall development concept acceptable?
2. What level of financial assistance is the City Council comfortable with considering from a preliminary/ conceptual perspective?

Below are alternatives for item #2

(A) Counter offer Dominium before moving forward with step 1 above--staff recommendation (see next section for details). Staff would like the City assistance request to be adjusted within the LOI to comparable projects within the Twin Cities market. If the City's requested adjustment is made by Dominium, staff would bring this case back to the Council for consideration of executing the LOI.

(B) Accept the LOI as presented and move forward with step 1.

(C) Do not accept offer and end negotiations.

Funding Source:

NA

Recommendation:

STAFF:

Staff has reviewed this project and process with Ehlers. Staff has asked that Ehlers provide recommended guidelines for "maximum" City participation in a housing project. Please see attached. Ehlers was in attendance at the EDA meeting to discuss this MEMO. This recommendation is based on review/ comparison of several other projects located within the Twin Cities market; including Dominium projects.

Based on the attached MEMO, it is Staff's perspective that the City should counter offer Dominium before moving to "Step 1." In other words, Staff believes the Dominium proposal for City financial assistance is currently too high ($2.2M - $2.6M, or 9.12% to 10.77% of total project costs from the City). Staff supports using 15 years of TIF as a maximum threshold as outlined by Ehlers; and/or potentially discussing the sale price of land. NOTE: depending on how the number is calculated, 15 years of TIF is expected to range from $850,00-$1.2M in present value terms.

Attached is a breakdown of the Dominium offer/ request and the Staff suggested "maximum" City assistance.

EDA:

The EDA reviewed this case on June 04. The EDA did not make a specific motion on this case. However, they did reach the following consensus:

(A) General support of the project concept and Dominium (124 unit affordable senior independent living apartment complex located on the subject property). More discussion needs to occur regarding how this project fits within the City's Zoning districts and The COR Master Plan.

(B) The City financial assistance request made by Dominium should be reduced to a level that is similar with other comparable projects. The current request is too high. Staff should utilize Ehlers to help determine a specific counter offer. The Ehlers MEMO included in this case generally outlines where Ehlers/Staff will land. If Dominium is willing to reduce their financial assistance request, the EDA would like to bring this case back for consideration.

Listed below are two questions asked by the EDA:

Why is assistance needed/ is it common?

This project is a "affordable" senior independent living apartment complex. Dominium would utilize LIHTC (low income housing tax credits) to help fund the project. As a result of using LIHTC, restrictions exist on rent rates for Dominium. Commonly, in order to deliver a quality product, and meet the rent LIHTC restrictions, developers seek additional financial assistance (County, City, other). This scenario is common for LIHTC senior independent living apartment complexes.

Ehlers, the City's financial consultant, completed a analysis/ comparison of similar deals completed in our region. Please see attached. This document provides a good reference point of "what's common on similar deals?"

Dominium has provided staff with market analysis data; which indicates the demand for senior independent living in Ramsey. Based on the Dominium information, a strong market/ demand exists in Ramsey for the proposed product. However, in comparison to other recently completed Dominium projects, the Ramsey market is slightly softer and will require a somewhat larger "capture rate." Meaning, the percentage (%) of prospect residents they would need to capture in Ramsey is slightly above recently completed projects. Dominium has indicated said this discrepancy (increased risk) is another reason they are seeking assistance.

Lastly, Staff would like to note, Dominium is proposing first floor structured parking on this project with very little surface parking. This approach on parking fits in-line with the City's original vision for The COR. However, the proposed strategy for parking does increase costs to the project.

How does this project fit with The COR Master Plan and city zoning regulations?

The project site is located within The COR District on the Official Zoning Map. Within the Design Framework, The COR Zoning District is further divided into sub-districts.This site is located within The COR-2 Sub-District, which is focused on retail type uses. The City Council, after review by the Planning Commission, would amend the Development Plan for The COR. This does not require an official, traditional Comprehensive Plan nor Zoning Amendment. The Future Land Use Map and Zoning Map are already guided in the appropriate manner. The Zoning Code for The COR was developed as a 'hybrid' form based code that focuses more on layout and design and less on uses than a traditional zoning code. The proposed layout and density is consistent with the vision for residential uses in this area in close proximity to the transit station.

Action:

Staff is looking for direction on two general items:

1. Does the project concept fit the property/ is the overall development concept acceptable?
2. What level of financial assistance is the City Council comfortable with considering from a preliminary/ conceptual perspective?

Staff recommendation: the City financial assistance request made by Dominium be adjusted to a level similar to

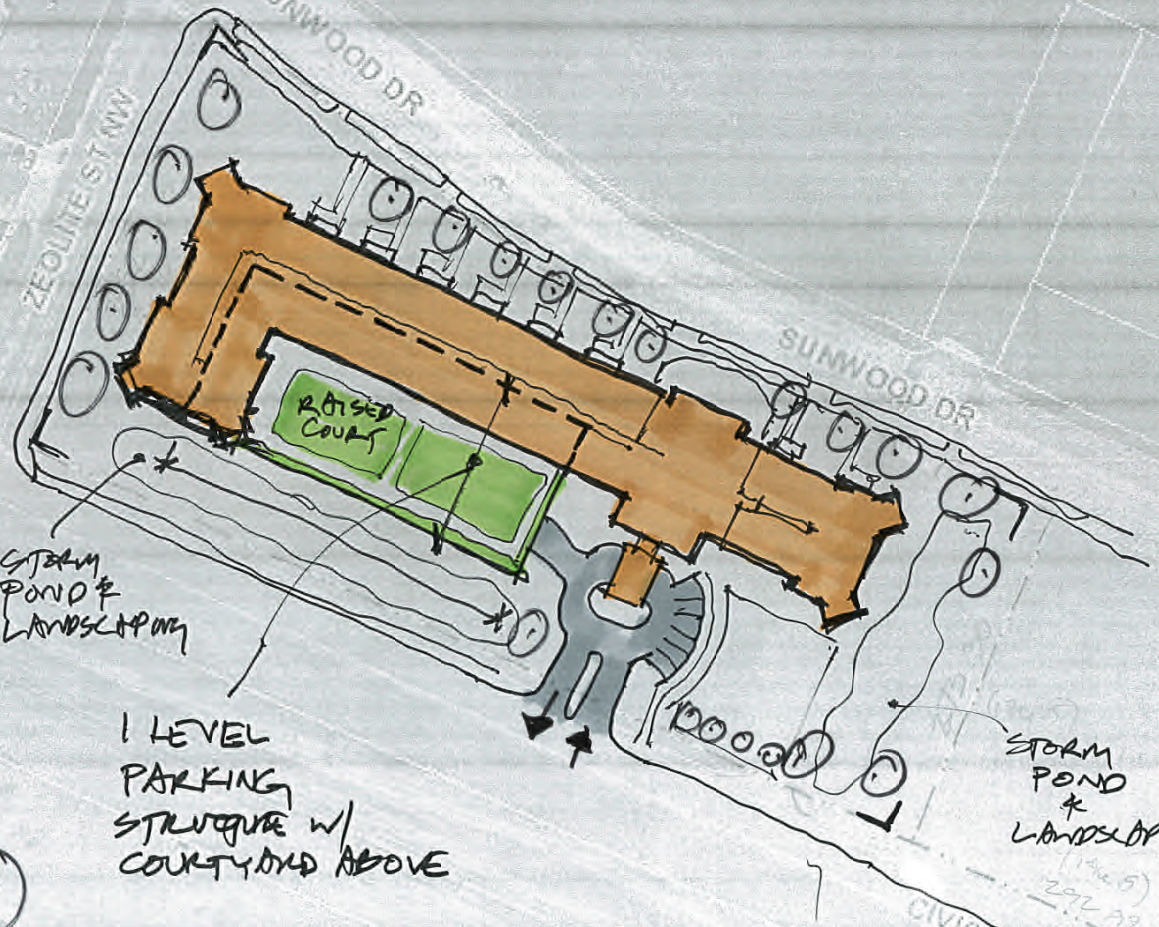
comparable projects within the Twin Cities market before an LOI is considered for execution.

Attachments

Concept Site Map
LOI
Subject Property
Sources And Uses
Example Projects
Offer and Assistance Breakdown (Staff)
St Anthony Village Project Images
Ehlers MEMO
Policy for the Sale of City Owned Land
Housing Assistance Policy
Apartment Project Cost and Assistance
Demographic Analysis (Dominium Data)

Form Review

Inbox	Reviewed By	Date
Diana Lund	Diana Lund	06/04/2015 07:24 AM
Kurt Ulrich	Jo Thieling	06/04/2015 10:54 AM
Patrick Brama	Patrick Brama	06/04/2015 11:48 AM
Patrick Brama	Patrick Brama	06/04/2015 02:56 PM
Tim Gladhill	Tim Gladhill	06/04/2015 03:17 PM
Kurt Ulrich	Kurt Ulrich	06/04/2015 03:26 PM
Form Started By: Patrick Brama		Started On: 06/03/2015 06:15 PM
Final Approval Date: 06/04/2015		



125 UNITS
100-110 PARKING SPACES
(AT GRADE RAMP)

(B)

RAMSEY SITE
4.3.15
BKV / DOMINIUM

SCALE: 1" = 100'-0"

DOMINIUM SM

May 13, 2015

Mr. Patrick Brama
The City of Ramsey
7550 Sunwood Drive SW
Ramsey, MN 55303

RE: City Parcel #47 at the COR in Ramsey, MN

Dear Patrick:

Dominium Development & Acquisitions, LLC ("Buyer") is interested in purchasing from the City of Ramsey ("Seller") the site described below, located in Ramsey, Minnesota.

Dominium plans to construct an approximately 124 unit senior, affordable, independent living property on the site using the Section 42 LIHTC program. Equity for the Project will be generated through the sale of 4% Low Income Housing Tax Credits allocated by MHFA. Tax-Exempt housing revenue bonds issued by the City of Ramsey will finance the first mortgage on the Project. The proposed development will feature urban architecture in line with the design standards of the COR and fits well in the context of the COR Master Plan and vision. Furthermore, an affordable, senior independent living apartment complex meets the top priorities of the City's Housing Assistance policy.

Financing Gap: The proposed development currently has a financing gap of approximately $2,600,000. In order to move forward with the potential development, Dominium will need a commitment from the City of Ramsey to fund $2,200,000 of this gap. Funding could be in the form of TIF, development fee waivers, a land write down, or other sources of funds for the Project. Dominium will take on the risk of filling the remaining $400,000 gap through Anoka County or MetCouncil funds. If funding for the Project from Anoka County and MetCouncil exceeds the remaining $400,000 gap, the funds will be credited toward the $2,200,000 from the City of Ramsey to reduce the City's commitment.

This letter is intended to outline the terms and conditions of the purchase of the property by Buyer from Seller. Please consider the following proposed terms and conditions:

1.	PROPERTY:	Approximately 4.94 acres, or 215,186 sf, in Ramsey, MN located at the corner of Sunwood Drive and Zeolite Street NW, Property ID: 28-32-25-23-0010.
2.	SELLER:	The City of Ramsey
3.	BUYER:	Dominium Acquisition, LLC, or an applicable affiliated entity.

4.	PURCHASE PRICE:	$1,000,000 cash at closing
5.	EARNEST MONEY:	$30,000 earnest money shall be deposited into escrow upon the signing of a Purchase Agreement. Earnest money shall become non-refundable at the rate of 25% per month, if the Purchase Agreement is extended by Dominium.
6.	TITLE:	The Seller shall promptly deliver to Buyer full and complete copies of all title commitments, encumbrance documents and surveys currently in Seller's possession. Buyer may obtain a Commitment for Owner's Title Insurance from a title insurance agent and a current ALTA survey of the Property, at Buyer's expense. By no later than 120 days before Closing, the Buyer shall notify the Seller of any objections to title ("Objections") based on Buyer's review of the title commitments, encumbrance documents and Survey received by Buyer. Seller shall in good faith and with reasonable diligence attempt to correct Buyer's Objections. If the Objections are not cured by 60 days prior to Closing, the Buyer may by giving written notice to the Seller (i) terminate the Purchase Agreement, or (ii) waive the Objections and proceed to Closing.
7.	CONTINGENCY FINANCING PERIOD:	Dominium will work with the City of Ramsey to satisfy the contingency items listed in Section 8, including seeking County of Anoka and MetCouncil funds to close the financing gap. If by June 15, 2017 funding has not been secured for the financing gap, Dominium has the right to cancel the agreement and to the refund of all earnest money.
8.	CONTINGENCY:	• A commitment to provide $2,200,000 through TIF, a land write down, fee waivers, or other sources will need to be provided by the city before Dominium will enter into a Purchase Agreement. • Buyer must be able to negotiate a Development Agreement with the City of Ramsey. • Buyer must be able to receive a commitment for Tax Credits from MHFA by the Second quarter of 2017. • Title and zoning satisfactory to Buyer. • Available financing acceptable to Buyer.
9.	CLOSING:	No later than June 15, 2017 or after the above contingencies have been satisfied.
10.	PURCHASE AGREEMENT:	Within thirty (30) business days after the City of Ramsey approves TIF, a land write down, fee waivers or other funding which provides no less than $2,200,000 in total benefit to the sources of the project, Buyer will deliver to Seller a proposed Purchase Agreement.

12.	ATTORNEY'S FEES:	Each party will pay its own attorney's and any other consultant fees. Fees associated with a business subsidy request will be the responsibility of Dominium.
13.	BROKER'S FEE:	Buyer will not be responsible for payment of any broker's fees.

This letter is non-binding, but states the general terms of a purchase agreement to be drafted which the parties hereto agree to negotiate expeditiously and in good faith.

May 13, 2015

It is expressly understood and agreed that this letter provides the framework for further negotiations between Seller and Buyer and does not create any binding obligation or liability on the part of either party. As such, neither party shall be liable to the other party for any claims, losses, liabilities, damages, costs or expenses in the event of a failure of either party, for any reason whatsoever or for no reason, to execute and deliver the purchase agreement contemplated herein.

If the terms of this letter are acceptable, please acknowledge by signing below and returning a signed copy of this letter to me.

Sincerely,

Buyer:	**Seller:**
Dominium Development & Acquisitions, LLC	The City of Ramsey
By:_____	By:_____
Its:_____Managing Partner_____	Its:_____
Date:_____4/27/2015_____	Date:_____

CITY-OWNED LAND FOR SALE: ±6.79 ACRES OF MIXED-USE LAND

LOCATED WITHIN THE COR RETAIL CENTER

RAMSEY, MN 55303

$5.00/SF -or- $1,480,000

CITY PARCEL #47

LOCATION

Northeast corner of Zeolite St W and Civic Center Dr, and within the COR

ACCESS

- Immediate access to Sunwood Dr, Civic Center Dr,and Zeolite St NW
- Easy access to Hwy 10

AMENITIES

- Located within COR retail site
- Only 30 minutes to downtown Minneapolis
- Close proximity to Northstar Rail Station

VISIBILITY

Frontage and visibility from Zeolite St NW, Civic Center Dr and Sunwood Dr





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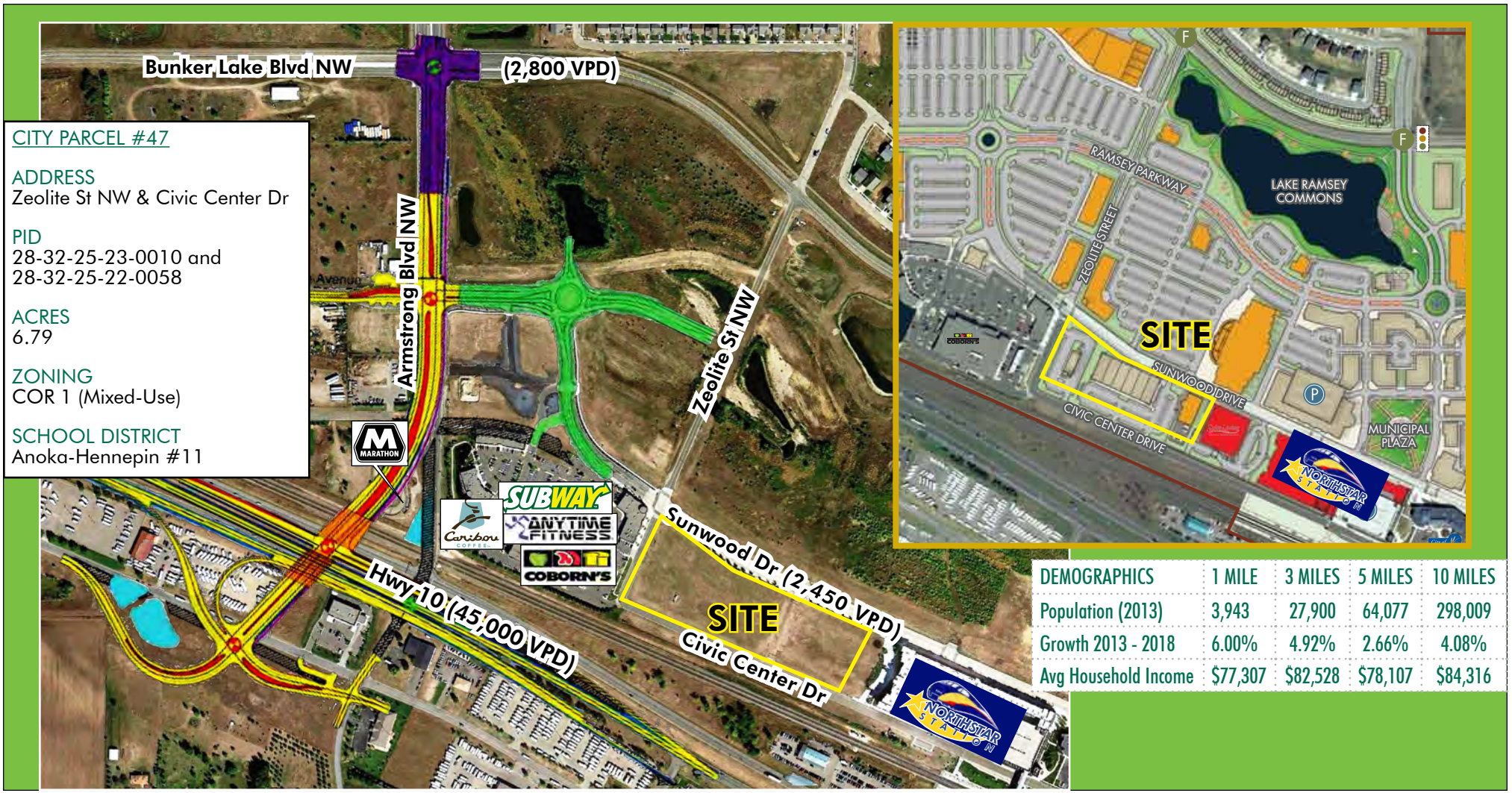
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LOCATED WITHIN THE COR RETAIL CENTER

RAMSEY, MN 55303

$5.00/SF -or- $1,480,000



CITY PARCEL #47

ADDRESS
Zeolite St NW & Civic Center Dr

PID
28-32-25-23-0010 and
28-32-25-22-0058

ACRES
6.79

ZONING
COR 1 (Mixed-Use)

SCHOOL DISTRICT
Anoka-Hennepin #11

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES	10 MILES
Population (2013)	3,943	27,900	64,077	298,009
Growth 2013 - 2018	6.00%	4.92%	2.66%	4.08%
Avg Household Income	$77,307	$82,528	$78,107	$84,316

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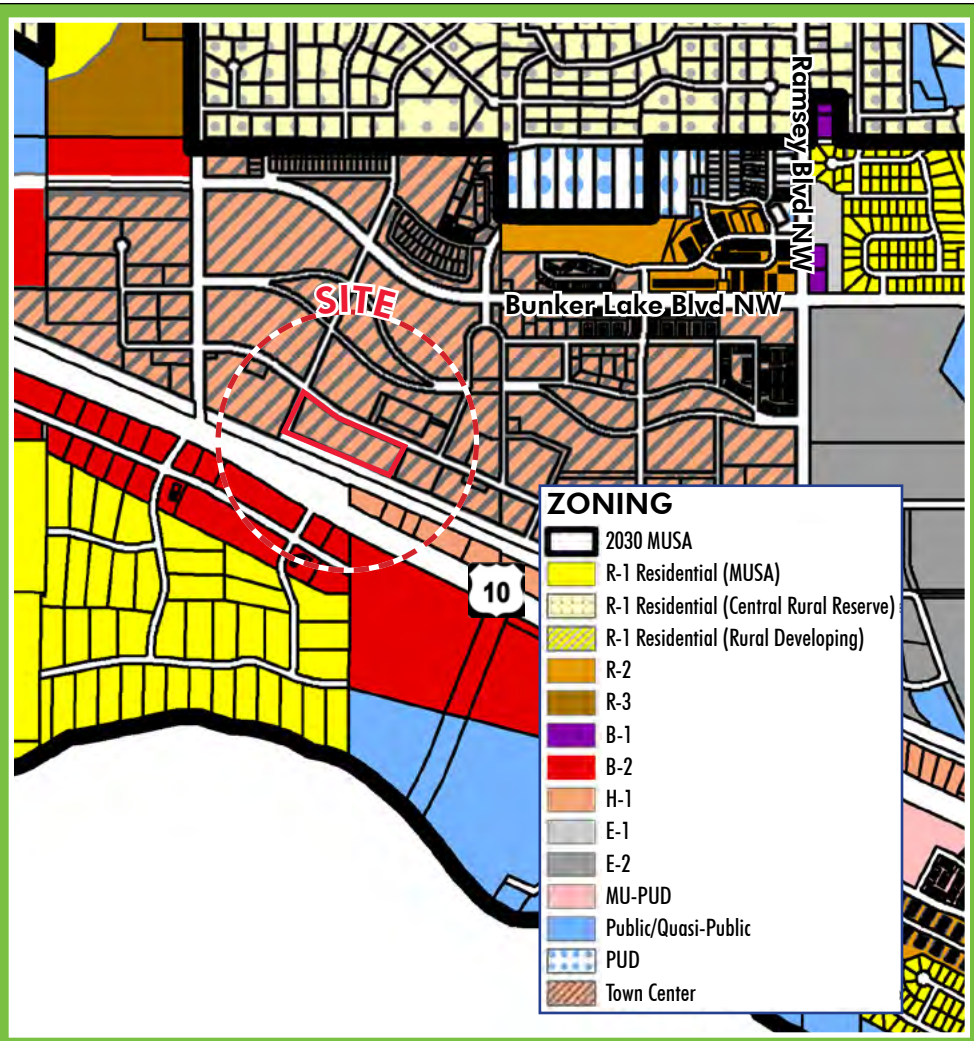
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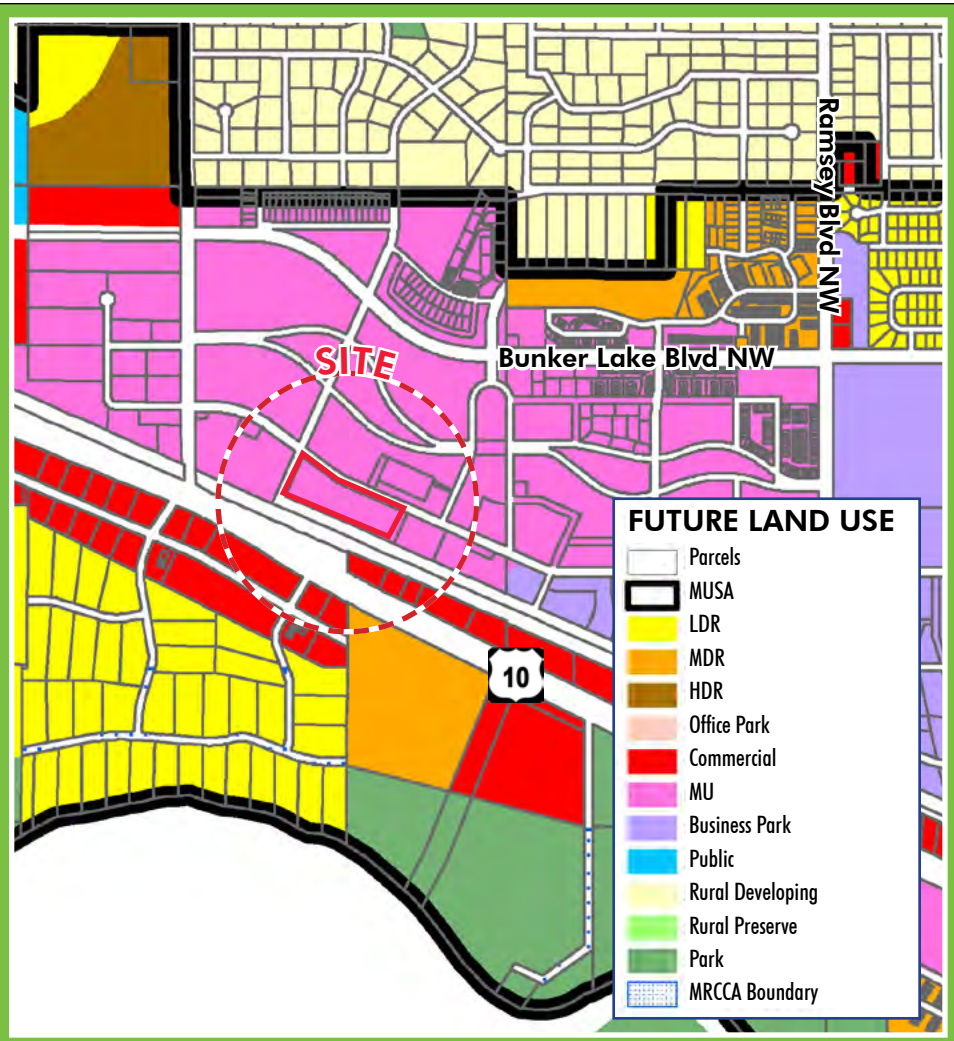
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RAMSEY, MN 55303

$5.00/SF -or- $1,480,000

Sec. 117-118. - The COR district.

(a) Intent. The primary intent of the COR district is to create a focal point in the community that embodies the principles of transit-oriented and mixed-use development. The COR
district envisions a distinctly different development pattern, with a more urban structure of streets and blocks, than the suburban and rural patterns that have shaped the community to date. The COR area is comprised of a number of distinct subdistricts intended to define the type and intensity of uses, location of amenities and overall character of development. The COR district incorporates the COR development plan and development framework by reference to provide necessary building and site design features that are essential to a pedestrian environment.

(b) The COR subdistrict definition. The COR district consists of five subdistricts that define the type and intensity of land use.

(1) COR-1 mixed-use core subdistrict. The mixed-use core is intended to provide a mix of residential, retail, service, professional, community service, recreational and similar uses on every block near, and within easy walking distance of the transit station.

(2) COR-2 (COR-2 and 2b) commercial subdistrict. The COR-2 commercial subdistrict is designated to provide a location for retail commercial that has building and/or site designs inconsistent with the COR-1 subdistrict, including larger scale retail and other auto-oriented commercial uses.

(3) COR-3 and COR-3a workplace subdistrict. The workplace area is intended to accommodate medical and technology-related office and research uses, as well as other office uses and ancillary retail and service uses designed to support serve employees and office visitors.

(4) COR-4 (COR-4a, COR-4b and COR-4c) neighborhood subdistrict. The neighborhood subdistrict is intended to include a full range of housing types, from small-lot single-family detached to high-density senior and general apartments, as well as a limited number of small-scale retail and office uses at appropriate locations (i.e., at corners).

(5) COR-5 park and open space subdistrict. The park and open space subdistrict is intended to preserve environmental features, provide amenities and create focal points and community gathering places within easy access of all areas of the COR.

Click link for complete Zoning Code:

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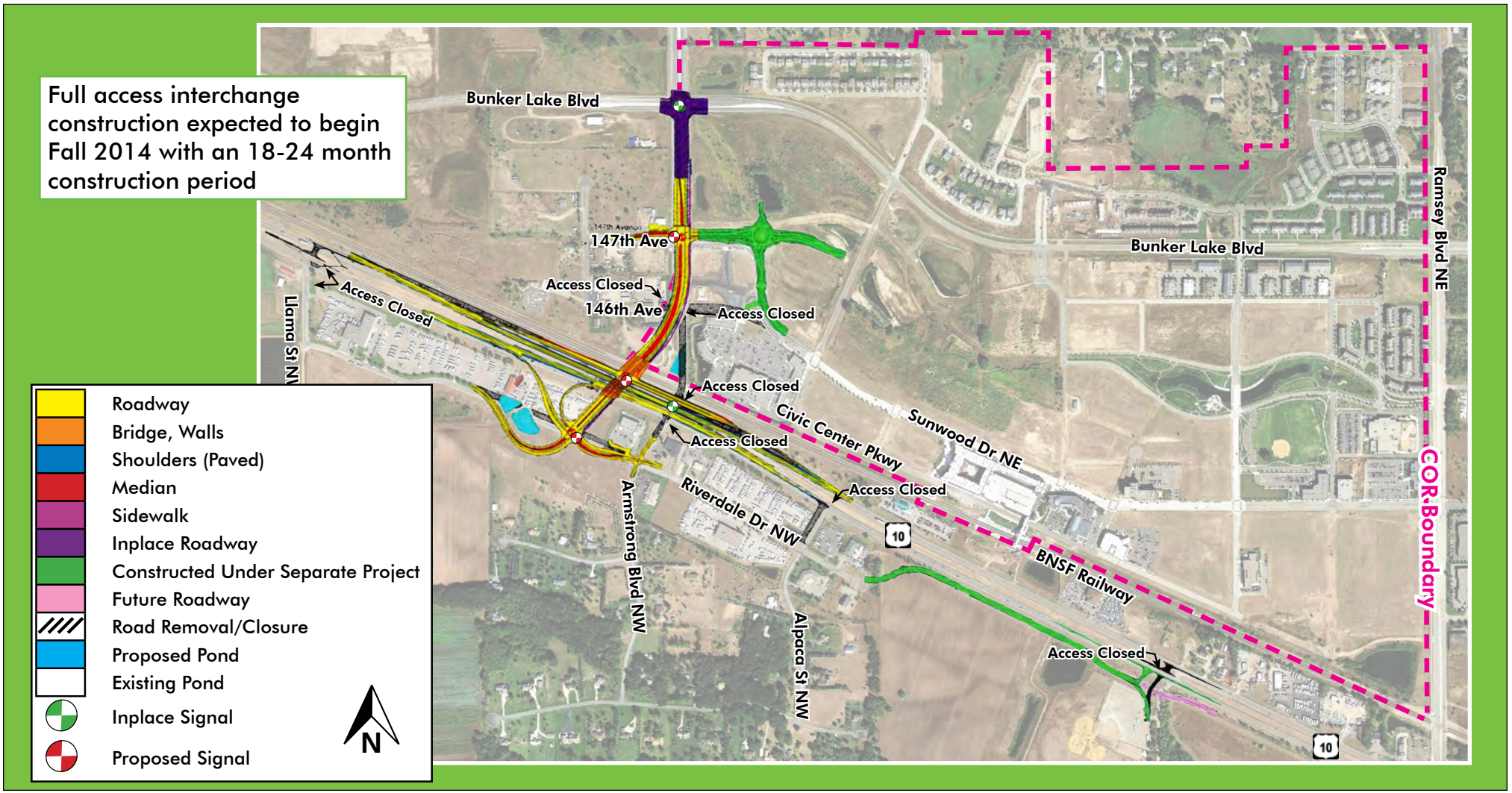
CITY-OWNED LAND FOR SALE: ±6.79 ACRES OF MIXED-USE LAND

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$5.00/SF -or- $1,480,000

Full access interchange construction expected to begin Fall 2014 with an 18-24 month construction period



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CBRE

Ramsey Senior Site

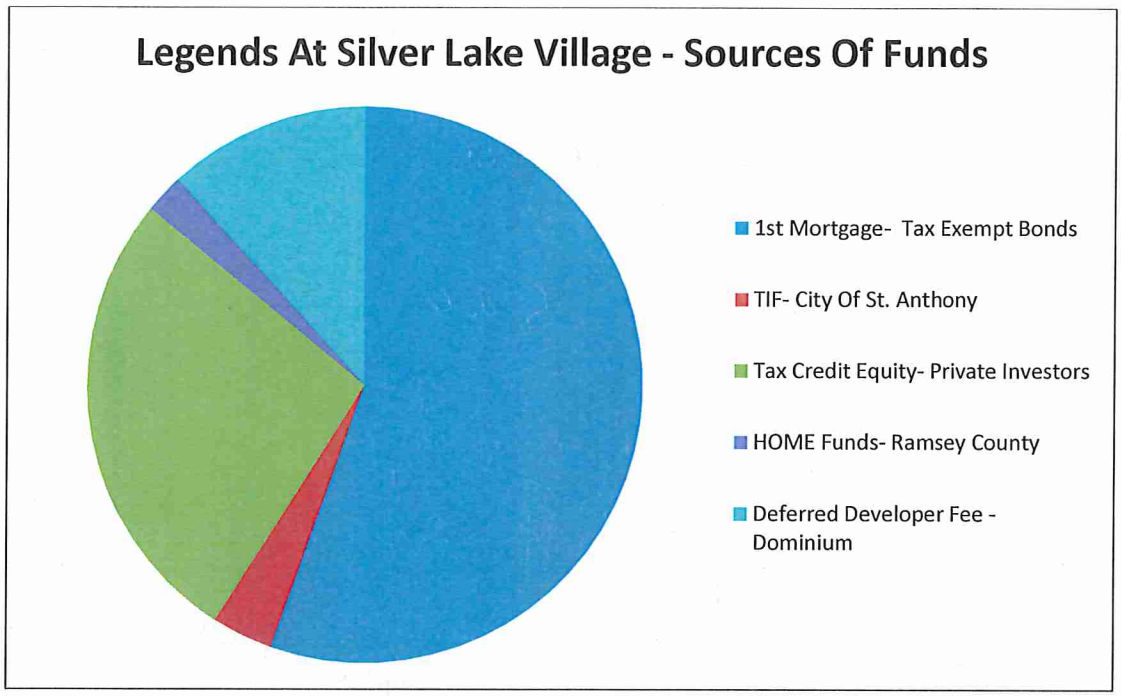
7850 Sunwood Dr., Ramsey, MN

SOURCE AND USE SUMMARY

	Construction		Permanent	
Sources of Funds:	***Total***	***Per Unit***	***Total***	***Per Unit***
Series A Bonds - 1st Mortgage	$ -	$ -	$ 12,950,000	$ 104,435
Seller Note	-	-	-	-
Construction Mortgage	18,926,185	152,631	-	-
Series A Bonds - TIF Mortgage	-	-	1,580,000	12,742
Bridge Bonds	-	-	-	-
LIHTC Equity	1,040,888	8,394	6,939,256	55,962
Dominium Capital Contribution	-	-	300,000	
Deferred Developer Fee	-	-	1,909,643	15,400
Imputed Expenses	-	-	88,150	711
Financing Gap	1,151,379	9,285	1,151,379	9,285
Total Source of Funds	**$ 21,118,453**	**$ 170,310**	**$ 24,918,428**	**$ 200,955**

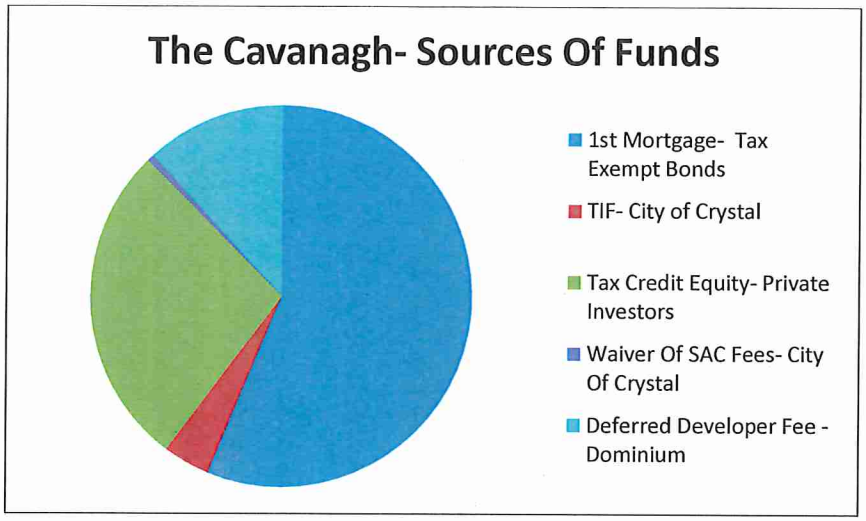
Uses of Funds:	***Total***	***Per Unit***	***Total***	***Per Unit***
Acquisition Costs	$ 1,000,000	$ 8,065	$ 1,000,000	$ 8,065
Construction Costs	16,018,304	129,180	17,286,654	139,409
City SAC/WAC/Park Dedication/Other City Fees	1,110,925	8,959	1,110,925	8,959
Met Council SAC	239,355	1,930	239,355	1,930
Imputed Expenses	-	-	88,150	711
Cash Accounts	1,251,539	10,093	1,399,676	11,288
Professional Services	802,390	6,471	802,390	6,471
Construction Financing Costs	43,500	351	43,500	351
Permanent Financing Costs	515,905	4,161	515,905	4,161
Closing Costs	50,558	408	50,558	408
Tax Credit Fees	85,976	693	85,976	693
Developer Fee	-	-	2,295,338	18,511
Total Use of Funds	**$ 21,118,453**	**$ 170,310**	**$ 24,918,428**	**$ 200,955**

169 units
about 4-5 acres



Legends At Silver Lake Village - Sources Of Funds		
1st Mortgage- Tax Exempt Bonds	$ 15,927,000	55.43%
TIF- City Of St. Anthony	1,023,000	3.56%
Tax Credit Equity- Private Investors	7,732,390	26.91%
HOME Funds- Ramsey County	650,000	2.26%
Deferred Developer Fee - Dominium	3,401,258	11.84%
Total	**$ 28,733,648**	**100%**

130 units about 1-5 acres



The Cavanagh - Sources Of Funds			
1st Mortgage- Tax Exempt Bonds	$	13,350,000	56.24%
TIF- City of Crystal		950,000	4.00%
Tax Credit Equity- Private Investors		6,490,330	27.34%
Waiver Of SAC Fees- City Of Crystal		129,929	0.55%
Deferred Developer Fee - Dominium		2,819,317	11.88%
Total	**$**	**23,739,576**	**100%**

OFFER

SF per acre	Acres	total sf	non-usable SF	NET Usable SF
43560	4.94	215,186	15,625	199,561

Offer Price Total	$	1,000,000
Offer Price Per SF (NET)	$	5.01
Offer Price Per SF (GROSS)	$	4.65
Asking Price Per SF	$	5.00

ASSISTANCE

Total Project Costs	$	24,133,447		
		High		Low
Assistance Request	$	2,600,000	$	2,200,000
Percent of Total Project Costs		10.77%		9.12%
Recommendation for Max City				
TIF -- 15 years	$	1,200,000	$	850,000
Land Write Down ($4/4.5 psf)	$	200,000	$	100,000
Recommended Assistance Total	$	1,400,000	$	950,000
Percent of Total Project Costs		5.80%		3.94%


THE LEGENDS
at Silver Lake Village
55+ LIVING
legends-silver-lake.com







Crate&Barrel



MORNINGLOW

Memo

To:	Patrick Brama, Economic Development Manager, Assistant City Administrator
From:	Stacie Kvilvang and Jason Aarsvold, Ehlers
Date:	May 27, 2015
Subject:	Housing Assistance Policy Measures

The City of Ramsey intends to update its Housing Assistance Policy to establish some parameters for financial participation. You requested that we provide some measures to consider for inclusion in the policy based on our observations from other city-assisted housing projects. Included in this memorandum is a summary of the possible measures that could be included in such a policy and **assumes that all projects are built on greenfield sites** (does not consider higher costs of redevelopment).

Since your policy distinguishes between affordable and market rate housing, the lists below are broken out that way. Some of the measures for these product types differ, while other may be the similar.

Market Rate Housing

- **Cash-on-Cash Return (COC):** The most discernable way to determine need for assistance is through an analysis of the developer's proforma to ascertain if all the project costs and sources of funds are within industry standard. Once those are determined to be in line, the benchmark for all rental projects is for the developer to receive a maximum **10% COC** rate of return (return on equity invested). This measure provides some flexibility in that each project might require a different level of assistance (e.g. per unit) to achieve this level of return. On the other hand it does provide for a quantifiable cap as desired.

- **Internal Rate of Return (IRR):** The second test under this format is setting an IRR. This is the value of the annual cash received plus the value of the property when it is sold (net of closing costs and fees). The TIF and/or Development agreement will usually state that it is determined based upon the earlier of the actual sale and/or refinance date of 10 years. The typical range for an IRR is 15% to 20%. For purposes of your policy we would recommend an **IRR range of 16% to 18%.**

- **Per Unit Dollar Subsidy**: For most suburban markets, the average subsidy ranges from $15,000 to $25,000 per unit. This is what is required to build high quality, market rate multifamily housing that includes "country club" amenities such as a pool (indoor and outdoor), fitness facility, club house, etc. Funding can come from sources other than the City. We would recommend a cap of City funds at **$10,000**

per unit if other public funding sources are being utilized (policy should state that developer will maximize use of grants and other funding sources to the extent available). We recommend a cap of City funds at **$15,000 to $20,000 per unit If no other public funding sources are available**, knowing that it does not provide as much flexibility.

- **Maximum City participation:** Another way of capping assistance can be through a maximum percent of total development costs (TDC). We would recommend a cap of **5% of TDC, with other public participation (**This may work well for larger projects, but could be problematic for smaller projects). We recommend a cap of City funds at **10% of TDC If no other public funding sources are available**.

Affordable Housing Measures

Most affordable housing is being built using either 4% or 9% tax credits. This model generates tax credit equity, but generally includes very little (if any) developer equity. For this reason, rate of return is not a useful measure. Others options include:

- **Limit TIF assistance:** Limit TIF to 15 years, rather than the full 26 allowed by law. Since most city involvement in these types of projects includes TIF, this can be useful. Rationale for this approach is:
    - Affordable housing projects within the Metropolitan Area are being constructed with this term of TIF
    - The duration of assistance is generally commensurate with the required affordability period for tax credit projects
    - There is clarity up front with the developer about what the city will do
    - The developer can structure other financing/grants around this
    - Exceptions can be made for extraordinary circumstances
- **Waiver of Fees**: Tax Credit projects typically request that a city waive certain fees such as park dedication, building permit and any city WAC fees and city SAC Fees (above what the Met Council charges. We recommend that the City include in its policy what fees it is willing to waive. Typically most cities' **WILL NOT** waive building permit fees. City's **MAY** waive park dedication fees if they view the development will not have an impact on parks (i.e. senior independent or senior assisted living). Also, some Cities have been willing to waive WAC fees and City SAC fees (dependent upon the liquidity of these enterprise funds).
- **Equity Requirement**: As noted, for the majority of the Tax Credit projects, the developer does not have any of their own cash in the deal (equity). The City may want to consider requiring that the developer have a minimum amount of equity so they have something at risk. We would recommend a **minimum of $50,000 to $100,000**.

- **Per Unit Dollar Subsidy:** Same as Market Rate

- **Maximum City participation**: Same as Market Rate

Overall, for any public assistance received (cash, TIF or tax abatement), we recommend that a lookback be completed when the project is stabilized (typically by year 3). This way we can review the actual costs of the project and actual revenues and to the extend they exceed the thresholds set for COC or IRR returns, then a portion of the assistance can be repaid (typically a 50/50 split between the developer and the City).

We will be happy to put together a matrix of projects within the Metropolitan Area that have been provided assistance for your review. Please contact Stacie at 6651-697-8506 with any questions.

POLICY FOR THE SALE OF CITY OWNED LAND

City of Ramsey, Anoka County, Minnesota

This policy was adopted by the City Council on April 14, 2015.
This policy replaces the City's former *Policy for the Disposition of City Owned Land adopted* on June 12, 2012.

SECTION 1: PURPOSE

A. Establish a formal, equitable and efficient process for the sale of city owned land.
B. Establish decision-making criteria to aid policy makers as they consider offers to purchase city owned land.
C. Establish general policy direction to aid staff as they negotiate with prospect buyers interested in purchasing city owned land.

SECTION 2: GOVERNANCE

This policy and process shall be facilitated by the Ramsey Economic Development Authority (EDA). The Ramsey EDA shall develop recommendations related to this process and policy for City Council consideration. The Ramsey EDA does not have final decision-making authority related to this policy and process. With reasonable cause, including responding to prospects in a timely manner, the City Council may bypass the EDA from any, or all, portions of this policy or process.

SECTION 3: PUBLIC BENEFIT

The sale of surplus City-owned properties has a number of benefits to the community:

(1) Reduced City property maintenance costs
(2) Reduced City liability
(3) Increased property tax revenues
(4) Reduced City resources needed for management of City owned parcels
(5) Reallocation of parcels to fit in line with long term City needs and goals

SECTION 4: SURPLUS CITY OWNED LAND PROCESS

Upon direction from the City Council, city staff shall develop an inventory of city owned land; and determine properties unneeded for current or future city functions and available for sale. The City may consider parcels surplus City owned land if at least one of the following criteria/needs is not met:

(1) Economic development purposes; including removal of blighted properties and enhancing the City's tax base
(2) Housing development purposes; including removal of blighted properties
(3) Public works, maintenance, engineering, administration, recreation or public safety: facilities, staging or storage areas
(4) Public right of way; including roads, railroads and airports
(5) Drainage, wetland and utility easements
(6) Public parks, trails and open space
(7) Any other reasonable use determined by the City Council

After a property is deemed surplus City owned land, consideration for the sale or disposition of property depend on the criteria outlined below.

(1) Ability to develop (utilities, size, stormwater, soils, roads, legal restrictions, etc.)
(2) Public input and feedback regarding potential future development
(3) Feasibility Report:
All costs incurred by the City in order to sell surplus City owned land should be weighed against a payback to the City in property taxes; and land sale proceeds. This specific calculation, and the City's acceptance threshold may change on a project-to-project basis.
(4) Any other reasonable cost determined by the City Council

SECTION 5: MARKETING PROCESS

Upon direction from the City Council, city staff shall actively market city surplus owned property available for sale. The process of marketing City owned land should include the following items:

Marketing Process

a. Establish whom shall actively market the sale of City owned land: city staff or a third-party professional services firm.
b. Establish an asking price.
c. Establish an acceptable sale price range*
d. Develop and Distribute Basic Marketing Materials and Site Information
e. Complete site preparation due diligence; see below.
   Standard due diligence will be completed for all properties available for sale. Staff will develop a recommendation for EDA and Council consideration for optional due diligence.

STANDARD

(1) ALTA Survey (Table A, items: 1-4, 6, 8, 11a, 21)
(2) Title Commitment

OPTIONAL (elected)

(3) Phase 1 Environmental Site Assessment (ESA), Phase 2 ESA, Limited Site Investigation (LSI), Response Action Plan (RAP)
(4) Analysis of Site Specific Available Economic Development Incentives
(5) Geotechnical Soils Evaluation
(6) Hazardous Materials Survey
(7) Wetland Delineation
(8) Concept Site Design
(9) Building Demolition/Site Clean-Up
(10) Shovel Ready Certification
(11) Other work as determined by the Ramsey City Council

*Acceptable Price Range

An acceptable sale price range will be developed by a third party professional; and subsequently adopted by the City Council in closed session. Staff will utilize this price range to negotiate land sale prices with prospects. Staff will attempt to maximize the sale price in all land transactions; and shall be authorized to make counter offers to prospective buyers. If offers received are below the acceptable price range, staff has the authority to deny an offer. The City may decide to sell a property below the acceptable sale price range for economic development purposes, to achieve strategic goals set by the City Council, or any other reasonable cause determined by the City Council. Economic development projects should be evaluated within the context of the City's adopted business subsidy policy.

SECTION 6: SALE PROCESS

The purpose of this section is to outline the process in which staff shall work with prospect buyers to negotiate the sale of surplus City owned land.

Step 1: Letter of Intent (LOI)

A. Prospect buyer submits written correspondence identifying their interest in purchasing City owned land. Correspondence should include as much detail as reasonably possible. A "term-sheet" or "deal-summary" are acceptable for this step.

B. Staff shall review the written proposal. Based on staff's determination, if the proposal fails to meet the intent of this policy or direction from the City Council and EDA, staff shall provide a recommendation to the prospect buyer to reconsider/amend their LOI; or request additional information (see Section 7, G).

C. EDA and City Council LOI consideration. Staff shall prepare a case write-up, decision alternatives, and recommendation for action. The EDA shall then provide a recommendation for City Council consideration. The City Council shall provide general policy direction. The City Council may provide direction to the prospect buyer to draft a formal purchase agreement for further consideration.

Step 2: Purchase Agreement (PA)

A. Prospect buyer submits a formal PA identifying their proposed terms and conditions for purchasing City owned land.

B. Staff and the City attorney shall evaluate the proposed PA in context of the City's preferred PA terms outlined in Section 7 of this policy. Based on staff's determination, if the proposed PA fails to meet the intent of this policy or direction from the City Council and EDA, staff shall provide a recommendation to the prospect buyer to reconsider/amend terms and conditions within the proposed PA.

C. EDA and City Council PA consideration. Staff shall prepare a case write-up, decision alternatives, and recommendation for action. The EDA shall then provide a recommendation for City Council consideration. The City Council shall then consider the proposed PA and may provide direction to reject, amend or execute.

Step 3: Closing

A. Staff and the City Attorney shall execute the closing of all PAs. Staff will execute closing based on language included in the respective PA and Section 7 and 8 of this policy.

EDA Review Alternatives

The EDA may utilize the following methods for review: (1) regular monthly EDA meeting (2) special EDA meeting; which may not require a quorum (3) one-way, one-time email feedback from individual EDA members directly to staff only (4) EDA participation in City Council meeting (4) no EDA review. Review alternatives shall be utilized based on the order outlined in this provision. Please see Section 2 of this policy for details on governance.

SECTION 7: REQUIRED TERMS & CONDITIONS

The purpose of this section is to outline minimum terms and conditions that shall be included in PAs for the sale of City owned land. These terms and conditions may be waived or negotiated by the City Council.

The City shall develop a "*Template PA*" based on terms and conditions outlined in this policy. Said *Template PA* shall be utilized when practical and possible. Use of said *Template PA* shall be determined on a case-by-case basis.

A. Termination Date/Initial Closing Date/ Due-Diligence Period
The initial closing date shall be set for within 10 days after all buyer and seller contingencies can be reasonably met. The normally acceptable due-diligence period shall be tied to when City entitlements are met; which commonly include: zoning verification, site plan approval, plat approval, and development agreement approval. City staff shall target about six (6) months as a standard due-diligence period. However, depending on the use, size and complexity of a proposed project, a longer due-diligence period may be acceptable.

B. Earnest Money
The City shall require earnest money for all land transactions. City staff shall have the authority to negotiate an acceptable level of earnest money and provide a recommendation for EDA and City Council review. A portion of said earnest money shall become non-refundable after 30-90 days. Earnest money terms shall be determined on a project-by-project basis.

C. Contract Extensions
Unforeseen circumstances may arise while completing due-diligence for the development of real estate. Often times, this results in a request from a prospective buyer for a PA due-diligence period extension. Staff will work with prospective buyer to develop a reasonable and attainable initial closing date; as outlined in Paragraph A above.

If the prospective buyer requests an extension to the initial closing date, the City shall require compensation. PA extensions shall require a portion, or all, earnest money to become non-refundable. If a PA is terminated, all non-refundable dollars shall be received by the City.

D. Construction Deadlines
As part of a standard PA, the City does not require a minimum construction deadline for buildings and improvements. However, on a case-by-case basis, the Council may request for this provision to be included in PAs.

NOTE: this statement does not prohibit construction deadlines within other government permits and agreements (development agreements, building permits, business subsidy agreements, etc.).

E. Tax Exempt Uses
The City owns a large inventory of land located within The COR. This land is situated within a prime location for intense commercial, office and residential development. The development of The COR is anticipated to generate significant local property taxes. The City

of Ramsey has identified several future high priority public improvement projects that rely on future property tax revenues from development within The COR. In order to meet future obligations to residents and businesses, the City is not seeking to sell City owned land located within The COR to tax exempt users.

NOTE: the City does anticipate a community center to be located within The COR. A community center user may be a tax exempt user. The City welcomes discussion of a community center with prospective developers.

F. Professional Services

City staff shall make a good faith effort to utilize local businesses for professional services required for land transactions (i.e. Title Commitment, Escrow Agent, Closing Services, ALTA Survey, etc.); subject to competitive pricing.

G. Pre-Development Meeting with City Staff

Before a PA is executed by the EDA or City Council, the City may require the buyer to meet with the City's development team to discuss project timelines, property specifications, required public infrastructure, land use regulations, and project feasibility (known as a "Pre-Development" meeting by staff). The purpose of this meeting is to confirm that the preliminary project concept is physically, schematically and financially possible. The City may require the buyer sign a non-binding MOU before executing a PA.

Staff is authorized to request the buyer supply a concept site plan for this process. A concept site plan is not intended to be a full, detailed site plan, but a generalized concept with sufficient detail to demonstrate compliance with zoning standards. Additionally, if deemed necessary, staff is authorized to request preliminary concept design to be reviewed by the Planning Commission as part of this process.

Staff should also consider the feasibility of the proposed project. If staff is unsure the proposed project is feasible for the buyer, staff shall be authorized to require supporting information from the buyer (e.g. statement from bank, developer, or architect, sources-and-uses sheet, etc.).

H. Land Sale Ordinance Contingency

The City Charter requires an ordinance be passed to sell City owned land. This process can take two to three months. The City shall include a provision in the contingencies section of all PAs requiring a land sale ordinance to be effective before closing.

I. Reassignment of Agreement

Agreement may not be reassigned without the written consent of the City.

SECTION 8: COST ASSIGNMENTS

The purpose of this section is to outline an assignment of costs associated with negotiating and closing a PA. Staff shall utilize this information to develop a "net-proceeds" analysis for EDA and Council review.

A. City Costs
   1. Seller's portion of the prorated property taxes and fees.
   2. Seller's own attorney's fees.
   3. One-half the cost of any closing fees.
   4. State deed tax.
   5. Real estate broker commission fees.
   6. Title Commitment fees as prescribed in Section 5.
   7. ALTA Survey fees as prescribed in Section 5.
   8. The cost of any additional or elected marketing/site-prepping efforts by City as prescribed in Section 5.

B. Buyer Costs
   1. Buyer's portion of the prorated property taxes and fees.
   2. Buyer's own attorney's fees.
   3. One-half the cost of any closing fees.
   4. Documentary and recording fees for the deed(s).
   5. The cost of the owner's title insurance policy as required by the Buyer.
   6. Environmental, architectural, engineering, financing, and developer fees associated with pre-development research and the entitlement process.
   7. All other fees.

Housing Assistance Policy

Affordable Housing

3/20/2014

City of Ramsey

Housing Assistance Policy – Affordable

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Housing Assistance Policy – Affordable

Background

The City of Ramsey is committed to supporting well planned single family, multi-family development and redevelopment as a necessary element to achieve the goals for well-balanced housing inventory meeting the needs of residents during all life stages. The City Council and the Housing and Redevelopment Authority (HRA) of the City of Ramsey have determined that a policy is necessary to review requests for financial assistance related to housing projects to ensure any financially supported project meets Housing Polices of the Comprehensive Plan and housing priorities established by the City and reviewed on a regular basis.

Housing Priorities

To maximize the impact of City and HRA involvement, a priority list was developed by the Ad-Hoc-Sub-Committee of the Planning Commission and is subject to City Council approval. This is a list of priorities that the City believes would qualify for or is in the highest need of assistance, if available. This is not a reflection of the amount of individual types of housing products that the City believes will develop overall.

This list is based off current market conditions, demographics and financial need for assistance. This list will evolve over time, and will be revisited at least annually. With each project completed, the priority for assistance will change. Priorities are listed below:

1. Senior Independent
2. Affordable/Workforce
3. Redevelopment
4. Energy Efficient
5. Rehabilitation of Existing
6. Amenity Rental (market rate)
7. Three plus bedroom Rental
8. Inclusion of Accessory Dwelling Units
9. Executive Single-Family (note: City funding not likely for this product)
10. Senior Skilled Nursing
11. Assisted Living/Memory Care
12. Condominium

Scoring Process

Projects will be scored on a two (2) step process: 1) Minimum Thresholds and 2) Priority Scoring. Priority scoring is divided between *affordable housing projects* (targeting households below 80% of AMI and *market rate housing projects* (targeting households 80% and above AMI.

Housing Assistance Policy – Affordable

All applicants shall meet at least one of the goals and related implementation strategies listed below. Please provide a check mark in the box and on a separate sheet provide a brief explanation as to how the proposed project will meet the goal.

Priority scoring will be used to gauge the quality of the project and used to rank projects in the event of multiple proposals. The City reserves the right to reject any and all applications if it deems necessary.

The amount of funds that may be provided will be based on several factors including:

1. Project meets a housing priority.
2. Ability to meet the minimum thresholds.
3. Priority scoring results and the overall quality of the proposed project.
4. Availability of funding. The City reserves the right to cap the maximum assistance given, if funds are available. Grant funding will be based on the grant type and related funding.
5. Third party review. Assistance is subject to third –party financial analysis and a 'but-for' analysis. Please contact City Staff for specifics on this analysis. Financial review is subject to look-back provisions traditionally found in Tax Increment Finance (TIF) analysis.

Housing Assistance Policy – Affordable

Project Brief

Please briefly describe your project. This section will be used as general background on the project, and is not intended to be a full analysis of the project. This project description will be used for short marketing pieces if assistance is approved.

_____
_____
_____
_____

Project Details

Number of Units

	Market Rate	80% AMI	60% AMI	50% AMI	30% AMI	Total # of Units
# of Units						

Minimum Threshold:

All applicants must meet one of the following minimum thresholds listed below. These are goals and implementation strategies from the City's Master Housing Plan, adopted as part of the City's 2009 Comprehensive Plan update. Check which threshold best matches your project and describe how your project will meet the implementation strategies.

	Applicant	City
Goal 1: Provide a variety of housing options for people at all life stages and income levels to encourage existing residents, and attract new residents, to stay in Ramsey throughout their lives. Housing opportunities should include a mixture of rental and owner-occupied to provide life-cycle housing choices meeting a full spectrum of demographics. [On a separate sheet please describe how your project will use one of the following implementation strategies to achieve this goal. Word limit = 500 words] 1) Work toward developing various senior housing options including independent living, cooperatives, and assisted living facilities, both market rate and affordable. 2) Focus on providing choices for empty-nesters, including aging in place and downsizing, to allow the majority of current residents to stay in Ramsey. 3) Provide opportunities for young adults to continue to live in Ramsey after leaving their parents' homes by supporting the development of quality rental housing.		

4) Provide a balanced housing supply, with approximately 90% ownership housing and 10% rental housing, to expand options for workforce housing and housing for young professionals. 5) Continue to develop more affordable single family housing such as condominiums and small-lot single family homes that includes higher architectural variety and quality. 6) Explore opportunities to attract executive level housing to provide a variety of housing choices and opportunities in the City.		
Goal 2: Revitalize/rehabilitate areas where the housing is aging and in need of repair and where the land is underutilized and/or has potential for future redevelopment consistent with the Comprehensive Plan. [On a separate sheet please describe how your project will use one of the following implementation strategies to achieve this goal. Word limit = 500 words] 1) Encourage residents to upgrade the functionality and marketability of their aging housing, and put quality additions on as they need more space. 2) Provide options for residents to subdivide if consistent with and allowed by the Comprehensive Plan. 3) Encourage redevelopment where land has potential for future development consistent with the Comprehensive Plan.		
Goal 3: Maintain and improve the housing stock to preserve the character and quality of existing neighborhoods. [On a separate sheet please describe how your project will use one of the following implementation strategies to achieve this goal. Word limit = 500 words] 1) Encourage the development of homeowner's associations or common interest communities for areas of older multifamily housing and new subdivisions of smaller lot neighborhoods. 2) Ensure that new housing developments provide appropriate density transition with existing established neighborhoods.		

3) Update and enhance design standards for new developments and encourage housing construction that incorporates quality and diverse architecture.		
Goal 4: Provide a development environment that increases residential health and reduces energy consumption. [On a separate sheet please describe how your project will use one of the following implementation strategies to achieve this goal. Word limit = 500 words] 1) The development incorporates environmentally sensitive site planning, resource efficient building materials and superior indoor environmental quality practices. 2) The development meets sustainability standards, such as Minnesota Green Star Certification or LEED. 3) Use of sustainable development elements such as the use of storm water management BMP's to manage on site storm water 4) The development incorporates connections to existing pathways and creates natural and safe walkable areas.		

Housing Assistance Policy – Affordable

Rank Scoring

Affordable Housing Project Scoring –Projects must target occupants that are below 80% AMI

Affordable Housing - Rental:	Applicant Point Allocation	City Point Allocation
Points will be given for units rented at greater affordability levels. **Chose 1 (or chose all that apply) and insert total number and percent of units at each affordability level:**		
40% of units at 60% AMI = 5 points		
20% of units at 50% AMI= 5 points		

Long-Term Affordability:	Applicant Point Allocation	City Point Allocation
Projects that demonstrate the ability to serve tenants for longest period of time. **Chose 1 (or chose all that apply) and insert total number of units.**		
30 years or more= 10 points		
15 years = 5 points		

Number of Bedrooms **If applicable, insert total number of units:**	Applicant Point Allocation	City Point Allocation
At least 25% of units include three + bedrooms = 5 points		
At least 50% of units includes three + bedrooms total units= 10 points		

Development of Senior Housing	Applicant Point Allocation	City Point Allocation
Senior independent (rental or owner-occupied) = 5 points. **Insert total number of age restricted units.**		

Specialized Senior Housing: At least 25% of total units include one (or combination) of specialized services. **Chose 1 (or chose all that apply) and insert total number and percent of total.** Maximum of 5 points		
Assisted Living units = 5 points		
Memory care units = 5 points		
Senior skilled nursing on site= 5 points		

Mixed Income Development:	Applicant Point Allocation	City Point Allocation
Inclusion of market rate and affordable within a single project (single or multiple buildings). All projects must have at least 50% of units at 80% AMI or above (market rate).		

Proximity to Transit	Applicant Point Allocation	City Point Allocation
Within quarter mile (.25) of Northstar Commuter Rail-Ramsey Station: 10 points.	Circle: Yes/No	
Within one-half mile (.5) of Northstar Commuter Rail-Ramsey Station: 5 points.	Circle: Yes/No	
Proximity to Local Employment Within a two-mile radius of area zoned Employment= 5 points	Circle: Yes/No	

Architectural Standards (check all that apply)	Applicant Point Allocation	City Point Allocation
Use of Hardi-Board or equivalent= 2 points		

Horizontal siding accessory only = 2 points		
Minimum of 30% front elevation-brick or stone= 2 points		
50% brick or stone threshold = 2 points		
Building articulation= 2 points		
Roof articulation= 2 points		
Covered front porch > 50 square feet = 2 points		
Roof < 25% of front façade= 2 points		
2+ dormers (gabled ends to not count) for SF= 2 points		
Multiple dormers if townhome building or apartment building = 2 points		
Use of alley or internal drive for garage access (not visible from public street and HOA maintained) = 2 points		
Use of side loaded garages (SF and TH only) = 2 points		
House forward design (SF and TH only) = 2 points		
Architectural styled garage doors (15% of lots) (SF and TH only) = 2 points		
Anti-monotony elevation/color plan (applicable to developments with multiple buildings that have a minimum of three material colors that vary between buildings) = 2 points		
Four sided architecture (attached or detached) = 2 points		
High speed internet access in all units= 2 points		
Smoke free units/buildings= 2 points		

Federal/Local or Philanthropic Partnerships:	Applicant Point Allocation	City Point Allocation

Project funds from the federal, county, or state unit of government, , area employer and/or a private philanthropic, religious or charitable organization. **If applicable, provide percentage:**		
20.1% and above of the development cost= 10 points		
15.1%-20%= 8 points		
10.1%-10%= 6 points		
5.1%-10%= 4 points		
2.1%-5%= 2 points		

Project Amenities **- Check all that apply.**	Applicant Point Allocation	City Point Allocation
Community room/gathering area= 1 point		
On-site fitness center= 1 point		
Terrace/Courtyard or Roof top gathering area= 1 point		
Indoor theatre= 1 point		
Outdoor facilities= 1 point per element: (i.e. walking trails, tennis/basketball courts, playground, others as proposed by applicant)		
Indoor or outdoor swimming pool= 1 additional point		
Use of shared parking to reduce total parking installed= 2 points		

Development Standards (check all that apply) *Sidewalks, trails and streetscaping*	Applicant Point Allocation	City Point Allocation
Sidewalks to each front door (SF and TH) or main entry (apartment building)= 2 points		
Sidewalks/ trail on both sides of public streets (SF and TH); or sidewalk / trail on one side if project consists of only a single building = 2 points		

Installation of off-road trails within the development = 2 points		
Sidewalk " bump-outs" or "chokers" = 2 points		
Trail connection beyond development (installed by developer)= 5 points		
Boulevard trees at 35 foot spacing (new installation provided by developer= 2 points		
Installation of development wide streetscaping and decorative lighting= 2 points		

Energy Efficient Elements (check all that apply)	Applicant Point Allocation	City Point Allocation
Storm water Best Management Practices= 2 points		
Energy efficient roofing material or colors = 2 points		
Buildings oriented on site to optimize passive solar and cooling= 2 points		
Installation of a green roof occupying a minimum of 30% of the total roof area= 2 points		
Use of resource efficient building materials= 2 points		
Use of Green Star certified mechanical and appliances = 2 points		
Use of energy efficient windows/doors= 2 points		
Other energy efficient new technology as approved by the City= 2 points		

Total Points

	Applicant Point Allocation	City Point Allocation
Total Points Accumulated		

FINANCIAL REQUIREMENTS/INFORMATION

Financial award is based on availability of funds. Maximum funding is set based on actual project need after a detailed financial analysis of the Developer and the project. The City reserves the right to contract with a third-party for financial analysis, which costs of said analysis are the responsibility of the Developer unless otherwise waived by the City. Owner equity must be greater than 10%.

Eligible Uses of Funding

Eligible uses of funding include; site acquisition, land improvements, building construction, and payment of development fees. The City will not waive development fees (park dedication, trail development, sanitary sewer, stormwater) or permit fees). The City and Developer will need to work together to identify a funding source for these fees if assistance is required specific to these fees.

Required Information

1. Sources and Uses Statement (below)
2. Financial Scoring Scorecard
3. Organizational Financial Statements (2 years of P&L and Balance Sheet)
4. Personal Financial Statements of Stakeholders and Tax Returns (2 years)
5. Project Pro forma/Projections (two [2] year and fifteen [15] year projections)
6. Letter(s) of Commitment from other Funding Sources (terms, conditions)
7. Proof that the Property is not delinquent in Property Taxes

Sources and Uses

The Developer shall provide a detailed sources and uses statement. This shall include all sources of financing for the project and how those funds will be used. The Applicant shall provide a detailed listing of each. Owner equity shall be equity above and beyond any tax credit or grant source of funding. The City will exclude any tax equity.

SOURCES	AMOUNT ($)		USES	AMOUNT ($)
Owner Equity			Land Acquisition	
Bank Loan			Site Development	
Other Loan			Construction	
Fed. Grant/Loan			Engineering/Arch. Services	
State Grant/Loan			Debt Service	
TIF			Contingencies	
Tax Abatement			Other	
Revolving Loan Fund			TOTAL	
Other				
TOTAL				

The City reserves the right to request additional data regarding the above required information as well as sources and uses. Review of sources and uses is subject to third-party financial analysis.

Sample of Recent Suburban Apartment Projects

											Gap Assistance								
Project	**Year Built**	**City**	**Developer**	**Type**	**Units**	**Land Cost**	**Land Cost Per Unit**	**Average Per Sq/Ft Rents***	**Total Development Costs**	**Total Development Costs per unit***	**City Assistance**	**Per Unit City**	**Other Public Assistance**	**Per Unit Other**	**TOTAL Public Subsidy/Gap**	**Subsidy Per Unit**	**City Assistance As % of TDC**	**TOTAL Assistance As % of TDC**	**Sources**
View at Long Lake	2009	New Brighton	Stuart Nolan	Market Rate	120	200,000	$1,667	$1.50	$19,080,000	$159,000	$1,200,000	$10,000	$0	$0	$1,200,000	$10,000	6.29%	6.29%	$1.2 M in up-front TIF
The Cor at Ramsey	2013	Ramsey	Flagherty & Collins (F & C)	Market Rate	230	750,000	$3,261	$1.50	$33,625,980	$146,199.91	$6,814,980	$29,630	$0	$0	$6,814,980	$29,630	20.27%	20.27%	Land write down of $1.44M, Fee waiver of $2,374,980 and $3M paygo TIF. Parking paid by grant with value +/- $4M.
Doran Project	2015	Brooklyn Park	Doran Companies	Market Rate	484	3,794,000	$7,839	$1.63	$90,508,000	$187,000	$7,000,000	$14,463	$0	$0	$7,000,000	$14,463	7.73%	7.73%	$3,000,000 in up front City Funds and $4,000,000 in tax abatement over time, but only if needed after completion
Flats	2015	Plymouth	Tood Urness/Dave Juran	Market rate with 10% affordable	157	2,275,000	$14,490	$1.70	$31,086,000	$198,000	$2,500,000	$15,924	$0	$0	$2,500,000	$15,924	8.04%	8.04%	$2.5M PAYGO TIF for housing affordability ($.40/s.f.) and land/redevelopment costs.
Tonka on The Creek	2015	Minnetonka	Todd Urness/Dave Juran	Market rate with 20% affordable at 50% AMI	100	2,000,000	$20,000	$1.60	$17,400,000	$174,000	$2,000,000	$20,000	$0	$0	$2,000,000	$20,000	11.49%	11.49%	$2 million PAYGO for housing affordability
Flats in Eagan	2014/2015	Eagan	Andy Chase	Market Rate	180		$0	$1.50	$29,700,000	$165,000	Indirect	N/A	$0	$0	Indirect	N/A	N/A	N/A	City cleared the land and sold the land for $10,000/unit.
The Landings (Redevelopment)	2005	St. Anthony	Dominium	Mixed Income (20% Affordable at 50% of AMI)	261	2,750,000	$10,536	$1.12	$46,812,092	$179,357	$4,464,407	$17,105	$350,000	$1,341	$4,814,407	$18,446	10.28%	10.28%	$4,464,707 PAYGO TIF for 25 years & $350,000 in HOME funds from Ramsey County
The Landings II (Redevelopment)	2014/2015	St. Anthony	Dominium	Affordable Senior (80% affordable at 60% AMI)	170	1,360,000	$8,000	$0.92	$27,340,111	$160,824	$1,023,000	$6,018	$715,000	$4,206	$1,738,000	$10,224	6.36%	6.36%	$1,023,000 PAYGO TIF for 15 years & $715,000 in HOME/CDBG funds from Ramsey County
Cavanaugh Apartments (Redevelopment)	2014/2015	Crystal	Dominium	Affordable Senior (80% affordable at 60% AMI)	130	1,132,532	$8,712	$0.92	$20,420,681	$157,082	$1,243,095	$9,562.27	$0	$0	$1,243,095	$9,562	6.09%	6.09%	$1,011,175 PAYGO TIF for 15 years and $231,920 if utility fee waivers
Ellipse (Redevelopment)	2009	St. Louis Park	Bader Development	Market Rate Over 15,200 Sq/Ft Retail	132	2,904,000	$22,000	$1.50	$24,902,511	$188,655	$1,430,000	$10,833	$164,787	$1,248	$1,594,787	$12,082	5.74%	6.40%	$1,430,000 inPAYGO TIF for 13 years & $164,787 in TOD grants from Hennepin County
E2 (Redevelopment)	2012	St. Louis Park	Bader Development	Market Rate	58	810,000	$13,966	$2.00	$13,828,000	$238,414	$686,195	$11,831	$821,690	$14,167	$1,507,885	$25,998	4.96%	10.90%	$686,195 PAYGO TIF for 7 years & $821,690 in clean up grants from Hennepin County
Tower Light	2010/2011	St. Louis Park	Grecco	Market Rate Senior Hsg W/Services over 10,000 Sq/Ft Retail	113	1,714,000	$15,168	N/A (Sr. with Services)	$24,364,304	$215,613	$490,000	$4,336	$355,000	$3,142	$845,000	$7,478	2.01%	3.47%	$490,000 PAYGO TIF for 3 years & $355,000 in Hennepin County TOD funds
Hoigaard Village - Camarata Apartments	2007	St. Louis Park	Dunbar Development	Market Rate	220	3,458,445	$15,720	$1.45	$36,262,000	$164,827	$2,796,000	$12,709	$0	$0	$2,796,000	$12,709	7.71%	7.71%	$2,796,000 TIF Revenue Bonds for 16 years
Market Place & Main (Redevelopment)	2011/2012	Hopkins	Beard Group	Market Rate Over 5,500 Sq/Ft Retail	53	881,738	$16,637	$1.49	$10,191,686	$192,296	$1,900,000	$35,849	$155,640	$2,937	$2,055,640	$38,786	18.64%	20.17%	$900,000 grant from City, $1M PAYGO TIF note for 15 years & $155,640 grant from Hennepin County
Klodt	2013	Hopkins	Klodt	Market Rate	112	1,120,000	$10,000	$1.65	$18,000,000	$160,714	$0	$0	$0	$0	$0	$0	0.00%	0.00%	
5 on 5		Osseo	Beard Group				#DIV/0!			#DIV/0!		#DIV/0!		#DIV/0!	$0	#DIV/0!	#DIV/0!	#DIV/0!	

Senior Demographic Analysis

125 *units*

Description	Ramsey - The COR		
	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population 2014	2,151	20,252	58,182
Projected Population 2019	2,240	21,122	60,740
Growth Projection	4.1%	4.3%	4.4%
Total Family Households	551	5,500	15,204
Total Non-Family Households	251	1,450	5,880
Total Households	802	6,950	21,084
Population Aged 45-54	249	3,175	9,194
% of Total Population	12%	16%	16%
Male	130	1,632	4,681
Female	119	1,543	4,513
Population Aged 55-64	297	2,448	6,881
% of Total Population	14%	12%	12%
Male	146	1,201	3,424
Female	151	1,247	3,457
Population Aged 65-74	104	1,087	3,396
% of Total Population	5%	5%	6%
Male	49	582	1,650
Female	55	505	1,746
Population Aged 75-84	20	277	1,338
% of Total Population	1%	1%	2%
Male	10	130	577
Female	10	147	761
Population Aged 85+	4	77	698
% of Total Population	0%	0%	1%
Male	-	30	233
Female	4	47	465
Age Qualifying Population - 55+	425	3,889	12,313
Estimated Income Qualifying % of Age Group	35%	35%	35%
Estimated Age and Income Qualifying Population	149	1,361	4,310
Capture Rate	**84%**	**9%**	**3%**
Median Household Income	$ 88,043	$ 91,958	$ 79,596
Per Capita Household Income	$ 36,775	$ 35,363	$ 34,126
Population Earning Less than $35k	69	686	3,911
% of Population 55+	**20%**	**19%**	**21%**

Senior Demographic Analysis

Description	Crystal - 130 Units		
	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population 2014	11,754	122,785	284,069
Projected Population 2019	12,368	129,100	298,483
Growth Projection	5.2%	5.1%	5.1%
Total Family Households	2,963	29,223	67,722
Total Non-Family Households	1,789	19,335	40,994
Total Households	4,752	48,558	108,716
Population Aged 45-54	1,713	16,295	38,467
% of Total Population	15%	13%	14%
Male	861	7,977	18,956
Female	852	8,318	19,511
Population Aged 55-64	1,377	13,054	31,679
% of Total Population	12%	11%	11%
Male	601	6,143	15,040
Female	776	6,911	16,639
Population Aged 65-74	712	6,846	16,152
% of Total Population	6%	6%	6%
Male	312	2,922	7,121
Female	400	3,924	9,031
Population Aged 75-84	519	4,933	9,972
% of Total Population	4%	4%	4%
Male	210	2,008	4,151
Female	309	2,925	5,821
Population Aged 85+	245	2,936	5,179
% of Total Population	2%	2%	2%
Male	98	908	1,693
Female	147	2,028	3,486
Age Qualifying Population - 55+	2,853	27,769	62,982
Estimated Income Qualifying % of Age Group	35%	35%	35%
Estimated Age and Income Qualifying Population	999	9,719	22,044
Capture Rate	**17%**	**2%**	**1%**
Median Household Income	$ 65,404	$ 57,494	$ 60,491
Per Capita Household Income	$ 31,802	$ 28,302	$ 29,726
Population Earning Less than $35k	1,053	14,114	30,766
% of Population 55+	**24%**	**23%**	**22%**

Senior Demographic Analysis

Description	Coon Rapids - 165 Units		
	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population 2014	13,069	83,878	193,918
Projected Population 2019	13,638	87,654	202,755
Growth Projection	4.4%	4.5%	4.6%
Total Family Households	3,523	21,650	50,549
Total Non-Family Households	1,350	9,786	20,479
Total Households	4,873	31,436	71,028
Population Aged 45-54	2,025	13,308	31,349
% of Total Population	15%	16%	16%
Male	971	6,631	15,516
Female	1,054	6,677	15,833
Population Aged 55-64	1,731	9,386	23,300
% of Total Population	13%	11%	12%
Male	820	4,462	11,098
Female	911	4,924	12,202
Population Aged 65-74	992	4,880	11,480
% of Total Population	8%	6%	6%
Male	453	2,164	5,289
Female	539	2,716	6,191
Population Aged 75-84	431	2,619	5,428
% of Total Population	3%	3%	3%
Male	222	1,096	2,311
Female	209	1,523	3,117
Population Aged 85+	93	1,233	2,197
% of Total Population	1%	1%	1%
Male	27	356	660
Female	66	877	1,537
Age Qualifying Population - 55+	3,247	18,118	42,405
Estimated Income Qualifying % of Age Group	35%	35%	35%
Estimated Age and Income Qualifying Population	1,136	6,341	14,842
Capture Rate	**15%**	**3%**	**1%**
Median Household Income	$ 68,756	$ 74,269	$ 77,478
Per Capita Household Income	$ 30,426	$ 33,719	$ 33,786
Population Earning Less than $35k	1,094	5,968	12,577
% of Population 55+	**25%**	**22%**	**22%**

Senior Demographic Analysis

Description	St. Anthony - 169 Units		
	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population 2014	17,322	97,231	303,783
Projected Population 2019	18,135	101,780	317,941
Growth Projection	4.7%	4.7%	4.7%
Total Family Households	4,222	22,840	63,308
Total Non-Family Households	3,615	18,116	58,304
Total Households	7,837	40,956	121,612
Population Aged 45-54	2,397	12,937	36,004
% of Total Population	14%	13%	12%
Male	1,141	6,492	18,365
Female	1,256	6,445	17,639
Population Aged 55-64	2,221	11,505	31,704
% of Total Population	13%	12%	10%
Male	1,015	5,584	15,433
Female	1,206	5,921	16,271
Population Aged 65-74	1,377	6,763	17,313
% of Total Population	8%	7%	6%
Male	598	3,095	7,891
Female	779	3,668	9,422
Population Aged 75-84	1,202	4,756	10,698
% of Total Population	7%	5%	4%
Male	448	1,948	4,512
Female	754	2,808	6,186
Population Aged 85+	710	2,856	5,876
% of Total Population	4%	3%	2%
Male	216	849	1,904
Female	494	2,007	3,972
Age Qualifying Population - 55+	5,510	25,880	65,591
Estimated Income Qualifying % of Age Group	35%	35%	35%
Estimated Age and Income Qualifying Population	1,929	9,058	22,957
Capture Rate	**9%**	**2%**	**1%**
Median Household Income	$ 62,734	$ 60,257	$ 55,621
Per Capita Household Income	$ 36,526	$ 32,977	$ 30,584
Population Earning Less than $35k	2,097	11,522	39,574
% of Population 55+	**32%**	**27%**	**22%**

Senior Demographic Analysis

Description	Prior Lake - 170 Units		
	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population 2014	5,277	31,660	74,813
Projected Population 2019	5,592	33,521	79,189
Growth Projection	6.0%	5.9%	5.8%
Total Family Households	1,454	8,537	19,963
Total Non-Family Households	460	3,037	5,607
Total Households	1,914	11,574	25,570
Population Aged 45-54	972	4,931	12,089
% of Total Population	18%	16%	16%
Male	500	2,541	6,197
Female	472	2,390	5,892
Population Aged 55-64	722	3,577	7,323
% of Total Population	14%	11%	10%
Male	372	1,721	3,629
Female	350	1,856	3,694
Population Aged 65-74	361	1,861	3,374
% of Total Population	7%	6%	5%
Male	179	895	1,666
Female	182	966	1,708
Population Aged 75-84	137	751	1,209
% of Total Population	3%	2%	2%
Male	65	354	558
Female	72	397	651
Population Aged 85+	54	293	509
% of Total Population	1%	1%	1%
Male	21	96	156
Female	33	197	353
Age Qualifying Population - 55+	1,274	6,482	12,415
Estimated Income Qualifying % of Age Group	35%	35%	35%
Estimated Age and Income Qualifying Population	446	2,269	4,345
Capture Rate	**38%**	**7%**	**4%**
Median Household Income	$ 91,500	$ 102,841	$ 106,758
Per Capita Household Income	$ 39,181	$ 43,740	$ 42,182
Population Earning Less than $35k	297	1,346	2,326
% of Population 55+	**24%**	**20%**	**17%**

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: 06/09/2015

Submitted For: Patrick Brama, Administrative Services

By: Patrick Brama, Administrative Services

Information

Title:

Consider Purchase Agreement with WESTCO Properties LLC (portions may be closed to the public)

Purpose/Background:

PURPOSE

Consider purchase agreement (PA) from WESTCO, Properties LLC. for .95 acres of City owned land located within the City's original business park.

> NOTE: if the Council wishes, this case may be discussed in closed session. Closed session discussion shall be limited to reviewing the City's pricing strategy and developing a counter-offer (including all pricing and relevant terms).

BACKGROUND (Subject Property)

The subject property is located at 6590 141st Avenue NW in one of the City's original business parks. This .95 site is located off Basalt Street and Bunker Lake Boulevard and is currently zoned E-1 Employment District. This property was purchased by the City in 2006 for redevelopment purposes for a price of $211,200; at which time, existing improvements were removed. This site has sat vacant, tax exempt, and available for sale since 2006. This property is currently being listed by CBRE, the City's real estate broker for $105,000. Attached to this case is the property listing.

BACKGROUND (24 Restore & WESTCO Properties LLC)

WESTCO Properties LLC is a holding company based out of Elk River and Managed by Derek West. WESTCO Properties would purchase the subject property. 24 Restore, a business owned by Derek West, would operate from the subject property. Both entities are in good standing with State of Minnesota (business and lien system).

24 Restore was established by Derek West in 1994. Mr. West originally operated from Blaine; and eventually moved his business to Ramsey in 1998 (his hometown). Mr. West began in Ramsey by leasing a 5,000 square foot space, which eventually turned into ownership of said space, which eventually turned into a 10,000 square foot space (his current location at 6615 141st Ave NW).

Mr. West is now out of space at his current location and needs to secure additional space for the growth of 24 Restore. He is proposing a new 10,000 square foot facility to be constructed on the Subject Property (City owned property). Mr. West is proposing to both (a) keep his existing facility and (b) construct/operate from the new facility. 24 Restore currently has 29 full time employees. Mr. West expects 10-20 new employees to be added over the next two years. Here is a link to the 24 Restore website: http://24restore.com/

BACKGROUND (Purchase Agreement)

Attached to this case is the latest DRAFT version of the purchase offer (Purchase Agreement, PA) from WESTCO Properties LLC. The buyer is represented by Marty Fisher of Premier Commercial Realty.

BACKGROUND (Case)

This case was originally reviewed by the EDA and City Council in February; at which time the original purchase agreement was approved. After this case was approved, WESTCO was unable to move forward with executing the original purchase agreement because the cost of the project was higher than originally anticipated. On March 30, City staff sent a formal cancelation of the original purchase agreement.

Since March 30, WESTCO has reduced their project costs by slightly redesigning their new building (took out office space, mezzanine, and multi-tenant functionality), reducing the size of their new building (12,500 square feet to 10,000), and by reducing the price in which they have offered the City to purchase the subject property. With these reductions in mind, WESTCO has indicated they are now comfortable with moving forward with their proposed project. WESTCO is willing to increase earnest money within this PA (in comparison to the original deal) and make a portion of earnest hard upfront

Notification:

NA

Observations/Alternatives:

OBSERVATIONS

- **Zoning/Use:** Generally, the proposed development concept fits within the City's existing zoning regulations (will require official site plan review and approval).
- **Sale Price:** The asking price for the subject property is $2.50 per square foot ($105,000). The original offer price was $2.29 per square foot ($95,000). The new offer price is $1.33 per square foot ($55,000). The new offer price is on the "low-end" of the City's adopted "deal-range" for the subject property. Staff will recommend either this offer price be accepted, or a small counter be made (due to the number of jobs and tax base to be created). NOTE: Market rate for industrial land in the local region is about $2.00 per square foot.
- **Property Taxes**: The proposed development is approximately 10,000 square feet. This property will generate about $27,000 in total property taxes (about 25% would be received by the City).
- **Earnest Money**: This PA does include earnest money ($5,000, 9%). $2,000 will become hard immediately. The remaining will become hard after the original termination date expires. The original agreement included $3,000 earnest money that became hard after the original termination date expired; with no earnest money upfront.
- **Broker Commission:** Commission will be paid to both the buyer's real estate agent and the seller's real estate agent via the seller's (City) land sale proceeds (split 7%, or $5,793.48). NOTE: based on the City's contract with CBRE, commission is paid on a minimum $2.00 per square foot for industrial properties.
- **Net Proceeds:** includes deductions of commissions, closing fees, title commitment, State DEED tax, and payback to Anoka County for CDBG funding to purchase the property, $32,961.50. Please see attached. This is consistent with the City's Policy for the Sale of City Owned Land.
- **Closing Date**: Closing is set for September 29, 2015. Attached to this case is a mock project timeline.
- **Buyer:** The buyer (Derek West of 24 Restore) has a history of providing business services to the City of Ramsey. City staff has been impressed with the professionalism and reliability of Mr. West's company.

ALTERNATIVES

Staff would recommend option 1 or 3 (to counter offer).

1. Approve

The proposed deal provides several benefits to the City: (1) tax base (2) minor land-sale proceeds (3) retain and create jobs (4) quality project (5) positive momentum for development in Ramsey (6) the Council's general goal of selling tax-exempt surplus City owned land will be realized.

2. Deny

Unless a specific hardship or concern regarding this PA can be identified by the Council, staff would not recommend moving forward with this alterative. If the proposed agreement is terminated, the Staff would restart marketing the subject property with CBRE.

3. Amend

The Council may wish to tweak or adjust provisions included in the proposed PA. Staff would be happy to make adjustments as requested by the Council. The one item that should be identified is the relatively low asking price. The Council may wish to counter.

Funding Source:

NA

Recommendation:

Please see observations section.

This case was reviewed by the EDA on June 04. The EDA did not take a formal action on this case. The EDA did provide the following general direction:

(1) The proposed project is a good fit for the subject property. 24 Restore is a valued/ respected local business and the EDA would like to seem them stay in Ramsey. The proposed project does benefit the City by creating jobs and tax base.

(2) The EDA recommends the City Council discuss this case in closed session to develop a counter offer strategy. The EDA did not develop a specific counter offer and did not go into closed session. However, the EDA feels the standing offer of $1.31 per square foot ($55,000) is too low.

Action:

Motion to:

Approve the attached purchase agreement with WESTCO Properties LLC. for .95 acres of City owned land located at 6590 141st Ave NW; contingent upon final review and amendments from the City Attorney.

-or-

Table this case.
(provide Staff direction on a strategy for a counter offer in closed session)

Attachments

Property Listing (Subject Property)
Purchase Agreement 06022015
DRAFT Site Plan and Elevations
Net Proceeds (new)
Net Proceeds (original)

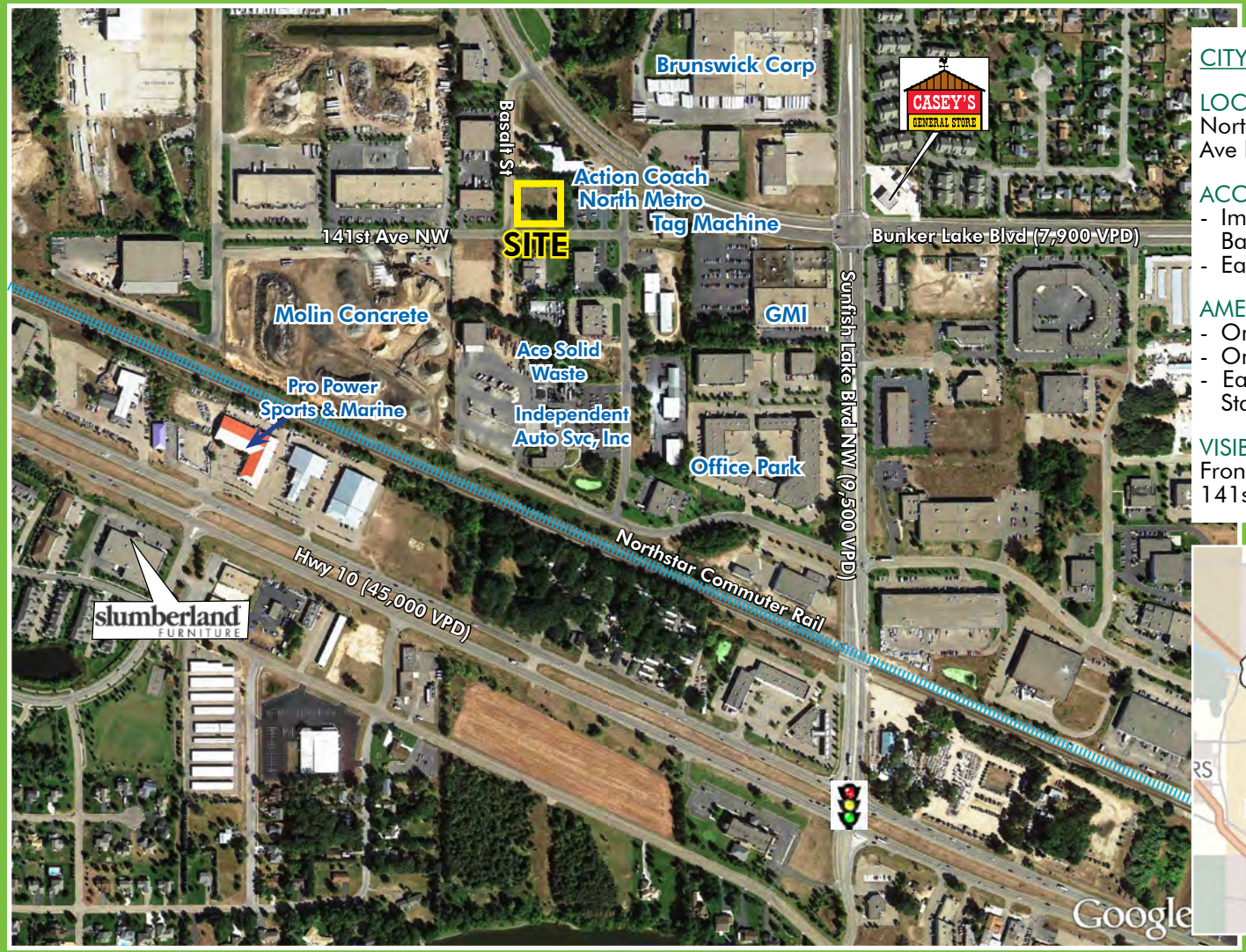
Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Jo Thieling	06/04/2015 10:54 AM
Patrick Brama	Patrick Brama	06/04/2015 03:05 PM
Kurt Ulrich	Kurt Ulrich	06/04/2015 03:27 PM
Form Started By: Patrick Brama		Started On: 06/03/2015 06:26 PM
Final Approval Date: 06/04/2015		

CITY-OWNED LAND FOR SALE: ±.95 ACRES OFFICE/INDUSTRIAL USE

RAMSEY, MN 55303

$105,000



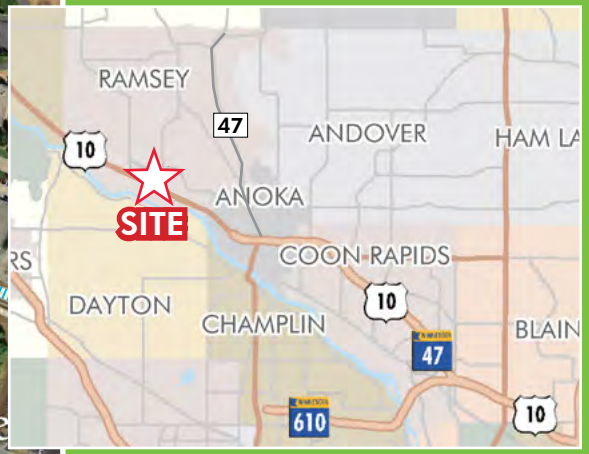
CITY PARCEL #28

LOCATION
Northeast corner of Basalt St NW and 141st Ave NW

ACCESS
- Immediate access to 141st Ave NW and Basalt St NW
- Easy access to Hwy 10 and Bunker Lake Blvd

AMENITIES
- Only minutes to COR retail site
- Only 30 minutes to downtown Minneapolis
- Easy access to Northstar Commuter Rail Station

VISIBILITY
Frontage and visibility from Basalt St NW and 141st Ave NW



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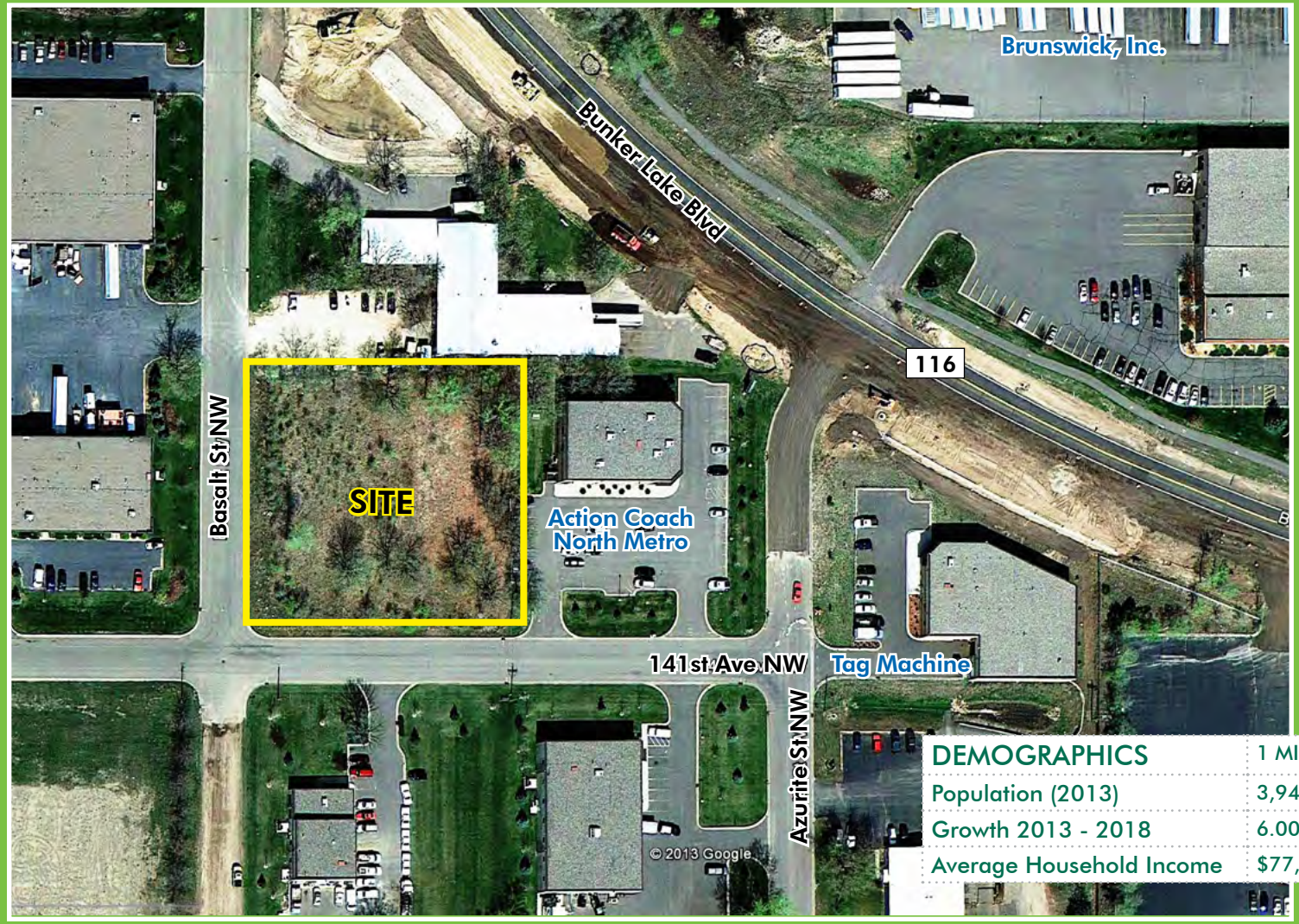
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CITY-OWNED LAND FOR SALE: ±.95 ACRES OFFICE/INDUSTRIAL USE

RAMSEY, MN 55303

$105,000



CITY PARCEL #28

ADDRESS
6590 141st Ave NW

PID
273225440003

ACRES
0.95

ZONING
E-1 (Employment District)

SCHOOL DISTRICT
Anoka-Hennepin #11

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES	10 MILES
Population (2013)	3,943	27,900	64,077	298,009
Growth 2013 - 2018	6.00%	4.92%	2.66%	4.08%
Average Household Income	$77,307	$82,528	$78,107	$84,316

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CBRE

CITY-OWNED LAND FOR SALE: ±.95 ACRES OFFICE/INDUSTRIAL USE

RAMSEY, MN 55303

$105,000



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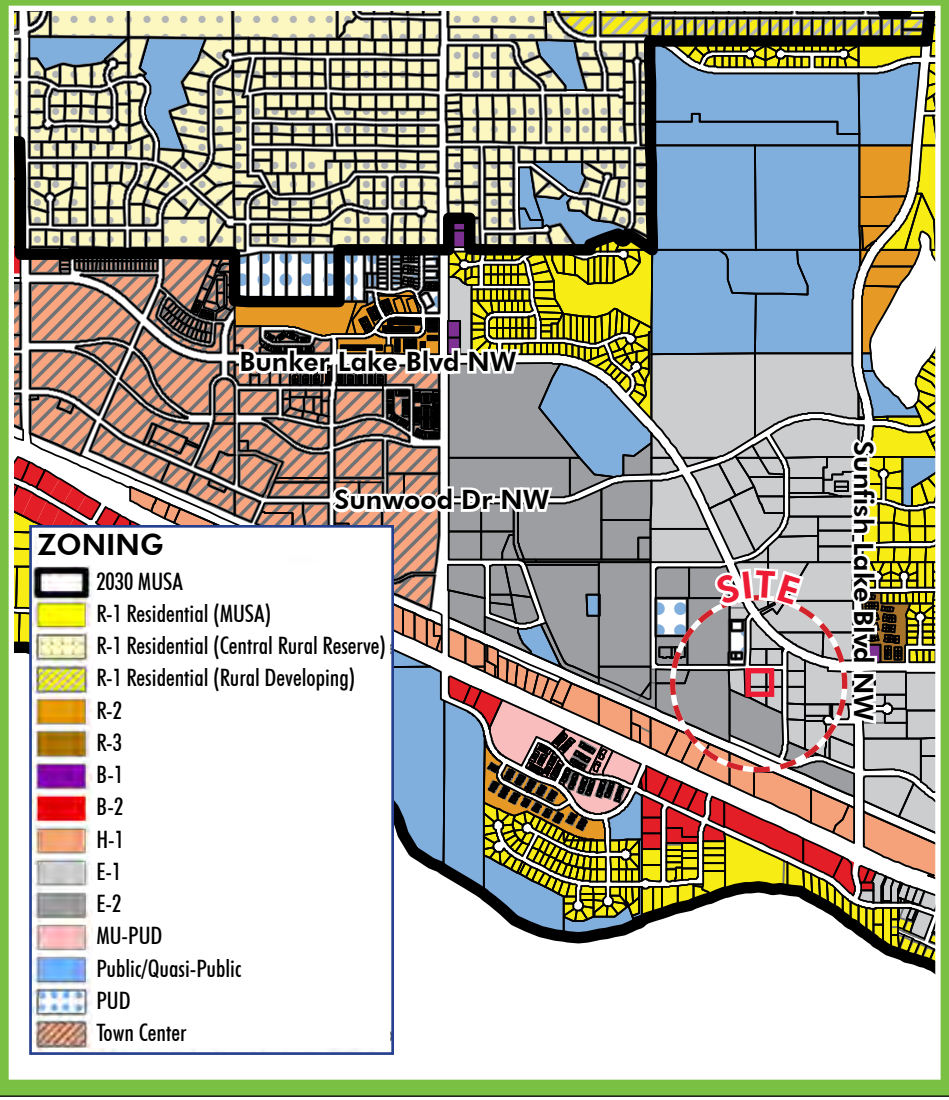
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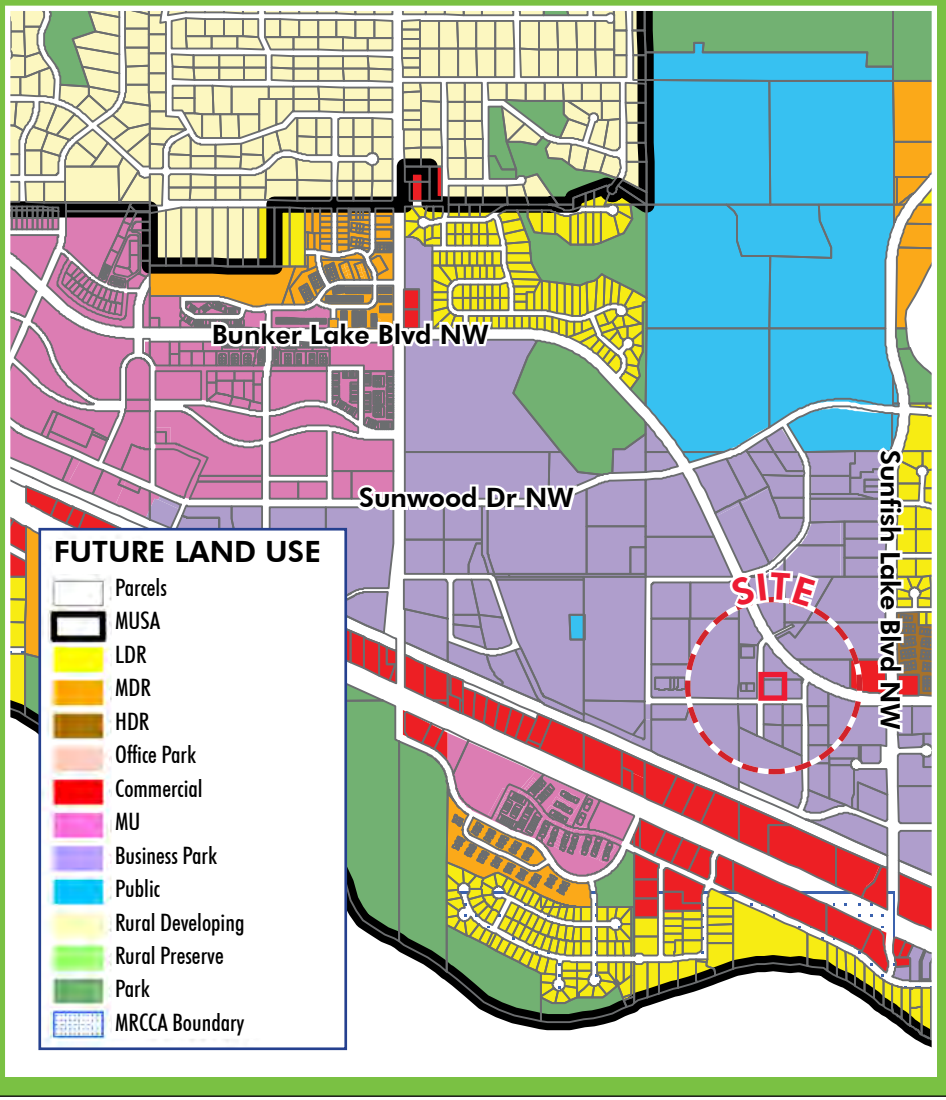
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CITY-OWNED LAND FOR SALE: ±.95 ACRES OFFICE/INDUSTRIAL USE

RAMSEY, MN 55303

$105,000





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CBRE

CITY-OWNED LAND FOR SALE: ±.95 ACRES OFFICE/INDUSTRIAL USE

RAMSEY, MN 55303

$105,000

Sec. 117-117. - E-1 Employment District.

(b) Permitted uses. The following are permitted uses, subject to general requirements and performance standards as specified by this chapter:

(1) Manufacturing.
(2) Research labs.
(3) Testing labs.
(4) Offices.
(5) Supply yards with building.
(6) Warehousing and storage.
(7) Self storage facilities, indoor.
(8) Truck terminals with building.
(9) Athletic facilities/fitness centers/dance studios.
(10) Business incubators/multitenant facilities housing manufacturing, research labs, testing labs, offices, athletic facilities/fitness centers dance studios, motor vehicle implement and recreation equipment sales or repair, governmental or public uses, indoor commercial recreation, light manufacturing, radio and television offices and stations, and wholesale businesses.

(c) Accessory uses.

(1) Commercial or business buildings and structures for a use accessory to the principal use but such use shall not exceed 50 percent of the gross floor space.
(2) Off-street parking including semi-trailer trucks, as regulated and required by this chapter.
(3) Off-street loading as regulated and required by this chapter.
(4) Signing as regulated by this Code.
(5) Open and outdoor storage as an accessory use of the property.
(6) Indoor retail and rental activity as an accessory to a permitted use in a business incubator or multitenant facility.

(d) Conditional uses. The following are conditional uses and require a conditional use permit

(1) Open and outdoor storage as a principal use.
(2) Open or outdoor service, sale, display and rental as a principal use.
(3) Indoor retail, rental or service activity, or industrial uses other than that allowed as a permitted use or conditional use within this section.
(4) Heavy manufacturing.
(6) Expansion or enlargement of lawful nonconforming uses.
(7) Cell towers.
(8) Micro-scale WECS.
(9) Medium-scale WECS.
(10) Retail sales facility for CNG (compressed natural gas) or other alternative automotive fuels. Retail sales must be an accessory to an onsite Fleet fueling operation.

Click link for complete Zoning Code:

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PURCHASE AGREEMENT

THIS PURCHASE AGREEMENT ("Agreement") is made and entered into as of this _____day of **June**, 2015 (the "Effective Date") between, **The City of Ramsey,** a Minnesota municipal corporation, ("Seller"), and **WESTCO Properties, LLC,** a Minnesota limited liability company ("Buyer").

In consideration of the covenants and agreements contained herein, the parties agree as follows:

1. PREMISES. Subject to compliance with the terms and conditions of this Agreement, Seller shall sell to Buyer and Buyer shall purchase from Seller, the following (the "Premises"):

> The real property located **6590 141st Avenue NW, Ramsey**, County of **Anoka**, State of **Minnesota**, comprising **PID#27-32-25-44-0003**, legally described in **EXHIBIT A** attached hereto and depicted on **EXHIBIT A-1** attached hereto, together with all easements, tenements, hereditaments, and appurtenances belonging thereto (the "Land").

2. PURCHASE PRICE. The purchase price shall be **$55,000.00** Buyer will pay upon the following terms:

A. **$5,000.00 Earnest money**, The Earnest Money shall be placed and held by Escrow Agent in its commercial interest bearing account in accordance with the terms of this Agreement and shall be credited against the Purchase Price in favor of Buyer at closing. Any and all interest accruing on the Earnest Money pursuant to this Agreement shall be paid to Buyer and shall accrue solely for Buyer's benefit. If Buyer provides Seller with written notice of Buyer's waiver or satisfaction of all the conditions to closing set forth in Section 5 of this Agreement, then the Earnest Money shall be deemed non-refundable to Buyer, except as otherwise provided in Sections 3.D, 5, 6, 9, 16, 18, 19, 28.A or elsewhere in this Agreement. **Except as provided herein paragraph 2A and Paragraph 23 regarding the earnest money, Two Thousand ($2,000.00) of the $5,000.00 earnest money shall be non-refundable, but applicable to the Purchase price in favor of the Buyer, upon full execution of the Purchase Agreement**.

B. **$50,000.00 Cash,** the balance of the Purchase Price shall be paid (subject to prorations, reductions and credits as provided below) by wire transfer, certified check or cashier's check at the closing.

3. TITLE TO BE DELIVERED: COMMITMENT: SURVEY: TITLE OBJECTIONS.

A. Title To Be Delivered. At closing, **Seller** agrees to convey Marketable Fee Simple Title to the Premises. For purposes of this Agreement, the term "Marketable Fee Simple Title" means title to the Premises that, when acquired by Buyer, will be insurable by the Title Company under its current form ALTA Owner's Title Insurance Policy and is also free and clear of all liens, encumbrances, easements, covenants, conditions restrictions adverse claims and other matters, other than the Permitted Exceptions (defined on Exhibit B attached hereto and made a part hereof).

B. Commitment. As soon hereafter as reasonably possible, **Seller,** at its sole cost and expense, shall cause to be issued and delivered to Buyer, a Commitment covering the Premises issued by the Title Company wherein the Title Company agrees to issue to Buyer upon the recording of the Deed, (defined herein) and the conveyance documents described herein, a current form of ALTA Owner's Title Insurance Policy ("Commitment"), with standard coverage, in the full amount of the purchase price. The Commitment shall be accompanied by copies of all recorded documents affecting the Premises, and shall include searches for real estate taxes and pending and levied special assessments. **Buyer** shall deliver a copy of the Survey (defined herein) to Title Company so that the initial Commitment may be amended or supplemented to contain any survey exceptions to title.

C. Survey. **Seller**, at its sole cost and expense, shall provide a current ALTA/ACSM Land Title Survey ("Survey") of the Premises prepared by a duly licensed land surveyor in the State of Minnesota.

D. Title Objections. **Buyer** shall have until thirty (30) days from the date it receives the latter of the Commitment or Survey (or any update or supplement thereto) to make its objections to matters disclosed in the Commitment or Survey (or any update or supplement thereto) in writing to Seller. Any exception disclosed in the Commitment or Survey (or any update or supplement thereto) and not timely objected to by Buyer within the thirty (30) day period shall be deemed a "Permitted Exception" hereunder. Seller shall have until thirty (30) days after it receives such objections to have the same removed or satisfied, using commercially reasonable efforts, or Title Company agrees to insure over said defect based on Seller's Letter of Undertaking. If Seller shall fail to have such objections removed within that time, then Buyer may, as its sole remedy, either (a) terminate this Agreement without any liability on its part and receive the Earnest Money (together with any accrued interest) back, (b) waive such objections in writing and proceed to closing with the understanding that such uncured objections shall be deemed Permitted Exceptions at closing, or (c) attempt to cure such uncured objections, in which event Buyer shall have an additional thirty (30) days to attempt to cure such objections, and if Buyer is not successful in curing such objections, Buyer shall then have the right to either terminate this Agreement pursuant to clause (a) above, or waive such objections pursuant to clause (b) above. Seller shall use reasonable efforts to cure or have

Title insure over (i) mortgage or deed of trust financing or similar liens given for security or collateral purposes, (ii) state, federal or local tax liens or liens for the nonpayment of special assessments, and (iii) any other judgment liens or non-consensual monetary liens (collectively, "Liens"), it being the understanding and agreement that any such Liens will be satisfied out of Seller's proceeds at closing, if not sooner paid.

4. REPRESENTATIONS AND WARRANTIES. As an inducement to Buyer to enter into this Agreement, and as part of the consideration therefore, Seller represents and warrants to and covenants with Buyer that:

A. Seller has Marketable Fee Simple Interest to the Premises.

B. Each of the persons executing this Agreement on behalf of Seller does hereby represent and warrant that the execution and delivery of this Agreement by Seller will not constitute a default under any indenture, agreement, contract, mortgage or other instrument to which Seller is a party.

C. To the best of the Seller's knowledge, there are no underground storage tanks on the Premises.

D. Seller has not used the Premises for storage or disposal of hazardous substances and Seller has no actual knowledge that any other persons have so used the Premises.

E. Seller has received no notice of any violation of any zoning, building, health and safety, fire safety and environmental codes and laws from the **City of Ramsey**, or other local authority.

F. Seller has received no notice of a violation of any statutes, ordinances, regulations, judicial decrees or orders, or the pendancy of any lawsuits, administrative or arbitration hearings or governmental investigations or proceedings affecting the Premises.

G. To the best of Seller's knowledge, there are no environmental proceedings, applications, petitions, resolutions, or other matters pending before any governmental agency, which would affect the Premises in any manner.

H. To the best of Seller's knowledge there are no environmental proceedings, applications, petitions, court pleadings, resolutions, investigations, by public or private agencies, or other matters pending which could prohibit, impede, delay, or adversely, affect the use of the Premises.

I. The Premises will, as of the date of closing, be free and clear of all liens, security interests, encumbrances, leases or other restrictions or objections to title other than the Permitted Exceptions.

J. The Premises is not within a flood zone.

K. Seller is not a "foreign person," "foreign partnership," "foreign trust," or "foreign estate" as defined in Section 1445 of the Internal Revenue Code.

L. The sale of the Premises is not subject to any withholding requirements imposed by the Internal Revenue Code, including, without limitation, Section 1445(F)(3).

M. To the best of Seller's knowledge the Premises is served by municipal water and sewer.

N. There are no management, maintenance or service contracts, leases, licenses, purchase agreements, purchase options, rights of first refusal, or other unrecorded

agreements affecting the Premises that will survive closing. Seller agrees not to enter into any new, or modify any existing, written or oral service contracts, leases, licenses or other recorded or unrecorded agreements affecting the Premises hereafter without Buyer's prior written consent which may be withheld in Buyer's reasonable discretion.

The representations and warranties set forth in this Section 4 shall be continuing and shall be true and correct on and as of the closing date with the same force and effect as if made at that time and all such representations, warranties and covenants shall survive closing for a period of six (6) months and shall not be affected by any investigation, verification or approval by any party hereto or by anyone on behalf of any party hereto and shall not merge into Seller's deed being delivered at closing. Seller agrees to indemnify and hold Buyer harmless from and against and to reimburse Buyer with respect to any and all claims, demands, causes of action, loss, damage, liabilities, and costs (including attorney's fees and court costs) asserted against or incurred by Buyer by reason of or arising out of the breach of any representation, warranty or covenant as set forth in this Section 4 for a period of six (6) months after closing.

5. BUYER'S CONTINGENCIES. Unless waived by Buyer in writing, Buyers obligation to purchase the Premises shall be subject to Buyer being able to satisfy the following contingencies on or before closing. The sufficiency of the contingencies will be determined by Buyer, in Buyer's sole discretion. If any of these conditions is not satisfied by the date herein, Buyer, has the option to terminate this Agreement by giving written notice of termination to Seller by 5:00 p.m. on the date thereof, time being of the essence, in which case Buyer and Seller must sign a Cancellation of Purchase Agreement and all earnest money will be returned to the Buyer within five (5) business days. Buyer may waive any condition in Buyer's sole and absolute discretion. The failure of Buyer to terminate the Agreement by the date provided in each of the following contingencies shall be a waiver of the condition:

A. The ability of Seller to convey marketable fee title to the Premises, free and clear of any and all liens.

B. Buyer to obtain suitable financing in a form and amount acceptable to Buyer in it's sole discretion by **September 17th,** 2015.

C. Buyer to receive site plan and plat approval for the construction of a building of Buyer's design on the property by **September 17th ,** 2015.

D. Buyer shall review the ALTA survey required from Seller by **June 30th, 2015 or** within 30 days from the time of actual receipt of the Survey from Seller.

6. PERMITTED ACCESS AND INSPECTION. Buyer's performance of this Agreement is expressly conditioned upon Buyer's inspection and approval of the Premises, which inspection shall be made **within 30 days** after the "Effective" Date. During the term of such inspection, Buyer and its authorized representatives shall be permitted access to the Premises at reasonable times for the purposes of architectural inspection and design studies, and such soil borings and environmental assessment as are deemed necessary by Buyer. Buyer agrees to indemnify and defend Seller from, and to hold Seller harmless against any and all claims, causes of action or expenses, including attorney's fee, relating to or arising from Buyer's presence on the Premises prior to the Closing Date. Buyer agrees to repair any damage to the Premises caused by such inspections and to return the Premises

to substantially the same condition as existed prior to Buyer's inspection. If said inspection is, in Buyer's sole discretion, unsatisfactory to Buyer, Buyer shall notify Seller of the same in writing prior to five (5) days from date thereof and this Agreement shall be null and void and all Earnest Money shall be refunded to Buyer within five (5) business days of such notice. Failure of the Buyer to provide this written notice within the prescribed time shall be a waiver of this condition.

7. REAL ESTATE FEES. **Seller** agrees to pay real estate commissions, at closing, in the amount of $5793.48 (.95 acres times 43,560 square feet times $2.00/sf times seven percent) to be split evenly between Buyer's Broker, Premier Commercial Properties, Inc. and Sellers Broker CBRE. Buyer and Seller acknowledge no other Brokers in this transaction.

8. DUAL AGENCY. PLEASE CHECK *ONE* OF THE FOLLOWING SELECTIONS:

XX Dual Agency representation ***DOES NOT*** apply in this transaction.

□ Dual Agency representation ***DOES*** apply in this transaction. .

Broker represents both the Seller(s) and the Buyer(s) of the Premises involved in this transaction, which creates a dual agency. This means that Broker and its salespersons owe fiduciary duties to both Seller(s) and Buyer(s). Because the parties may have conflicting interests, Broker and its salespersons are prohibited from advocating exclusively for either party. **Broker cannot act as a dual agent in this transaction without the consent of both Seller(s) and Buyer(s).** Seller(s) and Buyer(s) acknowledge that :

(1) confidential information communicated to Broker which regards price, terms or motivation to buy or sell will remain confidential unless Seller(s) or Buyer(s) instructs Broker, in writing, to disclose this information. Other information will be shared;
(2) Broker and its salespersons will not represent the interest of either party to the detriment of the other; and
(3) within the limits of dual agency, Broker and its salespersons will work diligently to facilitate the mechanics of the sale.

With the knowledge and understanding of the explanation above, Seller(s) and Buyer(s) authorize and instruct Broker and its salespersons to act as dual agents in this transaction.

_____	_____
(Seller)	(Buyer)
_____	_____
(Seller)	(Buyer)
_____	_____
(Date)	(Date)

9. HAZARDOUS WASTE AND TOXIC SUBSTANCES. Seller will provide copies all information to Buyer, within 10 days, of any Phase I and/or Phase II or any other Environmental tests that have been performed on the Premises within the last twenty four (24) months of the Effective Date.

The Buyer, at its' own expense, may perform additional environmental testing to confirm that the Premises are free and clear of any hazardous wastes or toxic substances. If such tests determine that said Premises are contaminated and Seller does not correct said contamination, this Agreement shall be voidable, at Buyer's option, by written notice by Buyer to Seller of same prior to the Closing Date and all earnest money refunded to the Buyer and Buyer shall have no further recourse against Seller**.**

10. REPRESENTATIONS OF BUYER. The party signing this Agreement on behalf of Buyer, hereby represent and warrant to Seller that such persons have all authority to sign this Agreement on behalf of Buyer.

11. REPRESENTATIONS OF SELLER. The party signing this Agreement on behalf of Seller, hereby represent and warrant to Buyer that such persons have all authority to sign this Agreement on behalf of Seller.

12. PERSONAL PROPERTY. This paragraph intentionally omitted.

13. DOCUMENTATION TO BUYER. This paragraph intentionally omitted.

14. SECURITY DEPOSITS. This paragraph intentionally omitted.

15. LEAD AND ASBESTOS DISCLOSURE. This paragraph intentionally omitted.

16. SELLER'S DUTY OF MAINTENANCE AND REPAIR. Between the date hereof and the date of closing, except for Buyer's indemnification obligations set forth in Section 6, Seller shall have the full responsibility and the entire liability for any and all damages or injury of any kind whatsoever to the Premises, the Improvements thereon, and all persons, whether employees or otherwise, and all property from and connected to the Premises. Seller agrees to keep the Premises continually insured during the term of this Agreement under a policies of (i) commercial general liability insurance with policy limits of not less than $1,000,000 per incident, and (ii) fire, hazard and all risk property insurance in amount equal to one hundred percent (100%) of the replacement value of the Improvements. Until the closing, Seller shall have the full responsibility for the continued operation, maintenance and repair of the Premises, normal wear and tear excluded.

17. CONDEMNATION. If, prior to the closing, the Premises shall be the subject of an action in eminent domain or a proposed taking by a governmental authority, whether temporary or permanent, Buyer, at its sole discretion, shall have the right to terminate this Agreement upon written notice to Seller without liability on its part by so notifying Seller and the Earnest Money (with ant accrued interest) shall be refunded to Buyer. If Buyer does not exercise its right of termination, (i) any and all proceeds arising out of any such eminent domain or taking shall be held in trust by Seller for the benefit of Buyer and paid to Buyer at

closing; and (ii) the "Premises" shall thereafter be defined to mean the Premises less the portion taken by eminent domain or condemnation. In no event shall the Purchase Price be increased by the amount of any such proceeds.

18. CASUALTY. If, prior to the closing, the Premises or the Improvements are materially damaged or destroyed, Buyer, at its sole discretion, shall have the right to terminate this Agreement upon written notice to Seller without liability on its part by so notifying Seller and the Earnest Money (with any accrued interest) shall be refunded to Buyer. If the Premises or Improvements are not materially damaged or destroyed or Buyer does not exercise its right of termination, Seller shall proceed forthwith to repair the damage to the Premises and Improvements and any and all proceeds arising out of such damage or destruction, if the same be insured, shall be held in trust by Seller for the benefit of such repair. In no event shall the Purchase Price be increased by the amount of any such proceeds. The words "materially damaged or destroyed" for the purposes of this Section 19 shall mean the Premises incurs damage in excess of $50,000.00 and said damage cannot be repaired on or prior to closing.

19. AS IS PURCHASE. Buyer acknowledges that the Premises being purchased by Buyer, together with the other improvements, fixtures, appliances and other items of Personal Property that will remain with the Premises are not new, and are being purchased "AS IS." Buyer has the right and duty to inspect the Premises and Personal Property being purchased with the Premises, or have them inspected by a person of Buyer's choice, at Buyer's expense. It is understood by the Buyer that the Buyer accepts the Premises and Personal Property "AS IS" without any Representations or Warranties by the Seller except as expressly stated in this Agreement. Except as expressly provided in this Agreement, the Seller shall have no further responsibility or liability with respect to the condition of the Premises or Personal Property being sold with the Premises. This provision shall survive the delivery of the General Warranty Deed at Closing.

20. DISCLOSURE. This paragraph intentionally omitted.

21. INVENTORY. This paragraph intentionally omitted.

22. PATRIOT ACT. Buyer is not named, and is not acting, directly or indirectly, for or on behalf of any person, group, entity, or nation named by the Uniting and Strengthening America by Providing Appropriate Tools Required to Intercept and Obstruct Terrorism Act of 2001, Pub L 107-56, 115 Stat 272 ("USA Patriot Act"), Executive Order # 13224 or any other Executive Order or the United States Treasury Department as a terrorist, "Specially Designated Nation and Blocked Person," or other banned or blocked person, entity, nation, or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control. Buyer is not engaged in this transaction, directly or indirectly on behalf of, or instigating or facilitating this transaction, directly or indirectly on behalf of, any such person, group entity, or nation.

Buyer's full, legal, and complete name(s) is Westco Properties, LLC. Buyer is not known as, and does not employ any other names or aliases. Buyer shall deliver to Seller such proof of identity that Seller may reasonably require.

23. CLOSING DATE. Subject to the fulfillment or waiver of the conditions hereof, and provided that all of the covenants, representations and warranties of Seller are true and correct on the closing date as though made on such date, the closing of the purchase and sale shall take place on or before **September 29th, 2015**. The closing shall take place at the offices of Title Company or at such other place as Seller and Buyer may mutually determine. Actual possession of the Premises shall be delivered to Buyer on the Closing Date.

If the Buyer requests the Seller to extend the Closing Date to a date later than September 29th, 2015 for reasons that prevent the closing to occur that are not caused by the Seller, the Earnest Money previously deposited into the specified Escrow account shall be paid to the Seller in scheduled monthly installments. Such monthly installments will be paid as follows: at the end of each month that extends past the original Closing Date of September 29th, 2015, all of the initial Earnest Money will be released to the Seller. Any Earnest Money released will be deducted from the purchase price of this real property. In the event this property does not close, the Earnest Money released due to a Closing Date Extension will be forfeited and become property of the Seller

24. SELLERS OBLIGATION AT CLOSING. At or prior to the Closing date, **Seller** shall:

A. Deliver to Buyer, Seller's duly recordable General Warranty Deed (the "Deed") to the Premises (in a form reasonably satisfactory to Buyer) conveying to Buyer Marketable Fee Simple Title to the Premises and all rights appurtenant thereto, subject only to the Permitted Exceptions.

B. Cause to be furnished and delivered to Buyer the ALTA (Form 6/17/06) Owner's Title Insurance Policy in conformity with the requirements of this Agreement, or a "marked-up" Commitment in form acceptable to Buyer.

C. Deliver to Buyer, Title Company's standard affidavit of Seller, confirming that Seller is not a "foreign corporation" within the meaning of Section 1445 of the Internal Revenue Code.

D. Deliver to Buyer, Title Company's standard affidavit of Seller, in form and content sufficient to allow Title Company to delete the standard exceptions contained in Buyer's Owners Title Insurance Policy relative to (i) parties in possession, (ii) liens for labor, materials, or services, (iii) unrecorded easements or other instruments and (iv) the gap between date of title commitment and the recording date of the Deed.

E. Deliver to Buyer, a certificate confirming that the representations and warranties set forth in Section 4 of this Agreement are true and correct as of the Closing Date as though made as of such date.

F. Deliver to Buyer, such other documents as may be reasonably required by this Agreement (including, without limitation, authorizing resolutions of Seller), all in a form reasonably satisfactory to Buyer, Seller and Title Company.

G. An assignment, in a form and substance acceptable to Buyer, of all assignable warranties, guarantees, permits, licenses, certificates and franchises applicable or relating to the Premises.

26. CLOSING COSTS. The following costs and expenses shall be paid as follows in connection with the closing:

A. Seller shall pay:

1. The cost to prepare and deliver to Buyer the Commitment (including, without limitation, the cost of any title search and exam by Title Company); all fees to record all of the documents necessary to permit Seller to convey Marketable Fee Simple Title to the Premises to Buyer (other than the fee to record the Deed); the cost of any endorsements necessary to convey Marketable Fee Simple Title to Buyer; and one-half (1/2) of the closing fee charged by Title Company.

2. Any state, county or municipal deed tax, excise tax or transfer fee imposed on the conveyance, and any fees and costs incurred by Seller or necessary to subdivide the Premises from other real property into a separate tax parcel.

3. Any deferred or delinquent real estate taxes or utilities and Seller's pro-rata share of those costs and expenses set forth in Section 27.

4. All special assessments existing through and including the Closing Date, whether levied, pending, deferred or assessed, including without limitation, the unpaid balance of special assessments and/or installments of special assessments certified for payment to the real estate taxes, except all special assessments that become levied or pending after the Closing Date.

5. The cost of the ALTA survey.

6. The brokerage fee of Broker pursuant to Section 7.

7. Attorneys' fees and costs of Seller's attorneys.

B. Buyer shall pay:

1. The documentary fee necessary to record the Deed.

2. The premium for the Owners Title Insurance Policy, any Lender’s policy of title insurance.

3. One-half (1/2) of the closing fee and all of the escrow fee charged by Title Company.

4. All special assessments levied or pending after the Closing Date.

5. Attorneys' fees and costs of Buyer's attorneys.

6. Balance of the purchase price.

C. The terms of this Section 26 shall survive the closing of the transaction contemplated herein.

27. PRORATIONS. The following prorations shall be made as of the Closing Date:

A. Real estate taxes (excluding any outstanding special assessments and/or installments of special assessments certified to the real estate taxes for payment Seller is obligated to pay pursuant to Section 26 hereof) allocable to the Premises that are due and payable in the year of closing shall be prorated between Seller and Buyer to the Closing Date. Seller shall pay all such real estate taxes due and payable in years prior to the year of closing. Buyer shall assume responsibility for the payment of all such taxes due and payable in years subsequent to the year of closing. If, as of the Closing Date, the Premises is not assessed for purposes of property taxation separately from all other real property, then the real estate taxes for the total tax parcel shall be paid in full at closing, and the amount of taxes allocable to the Premises shall be determined based upon the ratio that the square footage of the Premises bears to the square footage of all the real property within the total tax parcel.

B. The terms of this Section 27 shall survive the closing of the transaction contemplated herein.

28. REMEDIES.

A. Seller Default. In the event Seller defaults under this Agreement and such default is not cured within 15 days after the date Buyer provides Seller written notice specifying such default, Buyer, as its sole and exclusive remedy, may either (a) seek specific performance of this Agreement provided such action is commenced within sixty (60) days after Seller's 15-day cure period, or (b) terminate this Agreement and receive a refund of all Earnest Money and any accrued interest thereon. In no event shall Seller be liable to Buyer for damages under this Agreement, or liable to Buyer for other costs and expenses incurred by Buyer in its investigation of the Premises.

B. Buyer Default. If Buyer defaults in the performance of this Agreement, Seller's sole and exclusive remedy shall be to cancel this Agreement by delivering written notice of such default to Buyer ("Seller's Default Notice"), in which event Buyer shall have the opportunity to cure such default within 15 days after receipt of Seller's Default Notice, and if Buyer fails to timely cure such default after receipt

of Seller's Default Notice, then this Agreement shall be deemed canceled without further action between the parties and the Escrow Agent shall deliver all of the Earnest Money to Seller as liquidated damages, it being the understanding and agreement of the parties that it would be impractical or extremely difficult to determine the actual damages to Seller in the event of Buyer's default, and that the Earnest Money is a reasonable estimate of the damages which Seller would incur as a result of Buyer's default hereunder.

29. ESCROW. Title One, Inc., 7533 Sunwood Drive N.W., Suite 207, Ramsey, Minnesota, ("Escrow Agent") Escrow Agent is authorized and agrees by acceptance thereof to promptly deposit the Earnest Money as provided herein and to hold same in escrow and to disburse the same in accordance with the terms and conditions of this Agreement. The sole duties of Escrow Agent regarding the Earnest Money shall be those described herein, and Escrow Agent shall be under no obligation to determine whether the other parties hereto are complying with any requirements of law or the terms and conditions of any other agreements among said parties. Escrow Agent may conclusively rely upon and shall be protected in acting upon any written notice, consent, order or other document believed by it to be genuine and to have been signed or presented by the proper party or parties to this Agreement. Escrow Agent shall have no duty or liability to verify any such written notice, consent, order or other document, and its sole responsibility shall be to act as expressly set forth in this Agreement. Escrow Agent shall be under no obligation to institute or defend any action, suit or proceeding in connection with this Agreement. If Buyer and Seller execute any separate escrow instructions or an escrow agreement with Escrow Agent, then in the event of a conflict between the terms of such escrow instructions or escrow agreement and the terms of this Agreement, the terms of this Agreement shall control. Escrow Agent shall also execute this Agreement solely for the purpose of acknowledging its agreement with and understanding of the terms of this Section 29 and the other provisions of this Agreement relative to receipt, escrow, investment and disbursement of the Earnest Money. Failure of Escrow Agent to execute this Agreement shall not affect the validity of this Agreement as between Seller and Buyer.

30. TIME FOR ACCEPTANCE. The Agreement, when duly executed by all of the parties hereto, shall be binding upon the parties hereto, their heirs, representatives, successors and assigns. In the event this Agreement has not been duly executed by Seller and delivered to Buyer or its agent on or before **June 15th, 2015 at 5:00 p.m. Central standard time**, then the offer herein made by Buyer shall automatically and unconditionally terminate and this Agreement shall be null and void, and Escrow Agent shall immediately return to Buyer the Earnest Money.

31. MISCELLANEOUS. The following general provisions govern the Agreement:

A. No Waivers. The waiver by either party hereto of any condition or the breach of any term, covenant or condition herein contained shall not be deemed to be a waiver of any other condition or of any subsequent breach of the same or of any other term, covenant or condition herein contained.

B. Time of Essence. Time is of the essence of this Agreement.

C. Governing Law. This Agreement is made and executed under and in all respects to be governed and construed by the laws of the State of Minnesota and the parties hereto hereby agree and consent and submit themselves to any court of competent jurisdiction situated in the State of Minnesota.

D. Notices. All notices and demands given or required to be given by any party hereto to any other party shall be deemed to have been properly given if and when delivered in person, the next business day after being sent by reputable overnight commercial courier (e.g. U.P.S. or Federal Express), sent by facsimile (with verification of receipt) or three (3) business days after having been deposited in any U.S. Postal Service and sent by registered or certified mail, postage prepaid, addressed as follows (or sent to such other address as any party shall specify to the other party pursuant to the provisions of this Section):

TO SELLER:	**TO BUYER**:
City Administrator	Derek West
City of Ramsey	24 Restore
7550 Sunwood Drive N.W.	6615 141st Ave. N.W.
Ramsey, MN 55303	Ramsey, MN 55303

In the event either party delivers a notice by facsimile, as set forth above, such party agrees to deposit the originals of the notice in a post office, branch post office, or mail depository maintained by the U.S. Postal Service, postage prepaid and addressed as set forth above. Such deposit in the U.S. Mail shall not affect the deemed delivery of the notice by facsimile, provided that the procedures set forth above are fully complied with.

Any party, by notice given as aforesaid, may change the address to which subsequent notices are to be sent to such party.

E. Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of the successors and assigns of each of the parties hereto. This Agreement may not be assigned or transferred without consent of the other party.

F. Invalidity. If for any reason any term or provision of this Agreement shall be declared void and unenforceable by any court of law or equity it shall only affect such particular term or provision of this Agreement and the balance of this Agreement shall remain in full force and effect and shall be binding upon the parties hereto.

G. Complete Agreement. All understandings and agreements heretofore had between the parties are merged into this Agreement which alone fully and completely expresses their agreement. This Agreement may be changed only in writing signed by both of the parties hereto and shall apply to and bind the successors and assigns of each of the parties hereto and shall not merge with the deed delivered to Purchaser at closing.

H. Counterparts. This Agreement may be executed in one or more counterparts each of which when so executed and delivered shall be an original, but together shall constitute one and the same instrument.

I. Calculation of Time Periods. Unless otherwise specifically provided herein, in computing any period of time described in this Agreement, the day of the act or event after which the designated period of time begins to run is not to be included and the last day of the period so computed is to be included, unless such last day is a Saturday, Sunday or legal holiday under the laws of the State of Minnesota, in which event the period shall run until the end of the next day which is neither a Saturday, Sunday or legal holiday. The final day of such period shall be deemed to end at 5:00 p.m.

J. Attorneys' Fees. If any dispute arises between the parties regarding this Agreement or the subject matter thereof, the prevailing party in any court action, administrative proceeding or alternative dispute resolution commenced or maintained to resolve such dispute, shall be entitled to an award of reasonable attorneys' fees, disbursements and court costs in addition to any other remedy to which the parties are entitled.

By the signatures below, both the Buyer and Seller agree to the above terms.

SELLER: The City of Ramsey, Minnesota

By: _____ Date:_____
Sarah Strommen, Mayor

By: _____ Date:_____
Kurt Ulrich, City Administrator

BUYER: WESTCO Properties, LLC

By: _____ Date: _____

Its: _____

EXHIBIT A

LEGAL DESCRIPTION OF PREMISES

UNPLATTED CITY OF RAMSEY ALL THAT PART OF THE N 200 FT OF THE S 233 FT OF THE S1/2 OF SE1/4 OF SEC 273225 ANOKA CNTY, MN LYING W OF THE E 1146 FT THEREOF & LYING E OF A LINE PRLL WITH THE E LINEOF SAID S1/2 OF SE1/4 DRAWN NLY FROM A POINT ON THE S LINE OF SAID S1/2 OF SE1/4 A DIST OF 266.00 FT E OF THE NW CORNER OF
LOT 1 OF THE DULY RECORDED PLAT OF AUD SUB NO 30 SAID ANOKA CNTY SAID266 FT BEING MEAS AT RIGHT ANGLES
TO THE W LINE OF SAID LOT 1 TOG WITH AN EASE FOR RD PURP OFVER THE S 33 FT OF THE E 1146 FT OF THE S1/2 OF SE1/4

Anoka County PID# 27-32-25-44-0003

NOTE: The precise legal description of the Land is to be confirmed by the Title Evidence. It is the intent of the parties that the Land consists of the real property owned by Seller commonly known as 6590 141st Ave NW in Ramsey, Minnesota. In the event that the correct description of the Land established in the Title Evidence should differ from the description of the Land set forth above in this *Exhibit A*, the description set forth in the Title Evidence shall be deemed to govern and replace the description set forth above.

EXHIBIT A-1

DEPICTION OF PREMISES

6590 141st Avenue NW

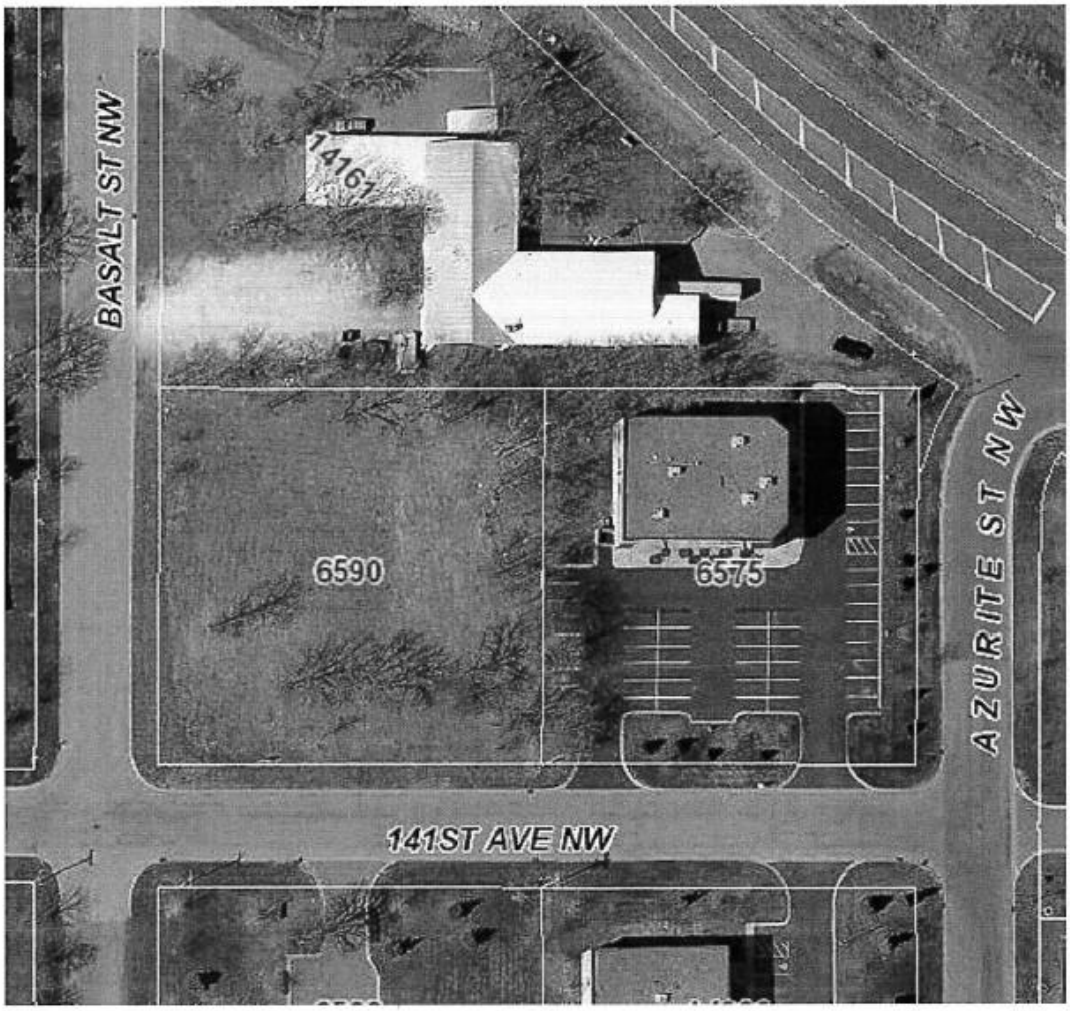


EXHIBIT B
Permitted Encumberances

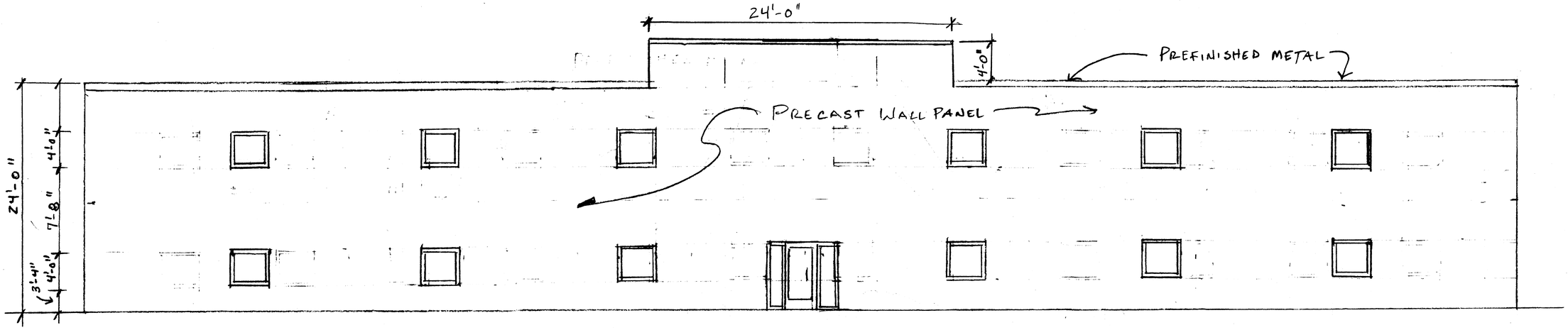
1) Building and zoning laws, ordinances, state and federal regulations;

2) Restrictions relating to use or improvement of the Property without effective forfeiture provision;

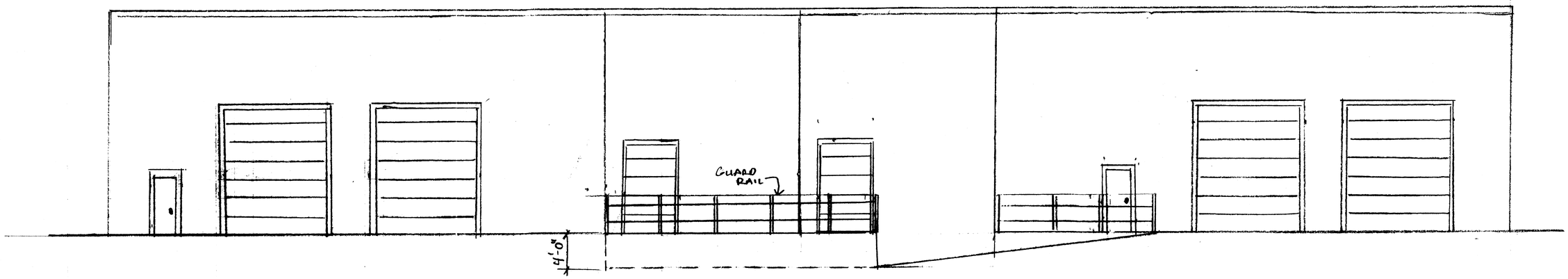
3) Reservation of any minerals or mineral rights to the State of Minnesota;

4) Utility and other easements of record which do not adversely interfere with Buyer's intended use of the Property; and

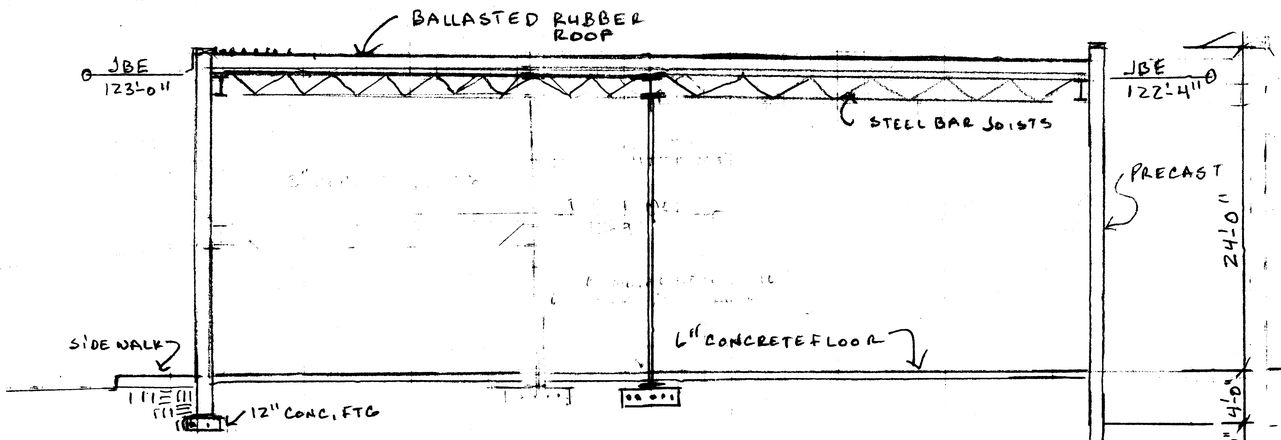
5) Any exception to title or survey waived or approved by Buyer in writing.



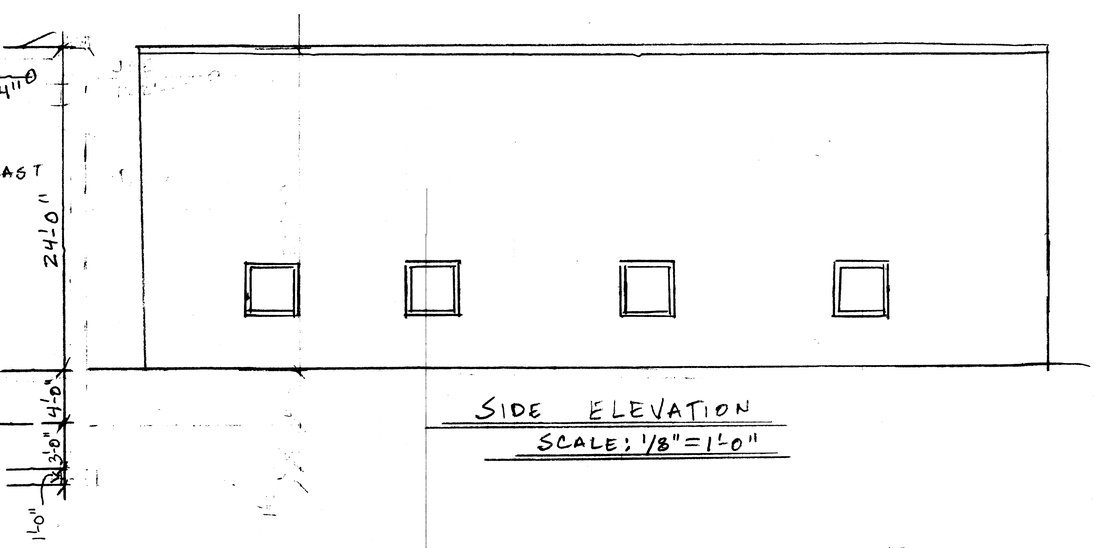
FRONT ELEVATION
SCALE 1/8" = 1'-0"



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



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



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

RETAINING WALL

75'-6"

6'-0" | 12'-0" | 4'-0" | 12'-0" | 6'-0" | 3'-4" | 11'-2"± | 21'-0"± | 21'-0"± | 14'-6"± | 12'-0" | 4'-0" | 12'-0" | 4'-0" | 3'-4" | 4'-6"

1'-0" | 14'-0" | 45° ØGLEE | 1'-0" | 1'-0" | 14'-0" | 1'-0"

4' TRENCH DRAIN TYP, AT O.H. DRS

16'-0"

16'-0"

8'HD O.H. DR

8'HD O.H. DR

12'x14' O.H. DR

12'x14' O.H. DR

12'x14' O.H. DR

12'x14' O.H. DR

BAR JOISTS

WARE HOUSE

STEEL COLUMN (3) THUS

68'-0"

34'-0"

34'-0"

F.D.

F.D.

BAR JOISTS

FUT. RR

15'-6" | 4'-0" | 16'-0" | 4'-0" | 16'-0" | 4'-0" | 12'-0" | 8'-0" | 12'-0" | 4'-0" | 16'-0" | 4'-0" | 16'-0" | 4'-0" | 15'-6"

151'-0"

FLOOR PLAN

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

℄ BASALT STREET

206.82'

2.0'

5.0'

92'

1

2

16.0'

16.0'

PROPOSED 10,012 FT² BUILDING

35.82'

20.82'

68.0'

200.0'

20.0'

151'-0"

6.0'

18.0'

24.0'

20.0'

18

℄ 141ST AVE.

PROPOSED 13,024 FT² BLDG
FOR: 24 RESTORE
DRAWN BY: STONE CONST.
DATE: 1-19-15

24 Restore Purchase Agreement
6/2/2015

Land Sale Price	$ 55,000.00

City Expenses	
Commission Fee CBRE	$ 2,896.50
Commission Fee Premier	$ 2,896.50
Closing Fees (1/2)	$ 950.00
ALTA Survey (estimated)	$ 2,300.00
Title Commitment (estimated)	$ 550.00
State DEED Tax (estimated)	$ 313.50
CDBG Payback to County (estimated)	$ 11,132.00
Contingency	$ 1,000.00
Sub Total	$ 22,038.50

NET Proceeds	$ 32,961.50

24 Restore Purchase Agreement
2/5/2015

Land Sale Price	$ 95,000.00

City Expenses	
Commission CBRE	$ 3,325.00
Commission Premier	$ 3,325.00
Closing Fees (1/2) (estimated)	$ 950.00
ALTA Survey (estimated)	$ 2,300.00
Title Commitment (estimated)	$ 550.00
State Deed Tax	$ 313.50
CDBG Payback to County (estimated)	$ 11,132.00
Contingency	$ 1,000.00
Subtotal Costs	$ 22,895.50

Net Proceeds	$ 72,104.50

(will be deposited into the EDA Fund)

CC Regular Session **7. 7.**

Meeting Date: 06/09/2015

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: 06/03/2015 12:04 PM

Final Approval Date: 07/13/2015

License Applications
For Council Meeting 06/09/2015

Therapeutic Massage Establishment	Oasis Massage LLC	14037 St. Francis Blvd NW	Ramsey, MN 55303	612-545-6608
Therapeutic Massage Therapist	Xiao Ying Qiu – therapist at Oasis Massage, 14037 St. Francis Blvd.	9765 – 101st Avenue N	Maple Grove, MN 55369	612-545-6608