City of Ramsey
Agenda
Revised
Regular City Council
Tuesday, January 24, 2017
7:00 pm
Council Chambers, 7550 Sunwood Drive NW

1. Call to Order

2. Presentation

1. Presentation Regarding Mercy and Unity Hospitals Strategy and Changes

3. Citizen Input

4. Consent Agenda

1. Approve the Following Meeting Minutes:
1. City Council Work Session dated 01/10/17
2. City Council Regular dated 01/10/17

2. Approve Licenses

3. Approve Request to Declare Surplus Property

4. Approve Extending CBRE Listing Agreement through July 2017

5. Approve Work Plan for Highway 10 Planning Efforts

6. Adopt Resolution #17-01-026 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of January 5, 2017 through January 18, 2017

7. Adopt Resolution #17-01-021 Authorizing Partial Payment to Douglas-Kerr Underground, LLC for IP 16-00 Div. C: Andrie St - 164th Ln Reconstruction

8. Adopt Resolution #17-01-025 Authorizing Partial Payment to New Look Contracting, Inc for IP 16-36 Business Park 95 Regional Stormwater Pond Improvements

9. Adopt Resolution #17-01-024 Authorizing Final Payment to Allied Blacktop Company for IP 16-00: Sealcoats Division A1

10. ~~Adopt Resolution #17-01-029 Accepting Feasibility Report/Ordering Plans and Specifications for Improvement Project #17-01, Alpine Drive Reconstruction~~ - **PLEASE NOTE: This Consent Case was moved to the Regular Agenda as Case 7.8A.**

11. Adopt Resolution #17-01-023 Authorizing Sale of City Owned Land: Case of Life Style Properties (Bill Gleason)

12. Adopt Resolution #17-01-027 Approving a Registered Land Survey that Reconfigures Property Boundaries to Include Additional Unbuildable Land; Case of Marilyn Gay

13. Adopt Resolution #17-01-033 Approving Financial Surety Agreement for Ramsey Town Center 7th Addition; Case of K Hovnanian

14. Adopt Resolution #17-01-032 to a Hire a Police Records Technician

5. Approve Agenda

6. Public Hearing

7. Council Business

1. Introduce Ordinance #17-02 Approving Zoning Amendment and Adopt Resolution #17-01-022 Approving Preliminary Plat for Woodlands 4th Addition (Project #16-102); Case of Lennar

2. Adopt Resolution #17-01-015 Approving the Preliminary Plat for Vistas at North Commons (Project No. 16-90); Case of Lifestyle Properties (Project Originally Known as Ramsey Town Center 12th Addition/Gleason Plat)

3. Consider Request for an Interim Use Permit to Utilize a Membrane Tent Structure for a Secondary Showroom (Project #17-100); Case of Skeeter Boat Center

4. Review Concept Plan for Pearson Farm; Case of Capstone Homes

5. Introduce Ordinance to Amend Board of Appeals and Adjustment/Official Map

6. Approve Tinklenberg Group Proposal for Professional Services Contract Extension

7. Adopt Resolution #17-01-030 Accepting Feasibility Report for Improvement Project #17-02, Rivers Bend Street Reconstruction

8. Adopt Resolution #17-01-028 Accepting Feasibility Report/Ordering Public Hearing for Improvement Project #17-00, Sunwood Drive Reconstruction

8. Adopt Resolution #17-01-029 Accepting Feasibility Report/Ordering Plans and Specifications for Improvement Project #17-01, Alpine Drive Reconstruction **Please Note: Moved from Consent 4.10 - Called out as 7.08A by Council. Due to software limitations unable to make it an "A" thus two cases 7.08.**

9. Adopt Resolution #17-01-031 Approving an Interim Structure for Community Development Department

10. Adopt the 2017 City of Ramsey Legislative Platform

11. Approve Request for Exemption to EDA Revolving Loan Fund Guidelines

12. Stone Brook Academy Purchase Agreement for 1-acre of City-Owned Land located within The COR [PORTIONS MAY BE CLOSED TO THE PUBLIC]

13. Right-Of-Way Acquisition Loan Fund (RALF) Program: Case of 6401 Highway 10: Consider Purchase Agreement [CASE MAY BE CLOSED TO PUBLIC]

8. Mayor/Council/Staff Input

1. Receive Progress Report for the 2040 Comprehensive Plan Update

9. Adjournment

CC Regular Session **2. 1.**

Meeting Date: 01/24/2017

Information

Title:

Presentation Regarding Mercy and Unity Hospitals Strategy and Changes

Purpose/Background:

Purpose: To receive an update with regard to "One hospital Two Campus's" - the changes and strategy for Mercy and Unity Hospitals.

Background: Mercy and Unity Hospitals are in the process of combining into one hospital. Allina Health staff described in detail the strategy at a recent North Metro Mayors Association meeting, and as a follow-up to that presentation, they have asked area cities to allow them to make a presentation at a City Council meeting.
Sara Criger, Mercy President and Craig Malm, Director of Community Engagement for Allina Health, Northwest Metro Region will be at the Council meeting this evening to make a short presentation relating to the changes.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	01/19/2017 03:42 PM
Form Started By: Jo Thieling		Started On: 01/18/2017 01:15 PM
Final Approval Date: 01/19/2017		

CC Regular Session **4. 1.**

Meeting Date: 01/24/2017

By: Jo Thieling, Administrative Services

Information

Title

Approve the Following Meeting Minutes:

1. City Council Work Session dated 01/10/17
2. City Council Regular dated 01/10/17

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 01/10/17
2. City Council Regular dated 01/10/17

Attachments

CCWS Mts

CC Mts

Form Review

Form Started By: Jo Thieling Started On: 01/18/2017 11:41 AM

Final Approval Date: 01/18/2017

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

The Ramsey City Council conducted a City Council Work Session on Tuesday, January 10, 2017, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Mayor Sarah Strommen
Councilmember Jill Johns
Councilmember Mark Kuzma
Councilmember Chris Riley
Councilmember Melody Shryock
Councilmember Kristine Williams

Members Absent: Councilmember John LeTourneau

Also Present: City Administrator Kurtis Ulrich
Parks and Assistant Public Works Superintendent Mark Riverblood
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 City Council Work Session to order at 5:32 p.m.

2. TOPICS FOR DISCUSSION

2.01: Receive Presentation on Resilient Communities Partnership

City Planner Anderson reviewed the staff report.

Mike Greco, AICP, Director of Resilient Communities Project, reviewed the mission and program objectives of the Resilient Communities Project. He explained that city staff is busy and this allows cities to complete projects that they do not have enough staff time to complete and also provides students with real world training in the field they are studying. He noted that this also provides an opportunity for the program to use the experience and knowledge they gather from one community to develop tools that can be shared with other communities and on other projects. He explained the process and the model that is followed for communities that are asked to submit a full application. He noted that cities identify 10 to 30 potential projects, with project leads identified and RCP matches each project with one or more University of Minnesota courses. He explained that the project leads, faulty, and RCP staff collaboratively clarify and

scope projects that students will undertake and identify and engage community partners and stakeholders. He stated that project length depends on the project and could be one semester or one academic year to complete. He explained why the model works and noted that projects should be part of the City work plan and not newly created projects, as they do not want to create additional work for City staff. He talked about the RCP staff matchmaking process between City staff and faculty to ensure that the project and course are a good fit together. He stated that multiple students or teams can work on projects and therefore are able to provide different perspectives and a range of ideas. He stated that RCP encourages frequent communication to ensure that projects remain on the right track. He stated that there is engagement with local residents, businesses, and organizations to create a buy-in. He noted that everyone involved in the process has "skin in the game" as the City has a financial investment as well as the investment of staff time, while faculty has their own accountability and students are working to earn a grade. He reviewed some of the community partners that RCP has worked with in the past four years as well as the number of courses and students that have been involved. He reviewed some of the different benefits that are provided to community partners, faculty, and students.

Councilmember Kuzma asked the cost to be a part of the program.

Mr. Greco stated that it would depend upon the number of project submitted. He stated that the base cost would be $40,000 if 10 to 20 projects are submitted and then there would be a cost of $2,000 per project that is matched, meaning that if a total of 20 projects are submitted and matched the total cost would be $80,000.

Councilmember Riley asked the timeline on the projects.

Mr. Greco explained that the partnership with the City of Brooklyn Park ends in May and therefore if Ramsey is selected RCP would begin working with staff in June and students would begin work with the fall semester in September.

Councilmember Kuzma asked if ten projects must be submitted or if less projects could be submitted.

Mr. Greco noted that at least 10 projects would need to be submitted to justify his salary and the payment for a graduate student. He stated that 10 to 20 projects are manageable.

Mayor Strommen noted that a list of potential projects was included in the Council packet to provide some examples that could be chosen from the current list the City has but does not have adequate staff time to complete. She stated that originally, she thought the cost seemed high, but noted that this is work that City staff or consultants would be paid to complete anyways and therefore would come from the professional services budget line item. She noted that this will also provide a broad area of expertise to complete these projects.

Councilmember Kuzma stated that these are students that do not have real world experience and asked how the City can be certain that the correct level of expertise is used to complete the project.

Mr. Greco stated that RCP ensures that students and faculty are matched correctly and students are evaluated to ensure that they are far enough along in their level of studies to complete the projects. He noted that the faculty members are involved throughout the process and noted that the element of redundancy also comes into play. He explained that perhaps two different classes are working on the same project and therefore if the first class does not excel on the project, the second class is also completing the same work. He acknowledged that you would not be able to build something designed by a student because they are not a licensed engineer but noted that the students are provided innovative ideas and multiple perspectives and areas of expertise that could assist in the project. He noted that typically the focus is on data collection and other elements of the project.

Councilmember Shryock stated that she participated in a similar program when she was in college and enjoyed it. She stated that this not only provides mentorship opportunities for students but it also provides innovative ideas from the students and multiple opinions and perspective that the City would not normally receive. She stated that she is excited, should Ramsey be chosen.

Councilmember Riley stated that he believes it is important for students to gain real world experience but asked how the City would ensure that they do not receive a solely academic response.

Mr. Greco stated that when they are matching projects, they are very clear with the students and faculty to advise them of the results that the City is ultimately looking for. He stated that if at the end of the project, the City is not satisfied with the results, RCP will pay a student that worked on the project to use the data to provide the results that the City desired. He stated that because the end result is shared with cities and made public on the RCP website, students put much more effort into their work.

Mayor Strommen shared an experience that she had working on a consultant project through the business school and noted that it was the most memorable part of her graduate studies. She stated that it is helpful to transition from classroom thinking to applied real world experience.

Councilmember Shryock agreed that students push themselves because the information is going to be shared and because they are gaining the experience.

Councilmember Kuzma stated that he was not thrilled with the option in the beginning but found this presentation helpful. He asked how helpful staff believes that this project would be.

City Administrator Ulrich stated that certainly staff needs to hit the sweet spot to ensure that they are not submitting too many projects that it overburdens staff or too few projects where the investment does not provide the full benefit. He suggested that a fair amount of time is spent to identify the potential projects and the right number of projects are selected. He stated that there are projects the City has identified which would be helpful to have assistance with data collection and analysis.

Community Development Director Gladhill explained a potential utility project that was discussed this morning that could benefit from GIS data collection that could be done by students to create a mapping database. He stated that there are several projects that would add value and would supplement the time staff would spend on the project. He noted that this would also provide a benefit to students that will eventually hold positions in these fields and the City could potentially work with.

Councilmember Riley stated that one of his original concerns was that this would require a lot of staff time but was happy to hear that this will actually help staff.

Community Development Director Gladhill noted that this will require some staff time.

The consensus of the Council was to direct staff to submit the full application to RCP.

2.02: Discuss Council Organization

City Clerk Thieling reviewed the staff report.

Mayor Strommen highlighted the only two changes in terms of Council appointments for Committees.

The Council did not have any issues with the information as proposed.

City Clerk Thieling pointed out a couple of staff changes and provided that the organizational resolution included in the work session agenda is on the Consent Agenda of the regular City Council meeting this evening for adoption.

2.03: Update on EDA Discussion RE Strategy for Marketing and Selling City Owned Land

Asst. City Administrator/Economic Development Manager Brama reviewed the staff report.

Councilmember Williams stated that her concern is that CBRE also represents Anoka for their property around the train station as well as Big Lake and Monticello. She explained that therefore the City is not being marketed as a unique opportunity. She stated that the EDA and staff will help to craft an RFP and therefore needs the input of the Council. She stated that the EDA needs the Council to help articulate the expectations and the concerns that they may have.

Councilmember Kuzma stated that his thought was when the City brought CBRE in there would be more progress because of the size of the firm. He stated that he would support allowing the EDA to continue to work on this.

Mayor Strommen stated that she is encouraged with the idea of a master developer, specifically whether the City has to market parcel by parcel of whether a master developer could come in to develop the entire area and therefore the City could get out of the land sales game.

Councilmember Shryock stated that she agrees with Mayor Strommen but was concerned that a master developer may not have the same vision the City does. She stated that she likes the different options and being able to pick and choose elements. She was not sure the level of control the City could have with a master developer but did like the idea of the City getting out of the constant discussions regarding property.

Mayor Strommen stated that she would share those concerns but believed that there is groundwork that can be done to ensure the City's issues are addressed.

Councilmember Riley stated that he joined the Council four years ago, in an attempt to help the City get out of the land sale game and yet here they are four years later. He stated that he would support anything that leads to the desired outcome noting that the City does not have the development and marketing experience that a developer would and therefore he would prefer the master developer route.

Councilmember Shryock asked the proposed timeframe for this process.

Asst. City Administrator/Economic Development Manager Brama stated that there are many factors involved and provided examples, such as whether multiple RFP's should be created and to review the different options available. He stated that the target would be to have this completed in six months but noted that there is a potential that additional time would be needed.

Councilmember Williams provided details of the contract extension that should be considered.

Councilmember Kuzma stated that if the City states that they only want to extend the CBRE contract for six months, that could give them the impression that they are looking elsewhere and perhaps they will not put the same amount of effort in. He asked what would occur if the City did not sign a contract.

Mayor Strommen noted that it could also motivate CBRE to increase their performance levels.

Councilmember Williams stated that CBRE has offered the shorter contract extension as it is not uncommon for a landowner to take a step back and review their options. She noted that CBRE is a large firm that has multiple departments that could do a majority of the options the City is reviewing. She noted that CBRE would most likely think that the City is reviewing their options to further craft their desired outcome.

The consensus of the Council was to direct the EDA to continue their work.

2.04: Legal Update re Koenig v. City of Ramsey, Assessment Appeal, Anoka County District Court (This discussion is closed to the public)

City Administrator Ulrich stated that he can call City Attorney Langel to provide an update via conference call as he has not yet made it to the meeting because of the road conditions.

RECESS AND RECONVENE

Motion by Councilmember Riley, seconded by Councilmember Shryock, to adjourn the meeting to Closed Session at 6:35 p.m.

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

The Regular Session reconvened at 6:50 p.m.

2.04: Legal Update re Koenig v. City of Ramsey, Assessment Appeal, Anoka County District Court (This discussion is closed to the public) – continued

City Administrator Ulrich noted that the Council received an update on the Koening v. City of Ramsey case with City Attorney Langel present via telephone and advised that the Council provided direction to staff.

3. TOPICS FOR FUTURE DISCUSSION

3.01: Review Future Topics/ Calendar

Councilmember Kuzma asked if there is a penalty for after the fact permits, as he would like a penalty charged so that it further discourages residents from completing projects without applying for a permit.

City Administrator Ulrich noted that there is a statute that allows a municipality to charge up to double the fee. He stated that staff can complete research on the topic.

Mayor Strommen noted that often in her experience contractors are not including pulling a permit in the cost and she has had to specifically tell the contractor that they will need to pull a permit.

Councilmember Shryock noted that perhaps an article could be included in the *Ramsey Resident* as an educational element on the topic.

4. MAYOR / COUNCIL / STAFF INPUT

City Administrator Ulrich noted that the joint Lower Rum River Water Management Organization will be held on March 8th or March 22nd, as they are still awaiting confirmation from the City of Anoka. He noted a potential strategic planning session.

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.

TABLE OF CONTENTS

1. CALL TO ORDER 2
2. PRESENTATION 2
2.01: Swearing in Ceremony for Mayor Strommen, Councilmember Mark Kuma, Councilmember John LeTourneau and Councilmember Chris Riley 2
3. CITIZEN INPUT 3
4. CONSENT AGENDA 3
5. APPROVE AGENDA 5
6. PUBLIC HEARING 5
6.01: Public Hearing to Consider Adoption of Resolution #17-01-006 Adopting the City of Ramsey's 2017-2026 Capital Improvement Plan (CIP) 5
7. COUNCIL BUSINESS 6
7.01: Consider Adopting Resolution #17-01-020 Granting Interim Use Permit for Gravel Parking Lot Expansion at 7575 Highway 10 NW; Case of M & G Trailers (Project No. 16-117) 6
7.02: Consider Approving Amendment to Lease Agreement with M & G Trailer Sales for Use of City Owned Land Located at 7443 Highway 10 7
7.03: Consider Adopting Ordinance #17-01 Amending Sign Standards for the Employment Districts to Allow a Second Ground Sign on Parcels with Multiple Road Frontages 7
7.04: Consider Adopting Resolution #17-01-016 Ordering Feasibility Report for Improvement Project #17-02, Rivers Bend Street Reconstruction 8
7.05: Consider Adopting Resolution #17-01-017 Authorizing the Joint and Cooperative Agreement for the Formation and Administration of the Anoka-Hennepin Narcotics and Violent Crimes Task Force 9
8. MAYOR, COUNCIL AND STAFF INPUT 10
9. ADJOURNMENT 10

CITY COUNCIL
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey City Council conducted a regular meeting on Tuesday, January 10, 2017, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Mayor Sarah Strommen
Councilmember Jill Johns
Councilmember Mark Kuzma
Councilmember Chris Riley
Councilmember Melody Shryock
Councilmember Kristine Williams

Members Absent: Councilmember John LeTourneau

Also Present: City Administrator Kurtis Ulrich
Finance Director Diana Lund
Fire Chief Matt Kohner
Police Chief Jeff Katers
Parks and Assistant Public Works Superintendent Mark Riverblood
City Clerk Jo Ann Thieling
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: Swearing in Ceremony for Mayor Strommen, Councilmember Mark Kuma, Councilmember John LeTourneau and Councilmember Chris Riley

Mayor Strommen noted that Councilmember LeTourneau was not able to attend the meeting tonight but has been sworn in and will be ready to serve.

Attorney Langel administered the Oath of Office to Mayor Sarah Strommen.

Attorney Langel administered the Oath of Office to Councilmember Chris Riley.

Attorney Langel administered the Oath of Office to Councilmember Mark Kuzma.

3. CITIZEN INPUT

None.

4. CONSENT AGENDA

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

4.01: Receive November 2016 Financial Reports – General Fund and Enterprise Funds
4.02: Receive Cash Investments for Period Ending December 31, 2016
4.03: Receive 2016 Building Division Month End Reports: January – December
4.04: Note the Following Boards and Commissions Meeting Minutes:
1) Economic Development Authority Meeting Minutes dated November 3, 2016
2) Planning Commission Meeting Minutes dated November 3, 2016
3) Environmental Policy Board Meeting Minutes dated November 21, 2016
4.05: Approve the following Meeting Minutes:
1) City Council Work Session dated December 13, 2016
2) City Council Regular dated December 13, 2016
4.06: Approve Licenses: (*some are contingent upon receiving proper paperwork)*

Ace Solid Waste
6601 McKinley Street NW/Garbage
Republic Services
8661 Rendova Street NE, Circle Pines/Garbage
Aspen Waste System, Inc.
2951 Weeks Avenue SE, Minneapolis/Garbage
LePage and Sons
23602 University Avenue NW, Bethel/Garbage
Randy's Sanitation, Inc.
P.O. Box 169, Delano/Garbage
Walters Recycling and Refuse
2830 101st Avenue NE, Blaine/Garbage
Waste Management of Minnesota, Inc.
10050 Naples Street NW, Blaine/Garbage
Coborn's, Incorporated dba Coborn's Liquor
78850 Sunwood Drive NW/Tobacco
Coborn's Incorporated dba Coborn's
7900 Sunwood Drive NW/Tobacco
Rademacher Companies Inc. dba Bill's Superette
15299 St. Francis Boulevard NW/Tobacco
Casey's Retail Company dba Casey's General Store #1988
14131 Sunfish Lake Boulevard NW/Tobacco
Casey's Retail Company dba Casey's General Store #3460
7222 Sunwood Drive NW/Tobacco

Northern Tier Retail, LLC dba SuperAmerica #4508
14000 St. Francis Boulevard NW/Tobacco
Holiday StationStore #395
14075 Ramsey Boulevard NW/Tobacco
Holiday StationStore #323
14350 Xkimo Street NW/Tobacco
Yayin Gadol, LLC dba Rum River Liquors
14107 St. Francis Boulevard NW/Tobacco
Atlantic Cargo Company, Inc. dba Fairway Liquors
5900 167th Avenue NW/Tobacco
Ramsey #1 Smoke Shop Inc, dba Ramsey Smoke Shop
14050 St. Francis Boulevard NW, Suite E/Tobacco
Ramsey Market, Inc.
14911 Ramsey Boulevard NW/Tobacco
Links at Northfork GC, LLC dba The Links at Northfork
9333 Alpine Drive NW/Tobacco
Templer Group Inc. dba Jr's Outpost
6141 Highway 10 NW/Tobacco
E-CIG Warehouse Inc. dba E-CIG Warehouse
6111 Highway 10 NW, #500/Tobacco
Ohm Premium Vaping LLC dba Ohm Premier Vaping
7876 Sunwood Drive NW/Tobacco
Oasis Massage LLC
14037 St. Francis Boulevard NW/Therapeutic Massage Establishment
Xiao Ying Qiu – Therapist at Oasis Massage, 14037 St. Francis Boulevard
9765 101st Avenue N, Maple Grove/Therapeutic Massage Therapist
Northern Starz Theatre Company
5300 Alpine Drive NW/Temporary On-Sale Liquor License – Wine
Ramsey Pawn, LLC dba Twin Cities Pawn
6650 Highway 10 NW/Pawnbroker
Curbside Waste Inc
5232 Hanson Court N, Crystal/Garbage
Conchita Bodyworkz
15042 Limonite Street NW/Therapeutic Massage Establishment
Catherine Rosenberg
15042 Limonite Street NW/Therapeutic Massage Therapist
Rebecca Rudenick
6906 Oliver Avenue NE to work at Conchita Bodyworkz/Therapeutic Massage Therapist
Pure Reflexology and Massage
7850 Riverdale Drive NW/Therapeutic Massage Establishment
Nichole Roy
7850 Riverdale Drive NW/Therapeutic Massage Therapist
Trinity Massage Therapy
7533 Sunwood Drive NW, #212/Therapeutic Massage Establishment
Trinity Massage Therapy – Krista Havlik
7533 Sunwood Drive NW, #212/Therapeutic Massage Therapist

4.07: Approve Second Amendment to Purchase Agreement with Lifestyle Properties for 3 Acres of Residential Land Located in The COR
4.08: Adopt Resolution #17-01-011 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of December 8, 2016 through December 30, 2016
4.09: Adopt Resolution #17-01-012 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of December 31, 2016 through January 4, 2017
4.10: Adopt Resolution #17-01-002 Approving the City of Ramsey's Budget Calendar
4.11: Adopt Resolution #17-01-001 for 2017 Council Organization; Resolution #17-01-003 Designating Financial Institutions as Official Depositories of City Funds for 2017; Resolution #17-01-005 Designating Bank of the West as Official Financial Institution for the City of Ramsey Banking Services for 2017; and Resolution #17-01-004 Authorizing Signatures for Financial Transactions
4.12: Adopt Resolution #17-01-010 Adopting 2017 Enterprise Fund Budgets
4.13: Adopt Resolution #17-01-007 Approving Partial Payment to Park Construction Company for IP #16-54 Mississippi River Trail Phase III
4.14: Adopt Resolution #17-01-018 to Accept the City Administrator's Annual Performance Evaluation and Professional Development Plan
4.15: Adopt Resolution #17-01-019 to Hire Paid On-Call Firefighters

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

5. APPROVE AGENDA

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

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

6. PUBLIC HEARING

6.01: Public Hearing to Consider Adoption of Resolution #17-01-006 Adopting the City of Ramsey's 2017-2026 Capital Improvement Plan (CIP)

Presentation

Finance Director Lund reviewed the staff report and recommendation to adopt the 2017-2026 Capital Improvement Plan, noting that this is a planning and forecasting tool and not actual, committed projects and expenditures

Public Hearing

Mayor Strommen called the public hearing to order at 7:10 p.m.

Citizen Input

There was none.

Motion by Councilmember Shryock, seconded by Councilmember Kuzma, to close the public hearing.

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

The public hearing was closed at 7:10 p.m.

Council Business

Councilmember Kuzma stated that during the worksession, the Council reviews the information in detail and has extended the CIP to ten years to provide a longer-term plan.

Motion by Councilmember Kuzma, seconded by Councilmember Johns, to Adopt Resolution #17-01-006 Adopting the 2017-2026 Capital Improvement Plan (CIP).

Further discussion: Mayor Strommen stated that when she began here it felt like they were simply checking the box on the CIP and feels that has changed in her time with the Council. She stated that staff and the Council have done a great job to turn this into a great planning document and the tool that it is.

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

7. COUNCIL BUSINESS

7.01: Consider Adopting Resolution #17-01-020 Granting Interim Use Permit for Gravel Parking Lot Expansion at 7575 Highway 10 NW; Case of M & G Trailers (Project No. 16-117)

City Planner Anderson reviewed the staff report and recommendation of staff and the Planning Commission to approve the Interim Use Permit contingent upon amendments as outlined in the Staff Review Letter, with a sunset clause that will expire the permit upon acquisition or if the parcel is determined not to be needed for public purpose in the future.

Councilmember Kuzma stated that if this parcel is no longer needed for the highway expansion and the permit expires would the applicant then need to come back with a request to pave the area.

City Planner Anderson confirmed that the permit would expire at that time and the applicant would either need to vacate that use or bring back a request to improve that area to allow for the activity under City Code.

Motion by Councilmember Riley, seconded by Councilmember Kuzma, to Adopt Resolution #17-01-020 Approving the Issuance of an Interim Use Permit to Utilize an Alternative Surface Material for Expansion of Outdoor Sales/Display Area, and Declaring the Terms of Same, contingent upon meeting the conditions in the Staff Review Letter and obtaining an amended lease with the City.

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

7.02: Consider Approving Amendment to Lease Agreement with M & G Trailer Sales for Use of City Owned Land Located at 7443 Highway 10

Asst. City Administrator/Economic Development Manager Brama reviewed the staff report and recommendation to approve the amended lease agreement, subject to review and final amendments by the City Attorney.

Councilmember Williams stated that the IUP was approved in the previous case and one of the items discussed was that language be included that if the land is not needed for the Highway 10 expansion, the IUP would expire. She stated that she did not see that language included in the lease agreement.

Asst. City Administrator/Economic Development Manager Brama stated that within the motion tonight is a clause, subject to final review and amendments by the City Attorney, and noted that an additional statement could be added to assuage that concern.

Councilmember Williams stated that if the parcel was not needed for the highway expansion, and the IUP expires, the tenant would not be in compliance with the zoning code. She stated that it is her belief that all tenants along Highway 10 should be compliant with all the elements of the zoning code.

Motion by Councilmember Williams, seconded by Councilmember Kuzma, to approve the Amendment to the existing Lease Agreement with M & G Trailer Sales for use of City owned land located at 7443 Highway 10; subject to final review and amendments by the City Attorney.

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

7.03: Consider Adopting Ordinance #17-01 Amending Sign Standards for the Employment Districts to Allow a Second Ground Sign on Parcels with Multiple Road Frontages

City Planner Anderson reviewed the staff report and recommendation of staff and the Planning Commission to adopt Ordinance #17-01 amending the sign regulations for the Employment Districts to allow a second permanent ground sign on parcels with multiple road frontages. He stated that there does not appear to be any compelling reason to have more restrictive standards

for the number of allowable ground signs in the Employment Districts than the Business Districts. He noted that the Zoning Code should not be a barrier for those businesses with multiple frontages that desire to have a second ground sign in the Employment Districts.

Motion by Councilmember Shryock, seconded by Councilmember Johns, to waive the City Charter requirement that the ordinance be read aloud and Adopt Ordinance #17-01 Amending Article II, Division 8 (Signs), Section 117-520 (E-1 and E-2 Employment Districts) of the Ramsey City Code.

A roll call vote was performed by the Recording Secretary:

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

Motion carried.

7.04: Consider Adopting Resolution #17-01-016 Ordering Feasibility Report for Improvement Project #17-02, Rivers Bend Street Reconstruction

City Engineer Westby reviewed the staff report and recommendation to adopt the resolution to allow the project to be constructed as part of the 2017 Street Maintenance Program, and allow for the use of special assessments to pay for a portion of the project costs per the applicable provisions of the City Charter, the City's Special Assessment Policy, and Minnesota Statute Chapter 429.

Mayor Strommen stated that this is twice that the City has encountered pavement thickness less than expected and asked if staff believes that this is a wider spread issue or tied to construction that happened to a specific time period or contractor.

City Engineer Westby replied that staff does not have an indication of which streets this might be confined to in the City. He stated that in the past they asked for the Council's authorization to use the remaining funds available from the sealcoating line item, after the sealcoating has been completed, in order to do pavement coring and soil borings in certain areas known to have bad soils that are included in upcoming road projects. He noted that staff will again ask for that authorization this year in order to continue that research as they have not yet found a common denominator.

Councilmember Kuzma asked if staff would be able to mill a little less roadway and then add more bituminous material throughout the mill and overlay project.

City Engineer Westby explained the standard method the City often uses for mill and overlay projects. He explained that mill and overlays are done to add structural capacity to the roadway and typically mill two inches. He stated that if an additional half inch is left and only 1.5 inches is milled, you are still leaving structurally damaged material and it will most likely break up during the milling process, therefore it would not be helpful.

Councilmember Riley stated that as a Councilmember and resident he is frustrated that this was done incorrectly in the past and the residents are stuck footing the bill for the corrections. He wanted to ensure that the City is following the correct process during the projects being completed to ensure that this does not happen again.

City Engineer Westby stated that he is confident that the road projects completed are being inspected and are being monitoring. He stated that pavement coring could be completed on the City projects, as they do with development projects, to ensure the correct process and result was followed. He noted that staff does monitor the construction throughout the process and therefore there should be very little variation on the projects that have been done in recent years.

Mayor Strommen agreed that there is frustration with the situation the City is in but acknowledged that this is the situation and the only thing they can do is to make certain that the correct steps are followed now to ensure that this does not happen again.

Motion by Councilmember Kuzma, seconded by Councilmember Johns, to Adopt Resolution #17-01-016 Ordering Preparation of Feasibility Report for Improvement Project #17-02; Rivers Bend Street Reconstructions.

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

7.05: Consider Adopting Resolution #17-01-017 Authorizing the Joint and Cooperative Agreement for the Formation and Administration of the Anoka-Hennepin Narcotics and Violent Crimes Task Force

Police Chief Katers reviewed the staff report and recommendation to adopt the resolution authorizing the Joint and Cooperative Agreement and the formation and administration of the Anoka-Hennepin Narcotics and Violent Crimes Task Force.

Councilmember Kuzma stated that he is excited that the City will be able to be a part of this Task Force. He believed that the additional resources the Task Force will bring to the City will have a positive effect.

Motion by Councilmember Kuzma, seconded by Councilmember Shryock, to Adopt Resolution #17-01-017 Authorizing the Joint and Cooperative Agreement for the Formation and Administration of the Anoka-Hennepin Narcotics and Violent Crimes Task Force.

Further discussion: Councilmember Shryock stated that Councilmember Kuzma has been a supporter of adding this position for some time but she did not necessarily share that opinion.

She stated that after hearing a presentation from the Anoka County Sherriff regarding the strength and availability of drugs in the area she changed her position and is excited for this new position.

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

8. MAYOR, COUNCIL AND STAFF INPUT

City Administrator Ulrich stated that the City is recruiting for the vacant positions on City Boards and Commissions and welcomed interested applicants to apply. He noted that there are currently two openings on the Charter Commission, which are appointed by the Tenth Judicial District, but noted that interested residents can apply with assistance from the City Clerk or through the Tenth Judicial District. He announced upcoming meetings and events. He advised of a meeting he, Councilmember Shryock, and City consultant Elwyn Tinklenberg attended for the Anoka County Highway 10 Working Group the previous week. He noted that the City of Anoka did receive $7,000,000 in grant funds for the Fairoak intersection but stated that the project will have a total cost of over $30,000,000. He stated that it is a positive note that yet another intersection could be eliminated from Highway 10, in addition to Armstrong which was eliminated the previous year.

Mayor Strommen provided an update regarding the City Administrator's annual performance review, which was held via closed discussion in December. She noted that the Council is required to summarize the conclusion of the closed session meeting and reported that City Administrator Ulrich's performance continues to exceed expectations and thanked City Administrator Ulrich for his service to the City. Mayor Strommen reported that each year the third graders at Ramsey Elementary write letters to the City to express a concern they may have in their neighborhood or the city at large. She read a few of the letters aloud. She stated that the kids are great as they not only identify a problem but also provide a solution. She encouraged residents to slow down when driving through neighborhoods as many of the letters shared that theme.

Councilmember Kuzma stated that this past weekend a neighboring city had a problem with their water that was caused by a software glitch. He stated that while Ramsey uses that same software, there are redundancies built into the system to ensure that should not happen in Ramsey.

Councilmember Riley noted that at the last meeting, Peter the pig was discussed and was prominently featured in the *StarTribune*.

9. ADJOURNMENT

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

Motion carried.

The regular meeting of the City Council adjourned at 7:56 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. 2.**

Meeting Date: 01/24/2017

By: Jo Thieling, Administrative Services

Information

Title

Approve Licenses

Purpose/Background:

Purpose: The purpose of this case is to approve license requests for 2017.

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

Licenses

Form Review

Form Started By: Jo Thieling Started On: 01/19/2017 04:08 PM

Final Approval Date: 01/19/2017

License Applications
01/24/2017

Peddler/Solicitor	Matthew Finn dba Edward Jones	331 Main Street	Elk River, MN 55330	763-441-6840
Peddler/Solicitor	Jeffrey Shillingstad to solicit for Heston & Associates – home improvement services	P.O. Box 32402	Fridley, MN 55432	651-808-1930

CC Regular Session **4. 3.**

Meeting Date: 01/24/2017

By: Jo Thieling, Administrative Services

Information

Title

Approve Request to Declare Surplus Property

Purpose/Background:

Staff is requesting Council declare the following property surplus and authorize sale of same:

- 6 Sprint Torque Phones
- 1 Sprint Samsung Galaxy S4

Recommendation:

Staff recommends Council declare the above named items as surplus and authorize sale/auction of same.

Action:

Motion to declare the following items as surplus and authorize sale/auction of same:

- 6 Sprint Torque Phones
- 1 Sprint Samsung Galaxy S4

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	01/19/2017 03:42 PM
Form Started By: Jo Thieling		Started On: 01/18/2017 01:24 PM
Final Approval Date: 01/19/2017		

CC Regular Session **4. 4.**

Meeting Date: 01/24/2017

Submitted For: Patrick Brama, Administrative Services

By: Patrick Brama, Administrative Services

Information

Title:

Approve Extending CBRE Listing Agreement through July 2017

Purpose/Background:

REFERENCE

This case is in reference to the following discussions: EDA 09/01/2016, EDA 12/08/2016, Council 01/10/2017 regarding the City's strategy for marketing/ selling City-owned land. Please see those cases for background.

PURPOSE

The purpose of this case is to approve the attached short-term contract extension with CBRE (6 months). This short-term CBRE contract should provide enough time for the City to decide what their next long-term contract will be/ with who (typically 3 years).

Notification:

NA

Observations/Alternatives:

NA

Funding Source:

NA

Recommendation:

EDA

By a 6-0 consensus, the EDA recommended the Council approve the attached extension on 01/12/2017. The EDA did not discuss marketing strategies in depth, but was interested in making sure the City had coverage by CBRE until the next long- term alternative was selected.

STAFF

Staff is generally comfortable with this approach. However, staff would note, that a 6-month "carryover" clause for the CBRE listing agreement. This compares to the 18 month carryover clause that the City previously had with with Landform.

The "carryover" clause means: whenever the CBRE contract is officially terminated, the City still has a 6-month "carryover" timeframe in which they are obligated to pay a commission to CBRE on deals CBRE previously worked--i.e. the CBRE prospect list, which is a long list . One could argue, the City could cancel the CBRE contract now, and CBRE would *still* work their current leads for the next 6 months, on the City's behalf, anyway. The only downfall with that approach is, CBRE would likely not work any new leads during that interim period, and the level of service could potentially be less.

One EDA member did also share the concern identified by staff 01/12/2017. However, generally, it appeared the EDA felt the level of service that would be provided by CBRE under formal contract (vs. during the "carryover" period) would be different; and generally appeared to be the rationalization for moving forward

with the formal contract extension.

COUNCIL

The Council discussed a related case (strategy for selling city owned land) on 01/10/2017. At the time, staff indicated this case would come forward at the next Council meeting (hence, the purpose of this case).

Action:

Motion to:

Approve the attached 6-month contract extension for broker services with CBRE; subject to final review and amendments by the City Attorney.

Attachments

Original CBRE Contract

6mo CBRE Contract Extension

Listings

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	01/19/2017 10:30 AM
Form Started By: Patrick Brama		Started On: 01/17/2017 11:44 AM
Final Approval Date: 01/19/2017		

CBRE

EXCLUSIVE SALES LISTING AGREEMENT
CBRE, INC.
BROKERAGE AND MANAGEMENT

1. In consideration of the listing for sale the real property hereinafter described (the "Property") by CBRE, Inc. ("Broker") and Broker's agreement to use commercially reasonable efforts to effect a sale of same, the City of Ramsey and the Ramsey Housing & Redevelopment Authority ("Owner") hereby grants to Broker the exclusive right to list for sale the Property for a period commencing January 28, 2014, and ending midnight January 28, 2017. This agreement will be for three (3) years, with the option to cancel after Year One with a ninety (90) day written notice (with no penalty) by either party (the "Term"), at a price of the following terms, or such other terms, as owner may agree.

   The Properties are situated in the City of Ramsey, County of Anoka, State of Minnesota, is located at and is further described as (see Exhibit "A").

   References herein to the Property shall be understood to include portions of the Property.

2. **NOTICE: THE COMPENSATION FOR THE SALE, LEASE, RENTAL, OR MANAGEMENT OF REAL PROPERTY SHALL BE DETERMINED BETWEEN EACH INDIVIDUAL BROKER AND THE BROKER'S CLIENT.**
   Owner agrees to pay Broker a sales commission in accordance with Broker's Schedule of Sale and Lease Commissions (the "Schedule"), a copy of which is executed by Owner, attached hereto and hereby made a part hereof. This commission shall be earned for services rendered, if, during the Term: (a) the Property is sold to a purchaser procured by Broker, Owner, or anyone else; (b) any contract for the sale of the Property is entered into by Owner; (c) Property is transferred due to eminent domain or the threat thereof, foreclosure, or conveyance in lieu of foreclosure; (d) Owner contributes or conveys the Property to a partnership, joint venture, or other business entity; or (e) Owner is a corporation, partnership, or other business entity and an interest in such corporation, partnership or other business entity is transferred, whether by merger, outright purchase, or otherwise, in lieu of a sale of the Property. Broker is authorized to cooperate with and to share its commission with other licensed real estate brokers, regardless of whether said brokers represent prospective purchasers (hereinafter "Cooperating Brokers") or assist Broker.

3. As used in this Agreement the term "sale" shall include an exchange of the Property, and also the granting of an option to purchase the Property. Owner agrees that in the event such an option is granted, Owner shall pay Broker a sales commission in accordance with the Schedule on the price paid for the option and for any extensions thereof. This commission shall be paid upon receipt by Owner of any such payment(s). In the event such an option is exercised, either during the term or within one year thereafter, Owner shall also pay Broker a sales commission on the gross sales price of the Property, in accordance with the Schedule. Notwithstanding the foregoing, to the extent that all or part of the price paid for the option or any extension thereof is applied to the sales price of the Property, then any commission previously paid by Owner to Broker on account of such option payment(s) shall be credited against the commission payable to Broker on account of the exercise of the option.

4. Owner further agrees that Owner shall pay Broker a commission in accordance with the Schedule, if, within one hundred eighty (180) calendar days after the expiration or termination of the Term (the "Override Period"), the Property is sold to, or Owner enters into a contract of sale of the Property with any person or entity (including his/her/its successors, assigns or affiliates) with whom Broker has negotiated (either directly or through another broker or agent) or to whom the Property has been submitted prior to the expiration or termination of the Term. Broker is authorized to continue negotiations with such persons or entities. Broker agrees to submit a protective list of such persons or entities to Owner within seventy-two (72) hours following the expiration or termination of the Term as required by M.S.A. §82.21. The protective list may include only persons who have, during the Term, either made an affirmative showing of interest in the Property by responding to an advertisement or by contacting Broker or has been physically shown the Property by Broker, provided, however, that if a written offer has been submitted it shall not be necessary to include the offeror's name on the list. The parties on the protective list must acknowledge in writing that the Property has been presented to such party. The submitted list will include submitted offers, groups currently under contract, and groups identified on the CBRE monthly update list.

5. Broker agrees Owner shall not pay Broker commission fees in accordance with the Schedule, if, within one hundred eighty (180) calendar days after commencement of this Exclusive Sales Listing Agreement, Property is sold to, or Owner enters into a contract of sale of Property with any person or entity as indicated in Appendix B.

6. Owner further agrees that (a) if a lease of the Property is entered into during the Term by anyone, or (b) if, during the Override Period, the Property is leased to, or owner enters into a contract to lease the Property with, or negotiations continue, resume or commence and thereafter continue leading to the lease of the Property to any person or entity (including his/her/its successors, assigns or affiliates) with whom Broker has negotiated (either directly or through another broker or agent) or to whom the Property has been submitted prior to the expiration or termination of the Term, Owner shall pay Broker a leasing commission in accordance with the Schedule.

   IF YOU RELIST WITH ANOTHER BROKER WITHIN THE OVERRIDE PERIOD AND THEN SELL YOUR PROPERTY TO ANYONE WHOSE NAME APPEARS ON THIS LIST, YOU COULD BE LIABLE FOR FULL COMMISSIONS TO BOTH BROKERS. IF THIS NOTICE IS NOT FULLY UNDERSTOOD, SEEK COMPETENT ADVICE.

7. Commissions shall be payable hereunder when earned or at the earlier of closing of escrow, recordation of the deed, lease execution, or taking of possession by the purchaser or tenant.

8. Check one of the following:

[ ] Owner agrees to have Broker arrange for closing services.
[x] Owner shall arrange for closing services to be provided by a third-party.

8. Unless otherwise provided herein, the terms of sale shall be, at the option of the purchaser, either cash or cash to any existing loan. Any offer may contain normal and customary contingencies such as those relating to the condition of the Property, title report, and timing of closing.

9. Owner shall reimburse Broker, monthly or upon request, for its direct out-of-pocket expenses reasonably incurred and approved by Owner in the preparation of the offering brochures required for print advertising, and for other activities involved in marketing the Property hereunder. The reimbursement for these expenses shall not exceed the sum of $0 Dollars ($__0_____). Except as expressly provided in this paragraph, all expenses incurred by Broker in the performance of its service shall be borne by Broker, not Owner.

10. Owner agrees to cooperate with Broker in bringing about a sale of the Property and to refer immediately to Broker all inquiries of anyone interested in the Property. All negotiations are to be through Broker. Broker is authorized to accept a deposit from any prospective purchaser and to handle it in accordance with the instructions of the parties unless contrary to applicable law. Broker is exclusively authorized to advertise the Property and, exclusively, to place a sign(s) on the Property if, in Broker's opinion, such would facilitate the sale of the Property. Owner and its counsel will be responsible for determining the legal sufficiency of any purchase and sale agreement and other documents relating to any transaction contemplated by this Agreement.

11. In the event the Property is removed from the market due to the opening of an escrow or acceptance of an offer to purchase the Property during the Term, or any extension thereof, and the sale is not consummated for any reason then, in that event, the Term shall be extended for a period of time equal to the number of days that the escrow had been opened and/or the Property had been removed from the market, whichever is longer, provided that, in no event shall such extension(s) exceed one hundred eighty (180) calendar days in the aggregate.

12. Owner agrees to disclose to Broker and to prospective tenants or purchasers any and all information which Owner has regarding present and future zoning and environmental matters affecting the Property and regarding the condition of the Property, including, but not limited to structural, mechanical and soils conditions, the presence and location of asbestos, PCB transformers, other toxic, hazardous or contaminated substances, and underground storage tanks in, on, or about the Property. Broker is authorized to disclose any such information to prospective purchasers or tenants.

13. Owner represents that it is the owner of the Property and that, except as may be set forth in an addendum attached hereto, no person or entity who has an ownership interest in the Property is a foreign person as defined in the Foreign Investment in Real Property Tax Act (commonly known as "FIRPTA").

14. If earnest money or similar deposits made by a prospective purchaser or tenant are forfeited, in addition to any other rights of Broker pursuant to this Agreement, Broker shall be entitled to one-half (1/2) thereof, but not to exceed the total amount of the anticipated commission.

15. To the extent permitted by applicable law, Broker is authorized to deduct its commissions from any deposits, payments or other funds, including proceeds of sale or rental payments, paid by a purchaser or tenant in connection with a transaction contemplated by this Agreement, and Owner hereby irrevocably assigns said funds and proceeds to Broker to the extent necessary to pay said commissions. Broker is authorized to provide a copy of this Agreement to any escrow or closing agent working on such transaction, and such escrow or closing agent, or tenant, is hereby instructed by Owner to pay Broker's commissions from any such funds or proceeds available. Owner shall remain liable for the entire amount of said commissions regardless of whether Broker exercises its rights under this paragraph.

16. Owner and Broker designate the individual(s) identified below as the legal agent(s) of Owner, to the exclusion of all other licensees of Broker (individually or collectively referred to as "Designated Agent(s)"). Owner acknowledges that Broker is a national brokerage firm and that in some cases it may represent prospective purchasers or tenants. Owner desires that the Property be presented to such persons or entities, and consents to any dual representation created in the event that such purchaser or tenant is also represented by Designated Agent(s). Designated Agent(s) shall not disclose the confidential information of one principal to the other.

Designated Agent(s); Brian Pankratz, Richard Palmiter, Krista Flemming

17. In the event that the Property comes under the jurisdiction of a bankruptcy court, Owner shall immediately notify Broker of the same, and shall promptly take all steps necessary to obtain court approval of Broker's appointment, unless Broker shall elect to terminate this Agreement upon said notice.

18. In the event that the Property becomes the subject of foreclosure proceedings prior to the expiration of this Agreement, then Broker may, in its sole and absolute discretion (i) suspend this Agreement until such time as Broker may elect, in its sole and absolute discretion, to reinstate this Agreement, or (ii) terminate this Agreement and be free to enter into a listing agreement with any receiver, the party initiating the foreclosure, the party purchasing the Property at a foreclosure sale, or any other person having an interest in the Property.

19. In the event Owner fails to make payments within the time limits set forth herein, then from the date due until paid, the delinquent amount shall bear interest at the four percent (4%) per year.

20. Each signatory to this Agreement represents and warrants that (s)he has full authority to sign this Agreement on behalf of the party for whom (s)he signs and that this Agreement binds such party.

21. This Agreement constitutes the entire agreement between Owner and Broker and supersedes all prior discussions, negotiations and agreements, whether oral or written. Owner and Broker each represent and warrant to the other that in entering into this Agreement, they are not relying upon any discussions, representations, understandings or agreements, other than the matters specifically stated herein. No amendment, alteration, cancellation or withdrawal of this Agreement shall be valid or binding unless made in writing and signed by both Owner and Broker. This Agreement shall be binding upon, and shall benefit, the heirs, successors, and assignees of the parties. In the event any clause, provision, paragraph or term of this Agreement shall be deemed to be unenforceable or void based on any controlling state or federal law, the remaining provisions hereof, and each part, shall remain unaffected and shall continue in full force and effect.

22. The parties hereto agree to comply with all applicable federal, state and local laws, regulations, codes, ordinances and administrative orders having jurisdiction over the parties, Property or the subject matter of this Agreement, including, but not limited to, the 1964 Civil Rights Act and all amendments thereto, the Foreign Investment In Real Property Tax Act, the Comprehensive Environmental Response Compensation and Liability Act, and The Americans With Disabilities Act. Owner and Broker agree that the Property will be offered in compliance with all applicable anti-discrimination laws.

The undersigned Owner hereby acknowledges receipt of a copy of this Agreement.

BROKER:

CBRE, Inc.
Licensed Real Estate Broker

By: Richard Palmiter
Richard Palmiter
Title: *Vice President*

By: Brian Pankratz
Brian Pankratz
Title: *Vice President*

Address: *4400 West 78th Street*
Suite 200
Minneapolis, MN 55435

Telephone: *(952) 924-4600*

Date: 1-28-14

OWNER:

City of Ramsey

By: Sarah Strommen
Sarah Strommen
Title: *Mayor*

By: Kurt Ulrich
Kurt Ulrich
Title: *City Administrator*

Address: *7550 Sunwood Drive NW*
Ramsey, MN 55303

Telephone: *763-427-1410*

Date: *January 28, 2014*

OWNER:

Ramsey Housing & Redevelopment Authority (HRA)

By: Randy Backous
Randy Backous
Title: *HRA Chair*

By: Ted LaFrance
Ted LaFrance
Title: *Executive Director*

Address: *7550 Sunwood Drive NW*
Ramsey, MN 55303

Telephone: *763-427-1410*

Date: *January 28, 2014*

CONSULT YOUR ADVISORS – This document has legal consequences. No representation or recommendation is made by Broker as to the legal or tax consequences of this Agreement or the transaction(s) which it contemplates. These are questions for your attorney and financial advisors.

Owner Marketing Approval

Property Name:	**City of Ramsey Land**
Property Address:	**(See Exhibit "A"), City of Ramsey, MN**
Broker(s):	**Brian Pankratz, Richard Palmiter, Krista Flemming**

I hereby authorize CBRE to actively market the above-referenced property with signage, spec sheets, brochures, postcards, company web page, MNCAR, Co-Star & Loopnet:

OWNER:

City of Ramsey

By: _____
Sarah Strommen
Title: *Mayor*

By: _____
Kurt Ulrich
Title: *City Administrator*

Date: *January 28, 2014*

OWNER:

Ramsey Housing & Redevelopment Authority (HRA)

By: _____
Randy Backous
Title: *HRA Chair*

By: _____
Ted LaFrance
Title: *Executive Director*

Date: *January 28, 2014*

© 2011 CBRE, Inc. The information about this property has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

CBRE

SCHEDULE OF LAND SALE COMMISSIONS

CBRE, INC.
BROKERAGE AND MANAGEMENT
LICENSED REAL ESTATE BROKER

FOR PROPERTY: (See Exhibit "A")

NOTICE: THE COMMISSION RATE FOR THE SALE, LEASE, RENTAL, OR MANAGEMENT OF REAL PROPERTY SHALL BE DETERMINED BETWEEN EACH INDIVIDUAL BROKER AND ITS CLIENT.

As to all sales of real property, the commission shall be calculated on the basis of five percent (5%) of the gross sales price of the property paid to owners at closing. If a cooperative broker is involved, the total commission payable to Broker and cooperative Broker shall be calculated on the basis of seven percent (7%) of the gross sales price of the property paid to owners at closing. This commission shall be paid at the time of execution and delivery of the Deed; provided that if the transaction calls for a contract for deed, then upon execution of said contract. In the event a joint venture agreement is effected in lieu of a sale, then the commission shall be calculated on the basis of the value of the property as determined for purposes of the joint venture agreement and the percentage of interest thereof which is being conveyed to the new joint venture partners and the commission in this event shall be paid upon execution of the joint venture agreement.

The minimum gross sale price for industrial and office land, for the purpose of calculating CBRE's commission only, shall be $2.00 per square foot. CBRE shall receive a minimum fee of $5,000.00 for the sale of any residential parcel of land greater than $45,000; and, a minimum fee of $3,500.00 for the sale of any residential parcel of land less than or equal to $45,000.

The provisions hereof are subject to the terms and provisions of any Authorization of Sale, Exclusive Leasing Agreement or other agreement to which this Schedule may be attached and which is executed by the parties hereto.

In the event Owner fails to make payments within the time limits called for herein, then from the date due until paid, the delinquent payment shall bear interest at four percent per year. In addition, should it become necessary for CBRE to take legal action to collect payments due hereunder, and if CBRE prevails in such action, Owner shall pay all reasonable attorneys fees and court costs incurred by CBRE in connection therewith.

The undersigned Owner hereby acknowledges receipt of a copy of this Schedule and further agrees that it shall be binding upon the heirs, successors and assigns of the undersigned. The term "Owner", when used herein, shall be deemed to mean the owner of the property, a tenant under a ground lease, and any tenant desiring to effect subleases.

APPROVED this 28th day of January, 2014

CBRE, Inc.
Licensed Real Estate Broker

By: _____
Richard Palmiter
Title: Vice President

By: _____
Brian Pankratz
Title: Vice President

OWNER:
City of Ramsey

By: _____
Sarah Strommen
Its: Mayor

By: _____
Kurt Ulrich
Its: City Administrator

OWNER:
Ramsey Housing and Redevelopment Authority (HRA)

By: _____
Randy Backous
Its: HRA Chair

By: _____
Ted LaFrance
Its: Executive Director

Exhibit A

Exclusive Sale Listing Agreement:
Property Listing Descriptions

Parcels to be listed for sale by CBRE

Property Identification Number (PID)	Unique Ramsey Identification Number
1. 253225430043	08
2. 113225430004	11
3. 273225440003	28
4. 063225140009	34
5. 273225330006	37
6. 343225130005	40
7. 283225220011, 283225220013	42
8. 353225310018	44
9. 283225220058	46
10. 2832255230010, 283225310019	47
11. 283225240009 (partial), 283225240009, 283225240011, 283225240010, 283225240013, 28322540012	48
12. 283225420017, 283225420018	49
13. 283225410009	50
14. 283225140094	51
15. 283225240005, 283225130034, 283225130033	52
16. 283225210035, 283225210030	53
17. North Commons, Four 9,000 sq. ft. Lots (no PIDs) (283225210033)	54

Exhibit B

Exclusive Sale Listing Agreement:
Owner Prospect List

Parcels CBRE receives no regular commission fees in accordance with the Schedule, during the first six months of the executed Exclusive Listing Agreement, if said properties are sold to the following prospect buyers (July 28, 2014).

Property Identification Number (PID)	Ramsey ID	Prospect Buyer
15. North Commons, Four Lots (no PIDs)	54	Greg Bauer Trilogy Homes, Inc. 9340 Highway 10 NW Ramsey, MN 55303
4. 063225140009	34	Nathan Gunn Homes of Influence, LLC 14228 Vintage Street NW Andover, MN 55304 Nathan Gunn Foundational Realty, LLC 14228 Vintage Street NW Andover, MN 55304
6. 283225220011, 283225220013	42	Casey's General Store, Inc. One Convenience Boulevard Ankeny, IA 50021
8. 353225310018	44	Nathan Gunn Homes of Influence, LLC 14228 Vintage Street NW Andover, MN 55304 Nathan Gunn Foundational Realty, LLC 14228 Vintage Street NW Andover, MN 55304
12. 283225410009	50	Casey's General Store, Inc. One Convenience Boulevard Ankeny, IA 50021

See paragraph 5 of Exclusive Listing Agreement for details.

AMENDMENT TO LISTING AGREEMENT

CBRE, INC.
BROKERAGE AND MANAGEMENT
LICENSED REAL ESTATE BROKER

January 24, 2017

This is an Amendment to the Exclusive Sales Listing Agreement ("Listing") dated January 28, 2014, between the CITY OF RAMSEY ("Owner") and CBRE, INC. ("Broker") for the real property described as: please see attached Exhibit A.

Owner and Broker hereby agree to amend the Listing as follows:

1. That the Listing Term be extended for another period commencing January 29, 2016 and ending midnight July 31, 2017.

2. All other terms and conditions remain the same.

Except as expressly set forth in this Amendment, the Listing shall remain in full force and effect.

BROKER:

CBRE, Inc.
Licensed Real Estate Broker

By: _____
Blake R. Hastings
Title: Managing Director

Address: 1900 LaSalle Plaza
800 LaSalle Avenue
Minneapolis, MN 55402

Telephone: (952) 924-4600

Date: _____

OWNER:

CITY OF RAMSEY

By: _____
Sarah Strommen
Title: Mayor

By: _____
Kurt Ulrich
Title: City Administrator

Address: 7550 Sunwood Drive NW
Ramsey, MN 55303

Telephone: (763) 427-1410

Date: _____

EXHIBIT A – LISTED PROPERTIES

1. 253225430043
2. 113225430004
3. 273225440003
4. 063225140009
5. 273225330006
6. 343225130005
7. 283225220011, 283225220013
8. 353225310018
9. 283225220058
10. 2832255230010, 283225310019
11. 283225240009 (partial), 283225240009, 283225240011, 283225240010, 283225240013, 28322540012
12. 283225420017,283225420018
13. 283225410009
14. 283225140094
15. 283225240005, 283225130034, 283225130033
16. 283225210035, 283225210030
17. North Commons, Four 9,000 sq. ft. Lots (no PIDs) (283225210033)
18. 293225140009, 293225140010
19. 293225140013, 293225140014
20. 203225310003

City of RAMSEY

LAND PARCELS OFFERING MEMORANDUM

CBRE

TABLE OF CONTENTS

EXECUTIVE SUMMARY.....3

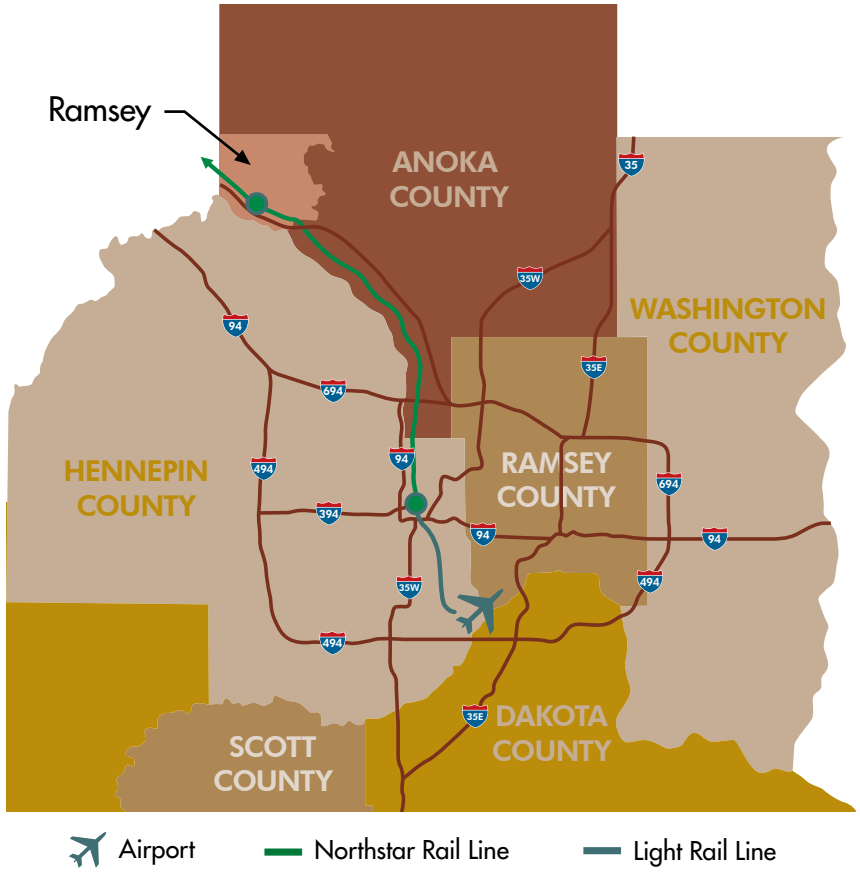
PARCEL LISTINGS.....4

CITY OF RAMSEY.....5

THE COR.....11

HWY 10/ARSMSTONG BLVD REALIGNMENT.....15

NORTHSTAR COMMUTER RAIL.....16



DISCLAIMER

© 2016 CBRE, Inc. The information contained in this document has been obtained from sources believed reliable. While CBRE, Inc. does not doubt its accuracy, CBRE, Inc. has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

EXECUTIVE SUMMARY

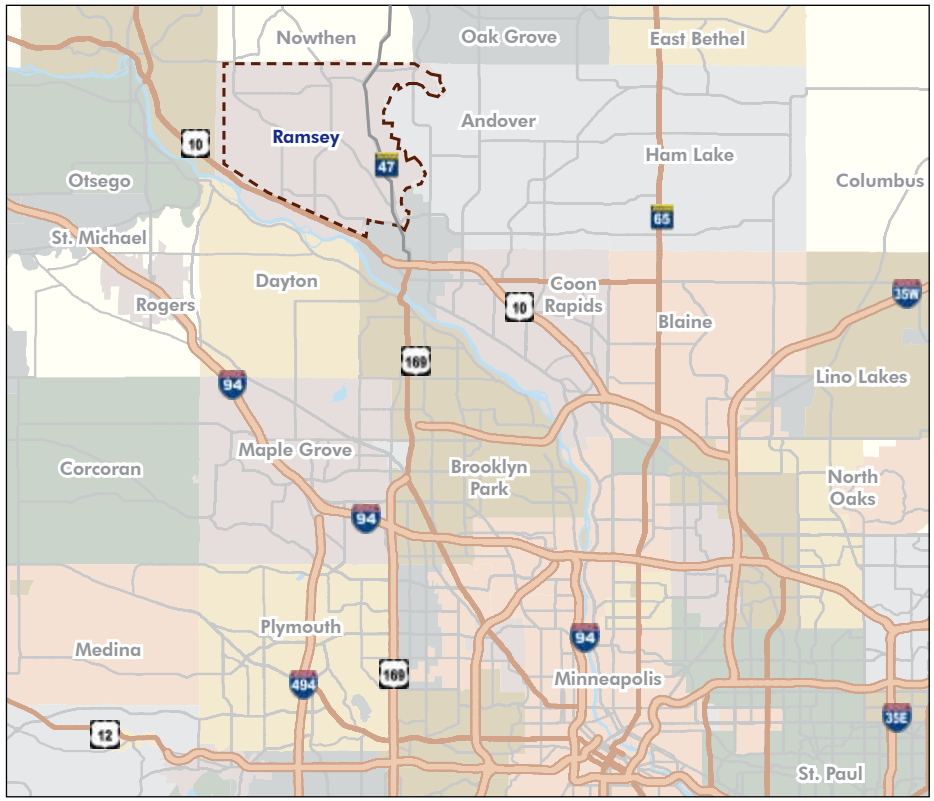
CITY OF RAMSEY OVERVIEW

Ramsey is a northwestern Twin Cities suburb in Anoka County with an estimated 2015 population of 25,580., and is the second-fastest growing city in Anoka County. It is 28 square miles with 15% wetlands, 565 acres park and open space, and bordered by the Rum and Mississippi Rivers. The City is also known for its unique COR development that encompasses over 400 acres of residential, commercial, retail, educational and recreational uses. The COR is the Twin Cities' first and only mixed-use development on the Northstar Commuter Line that services downtown Minneapolis, and offers a unique transit oriented development providing easy access to home, work, and neighborhood services. Highways 10/169 and 47 are two larger transportation routes.

As of the census of 2010, there were 23,668 people, 8,033 households, and 6,484 families residing in the city of Ramsey. The population density was 821.5 inhabitants per square mile (317.2/km2). There were 8,302 housing units at an average density of 288.2 per square mile (111.3/km2).

There were 8,033 households of which 43.9% had children under the age of 18 living with them, 67.6% were married couples living together, 8.5% had a female householder with no husband present, 4.6% had a male householder with no wife present, and 19.3% were non-families. 13.7% of all households were made up of individuals and 3% had someone living alone who was 65 years of age or older. The average household size was 2.95 and the average family size was 3.24.

The median age in the city was 34.9 years. 28.7% of residents were under the age of 18; 7.8% were between the ages of 18 and 24; 29.4% were from 25 to 44; 27.4% were from 45 to 64; and 6.7% were 65 years of age or older. The gender makeup of the city was 50.3% male and 49.7% female

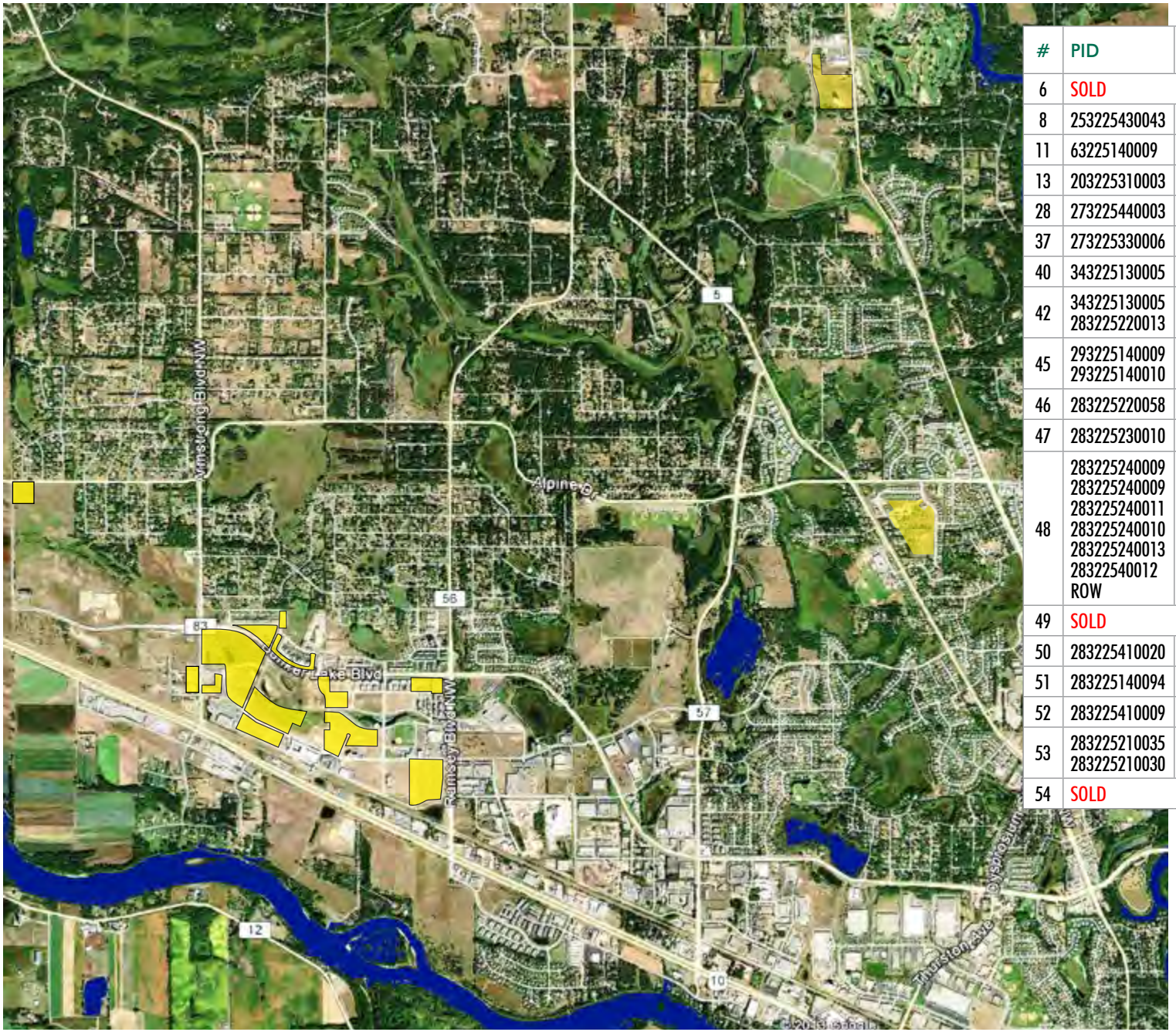


30 minutes to Downtown Minneapolis (±22 miles)

DEMOGRAPHICS, LIVABILITY, WORKFORCE

- 2015 Population 25,580
- Median Household Income: $83,115
- Anoka County Labor Force: 194,170
- Manufacturing hub: 33% of businesses in Ramsey; second highest percentage in Anoka County
- Nearly 1,300 businesses & non-profit organizations; more than 6,000 jobs
- Top Minneapolis Suburb for young couples (movoto.com, 2015)
- Home to the Game Fair, The Draw Event Series, and Happy Days
- 565 acres of parkland and extensive trail system
- 15% of Ramsey is protected wetland

PARCEL LISTINGS



#	PID	ACRES	LAND USE	LIST PRICE
6	SOLD			
8	253225430043	1.01	Commercial	$153,985
11	63225140009	6.75	Residential	$256,800
13	203225310003	4.11	Residential	$164,000
28	273225440003	0.95	Commercial	$82,764
37	273225330006	4.14	Office	$450,000
40	343225130005	1.23	Commercial	$215,000
42	343225130005 283225220013	2.61	Commercial	$1,365,000/$12 PSF
45	293225140009 293225140010	2.88	Mixed	$10/SF
46	283225220058	30.9	Commercial	$6,730,000
47	283225230010	4.94	Mixed	$1,075,932/$5 PSF
48	283225240009 283225240009 283225240011 283225240010 283225240013 28322540012 ROW	20.00	Mixed	$3,485,000
49	SOLD			
50	283225410020	13.34	Commercial	From $6 PSF
51	283225140094	4.30	Residential	$350,000
52	283225410009	4.96	Residential	$450,000
53	283225210035 283225210030	7.38	Residential	$210,000
54	SOLD			

Click on any numbered box to open the brochure for that parcel

THE CITY OF RAMSEY - FACTS

OVERVIEW

- Second-fastest growing City in Anoka County
- U.S. HWY 10, State Highway 169, State Highway 47 and Northstar Commuter Rail (linking to MSP) access
- Manufacturing hub (33% of businesses in Ramsey)
- Relevant, nearby, educational opportunities and workforce for manufacturing businesses
- Home to The COR, a new urban downtown development with direct access to the Northstar Commuter Rail
- Bordered by the Mississippi River, Rum River and Trott Brook, Ramsey is one of Minnesota's premier places to live

EDUCATION

- **Over 50 universities located** - within 50 miles
- **Anoka Technical College** - within 1 mile
- **PACT Charter School** - located on Ramsey Blvd & E Ramsey Pkwy, 600 current students and 2,000 on waiting list

HIGHLIGHTS

- **Coborn's Grocery Store** - anchors approximately 100,000 SF of retail in The COR and provides full service grocery, liquor, fuel and pharmacy.
- Northstar Station
- VA Clinic
- US Highway 10 - highest traveled road in the state
  - Ramsey Blvd @ Hwy 10: 44,000 VPD
  - Armstrong Blvd @ Hwy 10: 39,000 VPD

CITY and COUNTY CONTACTS

www.ci.ramsey.mn.us

Kurt Ulrich
City Administrator
763 433 9845
kulrich@ci.ramsey.mn.us

Patrick Brama
Economic Development Manager
763 433 9868
pbrama@cityoframsey.com

Tim Gladhill
Community Development Director
763 433 9826
tgladhill@cityoframsey.com

THE CITY OF RAMSEY - CONSTRUCTION & HOUSING

	2008	2009	2010	2011	2012	2013	2014	2015
New APT	0	0	0	0	230	72	0	168
New TH	18	0	0	0	8	66	0	39
New SF	57	45	60	23	57	96	66	83

THE CITY OF RAMSEY - CONSTRUCTION & HOUSING

RESIDENTIAL DEVELOPMENT PATTERNS

2012, 295 total housing units
- Single Family, 57 units
- Townhomes, 8 units
- Multi Family, 230 units

2013, 234 total housing units
- Single Family, 96 units
- Townhomes, 66 units
- Multi Family, 72 units

2014, 66 total housing units
- Single Family, 66 units
- Townhomes, 0 units
- Multi Family, 0 units

2015, 290 total housing units
- Single Family, 83 units
- Townhomes, 39 units
- Multi Family, 168 units

MAJOR ACTIVE DEVELOPMENTS

- Single-family Construction – GS Land/ Harvest Estates PLAT, up to 44 lots located in east central Ramsey.
- Single-family Construction –Lennar Homes/ Woodlands PLAT, up to 85 lots located in central Ramsey.
- Townhome Construction –D.R. Horton/ The Station PLAT, up to 77 units located in The COR.

THE CITY OF RAMSEY - BUSINESS GROWTH

MANUFACTURING HOT SPOT

- Vision Ease Lens
- Connexus Energy
- Diamond Graphics Printing
- Cullinan Rigging & Erecting
- Life Fitness
- Ace Solid Waste

LABOR MARKET

- Anoka County Labor Force: 194,170
- Over 600 existing businesses and non-profit organizations in Ramsey
- **VA Clinic** - Opened in November 2011, the facility provides critical services to over 30,000 of our most honored citizens
- **Allina Clinic** - 30,000 square foot facility is the newest prototype in the Allina program featuring dominant architectural features; the general medicine facility also includes a sports medicine component

LARGEST EMPLOYERS	EMPLOYEES
Life Fitness	457
Vision Ease Lens	349
Connexus Energy	250
Anderson Dahlen Inc.	175
Zero Zone Inc.	174

BUSINESS PARKS

The City of Ramsey is proud to be a pro-economic development community. This is not only demonstrated by a rich history of successfully developing business parks, it is demonstrated by the commitment to the future of economic development within the community. The City has placed an emphasis on encouraging economic development within the Council strategic plans, EDA workplans, and Comprehensive Plan.

Both the City of Ramsey and the City of Anoka share a large business park spanning across 1,000 acres of land. This business park includes various office, warehouse, assembly, and a wide-variety of manufacturing users. Nearly 10,000 jobs have been created by this business park. The City of Ramsey and Anoka share a major economic engine that serves not only the Twin Cities, but also the national and global market place.

The City of Ramsey will consider moving forward with a new 93-acre greenfield business park located just northwest of the new full-access grade-separated Armstrong Boulevard/ U.S. Highway 10 Interchange in April 2016. The new business park has 25 acres of land shovel-ready today.

THE CITY OF RAMSEY - DEMOGRAPHICS

CBRE

DEMOGRAPHIC BRIEF

RAMSEY CITY CENTER

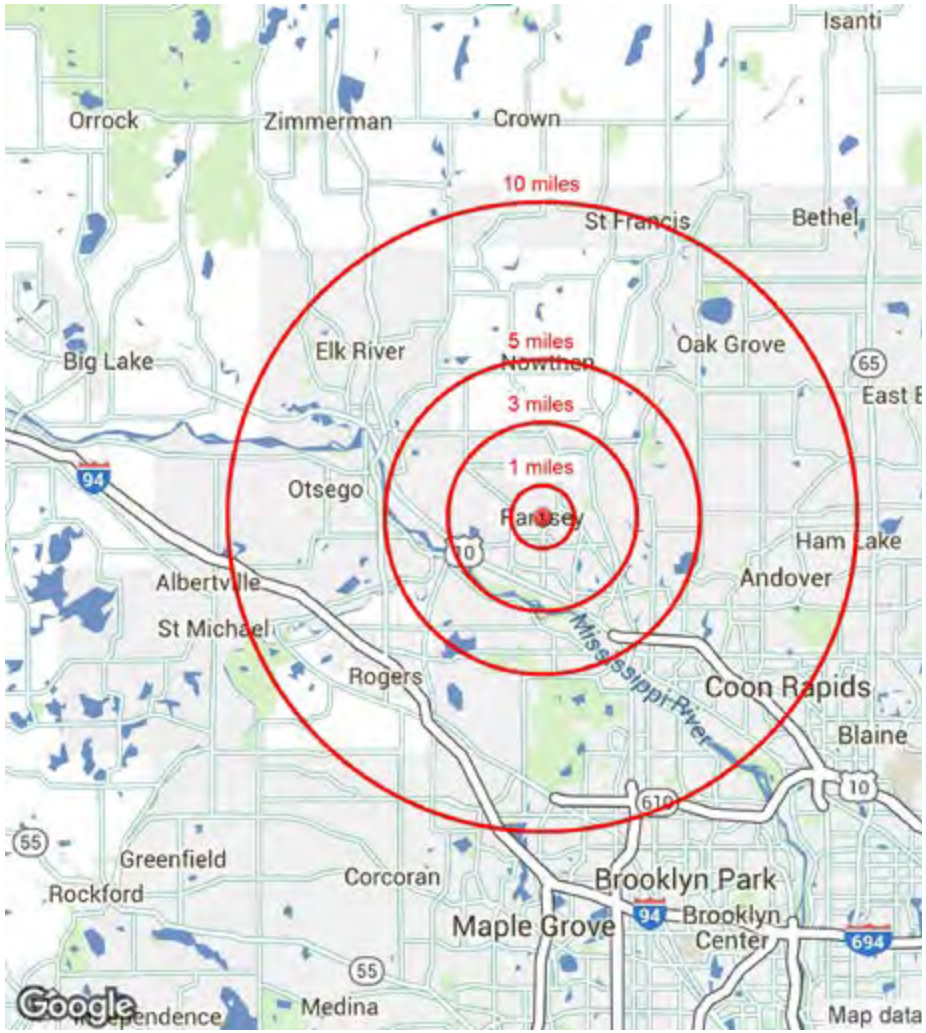
POPULATION	1 Mile	3 Miles	5 Miles	10 Miles
2016 Population	2,493	23,952	50,866	252,652
2021 Population	2,679	25,575	53,433	265,483
2010 Population	2,259	21,908	47,789	236,800
2000 Population	1,933	16,998	40,581	200,404
Percent Pop Change: 2010 to 2016	10.4%	9.3%	6.4%	6.7%
Percent Pop Change: 2016 to 2021	7.5%	6.8%	5.1%	5.1%
AGE				
2016 Median Age	37.7	37.0	37.8	37.9
2016 Average Age	37.5	36.6	37.5	37.5
HOUSEHOLDS				
2016 Households	891	8,094	18,110	90,502
2021 Households	969	8,687	19,114	95,240
2010 Households	784	7,368	16,897	84,665
2000 Households	626	5,373	13,501	68,453
Percent HH Change: 2010 to 2016	13.5%	9.9%	7.2%	6.9%
Percent HH Change: 2016 to 2021	8.8%	7.3%	5.5%	5.2%
Average Household Size	2.8	2.9	2.8	2.8
INCOME				
2016 Median Household Income	$78,781	$83,624	$79,169	$78,267
2016 Average Household Income	$87,403	$95,434	$91,266	$92,347
2016 Per Capita Income	$31,224	$32,251	$32,494	$33,079
HOUSING UNITS				
2016 Housing Units	915	8,341	18,757	94,083
2016 Occupied Housing Units	891	8,094	18,110	90,502
2016 Vacant Housing Units	24	247	647	3,580
2016 Owner-Occupied Housing Units	843	7,420	15,525	75,960
2016 Renter-Occupied Housing Units	48	674	2,585	14,542
EDUCATION				
2016 Population Age 25 and Over	1,667	15,545	33,618	166,878
High School thru Associates	1,144 68.6%	10,387 66.8%	22,454 66.8%	107,522 64.4%
Bachelor's Degree	301 18.1%	3,238 20.8%	6,816 20.3%	36,265 21.7%
Graduate Degree	105 6.3%	1,075 6.9%	2,366 7.0%	14,266 8.5%
PLACE OF WORK				
Total Businesses	27	627	1,564	8,672
Daytime Employment (Total Employees)	65	6,154	15,654	100,660

©2016 CBRE. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Source: Nielsen Page 1 ProjectID:81390

CBRE

DEMOGRAPHIC BRIEF

RAMSEY CITY CENTER



	Name	Latitude	Longitude
1	RAMSEY CITY CENTER	45.2611	-93.45

THE CITY OF RAMSEY - EDA FINANCING TOOLS

The City of Ramsey has a number of financial tools available for economic development projects. Below is an overview of common economic development tools.

GAP FINANCING

- Ramsey Revolving Loan Fund (RLF)
- Minnesota Investment Fund (MIF)

SBA FINANCING

- Small Business Administration (SBA) Loans
- Small Business Administration (SBA) Loan Guarantees

PROPERTY TAX PROGRAMS

- Tax Abatement
- Tax Increment Financing (TIF)

PRIMARY FINANCING

- Private Primary Lending Lender and/or Owner Equity (no involvement from city)
- Industrial Revenue Bonds (IRB)

DISCLOSURE

Eligibility for financing tools is based on the merit of an individual project, compliance with specific program requirements and in many cases approval from the Ramsey EDA and City Council. The City Ramsey targets quality projects with high quality job growth. Typically, projects will require owner equity and/or private financing.

THE CITY OF RAMSEY - THE COR

THE COR

The COR (Center of Ramsey) is the City of Ramsey's downtown development. This 400 acre development is a true, transit oriented and walkable, urban development. The COR is centered on U.S. Highway 10/ U.S. Highway 169 and the Northstar Rail (Ramsey Station). This mixed use development is home to a long list of successful projects including residential, retail, office, recreation, government facilities, and much more!

The COR, known formerly as Ramsey Town Center, was purchased by the City of Ramsey in 2009. About 130 acres of land is available for development in The COR today; about 90 acres is City-owned. Located directly adjacent to The COR is 90 acres of additional land available for commercial (retail) development.

RECENT MAJOR ACTIVITY

1. Rental apartments – 121 units of market rate apartments being developed by PSD LLC in The COR, near The Draw Park and Amphitheatre. Construction is underway, completion is anticipated for winter 2016.

2. Rental apartments - 47 units of workforce housing being developed by Common Bond Communities in The COR, near The Ramsey Northstar Commuter Rail Station. Construction is underway, completion is anticipated for fall 2016.

3. Casey's Convenience Store – 4,500 square foot convenience retail store completed by Casey's Retail Company, near Ramsey Boulevard/ Sunwood Drive. Construction is completed, operations began in January of 2016.

4. Quick Service Restaurant – 4,500 square foot restaurant to be developed by McDonald's USA LLC in The COR, near the new Armstrong Interchange. Construction anticipated for completion in 2017.

5. Armstrong Blvd Interchange – new full-access grade-separated interchange, intersection of U.S. Highway 10 and Armstrong Boulevard. Final completion set for summer 2016.

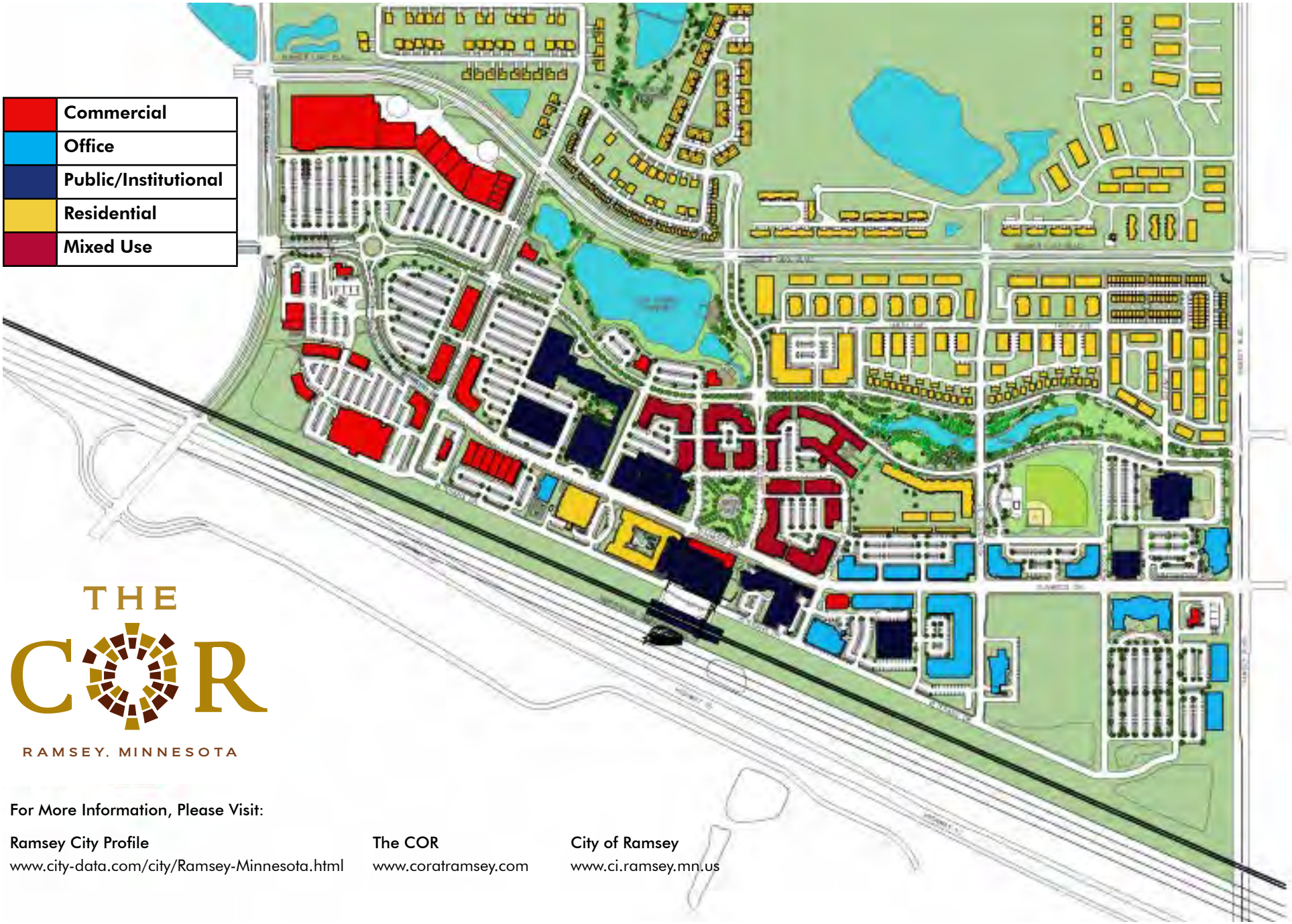
6. Townhomes – 15 units of town homes completed in 2016, 77 additional units under review for platting by D.R. Horton within The COR, near The Draw Park & Amphitheatre.

7. Renovation – Coborn's completed a half-million dollar remodel and upgrade to their convenience and liquor spaces in late 2015. Coborn's is 60,000 square

PRE-2015 COR PROJECTS INCLUDE:

- 95,000 square foot Coborn's anchored multi-tenant retail center, over 90% occupancy
- PACT Charter School (K-12)
- Ramsey Municipal Center (60,000 square feet)
- Veterans Affairs Outpatient Clinic (40,000 square feet)
- Ramsey Office Plaza (80,000 square feet), over 90% occupancy
- Midwest Medical Examiner's Office
- NAU County Insurance Office (42,000 square feet)
- Northgate Church & Community Performing Arts Center (500 seats)
- Allina Medical Clinic (25,000 square feet)
- 230-unit luxury apartment complex (Residence at The COR)
- $3M The Draw park & amphitheater
- Ramsey Rail Station: connected to covered 800 stall parking ramp by skyway with service to Minneapolis
- Various single family and townhome developments totaling several hundred households

COR CONCEPT PLAN



THE COR

RAMSEY, MINNESOTA

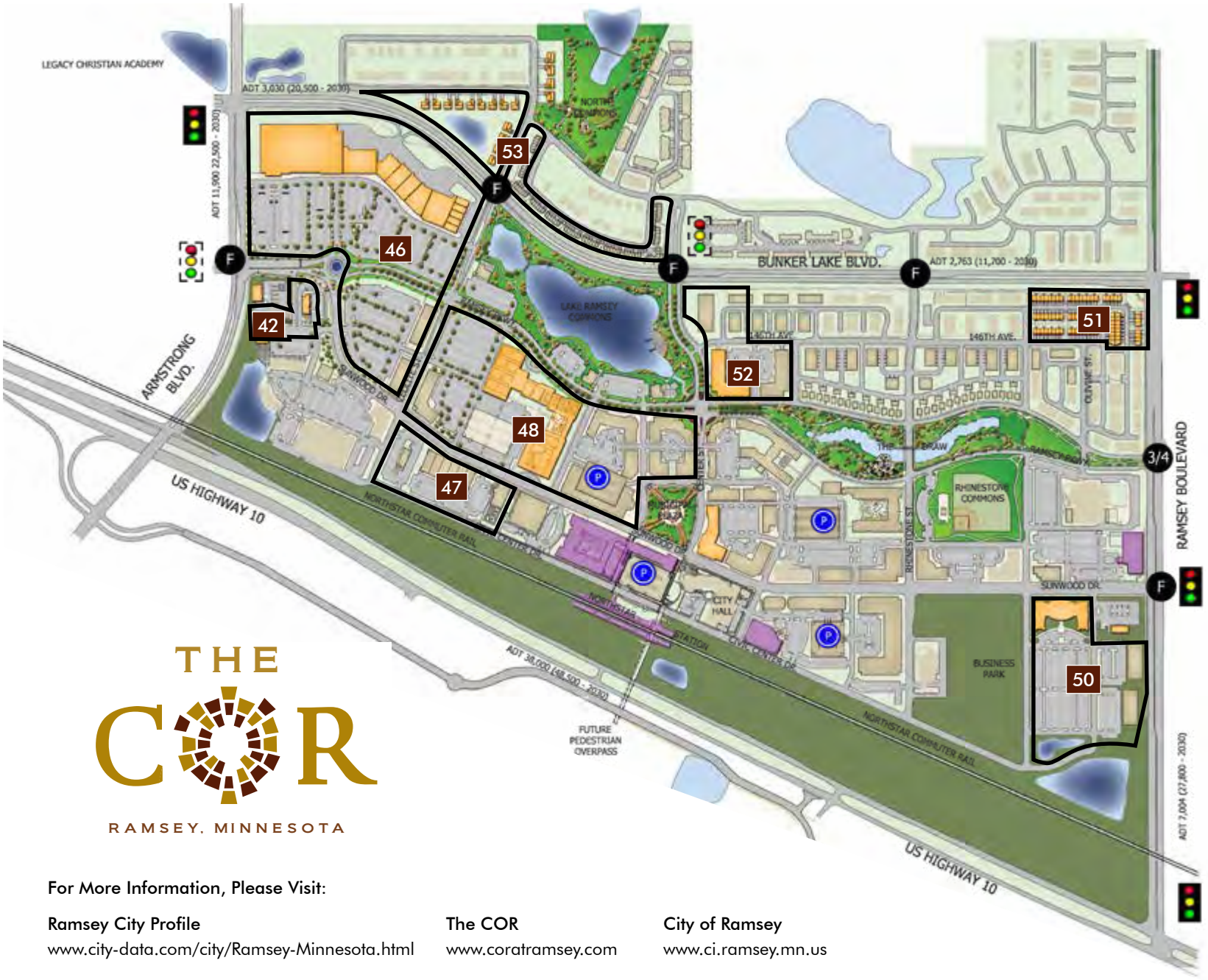
For More Information, Please Visit:

Ramsey City Profile
www.city-data.com/city/Ramsey-Minnesota.html

The COR
www.coratramsey.com

City of Ramsey
www.ci.ramsey.mn.us

COR - AVAILABLE PARCELS



Outlines show parcels for sale

THE COR

RAMSEY, MINNESOTA

For More Information, Please Visit:

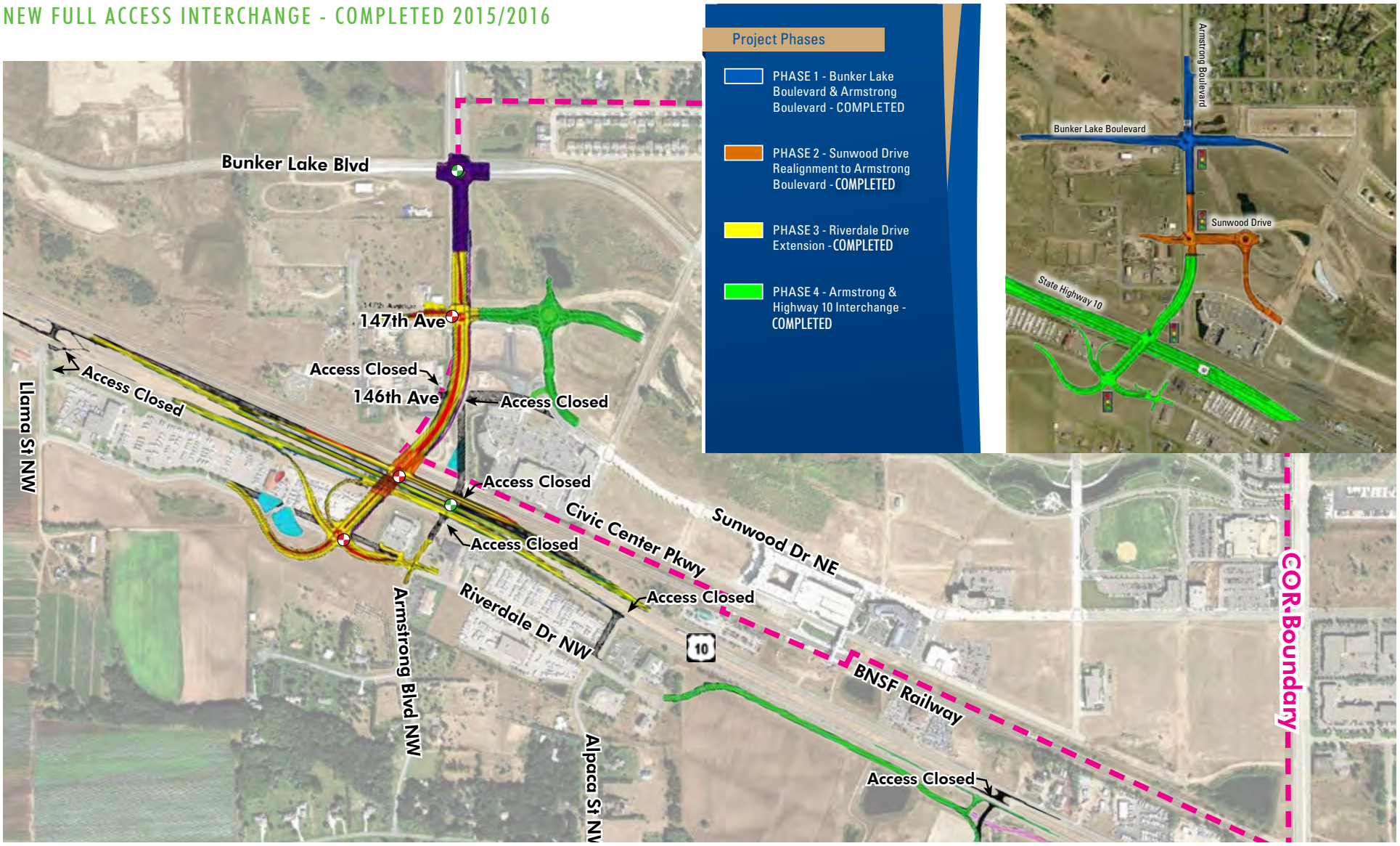
Ramsey City Profile
www.city-data.com/city/Ramsey-Minnesota.html

The COR
www.coratramsey.com

City of Ramsey
www.ci.ramsey.mn.us

HWY 10/ARMSTRONG BLVD REALIGNMENT

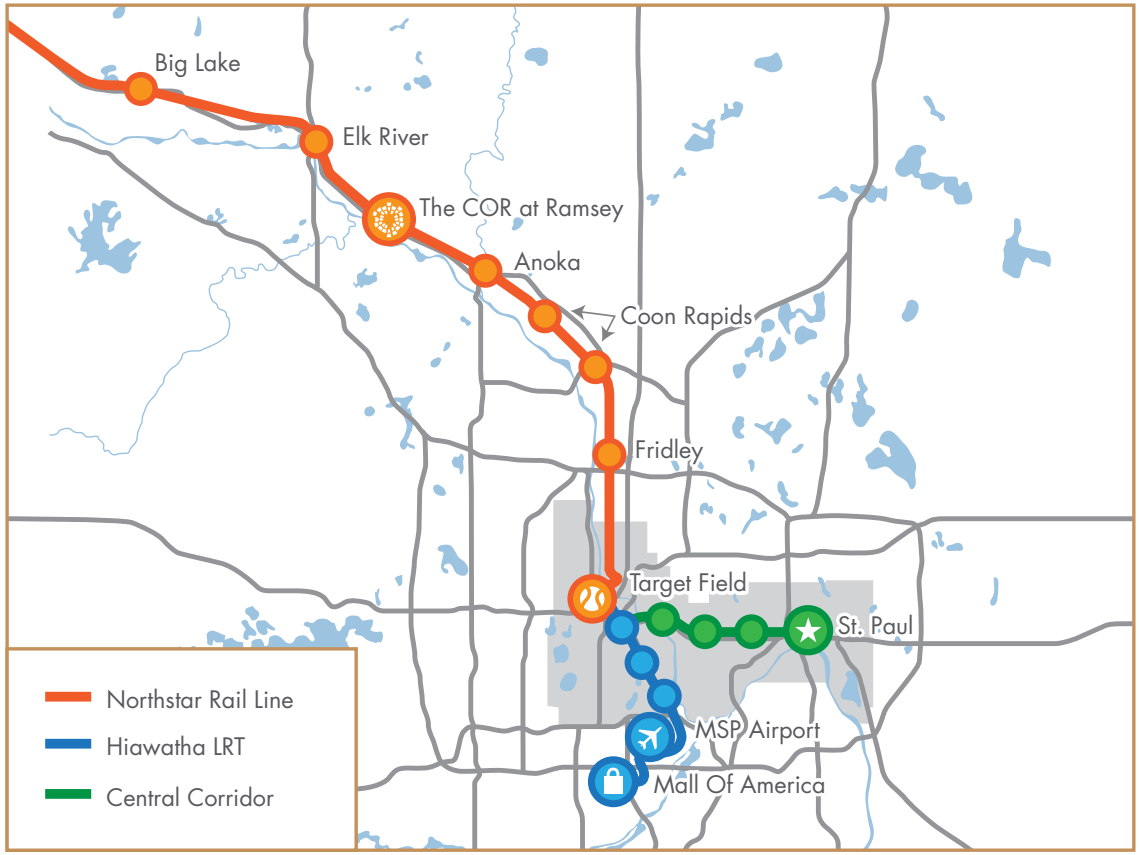
NEW FULL ACCESS INTERCHANGE - COMPLETED 2015/2016



ROAD CONSTRUCTION TIMING

Construction of the Armstrong Interchange has been completed. Additionally, there is a large Hwy 10 Access Planning Study under way to improve the safety and flow of Hwy 10. Hwy 10 is already a tremendous asset to the community but its positive impact will continue to grow with improvements to the corridor between Anoka, Ramsey and Elk River.

NORTHSTAR COMMUTER RAIL



STATION SPOTLIGHTS

The Ramsey Rail Station is now open and is the newest stop on the Northstar Commuter Rail. With safe, convenient, affordable and reliable transportation to downtown Minneapolis, and connections to the Airport and Mall of America, this regional transit solution is a critical part of the transit services provided in The COR. It's the only station connected by skyway to a public parking ramp and is located inthe center of The COR, Ramsey's new downtown development.

The $13 million Ramsey Station investment is leveraging $80 million in residential, retail and other investments in The COR. Rail service has also sparked new development around the station area, including the new Veterans Administration Clinic, Allina Medical Clinic, Falls Café, and Legacy Christian Academy.

Outside of downtown Minneapolis, seven stations are located along the 40-mile corridor: Target Field in Minneapolis, Fridley, Coon Rapids/Riverdale, Anoka, Ramsey, Elk River, and Big Lake. Another 3 stations are proposed in St. Cloud, Becker and Coon Rapids/Foley.

DAILY RIDERSHIP AVERAGES 2,539 RIDERS PER DAY WITH A TARGET OF 5,900 RIDERS PER DAY BY 2030.

www.metrotransit.org/northstar

For More Information, Please Contact:

Richard Palmiter
Vice President
+1 952 924 4603
richard.palmiter@cbre.com

Brian Pankratz
Vice President
+1 952 924 4665
brian.pankratz@cbre.com

For More Information, Please Visit:

Ramsey City Profile
www.city-data.com/city/Ramsey-Minnesota.html

The COR
www.coratramsey.com

Northstar Commuter Rail Line
www.metrotransit.org/northstar

City of Ramsey
www.ci.ramsey.mn.us

AFFILIATED BUSINESS DISCLOSURE

CBRE, Inc. operates within a global family of companies with many subsidiaries and/or related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates may represent various clients with competing interests in the same transaction. For example, this Memorandum may be received by our Affiliates, including CBRE Investors, Inc. or Trammell Crow Company. Those, or other, Affiliates may express an interest in the property described in this Memorandum (the "Property") may submit an offer to purchase the Property and may be the successful bidder for the Property. You hereby acknowledge that possibility and agree that neither CBRE, Inc. nor any involved Affiliate will have any obligation to disclose to you the involvement of any Affiliate in the sale or purchase of the Property. In all instances, however, CBRE, Inc. will act in the best interest of the client(s) it represents in the transaction described in this Memorandum and will not act in concert with or otherwise conduct its business in a way that benefits any Affiliate to the detriment of any other offeror or prospective offeror, but rather will conduct its business in a manner consistent with the law and any fiduciary duties owed to the client(s) it represents in the transaction described in this Memorandum.

CONFIDENTIALITY AGREEMENT

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and CBRE, Inc. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or CBRE, Inc, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or CBRE, Inc. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to CBRE, Inc.

CBRE

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

CC Regular Session **4. 5.**

Meeting Date: 01/24/2017

By: Tim Gladhill, Community Development

Information

Title:

Approve Work Plan for Highway 10 Planning Efforts

Purpose/Background:

The City's Strategic Plan includes an initiative to 'improve the image of key corridors' by using Property Owner/Citizen Engagement strategies to develop an adopted Statement of Goals. The primary corridors identified in the Strategic Plan include Highway 10, Nowthen Boulevard, Highway 47, and Armstrong Boulevard. The purpose of this case is to develop a pilot work plan for Highway 10 that can then serve as a model for other key corridors.

Staff proposes a Highway 10 Update 'Summit' to kick-off this process and to highlight other key goals and needs for this corridor. Components of this program would include:

- An update on Highway 10 Access Planning Study/Greater Minnesota Gateway Initiative
- An update on City of Ramsey Legislative Priorities for Highway 10 and Funding Applications
- A corridor Improvement Program Kick-off and Engagement Process

Observations/Alternatives:

Staff has identified a need/opportunity to communicate an update to key stakeholders. In various discussions with Highway 10 stakeholders, a number of stakeholders are not aware of the status of the Highway 10 Access Planning Study or that said study even exists.

A draft communications plan for Highway 10 includes the following topics:

1. Highway 10 Access Planning Study
2. Greater Minnesota Gateway Initiative
3. Stakeholder Engagement
4. Corridor Improvement Program
5. Land Use Control Update (Official Map, Zoning District Consolidation)
6. Right-of-Way Acquisition and Loan Fund (RALF) Policy Initiative

The Corridor Improvement Program Work Plan is recommended to have the following steps:

1. Stakeholder Engagement (Does an issue exist, and if so, how do we correct it?)
    1. Highway 10 kick-Off meeting
    2. Online survey
    3. Business visits
2. Develop list of potential solutions
3. Adopt a *Corridor Improvement Program*

The idea is to create an incentive-based approach, with solutions suggested by stakeholders (not a pre-populated list developed by the City) at the request of the City Council.

This workshop was generally approved in September, 2016. However logistical conflicts, overlapping projects, and workload required that Staff push the event out. With the time allotted, Staff has made some proposed improvements to the process. Staff is working with the Fountains of Ramsey to secure a venue for either February 23 or March 9 in the morning.

Funding Source:

This case is being handled as part of normal Staff duties.

Recommendation:

Staff recommends approval of the attached work plan.

Action:

Motion to approve the work plan for the Highway 10 Corridor Improvement Program.

Attachments

Proposed Work Plan
Proposed Work Plan Flow Chart
Notes from June 23, 2016 Corridor Tour
Highway 10 Communication Outline
Previous City Council Discussions

Form Review

Inbox	Reviewed By	Date
Chris Anderson	Chris Anderson	01/18/2017 08:26 AM
Patrick Brama	Patrick Brama	01/18/2017 09:44 AM
Tim Gladhill (Originator)	Tim Gladhill	01/18/2017 10:57 AM
Kurt Ulrich	Kurt Ulrich	01/19/2017 10:30 AM
Form Started By: Tim Gladhill		Started On: 01/17/2017 08:26 AM
Final Approval Date: 01/19/2017		

Work Plan Proposal
Corridor Improvement Program

Purpose

The City has an adopted Strategic Plan that includes an initiative to improve the image of key corridors such as Highway 10. The City continues to get feedback from various industrial, commercial, and residential stakeholders that the image of Highway 10 is an issue that needs to be addressed. The City Council first desires to work with the community and stakeholders to identify/confirm that the consensus of the community is that an image issue does exists, and continue to work with the community and stakeholders to identify strategies to address the issue, if needed. The City Council desires to take an incentive-based approach, rather than an enforcement-based approach.

Key Steps in Plan Development/Plan of Action

In order to move from discussion to action, this Plan of Action is offered as a guide to complete the desired initiative in a reasonable timeframe and to ensure that this remains a high priority for the community.

1. Authorize Work Plan (this step)
2. Engage Stakeholders
3. Adopt a Plan of Action (Corridor Improvement Program)
4. Implement Strategies

Sidebar 1 – somewhere in this document we should provide an update on the direction to address 'low hanging fruit' administratively. This would be another update of the Staff Corridor Tour.

Sidebar 2 – somewhere in this document we should note our plan to create a consolidated geometric of the Ramsey Corridor that shows the full project upon completion (rather than the 20+ individual slides in the Study itself).

Step 1: Authorize Work Plan

In order to ensure that all are moving towards a common goal in a manner that meets the needs of policy makers, a Work Plan is first developed to hold the project team accountable for completing key tasks at agreed upon timeframes.

Authorizing Work Plan is planned for January 24, 2017.

Step 2: Engage Stakeholders

DRAFT

The Strategic Plan identifies utilizing citizen engagement techniques as the first step in identifying a problem and designing strategies. The City Council does not want the City to be the entity to suggest strategies, but wants the stakeholders that are impacted by these policy decisions to design said strategies. The citizen engagement is planned to be an inclusive process, while keeping in mind the desire to move towards action in a reasonable timeframe.

This citizen engagement step is planned to be accomplished in three broad types.

1. Host a Stakeholder Forum
2. Conduct an Online Survey of Business Community
3. Conduct In Person Business Visits for Sample of Business Community

Host a Stakeholder Forum

The City plans to hold a Stakeholder Forum in February, 2017. While the impetus is the development of a Corridor Improvement Program, this also creates an opportunity to better communicate to overall vision for Highway 10 over the next twenty years. Many of the key stakeholders are not aware that the Highway 10 Access Planning Study nor the Greater Minnesota Gateway Initiative exist. Others are not aware of the corridor's legislative and funding request activities. This forum will be the kick off to the primary means of input, and online survey and in-person business visits.

The Forum will focus on three (3) broad categories:

1. Highway 10 Access Planning Study/Greater MN Gateway Update
2. Ramsey Legislative and Funding Efforts (Ramsey Boulevard Railroad Grade Separation)
3. Corridor Improvement Program

The Stakeholder Forum is being planned for Thursday, March 9 at 8:00 a.m. at the Fountains of Ramsey.

Highway 10 Access Planning Study/Greater MN Gateway Update

Elwyn Tinklenberg will provide an update on the Highway 10 Access Planning Study and outline the key improvements planned within Ramsey. This portion will also introduce the Greater Minnesota Gateway

Ramsey Legislative and Funding Efforts

Kurt Ulrich will provide background on the Ramsey Boulevard Grade Separation Effort and funding applications.

Corridor Improvement Program

Tim Gladhill will provide background on the Council's Strategic Initiative to improve the image of key corridors. The request for feedback will be framed as follows.

DRAFT

1. The City continues to receive feedback from multiple retail, industrial, and residential stakeholders with a desire to improve the image of Highway 10. Do you feel that there is a need for the City to initiate efforts to improve the image of Highway 10?
2. If you feel there is a need to improve the image, what do you feel is creating the image issue?
3. What strategies could the City implement to improve the image?

Step 3: Adopt a Plan of Action (Corridor Improvement Program)

Key to the success of this Strategic Plan Initiative is to move from issue identification and strategy development to a plan of action. The details of the Plan of Action are not defined until strategies are developed as part of the stakeholder engagement.

Developing the Plan of Action (Corridor Improvement Program itself) is planned for the month of May, 2017. The Corridor Improvement Program will be reviewed by advisory boards and City Council in the month of June, to be adopted this same month. The Corridor Improvement Program is anticipated to be the authorization to begin to implement acceptable strategies.

Step 4: Implement Strategies

While some policy strategies are anticipated to be created and adopted parallel to the overall Corridor Improvement Program, it is possible that certain strategies will need to be authorized by the Program first, and will be implemented in the months to follow adoption of the Corridor Improvement Program. Details will not be known until strategies are developed.

The City has loosely planned for this task during the month of July and August, 2017.

Highway 10 Initiatives Communication Document

As part of this work plan, the City will put together a robust document that outlines the various Highway 10 initiatives. In our communication with various stakeholders, it has become clear that not all stakeholders are aware of the status of the Highway 10 Access Planning Study or even aware that such a study exists. The intent of this document is to easily and clearly articulate the priorities of Highway 10 for the community and illustrate the progress that has been made and continues to be made for this priority.

The document is planned to be similar to the City's existing Community Profile and Developer Information documents. These are high-quality marketing materials that can be easily updated and refreshed as needed. The centerfold of the document is planned to be a pull out map of the Highway 10 Initiatives in Ramsey, similar to the materials provided by the Greater Minnesota Gateway initiative. The following are planned to be listed as a To Do List on the map and/or overall document.

1. Highway 10 Access Planning Study (complete)
2. Greater Minnesota Gateway Initiative (underway)
3. Stakeholder Engagement
4. Corridor Improvement Program
5. Right of Way Acquisition and Loan Fund (RALF) Policy Initiative

DRAFT

6. Land Use Control Update (Official Map and Zoning District)

DRAFT

Corridor Improvement Program Plan of Action												
	2017											
	Quarter 1			Quarter 2			Quarter 3			Quarter 4		
	January	February	March	April	May	June	July	August	September	October	November	December
Task 1: Authorize Work Plan												
City Council Authorization												
Task 2: Engage Key Stakeholders - Define if a Problem Exists and Design Alternatives												
Develop Communication Materials - Map and Highway 10 Initiatives Document (Highlight progress already made and plan of action moving forward)												
Stakeholder Forum/Citizen Engagement Strategy												
Business Survey												
Business Visits												
Review Results with Planning Commission												
Review Results with Economic Development Authority												
Review Results with City Council												
Task 3: Plan Development												
Develop Plan Draft												
Develop Policies for Selected Strategies												
Review Plan Draft with Planning Commission												
Review Plan Draft with Economic Development Authority												
City Council Adopts Plan												
Task 4: Implement Strategies												
Implement strategies identified in plan above												

NOTES FROM CORRIDOR TOUR ITINERARY

On June 23, 2016, Ramsey City Staff completed a tour of Key Corridors in Ramsey in an effort to discuss a work plan for the City Council's Strategic Initiative to Improve the Image of Key Corridors. The primary intent of this tour was to first identify easily implementable strategies that fit within existing policies. The secondary intent was to identify broader strategies that could be implemented that would require creation of new policies and programs. Below is a short list of the discussion from this tour.

Highway #10

- Trim vegetation in areas where vegetation appears overgrown.
- Paint plywood used to secure vacant structures.
- Enforce removal of Commercial vehicles are using vacant parking lots for parking/storage without permission.
- Address homeless issues exist in vacant structures.
- Install community signs at key gateways. Work with property owners to secure easements.
- Utilize existing funding sources to aid in purchase and clean up (RALF, TIF, etc.)
- Complete Preliminary Engineering for Highway 10 Access Planning Study
- Work with Anoka Technical College on joint ventures (existing joint access/traffic issues; do they need additional parking?).
- Sidebar - potential contamination on various sites (vacant) makes it difficult to sell. Seek clean up funding.
- Encourage properties with outside storage to do so in a more orderly fashion.
- Explore existing sign regulations (tall banners – multiple, signs on fences, number of signs, temporary sign design and number).
- Take pumps out (complete).
- Fix missing panels, signs, and awnings.
- Communicate available Home Improvement Loans
    - Oak Terrace (in process)
- Suggest trash enclosure for Youth First and other City owned properties.
- Encourage storage containers to be relocated to rear yards.
- Explore additional community/COR signs
- Clean up construction debris on existing parcels
- Establish an Elk River Gateway
    - Cell tower

Armstrong

- Encourage redevelopment and cleanup of industrial area west of Armstrong Boulevard
- Create a place-making element at Armstrong
    - Directional signage from Highway 10 to Armstrong
- Construct a dynamic display sign at node

- Explore a commercial node at CSAH 83 (Armstrong/Baugh) and border with Nowthen/Elk River as part of Comprehensive Plan

Nowthen Boulevard

- Remove real estate signs at former municipal center campus (done)

Highway #47

- Reconstruct trail and create a landscape plan
- Increase maintenance of Highway 47 landscaping
  - Consider a lower-maintenance-cost native planting (note: still requires a degree of maintenance, especially upon initial planting)
    - Some landscape improvements will be limited due to volume, speed, and width of corridor.
    - Landscape design/streetscape design for TH 47 from Bunker Lake Boulevard to Alpine Boulevard
- Review compliance of auto repair business at TH 47 and Alpine Drive
  - Review status of lawful, non-conforming use
  - Encourage reductions of outside storage
  - Encourage better vegetative management and screening
  - Review 167th Avenue Retail Center Statement of Goals
    - Consider public improvement such as boulevard installation on north side of 167th Avenue to soften view/improve viewshed
    - Short-term strategy: authorize preliminary design/landscape design (boulevard and other streetscape improvements).
    - Traffic improvement at 167th Avenue/TH 47 (signal or roundabout)
  - Extend 47 trail on east side, north of Bunker Lake Boulevard (near Holiday Station Store)

City of Ramsey

U.S. Highway 10
Improvement Strategies

The purpose of this document is to provide a snapshot of efforts currently being deployed to help improve the image and functionality of U.S. Highway 10 in Ramsey.

[insert fancy picture/ maps]

DRAFT/WORKING OUTLINE

HIGH LEVEL BACKGROUND/INTRO SECTION

Who, what, when, where, why? Who, what, when, where, why? Who, what, when, where, why? Who, what, when, where, why? Who, what, when, where, why? Who, what, when, where, why? Who, what, when, where, why? Who, what, when, where, why? Who, what, when, where, why?

Who, what, when, where, why? Who, what, when, where, why? Who, what, when, where, why? Who, what, when, where, why? Who, what, when, where, why? Who, what, when, where, why? Who, what, when, where, why? Who, what, when, where, why?

(1) HIGHWAY 10 ACCESS PLANNING STUDY SECTION

XXXXXXX, XXXXXXX, XXXXXXX,

(4) RIGHT OF WAY ACQUISITION AND LOAN FUND (RALF)

XXXXXXX, XXXXXXX, XXXXXXX,

CONTACT INFORMATION PAGE/ Closing Page

[insert fancy picture/ maps]
[maps of progress, completed projects, awarded projects, etc.]

DRAFT/WORKING OUTLINE

CC Work Session **2. 2.**

Meeting Date: 04/12/2016

Information

Title:

Set Preliminary Goals for Corridor Improvement Program (Strategic Action Plan Tactics No. 28 & 29)

Purpose/Background:

Staff acknowledges the complexity of this case, and is not expecting to develop a full policy in a single work session. The intent of this case is to provide broad, preliminary policy direction in order to develop a framework for a policy, and ultimately an adopted policy. Due to potential budgetary impacts, Staff has not recommended implementation of each of these ideas, but provides a menu of options to begin brainstorming ideas.

The purpose of this case is to discuss initial categories and tactics to develop a Corridor Improvement Program as established by Strategic Action Plan Tactics No. 28 & 29. Both of these tactics fall within the Strategic Plan Initiative to 'Improve the image of key corridors (Highway 10, County Road 5, and Highway 47)'. This falls under Strategic Imperative III: Smart, Citizen-Focused Government.

Strategic Tactic No. 28 is 'to use property owner citizen engagement strategies' to develop a key outcome indicator of an Adopted Statement of Goals. A component of this, in addition to reaching out to corridor stakeholders, is to develop acceptable tactics and strategies for this specific goals. Staff offers up the following broad strategies for City Council feedback. The City's planning consultant, WSB Associates, assisted with the development of these alternatives.

1. Strategic Acquisition, especially in 'gateway' districts (borders with adjacent communities)
2. Increased Code Enforcement for city code violations
3. Financial Incentives for facade improvements
4. Increased scrutiny in management of leases for City-owned parcels
5. Utilization of Public Works Resources for improvements/clean up of private property

Strategic Tactic No. 29 states to proactively implement corridor improvements through public investment and code compliance initiatives. The tactic has a metric of 30% of targeted property clean-up per year of plan. The City Council has not yet identified which properties to target. Additionally, this tactic noted a need to add 0.5 FTE of staff resources in order to accomplish this goal.

1. Strategic Acquisition for 'Gateway Districts'

A primary gateway to the community is the border with the City of Anoka along Highway 10. Several aging buildings exist at this gateway. A noticeable vacancy exists along the north side of Highway 10 at this gateway. A significant amount of outside storage exists along the south side of Highway 10 at this gateway. Additionally, these properties are impacted in various levels by the Highway 10 Access Planning Study. This strategy would likely have the largest positive impact on aesthetic improvements, but is also likely the most costly alternative presented. *Policy Direction: Does this City Council want Staff to explore the idea of approaching Property Owners to research willing sellers and potential asking prices to inventory the financial feasibility of strategic acquisition in this area?*

2. Increased Code Enforcement Resources

The City responds to a number of nuisance complaints along key corridors ranging from outside storage to building maintenance. The City is generally able to keep up with complaints regarding outside storage. However, case management for lack of maintenance to buildings and structures is a time-consuming process for the City and the necessary corrective actions are often times costly to property owners. This topic will likely be discussed as part of the 2017 Budget preparation.*Policy Direction: Does the City Council want Staff to explore allocating additional*

resources to code enforcement efforts along key corridors either through additional Staff/contracted services, redirection of existing resources (limited), or other. This can also be discussed in the context of revised revenue forecasts that can be utilized for building maintenance code enforcement.

3. Financial Incentives for Facade and Site Improvements

Rather than full property acquisition, the City could consider financial incentives in the form of improvements to existing buildings. When considering this option, the City Council should evaluate the problem attempting to be solved, and whether improvements to the building truly solves the issue, or simply delays the ultimate solution. For example, is the City incentivizing an improvement that will ultimately be removed for right of way acquisition? Will the overall site continue to appear blighted even with facade improvements (is there still outside storage issues, other aesthetic issues, etc.)? The City Council should consider the longevity of the improvements in the context of return on investment. *Policy Direction: Does the City Council want Staff to explore a program of financial incentives for facade or other site improvements?*

4. Increased scrutiny in leases for City-Owned Parcels

The City owns various parcels along the Highway 10 Corridor acquired for the purposes of Highway 10 expansion purposes. In the interim, the City has chosen to lease several parcels to private entities in order to retain these parcels as taxable parcels. Staff would like the City Council's thoughts on development standards for these parcels and its policy stance on continuing to lease these parcels. The City Council should consider this in the context of return on investment versus resources used to manage leases and the quality of aesthetics of these leased properties. *Policy Direction: Does the City Council want to continue to lease these Highway 10 parcels? Does the City want to set a higher standard for its properties (i.e. gravel parking, outside storage)?*

5. Utilization of City Resources for voluntary clean up and improvements (Non-Violation Improvements)

This would apply to improvements that are not a violation of City Code. Examples include painting/graphic wraps of plywood coverings of vacant structures and tree removal. This would direct resources to provide visual improvements for elements that are not violations of City Code. Before moving forward with this alternative, Staff would highly recommend a clear policy as to circumstances the City will consider this approach to avoid allegations of unfairness to properties receiving code violation notices. *Policy Direction: Does the City Council want to consider the utilization of City resources to provide visual improvements to structures and sites for those issues that are not a violation of City Code?*

Timeframe:

30 Minutes

Funding Source:

This case is being prepared as part of normal staff duties.

Responsible Party(ies):

Community Development Director

Outcome:

Consensus on acceptable approaches to explore in the formation of a Corridor Improvement Program to be brought back to a future session for further review and eventual adoption.

Attachments

No file(s) attached.

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	04/06/2016 04:26 PM

Form Started By: Tim Gladhill
Started On: 03/28/2016 02:19 PM
Final Approval Date: 04/06/2016

2.02: Set Preliminary Goals for Corridor Improvement Program (Strategic Action Plan Tactics No. 28 & 29)

Community Development Director Gladhill reviewed the staff report.

Councilmember LeTourneau referenced number three, the financial incentives, and stated that he would think that would be the responsibility of the business owner. He stated that perhaps he could support that item if that item could be tied into the EDA revolving loan fund.

Councilmember Riley agreed that it appeared to him that the City was asking a business to be better than they have to be and therefore he agreed that perhaps a method to utilize that item would be a low interest loan.

Councilmember Kuzma agreed and stated that perhaps number one would also tie into the EDA.

Councilmember Riley stated that he would not support number one as the City already owns too much land and is trying to get out of landownership.

The City Administrator stated that there are some variations of that, such as when the City used the County HRA funds to purchase the bookstore property. He stated that the intent would not be to invest in more property but to reinvest funds from the sale of properties in order to resolve some of the blighted sites.

Councilmember Riley stated that he would like to see something happen, specifically in regard to the "low hanging fruit" rather than just have discussions.

Mayor Strommen asked the thought process of having the Council weigh in on these strategies prior to the public engagement meetings. She stated that she would not want to narrow this before the public input is gained.

Community Development Director Gladhill stated that these five items have financial implications and therefore staff wanted to gain the input of the Council before putting these ideas out to the stakeholders in the corridor. He stated that there is some "low hanging fruit" but noted that some of those items are within the current policy and some are not.

Mayor Strommen stated that she did not see this issue as code enforcement and believed that the City would struggle to achieve these goals if this is done as code enforcement. She stated that she would see this as public engagement.

Councilmember Johns agreed with the comments of Mayor Strommen. She addressed the Highway 47 corridor and stated that Anoka is getting ready to do a gateway project on Highway 47 and then you would go into Ramsey that does not have improvement in the corridor.

Community Development Director Gladhill stated that staff will then reach out to the stakeholders for Highway 10 and Highway 47 and confirmed the consensus of the Council for staff to meet with those stakeholders to gain input.

Mayor Strommen stated that the "low hanging fruit" should be identified from the point of the City and the point of the stakeholders. She stated that perhaps number one should not be included from the first discussion.

Councilmember Williams asked the goal of the City as that should be identified prior to reaching out to the stakeholders, whether that is to improve the aesthetics or raise property values. She stated that a goal should be defined and then discussions can occur between staff and the businesses to gain their input.

Councilmember Johns stated that she would like to see the aesthetics improved.

Mayor Strommen stated that perhaps a statement of goal for the gateways and corridors should be identified and then the question should be posed as to how the City and stakeholders can work together to reach that goal. She confirmed that the goal should come from the Council.

Councilmember LeTourneau stated strategic tactic 28 referenced the development of a goal and believed that staff would have the capacity to develop that goal with the stakeholders. He noted that if the Council develops the goal the item would no longer be the responsibility of the public engagement process.

Community Development Director Gladhill reviewed the process that could be followed to complete a draft and then bounce the conversation between the stakeholders and Council.

Councilmember Kuzma stated that the City should be careful in regard to the language used as some business owners are struggling to keep their business open and it could be seen as government trying to impose additional costs. He noted that perhaps some of the Commissions and EDA could be brought into the discussion as well.

Councilmember Riley stated that it has been one year and still nothing has happened. He asked if the "low hanging fruit" could be gone after while this analysis continues.

City Administrator Ulrich confirmed that there are some items that could be done, such as brush clearing where the property owner is in agreement or addressing some of the most egregious violations. He noted that these actions will push the policy question and therefore that will also need to be completed.

Councilmember Williams stated that in her opinion if a business is leasing property from the City it is their responsibility to meet all elements of the City Code and enforcement should occur when necessary.

Community Development Director Gladhill reviewed the next steps that staff will follow.

Mayor Strommen stated that the citizen engagement process could be one or two meetings and would not need to be months long.

The City Administrator reviewed examples of what he would consider stakeholders for the corridors and confirmed the consensus of the Council.

Community Development Director Gladhill stated that staff will mail the residents directly on the corridor and have an inclusion in the *Ramsey Resident* if logistically possible.

CC Regular Session **7. 4.**

Meeting Date: 09/13/2016

By: Tim Gladhill, Community Development

Information

Title:

Receive Update on Strategic Plan Initiative - Corridor Improvement Program & Authorize Highway 10 Update Workshop

Purpose/Background:

The City Council's Strategic Plan includes an initiative to improve the image of key corridors such as Highway 10, Highway 47, Nowthen Boulevard, and Armstrong Boulevard (this is not an all inclusive list). On April 12, 2016, the City Council directed Staff to engage stakeholders along these key corridors to identify issues and solutions to said issues. The Council had also asked for EDA feedback on this topic.

Notification:

Notification is not required at this time.

Observations/Alternatives:

Key outcome indicators of the Strategic Initiative itself are an adopted Statement of Goals of how to improve the image of key corridors as well as targeting 30% of properties for clean up per year of the plan.

A significant amount of discussion took place at the April 12, 2016 City Council Work Session where this topic was discussed. General consensus of the City Council was that the City should not define the issue itself nor simply propose a list of solutions to area stakeholders. Instead, direction was given to look more comprehensively and collaboratively and engage stakeholders. Council did clarify that this should be a simple engagement process, perhaps as one (1) or two (2) meetings. Finally, the City Council clarified that this initiative is not about code enforcement itself, which is a separate process. This initiative appears to be more incentive based and collaborative.

One step in the process prior to engaging stakeholders was to define the goal of the process. In other words, what is the question we should ask attendees? For purposes of starting a discussion, but not necessarily recommending as the question to be asked, Staff poses the following:

- "How can the City improve the image of Highway 10 (and other corridors)?"

Additionally, in order to maintain momentum on this initiative while the broader policy discussion unfolded, the City Council felt comfortable in the City (Staff) identifying 'low hanging fruit' (low-cost, high-benefit) initiatives that will incrementally improve the image of these corridors. A copy of findings from a recent Staff tour is included for review.

Logistics

Since this workshop is focused on business owners along the corridor as primary stakeholders, Staff recommends a daytime workshop to maximize attendance. Additionally, as Staff began to develop the logistics of the workshop, it was suggested to broaden the scope of the workshop as a general Highway 10 Update, including the Strategic Plan Initiative focused on image. In various conversations with corridor stakeholders, it has become evident that additional updates are warranted. This would be an excellent opportunity to communicate the corridor's broader strategy - the Greater Minnesota Gateway. There are a number of other updates of interest to Highway 10 stakeholders.

Staff suggests the morning of Wednesday, October 19. Agenda would be as follows.

1. Update on Highway 10 Access Planning Study
2. Update on City's Land Use Controls/Zoning (consistent allowable uses along corridor, updates to Official Map)
3. Update on RALF Program (property acquisition)
4. Discussion and Brainstorming for Corridor Improvement Program (incentive based)

Funding Source:

This case and initiative are being handled as part of normal Staff duties.

Recommendation:

Generally speaking, the EDA was supportive of this initiative as proposed. Much of the discussion with the EDA centered around financial incentives/loans less than $25,000 to encourage facade and exterior improvements above and beyond code requirements. By consensus, the EDA agreed to one (1) initial workshop to scope potential alternatives, inviting individual businesses to participate to refine the alternatives, and then one (1) final workshop to agree on a policy for consideration by the City Council.

Action:

Motion to authorize the Highway 10 Update for corridor stakeholders for the morning of October 19, including discussion on the Corridor Improvement Program.

Attachments

Strategic Plan

April 12, 2016 City Council Work Session Agenda Item

Copy of City Council Work Session Minutes dated April 12, 2016

Low-Cost, High-Benefit Options

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	09/08/2016 04:05 PM
Form Started By: Tim Gladhill		Started On: 09/07/2016 09:33 AM
Final Approval Date: 09/08/2016		

7.04: Receive Update on Strategic Plan Initiative – Corridor Improvement Program and Authorize Highway 10 Update Workshop

Community Development Director Gladhill reviewed the staff report and the feedback from the EDA noting that the EDA was supportive of the initiative as proposed. He noted that much of the discussion with the EDA centered on financial incentives/loans less than $25,000 to encourage façade and exterior improvements above and beyond code requirements. He stated that by consensus the EDA agreed to one initial workshop to scope potential alternatives, inviting individual businesses to participate to refine the alternatives, and then one final workshop to agree on a policy for consideration by the City Council.

Councilmember Williams stated that, in general, the EDA was in favor of finding incentives to partner with the community along these corridors including forgivable loans and grants. She stated that the EDA is looking to continue to build relationships rather than punish or create additional standards.

Mayor Strommen referenced a property along County Road 5 where a property owner has trimmed a lot of the trees and completed landscaping that is very attractive along a trail corridor. She asked what encouraged that property owner to complete those actions and what could be done to encourage others to follow in those footsteps.

Motion by Councilmember LeTourneau, seconded by Councilmember Williams, to authorize the Highway 10 Update for corridor stakeholders for the morning of October 19th, including discussion on the Corridor Improvement Program.

Further discussion: Councilmember Shryock asked, and received confirmation, that Councilmembers can attend if available.

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

CC Regular Session **4. 6.**

Meeting Date: 01/24/2017

By: Jackie Lipski, Finance

Information

Title

Adopt Resolution #17-01-026 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of January 5, 2017 through January 18, 2017

Action:

Motion to Adopt Resolution #17-01-026 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of January 5, 2017 through January 18, 2017.

Attachments

Bills List 1/24/2017

Resolution 1/24/2017

Form Review

Inbox	Reviewed By	Date
Diana Lund	Diana Lund	01/19/2017 09:06 AM
Kurt Ulrich	Kurt Ulrich	01/19/2017 03:23 PM
Form Started By: Jackie Lipski		Started On: 01/18/2017 10:48 AM
Final Approval Date: 01/19/2017		

RAMSEY CITY COUNCIL MEETING

1/24/2017

BILLS LIST

DISBURSEMENTS TO BE APPROVED THIS MEETING:

DISBURSEMENT TYPE:	SUBMITTED FOR APPROVAL
Purchase Journal:	
Prepaids 1/5/17-1/18/17	265,906.42
Accounts Payable 1/5/17-1/18/17	197,246.89
Payroll 1/13/2017	139,982.88
Pay Estimates- Projects	283,687.00

TOTAL SUBMITTED FOR APPROVAL THIS MEETING **$ 886,823.19**

		APPROVED PREV. MTG	2017 Y.T.D.
DISBURSEMENTS PREVIOUSLY APPROVED AND PAID:			
	NET PAYROLL TOTAL	$ 141,154.03	$ 141,154.03
-	CORRECTION TO PAYROLL		
	PREPAIDS	133,799.39	133,799.39
-	PREPAID ADJUSTMENTS		
	WIRE TRANSFERS FOR DEBT SERVICE		
-	CORRECTION TO D.S.		
	ACCOUNTS PAYABLE INVOICING - PREVIOUS MEETING:		
-	BILLS LIST SUBMITTED	66,742.59	66,742.59
	ADD (DELETE) BILLS LIST SUBMITTED		
	PAY ESTIMATE(S)		
-	CHECKS VOIDED	0.00	0.00
TOTAL CASH DISBURSEMENTS PREVIOUSLY APPROVED		**$ 341,696.01**	**$ 341,696.01**

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
101850	**1/5/2017**		**100163 ELECTRIC SIGN AND LIGHTING INC**						
		159.72	LIGHT REPAIR/ARMSTRONG BLVD		84739	19189	0220.6249		MISCELLANEOUS OPERA
		159.72							
101851	**1/5/2017**		**100254 LAKE SUPERIOR COLLEGE**						
		300.00	A. MADSEN TECH ID 12601		84740	010317	0301.6335		TRAINING
		300.00							
101852	**1/5/2017**		**115127 MN ASSOC OF PLUMBING MECHANICAL OFFICIAL**						
		100.00	2017 MEMBERSHIP		84741	010417	0240.6451		MEMBERSHIP DUES
		100.00							
101853	**1/10/2017**		**100012 ACE SOLID WASTE INC**						
		84.53	JAN 17- FIRE DEPTS		84747	2419334	0220.6374		REFUSE/RECYCLING
		25,260.85	JAN 17 CITY RECYCLE CONTRACT		84748	2407744	9604.6489		OTHER CONTRACTED SEI
		122.40	JAN 17 PW MISC ACCTS		84749	2407759	0311.6374		REFUSE/RECYCLING
		202.13	JAN 17 PW MISC ACCTS		84749	2407759	0194.6374		REFUSE/RECYCLING
		146.54	JAN 17 PW MISC ACCTS		84749	2407759	0452.6374		REFUSE/RECYCLING
		40.80	JAN 17 PW MISC ACCTS		84749	2407759	9601.6374		REFUSE/RECYCLING
		40.80	JAN 17 PW MISC ACCTS		84749	2407759	9602.6374		REFUSE/RECYCLING
		40.80	JAN 17 PW MISC ACCTS		84749	2407759	9605.6374		REFUSE/RECYCLING
		25,938.85							
101854	**1/10/2017**		**110734 CITY OF RAMSEY**						
		8.00	727398		84750	011017	9601.4651		WATER REVENUE
		24.93	677513701		84750	011017	9601.4651		WATER REVENUE
		24.93	386814938		84750	011017	9601.4651		WATER REVENUE
		24.93	726472		84750	011017	9601.4651		WATER REVENUE
		24.93	724784		84750	011017	9601.4651		WATER REVENUE
		107.72							
101855	**1/10/2017**		**100291 MET COUNCIL SAC**						
		12,425.00	DEC 2016 SAC CHARGES		84751	010917	9602.2083		SAC CHARGES
		124.25-	DEC 2016 SAC CHARGES		84751	010917	9602.4356		SEWER AVAILABILITY CH
		12,300.75							
101856	**1/10/2017**		**100285 MET COUNCIL ENVIRONMENTAL SRV**						
		59,821.71	JULY 2016 WASTE WATER		84743	0001056559	9602.6377		SEWER SERVICE CHARGE
		59,821.71							
101857	**1/10/2017**		**100510 VERIZON WIRELESS**						
		61.54	NOV-DEC 2016 SERVICE		84744	9777374826	0130.6323		CELLULAR PHONES
		61.54							
101858	**1/10/2017**		**111137 WRIGHT HENNEPIN COOPERATIVE ELECTRIC**						
		24.95	7550 SUNWOOD DR		84745	150-1681-6340 DEC 16	0194.6489		OTHER CONTRACTED SEI
		24.95	7650 SUNWOOD DR		84746	150-1681-4280 DEC 16	9240.6315		MISCELLANEOUS PROFES
		27.95	7550 SUNWOOD DR- PD		84752	150-1682.6501 JAN 17	0211.6489		OTHER CONTRACTED SEI
		27.95	6701 HWY 10- YOUTH FIRST		84753	150-1687-1105 JAN 17	9410.6315	00041012	MISCELLANEOUS PROFES
		29.94	5650 ALPINE DR		84754	150-1691-2206 JAN 17	0220.6489		OTHER CONTRACTED SEI
		135.74							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
101858	1/10/2017		111137 WRIGHT HENNEPIN COOPERATIVE ELECTRIC						Continued...
101881	1/12/2017		100009 ACCAP RAMSEY TOWNHOMES LTD						
		20,700.00	TIF 9 SITE IMPROVEMENTS		84791	011117	9209.6433		REFUNDS
		20,700.00							
101882	1/12/2017		115570 DAVIS, WAYNE						
		5,000.00	REL SURETY TALL PINE RIDGE		84790	011017	9804.6433	00115534	REFUNDS
		5,000.00							
101883	1/12/2017		110317 W PROPERTIES						
		15,899.00	TIF 8 SITE IMPROVEMENTS		84792	011117	9208.6433		REFUNDS
		15,899.00							
101884	1/17/2017		100404 CENTURYLINK						
		65.35	JAN 2017 SERVICES		84864	763-422-1452 795 JAN 17	0452.6321		TELEPHONE
		65.35							
101885	1/17/2017		114933 GIRL SCOUTS RIVER VALLEY						
		200.00	REPLACE CHECK 101174		84865	011717	9604.6249		MISCELLANEOUS OPERA
		200.00							
101886	1/17/2017		100345 NAPA AUTO PARTS ELK RIVER						
		18.49	HOOK UP LAMP		84862	864047	0311.6257		OTHER VEHICLE PARTS
		18.49							
101887	1/17/2017		110547 NORTHWEST LIGHTING SYSTEMS CO.						
		66.06	MISC BULBS		84863	99749	0194.6249		MISCELLANEOUS OPERA
		66.06							
90221468	1/13/2017		101306 IRS						
		24,200.39			84805	0112171412547	9101.2171		FEDERAL WITHHOLDING
		11,215.81			84806	0112171412548	9101.2173		FICA & MEDICARE-EMPL(
		11,215.81			84807	0112171412549	9101.2182		FICA & MEDICARE-EMPL(
		46,632.01							
90403366	1/13/2017		100398 PUBLIC EMPLOYEES RETIREMENT ASSN						
		17,084.05			84802	0112171412544	9101.2174		PERA-EMPLOYEE
		22,719.44			84803	0112171412545	9101.2183		PERA-EMPLOYER
		39,803.49							
94415168	1/13/2017		100601 MN DEPT OF REV WH						
		9,487.06			84804	0112171412546	9101.2172		STATE WITHHOLDING
		9,487.06							
97011317	1/13/2017		107962 TOTAL ADMINISTRATIVE SERVICE CORP						
		3,114.56			84795	01121714125410	9101.2176		LIFE/HEALTH-EMPLOYEE
		3,114.56							
98011317	1/13/2017		115568 ALERUS FINANCIAL NA						
		661.00			84799	01121714125414	9101.2176		LIFE/HEALTH-EMPLOYEE
		661.00							
98011717	1/17/2017		100219 HOME DEPOT COMMERCIAL ACCT PROGRAM						
		40.14	DEC 2016 PURCHASES		84866	123116	0194.6259		BUILDING MAINT/REPAIR

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
98011717	1/17/2017		100219 HOME DEPOT COMMERCIAL ACCT PROGRAM						Continued...
		40.14							
99011217	1/12/2017		100629 MN DEPT OF REV SALES TX						
		8.55	Sales/Use Tax		84742	123116	9101.4305		RENTAL FEES
		16.19	Sales/Use Tax		84742	123116	9101.4328		ACCIDENT REPORTS
		4.63	Sales/Use Tax		84742	123116	9101.4308		SALES OF MAPS & PUBLI(
		.32-	Sales/Use Tax		84742	123116	9101.4609		OTHER MISCELLANEOUS
		97.95	Sales/Use Tax		84742	123116	9601.2082		SALES/USE TAX PAYABLE
		127.00							
99011317	1/13/2017		108768 COMDATA NETWORK INC						
		330.00	AMERICAN PLANNING ASSO , ANDER		84867	DEC 16 COMDATA PCARD	9101.1550		PREPAID EXPENSE
		165.00	INTL SOC ARBORICULTURE , ANDER		84867	DEC 16 COMDATA PCARD	9101.1550		PREPAID EXPENSE
		14.94	AMAZON MKTPLACE PMTS , BLUML		84867	DEC 16 COMDATA PCARD	0211.6233		BATTERIES EQUIP
		8.22	AMAZON MKTPLACE PMTS , BLUML		84867	DEC 16 COMDATA PCARD	0211.6233		BATTERIES EQUIP
		6.45	AMAZON MKTPLACE PMTS , BLUML		84867	DEC 16 COMDATA PCARD	0211.6233		BATTERIES EQUIP
		24.48	AMAZON.COM , BLUML		84867	DEC 16 COMDATA PCARD	0211.6206		FILM, MICROFILM, TAPES
		32.43	AMAZON.COM , BLUML		84867	DEC 16 COMDATA PCARD	0211.6208		MISCELLANEOUS OFFICE
		85.48	AMAZON.COM , BLUML		84867	DEC 16 COMDATA PCARD	0211.6206		FILM, MICROFILM, TAPES
		579.00	AMAZON.COM , BLUML		84867	DEC 16 COMDATA PCARD	0211.6206		FILM, MICROFILM, TAPES
		28.60	AMAZON.COM , BLUML		84867	DEC 16 COMDATA PCARD	0211.6208		MISCELLANEOUS OFFICE
		81.99	AMAZON.COM AMZN.COM/BI , BLUML		84867	DEC 16 COMDATA PCARD	0211.6208		MISCELLANEOUS OFFICE
		159.98	AMAZON.COM AMZN.COM/BI , BLUML		84867	DEC 16 COMDATA PCARD	0211.6208		MISCELLANEOUS OFFICE
		190.00	ARROWHEAD EMERGENCY , BLUML		84867	DEC 16 COMDATA PCARD	9101.1550		PREPAID EXPENSE
		28.85	AMERICAN MANUFACTURING , BRAY		84867	DEC 16 COMDATA PCARD	0194.6249		MISCELLANEOUS OPERA
		20.00	LITTLE DUKES RAMSEY , BRAY		84867	DEC 16 COMDATA PCARD	0194.6225		DIESEL FUEL
		6.75	LITTLE DUKES RAMSEY , BRAY		84867	DEC 16 COMDATA PCARD	0194.6225		DIESEL FUEL
		6.00	LITTLE DUKES RAMSEY , BRAY		84867	DEC 16 COMDATA PCARD	0194.6225		DIESEL FUEL
		6.00	HILT MPLSPARKING , FRANKFURTH		84867	DEC 16 COMDATA PCARD	0211.6331		TRAVEL & LODGING
		69.99	AMAZON DIGITAL SVCS , FREDRICK		84867	DEC 16 COMDATA PCARD	0192.6405		OFFICE & DATA PROCESSI
		4.00	AMAZON MKTPLACE PMTS , FREDRIC		84867	DEC 16 COMDATA PCARD	0211.6208		MISCELLANEOUS OFFICE
		5.29	AMAZON MKTPLACE PMTS , FREDRIC		84867	DEC 16 COMDATA PCARD	0211.6208		MISCELLANEOUS OFFICE
		4.60	AMAZON MKTPLACE PMTS , FREDRIC		84867	DEC 16 COMDATA PCARD	0211.6208		MISCELLANEOUS OFFICE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99011317	1/13/2017		108768 COMDATA NETWORK INC						Continued...
		4.79	AMAZON MKTPLACE PMTS , FREDRIC		84867	DEC 16 COMDATA PCARD	0211.6208		MISCELLANEOUS OFFICE
		13.99	AMAZON MKTPLACE PMTS , FREDRIC		84867	DEC 16 COMDATA PCARD	0130.6208		MISCELLANEOUS OFFICE
		23.97	AMAZON MKTPLACE PMTS , FREDRIC		84867	DEC 16 COMDATA PCARD	0211.6208		MISCELLANEOUS OFFICE
		7.83	AMAZON MKTPLACE PMTS , FREDRIC		84867	DEC 16 COMDATA PCARD	0130.6208		MISCELLANEOUS OFFICE
		5.37	AMAZON MKTPLACE PMTS , FREDRIC		84867	DEC 16 COMDATA PCARD	0211.6208		MISCELLANEOUS OFFICE
		269.99	AMAZON.COM AMZN.COM/BI , FREDR		84867	DEC 16 COMDATA PCARD	0192.6249		MISCELLANEOUS OPERA
		89.99	AMAZON.COM AMZN.COM/BI , FREDR		84867	DEC 16 COMDATA PCARD	0192.6249		MISCELLANEOUS OPERA
		304.13	BRONTO SOFTWARE, LLC , FREDRIC		84867	DEC 16 COMDATA PCARD	0192.6405		OFFICE & DATA PROCESSI
		69.99	WWW.NEWEGGBUSINESS.COM , FREDR		84867	DEC 16 COMDATA PCARD	0192.6281		SMALL TOOLS & MINOR E
		220.00	U OF M CONTLEARNING , GLADHILL		84867	DEC 16 COMDATA PCARD	9101.1550		PREPAID EXPENSE
		9.19-	SEARS.COM , KOHNER		84867	DEC 16 COMDATA PCARD	0220.6281		SMALL TOOLS & MINOR E
		25.65-	SEARS.COM , KOHNER		84867	DEC 16 COMDATA PCARD	0220.6281		SMALL TOOLS & MINOR E
		143.31	SEARS.COM , KOHNER		84867	DEC 16 COMDATA PCARD	0220.6281		SMALL TOOLS & MINOR E
		5.14-	SEARS.COM , KOHNER		84867	DEC 16 COMDATA PCARD	0220.6281		SMALL TOOLS & MINOR E
		399.99	SEARS.COM , KOHNER		84867	DEC 16 COMDATA PCARD	0220.6281		SMALL TOOLS & MINOR E
		14.35-	SEARS.COM , KOHNER		84867	DEC 16 COMDATA PCARD	0220.6281		SMALL TOOLS & MINOR E
		1,500.00	ANOKA RAMSEY COMM COLL , LASHE		84867	DEC 16 COMDATA PCARD	9101.1550		PREPAID EXPENSE
		1,500.00	ANOKA RAMSEY COMM COLL , LASHE		84867	DEC 16 COMDATA PCARD	9101.1550		PREPAID EXPENSE
		271.15	FIRST STATE TIRE DISPO , RIEME		84867	DEC 16 COMDATA PCARD	0311.6374		REFUSE/RECYCLING
		219.95	INTERSTATE ALL BATTERY , RIEME		84867	DEC 16 COMDATA PCARD	0311.6257		OTHER VEHICLE PARTS
		423.14	INTERSTATE BEARING 1B , RIEMER		84867	DEC 16 COMDATA PCARD	0312.6257		OTHER VEHICLE PARTS
		6.99	MENARDS COON RAPIDS MN , RIEME		84867	DEC 16 COMDATA PCARD	0311.6249		MISCELLANEOUS OPERA
		7.97	MENARDS COON RAPIDS MN , RIEME		84867	DEC 16 COMDATA PCARD	0311.6249		MISCELLANEOUS OPERA
		2.75	MENARDS COON RAPIDS MN , RIEME		84867	DEC 16 COMDATA PCARD	0311.6249		MISCELLANEOUS OPERA
		2.49	MENARDS COON RAPIDS MN , RIEME		84867	DEC 16 COMDATA PCARD	0311.6249		MISCELLANEOUS OPERA
		2.49	MENARDS COON RAPIDS MN , RIEME		84867	DEC 16 COMDATA PCARD	0311.6249		MISCELLANEOUS OPERA
		5.99	MENARDS COON RAPIDS MN , RIEME		84867	DEC 16 COMDATA PCARD	0311.6249		MISCELLANEOUS OPERA

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99011317	1/13/2017		108768 COMDATA NETWORK INC						Continued...
		2.75	MENARDS COON RAPIDS MN , RIEME		84867	DEC 16 COMDATA PCARD	0311.6249		MISCELLANEOUS OPERA
		2.49	MENARDS COON RAPIDS MN , RIEME		84867	DEC 16 COMDATA PCARD	0311.6249		MISCELLANEOUS OPERA
		28.40	MENARDS COON RAPIDS MN , RIEME		84867	DEC 16 COMDATA PCARD	0311.6249		MISCELLANEOUS OPERA
		2.37	MENARDS COON RAPIDS MN , RIEME		84867	DEC 16 COMDATA PCARD	0311.6249		MISCELLANEOUS OPERA
		1.85	MENARDS COON RAPIDS MN , RIEME		84867	DEC 16 COMDATA PCARD	0311.6249		MISCELLANEOUS OPERA
		44.95	MENARDS COON RAPIDS MN , RIEME		84867	DEC 16 COMDATA PCARD	0311.6249		MISCELLANEOUS OPERA
		47.48	MENARDS COON RAPIDS MN , RIEME		84867	DEC 16 COMDATA PCARD	0311.6249		MISCELLANEOUS OPERA
		23.74	MENARDS COON RAPIDS MN , RIEME		84867	DEC 16 COMDATA PCARD	0311.6249		MISCELLANEOUS OPERA
		5.26-	MENARDS COON RAPIDS MN , RIEME		84867	DEC 16 COMDATA PCARD	0311.6249		MISCELLANEOUS OPERA
		5.84-	MENARDS COON RAPIDS MN , RIEME		84867	DEC 16 COMDATA PCARD	0311.6249		MISCELLANEOUS OPERA
		8.95-	MENARDS COON RAPIDS MN , RIEME		84867	DEC 16 COMDATA PCARD	0311.6249		MISCELLANEOUS OPERA
		17.66-	MENARDS COON RAPIDS MN , RIEME		84867	DEC 16 COMDATA PCARD	0311.6249		MISCELLANEOUS OPERA
		36.15	SEW & PRESS , RIEMER		84867	DEC 16 COMDATA PCARD	0311.6315		MISCELLANEOUS PROFES
		1.97	THE HOME DEPOT , SCHIFERLI		84867	DEC 16 COMDATA PCARD	0220.6249		MISCELLANEOUS OPERA
		5.97	THE HOME DEPOT , SCHIFERLI		84867	DEC 16 COMDATA PCARD	0220.6249		MISCELLANEOUS OPERA
		5.97	THE HOME DEPOT , SCHIFERLI		84867	DEC 16 COMDATA PCARD	0220.6249		MISCELLANEOUS OPERA
		5.97	THE HOME DEPOT , SCHIFERLI		84867	DEC 16 COMDATA PCARD	0220.6249		MISCELLANEOUS OPERA
		5.97	THE HOME DEPOT , SCHIFERLI		84867	DEC 16 COMDATA PCARD	0220.6249		MISCELLANEOUS OPERA
		14.60	THE HOME DEPOT , SCHIFERLI		84867	DEC 16 COMDATA PCARD	0220.6249		MISCELLANEOUS OPERA
		29.37	GOOD EARTH II , ULRICH		84867	DEC 16 COMDATA PCARD	0130.6249		MISCELLANEOUS OPERA
		25.59	WALGREENS WENBERG,		84867	DEC 16 COMDATA PCARD	0130.6249		MISCELLANEOUS OPERA
		364.00	MINNESOTA SOCIETY OF P , WESTB		84867	DEC 16 COMDATA PCARD	9101.1550		PREPAID EXPENSE
		600.00	MINNESOTA STATE COLLEG , WESTB		84867	DEC 16 COMDATA PCARD	9101.1550		PREPAID EXPENSE
		70.00	U OF M CONTLEARNING , WESTBY		84867	DEC 16 COMDATA PCARD	9101.1550		PREPAID EXPENSE
		305.00	U OF M CONTILEARNING , WESTBY		84867	DEC 16 COMDATA PCARD	9101.1550		PREPAID EXPENSE
		60.00	U OF M CONTLEARNING , WESTBY		84867	DEC 16 COMDATA PCARD	9101.1550		PREPAID EXPENSE
		11.88	AMAZON MKTPLACE PMTS , WIEMANN		84867	DEC 16 COMDATA PCARD	0211.6208		MISCELLANEOUS OFFICE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99011317	1/13/2017		108768 COMDATA NETWORK INC						Continued...
		5.90	AMAZON MKTPLACE PMTS , WIEMANN		84867	DEC 16 COMDATA PCARD	0211.6208		MISCELLANEOUS OFFICE
		30.57	AMAZON MKTPLACE PMTS , WIEMANN		84867	DEC 16 COMDATA PCARD	0211.6208		MISCELLANEOUS OFFICE
		3.74	AMAZON MKTPLACE PMTS , WIEMANN		84867	DEC 16 COMDATA PCARD	0211.6208		MISCELLANEOUS OFFICE
		2.45	AMAZON MKTPLACE PMTS , WIEMANN		84867	DEC 16 COMDATA PCARD	0211.6208		MISCELLANEOUS OFFICE
		60.89	AMAZON.COM AMZN.COM/BI , WIEMA		84867	DEC 16 COMDATA PCARD	0211.6208		MISCELLANEOUS OFFICE
		4.34	AMAZON.COM AMZN.COM/BI , WIEMA		84867	DEC 16 COMDATA PCARD	0211.6208		MISCELLANEOUS OFFICE
		120.00	MINNESOTA SHERIFFS ASS , WIEMA		84867	DEC 16 COMDATA PCARD	9101.1550		PREPAID EXPENSE
		18.20	WALGREENS , WIEMANN		84867	DEC 16 COMDATA PCARD	0211.6204		STATIONERY, ENVELOPES
		107.11	ADOBE , FREDRICKSON		84867	DEC 16 COMDATA PCARD	0192.6405		OFFICE & DATA PROCESSI
		104.95	WEATHERTECH DIRECT LLC , BLUML		84867	DEC 16 COMDATA PCARD	0230.6550		MOTOR VEHICLES
		6.88	THE HOME DEPOT , NELSON		84867	DEC 16 COMDATA PCARD	9601.6281		SMALL TOOLS & MINOR E
		6.88	THE HOME DEPOT , NELSON		84867	DEC 16 COMDATA PCARD	9601.6281		SMALL TOOLS & MINOR E
		39.80	THE HOME DEPOT , NELSON		84867	DEC 16 COMDATA PCARD	9601.6281		SMALL TOOLS & MINOR E
		49.97	THE HOME DEPOT , NELSON		84867	DEC 16 COMDATA PCARD	9601.6281		SMALL TOOLS & MINOR E
		239.90	NORTHERN TOOL EQUIP , NELSON		84867	DEC 16 COMDATA PCARD	9602.6249		MISCELLANEOUS OPERA
		33.36	BILL'S SUPERETTE		84868	DEC 16 COMDATA FUEL	0220.6223		GASOLINE
		30.12	BILL'S SUPERETTE		84868	DEC 16 COMDATA FUEL	0220.6223		GASOLINE
		29.22	BILL'S SUPERETTE		84868	DEC 16 COMDATA FUEL	0220.6223		GASOLINE
		37.00	BILL'S SUPERETTE		84868	DEC 16 COMDATA FUEL	0452.6223		GASOLINE
		40.38	BILL'S SUPERETTE		84868	DEC 16 COMDATA FUEL	0301.6223		GASOLINE
		22.67	BILL'S SUPERETTE		84868	DEC 16 COMDATA FUEL	0220.6223		GASOLINE
		39.22	BILL'S SUPERETTE		84868	DEC 16 COMDATA FUEL	0220.6223		GASOLINE
		36.44	BILL'S SUPERETTE		84868	DEC 16 COMDATA FUEL	0220.6223		GASOLINE
		42.44	BILL'S SUPERETTE		84868	DEC 16 COMDATA FUEL	0220.6223		GASOLINE
		44.69	BILL'S SUPERETTE		84868	DEC 16 COMDATA FUEL	0220.6223		GASOLINE
		59.25	BILL'S SUPERETTE		84868	DEC 16 COMDATA FUEL	0220.6223		GASOLINE
		21.87	BILL'S SUPERETTE		84868	DEC 16 COMDATA FUEL	0220.6225		DIESEL FUEL

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99011317	1/13/2017		108768 COMDATA NETWORK INC						Continued...
		34.12	BILL'S SUPERETTE		84868	DEC 16 COMDATA FUEL	0452.6223		GASOLINE
		42.75	BILL'S SUPERETTE		84868	DEC 16 COMDATA FUEL	0311.6223		GASOLINE
		41.50	BILL'S SUPERETTE		84868	DEC 16 COMDATA FUEL	0311.6223		GASOLINE
		45.00	CASEYS GEN STORE		84868	DEC 16 COMDATA FUEL	0311.6223		GASOLINE
		45.13	CASEYS RAMSEY		84868	DEC 16 COMDATA FUEL	0301.6223		GASOLINE
		51.56	CASEYS RAMSEY		84868	DEC 16 COMDATA FUEL	0452.6223		GASOLINE
		23.60	CASEYS RAMSEY		84868	DEC 16 COMDATA FUEL	0240.6223		GASOLINE
		28.45	CASEYS RAMSEY		84868	DEC 16 COMDATA FUEL	0240.6223		GASOLINE
		61.68	CASEYS RAMSEY		84868	DEC 16 COMDATA FUEL	0452.6223		GASOLINE
		27.15	CASEYS RAMSEY		84868	DEC 16 COMDATA FUEL	0191.6223		GASOLINE
		29.08	CASEYS RAMSEY		84868	DEC 16 COMDATA FUEL	0240.6223		GASOLINE
		69.78	CASEYS RAMSEY		84868	DEC 16 COMDATA FUEL	0452.6223		GASOLINE
		24.26	CASEYS RAMSEY		84868	DEC 16 COMDATA FUEL	0240.6223		GASOLINE
		48.60	CASEYS RAMSEY		84868	DEC 16 COMDATA FUEL	0311.6223		GASOLINE
		46.53	CASEYS RAMSEY		84868	DEC 16 COMDATA FUEL	0311.6223		GASOLINE
		45.56	CASEYS RAMSEY		84868	DEC 16 COMDATA FUEL	0301.6223		GASOLINE
		42.99	CASEYS RAMSEY		84868	DEC 16 COMDATA FUEL	0220.6223		GASOLINE
		43.32	CASEYS RAMSEY		84868	DEC 16 COMDATA FUEL	0220.6225		DIESEL FUEL
		56.88	CASEYS RAMSEY		84868	DEC 16 COMDATA FUEL	0452.6223		GASOLINE
		18.41	CASEYS RAMSEY		84868	DEC 16 COMDATA FUEL	0452.6223		GASOLINE
		23.50	CASEYS RAMSEY		84868	DEC 16 COMDATA FUEL	0452.6223		GASOLINE
		51.28	CASEYS RAMSEY		84868	DEC 16 COMDATA FUEL	0452.6223		GASOLINE
		53.23	CASEYS RAMSEY		84868	DEC 16 COMDATA FUEL	0452.6223		GASOLINE
		75.22	CASEYS RAMSEY		84868	DEC 16 COMDATA FUEL	0452.6223		GASOLINE
		56.32	CASEYS RAMSEY		84868	DEC 16 COMDATA FUEL	0452.6223		GASOLINE
		69.85	CASEYS RAMSEY		84868	DEC 16 COMDATA FUEL	0311.6223		GASOLINE
		37.47	CASEYS RAMSEY		84868	DEC 16 COMDATA FUEL	0452.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99011317	1/13/2017		108768 COMDATA NETWORK INC						Continued...
		46.61	CASEYS RAMSEY		84868	DEC 16 COMDATA FUEL	0452.6223		GASOLINE
		29.54	CASEYS RAMSEY		84868	DEC 16 COMDATA FUEL	0452.6223		GASOLINE
		22.51	CASEYS RAMSEY		84868	DEC 16 COMDATA FUEL	0311.6223		GASOLINE
		51.80	CASEYS RAMSEY		84868	DEC 16 COMDATA FUEL	0311.6223		GASOLINE
		34.80	COBORN'S SUPERSTORE		84868	DEC 16 COMDATA FUEL	0194.6223		GASOLINE
		47.52	HOLIDAY STNSTORE		84868	DEC 16 COMDATA FUEL	0311.6223		GASOLINE
		58.57	HOLIDAY STNSTORE		84868	DEC 16 COMDATA FUEL	0452.6223		GASOLINE
		35.91	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0240.6223		GASOLINE
		25.37	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0240.6223		GASOLINE
		47.37	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0220.6223		GASOLINE
		49.35	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0194.6223		GASOLINE
		30.53	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0194.6223		GASOLINE
		37.40	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0194.6223		GASOLINE
		29.55	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0194.6223		GASOLINE
		49.60	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0220.6225		DIESEL FUEL
		49.22	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0220.6223		GASOLINE
		40.01	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0220.6223		GASOLINE
		37.70	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0220.6223		GASOLINE
		40.35	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0220.6223		GASOLINE
		49.32	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0220.6223		GASOLINE
		50.94	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0220.6223		GASOLINE
		44.70	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0452.6223		GASOLINE
		48.10	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0311.6223		GASOLINE
		33.92	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0452.6223		GASOLINE
		25.20	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0452.6223		GASOLINE
		27.66	BILL'S SUPERETTE		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		27.55	BILL'S SUPERETTE		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99011317	1/13/2017		108768 COMDATA NETWORK INC						Continued...
		34.50	BILL'S SUPERETTE		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		22.50	BILL'S SUPERETTE		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		14.90	BILL'S SUPERETTE		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		26.00	BILL'S SUPERETTE		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		34.58	BILL'S SUPERETTE		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		33.58	BILL'S SUPERETTE		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		27.94	CASEYS RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		30.10	CASEYS RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		25.81	CASEYS RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		22.52	CASEYS RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		23.76	CASEYS RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		26.59	CASEYS RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		16.60	CASEYS RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		21.59	CASEYS RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		23.71	CASEYS RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		22.89	CASEYS RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		18.78	CASEYS RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		21.20	CASEYS RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		22.27	CASEYS RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		20.65	CASEYS RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		49.35	CASEYS RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		22.75	CASEYS RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		25.15	CASEYS RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		45.87	CASEYS RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		16.30	CASEYS RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		42.44	CASEYS RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		33.75	CASEYS RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99011317	1/13/2017		108768 COMDATA NETWORK INC						Continued...
		19.15	CASEYS RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		19.65	CASEYS RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		2.45	CASEYS RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		15.64	CASEYS RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		45.07	CASEYS RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		21.73	CASEYS RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		24.84	CASEYS RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		22.40	CASEYS RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		24.29	CASEYS RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		40.33	CASEYS RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		21.89	CASEYS RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		20.07	CASEYS RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		15.01	CASEYS RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		17.69	CASEYS RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		39.30	CASEYS RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		34.40	CASEYS RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		14.81	CASEYS RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		36.48	CASEYS RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		22.49	CASEYS RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		32.29	CASEYS RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		27.41	CASEYS RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		33.82	CASEYS RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		29.28	HOLIDAY STNSTORE		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		30.57	HOLIDAY STNSTORE		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		22.27	HOLIDAY STNSTORE		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		26.28	HOLIDAY STNSTORE		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		28.46	HOLIDAY STNSTORE		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99011317	1/13/2017		108768 COMDATA NETWORK INC						Continued...
		24.59	HOLIDAY STNSTORE		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		16.51	HOLIDAY STNSTORE		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		16.89	HOLIDAY STNSTORE		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		30.43	HOLIDAY STNSTORE		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		12.25	HOLIDAY STNSTORE		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		15.25	HOLIDAY STNSTORE		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		34.96	HOLIDAY STNSTORE		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		22.80	HOLIDAY STNSTORE		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		16.69	HOLIDAY STNSTORE		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		13.65	HOLIDAY STNSTORE		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		20.31	HOLIDAY STNSTORE		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		20.31	HOLIDAY STNSTORE		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		22.47	HOLIDAY STNSTORE		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		36.15	HOLIDAY STNSTORE		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		26.80	HOLIDAY STNSTORE		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		29.59	HOLIDAY STNSTORE		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		33.10	HOLIDAY STNSTORE		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		33.50	HOLIDAY STNSTORE		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		15.00	HOLIDAY STNSTORE		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		27.19	KWIK TRIP		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		18.33	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		12.09	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL.	0211.6223		GASOLINE
		31.15	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		10.36	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		9.31	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		20.08	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		35.43	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99011317	1/13/2017		108768 COMDATA NETWORK INC						Continued...
		10.28	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		21.16	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		19.36	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		27.43	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		16.81	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		20.62	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		29.65	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		19.29	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		20.03	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		16.85	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		18.69	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		19.19	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		31.66	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		18.11	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		17.06	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		21.68	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		23.02	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		41.79	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		21.58	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		21.82	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		28.23	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		26.74	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		20.33	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		36.88	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		12.98	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		28.33	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		24.61	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99011317	1/13/2017		108768 COMDATA NETWORK INC						Continued...
		26.44	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		15.34	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		32.55	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		13.60	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		30.43	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		31.13	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		18.79	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		17.51	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		32.56	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		18.06	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		34.33	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		17.76	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		29.70	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		19.09	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		19.61	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		17.23	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		21.80	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		13.54	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		16.84	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		36.76	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		27.88	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		34.46	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		30.43	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		67.11	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		55.12	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		65.15	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		29.91	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99011317	1/13/2017		108768 COMDATA NETWORK INC						Continued...
		16.33	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		41.90	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		32.36	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		17.60	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		24.12	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		23.70	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		23.80	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		28.53	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		16.33	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		23.90	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		28.56	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		23.30	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		36.38	SUPERAMERICA		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		32.84	SUPERAMERICA		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		18.49	SUPERAMERICA		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		23.73	SUPERAMERICA		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		16.18	SUPERAMERICA		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		24.62	SUPERAMERICA		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		21.04	SUPERAMERICA		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		31.18	SUPERAMERICA		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		28.45	SUPERAMERICA		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		34.50	SUPERAMERICA		84868	DEC 16 COMDATA FUEL	0211.6223		GASOLINE
		51.49	CASEYS RAMSEY		84868	DEC 16 COMDATA FUEL	9601.6223		GASOLINE
		40.16	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	9601.6223		GASOLINE
		50.49	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	9601.6223		GASOLINE
		45.59	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	9601.6223		GASOLINE
		49.21	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	9601.6223		GASOLINE

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description
99011317	1/13/2017		**108768 COMDATA NETWORK INC**						**Continued...**
		64.20	BILL'S SUPERETTE		84868	DEC 16 COMDATA FUEL	9602.6223		GASOLINE
		60.26	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	9602.6223		GASOLINE
		59.54	LITTLE DUKES RAMSEY		84868	DEC 16 COMDATA FUEL	9602.6223		GASOLINE
		16,856.74							
99011717	1/17/2017		**107885 DEPARTMENT OF LABOR AND INDUSTRY**						
		1,026.10	December Surcharges		84793	12312016	9101.2081		SURCHARGES-PERMITS
		25.00-	December Surcharges		84793	12312016	9101.4604		SURCHARGES
		1,001.10							
99317584	1/13/2017		**100223 ICMA RETIREMENT TRUST 457**						
		1,794.53			84794	0112171412541	9101.2175		DEFERRED COMPENSATI(
		1,794.53							
99332190	1/13/2017		**114790 GREAT WEST LIFE AND ANNUITY INS CO**						
		4,255.00			84797	01121714125412	9101.2175		DEFERRED COMPENSATI(
		4,255.00							
99336656	1/13/2017		**114790 GREAT WEST LIFE AND ANNUITY INS CO**						
		1,258.86			84798	01121714125413	9101.2176		LIFE/HEALTH-EMPLOYEE
		1,258.86							
		265,906.42	Grand Total						

Payment Instrument Totals

Checks	140,874.93
EFT Payments	125,031.49
Total Payments	265,906.42

CITY OF RAMSEY
Create Payment Control Groups

Bank Account	00002224	CASH IN BANK
Version	LOGIS004V	
Originator	JLIPSKI	
Payment Instrument		Check Payment
Pay Through Date	12/31/2017	

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
110402	ADVANCE AUTO PARTS	DEC 2016 PURCHASES	PV	84809	001	09101	12/31/2016	123116	336.11
	ADVANCE AUTO PARTS	DEC 2016 PURCHASES	PV	84809	002	09101	12/31/2016	123116	287.08
	AAP FINANCIAL SERVICES	DEC 2016 PURCHASES	PV	84809	003	09101	12/31/2016	123116	140.97
	P O BOX 742063	DEC 2016 PURCHASES	PV	84809	004	09101	12/31/2016	123116	6.03
	ATLANTA GA 30374-2063	DEC 2016 PURCHASES	PV	84809	005	09101	12/31/2016	123116	10.49
					Summary Total				780.68
					Payment Amount				780.68
100017	AIRGAS USA, LLC	MISC GASES	PV	84808	001	09101	12/31/2016	9941286835	28.76
	AIRGAS USA LLC P O BOX 802576 CHICAGO IL 60680-2576				Summary Total				28.76
					Payment Amount				28.76
100035	ANOKA COUNTY CENTRAL COMMUNICATIONS	NOV 2016 INTERNET ACCESS	PV	84755	001	09101	12/29/2016	2016-346	625.60
	ANOKA COUNTY CENTRAL COMMUNICATIONS 325 EAST MAIN STREET ANOKA MN 55303				Summary Total				625.60
					Payment Amount				625.60
100040	ANOKA COUNTY FIRE PROTECTION COUNCIL	FIRE ANNUAL DUES 2017	PV	84844	001	09101	1/1/2017	16-047	420.00
	ANOKA COUNTY FIRE PROTECTION COUNCIL 1710 COUNTY HIGHWAY 10 SPRING LAKE PARK MN 55432				Summary Total				420.00
					Payment Amount				420.00
100043	ANOKA COUNTY PROPERTY RECORDS TAXATION	DEC 2016 FILINGS	PV	84810	001	09804	12/31/2016	534 DEC 16	46.00
	ANOKA COUNTY PROPERTY RECORDS TAXATION 2100 - 3RD AVENUE ANOKA MN 55303				Summary Total				46.00
					Payment Amount				46.00
107587	ANOKA COUNTY TREASURY DEPARTMENT	BROADBAND	PV	84845	001	09101	1/3/2017	B170103M	604.50
	ANOKA COUNTY TREASURY DEPARTMENT 2100 THIRD AVENUE				Summary Total				604.50

CITY OF RAMSEY
Create Payment Control Groups

Bank Account	00002224	CASH IN BANK
Version	LOGIS004V	
Originator	JLIPSKI	
Payment Instrument		Check Payment
Pay Through Date	12/31/2017	

Payee Number	Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	ANOKA MN 55303								
				Payment Amount					604.50
100052	ANOKA POLICE DEPARTMENT	ANIMAL CONTAINMENT DEC 16	PV	84756	001	09101	1/5/2017	010517	450.00
	ANOKA POLICE DEPARTMENT 275 HARRISON STREET ANOKA MN 55303			Summary Total					450.00
				Payment Amount					450.00
104586	BLAINE, CITY OF	THERMO PAPER	PV	84887	001	09101	1/3/2017	5052	132.80
	CITY OF BLAINE 10801 TOWN SQUARE DRIVE BLAINE MN 55449			Summary Total					132.80
				Payment Amount					132.80
100086	BLUE VELVET INC	JAN 2017 WASHES	PV	84846	001	09101	1/4/2017	010417	299.50
	BLUE VELVET INC 14101 ST FRANCIS BLVD RAMSEY MN 55303			Summary Total					299.50
				Payment Amount					299.50
100647	BOLTON AND MENK, INC	RIVERDALE EXT	PV	84757	001	09497	12/21/2016	0198131	1,575.00
	BOLTON AND MENK, INC 1960 PREMIER DRIVE MANKATO MN 56001-5900			Summary Total					1,575.00
				Payment Amount					1,575.00
103641	BOYER TRUCKS ROGERS	PROBE ASSY	PV	84758	001	09101	12/29/2016	176850R	41.72
	BOYER TRUCKS			Summary Total					41.72
	2601 NE BROADWAY	STOP LAMP	PV	84759	001	09101	12/29/2016	176902R	27.96
	MINNEAPOLIS MN 55413			Summary Total					27.96
		WORK ON 672	PV	84811	001	09101	12/27/2016	473560	151.70
				Summary Total					151.70
				Payment Amount					221.38
107285	BRONTO SOFTWARE, INC.	SERVICE FOR 2017	PV	84847	001	09101	12/31/2016	534140	3,650.00

Bank Account	00002224	CASH IN BANK
Version	LOGIS004V	
Originator	JLIPSKI	
Payment Instrument		Check Payment
Pay Through Date	12/31/2017	

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	BRONTO SOFTWARE INC 33344 COLLECTION CENTER DRIVE CHICAGO IL 60693-0333			Summary Total					3,650.00
				Payment Amount					3,650.00
100306	BUREAU OF CRIMINAL APPREHENSION	CJDN ACCESS OCT/DEC 16	PV	84760	001	09101	12/31/2016	00000368683	390.00
	BUREAU OF CRIMINAL APPREHENSION MNJIS SECTION- ATTEN: KIM LACEK 1430 MARYLAND AVENUE EAST ST PAUL MN 55106			Summary Total					390.00
				Payment Amount					390.00
106854	CDWG INC	3 HARD DRIVES	PV	84812	001	09101	12/28/2016	GKK1744	179.52
	CDWG INC 75 REMITTANCE DRIVE SUITE 1515 CHICAGO IL 60675-1515			Summary Total					179.52
				Payment Amount					179.52
114549	CHET S SHOES INC	BOOTS- LIND	PV	84761	001	09101	12/27/2016	34678	150.00
	CHET S SHOES INC 8870 RENDOVA STREET NE CIRCLE PINES MN 55014			Summary Total					150.00
				Payment Amount					150.00
104676	CITY HEIGHTS INC	DEC 16 RAMP WINDOWS WASHED	PV	84813	001	09240	1/6/2017	15524	2,300.00
	CITY HEIGHTS INC			Summary Total					2,300.00
	2804 5TH AVENUE NORTH	CITY HALL WINDOWS WASHED	PV	84814	001	09101	1/6/2017	15523	4,445.00
	ANOKA MN 55303			Summary Total					4,445.00
		FF 1 WINDOWS WASHED	PV	84815	001	09101	1/6/2017	15525	295.00
				Summary Total					295.00
				Payment Amount					7,040.00
108228	COBORN'S INC	RE: ROSSUM FUNERAL	PV	84816	001	09101	12/19/2016	121916	37.49
	COBORN'S INC 1921 COBORN BLVD ST CLOUD MN 56301			Summary Total					37.49
				Payment Amount					

Bank Account	00002224	CASH IN BANK
Version	LOGIS004V	
Originator	JLIPSKI	
Payment Instrument		Check Payment
Pay Through Date	12/31/2017	

Payee Number	Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
									37.49
111471	COMMERCIAL PARTNERS TITLE	TITLE SEARCH 6401 HIWAY 10	PV	84884	001	09410	12/12/2016	45400	685.00
	COMMERCIAL PARTNERS TITLE 200 SOUTH SIXTH STREET SUITE 1300 MINNEAPOLIS MN 55402				Summary Total				685.00
					Payment Amount				685.00
100125	COUNTRYSIDE PRINTING INC	BUS CARDS-CURTIS/HASSEL	PV	84762	001	09101	12/28/2016	34427	118.00
	COUNTRYSIDE PRINTING				Summary Total				118.00
	6250 BUNKER LAKE BLVD NW	BUSINESS CARDS 3	PV	84848	001	09101	1/10/2017	34447	59.00
	SUITE 113	BUSINESS CARDS 3	PV	84848	002	09101	1/10/2017	34447	59.00
	RAMSEY MN 55303	BUSINESS CARDS 3	PV	84848	003	09101	1/10/2017	34447	59.00
					Summary Total				177.00
		JAN/FEB 17 RAMSEY RESIDENT	PV	84849	001	09101	12/29/2016	34433	4,290.00
					Summary Total				4,290.00
					Payment Amount				4,585.00
100129	CRYSTEEL TRUCK EQUIPMENT	MISC PARTS FOR 676	PV	84763	001	09101	12/30/2016	F39550	140.49
	CRYSTEEL MANUFACTURING				Summary Total				140.49
	1130 73RD AVENUE NE	RETURN- CONNECTOR	PD	84817	001	09101	12/30/2016	F39552	2.88-
	FRIDLEY MN 55432				Summary Total				2.88-
					Payment Amount				137.61
100144	DEHN OIL COMPANY	DIESEL	PV	84850	001	09101	1/4/2017	45170	1,517.75
	DEHN OIL COMPANY				Summary Total				1,517.75
	6735 141ST AVENUE NW	DIESEL	PV	84851	001	09101	1/4/2017	45171	164.00
	RAMSEY MN 55303				Summary Total				164.00
		DIESEL	PV	84852	001	09101	1/10/2017	25096401	129.61
					Summary Total				129.61
					Payment Amount				1,811.36
113991	EMERGENCY RESPONSE SOLUTIONS	MISC SUPPLIES	PV	84764	001	09101	12/29/2016	7808	92.18

Bank Account	00002224	CASH IN BANK
Version	LOGIS004V	
Originator	JLIPSKI	
Payment Instrument		Check Payment
Pay Through Date	12/31/2017	

Payee Number	Payee Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	EMERGENCY RESPONSE SOLUTIONS 4817 VIKING BLVD SUITE 102 EAST BETHEL MN 55092			Summary Total					92.18
				Payment Amount					92.18
107099	FASTENAL	MISC PARTS	PV	84765	001	09101	12/30/2016	MNTC8148136	4.73
	FASTENAL COMPANY			Summary Total					4.73
	P O BOX 978	MISC PARTS	PV	84853	001	09101	1/4/2017	MNTC8148195	12.54
	WINONA MN 55987			Summary Total					12.54
				Payment Amount					17.27
112421	FIRST SCRIBE	ROW WAY JAN 2017	PV	84854	001	09101	1/1/2017	2472005	200.00
	FIRST SCRIBE 110 CHESHIRE LANE SUITE 105 MINNETONKA MN 55305			Summary Total					200.00
				Payment Amount					200.00
100189	G AND K SERVICES INC	UNIFORM CLEANING	PV	84766	001	09101	12/28/2016	1006262242	21.00
	G AND K SERVICES INC	UNIFORM CLEANING	PV	84766	002	09101	12/28/2016	1006262242	5.00
	P O BOX 842385	UNIFORM CLEANING	PV	84766	003	09101	12/28/2016	1006262242	26.52
	BOSTON MA 02284-2385	UNIFORM CLEANING	PV	84766	004	09101	12/28/2016	1006262242	26.52
				Summary Total					79.04
		FIRE DEPT. MATS	PV	84767	001	09101	12/28/2016	1006262244	13.20
				Summary Total					13.20
		UNIFORM CLEANING	PV	84855	001	09101	1/4/2017	1006273525	21.00
		UNIFORM CLEANING	PV	84855	002	09101	1/4/2017	1006273525	5.00
		UNIFORM CLEANING	PV	84855	003	09101	1/4/2017	1006273525	30.69
		UNIFORM CLEANING	PV	84855	004	09101	1/4/2017	1006273525	30.69
				Summary Total					87.38
				Payment Amount					179.62
112581	GASAWAY CONSULTING GROUP	FACILITATE MISSION	PV	84856	001	09101	1/5/2017	1460	3,000.00
	GASAWAY CONSULTING GROUP PMB 177 1769 LEXINGTON AVENUE N ST PAUL MN 55113-6522			Summary Total					3,000.00
				Payment Amount					3,000.00
100200	GOPHER STATE ONE CALL	73 TICKETS DEC 2016	PV	84768	001	09601	12/31/2016	6120662	32.85

Bank Account	00002224	CASH IN BANK
Version	LOGIS004V	
Originator	JLIPSKI	
Payment Instrument		Check Payment
Pay Through Date	12/31/2017	

Payee Number	Payee Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	INC								
	GOPHER STATE ONE CALL	73 TICKETS DEC 2016	PV	84768	002	09601	12/31/2016	6120662	32.85
	7223 PARKWAY DRIVE	73 TICKETS DEC 2016	PV	84768	003	09601	12/31/2016	6120662	32.85
	SUITE 210								
	HANOVER MD 21076-1317			Summary Total					98.55
				Payment Amount					98.55
100209	HAKANSON ANDERSON ASSOC INC	LAND SURVEY LOT 1 BLOCK 1	PV	84885	001	09230	12/21/2016	37383	3,000.00
	HAKANSON ANDERSON ASSOC INC			Summary Total					3,000.00
	3601 THURSTON AVENUE								
	ANOKA MN 55303-1063			Payment Amount					3,000.00
110386	HEALTH PARTNERS	NEW FIRE FIGHTERS-PRE EMPL	PV	84818	001	09101	1/1/2017	900031418	4,458.00
	HEALTH PARTNERS			Summary Total					4,458.00
	P O BOX 77026								
	MINNEAPOLIS MN 55480-7726			Payment Amount					4,458.00
111269	IAATI	2017 DUES- C. CURTIS	PV	84888	001	09101	1/17/2017	011717	40.00
	IAATI			Summary Total					40.00
	JOHN V. ABOUNADER								
	P O BOX 223								
	CLINTON NY 13323-0223			Payment Amount					40.00
112475	INNOVATIVE OFFICE SOLUTIONS	OFFICE SUPPLIES	PV	84857	001	09101	1/6/2017	IN1455226	1.65
	INNOVATIVE OFFICE SOLUTIONS	OFFICE SUPPLIES	PV	84857	002	09101	1/6/2017	IN1455226	191.08
	AB # 1004			Summary Total					192.73
	P O BOX 249004	OFFICE SUPPLIES	PV	84858	001	09101	1/3/2017	IN1449778	56.37
	APPLE VALLEY MN 55124-9017			Summary Total					56.37
				Payment Amount					249.10
115569	INSIGHT REALTY ADVISORS INC	APPRAISAL 6401 HIWAY 10	PV	84769	001	09410	12/23/2016	2016-491	4,000.00
	INSIGHT REALTY ADVISORS INC			Summary Total					4,000.00

CITY OF RAMSEY
Create Payment Control Groups

Bank Account	00002224	CASH IN BANK
Version	LOGIS004V	
Originator	JLIPSKI	
Payment Instrument		Check Payment
Pay Through Date	12/31/2017	

Payee Number	Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	301 PRAIRIE WAY SOUTH BAYPORT MN 55003								
								Payment Amount	4,000.00
106049	INTERNATIONAL CODE COUNCIL	SEMINARS 2017	PV	84859	001	09101	12/31/2016	1000745970	552.00
	INTERNATIONAL CODE COUNCIL							Summary Total	552.00
								Payment Amount	552.00
115007	ITERIS, INC	DEC 2016	PV	84886	001	09101	1/2/2017	322035	400.00
	ITERIS, INC P O BOX 842123 LOS ANGELES CA 90084-2123							Summary Total	400.00
								Payment Amount	400.00
106066	KEEPRS, INC	PADDLE HOLSTERS (2)	PV	84889	001	09101	1/4/2017	332174	129.98
	KEEPRS, INC. 3535 WEST DIVISION STREET ST CLOUD MN 56301							Summary Total	129.98
								Payment Amount	129.98
100722	LATOUR VINYL	8 HELMET DECALS	PV	84860	001	09101	1/3/2017	010317	56.00
	LATOUR VINYL 7747 158TH AVENUE NW RAMSEY MN 55303							Summary Total	56.00
								Payment Amount	56.00
100258	LEAGUE OF MINNESOTA CITIES	RE: S. STROMMEN 2016 MTG	PV	84770	001	09101	11/30/2016	247744	45.00
	LEAGUE OF MN CITIES FINANCE DEPT 145 UNIVERSITY AVE WEST ST PAUL MN 55103-2044							Summary Total	45.00
								Payment Amount	45.00
100259	LEAGUE OF MN CITIES INS TRUST	RE: NIELSEN/HEMMERICH	PV	84861	001	09702	1/1/2017	0200031133 JAN 2017	403.11
	LEAGUE OF MN CITIES INS TRUST C/O BERKLEY RISK SERVICES INC							Summary Total	403.11

Bank Account	00002224	CASH IN BANK
Version	LOGIS004V	
Originator	JLIPSKI	
Payment Instrument		Check Payment
Pay Through Date	12/31/2017	

Payee Number	Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	P O BOX 581517 MINNEAPOLIS MN 55458-1517								
				Payment Amount					403.11
100266	LOGIS	DEC 16 BILLING	PV	84819	001	09101	12/31/2016	42778	11,377.00
	LOCAL GOVERNMENT INFORMATION SYSTEMS ASS			Summary Total					11,377.00
	5750 DULUTH STREET	DEC 16 BILLING ENTRUST TOKEN	PV	84820	001	09101	12/31/2016	42853	32.06
	GOLDEN VALLEY MN 55422-4036			Summary Total					32.06
				Payment Amount					11,409.06
106616	MARTIN MCALLISTER, INC	FIRE- 6 ASSESSMENTS	PV	84821	001	09101	12/31/2016	10829	3,000.00
	MARTIN MCALLISTER, INC 3900 IDS CENTER MINNEAPOLIS MN 55402			Summary Total					3,000.00
				Payment Amount					3,000.00
100283	MENARDS COON RAPIDS	MISC PARTS- FIRE DEPT.	PV	84823	001	09101	12/29/2016	35146	320.37
	MENARDS COON RAPIDS			Summary Total					320.37
	3045 MAIN STREET	RETURN- MISC FIRE DEPT.	PD	84871	001	09101	1/24/2017	35694	140.24-
	COON RAPIDS MN 55433			Summary Total					140.24-
				Payment Amount					180.13
100284	MENARDS ELK RIVER	MISC SUPPLIES	PV	84771	001	09101	12/28/2016	23077	16.97
	MENARDS ELK RIVER			Summary Total					16.97
	19521 EVANS STREET NW	SCOOPS- FIRE DEPART.	PV	84772	001	09101	12/28/2016	23058	6.98
	ELK RIVER MN 55330-1077			Summary Total					6.98
		LOCK NUTS	PV	84822	001	09101	12/30/2016	23215	12.98
				Summary Total					12.98
		MISC SUPPLIES	PV	84872	001	09601	1/3/2017	23460	127.34
				Summary Total					127.34
				Payment Amount					164.27
100285	MET COUNCIL ENVIRONMENTAL SRV	FEB 2017 WASTE WATER	PV	84869	001	09602	1/5/2017	0001062819	62,966.65

Bank Account	00002224	CASH IN BANK
Version	LOGIS004V	
Originator	JLIPSKI	
Payment Instrument		Check Payment
Pay Through Date	12/31/2017	

Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	MET COUNCIL ENVIRONMENTAL SRV			Summary Total					62,966.65
	P O BOX 856513								
	MINNEAPOLIS MN 55485-6513								
				Payment Amount					62,966.65
100289	METRO SALES INC	COPIER CONTRACT DEC 2016	PV	84773	001	09101	1/4/2017	INV698879	1,927.57
	METRO SALES INC	COPIER CONTRACT DEC 2016	PV	84773	002	09101	1/4/2017	INV698879	575.75
	1620 EAST 78TH STEET			Summary Total					2,503.32
	MINNEAPOLIS MN 55423								
				Payment Amount					2,503.32
108201	METRO TENT RENTAL	2017 HOLIDAY PARTY-HEATERS	PV	84890	001	09101	11/29/2016	5988	200.00
	METRO TENT RENTAL			Summary Total					200.00
	9273 188TH AVE NW								
	ELK RIVER MN 55330								
				Payment Amount					200.00
101164	MILLER CHEVROLET	WORK ON 675	PV	84824	001	09101	12/27/2016	CTCS567487	3,598.65
	MILLER CHEVROLET	WORK ON 675	PV	84824	002	09101	12/27/2016	CTCS567487	1,014.00
	21150 JOHN MILLESS DR P O BOX 130			Summary Total					4,612.65
	ROGERS MN 55374	WORK ON 678	PV	84870	001	09101	1/3/2017	CTCS568219	95.00
		WORK ON 678	PV	84870	002	09101	1/3/2017	CTCS568219	182.00
				Summary Total					277.00
				Payment Amount					4,889.65
115572	MN PIE	S. WIENER- 2017 WORKSHOP	PV	84891	001	09101	1/13/2017	011317	175.00
	MN PIE			Summary Total					175.00
	P O BOX 248								
	PRIOR LAKE MN 55372								
				Payment Amount					175.00
113678	MN STATE LODGE FRATERNAL ORDER OF POLICE	2017 DUES KATERS-BLUML-FRANKFU	PV	84873	001	09101	1/5/2017	010517	75.00
	MN STATE LODGE FRATERNAL ORDER OF POLICE			Summary Total					75.00
	P O BOX 270026								

Bank Account	00002224	CASH IN BANK
Version	LOGIS004V	
Originator	JLIPSKI	
Payment Instrument		Check Payment
Pay Through Date	12/31/2017	

Payee Number	Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	GOLDEN VALLEY MN 55427								
				Payment Amount					75.00
		2017 DUES KATERS-BLUML-FRANKFU	PV	84874	001	09101	1/5/2017	010517A	450.00
				Summary Total					450.00
				Payment Amount					450.00
113909	MOBILE VEHICLE INTEGRATION	INSTALL ON FIRE TRUCK	PV	84825	001	09101	12/30/2016	1612240	5,247.31
	MOBILE VEHICLE INTEGRATION			Summary Total					5,247.31
	835 XENIA AVENUE NW	SIREN REPAIR RESCUE 21	PV	84875	001	09101	1/4/2017	1701002	315.00
	ELK RIVER MN 55330			Summary Total					315.00
				Payment Amount					5,562.31
108091	MUNICIPAL CODE CORPORATION	RE: CODE OF ORDINANCES	PV	84774	001	09101	12/28/2016	00280162	3,716.35
	MUNICIPAL CODE CORPORATION			Summary Total					3,716.35
	P O BOX 2235	UPDATES 2017	PV	84893	001	09101	1/10/2017	00280472	2,127.27
	TALLAHASSEE FL 32316			Summary Total					2,127.27
				Payment Amount					5,843.62
113946	MUNICIPAL EMERGENCY SERVICES INC	GLOBE G-XTREME PANT/COAT 6	PV	84826	001	09101	12/15/2016	SO1068786	12,195.42
	MUNICIPAL EMERGENCY SERVICES INC			Summary Total					12,195.42
	DEPOSITORY ACCOUNT								
	75 REMITTANCE DRIVE SUITE 3135								
	CHICAGO IL 60675								
				Payment Amount					12,195.42
100345	NAPA AUTO PARTS ELK RIVER	UPHOL CLEANER	PV	84775	001	09101	12/30/2016	890475	6.69
	NAPA AUTO PARTS ELK RIVER			Summary Total					6.69
	17137 YALE STREET NW	CABIN AIR FILTER 644	PV	84876	001	09101	1/9/2017	891672	21.16
	P O BOX 1041			Summary Total					21.16
	ELK RIVER MN 55330								
				Payment Amount					27.85

CITY OF RAMSEY
Create Payment Control Groups

Bank Account	00002224	CASH IN BANK
Version	LOGIS004V	
Originator	JLIPSKI	
Payment Instrument		Check Payment
Pay Through Date	12/31/2017	

Payee Number	Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
115543	NATURAL ENDEAVORS LANDSCAPING INC	PLOWING 6701 HWY 10	PV	84877	001	09410	1/5/2017	1389S	246.64
	NATURAL ENDEAVORS LANDSCAPING INC 22839 ZION PARKWAY NW BETHEL MN 55005				Summary Total				246.64
					Payment Amount				246.64
115167	NET TRANSCRIPTS INC	TRANSCRIPTION	PV	84776	001	09101	12/15/2016	0011144	148.23
	NET TRANSCRIPTS INC 3707 N. 7TH STREET SUITE 320 PHOENIX AZ 85014				Summary Total				148.23
					Payment Amount				148.23
100988	NORTHERN SAFETY TECHNOLOGY	CORNER STROBE	PV	84878	001	09101	1/9/2017	42819	322.48
	NORTHERN SAFETY TECHNOLOGY 5708 UPPER 147TH STREET W SUITE 107 APPLE VALLEY MN 55124				Summary Total				322.48
					Payment Amount				322.48
115232	NORTHERN TECHNOLOGIES LLC	NOV 16 ALPINE/SUNWOOD IMPROV	PV	84777	001	09435	11/30/2016	19927	4,400.00
	NORTHERN TECHNOLOGIES LLC	NOV 16 ALPINE/SUNWOOD IMPROV	PV	84777	002	09435	11/30/2016	19927	4,400.00
	3522 4TH AVENUE S FARGO ND 58103				Summary Total				8,800.00
					Payment Amount				8,800.00
115071	NORTHLAND OCCUPATIONAL HEALTH	PRE EMPLOY TESTING	PV	84827	001	09101	1/6/2017	1252	50.00
	NORTHLAND OCCUPATIONAL HEALTH				Summary Total				50.00
	7533 SUNWOOD DRIVE NW SUITE 212	POST ACCIDENT DRUG TEST	PV	84879	001	09101	1/6/2017	1251	300.00
	RAMSEY MN 55303				Summary Total				300.00
					Payment Amount				350.00
110547	NORTHWEST LIGHTING	RETURN- MISC BULBS	PD	84778	001	09240	12/31/2016	99758	58.00-

Bank Account	00002224	CASH IN BANK
Version	LOGIS004V	
Originator	JLIPSKI	
Payment Instrument		Check Payment
Pay Through Date	12/31/2017	

Payee Number	Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
	SYSTEMS CO.								
	NORTHWEST LIGHTING SYSTEMS CO.			Summary Total					58.00-
	12001 RIVERWOOD DRIVE	MISC BULBS	PV	84880	001	09240	1/4/2017	100064	399.04
	BURNSVILLE MN 55337			Summary Total					399.04
				Payment Amount					341.04
100384	PLAISTED COMPANIES INC	ICE CONTROL SAND	PV	84779	001	09101	12/31/2016	6334	992.50
	PLAISTED COMPANIES INC			Summary Total					992.50
	PO BOX 332								
	11555 - 205TH AVENUE NW								
	ELK RIVER MN 55330								
				Payment Amount					992.50
111368	POLLARDWATER.COM	MISC SUPPLIES	PV	84780	001	09601	12/27/2016	10062897	124.93
	POLLARDWATER.COM			Summary Total					124.93
	200 ATLANTIC AVENUE								
	NEW HYDE PARK NY 11040								
				Payment Amount					124.93
111488	POPP.COM INC	DEC 16 SERVICES	PV	84828	001	09101	12/31/2016	992386649	108.20
	POPP.COM INC	DEC 16 SERVICES	PV	84828	002	09101	12/31/2016	992386649	37.87
	620 MENDELSSOHN AVENUE	DEC 16 SERVICES	PV	84828	003	09101	12/31/2016	992386649	32.46
	NORTH SUITE 101								
	GOLDEN VALLEY MN 55427	DEC 16 SERVICES	PV	84828	004	09101	12/31/2016	992386649	183.94
		DEC 16 SERVICES	PV	84828	005	09101	12/31/2016	992386649	32.46
		DEC 16 SERVICES	PV	84828	006	09101	12/31/2016	992386649	91.97
		DEC 16 SERVICES	PV	84828	007	09101	12/31/2016	992386649	37.87
		DEC 16 SERVICES	PV	84828	008	09101	12/31/2016	992386649	106.91
		DEC 16 SERVICES	PV	84828	009	09101	12/31/2016	992386649	85.29
		DEC 16 SERVICES	PV	84828	010	09101	12/31/2016	992386649	104.64
		DEC 16 SERVICES	PV	84828	011	09101	12/31/2016	992386649	56.87
				Summary Total					878.48
				Payment Amount					878.48
107978	PREMIER COMMERCIAL PROPERTIES INC	DEC 2016 MANAGEMENT HIWAY 10	PV	84781	001	09410	12/31/2016	5113	200.00
	PREMIER COMMERCIAL PROPERTIES INC	DEC 2016 MANAGEMENT HIWAY 10	PV	84781	002	09410	12/31/2016	5113	200.00
	6897 139TH LANE NW	DEC 2016 MANAGEMENT HIWAY 10	PV	84781	003	09410	12/31/2016	5113	200.00
	RAMSEY MN 55303	DEC 2016 MANAGEMENT	PV	84781	004	09410	12/31/2016	5113	200.00

Bank Account	00002224	CASH IN BANK
Version	LOGIS004V	
Originator	JLIPSKI	
Payment Instrument		Check Payment
Pay Through Date	12/31/2017	

Payee Number	Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
		HIWAY 10							
							Summary Total		800.00
							Payment Amount		800.00
112959	PREMIUM WATERS INC	FIRE DEPT- WATER DEC 16	PV	84829	001	09101	12/31/2016	621332-12-16	37.64
	PREMIUM WATERS INC						Summary Total		37.64
	P O BOX 9128	FIRE DEPT- WATER DEC 16	PV	84830	001	09101	12/31/2016	621331-12-16	21.09
	MINNEAPOLIS MN 55480-9128						Summary Total		21.09
							Payment Amount		58.73
100413	RANDALL, GOODRICH AND HAAG, P L .C.	DEC 16 PROSECUTION	PV	84783	001	09101	1/6/2017	010617	2,833.00
	RANDALL, GOODRICH AND HAAG, P.L.C. 2140 FOURTH AVENUE NORTH ANOKA MN 55303						Summary Total		2,833.00
							Payment Amount		2,833.00
100418	RDO EQUIPMENT CO	MOLDBOARD/BLADES	PV	84782	001	09101	12/27/2016	W38876	8,237.98
	RDO TRUST 80-5800	MOLDBOARD/BLADES	PV	84782	002	09101	12/27/2016	W38876	1,728.00
	P O BOX 7160 FARGO ND 58106-7160						Summary Total		9,965.98
							Payment Amount		9,965.98
107880	RICK JOHNSON DEER AND BEAVER INC	DEC 2016 2 DEER CALLS	PV	84784	001	09101	1/1/2017	010117	180.00
	RICK JOHNSON DEER AND BEAVER INC 18595 XENOLITH STREET NW BURNS TOWNSHIP MN 55303						Summary Total		180.00
							Payment Amount		180.00
100431	SAFETY KLEEN CORPORATION	RECYCLE OIL DEC 16	PV	84831	001	09101	12/31/2016	CN04015735	110.97
	SAFETY KLEEN CORPORATION PO BOX 382066 PITTSBURGH PA 15250-8066						Summary Total		110.97
							Payment Amount		110.97

CITY OF RAMSEY
Create Payment Control Groups

Bank Account	00002224	CASH IN BANK
Version	LOGIS004V	
Originator	JLIPSKI	
Payment Instrument		Check Payment
Pay Through Date	12/31/2017	

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
100469	STREICHER'S POLICE EQUIPMENT	MISC PD SUPPLIES	PV	84881	001	09101	1/3/2017	I1243002	218.95
	STREICHER'S POLICE EQUIPMENT				Summary Total				218.95
	10911 WEST HWY 55	MISC PD ITEMS	PV	84892	001	09101	1/6/2017	I1243662	6,709.77
	MINNEAPOLIS MN 55441				Summary Total				6,709.77
					Payment Amount				6,928.72
110313	SUMMIT FIRE PROTECTION	EXT WORK DEC 2016	PV	84785	001	09101	12/29/2016	1163332	28.25
	SUMMIT FIRE PROTECTION				Summary Total				28.25
	P O BOX 6205								
	CAROL STREAM IL 60197-6205				Payment Amount				28.25
100485	TIMESAVER OFF SITE SECRETARIAL INC	DEC 2016 MEETINGS	PV	84786	001	09101	12/29/2016	M22609	372.50
	TIMESAVER OFF SITE SECRETARIAL INC				Summary Total				372.50
	5291 RIVER OAK DRIVE								
	SAVAGE MN 55378				Payment Amount				372.50
106812	TWIN CITY FILTER SERVICE INC	FILTERS	PV	84787	001	09101	12/29/2016	0607299	518.40
	TWIN CITY FILTER SERVICE INC				Summary Total				518.40
	2529 25TH AVE S								
	MINNEAPOLIS MN 55406-1280				Payment Amount				518.40
111742	TWIN CITY WATER CLINIC INC	DEC 16 WATER TESTS	PV	84788	001	09601	12/29/2016	9167	170.00
	TWIN CITY WATER CLINIC INC				Summary Total				170.00
	617 13TH AVENUE SOUTH								
	HOPKINS MN 55343				Payment Amount				170.00
106990	USA BLUE BOOK	BUSHINGS	PV	84832	001	09601	12/30/2016	143544	44.95
	USA BLUE BOOK				Summary Total				44.95
	PO BOX 9004	CHECK VALVE	PV	84833	001	09601	12/30/2016	143942	108.14
	GURNEE IL 60031-9004				Summary Total				108.14

CITY OF RAMSEY
Create Payment Control Groups

Bank Account	00002224	CASH IN BANK
Version	LOGIS004V	
Originator	JLIPSKI	
Payment Instrument		Check Payment
Pay Through Date	12/31/2017	

Payee Number	Payee Name / Mailing Address	Stub Message	Ty	Document Number	Itm	Co	Due Date	Invoice Number	Payment Amount
				Payment Amount					153.09
112318	WINTER EQUIPMENT COMPANY	PLOW SUPPLIES	PV	84882	001	09101	1/5/2017	IV32096	2,835.21
	WINTER EQUIPMENT COMPANY 1900 JOSEPH LLOYD PARKWAY WILLOUGHBY OH 44094			Summary Total					2,835.21
				Payment Amount					2,835.21
100539	WRIGHT TIRE SERVICE INC	TIRES 675	PV	84883	001	09101	1/5/2017	43766	218.20
	WRIGHT TIRE SERVICE INC 710 WEST MAIN STREET ANOKA MN 55303			Summary Total					218.20
				Payment Amount					218.20
112515	WSB AND ASSOCIATES INC	YOLITE ST- OCT-NOV 16	PV	84834	001	09230	12/27/2016	1- 01973-270 DEC 16	1,599.00
	WSB AND ASSOCIATES INC 701 XENIA AVENUE SOUTH SUITE 300 MINNEAPOLIS MN 55416			Summary Total					1,599.00
		14950 PERIDOT ST-VARI	PV	84835	001	09804	12/27/2016	1-01973-260 DEC 16	486.00
				Summary Total					486.00
		REGENCY COMMONS OCT-NOV 16	PV	84836	001	09804	12/27/2016	2-01973-250 DEC 16	162.00
				Summary Total					162.00
		JASPAR ST CONCEPT OCT/NOV 16	PV	84837	001	09101	12/27/2016	2-01973-240 DEC 16	1,338.75
				Summary Total					1,338.75
		WOODLANDS 4TH ADD OCT-NOV 16	PV	84838	001	09804	12/27/2016	3-01973-190 DEC16	1,498.50
				Summary Total					1,498.50
		BROOKFIELD 8TH OCT-NOV 16	PV	84839	001	09804	12/27/2016	3-01973-180 DEC 16	243.00
				Summary Total					243.00
		2040 COMP PLAN OCT-NOV 16	PV	84840	001	09101	12/27/2016	3-01973-160 DEC 16	760.50
				Summary Total					760.50
		2016 PLANNING NOV 16	PV	84841	001	09101	12/27/2016	11-01973-090 DEC 16	3,368.50
				Summary Total					3,368.50

R04570

CITY OF RAMSEY

Create Payment Control Groups

Bank Account	00002224	CASH IN BANK
Version	LOGIS004V	
Originator	JLIPSKI	
Payment Instrument		Check Payment
Pay Through Date	12/31/2017	

Payee Number	Payee Name / Mailing Address	Stub Message	Document Ty	Document Number	Document Itm	Document Co	Due Date	Invoice Number	Payment Amount
				Payment Amount					9,456.25
				Total Amount to be Processed					197,246.89
				Total Number of Payments to be Processed					77

R04570

CITY OF RAMSEY

Create Payment Control Groups

Bank Account	00002224	CASH IN BANK
Version	LOGIS004V	
Originator	JLIPSKI	
Payment Instrument		Check Payment
Pay Through Date	12/31/2017	

Payee Number	Name / Mailing Address	Stub Message	Document Ty	Number	Itm	Co	Due Date	Invoice Number	Payment Amount
101166	ALLIED BLACKTOP CO.	PAY EST 2- FINAL SEALCOATS	PV	84842	001	09101	1/12/2017	011217	7,676.48
	ALLIED BLACKTOP CO. BITUMINOUS CONTRACTORS 10503 89TH AVE N MAPLE GROVE MN 55369					Summary Total			7,676.48
						Payment Amount			7,676.48
111093	DOUGLAS KERR UNDERGROUND LLC	PAY EST 5 ANDRIE ST/164TH REC	PV	84789	001	09435	1/6/2017	010617	151,457.45
	DOUGLAS KERR UNDERGROUND LLC P O BOX 85 MORA MN 55051					Summary Total			151,457.45
						Payment Amount			151,457.45
111598	NEW LOOK CONTRACTING INC	PAY EST 1 BUS PRK STORM POND	PV	84843	001	09605	1/11/2017	011117	124,553.07
	NEW LOOK CONTRACTING INC 14045 NORTHDALE BLVD ROGERS MN 55374					Summary Total			124,553.07
						Payment Amount			124,553.07
						Total Amount to be Processed			283,687.00
						Total Number of Payments to be Processed			3

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #17-01-026

RESOLUTION APPROVING CASH DISBURSEMENTS MADE AND AUTHORIZING PAYMENT OF ACCOUNTS PAYABLE INVOICING RECEIVED DURING THE PERIOD OF JANUARY 5, 2017 THROUGH JANUARY 18, 2017.

WHEREAS, the City of Ramsey Finance Department has made cash disbursements and received accounts payable invoicing during the period of January 5, 2017, through January 18, 2017, in the amount of $ 886,823.19 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 January 5, 2017, through January 18, 2017, in the amount of $ 886,823.19.

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 24th day of January 2017.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **4. 7.**

Meeting Date: 01/24/2017

Submitted For: Bruce Westby, Engineering/Public Works

By: MaryJo Warner, Engineering/Public Works

Information

Title

Adopt Resolution #17-01-021 Authorizing Partial Payment to Douglas-Kerr Underground, LLC for IP 16-00 Div. C: Andrie St - 164th Ln Reconstruction

Purpose/Background:

Resolution and Pay Request attached.

Recommendation:

The Senior Engineering Technician has inspected the completed work and recommends partial payment to Douglas-Kerr Underground, LLC for IP 16-00 Division C: Andrie Street - 164th Lane Reconstruction in the amount of $151,457.45.

Action:

Motion to adopt Resolution #17-01-021 authorizing partial payment to Douglas-Kerr Underground, LLC for IP 16-00 Division C: Andrie Street - 164th Lane Reconstruction in the amount of $151,457.45.

Attachments

Resolution

Pay Request

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	01/18/2017 10:33 AM
Kurt Ulrich	Kurt Ulrich	01/19/2017 10:30 AM
Form Started By: MaryJo Warner		Started On: 01/13/2017 09:30 AM
Final Approval Date: 01/19/2017		

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #17-01-021

RESOLUTION AUTHORIZING PARTIAL PAYMENT TO DOUGLAS-KERR UNDERGROUND LLC FOR IMPROVEMENT PROJECT #16-00; DIVISION C ANDRIE STREET AND 164TH LANE RECONSTRUCTION

WHEREAS, pursuant to a resolution adopted by the Ramsey City Council on July 14, 2015, a Feasibility Report was prepared by the City Engineer with reference to proposed improvements to Andrie Street from Alpine Drive to 164th Lane, and to 164th Lane from Andrie Street to Jarvis Street, including the reconstruction of streets and curb and gutter, storm sewer improvements, and other appurtenant work as needed; and

WHEREAS, pursuant to a resolution adopted by the Ramsey City Council on January11, 2016, the Feasibility Report was received and preliminarily accepted, pending revisions to include additional information related to an alternate 32 foot wide street design, and a Public Hearing was ordered for January 26, 2016; and

WHEREAS, pursuant to a resolution adopted by the Ramsey City Council on January 26, 2016, the revised Feasibility Report was accepted following a Public Hearing and the City of Ramsey Engineering Department was authorized to prepare plans and specifications based on the alternate 32 foot wide street design; and

WHEREAS, pursuant to a resolution adopted by the Ramsey City Council on April 12, 2016, the City Council accepted final plans and specifications and authorized advertisements for bids for said improvements; and

WHEREAS, pursuant to a resolution of the City Council adopted May 24, 2016 the bid of Douglas-Kerr Underground, LLC in the amount of $1,568,162.65 for the total bid is the lowest responsible bidder; and

WHEREAS, as of January 24, 2017 $1,245,473.82 has been paid to date; and

WHEREAS, the Senior Engineering Technician has inspected the completed work and recommends partial payment to Douglas-Kerr Underground, LLC in the amount of $151,457.45.

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

1) That the City Council hereby authorizes partial payment to Douglas-Kerr Underground, LLC for Improvement Project 16-00 Division C: Andrie Street – 164th Lane Reconstruction in the amount of $151,457.45.

2) That the City Council hereby accepts the project and authorizes the Mayor or City Administrator to sign the release form for this payment.

3) That the total amount of this payment is not included in resolutions approving payment of bills for the date of January 24, 2017.

4) That the City of Ramsey Finance Department will be provided a signed copy of this resolution.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 24th day of January, 2017.

_____
Mayor

ATTEST:

_____
City Clerk

Pay Estimate Summary Sheet
IP 16-00 DIVISION C: ANDRIE STREET - 164TH LANE RECONSTRUCTION

City of Ramsey

Estimate no 5

TOTAL CONTRACT	$	1,568,162.65
	$	-
TOTAL CONTRACT	$	1,568,162.65
STORED MATERIALS		
TOTAL, COMPLETED WORK TO DATE	$	1,470,453.97
TOTAL WORK COMPLETED PLUS STORED MATERIALS	$	1,470,453.97
RETAINED PERCENTAGE 5%	$	73,522.70
NET AMOUNT DUE TO CONTRACTOR TO DATE	$	1,396,931.27
TOTAL AMOUNT PAID ON PREVIOUS ESTIMATES	$	1,245,473.82
PAY CONTRACTOR PER ESTIMATE NO. 5	$	151,457.45

Certificate for Partial Payment

I hereby certify that, to the best of my knowledge and belief, all items, quantities and prices of work and material shown on the this Estimate are correct and that all work has been performed in full accordance with the terms and conditions of the Contract for this project between owner and the undersigned Contractor, and as amended by any authorized changes and the foregoing is a true and correct statement of the contract amount for the period covered by this estimate.

Contractor: Douglas-Kerr Underground, LLC

By _____ Manager
Name Title

Date 1-6-17

CHECKED AND APPROVED AS TO QUANTITIES AND AMOUNT:
ENGINEER: CITY OF RAMSEY

By _____ Civil Engineer IV
Leonard Linton, PE

Date 1-6-17

APPROVED FOR PAYMENT:
OWNER: City of Ramsey

By _____ City Engineer 1/6/17
Name Title Date

CC Regular Session **4. 8.**

Meeting Date: 01/24/2017

Submitted For: Bruce Westby, Engineering/Public Works

By: MaryJo Warner, Engineering/Public Works

Information

Title

Adopt Resolution #17-01-025 Authorizing Partial Payment to New Look Contracting, Inc for IP 16-36 Business Park 95 Regional Stormwater Pond Improvements

Purpose/Background:

Resolution and Pay Request attached.

Recommendation:

The Senior Engineering Technician has inspected the completed work and recommends partial payment to New Look Contracting, Inc. for IP 16-36 Business Park 95 Regional Stormwater Pond Improvements in the amount of $124,553.07.

Action:

Motion to adopt Resolution #17-01-025 authorizing partial payment to New Look Contracting, Inc. for IP 16-36 Business Park 95 Regional Stormwater Pond Improvements in the amount of $124,553.07.

Attachments

Resolution

Pay Request

Form Review

Inbox	Reviewed By	Date
Bruce Westby	Bruce Westby	01/18/2017 10:53 AM
Kurt Ulrich	Kurt Ulrich	01/19/2017 03:20 PM
Form Started By: MaryJo Warner		Started On: 01/18/2017 09:14 AM
Final Approval Date: 01/19/2017		

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #17-01-025

RESOLUTION AUTHORING PARTIAL PAYMENT TO NEW LOOK CONTRACTING, INC FOR IP 16-36 BUSINESS PARK 95 REGIONAL STORMWATER POND OUTLET IMPROVEMENTS

WHEREAS, pursuant to a resolution of the City Council adopted January 11, 2016, a Feasibility Report was prepared by the City Engineer with reference to the proposed Business Park 95 Regional Stormwater Pond Improvements; and

WHEREAS, on February 16, 2016, the Ramsey Public Works Committee reviewed the draft Feasibility Report and recommended City Council approval of the Report; and

WHEREAS, pursuant to a resolution of the City Council adopted February 23, 2016, the Feasibility Report was accepted and the City Engineer was ordered to prepare plans and specifications for the making of such improvements; and

WHEREAS, pursuant to a resolution of the City Council adopted May 24, 2016, final plans and specifications were approved and advertisements for bids were authorized for said improvements; and

WHEREAS, pursuant to a resolution of the City Council adopted on June 28, 2016 the bid of New Look Contracting, Inc. in the amount of $165,480.50 for the total bid is the lowest responsible bidder; and

WHEREAS, as of January 24, 2017 $0 has been paid to date; and

WHEREAS, the Senior Engineering Technician has inspected the completed work and recommends final payment to New Look Contracting, Inc. in the amount of $124,553.07.

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

1) That the City Council hereby authorizes partial payment to New Look Contracting, Inc. for Improvement Project 16-36 Business Park 95 Regional Stormwater Pond Outlet Improvements in the amount of $124,553.07.

2) That the City Council hereby accepts the project and authorizes the Mayor or City Administrator to sign the release form for this payment.

3) That the total amount of this payment is not included in resolutions approving payment of bills for the date of January 24, 2017.

4) That the City of Ramsey Finance Department will be provided a signed copy of this

resolution

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 24th day of January 2017.

_____
Mayor

ATTEST:

_____
City Clerk

Pay Estimate Summary Sheet
IP 16-36 Business Park 95 Regional Stormwater Pond Outlet Improvements

City of Ramsey

Estimate no		1
TOTAL CONTRACT	$	165,480.50
ADDITIONAL WORK	$	-
TOTAL WITH ADDITIONAL WORK	$	165,480.50
STORED MATERIALS		
TOTAL, COMPLETED WORK TO DATE	$	131,108.50
TOTAL WORK COMPLETED PLUS STORED MATERIALS	$	131,108.50
RETAINED PERCENTAGE 5.0%	$	6,555.43
NET AMOUNT DUE TO CONTRACTOR TO DATE	$	124,553.07
TOTAL AMOUNT PAID ON PREVIOUS ESTIMATES	$	-
PAY CONTRACTOR PER ESTIMATE NO. 1	$	124,553.07

Certificate for Partial Payment

I hereby certify that, to the best of my knowledge and belief, all items, quantities and prices of work and material shown on the this Estimate are correct and that all work has been performed in full accordance with the terms and conditions of the Contract for this project between owner and the undersigned Contractor, and as amended by any authorized changes and the foregoing is a true and correct statement of the contract amount for the period covered by this estimate.

Contractor: New Look Contracting, Inc.

By Jon Nuss (Name) VP (Title)

Date 1-11-17

CHECKED AND APPROVED AS TO QUANTITIES AND AMOUNT:
ENGINEER: CITY OF RAMSEY

By Leonard Linton (Leonard Linton, PE) Civil Engineer IV

Date 1-11-17

APPROVED FOR PAYMENT:
OWNER: City of Ramsey

By Bruce Jones (Name) City Engineer (Title) 1/13/17 (Date)

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

CC Regular Session **4. 9.**

Meeting Date: 01/24/2017

Submitted For: Bruce Westby, Engineering/Public Works

By: MaryJo Warner, Engineering/Public Works

Information

Title:

Adopt Resolution #17-01-024 Authorizing Final Payment to Allied Blacktop Company for IP 16-00: Sealcoats Division A1

Purpose/Background:

Resolution and Pay Request attached.

The amount of the final payment exceeds the contract amount because more cracks were sealed before sealcoating than was anticipated during preparation of estimated costs. In the future, staff will estimate crackseal quantities by applying greater crackseal quantities on streets having lower PASER ratings.

Observations/Alternatives:

Issuing final payment will be contingent on receipt of the following items from Allied Blacktop Company:

1. IC 134 (Contractor's Withholding Affidavit showing compliance with the provisions of Minnesota Statute 290.92 requiring withholding state income tax)
2. Waiver of Mechanic's Lien Rights (Affidavits that all claims against Valley Paving, Inc. by reasons of the contract have been fully paid or satisfactorily secured)
3. Consent of Surety to Final Payment (Certification from the contractor's surety)

Following receipt of these items, final payment will be issued.

Recommendation:

The Senior Engineering Technician has inspected the completed work and recommends final payment to Allied Blacktop Company for IP 16-00: Sealcoats Division A1 in the amount of $7,676.48.

Action:

Motion to adopt Resolution #17-01-024 authorizing final payment to Allied Blacktop Company for IP 16-00: Sealcoats Division A1 in the amount of $7,676.48.

Attachments

Resolution

Pay Request

Form Review

Inbox	Reviewed By	Date

Bruce Westby	Bruce Westby	01/18/2017 10:49 AM
Kurt Ulrich	Kurt Ulrich	01/19/2017 03:20 PM
Form Started By: MaryJo Warner		Started On: 01/17/2017 01:25 PM
Final Approval Date: 01/19/2017		

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #17-01-024

RESOLUTION AUTHORIZING FINAL PAYMENT TO ALLIED BLACKTOP CO. FOR IMPROVEMENT PROJECT #16-00 DIVISION A1; 2016 CRACKSEAL AND SEALCOAT IMPROVEMENTS

WHEREAS, the City of Ramsey adopted a budget for 2016 that included $500,000 for cracksealing and sealcoating various public streets as part of the City's annual Street Maintenance Program for 2016; and

WHEREAS, pursuant to a resolution of the City Council adopted June 28, 2016, the City Council accepted final plans and specifications and authorized advertisements for bids for said improvements; and

WHEREAS, pursuant to a resolution of the City Council adopted July 26, 2016 the bid of Allied Blacktop Co. in the amount of $139,684.30 for the total bid is the lowest responsible bidder; and

WHEREAS, as of January 24, 2017 $145,853.12 has been paid to date; and

WHEREAS, the Senior Engineering Technician has inspected the completed work and recommends final payment to Allied Blacktop Co. in the amount of $7,676.48.

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

1) That the City Council hereby authorizes final payment to Allied Blacktop Co. for Improvement Project 16-00 Division A1; 2016 Crackseal and Sealcoat Improvements in the amount of $7,676.48.

2) That the City Council hereby accepts the project and authorizes the Mayor or City Administrator to sign the release form for this payment.

3) That the total amount of this payment is not included in resolutions approving payment of bills for the date of January 24, 2017.

4) That the City of Ramsey Finance Department will be provided a signed copy of this resolution

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

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this 24th day of January, 2017.

_____
Mayor

ATTEST:

_____
City Clerk

Pay Estimate Summary Sheet
IP 16-00: Sealcoats
Division A1
City of Ramsey

FINAL PAY ESTIMATE

Estimate no **2**

TOTAL CONTRACT	$	139,684.30
ADDITIONAL WORK	$	-
TOTAL WITH ADDITIONAL WORK	$	139,684.30
STORED MATERIALS		
TOTAL, COMPLETED WORK TO DATE	$	153,529.60
TOTAL WORK COMPLETED PLUS STORED MATERIALS	$	153,529.60
RETAINED PERCENTAGE 0%	$	-
NET AMOUNT DUE TO CONTRACTOR TO DATE	$	153,529.60
TOTAL AMOUNT PAID ON PREVIOUS ESTIMATES	$	145,853.12
PAY CONTRACTOR PER ESTIMATE NO. 2	$	7,676.48

I hereby certify that, to the best of my knowledge and belief, all items, quantities and prices of work and material shown on the this Estimate are correct and that all work has been performed in full accordance with the terms and conditions of the Contract for this project between owner and the undersigned Contractor, and as amended by any authorized changes and the foregoing is a true and correct statement of the amount for the Final Estimate, the provisions of M.S. 290.92 have been complied with and that all claims against me by reason of the contract have been paid or satisfactorialy secured.

Contractor: Allied Blacktop Company

By Peter M Capistrant President
Name Title
Peter M Capistrant
Date 1/12/2017

CHECKED AND APPROVED AS TO QUANTITIES AND AMOUNT:
ENGINEER: CITY OF RAMSEY

By Joseph Feriancek Engineering Technician III
Joseph Feriancek

Date 1/12/2017

APPROVED FOR PAYMENT:
OWNER: City of Ramsey

By Bruce [illegible] City Engineer 1/13/17
Name Title Date

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

CC Regular Session **4. 10.**

Meeting Date: 01/24/2017

By: Bruce Westby, Engineering/Public Works

Information

Title:

~~Adopt Resolution #17-01-029 Accepting Feasibility Report/Ordering Plans and Specifications for Improvement Project #17-01, Alpine Drive Reconstruction~~ **- PLEASE NOTE: This Consent Case was moved to the Regular Agenda as Case 7.8A.**

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #17-01-029 accepting the Feasibility Report and authorizing the preparation of Plans and Specifications for Improvement Project #17-01, Alpine Drive Reconstruction.

Background:

City Improvement Project 17-01 proposes to reconstruct Alpine Drive between Armstrong Boulevard/CSAH 83 and Variolite Street which totals approximately 3,600 linear feet (0.68 miles) in length. A map showing the location and scope of the proposed improvements is included in the attached Feasibility Report as ***Figure 1*** in ***Appendix A***.

Based on record plans, this segment of Alpine Drive was constructed in 2001 with 3.5 inches bituminous pavement, 6 inches class 5 aggregate base, B618 concrete curb and gutter, and concrete storm sewer. However, field observations show that the 6 inch class 5 aggregate base was substituted with roughly 5 inches of recycled crushed concrete base. No information on the reason for this substitution could be found. The street was constructed to a width of 32 feet from face-of-curb to face-of-curb in locations where parking is restricted, and to 38 feet from face-of-curb to face-of-curb in locations where parking is allowed along one side. Alpine Drive is centered within an 80 foot wide right-of-way. The storm sewer system consists of numerous catch basins which drain runoff from the street to adjacent low-lying areas using concrete storm sewer pipes.

City staff evaluates and rates the condition of pavement sections on all city streets on an annual basis using the Pavement and Surface Evaluation Rating (PASER) system. In the fall of 2016, the pavement section of the above-referenced street segment were rated with a PASER rating of 3 which indicates this street is past the point of applying mill and overlay improvements. The current condition of this street requires City staff to patch the street at least once per year, particularly before winter so the street can be plowed without tearing up the pavement in the process. Pictures of the street are located in ***Appendix A*** of the attached Feasibility Report.

Proposed improvements include removing and replacing damaged sections of concrete curb and gutter and reconstructing the existing bituminous pavement section using a process known as Full Depth Reclamation, or FDR. This process would involve reclaiming the entire existing bituminous pavement section along with the existing recycled concrete base material. A portion of this reclaimed (ground and mixed) material would then be spread and compacted on top of the reshaped and compacted subgrade. Then 3.5 inches of bituminous pavement would be placed, resulting in a 10-ton pavement design meeting current State Aid standards.

The existing storm sewer system is in good condition and generally meets current State Aid design standards and therefore requires only minimal improvements including three catch basins and about 100 feet of pipe. An off-street bike trail exists along the south side Alpine Drive but is in relatively good condition and is not proposed to be improved as part of this project.

The engineer's opinion of probable costs for completing the proposed improvements on Alpine Drive as outlined in this report is $463,000. Estimated costs include 23% indirect costs for administrative, engineering, finance and legal costs. A summary of the engineer's opinion of probable costs is included in ***Appendix B*** of the attached Feasibility Report.

No parcels have been identified as receiving special benefit from the improvements so the use of special assessments as a funding source for this project is not proposed.

A total of four pavement corings were completed by WSB and Associates (WSB) to assist with the preparation of this report. In addition, thirteen soil borings were completed by Northern Technologies, Inc. (NTI). Both firms offered pavement design recommendations which were considered and incorporated to varying degrees while preparing this report. Copies of WSB's and NTI's reports are attached in ***Appendix C*** of the attached Feasibility Report.

This improvement project, which is listed in the City's current Capital Improvement Program, is proposed to be funded using a combination of street reconstruction bond proceeds and stormwater utility funds.

Staff has not yet had an opportunity to discuss the proposed improvements with local property owners. However, upon Council acceptance of this report Staff will immediately contact local property owners for the purpose of explaining the proposed improvements and to request a meeting to discuss the proposed improvements in more detail and to gather their input on the project, including any information that should be explored in more detail during development of plans and specifications. Staff will then present this information to Council at the time plans and specifications are presented to Council for approval.

This project would best be constructed as a stand-alone project and is necessary, feasible, and cost-effective from an engineering standpoint, and can be constructed as proposed in the attached Feasibility Report.

Notification:

No notifications are required for this case.

Observations/Alternatives:

Observations:

The proposed pavement design should result in a minimum pavement life of 30 years, assuming that proactive, regular pavement maintenance treatments are performed during the life of the pavement. While a 60-year design life would typically be targeted for a reconstructed street, this project is not proposing a full reconstruction due to the good condition of the majority of existing 15 year old curb and gutter. Therefore, only the recycled concrete base and bituminous sections are proposed to be reconstructed now as it may make sense to consider replacing the pavement section again at the time the rest of the existing curb and gutter is replaced at the end of its useful life 35 or more years into the future.

Developed properties along the project corridor may have private irrigation systems. However, impacts to these systems would only occur if the existing curb and gutter is being removed and replaced. In the past, the City has typically repaired private irrigation systems that are damaged as part of a street reconstruction project. However, staff is requesting Council permission to change this practice on all future projects by instead notifying property owners of pending construction at least 15 business days in advance to allow them time to move their irrigation systems out of harm's way before work begins. Plans and specifications will therefore not be developed with a bid item for repairing private irrigation systems.

Alternatives:

Alternative Action #1 – Motion to adopt Resolution #17-01-029 accepting the Feasibility Report and authorizing Plans and Specifications for Improvement Project #17-01, Alpine Drive Reconstruction.

Funding Source:

City staff prepared the Feasibility Report in-house as part of staff's normal duties.

NTI prepared the Geotechnical Exploration and Engineering Review at a cost of $4,400. WSB and Associates, Inc. prepared the Pavement Evaluations and Recommendations at the not-to-exceed cost of $2,687.50.

The 2016 - 2020 CIP includes a 2017 estimated project cost of $793,600 for the reconstruction of Alpine Drive between Armstrong Boulevard/CSAH 83 and Variolite Street. The estimated cost for reconstructing Alpine Drive per the attached Feasibility Report is $463,000.

No special assessments are proposed with this project. The City will be responsible for all project costs as outlined in the Feasibility Report.

Recommendation:

Staff recommends selecting Alternative Action #1 to allow the project to be developed in a timely manner for construction in 2017.

Action:

Motion to adopt Resolution #17-01-029 accepting the Feasibility Report and authorizing Plans and Specifications for Improvement Project #17-01, Alpine Drive Reconstruction.

Attachments

Resolution 17 01 029

Feas Report IP1701

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	01/19/2017 04:03 PM
Form Started By: Bruce Westby		Started On: 01/17/2017 08:12 AM
Final Approval Date: 01/19/2017		

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

RESOLUTION #17-01-029

RESOLUTION ACCEPTING FEASIBILITY REPORT AND ORDERING PLANS AND SPECIFICATIONS FOR IMPROVEMENT PROJECT #17-01, ALPINE DRIVE RECONSTRUCTION

WHEREAS, pursuant to Ramsey City Council resolution #16-08-139, adopted August 8th, 2016, the City Engineer prepared a Feasibility Report for City Improvement Project #17-01 which proposes improvements to Alpine Drive between Armstrong Boulevard/CSAH 83 and Variolite Street including the reconstruction of bituminous pavement, the replacement of damaged concrete curb and gutter, and other appurtenant work as needed; and

WHEREAS, the City Council received the Feasibility Report on January 24, 2017; and

WHEREAS, the Feasibility Report provides information regarding whether the proposed project is necessary, cost-effective and feasible; whether the proposed project should be made as proposed or in conjunction with another improvement; and the estimated cost of the improvements as recommended.

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

1. Such improvement is necessary, cost-effective and feasible as detailed in the Feasibility Report accepted by Council on January 24th, 2017.

2. The City Engineer is hereby designated as the engineer for this improvement, and the engineer is ordered to prepare plans and specifications for the making of such 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 24th day of January, 2017.

_____
Mayor

ATTEST:

_____

City Clerk

FEASIBILITY REPORT

ALPINE DRIVE RECONSTRUCTION

CITY IMPROVEMENT PROJECT NO. 17-01

January 19, 2017

Prepared By:

City of Ramsey
Engineering Department
7550 Alpine Drive
Ramsey, MN 55303
763-433-9820
763-433-9848 (Fax)

January 19, 2017

Honorable Mayor and City Council
City of Ramsey
7550 Alpine Drive
Ramsey, MN 55303

Re: Feasibility Report - City of Ramsey Improvement Project #17-01
Alpine Drive Reconstruction

Dear Mayor and City Council Members:

Transmitted herewith is a Feasibility Report for the proposed Alpine Drive Reconstruction project between Armstrong Boulevard/CSAH 83 and Variolite Street which examines the feasibility of reconstructing the bituminous street section and completing other appurtenant improvements.

This Feasibility Report examines the scope of the proposed improvements, explores estimated costs and available funding sources, defines a preliminary project schedule, and determines the necessity, feasibility and general cost-effectiveness of the proposed improvements, including any alternate designs, as well as whether the improvements would best be completed separately or in conjunction with another project.

I would be happy to discuss this report with you at your convenience. Please feel free to contact me at 763-433-9825 or bwestby@cityoframsey.com with any questions.

Sincerely,
City of Ramsey

Bruce Westby, PE
City Engineer

Enclosure

C: Kurt Ulrich, City Administrator
Diana Lund, Finance Director
Grant Reimer, Public Works Superintendent
Leonard Linton, Civil Engineer IV

CERTIFICATION

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

Bruce Westby, PE

Date: January 19, 2017 License No. 40116

I hereby certify that this plan, specification or report was reviewed for Quality Control and Quality Assurance purposes and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Leonard Linton, PE

Date: January 19, 2017 License No. 21112

TABLE OF CONTENTS

TITLE SHEET
LETTER OF TRANSMITTAL
CERTIFICATION SHEET
TABLE OF CONTENTS

1. EXECUTIVE SUMMARY 1

2. INTRODUCTION 3

2.1 Authorization 3
2.2 Program Overview 3
2.3 Scope 3

3. EXISTING CONDITIONS 4

3.1 Existing Pavement and Soil Conditions 4
3.2 Watermain 5
3.3 Sanitary Sewer 5
3.4 Storm Sewer/Drainage 5
3.5 Streets 5
3.5.1 Existing Typical Sections 5
3.5.2 Maintenance History 5
3.6 Land Use 5

4. PROPOSED IMPROVEMENTS 6

4.1 Street and Stormwater Improvements 6
4.1.1 Street Improvements 6
4.1.2 Stormsewer Improvements 6
4.1.3 Geotechnical Considerations 7
4.1.4 Other Considerations 7
4.2 Stormwater Treatment 8
4.3 Water Main Improvements 8
4.4 Sanitary Sewer Improvements 8
4.5 Construction Methods 8
4.6 Private Utilities 8
4.7 Permits 8
4.8 Right-of-Ways/Easements 8

5. FINANCING 9

5.1 Opinion of Cost 9
5.2 Funding 9
5.2.1 Assessments 9
5.2.2 City Contribution 9

6. PROJECT SCHEDULE 10

7. CONCLUSIONS AND RECOMMENDATIONS 11

TABLE OF CONTENTS (continued)

Appendix A

Figure 1 – Project Scope
Figure 2 – Typical Section
Project Site Pictures

Appendix B

Opinion of Probable Costs

Appendix C

Geotechnical Exploration and Engineering Review (NTI – 34 pages)
Pavement Evaluations and Recommendations (WSB & Associates – 8 pages)

1. EXECUTIVE SUMMARY

City Improvement Project 17-01 proposes to reconstruct Alpine Drive between Armstrong Boulevard/CSAH 83 and Variolite Street which totals approximately 3,600 linear feet (0.68 miles) in length. A map showing the location and scope of the proposed improvements is included as ***Figure 1*** in ***Appendix A***.

Based on record plans, this segment of Alpine Drive was constructed in 2001 with 3.5 inches bituminous pavement, 6 inches class 5 aggregate base, B618 concrete curb and gutter, and concrete storm sewer. However, field observations show that the 6 inch class 5 aggregate base was substituted with roughly 5 inches of recycled crushed concrete base. No information on the reason for this substitution could be found. The street was constructed to a width of 32 feet from face-of-curb to face-of-curb in locations where parking is restricted, and to 38 feet from face-of-curb to face-of-curb in locations where parking is allowed along one side. Alpine Drive is centered within an 80 foot wide right-of-way. The storm sewer system consists of numerous catch basins which drain runoff from the street to adjacent low-lying areas using concrete storm sewer pipes.

City staff evaluates and rates the condition of pavement sections on all city streets on an annual basis using the Pavement and Surface Evaluation Rating (PASER) system. In the fall of 2016, the pavement section of the above-referenced street segment were rated with a PASER rating of 3 which indicates this street is past the point of applying mill and overlay improvements. The current condition of this street requires City staff to patch the street at least once per year, particularly before winter so the street can be plowed without tearing up the pavement in the process. Pictures of the street are located in ***Appendix A***.

Proposed improvements include removing and replacing damaged sections of concrete curb and gutter and reconstructing the existing bituminous pavement section using a process known as Full Depth Reclamation, or FDR. This process would involve reclaiming the entire existing bituminous pavement section along with the existing recycled concrete base material. A portion of this reclaimed (ground and mixed) material would then be spread and compacted on top of the reshaped and compacted subgrade. Then 3.5 inches of bituminous pavement would be placed, resulting in a 10-ton pavement design meeting current State Aid standards.

The existing storm sewer system is in good condition and generally meets current State Aid design standards and therefore requires only minimal improvements including three catch basins and about 100 feet of pipe. An off-street bike trail exists along the south side Alpine Drive but is in relatively good condition and is not proposed to be improved as part of this project.

The engineer's opinion of probable costs for completing the proposed improvements on Alpine Drive as outlined in this report is $463,000. Estimated costs include 23% indirect costs for administrative, engineering, finance and legal costs. A summary of the engineer's opinion of probable costs is included in ***Appendix B***.

No parcels have been identified as receiving special benefit from the improvements so the use of special assessments as a funding source for this project is not proposed.

A total of four pavement corings were completed by WSB and Associates (WSB) to assist with the preparation of this report. In addition, thirteen soil borings were completed by Northern Technologies, Inc. (NTI). Both firms offered pavement design recommendations which were considered and incorporated to varying degrees while preparing this report. Copies of WSB's and NTI's reports are attached in ***Appendix C***.

This improvement project, which is listed in the City's current Capital Improvement Program, is proposed to be funded using a combination of street reconstruction bond proceeds and stormwater utility funds.

Staff has not yet had an opportunity to discuss the proposed improvements with local property owners. However, upon Council acceptance of this report Staff will immediately contact local property owners for the purpose of explaining the proposed improvements and to request a meeting to discuss the proposed improvements in more detail and to gather their input on the project, including any information that should be explored in more detail during development of plans and specifications. Staff will then present this information to Council at the time plans and specifications are presented to Council for approval.

This project would best be constructed as a stand-alone project and is necessary, feasible, and cost-effective from an engineering standpoint, and can be constructed as proposed herein.

2. INTRODUCTION

2.1 Authorization

The preparation of this report was authorized by the Ramsey City Council on August 9, 2016. This project has been designated as City Improvement Project No. 17-01.

2.2 Program Overview

In support of the City's long-term Street Maintenance Program, the entire existing bituminous pavement section will be reconstructed using a full-depth reclamation (FDR) process. Damaged concrete curb and gutter sections will also be removed and replaced, plus other appurtenant work will be completed as outlined in this report.

The City's pavement evaluation process involves a visual evaluation of each street's pavement surface based on the type, extent and severity of each pavement distress observed. Numerous types of pavement distresses may exist within a pavement section including, but not limited to, alligator cracking, block cracking, longitudinal cracking, transverse cracking, rutting, raveling, shoving, potholes and patches. This field data is then used to rate the pavement condition.

The City uses the Pavement and Surface Evaluation Rating (PASER) system to rate pavement condition. A PASER rating is a numerical index between 1 and 10 indicating the condition of a pavement based on the various pavement distresses recorded during visual observations. A PASER rating of 10 represents brand new pavement, while a PASER rating of 1 represents a pavement section that has fallen into complete disrepair requiring full reconstruction.

In the fall of 2016, City staff evaluated and rated the condition of the pavement along this segment of Alpine Drive. A PASER rating of 3 was determined for the segment of Alpine Drive between Armstrong Boulevard and Variolite Street.

2.3 Scope

City of Ramsey Improvement Project 17-01 proposes to reconstruct the existing bituminous pavement, to remove and replace damaged concrete curb and gutter sections, and to complete other appurtenant work on Alpine Drive between Armstrong Boulevard and Variolite Street which totals approximately 3,600 linear feet (0.68 miles) in length.

The existing bituminous pavement section is proposed to be reconstructed using the FDR process. This involves reclaiming the entire bituminous pavement section along with the existing recycled concrete base, hauling and disposing of excess reclaim material off site, spreading and compacting the reclaimed material on top of the reshaped and compacted subgrade, then placing 3.5 inches of new bituminous pavement on top. This results in a 10-ton pavement design meeting current State Aid standards.

A map showing the location and scope of the proposed improvements is included as ***Figure 1*** in ***Appendix A***.

3. EXISTING CONDITIONS

3.1 Existing Pavement and Soil Conditions

Based on record plans, this segment of Alpine Drive was constructed in 2001 with 3.5 inches bituminous pavement, 6 inches class 5 aggregate base, B618 concrete curb and gutter, and concrete storm sewer. However, field observations show that the 6 inch class 5 aggregate base was substituted with roughly 5 inches of recycled crushed concrete base. No information on the reason for this substitution could be found.

The street was constructed to a width of 32 feet from face-of-curb to face-of-curb in locations where parking is restricted, and to 38 feet from face-of-curb to face-of-curb in locations where parking is allowed along one side. The street is centered within an 80 foot right-of-way, and striping is used to delineate the parking lanes.

The only pavement maintenance treatment that has been applied to this segment of Alpine Drive was spot patching on an as-needed basis. In 2016, Staff observed a Pavement and Surface Evaluation Rating (PASER) of 3.

In 2011, MnDOT recorded a traffic volume of 1,100 average annual daily traffic (AADT). While truck counts are not available, Staff believes it is reasonable to assume less than 5 percent of vehicles using this street segment can be classified as truck traffic, and that the percentage of trucks using this corridor will not substantially increase over time. The posted speed is 45 mph.

Northern Technologies, Inc. (NTI) was employed to complete a Geotechnical Exploration and Engineering Review for this project, which included thirteen (13) soil borings that were spaced at approximately 200 feet along Alpine Drive. The locations of the borings are shown in the Boring Location Diagram in Appendix C of NTI's report, attached in ***Appendix C.***

The soil borings provide information on existing bituminous pavement and aggregate base course thicknesses, subsurface soil conditions, existing ground water elevations, and potential issues that may be encountered during construction. All borings terminated at a nominal depth of 11 feet below the existing ground surface. Groundwater was observed in two soil borings at depths ranging between 10 and 10.5 feet below the existing ground surface. Based on the work proposed and the recorded water level depths, groundwater is not anticipated to be a significant issue for work completed with this proposed project.

The soil borings generally indicate that existing bituminous pavement thicknesses range between 3.5 to 5.0 inches. Apparent aggregate base was observed in five boring locations. Previously placed fill soils, generally consisting of poorly graded sand with silt and poorly graded sand with silt and gravel (SP-SM), poorly graded sand with clay (SP-SC), and clayey sand (SC) are present at depths ranging from 3.0 to 9.5 feet below the top of the pavement. Native alluvial soils consisting of poorly graded sand (SP) and poorly graded sand with silt (SP-SM) generally extend to the bottom of the borings.

WSB and Associates (WSB) was employed to complete a total of four pavement corings. Their results showed an average bituminous pavement thickness of 4 inches, which was constructed over approximately 5 inches of recycled concrete base material.

3.2 Watermain

Watermain does not exist on site.

3.3 Sanitary Sewer

Sanitary sewer does not exist on site.

3.4 Storm Sewer/Drainage

Storm sewer exists along the entire segment of Alpine Drive. Based on design calculations completed by City staff, minor modifications are required to the existing storm sewer system to meet current State Aid standards. This will require the addition of three catch basins and approximately 100 feet of storm sewer pipe. Stormwater runoff is currently conveyed within the concrete curb and gutter along the outside edges of Alpine Drive, where it is then collected in concrete catch basins and routed through concrete storm sewer pipes to existing wetlands, stormwater drainage ditches, and ponding facilities.

3.5 Streets

3.5.1 Existing Typical Sections

The width of Alpine Drive varies between 32 feet from face-of-curb to face-of-curb in locations where parking is restricted, and 38 feet from face-of-curb to face-of-curb in areas where parking is allowed. The street is centered within an 80 foot wide City-owned right-of-way. The eight foot parking lanes are delineated with striping.

3.5.2 Maintenance History

This segment of Alpine Drive was originally constructed in 2001 and has not received any proactive pavement maintenance other than spot patching on an as-needed basis.

3.6 Land Use

The developed properties abutting the west end of this street segment are zoned residential.

A wetland complex exists along the south side of Alpine Drive.

4. PROPOSED IMPROVEMENTS

4.1 Street and Stormwater Improvements

The segment of Alpine Drive between Armstrong Boulevard and Variolite Street is part of the City's Municipal State Aid System (MSAS). The proposed improvements must therefore be designed and constructed in accordance with current Minnesota Department of Transportation (MnDOT) State Aid standards which are generally based on the street's functional classification, projected traffic volume, design speed, lane designations and widths, and proposed pedestrian facilities.

Based on the proposed design, Alpine Drive must be reconstructed in accordance with State Aid Rule 8820.9936 or 8820.9946. This will depend on the percentage of damaged curb and gutter that needs to be removed and replaced, which will be determined during final design.

The scope of the proposed surface improvements is shown in ***Figure 1*** in ***Appendix A***.

4.1.1 Street Improvements

Alpine Drive is proposed to be reconstructed with bituminous pavement matching the existing widths thereby permitting some on-street parking along the south side. This design will meet current State Aid standards. All damaged B618 concrete curb and gutter is proposed to be removed and replaced in kind. A typical section for the proposed pavement reconstruction improvements is shown in ***Figure 2*** in ***Appendix A.***

The proposed reconstructed pavement design must accommodate a 10-ton design in accordance with State Aid design standards. City staff is proposing a pavement section design of 1.5 inches bituminous wear course, 2 inches bituminous base course, and 6 inches of aggregate base composed of full depth reclamation material. This pavement section would be constructed over the existing subgrade after it is reshaped and compacted.

The proposed pavement design should result in a minimum pavement life of 30 years, assuming that proactive, regular pavement maintenance treatments are performed during the life of the pavement. While a 60-year design life would typically be targeted for a reconstructed street, this project is not proposing a full reconstruction due to the good condition of the majority of existing 15 year old curb and gutter. Therefore, only the recycled concrete base and bituminous sections are proposed to be reconstructed now as it may make sense to replace the pavement section at the time the rest of the existing curb and gutter is replaced, which may be 40 or more years in the future.

4.1.2 Stormsewer Improvements

The existing storm sewer system is in good condition but will require the addition of three catch basins and 100 feet of storm sewer pipe to meet all current State Aid standards. In addition, several catch basin castings will require minor improvements. No stormwater quality treatment improvements are required for this project since the street is proposed to be reconstructed at its current width.

4.1.3 Geotechnical Considerations

Northern Technologies, Inc. (NTI) completed a Geotechnical Exploration and Engineering Review including thirteen (13) soil borings spaced at approximate 200 foot intervals along Alpine Drive. The locations of the borings are shown in the Boring Location Diagram in Appendix C of NTI's report, attached in ***Appendix C***. NTI recommends completing a full reconstruction with subgrade corrections and the removal and replacement of all concrete curb and gutter. This work would result in project costs approximately twice as much as the current estimate included in this report, and would result in significant traffic impacts during construction.

WSB completed four (4) pavement cores along Alpine Drive as shown in their Pavement Evaluations and Recommendations report, attached in ***Appendix C***. WSB recommends leaving all intact existing curb and gutter in place, which staff estimates accounts for over 80% of the existing curb and gutter, which is only 15 years old. WSB also recommends reconstructing only the recycled concrete base and bituminous pavement using a Full Depth Reclamation process. In total, this work is estimated to cost half as much as a total reconstruction yet would result in a pavement design life of 30-plus years. In considering that the remaining curb and gutter will likely need to be replaced in about 40 years, a total reconstruction could be evaluated at that time. Another benefit to this design is that it would result in minimal impacts to traffic during construction.

4.1.4 Other Considerations

Driveways:
Existing driveway aprons will need to be reconstructed to varying degrees. The limits of construction will vary with each driveway apron based on the elevation of the street abutting the driveway and the driveway pavement type. During design, staff will evaluate the construction limits for each driveway and will incorporate this into the plans, but as with all street reconstruction projects the exact limits of construction will be determined in the field during construction. Right-of-entry forms will be obtained from private property owners if work is required outside City right-of-ways and easements.

Irrigation Systems:
Developed properties along the project corridor may have private irrigation systems. However, impacts to these systems would only occur if the existing curb and gutter is being removed and replaced. In the past, the City has typically repaired private irrigation systems that are damaged as part of a street reconstruction project. However, staff will be requesting Council permission to change this practice on all future projects by instead notifying property owners of pending construction at least 15 business days in advance to allow them time to move their irrigation systems out of harm's way before work begins.

Parking Restrictions:
Parking is currently provided intermittently along one side of the streets and is not currently restricted except for overnight parking per City code. During this project, parking will be restricted during allowable working hours.

4.2 Stormwater Treatment

No stormwater retention and/or treatment improvements will be required as a result of this project.

4.3 Water Main Improvements

No watermain improvements are proposed with this project.

4.4 Sanitary Sewer Improvements

No sanitary sewer improvements are proposed with this project.

4.5 Construction Methods

The existing bituminous pavement section will be reconstructed using the FDR process outlined within this report. See WSB and Associates Pavement Evaluations and Recommendations report in ***Appendix C*** for additional details on the FDR process.

4.6 Private Utilities

Staff has not yet met with the telephone, gas, power and cable utilities regarding this project. During preparation of plans and specifications, staff will meet with the private utility companies to discuss the proposed improvements as noted in the project schedule within this report. The alignment and footprint of the streets will be considered to minimize impacts to private utilities. No impacts to power poles or street lights are anticipated with this project.

Should any utility company indicate they wish to upgrade, replace and/or otherwise modify their services during this project, any such upgrades, replacements and/or modifications will be at the sole discretion and cost of the utility company.

4.7 Permits

Permits that are anticipated to be required as part of the proposed improvements include:

- MPCA General Stormwater Permit (NPDES)..... Grading and Storm Water

A stormwater permit from the Lower Rum River Watershed Management Organization will not be required with this project.

4.8 Right-of-Ways/Easements

It is anticipated that all improvements will occur within existing City right-of-ways and/or easements, with the possible exception of tying into private driveways and yards. It is therefore not anticipated that the City will need to acquire additional permanent right-of-way or easements for this project. As such, costs for right-of-way or easement acquisitions are not included in the probable project costs.

City staff will obtain any required right of entries.

5. FINANCING

5.1 Opinion of Cost

A detailed opinion of probable costs for the proposed improvements can be found in ***Appendix B*** of this report. The opinion of probable costs incorporates anticipated 2017 construction costs for the proposed improvements plus 23% indirect costs for administrative, engineering, financing and legal costs. Construction contingency costs are not included in the estimated costs.

City staff prepared the Feasibility Report in-house as part of staff's normal duties.

NTI prepared the Geotechnical Exploration and Engineering Review, included in ***Appendix C***, at a cost of $4,400. WSB and Associates, Inc. prepared the Pavement Evaluations and Recommendations included in ***Appendix C***, at the not-to-exceed cost of $2,687.50.

5.2 Funding

5.2.1 Assessments

The use of special assessments is not being proposed with this project.

5.2.2 City Contribution

The City will fund this project in its entirety. No funds have been budgeted for this project. The City's share of eligible project costs related to surface (street) improvements is proposed to come from the previously encumbered 5-year Street Reconstruction and Overlay Program bonds. Stormwater Utility Funds are proposed to pay for all storm sewer improvements.

Table 1 illustrates the proposed project funding based on the proposed design outlined within this report. This funding program assumes construction will occur in 2017.

TABLE 1
Proposed Project Funding

	ASSESSMENTS	CITY FUNDS	TOTAL
Estimated Costs	**$0**	**$463,000**	**$463,000**

Total Project Cost		**$463,000**
Less Special Assessments	-	$0
Subtotal	=	**$463,000**
Less City Bonding Funds	-	$420,065
Subtotal	=	**$42,355**
Less Stormwater Utility Funds	-	$42,355
TOTAL Remaining Cost	=	**$0**

6. PROJECT SCHEDULE

The proposed project schedule is as follows:

Council Orders Feasibility Report ..... August 9, 2016

Council Accepts Feasibility Report/Authorizes Plans and Specifications ..... January 24, 2017

Public Input Meetings ..... February/March, 2017

Staff Conducts Private Utility Coordination Meeting ..... February/March, 2017

Council Approves Plans and Specifications/Authorizes Ad for Bids ..... March 28, 2017

Staff Advertises for Bids ..... March 31 & April 7, 2017

Staff Receives Bids ..... April 27, 2017

Council Awards Contract ..... May 9, 2017

Contractor Begins Construction ..... May/June 2017

Contractor Completes Construction ..... September 8, 2017

7. CONCLUSIONS AND RECOMMENDATIONS

City of Ramsey Improvement Project 17-01 proposes to reconstruct the bituminous pavement section, to remove and replace damaged concrete curb and gutter, and to complete miscellaneous appurtenant work on Alpine Drive between Armstrong Boulevard and Variolite Street. This street segment measures approximately 3,600 linear feet (0.68 miles).

It is the recommendation of City staff that City Project No. 17-01 is feasible, necessary, and cost-effective from an engineering standpoint, and that this project would best be constructed as a stand-alone project as proposed herein.

The following Staff recommendations related to the proposed project are presented for Council consideration and concurrence:

1. Staff recommends reconstructing the segment of Alpine Drive between Armstrong Boulevard and Variolite Street as proposed herein in 2017 thereby meeting current State Aid design standards.

2. Staff recommends reconstructing the off-road bike trail along the south side of Alpine Drive at a later date pending adoption of the City's Trail Maintenance Policy/Program.

3. Staff recommends excluding private irrigation system work from this project, and from all future City Improvement Projects, and instead recommends notifying property owners of pending construction as far in advance as possible and instructing them to relocate the irrigation system(s) away from the construction area during construction, then allow replacement in or near the original location after construction is complete.

4. Staff recommends meeting with owners of all abutting properties to inform them of the proposed improvements and to gather their input prior to completing plans and specifications and requesting Council approval to advertise for bids.

The City Council is asked to act on the following items related to the proposed project:

1. Adopt Resolution #17-01-029 accepting this Feasibility Report and authorizing preparation of Plans and Specifications based on the design proposed herein.

APPENDIX A

Figure 1 – Project Scope
Figure 2 – Typical Section
Project Site Pictures

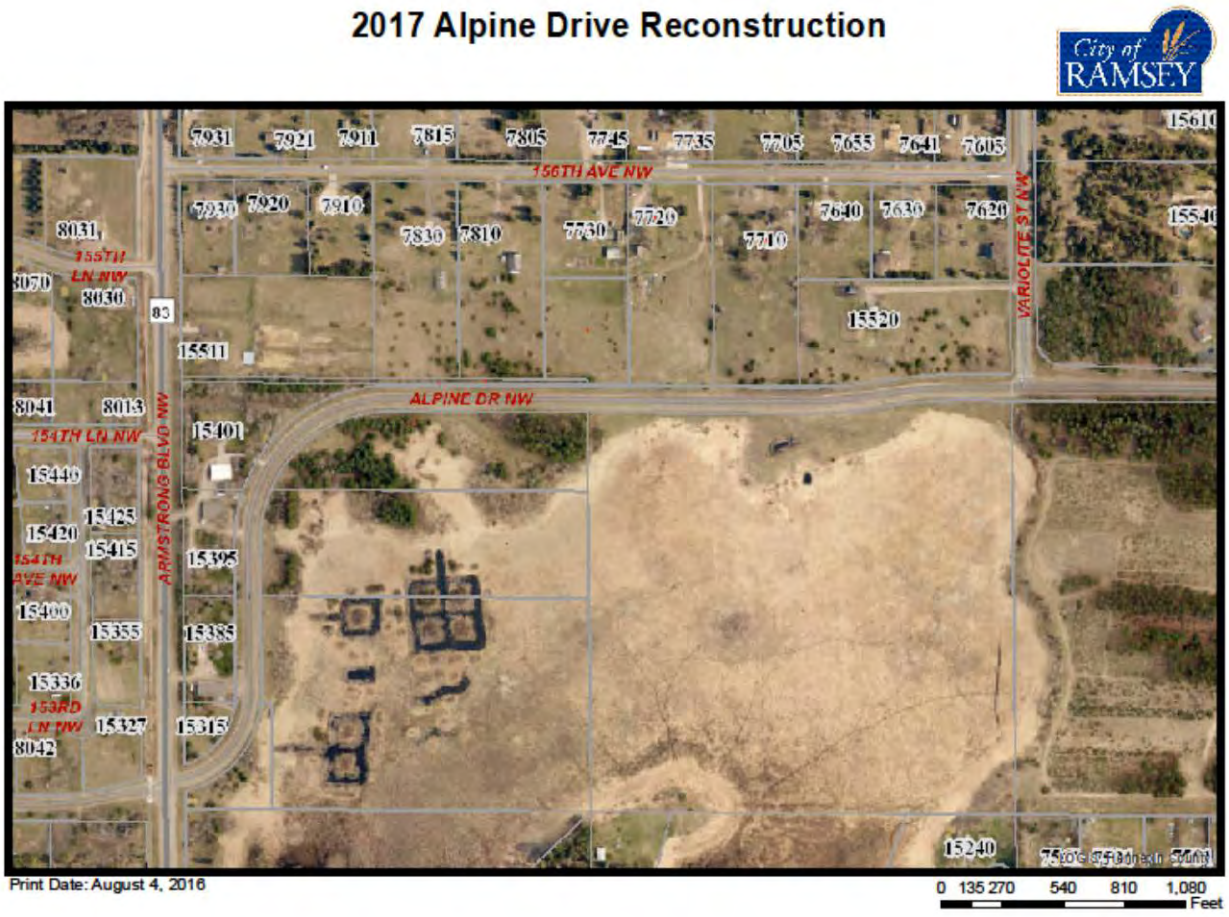


FIGURE 1
PROJECT SCOPE

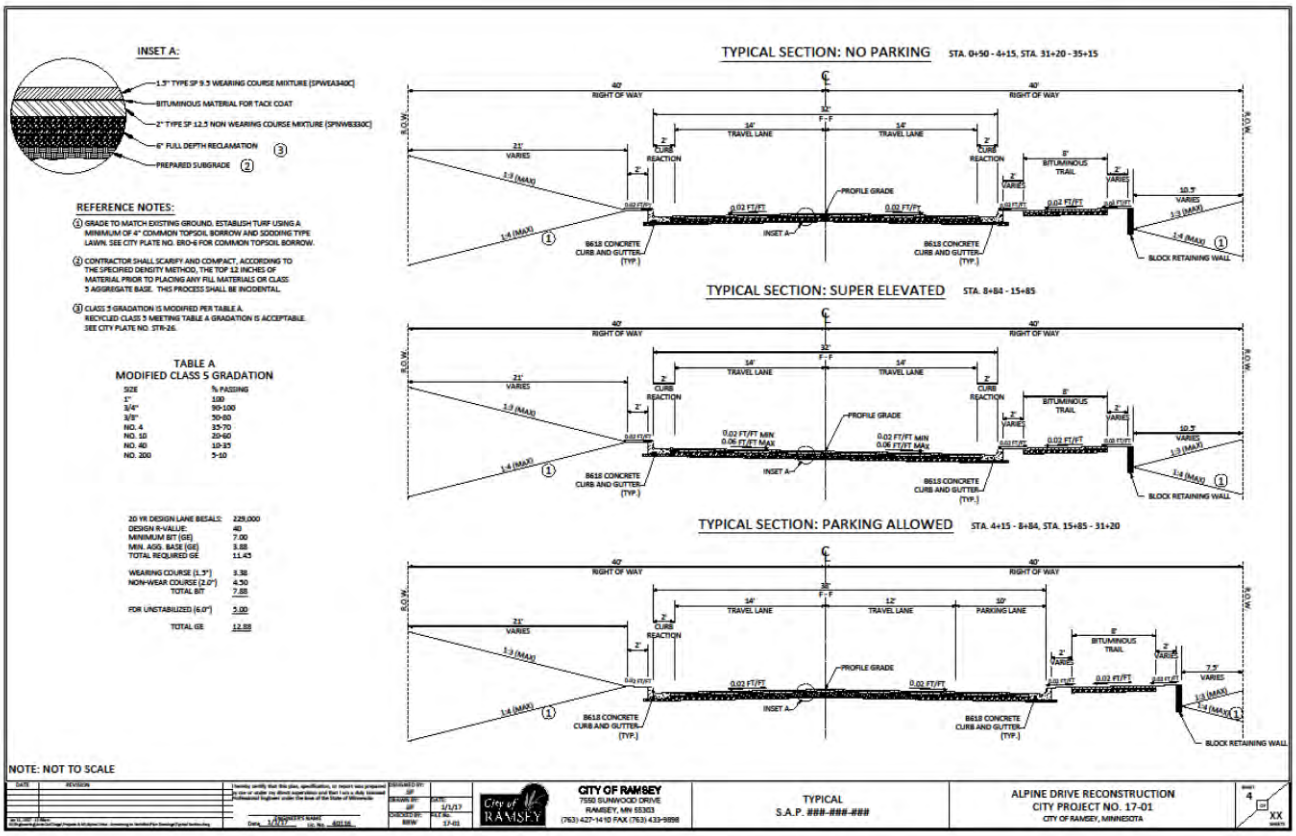


FIGURE 2
TYPICAL SECTION

PROJECT SITE PICTURES

APPENDIX B

Opinion of Probable Costs

17-01 ALPINE DRIVE RECONSTRUCTION: ARMSTRONG BLVD. to VARIOLITE STREET
ENGINEER"S ESTIMATES PER OPTION
1/11/2017

ITEM No.	MNDOT No.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT COST	COST EXTENSION
1	2021.501	MOBILIZATION	LS	1	$ 43,000.00	$ 43,000.00
2	2104.501	REMOVE CONCRETE CURB AND GUTTER	LF	1500	$ 6.00	$ 9,000.00
3	2104.501	REMOVE SEWER PIPE - STORM	LF	10	$ 15.00	$ 150.00
4	2104.503	REMOVE CONCRETE DRIVEWAY PAVEMENT	SF	82	$ 2.50	$ 205.00
5	2104.505	REMOVE BITUMINOUS PAVEMENT	SY	16	$ 4.50	$ 72.00
6	2104.509	REMOVE MANHOLE OR CATCH BASIN	EA	1	$ 500.00	$ 500.00
7	2104.511	SAWING CONCRETE PAVEMENT - FULL DEPTH	LF	64	$ 8.50	$ 544.00
8	2104.513	SAWING BITUMINOUS PAVEMENT - FULL DEPTH	LF	190	$ 5.50	$ 1,045.00
9	2105.522	SELECT GRANULAR BORROW (CV) - (TO POSSIBLY THIN OUT RECLAM)	CY	500	$ 12.50	$ 6,250.00
10	2105.601	UTILITY DEWATERING	LS	1	$ 2,000.00	$ 2,000.00
11	2112.501	SUBGRADE PREPARATION	RDST	36	$ 225.00	$ 8,100.00
12	2130.501	WATER	MGAL	70	$ 32.50	$ 2,275.00
13	*2215.501*	*BITUMINOUS PAVEMENT RECLAMATION (9.5" DEPTH)*	*SY*	*12740*	*$ 2.00*	$ 25,480.00
14	2232.501	MILL BITUMINOUS PAVEMENT (1.5" DEPTH)	SY	40	$ 15.00	$ 600.00
15	2331.607	HAUL BIT PAVEMENT RECLAMATION (LV)	CY	1610	$ 9.00	$ 14,490.00
16	2357.502	BITUMINOUS MATERIAL FOR TACK COAT	GAL	892	$ 2.36	$ 2,105.12
17	2360.502	TYPE SP 9.5 WEARING COURSE MIXTURE (SPWEA340C) (1.5")	TON	1261	$ 65.00	$ 81,965.00
18	2360.502	TYPE SP 12.5 NON WEARING COURSE MIXTURE (SPNWB330C) (2")	TON	1682	$ 61.00	$ 102,602.00
19	2503.541	15" RC PIPE SEWER, DESIGN 3006 CLASS III	LF	161	$ 35.00	$ 5,635.00
20	2503.602	CONNECT TO EXISTING STORM SEWER	EA	2	$ 1,200.00	$ 2,400.00
21	2506.501	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020	LF	10	$ 425.00	$ 4,250.00
22	2506.502	CONSTRUCT DRAINAGE STRUCTURE DESIGN 2X3 CATCH BASIN	EA	2	$ 1,500.00	$ 3,000.00
23	2506.516	CASTING ASSEMBLY	EA	4	$ 550.00	$ 2,200.00
24	2506.521	INSTALL CASTING	EA	4	$ 275.00	$ 1,100.00
25	2506.602	GROUT CATCH BASIN	EA	14	$ 300.00	$ 4,200.00
26	2506.602	ADJUST CATCH BASIN CASTING	EA	9	$ 1,000.00	$ 9,000.00
27	2521.501	6" CONCRETE WALK	SF	142	$ 7.00	$ 994.00
28	2531.501	CONCRETE CURB & GUTTER DESIGN B618	LF	1500	$ 13.00	$ 19,500.00
29	2531.507	6" CONCRETE DRIVEWAY PAVEMENT	SY	35	$ 55.00	$ 1,925.00
30	2531.618	TRUNCATED DOMES	SF	16	$ 40.00	$ 640.00
31	2563.601	TRAFFIC CONTROL	LS	1	$ 5,000.00	$ 5,000.00
32	2570.570	HYDRAULIC MATRIX TYPE MULCH	LBS	140	$ 2.00	$ 280.00
33	2573.503	SILT FENCE	LF	800	$ 3.00	$ 2,400.00
34	2573.530	STORM DRAIN INLET PROTECTION	EA	27	$ 200.00	$ 5,400.00
35	2574.508	FERTILIZER TYPE 3	LBS	14	$ 3.00	$ 42.00
36	2575.501	HYDROSEEDING MNDOT MIXTURE 25-131	ACRE	0.07	$ 6,000.00	$ 420.00
37	2575.502	MNDOT SEED MIXTURE 25-131	LBS	15	$ 5.00	$ 75.00
38	2575.525	COMMON TOPSOIL BORROW (LV)	CY	45	$ 30.00	$ 1,350.00
39	2582.502	4" DOUBLE SOLID LINE YELLOW - EPOXY	LF	1384	$ 1.00	$ 1,384.00
40	2582.502	4" BROKEN LINE YELLOW - EPOXY	LF	410	$ 0.50	$ 205.00
41	2582.502	4" SOLID LINE YELLOW - EPOXY	LF	350	$ 0.50	$ 175.00
42	2582.502	4" SOLID LINE WHITE - EPOXY	LF	6777	$ 0.50	$ 3,388.50
43	2582.503	CROSSWALK MARKINGS - EPOXY	SF	90	$ 5.00	$ 450.00

GENERAL BID ITEMS CONSTRUCTION COST	*$ 375,796.62*
23% INDIRECT COST	$ 86,433.22
TOTAL PROJECT COST	**$ 462,229.84**

APPENDIX C

Geotechnical Exploration and Engineering Review (NTI – 34 pages)
Pavement Evaluations and Recommendations (WSB & Associates – 8 pages)

NTI™
NORTHERN TECHNOLOGIES, LLC

6160 Carmen Avenue East
Inver Grove Heights, MN 55076
P: 651.389.4191 F: 651.389.4190

www.NTIgeo.com

Unearthing confidence™

November 23, 2016

City of Ramsey
Attention: Mr. Bruce Westby, P.E.
7550 Sunwood Drive NW
Ramsey, Minnesota 55303

Subject: Geotechnical Exploration and Engineering Review
Alpine Drive – Street Improvements
Ramsey, Minnesota
NTI Project No. 16.61770.100

Northern Technologies, LLC (NTI) has completed a total of thirteen (13) borings for the Alpine Drive project area in the City of Ramsey, Minnesota.

The scope of services included determining existing bituminous and aggregate base thicknesses, and subsurface conditions, and providing recommendations for site preparation, excavations, engineered fill and compaction, depths of unsuitable soils to be removed, groundwater management, potential difficulties during construction, utility installation, and pavement design.

Our services were performed in accordance with our proposal dated October 25, 2016.

PROJECT AND SITE DESCRIPTION

The project includes street and possibly utility improvements to a section of Alpine Drive between Armstrong Boulevard and Variolite Street in Ramsey, Minnesota.

The pavement sections are proposed to be designed using the average annual daily traffic (AADT) information and based on a 20-year design pavement life. The AADT information noted on the Mn/DOT Traffic Data webpage indicates an AADT of 1000 for the project section of Alpine Drive. NTI was not aware of invert elevations or other design details of the proposed utilities at the time this report was prepared.

SUBSURFACE EXPLORATION SUMMARY

NTI performed the subsurface exploration program on November 7 2016 with a two-person crew using a truck-mounted CME-55 drill rig. Samples were generally collected in accordance with ASTM D 1586 "Standard Test Method for Standard Penetration Testing (SPT) and Split-Barrel Sampling of Soils."

The boring locations and depths were determined by a representative with the City of Ramsey. The boring locations were staked in the field by NTI. The borings terminated at nominal depths 11.0 feet below the existing pavement surface. .

Elevations were not provided to NTI, therefore, NTI has assumed a ground surface elevation of 100.0 feet for each of the boring locations. Please refer to the Boring Location Diagram, the Boring Logs in Appendix C, and the Pavement Core Photographs in Appendix D.

Alpine Drive – (Borings A-1 through A-13)

Bituminous pavement thickness within this roadway area ranged from approximately 3.5 to 5.0 inches at the boring locations. Apparent aggregate base was not observed at the majority of the borings. As exceptions, apparent aggregate base was observed at Boring A-2, A-4, A-5, A-7, and A-10 locations and varied in thickness from approximately 2.5 to 24.0 inches. Occasional cobbles and hard drilling conditions were encountered at Boring A-6, A-7, A-9, A-10, A-12 and A-13 locations.

Previously placed fill soils, generally consisting of poorly graded sand with silt and poorly graded sand with silt and gravel (SP-SM), poorly graded sand with clay (SP-SC) and clayey sand (SC), were encountered extending to depths ranging from approximately 3.0 to 9.5 feet below the top of pavement.

Native alluvial soils consisting of poorly graded sand (SP) and poorly graded sand with silt (SP-SM) were commonly observed extending to the boring termination depths. Varying amounts of gravel were encountered throughout the boring locations.

Groundwater was observed in the boreholes at Borings A-5 and A-9 locations at the time of drilling at depths of 10.0 and 10.5 feet respectively. Please refer to the boring logs included in the appendices.

Table 1 summarizes the encountered subsurface conditions for this project area.

Table 1: Pavement and Subgrade Summary[1]
Alpine Drive

Boring No.	Bituminous Pavement Thickness[2] (inches)	Apparent Aggregate Base Thickness[3] (inches)	Fill Subgrade Material[4]	Native Subgrade Material
A-1	3.5	None	SP-SM	SP-SM
A-2	3.5	20.0	SP-SM	SP-SM
A-3	4.5	None	SP-SM	SP-SM
A-4[5]	4.8	24.0	SP-SM	SP-SM
A-5	4.8	4.5	SP-SC, SC	SP-SM
A-6	4.5	None	SP-SM	SP-SM
A-7	3.8	2.5	SP-SM	SP-SM
A-8	4.0	None	SP-SM	SP
A-9	3.5	None	SP-SM	SP-SM
A-10[5]	5.0	3.0	SP-SM	SP-SM
A-11	4.5	None	SP-SM	SP-SM
A-12	4.5	None	SP-SM	SP-SM
A-13	4.8	None	SP-SM	SP-SM

1. Table summary is a generalization of subsurface conditions at the individual soil boring locations only. They may not reflect variations in subsurface strata occurring on site between boring locations. The general geologic origin of retained soil samples is listed on the boring logs.
2. Measured thickness of the pavement core.
3. Apparent aggregate base thickness, at time of our fieldwork, by visual inspection only and is not meant to confer conformance with DOT specifications.
4. Undocumented fill soils.
5. Pavement core thickness may not be representative due to crumbling during coring process.

GROUNDWATER AND GROUNDWATER CONTROL

Groundwater was observed in the boreholes at Borings A-5 and A-9 locations at the time of drilling at depths of 10.0 and 10.5 feet respectively.

Depending upon elevations of underground utilities, groundwater may be an issue during construction. It should be noted that if excavations are proposed below the groundwater level, the granular nature of the majority of the on-site soils will likely result in significant volumes of water entering the excavations unless proper dewatering measures are implemented. Well points embedded into the underlying sands will likely be the most suitable method for controlling excess water in deeper excavations. If dewatering is needed during construction, we recommend that the groundwater be maintained a minimum of 2 feet below the bottom of the excavation.

LABORATORY TEST PROGRAM

Our analysis and recommendations of this report are based upon our interpretation of the standard penetration test resistance determined while sampling soils, laboratory test results and experience with similar soils from other sites near the project. The results of such tests are summarized on the boring logs or attached laboratory test reports.

UTILITY LINE CONSTRUCTION

The native sand soils observed in soil borings were generally suitable for utility support and utility backfill. Due to the encountered groundwater levels and depending on the installation depth of the utilities, temporary dewatering may be required during the utility trench excavations. Stabilization of the trench subgrade may be required in order to provide a stable platform for construction. Stabilization could consist of a one half to one foot layer of crushed rock or sand with a maximum 5 percent material passing the No. 200 sieve and 50 percent passing the No. 40 sieve.

In addition, as noted above, hard drilling in possible cobbles were encountered within the Alpine Drive project area at select boring locations. Dependent upon the depth of utility installation, pipe bedding may be required to provide a uniform bearing stratum and for protection of the utility piping when bearing upon the underlying gravel laden soils.

The Geotechnical Engineer of Record or their designated representative should observe the project excavations to determine that unsuitable materials have been properly removed and adequate bearing support is provided by the exposed soils. The exposed soil at the base should be compacted to no less than 95 percent standard Proctor maximum dry density (ASTM D698). Such observations and testing should be performed prior to backfilling.

The on-site non-organic soils are anticipated to be suitable for reuse if properly moisture conditioned and compacted. Replacement backfill required in utility trenches should consist of non-organic material similar to the surrounding soil. All import fill should be approved by NTI or the City's representative.

It is especially important that trench backfill for utility construction within paved areas be thoroughly compacted to minimize future pavement damage. We recommend that such soils be compacted in accordance with the recommendations noted in the "Placement and Compaction of Engineered Fill" section in Appendix B of this report.

The stability of embankments along utility excavations is dependent on soil strength, site geometry, moisture content, and any surcharge load for excavated soils and equipment. We present cautionary remarks concerning stability of excavation sideslopes in the "Excavation Stability" section of this report.

The Contractor is solely responsible for assessing the stability of and executing underground utility and project excavations using safe methods. The contractor is also responsible for naming the "competent individual" as per Subpart P of 29 CFR 1926.6 (Federal Register - OSHA).

The Geotechnical Engineer of Record or their designated representative should observe the project excavations to determine that conditions are similar to those encountered in the borings, and that adequate bearing support is provided by the exposed soils.

Excavation Stability

Excavation depth and sidewall inclination should not exceed those specified in local, state or federal regulations. Excavations may need to be widened and sloped, or temporarily braced, to maintain or develop a safe work environment. Contractors must comply with local, state, and federal safety regulations including current OSHA excavation and trench safety standards. Temporary shoring must be designed in accordance with applicable regulatory requirements.

Excavations that penetrate the groundwater surface will require dewatering with sand points or wells. We recommend that the groundwater surface be maintained a minimum of 2 feet below the bottom of the exposed excavation.

Engineered Fill and Winter Construction

The clayey sand soils on this site will be susceptible to frost action if not provided adequate drainage, insulation or coverage. Frozen soil should not be used as backfill. When the ambient air temperature falls below freezing for an extended period of time, frost forms, and soil near the surface grade expands. Settlement of the fill may occur as the frozen soils thaw.

If frost penetrates the soil prior to paving, soils must be thawed, scarified, and re-compacted as recommended in this report. Subgrade soils should be inspected prior to paving to verify frozen conditions are not present.

PAVEMENT RECOMMENDATIONS

Mill and Overlay Recommendations

Consideration could be made to milling and overlaying the existing pavement. The roadway sections appear to have a sufficiently thick in place pavement section, over a majority of the project alignment, which would lend itself to rehabilitation via mill and overlay techniques.

In general, pavement sections consisting of 3 inches or less of bituminous asphalt can be difficult to effectively mill and overlay as often times the entire pavement section is reclaimed during the attempted partial section milling process. Additionally, in locations where the existing pavement thickness is less than the recommended thickness, a mill and overlay would not be recommended unless a structural overlay were applied to increase the overall thickness.

Pavement Reconstruction

If the pavement section is to be removed and replaced in its entirety, the most conservative method of subgrade preparation would be remove the undocumented fill soils and replace them in their entirety with properly compacted engineered fill. This method of subgrade preparation would provide the most uniform subgrade but would also be the most costly method of construction and would be relatively a-typical method of subgrade preparation for improvements to existing municipal roadways.

If the City is willing to accept some risk in potential long term detrimental performance for the significant upfront savings, the roadway can be reconstructed over the existing fill. NTI recommends that prior to installing the aggregate base, the existing subgrade should be scarified and re-compacted to a depth of at least 12 inches. A proof roll test should then be performed to determine soft or unstable subgrade areas. The proof roll should be performed with a tandem axle dump truck loaded to gross capacity (at least 20 tons). Acceptance criteria of the proof roll shall be limited to rut formation no more than one inch depth (front or rear axles) and no pumping (rolling) observed during the visual inspection. Proof roll tests should be observed by an experienced technician or geotechnical engineer prior to placement of the aggregate base course to verify the subgrade will provide adequate pavement support.

If rutting or localized unstable subgrade areas are observed, those areas should be subcut, moisture-conditioned, and re-compacted or removed to a stable depth.

If imported fill is required in paved areas it should consist of debris free, non-organic, mineral soil similar in composition to the subgrade soils encountered in the surrounding areas. If sand is imported into areas that are underlain by relatively impervious fine grained soils the sand layer must be drained with drain tile in order to prevent frost heave from water trapped within the imported sand layer during freezing temperatures. Individual lifts of engineered fill should be tempered for moisture content, placed and compacted as noted in the "Placement and Compaction of Engineered Fill" section in Appendix B of this report.

The performance of stabilometer or similar tests, were beyond the scope of this report; however, they may be performed, upon request, for an additional fee. Based on the encountered soil conditions, we estimate that a properly prepared poorly graded sand with silt (SP-SM) and poorly graded sand clay (SP-SC) soils will have an average stabilometer R-Value of 40.

For a 20-year design pavement life, Table 3 presents our thickness recommendations for flexible (bituminous) pavement. These recommendations were based upon the encountered subgrade conditions, estimated R-value for the existing subgrade soils, the assumed AADT volumes, and the City of Ramsey's typical pavement section for the respective project area.

Table 3: Flexible Pavement Thickness Design[1]
Alpine Drive

Pavement Section	Calculated Required Pavement Section	City's Typical Pavement Section[2]
Bituminous Wear Course (inches)	1.5	1.5
Bituminous Base Course (inches)	2.0	2.0
Class 5 or 7 Aggregate Base (inches)	6.0	4.0

1. Assumed AADT volume of 1000 and an average R-value of 40.
2. The calculated required section was greater than the City's typical section for residential streets, thus NTI recommends that the Calculated Required Pavement Section be implemented.

Pavement recommendations assume the subgrade soils and aggregate section below paved surfaces will drain to subsurface piping for eventual discharge into storm sewer, or above grade to ditching, or similar acceptable systems. Lack of surface and subsurface drainage will significantly reduce the capacity and longevity of the pavement systems indicated above.

We recommend pavements receive annual maintenance, as a minimum, to correct damages to the pavement structure, clean and infill cracks which develop, and repair or resurface areas which exhibit reduced subgrade performance. The lack of maintenance can lead to moisture infiltration of the pavement structure and softening of the subgrade soils. This, in turn, can degrade the performance of the pavement system and result in poorly performing pavements with shortened life expectancy.

CLOSURE

As the widely spaced, small diameter borings provide only a limited amount of data regarding the existing fill, the existing fill may contain soft zones, debris or significantly greater amounts of unsuitable materials than could be reasonably inferred from the boring information. Unsuitable materials may not be discovered during construction and may remain buried within the fill below the slabs and pavements, resulting in greater than anticipated settlements of the slabs and pavements. These risks cannot be eliminated without completely removing the fill, but can be reduced by thorough exploration and testing during site preparation and construction.

Our conclusions and recommendations are predicated on observation and testing of the earthwork directed by Geotechnical Engineer of Record. Our opinions are based on data assumed representative of the site. However, the area coverage of borings in relation to the entire project is very small. For this and other reasons, we do not warrant conditions below the depth of our borings, or that the strata logged from our borings are necessarily typical of the site. Deviations from our recommendations by plans, written specifications, or field applications shall relieve us of responsibility unless our written concurrence with such deviations has been established.

The scope of services for this project does not include either specifically or by implication any environmental or biological assessment of the site or identification or prevention of pollutants, hazardous materials or conditions. If the owner is concerned about the potential for such contamination or pollution, other studies should be undertaken.

This report has been prepared for the exclusive use of The City of Ramsey and its agents for specific application to the proposed Alpine Drive – Street Improvements project in the City of Ramsey, Minnesota. Northern Technologies, LLC has endeavored to comply with generally accepted geotechnical engineering practice common to the local area. Northern Technologies, LLC makes no other warranty, express or implied.

Northern Technologies, LLC

Debra A. Schroeder, P.E.
Senior Engineer

Steven D. Gerber, P.E.
Senior Engineer

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.

Debra A. Schroeder

Date: 11/23/2016 Reg. No. 52743

Attachments
Appendix A - General Notes
Appendix B - Groundwater Issues, Compaction and Placement of Fill
Appendix C - Attachments: Boring Location Diagram (1), Soil Boring Logs (13)
Appendix D - Photographs (13 cores)

APPENDIX A

GEOTECHNICAL EVALUATION OF RECOVERED SOIL SAMPLES

FIELD EXPLORATION PROCEDURES

GENERAL NOTES

WATER LEVEL SYMBOL

DESCRIPTIVE TERMINOLOGY

RELATIVE PROPORTIONS

PARTICLE SIZES

CLASSIFICATION OF SOILS FOR ENGINEERING PURPOSES

GEOTECHNICAL EVALUATION OF RECOVERED SOIL SAMPLES

We visually examined recovered soil samples to estimate distribution of grain sizes, plasticity, consistency, moisture condition, color, presence of lenses and seams, and apparent geologic origin. We then classified the soils according using the Unified Soil Classification System (ASTM D2488). A chart describing this classification system and general notes explaining soil sampling procedures are presented within appendices attachments.

The stratification depth lines between soil types on the logs are estimated based on the available data. In-situ, the transition between type(s) may be distinct or gradual in either the horizontal or vertical directions. The soil conditions have been established at our specific boring locations only. Variations in the soil stratigraphy may occur between and around the borings, with the nature and extent of such change not readily evident until exposed by excavation. These variations must be properly assessed when utilizing information presented on the boring logs.

We request that you, your design team or contractors contact NTI immediately if local conditions differ from those assumed by this report, as we would need to review how such changes impact our recommendations. Such contact would also allow us to revise our recommendations as necessary to account for the changed site conditions.

FIELD EXPLORATION PROCEDURES

Soil Sampling – Standard Penetration Boring:

Soil sampling was performed according to the procedures described by ASTM D-1586. Using this procedure, a 2 inch O.D. split barrel sampler is driven into the soil by a 140 pound weight falling 30 inches. After an initial set of six inches, the number of blows required to drive the sampler an additional 12 inches is recorded (known as the penetration resistance (i.e. “N-value”) of the soil at the point of sampling. The N-value is an index of the relative density of cohesionless soils and an approximation of the consistency of cohesive soils.

Soil Sampling – Power Auger Boring:

The boring(s) was/were advanced with a 6 inch nominal diameter continuous flight auger. As a result, samples recovered from the boring are disturbed, and our determination of the depth, extend of various stratum and layers, and relative density or consistency of the soils is approximate.

Soil Classification:

Soil samples were visually and manually classified in general conformance with ASTM D-2488 as they were removed from the sampler(s). Representative fractions of soil samples were then sealed within respective containers and returned to the laboratory for further examination and verification of the field classification. In addition, select samples were submitted for laboratory tests. Individual sample information, identification of sampling methods, method of advancement of the samples and other pertinent information concerning the soil samples are presented on boring logs and related report attachments.

GENERAL NOTES

DRILLING and SAMPLING SYMBOLS		*LABORATORY TEST SYMBOLS*	
SYMBOL	**DEFINITION**	**SYMBOL**	**DEFINITION**
C.S.	Continuous Sampling	W	Moisture content-percent of dry weight
P.D.	2-3/8" Pipe Drill	D	Dry Density-pounds per cubic foot
C.O.	Cleanout Tube	LL, PL	Liquid and plastic limits determined in accordance with ASTM D 423 and D 424
3 HSA	3 ¼" I.D. Hollow Stem Auger	Q_U	Unconfined compressive strength-pounds per square foot in accordance with ASTM D 2166-66
4 FA	4" Diameter Flight Auger		
6 FA	6" Diameter Flight Auger		
2 ½ C	2 ½" Casing		
4 C	4" Casing		
D.M.	Drilling Mud	Pq	Penetrometer reading-tons/square foot
J.W.	Jet Water	S	Torvane reading-tons/square foot
H.A.	Hand Auger	G	Specific Gravity – ASTM D 854-58
NXC	Size NX Casing	SL	Shrinkage limit – ASTM 427-61
BXC	Size BX Casing	Ph	Hydrogen ion content-meter method
AXC	Size AX casing	O	Organic content-combustion method
SS	2" O.D. Split Spoon Sample	M.A.	Grain size analysis
2T	2" Thin Wall Tube Sample	C*	One dimensional consolidation
3T	3" Thin Wall Tube Sample	Q_C	Triaxial Compression
		* See attached data Sheet and/or graph	

WATER LEVEL SYMBOL

Water levels shown on the boring logs were determined at the time and under the conditions indicated. In sand, the indicated levels can be considered relatively reliable for most site conditions. In clay soils, it is not possible to determine the ground water level within the normal scope of a test boring investigation, except where lenses or layers of more pervious water bearing soil are present; and then a long period of time may be necessary to reach equilibrium. Therefore, the position of the water level symbol for cohesive or mixed soils may not indicate the true level of the ground water table. The available water level information is given at the bottom of the log sheet.

DESCRIPTIVE TERMINOLOGY

RELATIVE DENSITY		*CONSISTENCY*	
TERM	**N_{60} Value** (corrected)	**TERM**	**N_{60} Value** (corrected)
Very Loose	0 – 4	Soft	0 – 4
Loose	5 – 8	Medium	5 – 8
Medium Dense	9 – 16	Rather Stiff	9 – 15
Dense	16 – 30	Stiff	16 – 30
Very Dense	Over 30	Very Stiff	Over 30

RELATIVE PROPORTIONS

TERMS	**RANGE**
Trace	0 – 5%
A little	5 – 15%
Some	15 – 30%

PARTICLE SIZES

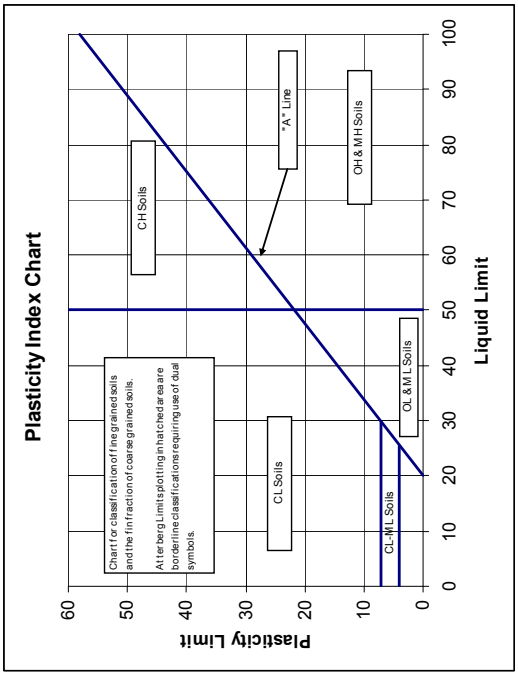
MATERIAL	**DESCRIPTION**	**U.S. SIEVE SIZE**
Boulders		Over 3"
Gravel	Coarse	3" to ¾"
	Medium	¾" to #4
Sand	Coarse	#4 to #10
	Medium	#10 to #40
	Fine	#40 to #200
Silt and Clay	Determined by Hydrometer Test	

CLASSIFICATION of SOILS for ENGINEERING PURPOSES

ASTM Designation D-2487 and D2488 (Unified Soil Classification System)

Major Divisions			Group Symbol	Typical Name	Classification Criteria
Course Grained Soils More than 50% retained on No. 200 sieve *	Gravels 50% or more of coarse fraction retained on No. 4 sieve.	Clean Gravels	GW	Well –graded gravels and gravel-sand mixtures, little or no fines.	Cu = D60 / D10 greater than 4. Cz = (D30)2 / (D10 x D60) between 1 & 3.
			GP	Poorly graded gravels and gravel-sand mixtures, little or no fines.	Not meeting both criteria for GW materials.
		Gravels with Fines	GM	Silty gravels, gravel-sand-silt mixtures.	Atterberg limits below "A" line, or P.I. less than 4. / Atterberg limits above "A" line with P.I. greater than 7. — Atterberg limits plotting in hatched area are borderline classifications requiring use of dual symbols.
			GC	Clayey gravels, gravel-sand-clay mixtures.	
	Sands More than 50% of coarse fraction passes No 4 sieve.	Clean Sands	SW	Well-graded sands and gravelly sands, little or no fines.	Cu = D60 / D10 greater than 6. Cz = (D30)2 / (D10 x D60) between 1 & 3.
			SP	Poorly-graded sands and gravelly sands, little or no fines.	Not meeting both criteria for SW materials.
		Sands with Fines	SM	Silty sands, sand-silt mixtures.	Atterberg limits below "A" line, or P.I. less than 4. / Atterberg limits above "A" line with P.I. > 7. — Atterberg limits plotting in hatched area are borderline classifications requiring use of dual symbols.
			SC	Clayey sands, sand-clay mixtures.	
Fine Grained Soils More than 50% passes No. 200 sieve *	Silts and Clays Liquid Limit of 50% or less		ML	Inorganic silts, very fine sands, rock flour, silty or clayey fine sands.	
			CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays.	
			OL	Organic silts and organic silty clays of low plasticity.	
	Silts and Clays Liquid Limit greater than 50%.		MH	Inorganic silts, micaceous or diatomaceous fine sands or silts, elastic silts.	
			CH	Inorganic clays of high plasticity, fat clays.	
			OH	Organic clays of medium to high plasticity.	
	Highly Organic Soils		Pt	Peat, muck and other highly organic soils.	

Classification on basis of percentage of fines.
Less than 5% passing No. 200 Sieve: GW, GP, SW, SP
More than 12% passing No. 200 Sieve: GM, GC, SM, SC
From 5% to 12% passing No. 200 Sieve: Borderline Classification requiring use of duel symbols.



APPENDIX B

GROUNDWATER ISSUES

PLACEMENT and COMPACTION OF ENGINEERED FILL

GROUNDWATER ISSUES

The following presents additional comment and soil specific issues related to measurement of groundwater conditions at your project site.

Note that our groundwater measurements, or lack thereof, will vary depending on the time allowed for equilibrium to occur in the borings. Extended observation time was not available during the scope of the field exploration program and, therefore, groundwater measurements as noted on the borings logs may or may not accurately reflect actual conditions at your site.

Seasonal and yearly fluctuations of the ground water level, if any, occur. Perched groundwater may be present within sand and silt lenses bedded within cohesive soil formations. Groundwater typically exists at depth within cohesive and cohesionless soils.

We anticipate that a system of sump pits and pumps located outside of the excavation areas would be suitable for control if groundwater were to be encountered. However, a well point system would be more suitable for control of groundwater if excavations were to be advanced into the ground water table at depth in free draining granular soils. Additionally, we caution such seepage from such formations and any water entry from excavations below the groundwater table may be heavy and will vary based on seasonal and annual precipitation, and ground related impacts in the vicinity of the project. The groundwater surface should be maintained a minimum of 2 feet below the bottom of the excavation at all times.

PLACEMENT and COMPACTION OF ENGINEERED FILL

Unless otherwise superseded within the body of the Geotechnical Exploration Report, the following criteria shall be utilized for placement of engineered fill on project. This includes, but is not limited to earthen fill placement to improve site grades, fill placed below structural footings, fill placed interior of structure, and fill placed as backfill of foundations.

Engineered fill placed for construction, if necessary should consist of natural, non-organic, competent soils native to the project area. Such soils may include, but are not limited to gravel, sand, or clays with Unified Soil Classification System (ASTM D2488) classifications of GW, SP, or SM. Use of silt or clayey silt as project fill will require additional review and approval of project Geotechnical Engineer of Record. Such soils have USCS classifications of ML, MH, ML-CL, MH-CH. Use of topsoil, marl, peat, other organic soils construction debris and/or other unsuitable materials as fill is not allowed. Such soils have USCS classifications of OL, OH, Pt.

Engineered fill, classified as clay, should be tempered such that the moisture content at the time of placement is equal to and no more than 3 percent above the optimum content for as defined by the appropriate proctor test. Likewise, engineered fill classified as gravel or sand should be tempered such that the moisture content at the time of placement is within 3 percent of the optimum content.

All engineered fill for construction should be placed in individual 8 inch maximum depth lifts. Each lift of fill should be compacted by large vibratory equipment until the in-place soil density is equal to or greater than the criteria established within the following tabulation.

	Compaction Criteria (% respective Proctor)[1]	
Type of Construction	**Clay**	**Sand or Gravel**
General Embankment Fill	Min. 95	Min. 95
Engineered Fill below Foundations	NA	Min. 98
Engineered Fill below Floor Slabs	NA	Min. 98
Engineered Fill placed as Pavement Aggregate Base	NA	Min. 100
Engineered Fill placed to within 3 feet of pavement aggregate base	Min. 95	Min. 95
Engineered Fill placed within 3 feet of pavement aggregate base	Min. 100	Min. 100

1 Unless otherwise required, compaction shall be based on the Standard Proctor Test (ASTM D698).

Density tests should be taken during engineered fill placement to document earthwork has achieved necessary compaction of the material(s). Recommendations for interior fill placement and backfill of foundation walls are presented within other sections of this report.

APPENDIX C

BORING LOCATION DIAGRAM

SOIL BORING LOGS

N

Boring Location Diagram

Completed Soil Borings:

Alpine and Sunwood Drive – Street Improvements – Alpine Drive

Ramsey, Minnesota

NTI Project #: 16.61770.100

NOTE: Boring locations are approximate.

NTI NORTHERN TECHNOLOGIES, LLC

Inver Grove Heights
6160 Carmen Avenue East
Inver Grove Heights, MN 55076
P: 651-389-4191
www.NTIgeo.com

BORING NUMBER A-1

CLIENT City of Ramsey
PROJECT NAME Alpine and Sunwood Drive - Street Improvements
PROJECT NUMBER 16.61770.100
PROJECT LOCATION Ramsey, MN
DATE STARTED 11/7/16 **COMPLETED** 11/7/16
GROUND ELEVATION 100 ft **HOLE SIZE** 6 1/2 in.
DRILLING CONTRACTOR NTI
GROUND WATER LEVELS:
DRILLING METHOD 3 1/4 in H.S.A
AT TIME OF DRILLING --- No Groundwater Observed.
LOGGED BY Robert Hawkins **CHECKED BY** DAS
AT END OF DRILLING ---
CAVE IN (ft) --- **FROST DEPTH (ft)** ---
AFTER DRILLING ---
NOTES Elevation assumed 100.0 Feet.

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES
0		0.3 BITUMINOUS PAVEMENT (3.5 inches) 99.7	AU 1									
		POORLY GRADED SAND WITH SILT, (SP-SM) brown to light brown, fine to medium grained, moist, little gravel (Fill) NOTE: Brown to dark brown below 2.0 feet.	SS 2	100	15-20-16 (36)			6				8
5			SS 3	100	25-16-15 (31)							
		7.0 93.0 POORLY GRADED SAND WITH SILT, (SP-SM) brown, fine to medium grained, moist, medium dense, trace gravel (Alluvial)	SS 4	100	11-7-7 (14)							
10			SS 5	83	7-5-4 (9)							
		11.0 89.0										

Bottom of borehole at 11.0 feet.

NTI GEOTECH COLUMNS W/NOTES - NTI 2016-08-10.GDT - 11/21/16 17:15 - \\NTIDATA\RAMSEY\1-PROJECTS\2016 PROJECTS\ALPINE AND SUNWOOD DRIVE STREET IMPROVEMENTS - GEO - (16.61770.100)\ENGINEERING\ENGINEERING REPORTS\GINT\RAMSEY LOGS.GPJ

Inver Grove Heights
6160 Carmen Avenue East
Inver Grove Heights, MN 55076
P: 651-389-4191
www.NTIgeo.com

BORING NUMBER A-2

CLIENT City of Ramsey
PROJECT NAME Alpine and Sunwood Drive - Street Improvements
PROJECT NUMBER 16.61770.100
PROJECT LOCATION Ramsey, MN
DATE STARTED 11/7/16 **COMPLETED** 11/7/16
GROUND ELEVATION 100 ft **HOLE SIZE** 6 1/2 in.
DRILLING CONTRACTOR NTI
GROUND WATER LEVELS:
DRILLING METHOD 3 1/4 in H.S.A
AT TIME OF DRILLING --- No Groundwater Observed.
LOGGED BY Robert Hawkins **CHECKED BY** DAS
AT END OF DRILLING ---
CAVE IN (ft) 4 **FROST DEPTH (ft)** ---
AFTER DRILLING ---
NOTES Elevation assumed 100.0 Feet.

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES
0		0.3 BITUMINOUS PAVEMENT (3.5 Inches) 99.7 APPARENT AGGREGATE BASE (20.0 Inches) 2.0 98.1	AU 1									
		POORLY GRADED SAND WITH SILT, (SP-SM) brown to dark brown, fine to medium grained, moist, trace gravel, occasional cobbles (Fill)	SS 2	100	24-22-18 (40)			6				
5			SS 3	100	21-25-28 (53)							
		NOTE: Dark brown below 7.0 feet.	SS 4	100	15-16-18 (34)							
		9.5 90.5										
10		POORLY GRADED SAND WITH SILT, (SP-SM) brown, fine to medium grained, moist, loose, trace gravel (Alluvial) 11.0 89.0	SS 5	100	7-4-3 (7)							

Bottom of borehole at 11.0 feet.

NTI GEOTECH COLUMNS W/NOTES - NTI 2016-08-10.GDT - 11/21/16 17:15 - \\NTIDATA\RAMSEY\1-PROJECTS\2016 PROJECTS\ALPINE AND SUNWOOD DRIVE STREET IMPROVEMENTS - GEO - (16.61770.100)\ENGINEERING\ENGINEERING REPORTS\GINT\RAMSEY LOGS.GPJ

Inver Grove Heights
6160 Carmen Avenue East
Inver Grove Heights, MN 55076
P: 651-389-4191
www.NTIgeo.com

BORING NUMBER A-3

CLIENT City of Ramsey
PROJECT NAME Alpine and Sunwood Drive - Street Improvements
PROJECT NUMBER 16.61770.100
PROJECT LOCATION Ramsey, MN
DATE STARTED 11/7/16 **COMPLETED** 11/7/16
GROUND ELEVATION 100 ft **HOLE SIZE** 6 1/2 in.
DRILLING CONTRACTOR NTI
GROUND WATER LEVELS:
DRILLING METHOD 3 1/4 in H.S.A
AT TIME OF DRILLING --- No Groundwater Observed.
LOGGED BY Robert Hawkins **CHECKED BY** DAS
AT END OF DRILLING ---
CAVE IN (ft) 5 **FROST DEPTH (ft)** ---
AFTER DRILLING ---
NOTES Elevation assumed 100.0 Feet.

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES
0		0.4 BITUMINOUS PAVEMENT (4.5 Inches) 99.6	AU 1									
		POORLY GRADED SAND WITH SILT, (SP-SM) dark brown to black, fine to medium grained, moist, trace gravel (Fill)	SS 2	89	4-4-4 (8)							
5			SS 3	83	4-5-6 (11)			11				12
		8.0 92.0	SS 4	94	3-3-4 (7)							
10		POORLY GRADED SAND WITH SILT, (SP-SM) brown, fine to medium grained, moist, loose, trace gravel (Alluvial)	SS 5	83	3-3-4 (7)							
		11.0 89.0										

Bottom of borehole at 11.0 feet.

NTI GEOTECH COLUMNS W/NOTES - NTI 2016-08-10.GDT - 11/21/16 17:15 - \\NTIDATA\RAMSEY\1-PROJECTS\2016 PROJECTS\ALPINE AND SUNWOOD DRIVE STREET IMPROVEMENTS - GEO - (16.61770.100)\ENGINEERING\ENGINEERING REPORTS\GINT\RAMSEY LOGS.GPJ

Inver Grove Heights
6160 Carmen Avenue East
Inver Grove Heights, MN 55076
P: 651-389-4191
www.NTIgeo.com

BORING NUMBER A-4

CLIENT City of Ramsey
PROJECT NAME Alpine and Sunwood Drive - Street Improvements
PROJECT NUMBER 16.61770.100
PROJECT LOCATION Ramsey, MN
DATE STARTED 11/7/16 **COMPLETED** 11/7/16
GROUND ELEVATION 100 ft **HOLE SIZE** 6 1/2 in.
DRILLING CONTRACTOR NTI
GROUND WATER LEVELS:
DRILLING METHOD 3 1/4 in H.S.A
AT TIME OF DRILLING --- No Groundwater Observed.
LOGGED BY Robert Hawkins **CHECKED BY** DAS
AT END OF DRILLING ---
CAVE IN (ft) 4 **FROST DEPTH (ft)** ---
AFTER DRILLING ---
NOTES Elevation assumed 100.0 Feet.

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES
0		0.3 BITUMINOUS PAVEMENT (4.8 Inches) 99.7	AU 1									
		APPARENT AGGREGATE BASE (24.0 Inches)										
		2.3 97.7	SS 2	89	8-9-9 (18)			7				
5		POORLY GRADED SAND WITH SILT, (SP-SM) brown to dark brown, fine to medium grained, moist, trace gravel (Fill)	SS 3	100	7-6-6 (12)							
		7.0 93.0	SS 4	100	4-5-6 (11)							
10		POORLY GRADED SAND WITH SILT, (SP-SM) brown, fine to medium grained, moist, medium dense to loose, trace gravel (Alluvial)	SS 5	100	4-3-4 (7)							
		11.0 89.0										

Bottom of borehole at 11.0 feet.

NTI GEOTECH COLUMNS W/NOTES - NTI 2016-08-10.GDT - 11/21/16 17:15 - \\NTIDATA\RAMSEY\1-PROJECTS\2016 PROJECTS\ALPINE AND SUNWOOD DRIVE STREET IMPROVEMENTS - GEO - (16.61770.100)\ENGINEERING\ENGINEERING REPORTS\GINT\RAMSEY LOGS.GPJ

Inver Grove Heights
6160 Carmen Avenue East
Inver Grove Heights, MN 55076
P: 651-389-4191
www.NTIgeo.com

BORING NUMBER A-5

CLIENT City of Ramsey
PROJECT NAME Alpine and Sunwood Drive - Street Improvements
PROJECT NUMBER 16.61770.100
PROJECT LOCATION Ramsey, MN
DATE STARTED 11/8/16 **COMPLETED** 11/8/16
GROUND ELEVATION 100 ft **HOLE SIZE** 6 1/2 in.
DRILLING CONTRACTOR NTI
GROUND WATER LEVELS:
DRILLING METHOD 3 1/4 in H.S.A
▽ **AT TIME OF DRILLING** 10.00 ft / Elev 90.00 ft
LOGGED BY Robert Hawkins **CHECKED BY** DAS
AT END OF DRILLING ---
CAVE IN (ft) 6 **FROST DEPTH (ft)** ---
AFTER DRILLING ---
NOTES Elevation assumed 100.0 Feet.

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION		SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES
0		0.4 BITUMINOUS PAVEMENT (4.8 Inches)	99.6	AU 1									
		0.8 APPARENT AGGREGATE BASE (4.5 Inches)	99.2										
		POORLY GRADED SAND WITH CLAY, (SP-SC) brown to dark brown, fine to medium grained, moist, trace gravel (Fill)		SS 2	89	5-5-6 (11)			7				9
		4.5	95.5										
5		CLAYEY SAND, (SC) dark brown to black, fine to medium grained, moist, trace gravel, occasional bituminous debris, trace organics (Fill)		SS 3	78	8-11-14 (25)			8				15
		7.0 NOTE: Organic content at 4.5 feet = 1.5%.	93.0	SS 4	67	6-5-5 (10)							
10		POORLY GRADED SAND WITH SILT, (SP-SM) brown to, fine to medium grained, moist to saturated, medium dense to loose, trace gravel ▽ (Alluvial)		SS 5	89	3-4-3 (7)							
		11.0	89.0										

Bottom of borehole at 11.0 feet.

NTI GEOTECH COLUMNS W/NOTES - NTI 2016-08-10.GDT - 11/21/16 17:15 - \\NTIDATA\RAMSEY\1-PROJECTS\2016 PROJECTS\ALPINE AND SUNWOOD DRIVE STREET IMPROVEMENTS - GEO - (16.61770.100)\ENGINEERING\ENGINEERING REPORTS\GINTRAMSEY LOGS.GPJ

Inver Grove Heights
6160 Carmen Avenue East
Inver Grove Heights, MN 55076
P: 651-389-4191
www.NTIgeo.com

BORING NUMBER A-6

CLIENT City of Ramsey
PROJECT NAME Alpine and Sunwood Drive - Street Improvements
PROJECT NUMBER 16.61770.100
PROJECT LOCATION Ramsey, MN
DATE STARTED 11/7/16 **COMPLETED** 11/7/16
GROUND ELEVATION 100 ft **HOLE SIZE** 6 1/2 in.
DRILLING CONTRACTOR NTI
GROUND WATER LEVELS:
DRILLING METHOD 3 1/4 in H.S.A
AT TIME OF DRILLING --- No Groundwater Observed.
LOGGED BY Robert Hawkins **CHECKED BY** DAS
AT END OF DRILLING ---
CAVE IN (ft) 3.5 **FROST DEPTH (ft)** ---
AFTER DRILLING ---
NOTES Elevation assumed 100.0 Feet.

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES
0		0.4 BITUMINOUS PAVEMENT (4.5 Inches) 99.6	AU 1									
		POORLY GRADED SAND WITH SILT, (SP-SM) brown, fine to medium grained, moist, trace gravel, possible cobbles (Fill)	SS 2	94	6-8-7 (15)			7				
5		NOTE: Brown to dark brown below 4.5 feet.	SS 3	89	7-8-10 (18)							
			SS 4	100	14-22-10 (32)							
		9.5 90.5										
10		POORLY GRADED SAND WITH SILT, (SP-SM) brown, fine to medium grained, moist, dense, trace gravel (Alluvial) 11.0 89.0	SS 5	89	12-11-14 (25)							

Bottom of borehole at 11.0 feet.

NTI GEOTECH COLUMNS W/NOTES - NTI 2016-08-10.GDT - 11/21/16 17:15 - \\NTIDATA\RAMSEY\1-PROJECTS\2016 PROJECTS\ALPINE AND SUNWOOD DRIVE STREET IMPROVEMENTS - GEO - (16.61770.100)\ENGINEERING\ENGINEERING REPORTS\GINT\RAMSEY LOGS.GPJ

Inver Grove Heights
6160 Carmen Avenue East
Inver Grove Heights, MN 55076
P: 651-389-4191
www.NTIgeo.com

BORING NUMBER A-7

CLIENT City of Ramsey
PROJECT NAME Alpine and Sunwood Drive - Street Improvements
PROJECT NUMBER 16.61770.100
PROJECT LOCATION Ramsey, MN
DATE STARTED 11/7/16 **COMPLETED** 11/7/16
GROUND ELEVATION 100 ft **HOLE SIZE** 6 1/2 in.
DRILLING CONTRACTOR NTI
GROUND WATER LEVELS:
DRILLING METHOD 3 1/4 in H.S.A
AT TIME OF DRILLING --- No Groundwater Observed.
LOGGED BY Robert Hawkins **CHECKED BY** DAS
AT END OF DRILLING ---
CAVE IN (ft) 4.5 **FROST DEPTH (ft)** ---
AFTER DRILLING ---
NOTES Elevation assumed 100.0 Feet.

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION		SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES
0		0.3 BITUMINOUS PAVEMENT (3.8 Inches)	99.7	AU 1									
		0.5 APPARENT AGGREGATE BASE (2.5 Inches)	99.5										
		POORLY GRADED SAND WITH SILT, (SP-SM) brown, fine to medium grained, moist, trace gravel, possible cobbles (Fill) NOTE: Occasional bituminous debris below 2.0 feet. NOTE: Brown to dark brown below 4.5 feet.		SS 2	50	7-9-8 (17)							
5				SS 3	72	7-6-7 (13)			8				
				SS 4	67	11-17-20 (37)							
		9.5	90.5										
10		POORLY GRADED SAND WITH SILT, (SP-SM) brown, fine to medium grained, moist, medium dense, trace gravel (Alluvial)		SS 5	83	8-5-6 (11)							
		11.0	89.0										

Bottom of borehole at 11.0 feet.

NTI GEOTECH COLUMNS W/NOTES - NTI 2016-08-10.GDT - 11/21/16 17:15 - \\NTIDATA\RAMSEY\1-PROJECTS\2016 PROJECTS\ALPINE AND SUNWOOD DRIVE STREET IMPROVEMENTS - GEO - (16.61770.100)\ENGINEERING\ENGINEERING REPORTS\GINT\RAMSEY LOGS.GPJ

Inver Grove Heights
6160 Carmen Avenue East
Inver Grove Heights, MN 55076
P: 651-389-4191
www.NTIgeo.com

BORING NUMBER A-8

CLIENT City of Ramsey
PROJECT NAME Alpine and Sunwood Drive - Street Improvements
PROJECT NUMBER 16.61770.100
PROJECT LOCATION Ramsey, MN
DATE STARTED 11/7/16 **COMPLETED** 11/7/16
GROUND ELEVATION 100 ft **HOLE SIZE** 6 1/2 in.
DRILLING CONTRACTOR NTI
GROUND WATER LEVELS:
DRILLING METHOD 3 1/4 in H.S.A
AT TIME OF DRILLING --- No Groundwater Observed.
LOGGED BY Robert Hawkins **CHECKED BY** DAS
AT END OF DRILLING ---
CAVE IN (ft) 4 **FROST DEPTH (ft)** ---
AFTER DRILLING ---
NOTES Elevation assumed 100.0 Feet.

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES
0		0.3 BITUMINOUS PAVEMENT (4.0 Inches) 99.7	AU 1									
		POORLY GRADED SAND WITH SILT, (SP-SM) brown to light brown, fine to medium grained, moist, trace gravel (Fill) 2.0 98.0	SS 2	89	7-8-9 (17)			3				2
5		POORLY GRADED SAND, (SP) brown to light brown, fine to medium grained, moist, loose to dense, trace gravel (Alluvial)	SS 3	100	6-4-4 (8)							
			SS 4	100	6-5-5 (10)							
10		11.0 89.0	SS 5	89	6-8-10 (18)							

Bottom of borehole at 11.0 feet.

NTI GEOTECH COLUMNS W/NOTES - NTI 2016-08-10.GDT - 11/21/16 17:15 - \\NTIDATA\RAMSEY\1-PROJECTS\2016 PROJECTS\ALPINE AND SUNWOOD DRIVE STREET IMPROVEMENTS - GEO - (16.61770.100)\ENGINEERING\ENGINEERING REPORTS\GINT\RAMSEY LOGS.GPJ

Inver Grove Heights
6160 Carmen Avenue East
Inver Grove Heights, MN 55076
P: 651-389-4191
www.NTIgeo.com

BORING NUMBER A-9

CLIENT City of Ramsey
PROJECT NAME Alpine and Sunwood Drive - Street Improvements
PROJECT NUMBER 16.61770.100
PROJECT LOCATION Ramsey, MN
DATE STARTED 11/7/16 **COMPLETED** 11/7/16
GROUND ELEVATION 100 ft **HOLE SIZE** 6 1/2 in.
DRILLING CONTRACTOR NTI
GROUND WATER LEVELS:
DRILLING METHOD 3 1/4 in H.S.A
▽ **AT TIME OF DRILLING** 10.50 ft / Elev 89.50 ft
LOGGED BY Robert Hawkins **CHECKED BY** DAS
AT END OF DRILLING ---
CAVE IN (ft) --- **FROST DEPTH (ft)** ---
AFTER DRILLING ---
NOTES Elevation assumed 100.0 Feet.

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES
0		0.3 BITUMINOUS PAVEMENT (3.8 Inches) 99.7	AU 1									
		POORLY GRADED SAND WITH SILT, (SP-SM) light brown to dark brown, fine to medium grained, moist, trace gravel, possible cobbles (Fill)	SS 2	22	8-5-4 (9)							
5		NOTE: Brown to dark brown with occasional bituminous debris below 4.5 feet.	SS 3	89	13-12-12 (24)							
		7.0 93.0 POORLY GRADED SAND WITH SILT, (SP-SM) brown, fine to medium grained, moist to saturated, loose to medium dense, trace gravel (Alluvial)	SS 4	100	5-5-3 (8)			6				5
10		11.0 ▽ 89.0	SS 5	78	5-4-6 (10)							

Bottom of borehole at 11.0 feet.

NTI GEOTECH COLUMNS W/NOTES - NTI 2016-08-10.GDT - 11/21/16 17:15 - \\NTIDATA\RAMSEY\1-PROJECTS\2016 PROJECTS\ALPINE AND SUNWOOD DRIVE STREET IMPROVEMENTS - GEO - (16.61770.100)\ENGINEERING\ENGINEERING REPORTS\GINT\RAMSEY LOGS.GPJ

Inver Grove Heights
6160 Carmen Avenue East
Inver Grove Heights, MN 55076
P: 651-389-4191
www.NTIgeo.com

BORING NUMBER A-10

CLIENT City of Ramsey
PROJECT NAME Alpine and Sunwood Drive - Street Improvements
PROJECT NUMBER 16.61770.100
PROJECT LOCATION Ramsey, MN
DATE STARTED 11/7/16 **COMPLETED** 11/7/16
GROUND ELEVATION 100 ft **HOLE SIZE** 6 1/2 in.
DRILLING CONTRACTOR NTI
GROUND WATER LEVELS:
DRILLING METHOD 3 1/4 in H.S.A
AT TIME OF DRILLING --- No Groundwater Observed.
LOGGED BY Robert Hawkins **CHECKED BY** DAS
AT END OF DRILLING ---
CAVE IN (ft) 3.5 **FROST DEPTH (ft)** ---
AFTER DRILLING ---
NOTES Elevation assumed 100.0 Feet.

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION		SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES
0		0.4 BITUMINOUS PAVEMENT (5.0 Inches)	99.6	AU 1									
		0.7 APPARENT AGGREGATE BASE (3.0 Inches)	99.3										
		POORLY GRADED SAND WITH SILT, (SP-SM) light brown, fine to medium grained, moist, trace gravel, possible cobbles (Fill)		SS 2	83	14-20-18 (38)			7				
		4.5 NOTE: Brown to dark brown below 2.0 feet.	95.5										
5		POORLY GRADED SAND WITH SILT, (SP-SM) brown, fine to medium grained, moist, dense to medium dense, trace gravel (Alluvial)		SS 3	100	6-8-12 (20)							
				SS 4	100	4-5-4 (9)							
10				SS 5	100	4-5-5 (10)							
		11.0	89.0										

Bottom of borehole at 11.0 feet.

NTI GEOTECH COLUMNS W/NOTES - NTI 2016-08-10.GDT - 11/21/16 17:15 - \\NTIDATA\RAMSEY\1-PROJECTS\2016 PROJECTS\ALPINE AND SUNWOOD DRIVE STREET IMPROVEMENTS - GEO - (16.61770.100)\ENGINEERING\ENGINEERING REPORTS\GINTRAMSEY LOGS.GPJ

Inver Grove Heights
6160 Carmen Avenue East
Inver Grove Heights, MN 55076
P: 651-389-4191
www.NTIgeo.com

BORING NUMBER A-11

CLIENT City of Ramsey
PROJECT NAME Alpine and Sunwood Drive - Street Improvements
PROJECT NUMBER 16.61770.100
PROJECT LOCATION Ramsey, MN
DATE STARTED 11/7/16 **COMPLETED** 11/7/16
GROUND ELEVATION 100 ft **HOLE SIZE** 6 1/2 in.
DRILLING CONTRACTOR NTI
GROUND WATER LEVELS:
DRILLING METHOD 3 1/4 in H.S.A
AT TIME OF DRILLING --- No Groundwater Observed.
LOGGED BY Robert Hawkins **CHECKED BY** DAS
AT END OF DRILLING ---
CAVE IN (ft) 4 **FROST DEPTH (ft)** ---
AFTER DRILLING ---
NOTES Elevation assumed 100.0 Feet.

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES
0		0.4 BITUMINOUS PAVEMENT (4.5 Inches) 99.6	AU 1									
		POORLY GRADED SAND WITH SILT, (SP-SM) brown, fine to medium grained, moist, trace gravel (Fill)	SS 2	89	12-5-8 (13)							
		3.0 97.0										
		POORLY GRADED SAND, (SP) light brown, fine to medium grained, moist, loose, trace gravel (Alluvial)										
5			SS 3	94	3-4-4 (8)							
			SS 4	100	4-3-3 (6)							
10			SS 5	100	4-3-4 (7)			6				2
		11.0 89.0										

Bottom of borehole at 11.0 feet.

NTI GEOTECH COLUMNS W/NOTES - NTI 2016-08-10.GDT - 11/21/16 17:15 - \\NTIDATA\RAMSEY\1-PROJECTS\2016 PROJECTS\ALPINE AND SUNWOOD DRIVE STREET IMPROVEMENTS - GEO - (16.61770.100)\ENGINEERING\ENGINEERING REPORTS\GINT\RAMSEY LOGS.GPJ

Inver Grove Heights
6160 Carmen Avenue East
Inver Grove Heights, MN 55076
P: 651-389-4191
www.NTIgeo.com

BORING NUMBER A-12

CLIENT City of Ramsey
PROJECT NAME Alpine and Sunwood Drive - Street Improvements
PROJECT NUMBER 16.61770.100
PROJECT LOCATION Ramsey, MN
DATE STARTED 11/7/16 **COMPLETED** 11/7/16
GROUND ELEVATION 100 ft **HOLE SIZE** 6 1/2 in.
DRILLING CONTRACTOR NTI
GROUND WATER LEVELS:
DRILLING METHOD 3 1/4 in H.S.A
AT TIME OF DRILLING --- No Groundwater Observed.
LOGGED BY Robert Hawkins **CHECKED BY** DAS
AT END OF DRILLING ---
CAVE IN (ft) 4 **FROST DEPTH (ft)** ---
AFTER DRILLING ---
NOTES Elevation assumed 100.0 Feet.

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES
0		0.4 BITUMINOUS PAVEMENT (4.5 Inches) 99.6	AU 1									
		POORLY GRADED SAND WITH SILT, (SP-SM) dark brown, fine to medium grained, moist, trace gravel, possible cobbles (Fill) NOTE Brown to dark brown below 2.0 feet.	SS 2	67	13-15-16 (31)							
5			SS 3	89	8-15-24 (39)							
			SS 4	100	15-18-22 (40)			6				10
10		9.5 90.5 POORLY GRADED SAND WITH SILT, (SP-SM) brown, fine to medium grained, moist, medium dense, trace gravel (Alluvial) 11.0 89.0	SS 5	100	5-5-8 (13)							

Bottom of borehole at 11.0 feet.

NTI GEOTECH COLUMNS W/NOTES - NTI 2016-08-10.GDT - 11/21/16 17:15 - \\NTIDATA\RAMSEY\1-PROJECTS\2016 PROJECTS\ALPINE AND SUNWOOD DRIVE STREET IMPROVEMENTS - GEO - (16.61770.100)\ENGINEERING\ENGINEERING REPORTS\GINT\RAMSEY LOGS.GPJ

Inver Grove Heights
6160 Carmen Avenue East
Inver Grove Heights, MN 55076
P: 651-389-4191
www.NTIgeo.com

BORING NUMBER A-13

CLIENT City of Ramsey
PROJECT NAME Alpine and Sunwood Drive - Street Improvements
PROJECT NUMBER 16.61770.100
PROJECT LOCATION Ramsey, MN
DATE STARTED 11/7/16 **COMPLETED** 11/7/16
GROUND ELEVATION 100 ft **HOLE SIZE** 6 1/2 in.
DRILLING CONTRACTOR NTI
GROUND WATER LEVELS:
DRILLING METHOD 3 1/4 in H.S.A
AT TIME OF DRILLING --- No Groundwater Observed.
LOGGED BY Robert Hawkins **CHECKED BY** DAS
AT END OF DRILLING ---
CAVE IN (ft) 4 **FROST DEPTH (ft)** ---
AFTER DRILLING ---
NOTES Elevation assumed 100.0 Feet.

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES
0		0.4 BITUMINOUS PAVEMENT (4.8 Inches) 99.6	AU 1									
		POORLY GRADED SAND WITH SILT AND GRAVEL, (SP-SM) brown to dark brown, fine to medium grained, moist, possible cobbles (Fill)	SS 2	83	12-15-20 (35)							
5			SS 3	100	15-24-32 (56)			6				7
		NOTE: Occasional bituminous debris below 7.0 feet.	SS 4	100	13-22-16 (38)							
		9.5 90.5										
10		POORLY GRADED SAND WITH SILT, (SP-SM) dark brown, fine to medium grained, moist, medium dense, trace gravel (Alluvial) 11.0 89.0	SS 5	100	4-4-5 (9)							

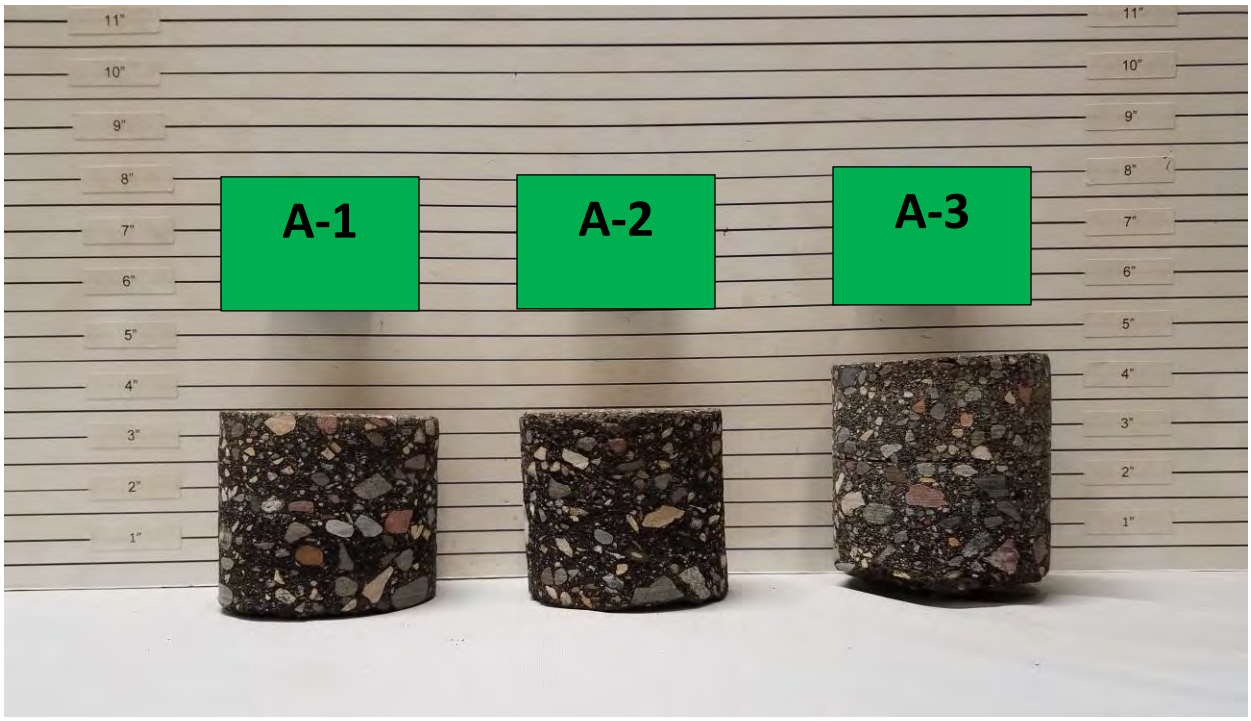
Bottom of borehole at 11.0 feet.

NTI GEOTECH COLUMNS W/NOTES - NTI 2016-08-10.GDT - 11/21/16 17:15 - \\NTIDATA\RAMSEY\1-PROJECTS\2016 PROJECTS\ALPINE AND SUNWOOD DRIVE STREET IMPROVEMENTS - GEO - (16.61770.100)\ENGINEERING\ENGINEERING REPORTS\GINT\RAMSEY LOGS.GPJ

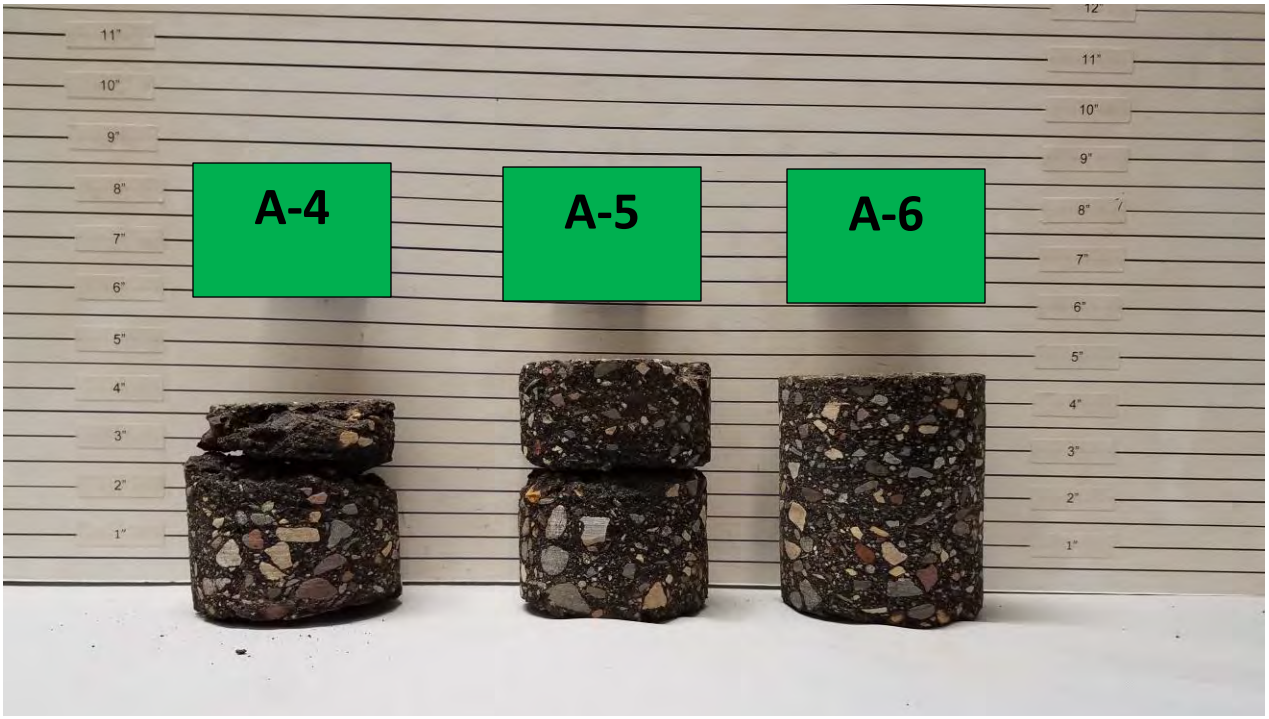
APPENDIX D

PAVEMENT CORE PHOTOGRAPHS

Bituminous Pavement Cores, A-1: 3 ½ Inches, A-2: 3 ½ Inches, A-3: 4 ½ Inches.

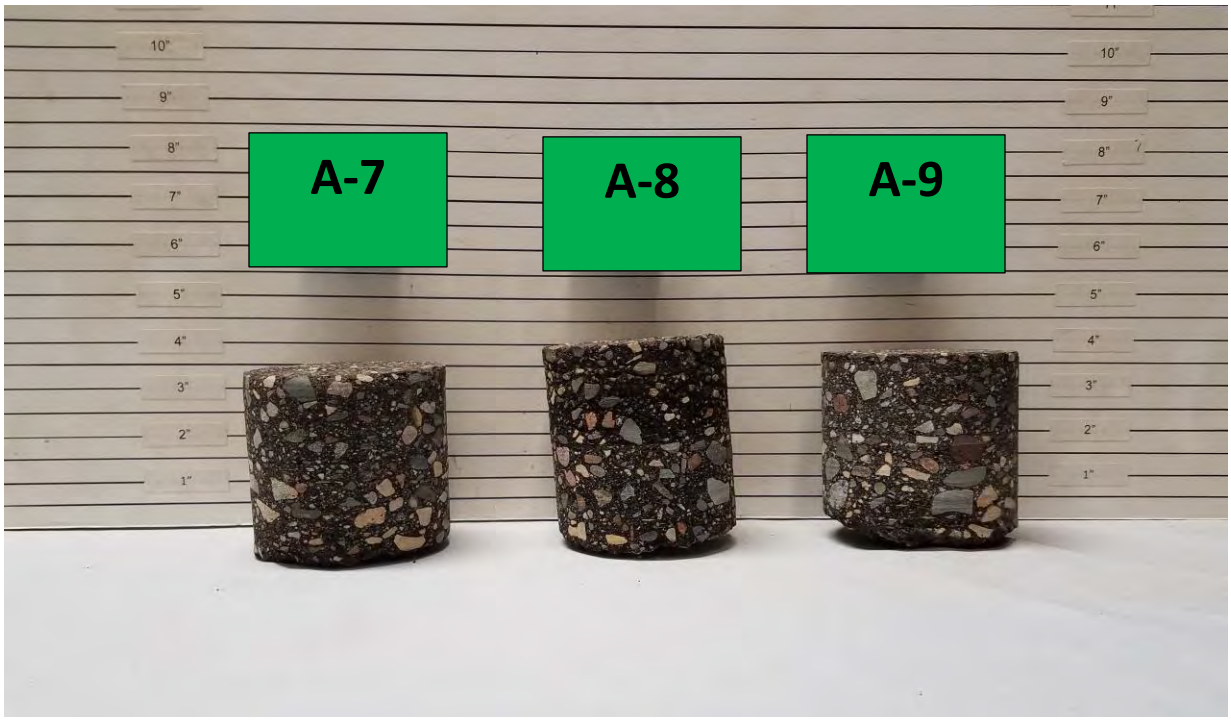


Bituminous Pavement Cores, A-4: 3 ¾ Inches*, A-5: 4 ¾ Inches*, A-6: 4 ½ Inches.

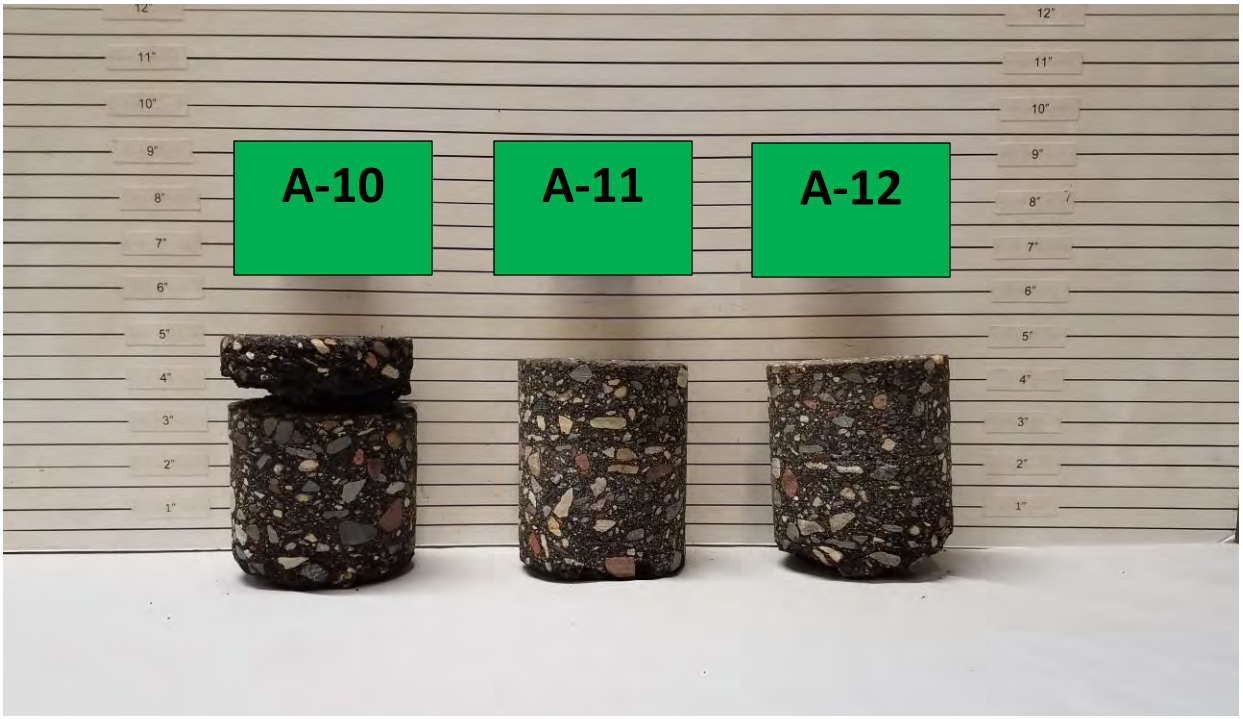


*Core height not representative due to crumbling during coring process.

Bituminous Pavement Cores, A-7: 3 ¾ Inches, A-8: 4 Inches, A-9: 3 ¾ Inches.



Bituminous Pavement Cores, A-10: 5 Inches*, A-11: 4 ½ Inches, A-12: 4 ½ Inches.



*Core height not representative due to crumbling during coring process.

Bituminous Pavement Cores, A-13: 4 ¾ Inches.

701 Xenia Avenue South | Suite 300 | Minneapolis, MN 55416 | (763) 541-4800

December 27, 2016

Mr. Bruce Westby P.E.
City Engineer
7550 Sunwood Drive NW.
Ramsey, MN 55303

Re: Pavement Evaluations and Recommendations for City of Ramsey Improvement Project #17-01
2017 Alpine Drive Reconstruction

Observation: On December 20, 2016 WSB & Associates cored Alpine Drive from Variolite Street to Armstrong Blvd in the City of Ramsey, MN. This pavement was constructed in the early 1990s and suffers from severe cracking and tenting during cold weather. A geotechnical report had been completed earlier and did not clearly define the cause of the cracking and tenting. The goal of the additional coring was to try to determine why the pavement cracked and tents so severely and to make recommendations on what to do to reconstruct the pavement. As we cut thru the hot mix asphalt (HMA) at the first core site we observed a white to cream color slurry coming out of the core hole. Once the core was removed we observed in the bottom of the core hole what appeared to be concrete material. We were able to core another 4 inches deeper and remove an intact core out of the base aggregate material. This material seemed like a lean concrete material. Photos of the cores are provided in Appendix B of this report. Base on the finding of the first core location we move to an area that the City personnel stated tented the worst and cut another core. We observed similar results to the first core location. We then cored two more locations evenly spaced to make sure that similar materials were used the length of the project. All the cores taken had similar base materials observed under the HMA.

It appears that when the pavement was originally constructed the contractor used crushed recycled concrete for the Class 5 base materials. Based on observations, it appears that not enough sand was blended into the recycled concrete to keep it from rehydrating and forming a weak concrete pavement. This type of material can be prone to swelling when permeated with water causing abnormal cracking and a very rough driving surface when below freezing.

All of the Hot Mix Asphalt (HMA) cored were approximately 4 inches in thickness.

Recommendations: Based on the information above, our recommendation would be to do full depth reclamation (FDR) of all the HMA pavement into the Class 5 recycled concrete material to lean out the existing recycled concrete materials to make it less prone to cracking and swelling. Once the FDR has been completed then 4 or 5 inches of the newly reclaimed materials would be removed and hauled off to make room to repave the HMA over newly compacted recycled aggregate base materials. Based on the traffic levels we would recommend paving it with 4 to 5 inches of SPWEA340C Super Pave. We would recommend priming the reclaimed materials with penetration emulsion prime to help reduce water infiltration into HMA.

Please let me know if you have any other questions of comments regarding this report.

Sincerely,

WSB & Associates, Inc.

Thomas J. Wood
Project Manager

Appendix A

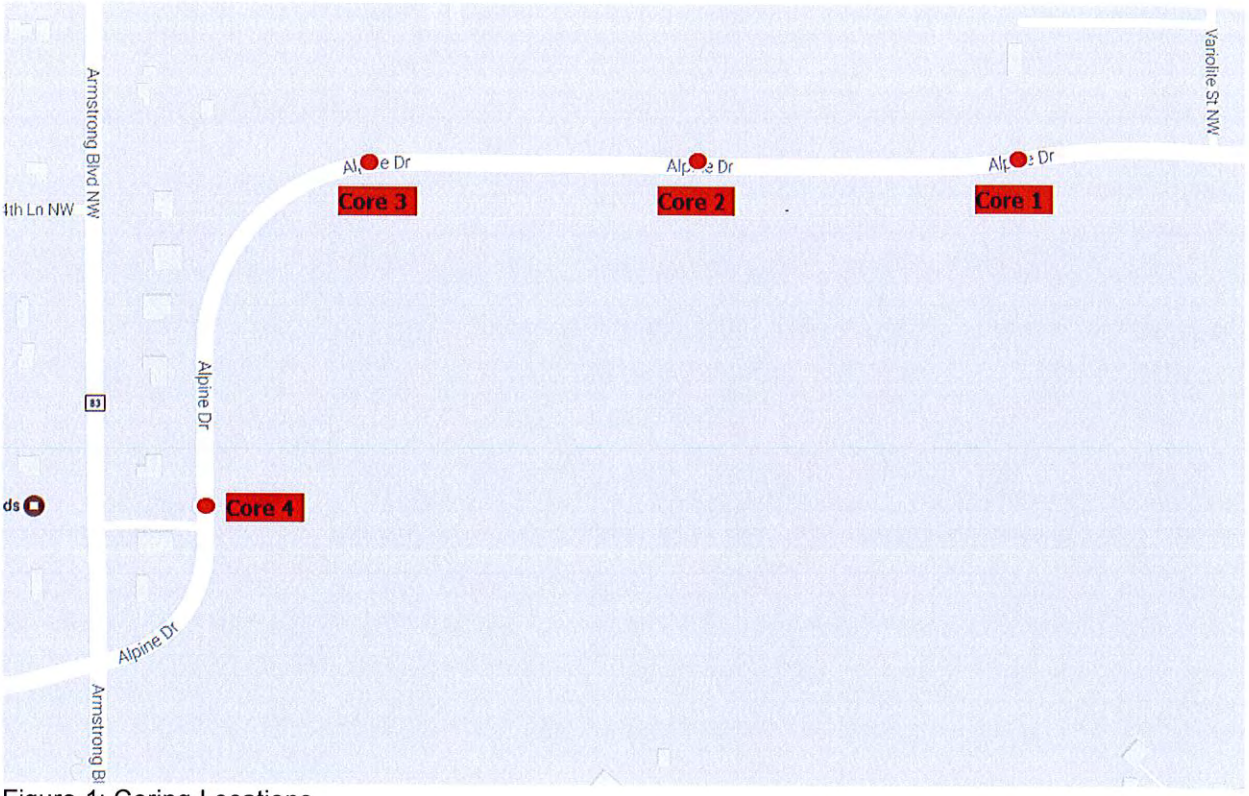


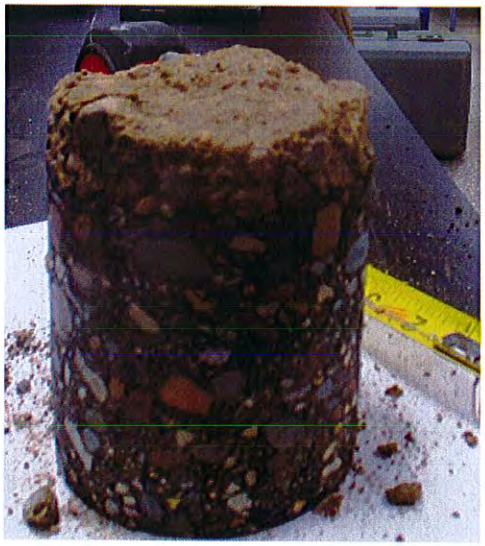
Figure 1: Coring Locations

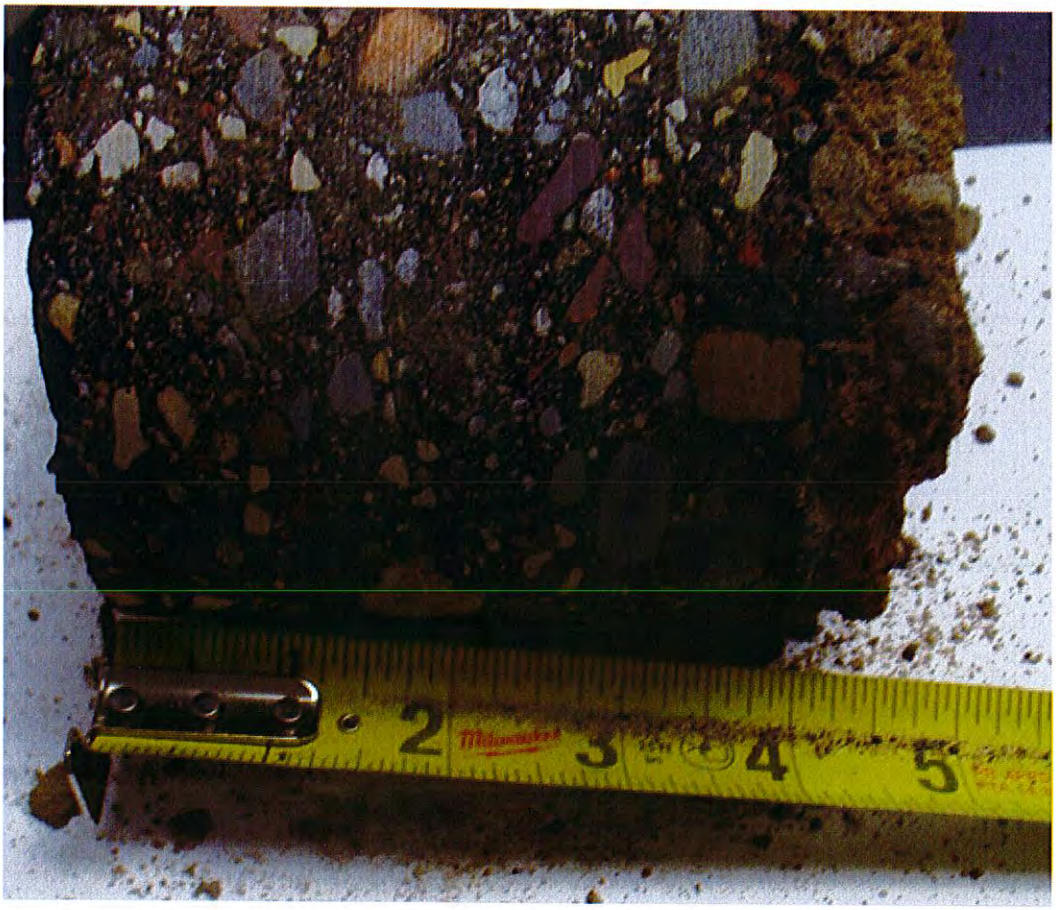
Appendix B

Core 1

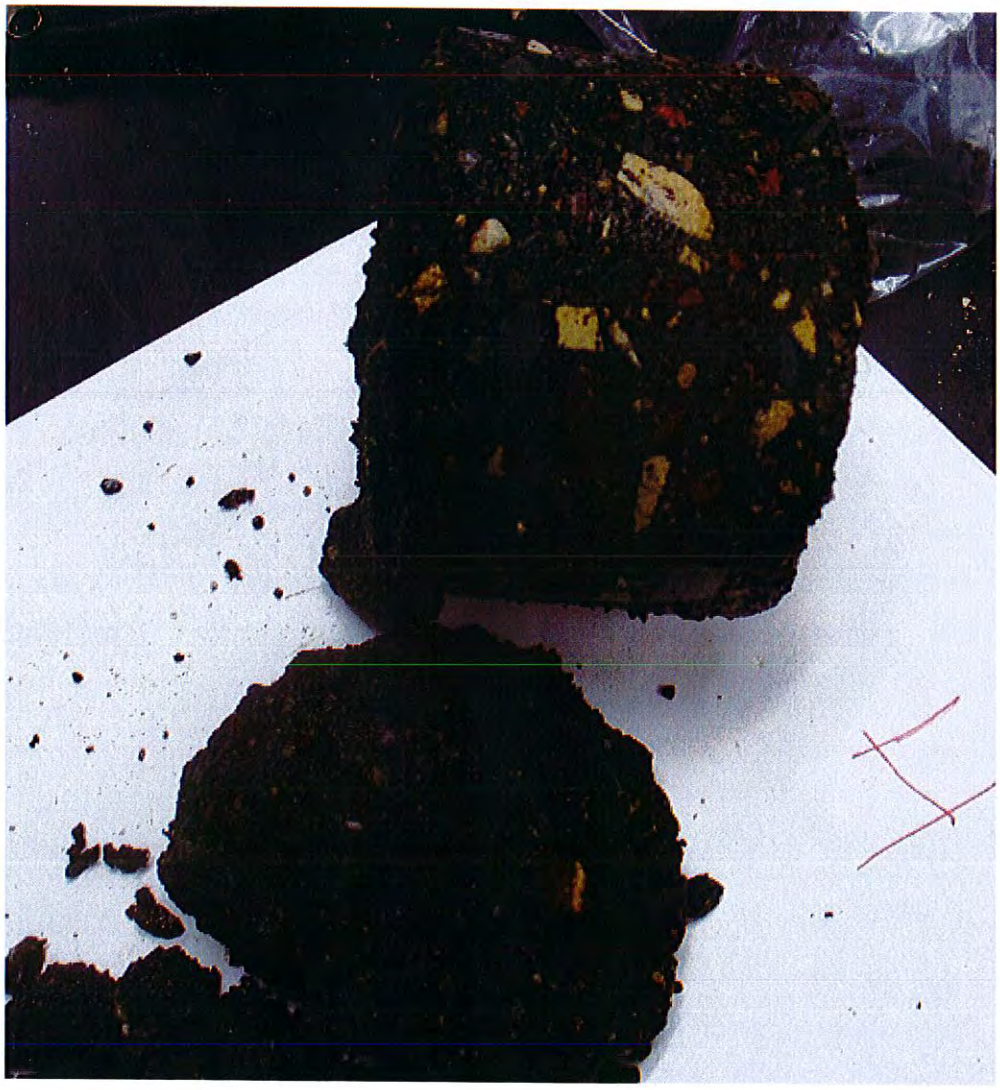
Core 2

Core 3





Core 4



CC Regular Session **4. 11.**

Meeting Date: 01/24/2017

Submitted For: Patrick Brama, Administrative Services

By: Patrick Brama, Administrative Services

Information

Title

Adopt Resolution #17-01-023 Authorizing Sale of City Owned Land: Case of Life Style Properties (Bill Gleason)

Purpose/Background:

PURPOSE

This project (i.e. this land transaction) has been reviewed by the Council a number of times over the past year. The City has an active purchase agreement in place today for this project. This land transaction is near the finish line.

Note: Staff considers this case to be purely administrative/ house-keeping. We need to make sure we have proper documentation/ final form agreements, ready-to-go, to allow us to close on the sale of this property. The Anoka County Recorders' Office prefers to have a resolution adopted by the City Council to accompany land sale transactions. The purpose of this case is to adopt a resolution authorizing this land transaction (for the Anoka County Recorders' Office).

BACKGROUND

The City entered into a purchase agreement for the sale of roughly 3-acres of city owned land to Lifestyle Construction (Bill Gleason) on May 31, 2016 for what is commonly referred to as the "U-shaped" residential parcel located in The COR. This agreement was set to close by September 26, 2016 (10 days after the September 16 inspection period deadline). The PA was approved for an extension to close (via two amendments). The agreement is now set to close by March 16, 2017.

Site History/ Site Information/ Property Listing

For detailed information on this site, please see 05/10/2016 Council regular meeting agenda (review of purchase agreement). This case was last reviewed by the Council on 01/10/2017, at which time they approved an extension to the purchase agreement (term).

Developer/ Proposed Project

For detailed information on the developer and proposed project, please see 05/10/2016 Council regular meeting agenda (review of purchase agreement). Also, please see 01/05 Planning Commission meeting agenda--case #2, Preliminary Plat.

Project Update

Mr. Gleason (the developer) has run into a handful of challenges in site design (which, were expected due to the characteristics of this site). As a result, he has taken longer to complete the entitlement process than originally expected (i.e. City platting process). He is still proposing a 12-unit, rambler style, detached, single family, association-type product. Staff recently met with Mr. Gleason, and his project engineer.

It appears the project is moving forward. Sketch plan came forward in November--and was given the go ahead by the Planning Commission and City Council. Preliminary Plat was reviewed by the Planning Commission on 01/05. The Council will likely review Preliminary/ Final Plat in February. Staff is currently in communication with the buyer, his lender, and the title company to arrange a closing time (assumed late February).

Notification:

NA

Observations/Alternatives:

The purchase agreement with Bill Gleason also called for a "Right-of-Re-Entry" agreement to be recorded at closing. Attached to this case is the proposed agreement. Staff is not asking for formal review/ approval of this document by the Council. We received direction from the Council on this agreement when the formal Purchase Agreement was approved. However, we are attaching this agreement as an update, and to provide an opportunity to provide comment (objection) if desired. The attached resolution also refers back to the Right-of-Re-Entry Agreement.

Action:

Motion to:

Adopt the attached Resolution #17-01-023 Authorizing Sale of City Owned Land: Case of Life Style Properties (Bill Gleason)

Attachments

Resolution 17 01 23

Right of Re Entry

PA

Prelim PLAT

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	01/19/2017 10:30 AM
Form Started By: Patrick Brama		Started On: 01/13/2017 10:22 AM
Final Approval Date: 01/19/2017		

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

RESOLUTION HRA #17-01-23

RESOLUTION AUTHORIZING THE CITY OF RAMSEY TO SELL/ CONVEY 3-ACRES OF REAL PROPERTY OWNED BY THE CITY OF RAMSEY.

WHEREAS, the City of Ramsey, herein referred to as the "City", owns various parcels throughout the City of Ramsey; and,

WHEREAS, the City received and entered into a formal purchase agreement for the sale of parcel(s) legally described below, on May 10, 2016, with Lifestyle Properties Inc., a Minnesota Corporation:

3 ACRES, OUTLOT A, RAMSEY TOWN CENTER 8th ADDITION PLAT, COUNTY OF ANOKA, MINNESOTA, PID 28-32-25-21-0030

WHEREAS, said parcels are will be platted into new parcels:

3 ACRES, LOTS 1-12, VISTAS AT NORTH COMMONS PLAT, COUNTY OF ANOKA, MINNESOTA.

WHEREAS, the above described property has been declared by the City of Ramsey as surplus City owned land, and is no longer needed for current for future City functions, and is authorized for sale.

WHEREAS, the formal purchase agreement requires a Right-of-Re-Entry Agreement be recorded at the closing of this land transaction; and,

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

1) That the City of Ramsey hereby declares Outlot A surplus City-owned land, and authorized the property to be sold/ conveyed; and,

2) That the City of Ramsey hereby approves the sale of Outlot A to Lifestyle Properties Inc. for a total of $170,000.00 for the development of a twelve (12) residential lots; and,

3) That the City of Ramsey authorizes and requires a Right-of-Re-Entry Agreement to be recorded at the closing of this land transaction; and,

4) That the City of Ramsey herby authorizes either the City Administrator, or the Mayor, to sign any/all documents necessary to close on the sale Outlot A.

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

XXXXXXXX
XXXXXXXX
XXXXXXXX
XXXXXXXX
XXXXXXXX
XXXXXXXX

and the following voted against the same:

XXXXXXXX

and the following abstained:

XXXXXXXX

and the following were absent:

XXXXXXXX

Whereupon said resolution was declared duly passed and adopted by the City of Ramsey this the XXXX day of XXXX, 2017.

_____
XXXXXXXXXX

ATTEST:

_____
XXXXXXXXXX

[Reserved for Recording Data]

RIGHT OF RE-ENTRY AGREEMENT

This Right of Re-entry Agreement is entered into on _____, 2017, by and between the **City of Ramsey**, a Minnesota municipal corporation ("Seller"), and **Lifestyle Properties, Inc.**, a Minnesota corporation ("Buyer").

Recitals

A. On _____, 2017, Seller conveyed title of the following Property to Buyer:

Outlot A, Ramsey Town Center 8th Addition, City of Ramsey, County of Anoka.

B. Title to the Property was conveyed subject to Buyer fulfilling certain Conditions as set forth below.

C. As indicated in the Purchase Agreement between the parties dated May 10, 2016, it is the intent of the parties to create and set forth a right to impose a penalty or a right of re-entry in favor of Seller in the event Buyer fails to satisfy the Conditions.

Agreement

1. The recitals are incorporated herein as if fully set forth.

2. Seller shall have the right, but not the obligation, to either impose a penalty against the Property pursuant to Paragraph 3, or to re-enter and take possession of the Property pursuant to Paragraph 4, in the event that any of the following Conditions are not satisfied by Buyer:

a. Buyer must obtain certificates of occupancy for the construction of nine single family homes pursuant to the following schedule:

    i. Three certificates of occupancy by December 01, 2017.

    ii. Three certificates of occupancy by December 01, 2018.

    iii. Three certificates of occupancy by December 1, 2019.

3. Seller may impose a penalty of $3,000.00 against the Property for each certificate of occupancy that is not obtained pursuant to the deadlines set forth above. The penalty is due upon written notice to Buyer from Seller of the failure to satisfy a contingency. In the event the penalty is not paid within 30 days of receipt of the notice, Seller may, but is not required to, certify the penalty to Anoka County as an assessment against the Property. Buyer waives any and all rights under Minnesota Statutes, chapter 429, and any other applicable law, including any right to notice of hearing and hearing, the right to object, and the right to appeal the assessment. Buyer further waives any requirements of the City Charter that may apply to said assessment.

4. As an alternative to imposition of a financial penalty and not in addition thereto, Seller may re-enter and take physical possession of the Property. Title to the Property shall be restored in Seller, and Buyer shall execute whatever documents and undertake whatever steps are necessary to establish and confirm Seller's fee simple interest in the Property free of any claims or encumbrances, including mechanic's liens.

5. This document constitutes the entire Right of Re-entry Agreement between the parties. Any modifications or amendments to this Agreement must be in writing and signed by both parties.

CITY OF RAMSEY

By: _____
Sarah Strommen, Mayor

By: _____
Kurt Ulrich, City Administrator

This instrument was acknowledged before me on _____, 2017, by Sarah Strommen and Kurt Ulrich as Mayor and City Administrator, respectively, of the City of Ramsey, Minnesota.

_____
Notary Public

LIFESTYLE PROPERTIES, INC.

By: _____
Bill Gleason, Chief Executive Officer

This instrument was acknowledged before me on _____, 2017, by Bill Gleason, Chief Executive Officer of Lifestyle Properties, Inc..

_____
Notary Public

This instrument drafted by:
Ratwik, Roszak & Maloney, P.A.
730 Second Ave. S., Suite 300
Minneapolis, MN 55402
(612) 339-0060
(JJL)

238335

PURCHASE AGREEMENT

This Agreement is entered into by and between the **City of Ramsey**, a Minnesota municipal corporation ("Seller"), and **Lifestyle Properties, Inc.**, a Minnesota Corporation ("Buyer").

In consideration of the Earnest Money, the mutual covenants set forth below, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Buyer agree as follows:

1. **EFFECTIVE DATE.** The effective date of this Agreement is May 10, 2016 (the "Effective Date").

2. **SALE OF PROPERTY.** Seller agrees to sell to Buyer, and Buyer agrees to buy from Seller, the Property, legally described as follows:

   Outlot A, Ramsey Town Center 8th Addition, City of Ramsey, County of Anoka

   and further identified by Anoka County by the following property identification number(s):

   28-32-25-21-0030

3. **PURCHASE PRICE.** The purchase price for the Property is $170,000 (the "Purchase Price").

4. **EARNEST MONEY.** Within three (3) business days after the Effective Date, Buyer must deposit the sum of $5,000 (the "Earnest Money") with Title One Inc., 7533 Sunwood Drive NW, Ramsey, MN 55303 ("Escrow Agent"), via wire transfer or delivery of a certified check payable to Escrow Agent.

   a. If Buyer does not deposit the Earnest Money with Escrow Agent as required above, then Seller may terminate this Agreement by written notice to Buyer; provided, however, if Buyer deposits the Earnest Money with Escrow Agent before Seller exercises Seller's right to terminate, Seller's right to terminate is extinguished.

   b. Unless Buyer has previously terminated this Agreement pursuant to Section 8, $5,000 of the Earnest Money (the "Initial Disbursement") becomes non-refundable to Buyer (except in accordance with Section 23 as a result of a default by Seller) on September 16, 2016, and on that date Escrow Agent must disburse the Initial Disbursement to Seller.

c. Upon Seller's receipt of a Notice to Proceed from Buyer in accordance with Section 8(b), all of the Earnest Money becomes non-refundable (except in accordance with Section 23 as a result of a default by Seller).

d. If Buyer does not provide a Notice to Proceed to Seller in accordance with Section 8(b), this Agreement automatically terminates and Escrow Agent must disburse all Earnest Money Escrow Agent holds to Buyer, other than Earnest Money Escrow Agent is obligated to disburse to Seller pursuant to Sections 4(b) and (c).

e. At Closing, Escrow Agent shall disburse to Seller any Earnest Money not previously disbursed to Seller, and Buyer shall receive a credit against the Purchase Price owing at Closing in an amount equal to the amount of the Earnest Money.

5. TITLE COMMITMENT.

a. Seller makes no representations or warranties with respect to the status of title to the Property. Within ten (10) business days after the Effective Date, Seller shall, at Seller's expense, obtain a commitment from Escrow Agent to issue an owner's policy of title insurance insuring Buyer's title to the Property (the "Title Commitment") and deliver the Title Commitment and copies of or internet access to copies of all recorded documents referenced in the Title Commitment to Buyer.

b. Buyer shall have until the date ten business days after the receipt of the Title Commitment and the Survey (collectively, "**Title/Survey**") to review Title/Survey and to give Seller written notice of (i) any defects in the marketability of Seller title to the Property or any encumbrances on Seller's title to the Property that are objectionable to Buyer, and (ii) the specific actions Buyer requests that Seller take with respect to each such defect or encumbrance (a "**Title Objection Notice**"). Any defects in or encumbrances on Seller's title that Buyer does not identify in a timely Title Objection Notice are each a "**Permitted Exception**." Within three (3) business days after Seller's receipt of a Title Objection Notice from Buyer, Seller will notify Buyer, in writing, of the actions, if any, that Seller is willing to take with respect to each of the matters identified in the Title Objection Notice and the time frame in which Seller will take those actions ("**Seller's Title Notice**"). If Seller's Title Notice indicates that Seller unconditionally agrees to make Seller's title to the Property marketable on or before the closing date established pursuant to Section 10, the parties shall proceed to closing pursuant to the terms of this Agreement. If Seller's Title Notice indicates that Seller does not unconditionally agree to make Seller's Title to the Property marketable on or before the closing date established in Section 10, Buyer may, at any time with three (3) business days after Buyer's receipt of Seller's Title Notice, terminate this Agreement by written notice to Buyer in which case this Agreement is terminated and Escrow Agent must disburse any Earnest Money (other than Earnest Money that Escrow Agent has disbursed to

Seller pursuant to Sections 4(b) and (c)) ("**Buyer's Title Termination Notice**"). If Buyer does not deliver a Buyer's Title Termination Notice to Seller within the three (3) business days after Buyer's receipt of Seller's Title Notice, than Seller must perform in accordance with Seller's Title Notice, Buyer shall be deemed to have waived Buyer's objections to the extent Seller has not agreed to address them in Seller's Title Notice, the matters to which Buyer objected and Seller did not agree to resolve are deemed Permitted Exceptions, and the parties shall proceed to Closing in accordance with the terms of this Agreement and the terms of Seller's Title Notice.

6. **RIGHT OF ENTRY.** At all times after Buyer has deposited the Earnest Money with Seller and before the expiration of the Inspection Period (as defined in Section 9), Buyer (and its employees, agents, and contractors) may enter the Property for the purpose of conducting soil tests, environmental tests and additional survey work, subject to the following conditions:

   a. Upon the earlier of the date one week after Buyer's completion of its activities on the Property or the date one week after the termination of this Agreement, if either Seller or Buyer terminate this Agreement in accordance with the provisions hereof prior to Closing, Buyer must repair and or restore any damage Buyer or its employees, agents or contractors cause to the Property and remove any personal property, refuse or debris Buyer or its employees, agents or contractors brought onto or authorized third parties to bring onto the Property.

   b. Buyer must defend and indemnify Seller from and against and hold Seller harmless Seller from all "Claims," as defined in Section 10, arising out of, resulting from or relating to any loss of or damage to any property or business or out of any injury to or death of any person, if the loss, damage, injury, or death arises or is alleged to arise either directly or indirectly and either wholly or in part from: (a) any action or omission of Buyer or its employees, agents, or contractors, while on the Property pursuant to this Section; or (b) actions or omissions of Buyer or Buyer's employees, agents, or contractors that cause or result in the release of any Hazardous Substance onto the Property or onto other property.

   c. Buyer must comply with and shall cause it employees, agents, and contractors to comply with all applicable laws, while on the Property.

   d. Buyer may not commence any environmental testing on the Property until Buyer submits a work plan for such testing to Seller and Seller approves the work plan, in writing. Seller may not unreasonably withhold, condition or delay Seller's approval of a work plan.

   e. Buyer must, promptly and without demand from Seller, provide Seller with true and complete copies of all draft and final reports relating to Buyer's geotechnical and environmental investigations and testing of the Property including, without

limitation, any reports relating to any Phase I Environmental Site Assessment of the Property.

f. The cost of any test or additional survey work will be borne solely by Buyer.

7. **PROPERTY SOLD AS IS.** Subject to Buyer's right to terminate this Agreement pursuant to Section 9, Buyer agrees to accept the Property in its current condition, including, without limitation, its current environmental and geological condition, and in an "AS-IS" and with "ALL FAULTS" condition. Buyer's payment of the Purchase Price at Closing constitutes Buyer's acknowledgment and agreement that:

   a. Seller has not made any written or oral representations or warranties of any kind with respect to the Property (including without limitation express or implied warranties of title, merchantability, or fitness for a particular purpose);

   b. Buyer has not relied on any written or oral representation or warranty made by Seller, its agents or employees with respect to the condition or value of the Property;

   c. Buyer has had an adequate opportunity to inspect the condition of the Property, including without limitation any environmental testing, and to inspect documents applicable thereto, and Buyer is relying solely on such inspection and testing; and

   d. The condition of the Property is fit for Buyer's intended use.

   e. Buyer accepts all risk of Claims (including without limitation all Claims under any Environmental Law and all Claims arising at common law, in equity or under a federal, state or local statute, rule or regulation) whether past, present or future, existing or contingent, known or unknown, arising out of, resulting from or relating to the condition of the Property, known or unknown, contemplated or uncontemplated, suspected or unsuspected, including without limitation the presence of any Hazardous Substance on the Property, whether such Hazardous Substance is located on or under the Property, or has migrated from or to the Property.

8. **INSPECTION PERIOD.**

   a. Except as otherwise provided in Section 6, Buyer shall have from the date that Buyer deposits the Earnest Money with Escrow Agent to September 16, 2016 (the "**Inspection Period**") to investigate the Property and determine, in Buyer's sole judgment, whether (i) the condition of the Property is suitable to Buyer's intended use; and (ii) Buyer will be able to obtain all governmental approvals and utilities necessary for Buyer's intended use of the Property. Buyer acknowledges and agrees that Seller has not made any covenants, representations or warranties regarding Buyer's ability to obtain governmental approvals from the City of Ramsey or any other governmental entity. The City of Ramsey will review,

consider and act on any applications Buyer submits to the City for governmental approvals in accordance with City Code.

b. Buyer may, at any time on or before 5:00 p.m. on the last day of the Inspection Period, terminate the Agreement by written notice to Seller based on Buyer's determination, in Buyer's sole and absolute discretion, that the condition of the Property is not suitable for Buyer's intended use or that Buyer may not be able to obtain all governmental approvals and utilities necessary for Buyer's intended use of the Property. In addition, this Agreement automatically terminates at 5:00 p.m. on the last day of the Inspection Period unless, prior to that time Buyer delivers a written notice of Buyer's intention to proceed (a "**Notice to Proceed**") to Seller.

c. If, pursuant to Section 9(b) either Buyer terminates this Agreement or this Agreement is automatically terminated, the Escrow Agent must disburse to Buyer any Earnest Money Escrow Agent holds, other than Earnest Money Escrow Agent is obligated to disburse to Seller pursuant to Sections 4(b) and (c).

9. DEFINITIONS. As used in this Agreement:

"**Claim**" or "**Claims**" means any and all liabilities, suits, claims, counterclaims, causes of action, demands, penalties, debts, obligations, promises, acts, fines, judgments, damages, consequential damages, losses, costs, and expenses of every kind (including without limitation any attorney's fees, consultant's fees, costs, remedial action costs, cleanup costs and expenses which may be related to any claims).

"**Environmental Law**" means the Comprehensive Environmental Response, Compensation and Liability Act ("CERCLA"), 42 U.S.C. § 9601 et seq., the Resource Conservation and Recovery Act, 42 U.S.C. § 6901 et seq., the Federal Water Pollution Control Act (the Clean Water Act), 33 U.S.C. § 1251 et seq. the Clean Air Act, 42 U.S.C. § 7401 et seq., and the Toxic Substances Control Act, 15 U.S.C. § 2601 et seq., all as amended from time to time, and any other federal, state, local or other governmental statute, regulation, rule, law or ordinance dealing with the protection of human health, safety, natural resources or the environment now existing or hereafter enacted.

"**Hazardous Substance**" or "**Hazardous Substances**" means any pollutant, contaminant, hazardous substance or waste, solid waste, petroleum product, distillate, or fraction, radioactive material, chemical known to cause cancer or reproductive toxicity, polychlorinated biphenyl or any other chemical, substance or material listed or identified in or regulated by any Environmental Law.

10. RELEASE. Buyer, for itself, its directors, officers, stockholders, divisions, agents, affiliates, subsidiaries, predecessors, successors, and assigns and anyone acting on its behalf or their behalf hereby fully releases and forever discharges Seller from any and all Claims (including without limitation all Claims arising under any Environmental Law and all Claims arising at common law, in equity or under a federal, state or local statute, rule or regulation), past, present and future, known and unknown, existing and

contingent, arising out of, resulting from, or relating to the condition of the Property, and Buyer hereby waives any and all causes of action (including without limitation any right of contribution) Buyer had, has or may have against Seller and anyone acting on its behalf with respect to the condition of the Property, whether arising at common law, in equity or under a federal, state or local statute, rule or regulation. The foregoing shall apply to any condition of the Property, known or unknown, contemplated or uncontemplated, suspected or unsuspected, including without limitation the presence of any Hazardous Substance on the Property, whether such Hazardous Substance is located on or under the Property, or has migrated from or to the Property.

11. **INDEMNITY.** Buyer agrees to indemnify, hold harmless and defend Seller or anyone acting on its behalf for, from and against any and all Claims (including without limitation all Claims arising under any Environmental Law and all Claims arising at common law, in equity or under a federal, state or local statute, rule or regulation) past, present and future, existing and contingent, known and unknown arising out of, resulting from, or relating to the condition of the Property. The foregoing shall apply to any condition of the Property, known or unknown, contemplated or uncontemplated, suspected or unsuspected, including without limitation the presence of any Hazardous Substance on the Property, whether such Hazardous Substance is located on or under the Property, or has migrated from or to the Property, regardless of whether the foregoing condition of the Property was caused in whole or in part by the Seller's actions or inactions.

12. **NOTICES.** Notices permitted or required by this Agreement must be in writing and shall be deemed given when delivered in legible form to the party to whom addressed. Notices may be sent by certified mail, fax or e-mail. Notices are effective two business days after they are mailed via certified mail, return receipt requested or, if delivered in any other manner, when the party to whom the notice is directed actually receives the notice. If delivered at the Closing, a notice shall be deemed given when hand-delivered to the party's representative at the Closing. The business addresses of the parties are as follows:

Seller: City Administrator
City of Ramsey
7550 Sunwood Drive N.W.
Ramsey, MN 55303

Buyer: William Gleason
8100 36th Ave N
New Hope, MN 55746
Phone: 1-808-649-0446
Email: billgleasonjr@gmail.com

Notices not given in the manner or within the time limits set forth in this Agreement are of no effect and may be disregarded by the party to whom they are directed.

13. CLOSING. This transaction shall close on the date 10 business days after Buyer delivers a Notice to Proceed to Seller or on such earlier date as Seller and Buyer may establish by mutual, written agreement. The Closing shall take place at the offices of the Escrow Agent, or at some other place as the parties may mutually agree prior to such date. At the option of either Party, the executed closing documents, Purchase Price and closing costs may be deposited with the Escrow Agent and disbursed by the Escrow Agent pursuant to avoid the necessity for a Closing at which the Parties are present.

a. **Seller's Obligations at Closing.** At Closing, Seller must deliver to Escrow Agent, for delivery to Buyer:

i. A quit claim deed, duly executed and acknowledged on behalf of the City and with the City's seal affixed, conveying title to the Property, subject to (A) the lien of real estate taxes, if any, not yet due and payable and any installments of special assessments certified for payment therewith; (B) Building, Subdivision and Zoning Ordinances; (C) Matters that would be disclosed by an accurate survey of the Property; and (D) matters that constitute Permitted Exceptions pursuant to Section 6;

ii. A certified copy of a duly adopted City Ordinance and Resolution authorizing Seller's sale of the Property to Buyer; and

iii. Seller's affidavits, well disclosure certificate (if required), settlement statement approved by Seller and Buyer, and any other documents required by the Escrow Agent.

b. **Buyer's Obligations at Closing.** At Closing, Buyer must:

i. Wire Transfer (or deliver a certified check in) an amount equal to the amount of the Purchase Price adjusted for to reflect Buyer's prior payment of the Earnest Money and to reflect amounts Buyer must pay or will receive pursuant to Section 14(c), to Escrow Agent for disbursement to Seller and others pursuant to this Agreement and the Settlement Statement; and

ii. File or cause Escrow Agent to file an Electronic Certificate of Real Estate Value.

c. **Closing Costs.**

i. At Closing, the following Seller closing costs and expenses must be paid from the Purchaser Price or, if the Purchase Price is not sufficient, paid by Seller:

1. Seller's portion of the prorated property taxes.
2. Seller's own attorney's fees.

3. One-half the cost of any closing fees.
4. State deed tax.
5. The cost of providing Title Commitment as prescribed in Section 6
6. The cost of real estate broker commission fees as prescribed in Section 15.

ii. At Closing Buyer must pay the Purchase Price to Seller and the following costs and expenses:

1. Buyer's portion of prorated property taxes.
2. Buyer's own attorney's fees.
3. One-half the cost of any closing fees.
4. Documentary and recording fees for the deed(s).
5. The cost of the owner's title insurance policy if Buyer elects to purchase an Owner's title insurance policy.

d. **Possession.** Seller must deliver possession of the Property to Buyer at Closing.

14. REAL ESTATE BROKERS. Seller and Buyer represent and warrant to each other that they have dealt with no brokers, real estate agents, finders or the like in connection with this transaction, other than CBRE, Inc. ("Seller's Broker"), which represents Seller. Seller shall pay Seller's Broker as required by their agreement. Seller and Buyer agree to indemnify each other and to hold each other harmless against all claims, damages, costs or expenses of or for any broker's fees or commissions resulting for their actions or agreements regarding the execution or performance of this Agreement, other than the fees payable to Seller's Broker, and will pay all costs of defending any action or lawsuit brought to recover any such fees or commissions incurred by the other party, including reasonable attorney's fees.

15. ASSIGNMENT. This Agreement may not be assigned without the written consent of the non-assigning Party.

16. THIRD PARTY BENEFICIARY. There are no third party beneficiaries of this Agreement, intended or otherwise.

17. JOINT VENTURE. Seller and Buyer, by entering into this Agreement and completing the transactions described herein, shall not be considered joint venturers or partners.

18. CAPTIONS. The paragraph headings or captions appearing in this Agreement are for convenience only, are not a part of this Agreement, and are not to be considered in interpreting this Agreement.

19. ENTIRE AGREEMENT / MODIFICATION. This written Agreement, and the related Development Agreement, if any, constitutes the complete agreement between the parties and supersedes any prior oral or written agreements between the parties regarding the Property. There are no verbal agreements that change this Agreement and no waiver or

modification of any of its terms will be effective unless in writing executed by the parties. In the event the terms of this Agreement conflict with the terms of the Development Agreement, the latter shall control.

20. BINDING EFFECT. This Agreement binds and benefits the Parties and their successors and assigns.

21. CONTROLLING LAW. This Agreement is made under the laws of the State of Minnesota and such laws will control its interpretation.

22. REMEDIES.

a. If Buyer fails to perform any of the terms or conditions of this Agreement within the specified time limits, Seller may declare this Agreement terminated pursuant to Minnesota Statutes section 559.21. Seller's sole remedy in the event of Buyer's default is retention of the Earnest Money, unless Buyer defaults under Section 7 or 12 of this Agreement, in which case Seller may retain the Earnest money or suspend the performance of its obligations under this Agreement and commence an action in Anoka County District Court to recover its actual damages arising from the default.

b. If Seller fails to perform any of the terms or conditions of this Agreement within the specified time limits, Buyer may, as its sole remedy, declare this Agreement terminated in which case Escrow Agent and, if applicable, Seller, shall refund the Earnest Money (both the Initial Disbursement and the Remaining Earnest Money) to Buyer, or, in the alternative, Buyer may have this Agreement specifically enforced. Buyer waives all claims for consequential damages against Seller based on Seller's breach or alleged default hereunder.

23. WAIVER. Failure of Seller or Buyer to insist upon the performance of any of the covenants, agreements and/or conditions of this Agreement or to exercise any right or privilege herein shall not be deemed a waiver of any such covenant, condition or right.

24. SURVIVAL OF TERMS AND CONDITIONS. The terms and conditions of this Agreement shall survive and be in full force and effect after the delivery of the deed, and shall not be deemed to have merged therein.

25. SEVERABILITY. Each provision of this Agreement shall apply to the extent permitted by applicable law and is intended to be severable. If any provision is illegal or invalid for any reason whatsoever, such illegality or invalidity shall not affect the legality or validity of the remainder of the Agreement.

26. CONSTRUCTION. The Parties acknowledge that this Agreement was initially prepared by Seller solely as a convenience and that all Parties and their counsel hereto have read and full negotiated all the language used in this Agreement. The Parties acknowledge that because all Parties and their counsel participated in negotiating and

drafting this Agreement, no rule of construction shall apply to this Agreement to construe ambiguous or unclear language in favor of or against any Party.

27. **COUNTERPARTS; DIGITAL COPIES.** This Agreement may be executed in any number of counterparts and the signature pages of the separate counterparts combined into a single copy of this Agreement which will then constitute a fully executed version of this Agreement. A facsimile, .pdf file or digital copy of a signed counterpart or of an assemblage of counterparts of this Agreement shall be deemed to be an original thereof.

28. **OPTION TO EXTEND.** In the event Buyer requests a 30 day extension of the Inspection Period or Closing Date, and the extension is agreed to in writing by Seller, Buyer must deposit an additional $2,500 Earnest Money with the Escrow Agent. The additional Earnest Money is nonrefundable, and will comply with terms outlined in Section 4 of this Agreement.

29. **PLATTING & DEVELOPMENT AGREEMENT.** Buyer must obtain an approved final plat and a development agreement with the City of Ramsey for the development of a minimum twelve (12) residential lots on the Property before Closing. The Development Agreement and Site Plan must comply with all local zoning ordinances and design standards, including The COR Design Standards.

30. **CONSTRUCTION DEADLINE.** Buyer shall obtain certificates of occupancy for the construction of nine single family homes pursuant to the following schedule:

    Construction Deadline Schedule:
    Three certificates of occupancy by October 1, 2017
    Three certificates of occupancy by October 1, 2018
    Three certificates of occupancy by October 1, 2019

    At Closing, a "Right of Re-Entry Agreement" must be executed and recorded to the Property providing that, in the event any of the above deadlines are not met, Seller has the right to reclaim title to the parcels for which certificates of occupancy have not been obtained, or in the alternative, and at Seller's sole discretion, Buyer shall pay Seller $3,000 for each certificate of occupancy that is not obtained pursuant to the deadlines set forth above.

SELLER: The City of Ramsey, Minnesota

By: _____ Dated: May 31, 2016
Sarah Strommen, Mayor

By: _____
Kurt Ulrich, City Administrator

BUYER: Lifestyle Properties, Inc.

By: _____ Dated: May 31, 2016
Bill Gleason, Chief Executive Officer

© 2016 Westwood Professional Services, Inc.

PUD Development Plan, Preliminary Plat & Final Plans

for

Vistas at North Commons

Ramsey, Minnesota

Prepared for:

Morning Sun Homes
8862 Zealand Avenue North Bay B
Brooklyn Park, Minnesota 55445
Contact: Mark Meuleners
Phone: 763-424-4222

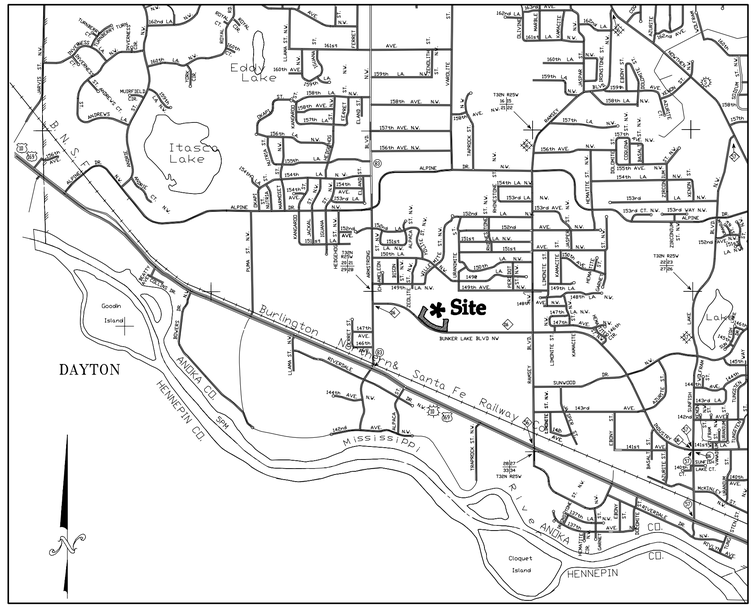
Prepared by:
Westwood

Phone (952) 937-5150 7699 Anagram Drive
Fax (952) 937-5822 Eden Prairie, MN 55344
Toll Free (888) 937-5150 westwoodps.com

Westwood Professional Services, Inc.

Project number: 0009798.00
Contact: John Bender

Vicinity Map



(Not to Scale)

NO.	DATE	REVISION	SHEETS
1	12/20/16	CITY COMMENTS	ALL

Sheet List Table

Sheet Number	Sheet Title
1	Cover
2	Existing Conditions
3	Development Stage PUD – Preliminary Plat
4	Final Grading Plan & Erosion Control Plan
5	Final Utility Service Plan
6	Details
7	Final Landscape Plan
8	Landscape Details

PUD Development Plan, Preliminary Plat & Final Plans
for
Vistas at North Commons
Ramsey, Minnesota

Date: 12/02/2016 Sheet: 1 of 8

0009798CVF01.dwg

© 2016 Westwood Professional Services, Inc.

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

BENCHMARKS:

THE VERTICAL DATUM AVAILABLE IS AT 1988NAVD IN US SURVEY FEET; HELD MNDOT STATION 0202 B = ELEV. 865.02

PROPERTY DESCRIPTION:

Outlot A, RAMSEY TOWN CENTER 8TH ADDITION, according to the recorded plat thereof, Anoka County, Minnesota.

LEGEND

BUSH/SHRUB	STORM MANHOLE
CONIFEROUS TREE	TELEPHONE BOX
DECIDUOUS TREE	TELEPHONE MANHOLE
WETLAND	TRAFFIC CONTROL BOX
STEEL/WOOD POST	HAND HOLE
SIGN–TRAFFIC/OTHER	TRAFFIC LIGHT
SIGN–TRAFFIC/OTHER	GATE VALVE
MAIL BOX	HYDRANT
HANDICAPPED STALL	WATER METER
PERC TEST	CURB STOP BOX
MONITORING WELL	WATER MANHOLE
CABLE TV BOX	WELL
GAS METER	CABLE TV
STREET LITE	GAS LINE
GUY WIRE	POWER OVERHEAD
POWER POLE	POWER UNDERGROUND
ELECTRIC BOX	SANITARY SEWER
ELECTRIC METER	STORM SEWER
ELECTRIC MANHOLE	TELEPHONE OVERHEAD
ELECTRIC TOWER	TELEPHONE UNDERGROUND
SANITARY MANHOLE	WATERMAIN
SEWER CLEANOUT	FENCE LINE
BEEHIVE CATCH BASIN	DECIDUOUS TREE LINE
CATCH BASIN	CONIFEROUS TREE LINE
FLARED END SECTION	CURB & GUTTER
CONCRETE SURFACE	BITUMINOUS SURFACE

0' 50' 100' 150'

0009798EXF01.dwg

Date: 12/02/2016 Sheet: 2 OF 8

Westwood

Phone (952) 937-5150 7699 Anagram Drive
Fax (952) 937-5822 Eden Prairie, MN 55344
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed PROFESSIONAL SURVEYOR under the laws of the State of Minnesota.

Craig W. Morse
Date: 12/20/16 License No. 23021

Revisions:
12/20/16: CITY COMMENTS

Designed:
Checked:
Drawn:
Record Drawing by/date:

Prepared for:
Morning Sun Homes
8862 Zealand Avenue North Bay B
Brooklyn Park, Minnesota 55445

Vistas at North Commons
Ramsey, Minnesota

Existing Conditions

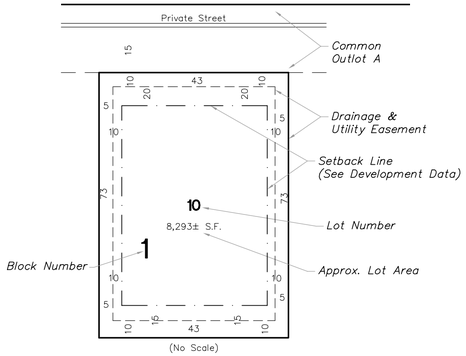
© 2016 Westwood Professional Services, Inc.

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

Development Data

Total Site Area:	3.00 ac.
Existing Zoning:	Town Center (See Master Plan for Sub-Districts
Proposed Zoning:	xxxx
Proposed Units	12
Development Standards	
– Lot Width @ Setback	Varies
– Lot Depth	77'
– Lot Area	8,835 sf (min)
– Average Lot Area	10,888 sf
Setbacks (minimums)	
– Front Yard Setback	20'
– Side Yard Setback	10'/10' 20' Total
– Side Yard Setback (corner)	25'
– Rear Yard Setback	15'

Typical Lot (Varies)

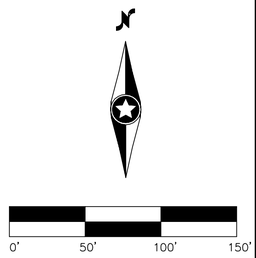


PROPERTY DESCRIPTION:

Outlot A, RAMSEY TOWN CENTER 8TH ADDITION, according to the recorded plat thereof, Anoka County, Minnesota.

NOTE:

The lot dimensions and areas on this plan are approximate. Refer to the final plat and supporting data for exact lot dimensions and areas.



0009798PPF01.dwg

Date: 12/02/2016 Sheet: 3 OF 8

Vistas at North Commons

Ramsey, Minnesota

Development Stage PUD - Preliminary Plat

Westwood

Phone (952) 937-5150 7699 Anagram Drive
Fax (952) 937-5822 Eden Prairie, MN 55344
Toll Free (888) 937-5150 westwoodps.com

Westwood Professional Services, Inc.

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed PROFESSIONAL SURVEYOR under the laws of the State of Minnesota.

Craig W. Morse
Date: 12/20/16 License No. 23021

Revisions:
12/20/16: CITY COMMENTS

Designed:
Checked:
Drawn:
Record Drawing by/date:

Prepared for:

Morning Sun Homes
8862 Zealand Avenue North Bay B
Brooklyn Park, Minnesota 55445

© 2016 Westwood Professional Services, Inc.

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

NOTES:

MASS GRADING AND EROSION CONTROL WAS DESIGNED BY OTHERS.

THIS PLAN IS INTENDED FOR USE IN PREPARING LOT CERTIFICATES, INDIVIDUAL HOME CONSTRUCTION AND LOT GRADING. ADDITIONAL MASS GRADING OF THE SITE IS NOT PROPOSED

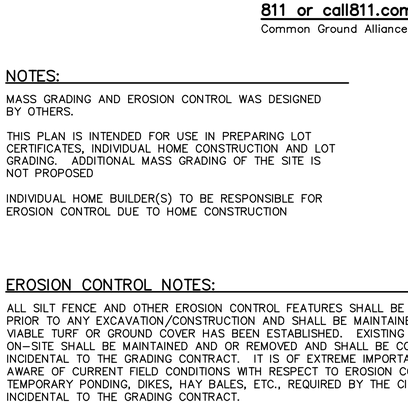
INDIVIDUAL HOME BUILDER(S) TO BE RESPONSIBLE FOR EROSION CONTROL DUE TO HOME CONSTRUCTION

EROSION CONTROL NOTES:

- ALL SILT FENCE AND OTHER EROSION CONTROL FEATURES SHALL BE IN-PLACE PRIOR TO ANY EXCAVATION/CONSTRUCTION AND SHALL BE MAINTAINED UNTIL VIABLE TURF OR GROUND COVER HAS BEEN ESTABLISHED. EXISTING SILT FENCE ON-SITE SHALL BE MAINTAINED AND OR REMOVED AND SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONTRACT. IT IS OF EXTREME IMPORTANCE TO BE AWARE OF CURRENT FIELD CONDITIONS WITH RESPECT TO EROSION CONTROL. TEMPORARY PONDING, DIKES, HAY BALES, ETC., REQUIRED BY THE CITY SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
- ALL STREETS DISTURBED DURING WORKING HOURS MUST BE CLEANED AT THE END OF EACH WORKING DAY. A ROCK ENTRANCE TO THE SITE MUST BE PROVIDED ACCORDING TO DETAILS TO REDUCE TRACKING OF DIRT ONTO PUBLIC STREETS.

GENERAL GRADING & DRAINAGE NOTES:

- ALL CONTOURS AND SPOT ELEVATIONS ARE SHOWN TO FINISHED SURFACE/GUTTER GRADES UNLESS OTHERWISE NOTED.
- ALL DRIVEWAY SPOT ELEVATIONS ARE SHOWN TO TOP BACK CURB
- REFER TO THE SITE PLAN/RECORD PLAT FOR MOST CURRENT HORIZONTAL SITE DIMENSIONS AND LAYOUT.
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHICAL FEATURES WITH THE OWNERS AND FIELD-VERIFY PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
- ALL CONSTRUCTION SHALL CONFORM TO LOCAL RULES.
- POSITIVE DRAINAGE FROM THE SITE MUST BE PROVIDED AT ALL TIMES.



LEGEND

- 980 — DENOTES EXISTING CONTOURS
- 980 — DENOTES PROPOSED CONTOURS
- 23.46 — DENOTES EXISTING SPOT ELEVATION AT TOP BACK CURB. (TYP.)
- DENOTES EXISTING STORM SEWER

0' 50' 100' 150'

0009798GDF01.dwg

Date: 12/02/2016 Sheet: 4 OF 8

Vistas at North Commons

Ramsey, Minnesota

Final Grading Plan & Erosion Control Plan

Westwood
Phone (952) 937-5150 7699 Anagram Drive
Fax (952) 937-5822 Eden Prairie, MN 55344
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed PROFESSIONAL ENGINEER under the laws of the State of Minnesota.

John Bender
Date: 12/20/16 License No. 43358

Revisions:
12/20/16: CITY COMMENTS

Designed: JHB
Checked: JHB
Drawn: HW
Record Drawing by/date:

Prepared for:
Morning Sun Homes
8862 Zealand Avenue North Bay B
Brooklyn Park, Minnesota 55445

© 2016 Westwood Professional Services, Inc.

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

General Utility Notes

THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OF ANY DIFFERENCES.

UNLESS OTHERWISE NOTED, ALL MATERIALS, CONST. TECHNIQUES AND TESTING SHALL CONFORM TO THE CITY OF RAMSEY ENGINEERING GUIDELINES & THE CURRENT EDITIONS OF THE "STANDARD UTILITIES SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION BY THE CITY ENGINEERING ASSOCIATION OF MINN." AND TO THE "STANDARD SPECIFICATION FOR HIGHWAY CONSTRUCTION" MINN. DEPT. OF TRANS. THE CONTRACTOR SHALL BE REQUIRED TO FOLLOW ALL PROCEDURES AS OUTLINED BY THE LOCAL AGENCY.

THE CONTRACTOR SHALL RECEIVE THE NECESSARY PERMITS.

VERIFY EXISTING INVERT LOC. & ELEV. PRIOR TO BEGINNING CONSTRUCTION.

THE WATER SERVICE SHALL BE INSTALLED WITH A MIN. OF 7.5 FT. OF COVER. THE CONTRACTOR SHALL VERIFY THE CITY AS-BUILT CONSTRUCTION PLANS TO CHECK LOCATION AND MATERIAL TYPE.

THE CONTRACTOR SHALL CONTACT "GOPHER STATE ONE CALL" FOR FOR UTILITY LOCATIONS PRIOR TO UTILITY INSTALLATION.

MAINTAIN MINIMUM 18" VERTICAL SEPARATION BETWEEN WATER MAIN & SANITARY SEWER.

(XXX.X) DENOTES APPROXIMATE SANITARY SEWER SERVICE INVERT @ 5' OUTSIDE BUILDING FOOTING.

SANITARY SEWER SERVICE STUBS TYPICALLY 3' DOWNSTREAM OF WATER SERVICE CURB STOP

ALL SANITARY SEWER SERVICES ARE 4" SDR 26.

ALL WATER SERVICES ARE 1" COPPER.

ZEOLITE STREET NW

XENOLITH ST NW

147TH LANE NW

147TH TERRACE NW

WILLEMITE ST NW

TOWN CENTER DRIVE

BUNKER LAKE BLVD NW (C.S.A.H. NO. 116)

RE=876.20
IE=861.63 (PER AS-BUILT)

4" IRRIGATION SERVICE

RE=878.17
IE=862.44 (PER AS-BUILT)

RE=877.82
IE=867.08 (PER AS-BUILT)

RE=879.00 (PER AS-BUILT)
IE=866.19 (PER AS-BUILT)

RE=877.56
IE=864.34 (PER AS-BUILT)

RE=878.71
IE=865.14 (PER AS-BUILT)

EX. 8" SANITARY SERVICE
EX. 6" FIRE SERVICE
EX. 4" DOMESTIC SERVICE
(TYP.)

EXISTING SERVICES TO BE UTILIZED FOR PROPOSED BUILDING (TYP)

SERVICES SHOULD BE FIELD VERIFIED AS THEY WERE UNCONFIRMED DURING INITIAL FIELD LOCATE

POUR INVERTS IN EACH SERVICE MANHOLE TO PROVIDE SMOOTH FLOW FROM EACH SERVICE PIPE TO THE EFFLUENT PIPE (TYP.)

INDIVIDUAL HOME BUILDERS TO CONNECT 4" DOMESTIC WATER, 6" FIRE SERVICE AND 8" SANITARY SERVICE IN ACCORDANCE WITH PLUMBING CODE & LOCAL REGULATIONS. VERIFY DEPTH & LOCATION OF EXISTING SERVICES. EACH WATER SERVICE TO HAVE METER INSTALLED, TWO PER LOT (TYP.)

Legend

BUSH/SHRUB	STORM MANHOLE
CONIFEROUS TREE	TELEPHONE BOX
DECIDUOUS TREE	TELEPHONE MANHOLE
WETLAND	TRAFFIC CONTROL BOX
STEEL/WOOD POST	HAND HOLE
SIGN-TRAFFIC/OTHER	TRAFFIC LIGHT
SIGN-TRAFFIC/OTHER	GATE VALVE
MAIL BOX	HYDRANT
HANDICAPPED STALL	WATER METER
PERC TEST	CURB STOP BOX
MONITORING WELL	WATER MANHOLE
CABLE TV BOX	WELL
GAS METER	CABLE TV
STREET LITE	GAS LINE
GUY WIRE	POWER OVERHEAD
POWER POLE	POWER UNDERGROUND
ELECTRIC BOX	SANITARY SEWER
ELECTRIC METER	STORM SEWER
ELECTRIC MANHOLE	TELEPHONE OVERHEAD
ELECTRIC TOWER	TELEPHONE UNDERGROUND
SANITARY MANHOLE	WATERMAIN
SEWER CLEANOUT	FENCE LINE
BEEHIVE CATCH BASIN	DECIDUOUS TREE LINE
CATCH BASIN	CONIFEROUS TREE LINE
FLARED END SECTION	CURB & GUTTER
CONCRETE SURFACE	BITUMINOUS SURFACE

N

0' 50' 100' 150'

0009798UTF01.dwg

Date: 12/02/2016 Sheet: 5 OF 8

Westwood
Phone (952) 937-5150 7699 Anagram Drive
Fax (952) 937-5822 Eden Prairie, MN 55344
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed PROFESSIONAL ENGINEER under the laws of the State of Minnesota.

John Bender
Date: 12/20/16 License No. 43358

Revisions:
12/20/16: CITY COMMENTS

Designed: JHB
Checked: JHB
Drawn: HW
Record Drawing by/date:

Prepared for:
Morning Sun Homes
8862 Zealand Avenue North Bay B
Brooklyn Park, Minnesota 55445

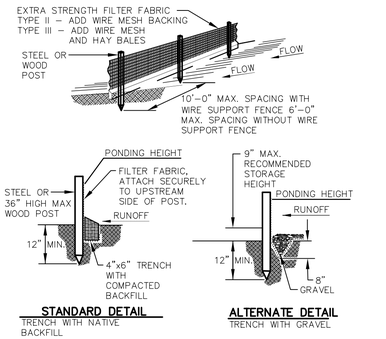
Vistas at North Commons

Ramsey, Minnesota

Final Utility Service Plan

© 2016 Westwood Professional Services, Inc.

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance



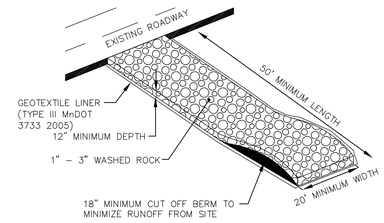
STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL

ALTERNATE DETAIL
TRENCH WITH GRAVEL

NOTE:

1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

Westwood	SILT FENCE	LAST REVISED: 03/03/08
		GD02



NOTE:

ROCK CONSTRUCTION ENTRANCE SHOULD BE A MINIMUM THICKNESS OF 1.0' AND CONTAIN MAXIMUM SIDE SLOPES OF 4:1. ROCK ENTRANCE SHOULD BE INSPECTED AND MAINTAINED REGULARLY. ROCK ENTRANCE LENGTH MAY NEED TO BE EXTENDED IN CLAY SOILS.

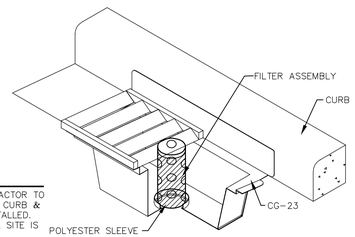
Westwood	ROCK CONSTRUCTION ENTRANCE	LAST REVISED: 03/03/08
		GD05

SPECIFICATIONS AND STANDARDS

AISC MANUAL OF STEEL CONSTRUCTION , 9TH EDITION.
AWS STRUCTURAL WELDING CODE – STEEL , D1.1–94.
29 CFR 1926 – OSHA SAFETY AND HEALTH STANDARDS

DESIGN LOADS

ALLOWABLE AXLE WEIGHT LOAD	n/a
SAFETY FACTOR	n/a
WATER FLOW RATE (THROUGH POLYESTER SLEEVE)	0.476 cfs @ 3" head
MAXIMUM OVERFLOW RATE	2.14 cfs @ 15" head



NOTE:

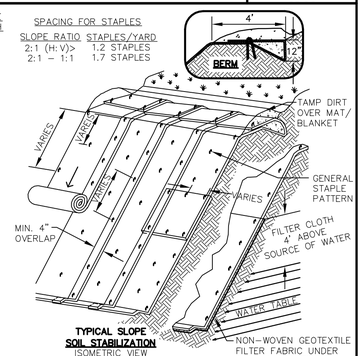
1. STREET CONTRACTOR TO INSTALL AFTER CURB & GUTTER IS INSTALLED. MAINTAIN UNTIL SITE IS STABILIZED.

Westwood	ROAD DRAIN CG–23 "WIMCO" CURB INLET PROTECTION	LAST REVISED: 03/03/08
		GD12

CATEGORY OF BLANKET	STAPLE LENGTH
00	5"
0	5"
1	4"
2	4"
3	6"
4	6"
5	5"
6	5"
7	5"

SPACING FOR STAPLES

SLOPE RATIO	STAPLES/YARD
2:1 (H:V)>	1.2 STAPLES
2:1 – 1:1	1.7 STAPLES



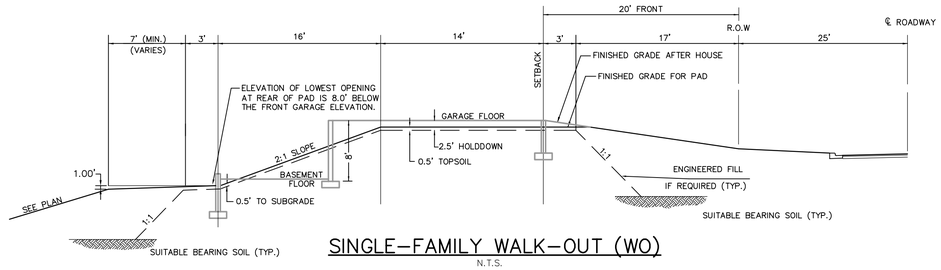
TYPICAL SLOPE SOIL STABILIZATION
ISOMETRIC VIEW

WET SLOPE LINING

NOTE:

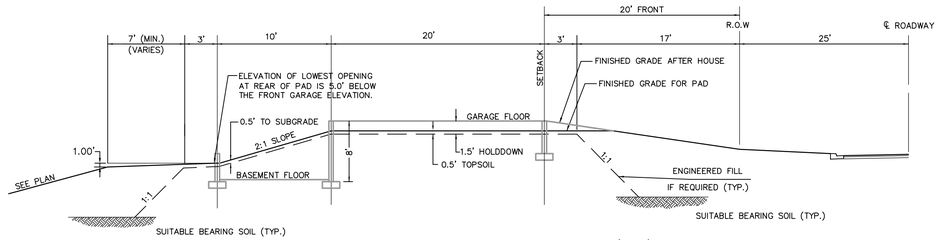
1. MATS/BLANKETS SHOULD BE INSTALLED VERTICALLY DOWNSLOPE.
2. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICK AND GRASS.
3. MATS/BLANKETS SHALL HAVE GOOD SOIL CONTACT.
4. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL.
5. DO NOT STRETCH.

Westwood	TEMPORARY EROSION BLANKETS TURF REINFORCEMENT MATS FOR SLOPES	LAST REVISED: 03/03/08
		GD21



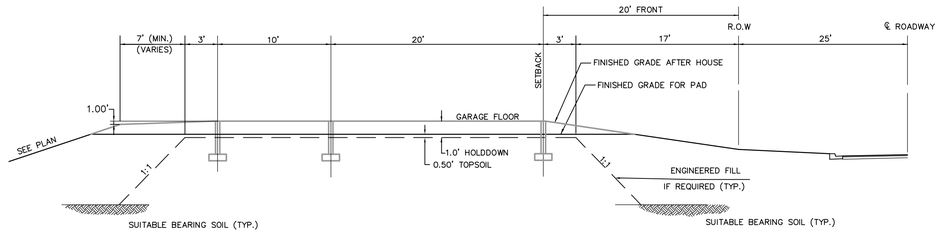
SINGLE–FAMILY WALK–OUT (WO)

N.T.S.



SINGLE–FAMILY LOOK–OUT (LO)

N.T.S.



SINGLE–FAMILY SLAB–ON–GRADE (SOG)

N.T.S.

0009798DTF01.dwg

Date: 12/02/2016 Sheet: 6 OF 8

Westwood
Phone (952) 937-5150 7699 Anagram Drive
Fax (952) 937-5822 Eden Prairie, MN 55344
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed PROFESSIONAL ENGINEER under the laws of the State of Minnesota.

John Bender
Date: 12/20/16 License No. 43358

Revisions:
12/20/16: CITY COMMENTS

Designed:	JHB
Checked:	JHB
Drawn:	HW
Record Drawing by/date:	

Prepared for:

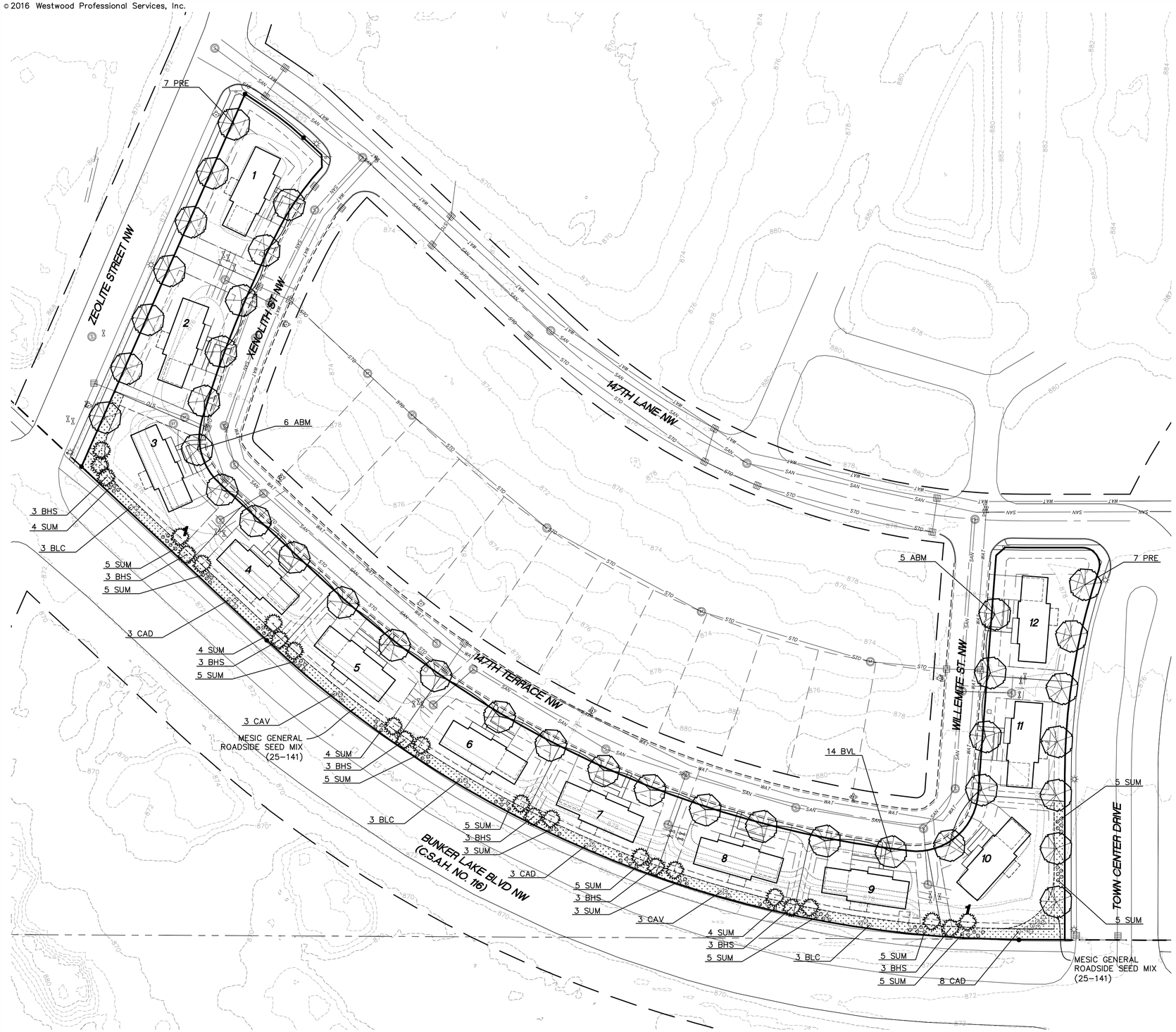
Morning Sun Homes
8862 Zealand Avenue North Bay B
Brooklyn Park, Minnesota 55445

Vistas at North Commons

Ramsey, Minnesota

Details

© 2016 Westwood Professional Services, Inc.



Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

Final Plant Schedule

CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.
ABM	11	Autumn Blaze Maple / Acer x freemanii 'Jeffersred'	1" BB/Cont.	AS SHOWN
BVL	14	Boulevard Linden / Tilia americana 'Boulevard'	1" BB/Cont.	AS SHOWN
PRE	14	Princeton Elm / Ulmus americana 'Princeton'	1" BB/Cont.	AS SHOWN
BHS	33	Black Hills Spruce / Picea glauca densata	5' HT., BB	AS SHOWN
BLC	9	Black Chokeberry / Aronia melanocarpa elata	#2 Cont.	5' O.C.
CAD	14	Cardinal Dogwood / Cornus sericea 'Cardinal'	#2 Cont.	5' O.C.
CAV	6	Compact American Viburnum / Viburnum trilobum 'Bailey Compact'	#2 Cont.	5' O.C.
SUM	77	Staghorn Sumac / Rhus typhina	#2 Cont.	5' O.C.

NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.

Landscape Provisions

TOTAL LANDSCAPING PROVIDED:	72 TREES
* STREET TREES:	39 TREES
* EVERGREEN TREES:	33 TREES
* SITE SHRUBS:	106 SHRUBS

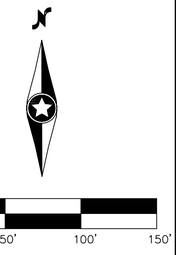
Mesic General Roadside Seed Mix - MNDOT 250

25-141	Mesic General Roadside				
Common Name	**Scientific Name**	**Rate (lb/ac)**	**Rate (kg/ha)**	**% of Mix (by weight)**	**Seeds/ sq ft**
Park Kentucky bluegrass	*Poa pratensis Park*	15.75	17.65	26.69%	502.50
Perennial Ryegrass	*Lolium perenne*	13.25	14.85	22.46%	66.00
Smooth Brome	*Bromus inermis*	7.75	8.69	13.14%	25.42
Canada bluegrass*	*Poa compressa*	7.50	8.41	12.71%	412.00
fowl bluegrass	*Poa palustris*	4.00	4.48	6.78%	191.00
slender wheatgrass	*Elymus trachycaulus*	2.00	2.24	3.40%	5.08
Timothy	*Phleum pratense*	1.75	1.96	2.97%	49.50
switchgrass	*Panicum virgatum*	1.50	1.68	2.54%	7.70
	Grasses Subtotal	53.50	59.97	90.69%	1259.20
Alfalfa	*Medicago sativa*	3.50	3.92	5.92%	18.20
White Clover	*Trifolium repens*	2.00	2.24	3.39%	32.70
	Forbs Subtotal	5.50	6.16	9.31%	50.90
	Total	59.00	66.13	100.00%	1310.10
Purpose:	General non-native mix for roadsides with mesic soils.				
Planting Area:	Statewide				

Combine all components when blending this mix.
*Species in the sheeps fescue complex (Festuca spp.) may be used interchangeably with Canada bluegrass in this mix. Varieties must match those listed on the substitution table.

DENOTES MESIC GENERAL ROADSIDE SEED MIX (25-141)

NOTES: ALL DISTURBED AREAS TO BE SODDED UNLESS NOTED OTHERWISE.



0009798PLF01.dwg

Date: 12/02/2016 Sheet: 7 OF 8

Westwood
Phone (952) 937-5150 7699 Anagram Drive
Fax (952) 937-5822 Eden Prairie, MN 55344
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed PROFESSIONAL LANDSCAPE ARCHITECT under the laws of the State of Minnesota.

Nicholas Meyer
Date: 12/20/16 License No. 53774

Revisions:
12/20/16: CITY COMMENTS

Designed: NTM
Checked: NTM
Drawn: NTM
Record Drawing by/date:

Prepared for:
Morning Sun Homes
8862 Zealand Avenue North Bay B
Brooklyn Park, Minnesota 55445

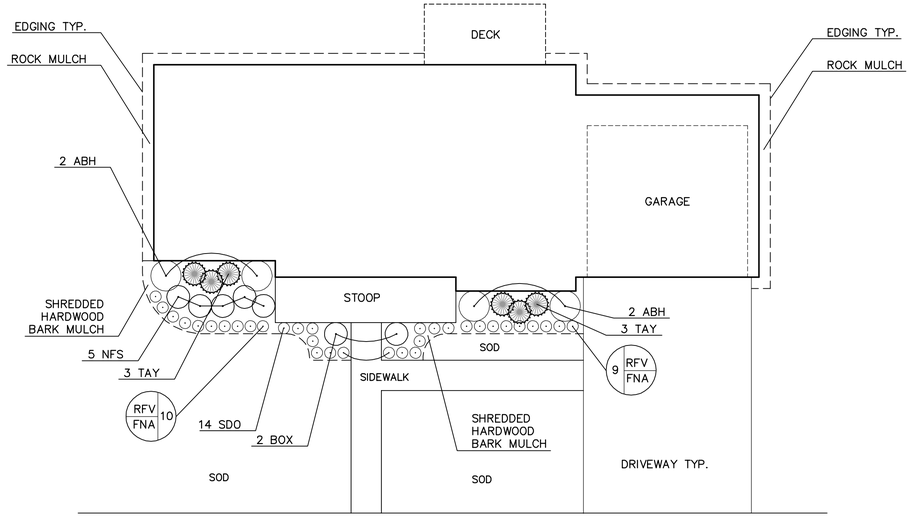
Vistas at North Commons
Ramsey, Minnesota

Final Landscape Plan

© 2016 Westwood Professional Services, Inc.

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

Townhome Planting Plan



Legend

NORTH
VARIES

0' 10' 20' 40'

Townhome Plant Schedule

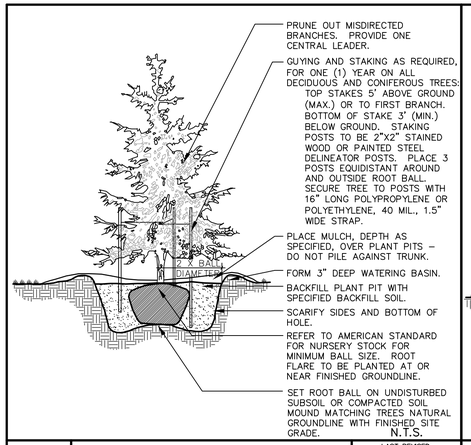
TYPE	CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.
EVERGREEN SHRUBS	TAY	6	Taunton Yew / Taxus x media 'Taunton'	#5 CONT.	4'–0" O.C.
	shade alt:		*no change*		
	BOX	2	Green Mountain Pyramid Boxwood / Buxus x 'Green Mountain'	#5 CONT.	3'–0" O.C.
	shade alt:		*no change*		
	NFS	5	Neon Flash Spirea / Spiraea japonica 'Neon Flash'	#5 CONT.	3'–0" O.C.
	shade alt:		*no change*		
DECIDUOUS SHRUBS	ABH	4	Annabelle Hydrangea / Hydrangea arborescens 'Annabelle'	#5 CONT.	4'–0" O.C.
	shade alt:		*no change*		
	SDO	14	Stella de Oro Daylily / Hemerocallis 'Stella de Oro'	#1 CONT.	18" O.C.
	shade alt:		*no change*	*#1 CONT.*	*18" O.C.*
PERENNIALS	RFV	19	Red Fox Veronica / Veronica spicata 'Red Fox'	#1 CONT.	18" O.C.
	shade alt:		*FNA Fanal Astilbe / Astilbe x arendsii 'Fanal'*	*#1 CONT.*	*18" O.C.*

NOTES:
- QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.
- CONTRACTOR TO SUBSTITUTE USING SHADE ALTERNATE SPECIES AS DETERMINED BY SOLAR ORIENTATION OF BUILDING (IE NORTH SIDE PLANTS RECEIVE SHADE ALTERNATE PLANTS). SEE RESPECTIVE PLANT KEY FOR ALTERNATE SPECIES SUBSTITUTIONS,
- ALL PLANTING BEDS TO BE COVERED WITH SHREDDED HARDWOOD BARK MULCH.
- 1.5' MAINTENANCE STRIP ALONG SIDE AND BACK OF UNITS TO BE ROCK MULCH.

Planting Notes

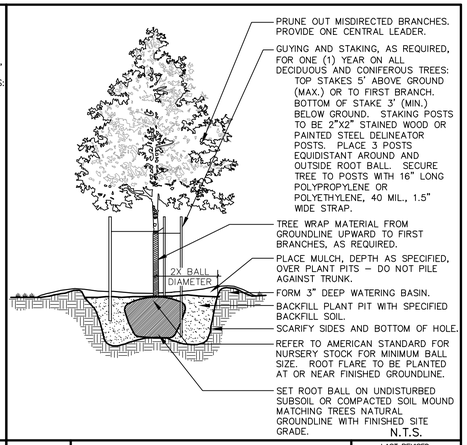
1. CONTRACTOR SHALL CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
2. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
5. CONTRACTOR SHALL PROVIDE ONE YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
6. ALL PLANTS TO BE SPECIMEN GRADE, MINNESOTA–GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:
   ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.
   ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.
   ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
   ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.
   CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
7. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1–2004 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
8. PLANTS TO BE INSTALLED AS PER MNLA & ANSI STANDARD PLANTING PRACTICES.
9. UPON ARRIVAL, ALL TREES INSTALLED BY DEVELOPER TO BE STACKED PRIOR TO INSTALLATION AND REVIEWED BY CITY. CITY SHALL BE NOTIFIED IMMEDIATELY UPON ARRIVAL SO THAT PLANTS CAN BE INSTALLED AS SOON AS POSSIBLE. PROPERLY HEEL–IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
10. PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLAIR. WHERE THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
11. OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
12. PRUNE PLANTS AS NECESSARY – PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
13. THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS PRIOR TO PLANTING.
14. BACKFILL SOIL AND TOPSOIL TO ADHERE TO MN/DOT STANDARD SPECIFICATION 3877 (COMMON TOPSOIL BORROW) AND TO BE NATIVE TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.
15. 3 INCHES OF HARDWOOD BARK MULCH TO BE USED AROUND ALL TREES WITHIN TURF AREAS.
16. SHREDDED HARDWOOD BARK MULCH TO BE USED FOR LANDSCAPING OF ALL TOWNHOME AND VILLA UNITS. MULCH TO BE SPREAD TO A DEPTH OF 3" FOR ALL TREES AND SHRUBS AND 2" FOR ALL PERENNIALS. ROCK MULCH TO BE USED ON 1.5' MAINTENANCE STRIP ALONG UNIT IN AREAS VOID OF PLANTS. LANDSCAPE CLOTH TO BE LAID IN PLANTING BEDS TO SEPARATE ROCK MULCH FROM SOIL.
17. EDGING TO BE VINYL EDGING, UNLESS OTHERWISE INDICATED. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE.
18. ALL DISTURBED AREAS TO BE SODDED, UNLESS NOTED OTHERWISE. SOD TO BE STANDARD MINNESOTA GROWN AND HARDY BLUEGRASS MIX, FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE.
19. PROVIDE IRRIGATION TO ALL SODDED AREAS ON SITE. IRRIGATION OF STREET TREES & BOULEVARD SOD AREAS TO BE RESPONSIBILITY OF INDIVIDUAL LOTS; BUFFER TREES IN OUTLOTS TO BE IRRIGATED BY DEVELOPER/HOA. NO IRRIGATION TO BE PROVIDED IN CITY OWNED OUTLOT AREAS, UNLESS OTHERWISE NOTED. DRIP IRRIGATION TO BE PROVIDED FOR ALL PLANTING BEDS. IRRIGATION WILL BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED BY THE GENERAL CONTRACTOR.
20. CONTRACTOR SHALL PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
21. REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
22. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.

Planting Details



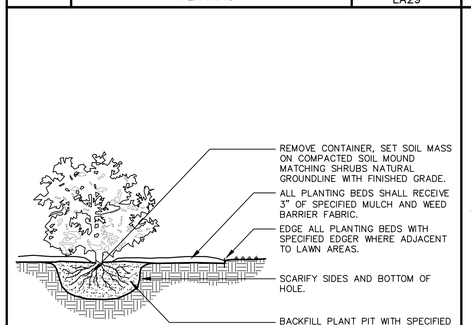
N.T.S.

Westwood	EVERGREEN TREE PLANTING	LAST REVISED: 06/05/13 LA29



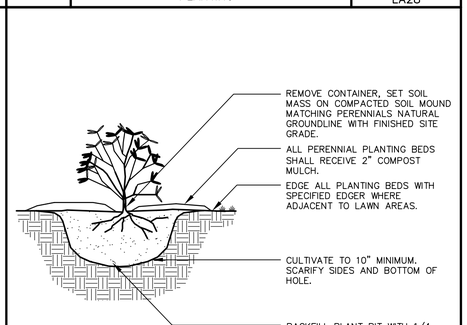
N.T.S.

Westwood	DECIDUOUS TREE PLANTING	LAST REVISED: 06/05/13 LA28



N.T.S.

Westwood	SHRUB PLANTING	LAST REVISED: 06/05/13 LA27



N.T.S.

Westwood	PERENNIAL PLANTING	LAST REVISED: 06/05/13 LA26

0009798PLF02.dwg

Date: 12/02/2016 Sheet: 8 OF 8

Westwood
Phone (952) 937-5150 7699 Anagram Drive
Fax (952) 937-5822 Eden Prairie, MN 55344
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed PROFESSIONAL LANDSCAPE ARCHITECT under the laws of the State of Minnesota.

Nicholas Meyer
Date: 12/20/16 License No. 53774

Revisions:
12/20/16: CITY COMMENTS

Designed: NTM
Checked: NTM
Drawn: NTM
Record Drawing by/date:

Prepared for:
Morning Sun Homes
8862 Zealand Avenue North Bay B
Brooklyn Park, Minnesota 55445

Vistas at North Commons
Ramsey, Minnesota

Landscape Details

CC Regular Session **4. 12.**

Meeting Date: 01/24/2017

By: Chris Anderson, Community Development

Information

Title

Adopt Resolution #17-01-027 Approving a Registered Land Survey that Reconfigures Property Boundaries to Include Additional Unbuildable Land; Case of Marilyn Gay

Purpose/Background:

The purpose of this case is to approve Registered Land Survey that will result in split of Outlot B Windemere Woods (the "Subject Property") and reconfiguration of existing property boundaries or Lots 2 & 3, Block 3 Windemere Woods. The Subject Property is unbuildable, as it is an outlot and is entirely encumbered with drainage and utility easement per the recorded plat of Windemere Woods. The owner of the Subject Property would like to split it and combined Tract B with Lot 3, Block 3 Windemere Woods (under the same ownership as the Subject Property) and Tract A with Lot 2, Block 3 Windemere Woods. This process will not result in any new, buildable parcels. Furthermore, once each Tract is combined with the adjacent parcels, neither Tract will be landlocked and both will meet the minimum standards of the R-1 Residential zoning district.

Notification:

Notification is not required.

Observations/Alternatives:

City Code Section 117-560 governs the use of Registered Land Surveys. Given that the proposal resolves to reconfigure existing property lines and does not net any additional developable lots, the request does not require the approval of a traditional Plat.

Funding Source:

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

Recommendation:

Staff recommends approving the Registered Land Survey contingent upon combining the two tracts with the adjacent, existing parcels (Lots 2 & 3, Block 3 Windemere Woods) through a PIN combination.

Action:

Motion to adopt Resolution #17-01-027 approving the Registered Land Survey, contingent upon combining the two tracts with the adjacent, existing parcels (Lots 2 & 3, Block 3 Windemere Woods) through a PIN combination.

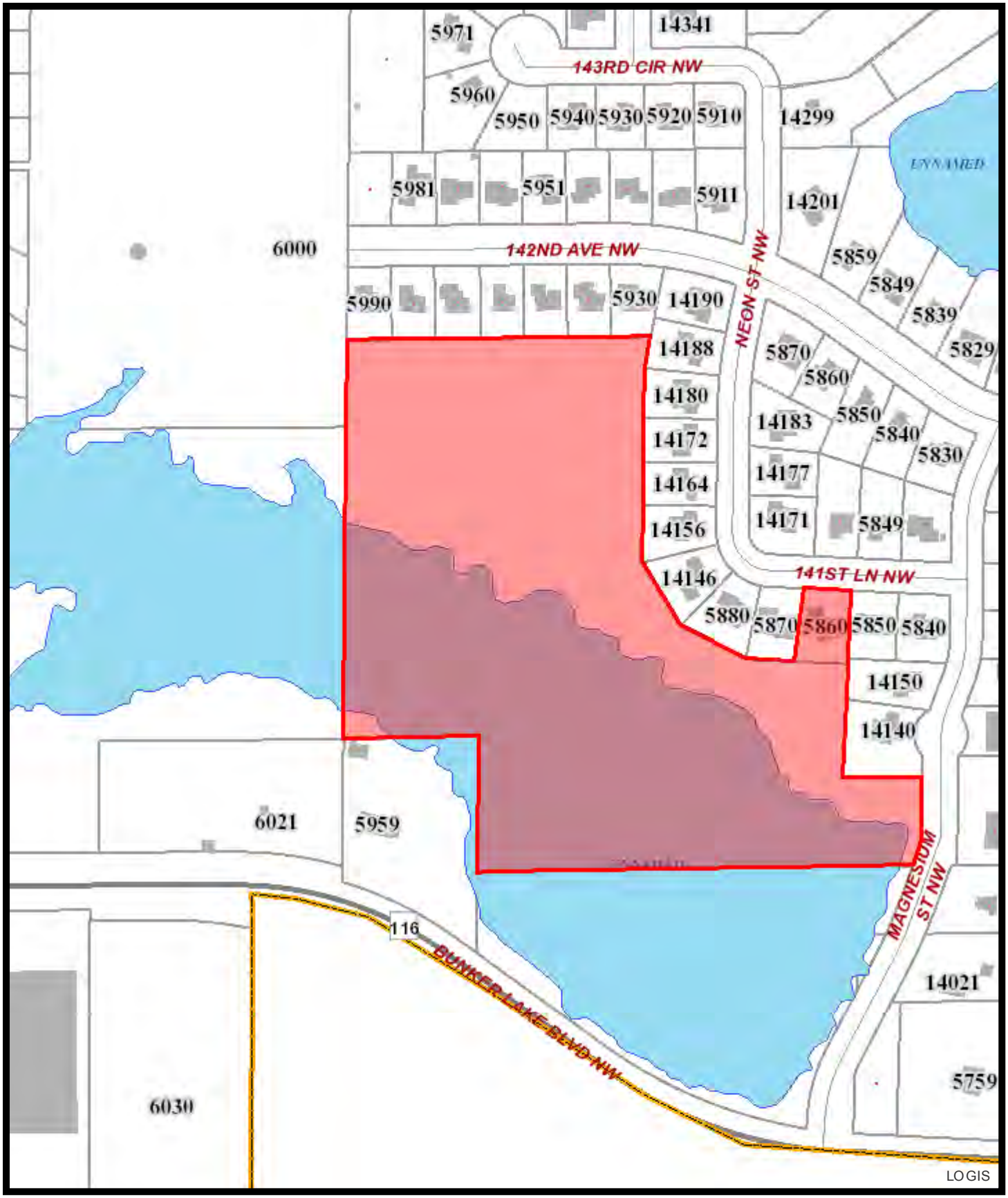
Attachments

Site Location Map
Sketch Plan with Aerial
Registered Land Survey
Resolution #17-01-027

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	01/19/2017 12:10 PM
Kurt Ulrich	Kurt Ulrich	01/19/2017 03:22 PM
Form Started By: Chris Anderson		Started On: 01/18/2017 10:01 AM
Final Approval Date: 01/19/2017		

Site Location Map



Feet
0 62.5125 250 375 500

Print Date: November 23, 2016

Sketch Plan

~ of ~

REGISTERED LAND SURVEY NO. ____

~ for ~

DEBBIE HAWKINS

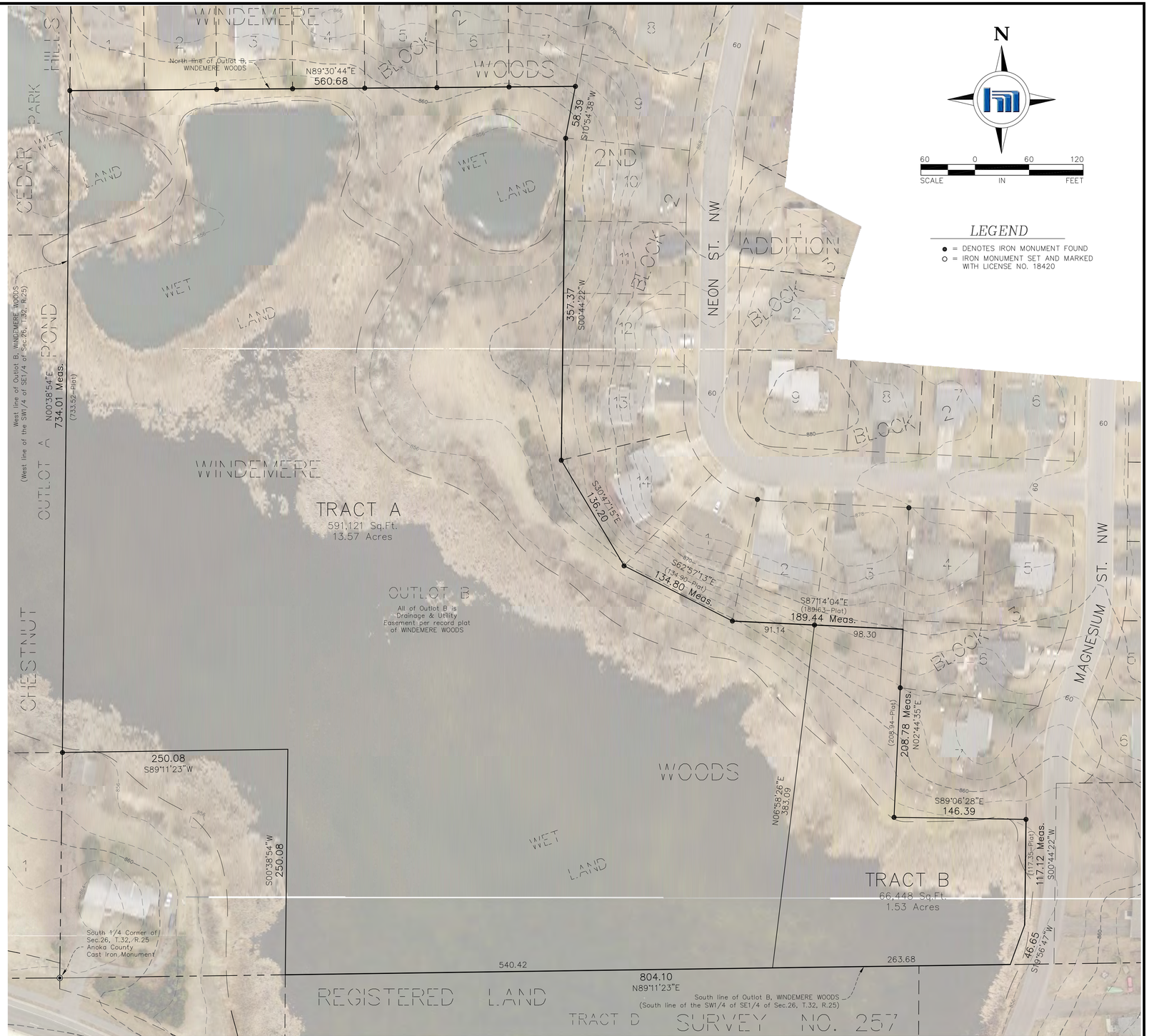
DESCRIPTION OF PROPERTY SURVEYED: PID NO. 26-32-25-42-0022

Outlot B, WINDEMERE WOODS, Anoka County, Minnesota.

NOTES:

1. The professional surveyor has made no investigation or independent search for easements of record, encumbrance, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
2. Site Topography consists of 2011 Lidar Contours obtained from Minnesota Geospatial Information Office. (2 foot contours).
3. Bearings are based on the Anoka County Coordinate System (NAD83 1996 Adjustment).
4. The purpose of the subdivision is to attach Tract A to Lot 2, Block 3, and Tract B to Lot 3, Block 3, WINDEMERE WOODS.

Municipality:	City of Ramsey		
Existing Zoning:	P – Public/Quasi-Public District	Owner:	Thomas & Marilyn Gay 5860 141st Lane NW Ramsey, MN 55303
Watershed District:	Lower Rum River WMO		
Plat Area: Total Area: 657,569 sq. ft. = 15.096 acres Proposed ROW: 0 sq. ft. = 0.00 acres Park Area: 0 sq. ft. = 0.00 acres		Subdivider:	Debbie Hawkins 15080 Bluebird St. NW Andover, MN 55303 Contact: Jen Anderson O'Connor (612) 202-3660
Tract Summary: Number of Tracts: 2 Average Tract Area: 328,785 sq.ft.		Designer/Surveyor	Hakanson Anderson Assoc. 3601 Thurston Avenue Anoka, MN 55303 (763) 427-5860



DATE	REVISION

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 Land Surveyor under the laws of the State of Minnesota.

CHARLES R. CHRISTOPHERSON, LS

Date 11/14/16 Lic. No. 18420

DESIGNED BY:	CRC
DRAWN BY:	SMM
CHECKED BY:	CRC

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

REGISTERED LAND SURVEY NO. ___

DEBBIE HAWKINS

SKETCH PLAN

CITY OF RAMSEY, MINNESOTA

SHEET 1 OF 1 SHEETS

4103.01

Nov 14, 2016 – 10:09am
K:\Civil_Surv\Land Desktop 2008\4103.01\dwg\4103.01_C3D SKETCH PLAN.dwg

REGISTERED LAND SURVEY NO. _____

CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 26, T. 32, R. 25

I, Charles R. Christopherson, hereby certify that, in accordance with the provisions of Minnesota Statutes, Section 508.47, I have surveyed the following described property situated in the County of Anoka, State of Minnesota:

Outlot B WINDEMERE WOODS, Anoka County, Minnesota.

Torrens Certificate No. XXXXXX

I hereby certify that this Registered Land Survey was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota and that this Registered Land Survey is a correct representation of said parcel of land.

Dated this _____ day of _____ , 20____ .

_____

Charles R. Christopherson, Licensed Land Surveyor, Minnesota License No. 18420

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

We do hereby certify on this ____ day of _____, 20____ , the City Council of the City of Ramsey, Minnesota, has approved this REGISTERED LAND SURVEY.

By: _____ , Mayor

By: _____ , Clerk

COUNTY SURVEYOR

Pursuant to Minnesota Statutes, Section 389.09, Subd. 1, this Registered Land Survey is approved this _____ day of _____ , 20____ .

_____

Larry D. Hoium, Anoka County Surveyor

N

60 0 60 120

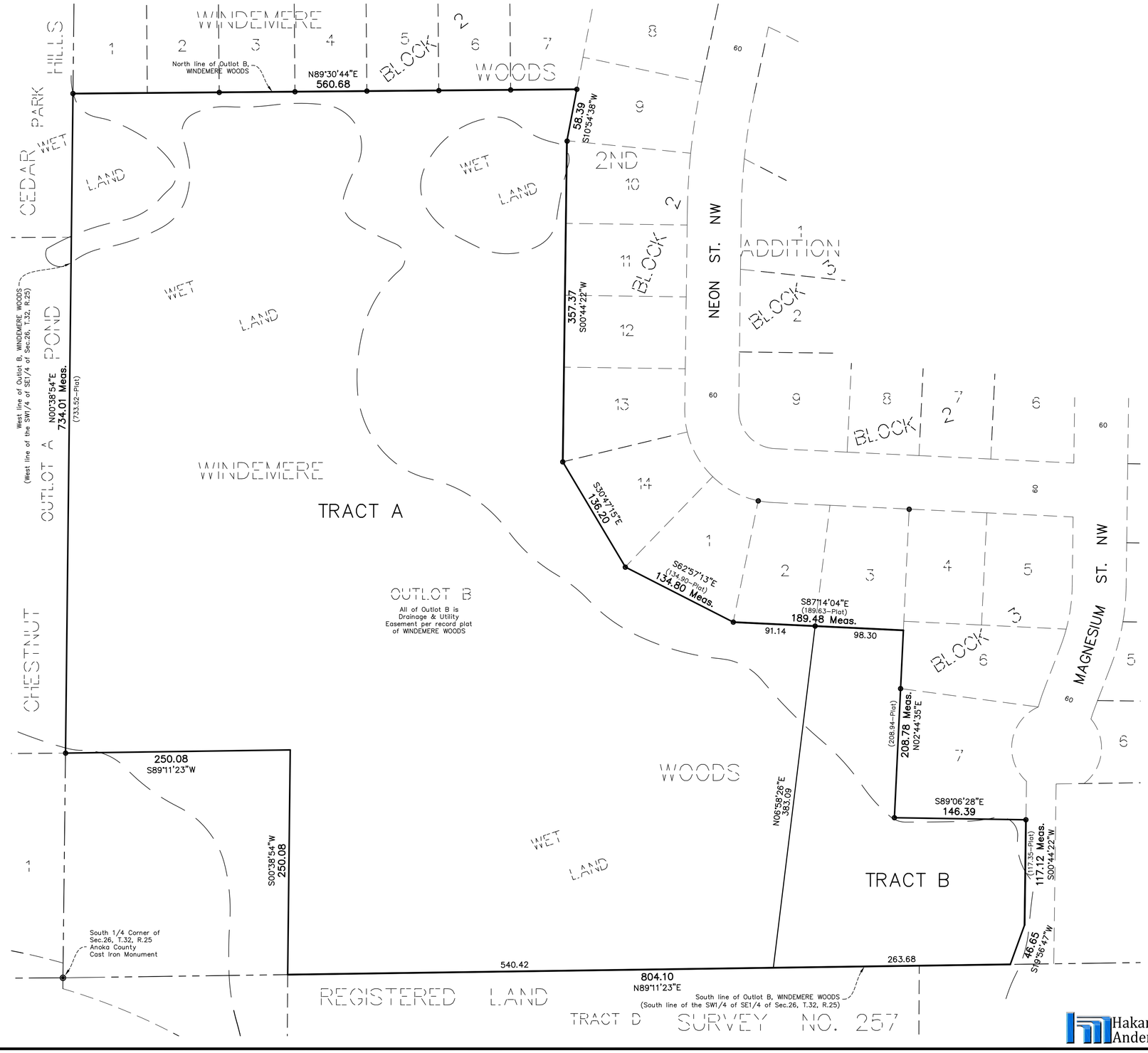
SCALE IN FEET

1 INCH = 60 FEET

For the purposes of this Registered Land Survey the West line of Outlot A, WINDEMERE WOODS is assumed to bear N00°38'54"E.

○ Denotes 1/2 inch by 14 inch iron monument set and marked with Minnesota License No. 18420.

● Denotes found iron monument



Hakanson Anderson

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

RESOLUTION #17-01-027

RESOLUTION GRANTING APPROVAL OF A REGISTERED LAND SURVEY TO SPLIT OUTLOT B WINDEMERE WOODS INTO TWO TRACTS TO BE COMBINED WITH ADJACENT EXISTING PARCELS

WHEREAS, the City of Ramsey, has received an application for a Registered Land Survey for the following described property located in the City of Ramsey:

Outlot B, WINDEMERE WOODS, Anoka County, Minnesota

(the "Subject Property")

WHEREAS, Registered Land Survey would split the Subject Property into two tracts (Tract A and Tract B) and each tract would be combined with an adjacent, existing lot (Tract A with Lot 2, Block 3 Windemere Woods and Tract B with Lot 3, Block 3 Windemere Woods); and

WHEREAS, neither Tract A nor Tract B is considered buildable as they are entirely encumbered with drainage and utility easement per the record plat of Windemere Woods; and

WHEREAS, no net increase in developable parcels result from the proposed Registered Land Survey.

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

1) That the Ramsey City Council hereby grants approval of the Registered Land Survey and authorizes the Mayor and City Clerk to sign on behalf of the City.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this 24th day of January, 2017.

_____
Mayor

ATTEST:

_____

City Clerk

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

CC Regular Session **4. 13.**

Meeting Date: 01/24/2017

By: Tim Gladhill, Community Development

Information

Title:

Adopt Resolution #17-01-033 Approving Financial Surety Agreement for Ramsey Town Center 7th Addition; Case of K Hovnanian

Purpose/Background:

The purpose of this case is to consider a Financial Surety and Inspection Fee Agreement for Ramsey Town Center 7th Addition. K Hovnanian was the developer of a townhome development within The COR. The Developer completed approximately 50% of the project before market conditions led to the decision to postpone future buildings. K Hovnanian has decided to sell their remaining assets within Minnesota, and not develop these remaining portions. The Developer is working on closing out these projects.

Notification:

No notification is required.

Observations/Alternatives:

The Developer would like the remainder of financial sureties and inspection fee escrows returned. Building pads have already been platted, thereby giving the legal right to develop. In order to protect the City from liability, Staff has suggested the attached agreement to bridge the gap between release of these financial tools and when a future developer acquires the project. The agreement essentially states that no Building Permit shall be issued until such time the financial surety and inspection fee escrows are replaced at the rate in effect at the time of development. The City Attorney has reviewed the attached draft and is comfortable with the approach.

Funding Source:

This case is being handled as part of normal Staff duties.

Recommendation:

Staff recommends approval of the attached agreement.

Action:

Motion to adopt Resolution #07-01-033 approving the Financial Surety and Inspection Fee Agreement for Ramsey Town Center 7th Addition.

Attachments

Draft Agreement

Resolution #17-01-033

Site Location Map

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	01/19/2017 02:09 PM

Form Started By: Tim Gladhill
Started On: 01/04/2017 08:24 AM
Final Approval Date: 01/19/2017

AGREEMENT
FOR REIMBURSEMENT OF FEES AND
REQUIREMENT OF SUBSEQUENT DEVELOPER(S)
TO POST REQUIRED FEES

This Agreement ("Agreement") is made and entered into this ____ day of _____, 20__ ("Effective Date") by and between **K. Hovnanian Homes of Minnesota, L.L.C.** (formerly known as K. Hovnanian T&C Homes at Minnesota, LLC) a Minnesota limited liability company having an office at 110 Fieldcrest Avenue, Edison, NJ 08837 ("K. Hovnanian") and the **City of Ramsey**, a Minnesota municipal corporation having an address of 7550 Sunwood Drive NW, Ramsey, MN 55303 ("City"). The City and K. Hovnanian are collectively referred to as the "Parties."

RECITALS

A. K. Hovnanian owns the property described in Attachment A hereto ("Property") that is located within the property known as the Ramsey Town Center 7th Addition.

B. The City, K. Hovnanian and the Ramsey Town Center, LLC ("RTC") are parties to the August 24, 2005 agreement entitled "City of Ramsey Secondary Development Contract for Ramsey Town Center 7th Addition Symphony Town Center" which was recorded with the Anoka County Registrar of Titles on August 25, 2005 as Document No. 1977751.011 ("2005 Secondary Development Contract").

C. Pursuant to the terms of the 2005 Secondary Development Contract, K. Hovnanian posted inspection fees ("Inspection Fees") and a landscaping maintenance guaranty ("Landscaping Maintenance Guaranty") with the City and which the City is currently holding in escrow.

D. The City, K. Hovnanian, RTC and Stewart Title of Minnesota, Inc. ("Title Company") are parties to the August 24, 2005 agreement entitled "Escrow Agreement" ("2005 Escrow Agreement").

E. The 2005 Escrow Agreement provides in part as follows: (1) RTC agreed to deposit funds into the Title Company's escrow account ("Escrow Account") to secure the completion of certain improvements and (2) if the required improvements were not installed by RTC and the City or K. Hovnanian installed the improvements, then the entity performing the improvements would be entitled to reimbursement from the funds in the Escrow Account for the work that was to be done by RTC.

F. The Title Company has verified that as of the Effective Date there is $173,592.94 remaining in the Escrow Account.

G. K. Hovnanian has completed the following work at the following costs (the "Work") that was to be done by RTC and for which K. Hovnanian is entitled to reimbursement under the Escrow Agreement:

1) Storm sewer improvements to complete 146th Street drainage -$46,346.00;
2) Curb and pavement along 146th Street - $5,858.00;
3) Reinstallation of sanitary sewer service to Block 3 - $6,100.00; and
4) Hydrant relocation/curb repair along 146th Street and curb repair made at direction of City $12,816.00.

The total costs incurred by K. Hovnanian to perform the Work that was to be done by RTC and which is reimbursable under the Escrow Agreement is $71,120.00.

H. As set forth in the November 21, 2007 letter from K. Hovnanian's attorney (Attachment B hereto), RTC has consented to the release of $71,120.00 to K. Hovnanian from the Escrow Account.

I. K. Hovnanian has decided not to proceed with the development of the Property and is currently trying to sell the Property.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual promises contained herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. The Parties agree that the Recitals set forth above are hereby incorporated as material covenants and terms to this Agreement.

2. K. Hovnanian has met the applicable requirements of the 2005 Secondary Development Contract and is entitled to reimbursement of the following surplus amounts (the "Reimbursement") that are currently in the City's escrow account:

a) Inspection Fees - $33,637.85; and

b) Landscape Maintenance Guaranty - $37,230.00.

3. The Reimbursement payment shall be made payable to "K. Hovnanian Homes of Minnesota, L.L.C." and issued within thirty (30) days of the Effective Date. The Reimbursement Payment shall be sent via overnight mail to:

Mary Ranum, Esq.
Fredrikson & Byron, P.A.
200 South Sixth Street, Suite 4000
Minneapolis, MN 55402-1425

or, sent via wire as follows:

Wire Instructions:

ABA Number:	031207607
Bank Name:	PNC Bank
Bank Location:	Moorestown, NJ
Account Name:	K. Hovnanian Enterprises, Inc.
Account Number:	8026269039
Reference:	K. Hovnanian Homes of Minnesota, L.L.C

4. The City authorizes and approves the release from the Escrow Account of $71,120.00 by the Title Company to K. Hovnanian.

5. Any subsequent developer ("Subsequent Developer") of the Property shall be required to satisfy all surety, guaranty and fee requirements existing at the time a development agreement is executed with the City.

6. Any notices sent to the Parties pursuant to this Agreement shall be in writing and shall either be hand delivered or mailed via overnight mail, certified mail or registered mail to the following addresses:

John Semple
VP & Chief Legal Counsel
K. Hovnanian Homes
110 Fieldcrest Ave.
Edison, NJ 08837

City Administrator
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

7. This Agreement contains the entire agreement between the Parties as to the terms set forth herein and no amendment, modification or addendum to this Agreement shall be effective unless in writing dated subsequent to the date hereof and executed by the duly authorized officers of the respective Parties.

8. The Parties represent and warrant that their respective signatories are fully authorized to execute this Agreement and to legally bind the Party on whose behalf they are signing.

9. This Agreement may be executed in any number of counterparts, including counterparts delivered by facsimile or electronic mail, all of which together shall constitute a fully executed original Agreement. Facsimiles of signatures or signatures received by electronic mail shall constitute and be binding as though they were originals.

10. This Agreement shall be binding upon the Parties and their successors and assigns.

[Remainder of page is blank and signatures on next page]

CITY OF RAMSEY, MINNESOTA

By: _____
Name:
Title: Mayor
Date:

By: _____
Name:
Title: City Administrator
Date:

State of Minnesota)
County of Anoka)

The foregoing instrument was signed before me on this ____ day of _____, 20__ by _____ (the City's Mayor) and _____ (the City's Administrator) as duly authorized representatives of the City of Ramsey, Minnesota.

_____
Notary Public

K. HOVNANIAN HOMES OF MINNESOTA, L.L.C.

By: _____
Name: John F. Semple
Title: VP & Chief Legal Counsel
Date:

State of New Jersey)
County of Middlesex)

The foregoing instrument was signed before me on this ____ day of _____, 20__ by John F. Semple as duly authorized representative K. Hovnanian Homes of Minnesota, L.L.C..

_____
Notary Public

ATTACHMENT A
Legal Description of Property

ATTACHMENT B
November 21, 2007 Letter with RTC Consent

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

RESOLUTION #17-01-033

RESOLUTION APPROVING AN AGREEMENT FOR REIMBURSEMENT OF FEES AND REQUIREMENT OF SUBSEQUENT DEVELOPER(S) TO POST REQUIRED FEES

WHEREAS, K. Hovnanian owns the property described in Attachment A hereto ("Property") that is located within the property known as the Ramsey Town Center 7th Addition; and,

WHEREAS, The City, K. Hovnanian and the Ramsey Town Center, LLC ("RTC") are parties to the August 24, 2005 agreement entitled "City of Ramsey Secondary Development Contract for Ramsey Town Center 7th Addition Symphony Town Center" which was recorded with the Anoka County Registrar of Titles on August 25, 2005 as Document No. 1977751.011 ("2005 Secondary Development Contract"); and

WHEREAS, an Pursuant to the terms of the 2005 Secondary Development Contract, K. Hovnanian posted inspection fees ("Inspection Fees") and a landscaping maintenance guaranty ("Landscaping Maintenance Guaranty") with the City and which the City is currently holding in escrow; and

WHEREAS, The City, K. Hovnanian, RTC and Stewart Title of Minnesota, Inc. ("Title Company") are parties to the August 24, 2005 agreement entitled "Escrow Agreement" ("2005 Escrow Agreement"); and,

WHEREAS, The 2005 Escrow Agreement provides in part as follows: (1) RTC agreed to deposit funds into the Title Company's escrow account ("Escrow Account") to secure the completion of certain improvements and (2) if the required improvements were not installed by RTC and the City or K. Hovnanian installed the improvements, then the entity performing the improvements would be entitled to reimbursement from the funds in the Escrow Account for the work that was to be done by RTC; and,

WHEREAS, The Title Company has verified that as of the Effective Date there is $173,592.94 remaining in the Escrow Account; and,

WHEREAS, K. Hovnanian has completed the following work at the following costs (the "Work") that was to be done by RTC and for which K. Hovnanian is entitled to reimbursement under the Escrow Agreement:

1) Storm sewer improvements to complete 146th Street drainage -$46,346.00;
2) Curb and pavement along 146th Street - $5,858.00;
3) Reinstallation of sanitary sewer service to Block 3 - $6,100.00; and
4) Hydrant relocation/curb repair along 146th Street and curb repair made at direction of City $12,816.00.

The total costs incurred by K. Hovnanian to perform the Work that was to be done by RTC and which is reimbursable under the Escrow Agreement is $71,120.00; and,

WHEREAS, As set forth in the November 21, 2007 letter from K. Hovnanian's attorney (Attachment B hereto), RTC has consented to the release of $71,120.00 to K. Hovnanian from the Escrow Account; and,

WHEREAS, K. Hovnanian has decided not to proceed with the development of the Property and is currently trying to sell the Property.

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

1) That the City of Ramsey hereby authorizes an agreement for release of fees and requirement of subsequent developer(s) to post required fees and authorizes the Mayor and City Administrator to sign said agreement on behalf of the City.

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

and the following voted against the same:

and the following abstained:

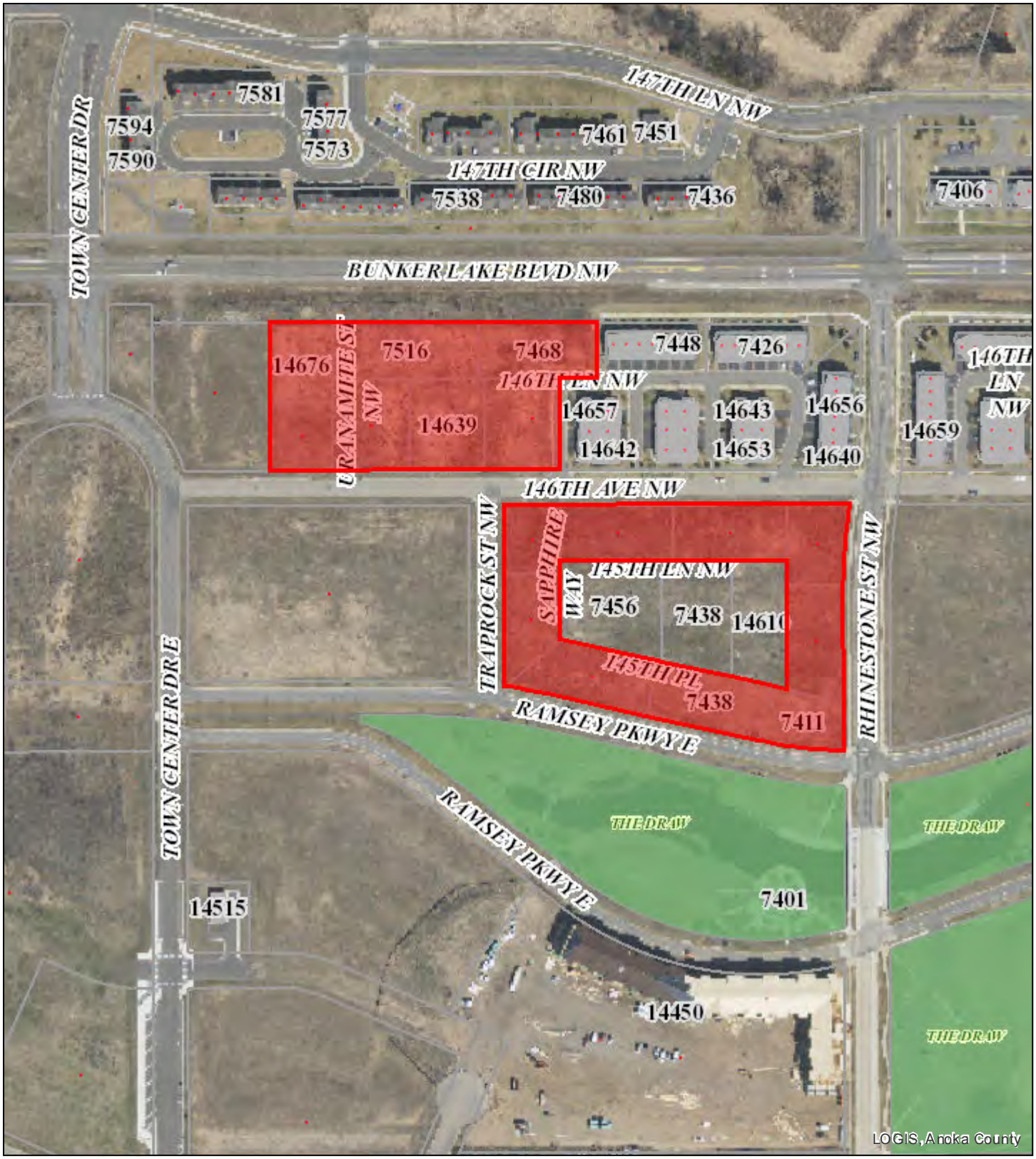
and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 24th day of January, 2017.

_____
Mayor

ATTEST:

_____
City Clerk



Ramsey Town Center 7th Addition

Undeveloped Parcels

Legend

Site

Parcels

N

Print Date: January 19, 2017

0 425 850 Feet

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

CC Regular Session **4. 14.**

Meeting Date: 01/24/2017

By: Colleen Lasher, Administrative Services

Information

Title:

Adopt Resolution #17-01-032 to a Hire a Police Records Technician

Purpose/Background:

The purpose of this case is to request the City Council to hire a full-time Police Records Technician.

As the City Council will recall, a work-session discussion took place on October 25, 2016 where the City Council agreed by consensus to move the part-time Police Technician position ahead from the 2018 staffing plan. This was requested in an attempt to retain an already trained and certified employee that desired part-time hours. In addition, the current staffing levels are well below what is needed due to increased work demands. The increased demands include the introduction of a new Public Safety Data System, an increase in the amount of data requests by our city and county attorney and State and Federal agencies have also increased reporting requirements. Ms. Jennifer Johnson interviewed for and was hired for the part-time position.

As a result of the fulltime position now being vacant, Staff conducted an internal and external recruitment, conducted first and second interviews and an extensive backgrounding process. Staff recommends the City Council hire Ms. Jamie Hedburg as the City's new fulltime Police Records Technician.

Notification:

The fulltime Police Records Technician will work to meet the needs of the ever growing backlog of police records reporting, such as performing computer entries for calls for service, transcribing supplemental reports and statements, submitting required documents to local, state and federal agencies, processing records using departmental imaging system, filing records per departmental retention guidelines, completing integrity and validation reports as required by state and federal agencies, and working with state and federal network programs as a certified operator.

Funding Source:

The funding required for this position is included in the 2017 budget in the amount of $55,460.

Recommendation:

Staff recommends hiring Ms. Jamie Hedburg as the City's new full-time Police Records Technician, effective on or near August 25, 2017 at $19.39 per hour, which is step 1 of the 2017 wage scale.

Action:

Motion to adopt Resolution #17-01-032 to hire Ms. Jamie Hedburg as the City's new full-time Police Technician, effective on or near August 25, 2017, at $19.39 per hour, which is step 1 of the 2017 wage scale.

Attachments

Resolution1701032

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	01/19/2017 03:58 PM
Form Started By: Colleen Lasher		Started On: 01/18/2017 04:05 PM
Final Approval Date: 01/19/2017		

Councilmember introduced the following resolution and moved for its adoption:

RESOLUTION #17-01-032

RESOLUTION TO HIRE A POLICE TECHNICIAN

WHEREAS, there is currently a fulltime Police Technician vacancy due to the former employee in this position assuming the part-time Police Technician position; and

WHEREAS, staff conducted an internal and external recruitment; and

WHEREAS, Ms. Hedburg has successfully passed the pre-employment screenings; and

WHEREAS, Ms. Hedburg, as a new employee, will be subject to a 6-month probation period; and

WHEREAS, all other Personnel Policies and union contracts will apply normally.

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

Motion to adopt resolution 17-01-032, hiring Ms. Jamie Hedburg as a fulltime Police Technician, effective on or near January 25, 2017 at $19.39 per hour which is step 1 of the 2017 wage scale

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 24th day of January, 2017.

_____
Mayor

ATTEST:

_____
City Clerk

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

CC Regular Session **7. 1.**

Meeting Date: 01/24/2017

Submitted For: Tim Gladhill, Community Development

By: Eric Maass, Community Development

Information

Title:

Introduce Ordinance #17-02 Approving Zoning Amendment and Adopt Resolution #17-01-022 Approving Preliminary Plat for Woodlands 4th Addition (Project #16-102); Case of Lennar

Purpose/Background:

Note: this case originally used Resolution #16-12-219. This has now been updated to Resolution #17-01-022.

The purpose of this case is to consider a Zoning Amendment and Preliminary Plat (Major Plat) for thirteen (13) single-family lots, located north of Alpine Drive NW and west of Ramsey Boulevard NW, that will be added to the remaining undeveloped lots in the Woodlands development. If approved, Lennar Corporation (the "Applicant") would proceed with preparing a Final Plat that would result in the final build-out of the Woodlands development.

Notification:

Staff attempted to notify all Property Owners within 700 Feet of the Subject Property of the Public Hearing. The Public Hearing was also published in the City's official newsletter, the Anoka County Union Herald.

Observations/Alternatives:

While the property is currently zoned R-1 Rural Developing, the proposed development was reviewed utilizing the R-1 Residential (MUSA) standards as there is also a request to rezone the property. The proposed subdivision generally meets all requirements for the R-1 (MUSA) zoning district, with necessary modifications as outlined in the Staff Review Letter. Civil Engineering Plans are generally acceptable to the City Engineer, with amendments also outlined in the Staff Review Letter. The Landscape and Tree Preservation Plans are also generally acceptable with revisions as outlined in the Staff Review Letter.

The Planning Commission held a public hearing on the Preliminary Plat at their December 1, 2016 meeting. There were no written or verbal comments received. One item that the Planning Commission did discuss was water quality for the homes at the end of the cul-de-sac (due to its length, which was approved via a Variance on December 1, 2016). The Planning Commission ultimately added a contingency to their recommendation for approval that the City complete additional maintenance, as needed, on the water line (e.g. additional flushings) to eliminate potential stagnant water at the dead end.

The Planning Commission conducted a public hearing for the requested Zoning Amendment on January 5, 2017 and there were no written or verbal comments received. Staff did receive a couple inquiries about the development from residents wanting to ensure that it was following all applicable regulations pertaining to wetlands. The development is subject to not only the City's standards, including the lot depth requirement and wetland setback requirement, which now provide additional protections to wetlands then existed for previous additions of Woodlands, but also to review by the Lower Rum River Watershed Management Organization (LRRWMO)

standards as well. The Planning Commission did recommend approval of the Zoning Amendment.

Alternative 1. Introduce Ordinance #17-02 rezoning the property from R-1 Residential (Rural Developing) to R-1 Residential (MUSA) and Adopt Resolution #17-01-022 granting Preliminary Plat approval of Woodlands 4th Addition contingent upon compliance with the Staff Review Letter, adoption of Ordinance #17-02, and additional future maintenance of the water line, performed by the City, to address the potential for stagnant water at the terminus of the water line. The Applicant has been a good partner with the City and has produced a quality project thus far. Incorporating these additional lots into the Woodlands development is logical as there is no other way to access this upland without impacting surrounding wetlands. Staff supports this alternative.

Alternative 2. Introduce Ordinance #17-02 rezoning the property from R-1 Residential (Rural Developing) to R-1 Residential (MUSA) and Adopt Resolution #17-01-022 granting Preliminary Plat approval of Woodlands 4th Addition with revisions and contingent upon compliance with the Staff Review Letter, adoption of Ordinance #17-02, and additional future maintenance of the water line, performed by the City, to address the potential for stagnant water at the terminus of the water line. This alternative would be based upon discussion identifying necessary revisions.

Alternative 3. Do not introduce Ordinance #17-02 to rezone the property and do not grant Preliminary Plat approval of Woodlands 4th Addition. The Planning Commission and Staff are supportive of the project (both the rezoning and the Preliminary Plat, with necessary revisions outlined in the Staff Review Letter) and thus, Staff does not support this alternative.

Funding Source:

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

Recommendation:

The Planning Commission recommended adoption of Ordinance #17-02 rezoning the property from R-1 Residential (Rural Developing) to R-1 Residential (MUSA) and adoption of Resolution #17-01-022 for Preliminary Plat of Woodlands 4th Addition, contingent upon revisions as outlined in the attached Staff Review Letter, rezoning of the property to R-1 Residential (MUSA) and, based on the length of the dead end water line, additional maintenance activities by the City to address the potential for stagnant water at the terminus of the water line.

Action:

Motion to introduce Ordinance #17-02 to rezone the property from R-1 Residential (Rural Developing) to R-1 Residential (MUSA)

-and-

Motion to adopt Resolution #17-01-022 approving the Preliminary Plat known as Woodlands 4th Addition contingent upon compliance with the Staff Review Letter, adoption of Ordinance #17-02, and the City conducting additional maintenance activities as needed on the water line to address the potential for stagnant water.

Attachments

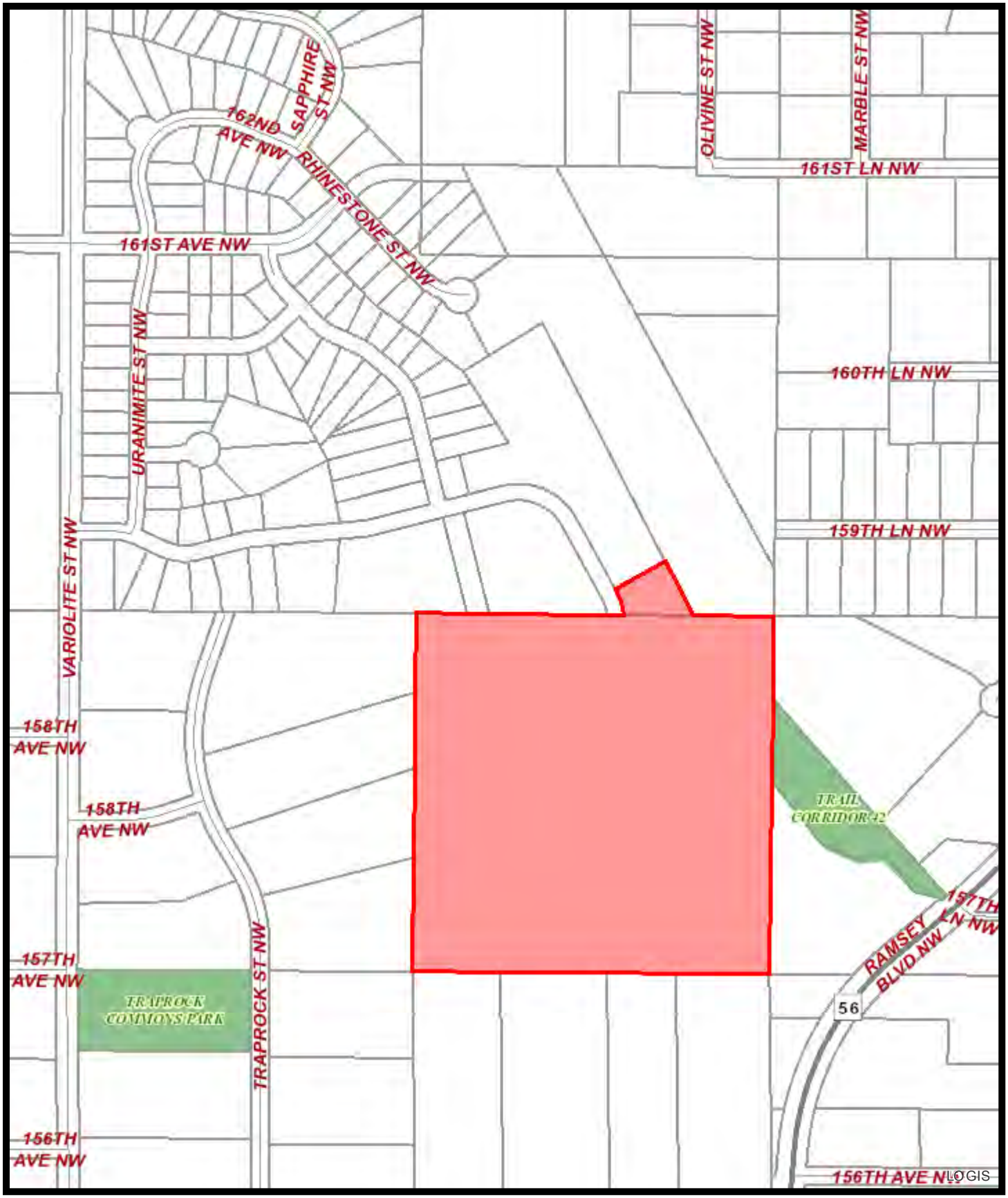
Site Location Map
Subject Property (Purchase Parcel)
Preliminary Plat Plans
Staff Review Letters
Planning Commission Meeting Minutes Dated Dec. 1, 2016
DRAFT Planning Commissinon Meeting Minutes Dated January 5, 2017
Ordinance #17-02

Resolution #17-01-022: Preliminary Plat

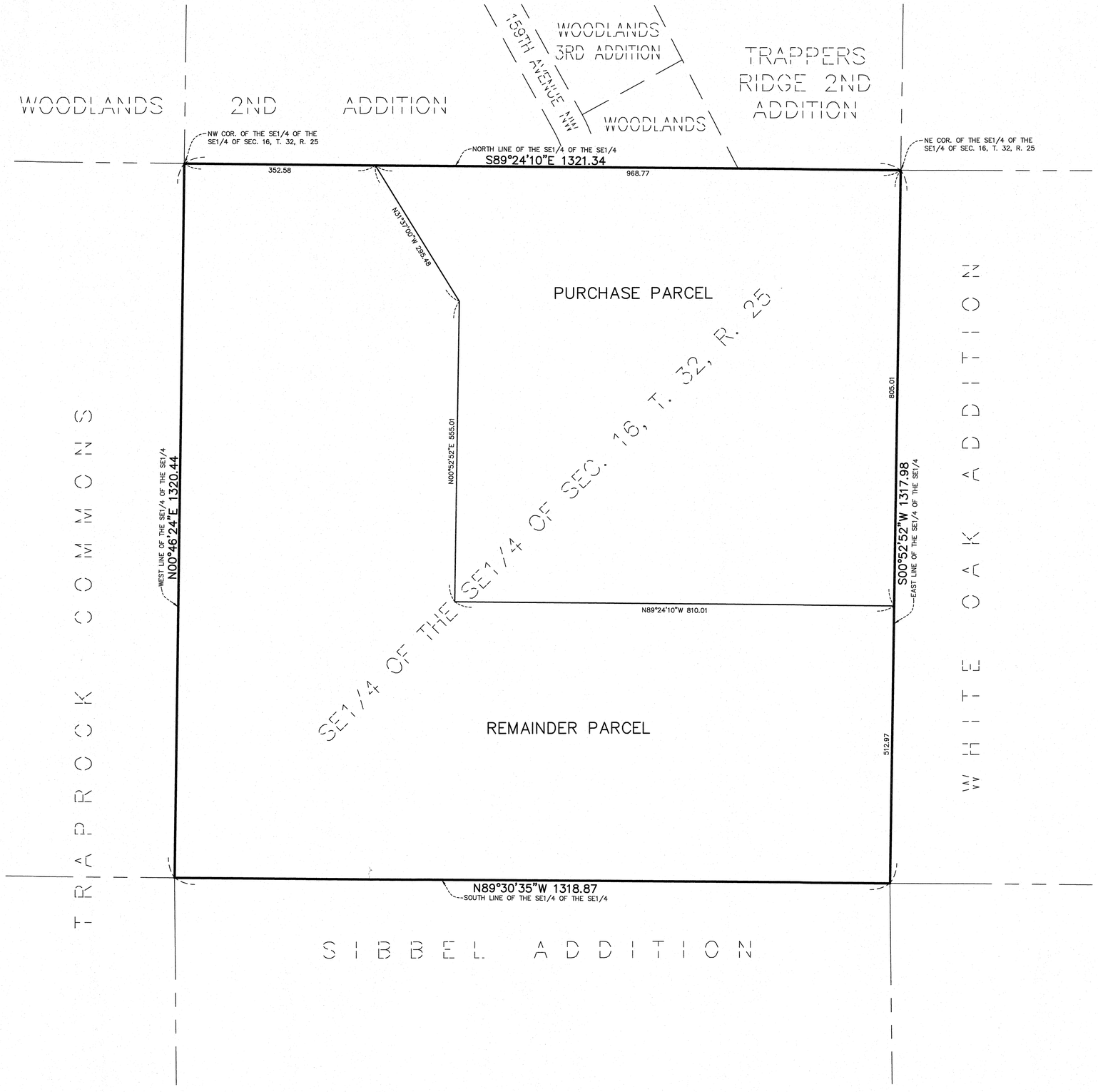
Form Review

Inbox	Reviewed By	Date
Chris Anderson	Chris Anderson	01/13/2017 01:26 PM
Tim Gladhill	Tim Gladhill	01/18/2017 10:54 AM
Kurt Ulrich	Kurt Ulrich	01/19/2017 10:30 AM
Form Started By: Eric Maass		Started On: 12/15/2016 01:59 PM
Final Approval Date: 01/19/2017		

Site Location Map



Print Date: November 16, 2016



OVERALL PROPERTY DESCRIPTION

The Southeast Quarter of the Southeast Quarter of Section 16, Township 32, Range 25, Anoka County, Minnesota.

PURCHASE PARCEL DESCRIPTION

That part of the Southeast Quarter of the Southeast Quarter of Section 16, Township 32, Range 25, Anoka County, Minnesota, described as follows:

Commencing at the northwest corner of said Southeast Quarter of the Southeast Quarter; thence on an assumed bearing of South 89 degrees 24 minutes 10 seconds East, along the north line of said Southeast Quarter of the Southeast Quarter, a distance of 352.58 feet to the point of beginning of the land to be described; thence continuing South 89 degrees 24 minutes 10 seconds East, along said north line, a distance of 968.77 feet to the northeast corner of said Southeast Quarter of the Southeast Quarter; thence South 00 degrees 52 minutes 52 seconds West, along the east line of said Southeast Quarter of the Southeast Quarter, a distance of 805.01 feet; thence North 89 degrees 24 minutes 10 seconds West a distance of 810.01 feet; thence North 00 degrees 52 minutes 52 seconds East a distance of 555.01 feet; thence North 31 degrees 37 minutes 00 seconds West a distance of 295.48 feet to the point of beginning.

REMAINDER PARCEL DESCRIPTION

The Southeast Quarter of the Southeast Quarter of Section 16, Township 32, Range 25, Anoka County, Minnesota, EXCEPT that part described as follows:

Commencing at the northwest corner of said Southeast Quarter of the Southeast Quarter; thence on an assumed bearing of South 89 degrees 24 minutes 10 seconds East, along the north line of said Southeast Quarter of the Southeast Quarter, a distance of 352.58 feet to the point of beginning of the land to be described; thence continuing South 89 degrees 24 minutes 10 seconds East, along said north line, a distance of 968.77 feet to the northeast corner of said Southeast Quarter of the Southeast Quarter; thence South 00 degrees 52 minutes 52 seconds West, along the east line of said Southeast Quarter of the Southeast Quarter, a distance of 805.01 feet; thence North 89 degrees 24 minutes 10 seconds West a distance of 810.01 feet; thence North 00 degrees 52 minutes 52 seconds East a distance of 555.01 feet; thence North 31 degrees 37 minutes 00 seconds West a distance of 295.48 feet to the point of beginning.

NOTES

1. Subject property's address is 4335 Alpine Drive Northwest, Ramsey, MN, its property identification number is 16-32-25-44-0001.
2. The bearing system is based on the North line of the Southeast Quarter of the Southeast Quarter of Section 16, Township 32, Range 25, which is assumed to bear South 89 degrees 24 minutes 10 seconds East.
3. No specific title search for existence or non-existence of recorded or un-recorded easements has been conducted by the surveyor as a part of this survey. Only easements per the recorded plat are shown.
4. The gross area of the subject property is 39.979 Acres
   or 1,741,477 square feet.
   The gross area of the purchase parcel is 15.425 Acres
   or 671,902 square feet.
   The gross area of the remainder parcel is 24.554 Acres
   or 1,069,575 square feet.

SURVEYOR'S CERTIFICATE

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota. That this survey does not purport to show all improvements, easements or encroachments, to the property except as shown thereon.

Signed this 16th day of August, 2016

Marcus F. Hampton MN Lic. No. 47481

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2500 W. Cty. Rd. 42, Suite 120, Burnsville, MN 55337
PHONE: (952)890-6044 FAX: (952)890-6244

St. Hilaire Property
RAMSEY, MINNESOTA
Boundary Survey
FOR
Lennar Corporation

DRAWN BY	PLM
DATE	8/16/2016
REVISIONS	8/17/16 Purchace parcel bdry
CAD FILE	23253-30skt
PROJECT NO.	23253-30
SHEET	1 OF 1

F:\Civil 3D Projects\23253-30\23253-30skt.dwg - 8/17/2016 12:47PM

ST. HILAIRE PROPERTY

RAMSEY, MINNESOTA

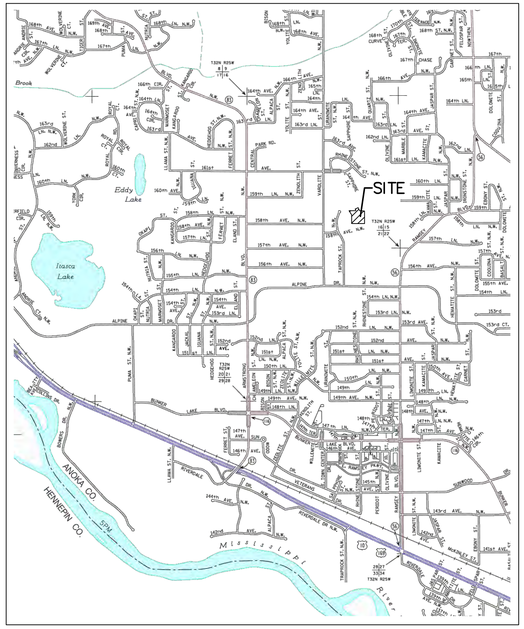
PRELIMINARY PLAT EXHIBITS

FOR

LENNAR

16305 36TH AVE N, #600, PLYMOUTH, MN 55446

PHONE: (952) 249-3000



LOCATION MAP
NOT TO SCALE

INDEX

TITLE SHEET	1.10
SITE INFORMATION	1.20 – 1.21
EXISTING CONDITIONS	1.30
PRELIMINARY PLAT	2.10
EROSION & SEDIMENT CONTROL DETAILS	3.10 – 3.11
PRELIMINARY EROSION & SEDIMENT CONTROL PLAN	3.20
PRELIMINARY GRADING & DRAINAGE PLAN	3.30
PRELIMINARY UTILITY PLAN	4.10
PRELIMINARY TREE PRESERVATION PLAN	5.10 – 5.12
PRELIMINARY LANDSCAPE PLAN	5.20
DETAILS	6.10

LEGEND

- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING ASPHALT SURFACE
- EXISTING CONCRETE SURFACE
- EXISTING WETLAND AREA
- EXISTING WETLAND
- EXISTING FEMA LINE
- EXISTING TREES
- EXISTING CURB
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED CURB
- PROPOSED STORM SEWER
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER
- PROPOSED CONCRETE SURFACE
- PROPOSED WETLAND BUFFER (16.5' MINIMUM)
- PROPOSED MnDOT CATEGORY 3 EROSION CONTROL BLANKET –POST GRADING/UTILITY CONSTRUCTION
- PROPOSED SILT FENCE–POST GRADING CONSTRUCTION
- PROPOSED DOUBLE ROW HEAVY DUTY SILT FENCE
- PROPOSED HEAVY DUTY SILT FENCE
- PROPOSED INLET PROTECTION
- PROPOSED WIMCO–POST STORM SEWER CONSTRUCTION
- PROPOSED TEMPORARY ROCK CONSTRUCTION ENTRANCE

MINIMUM SETBACKS

FRONT	30 FEET
SIDE (HOUSE)	10 FEET
SIDE (GARAGE)	6 FEET
(INCLUDING LIVABLE SPACE ABOVE AND BEHIND GARAGE)	
REAR	30 FEET
WETLAND	16.5 FEET

SITE DATA

TOTAL SITE AREA	16.25 AC.
# OF LOTS	13 LOTS
LOT AREA	13.17 AC.
RIGHT OF WAY AREA	0.82 AC.
OUTLOT AREA	2.26 AC.

SINGLE FAMILY REQUIREMENT & DATA (RS–1)

MIN. LOT AREA	10,800 S.F.
MIN. LOT WIDTH AT SETBACK	80 FEET

PROJECT CONTACTS

PROJECT ENGINEER:	JOEL COOPER, P.E. – JAMES R. HILL, INC.	(952)–890–6044 (O) (612)–508–6480 (C)
DEVELOPER:	PAUL TABONE – LENNAR	(952)–249–3086 (O) (952)–221–4032 (C)
CITY ENGINEER:	BRUCE WESTBY, P.E.– CITY ENGINEER	(763)–433–9825 (O)
NPDES OFFICER:	BRANDON DAHL – MPCA	(651)–757–2279 (O)
GENERAL CONTRACTOR REPRESENTATIVE:	TO BE DETERMINED	

GOPHER STATE ONE CALL

CALL 48 HOURS BEFORE YOU DIG!
TWIN CITY AREA 651–454–0002
MN. TOLL FREE 1–800–252–1166

PROJECT COORDINATES

N 45° 15' 30"
W 93° 27' 07"

N

SCALE IN FEET
0 100 200 300
1 inch = 100 feet

BENCHMARK

#1 TNH LOT 1, BLOCK 2, WOODLANDS 1ST ADD.
TOP NUT HYDRANT ELEV=897.75

#2 TNH LOTS 6&7, BLOCK 4, WOODLANDS 1ST ADD.
TOP NUT HYDRANT ELEV=885.00

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2500 W. Cty. Rd. 42, Suite 120, Burnsville, MN 55337
PHONE: (952)890–6044 FAX: (952)890–6244

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.
JOEL G. COOPER
Date: 10/7/16 Reg.No. 18495

ST. HILAIRE PROPERTY
RAMSEY, MINNESOTA
TITLE SHEET
FOR
LENNAR
16305 36TH AVE N, #600, PLYMOUTH, MN 55446

DRAWN BY
CJK

DATE
10/7/16

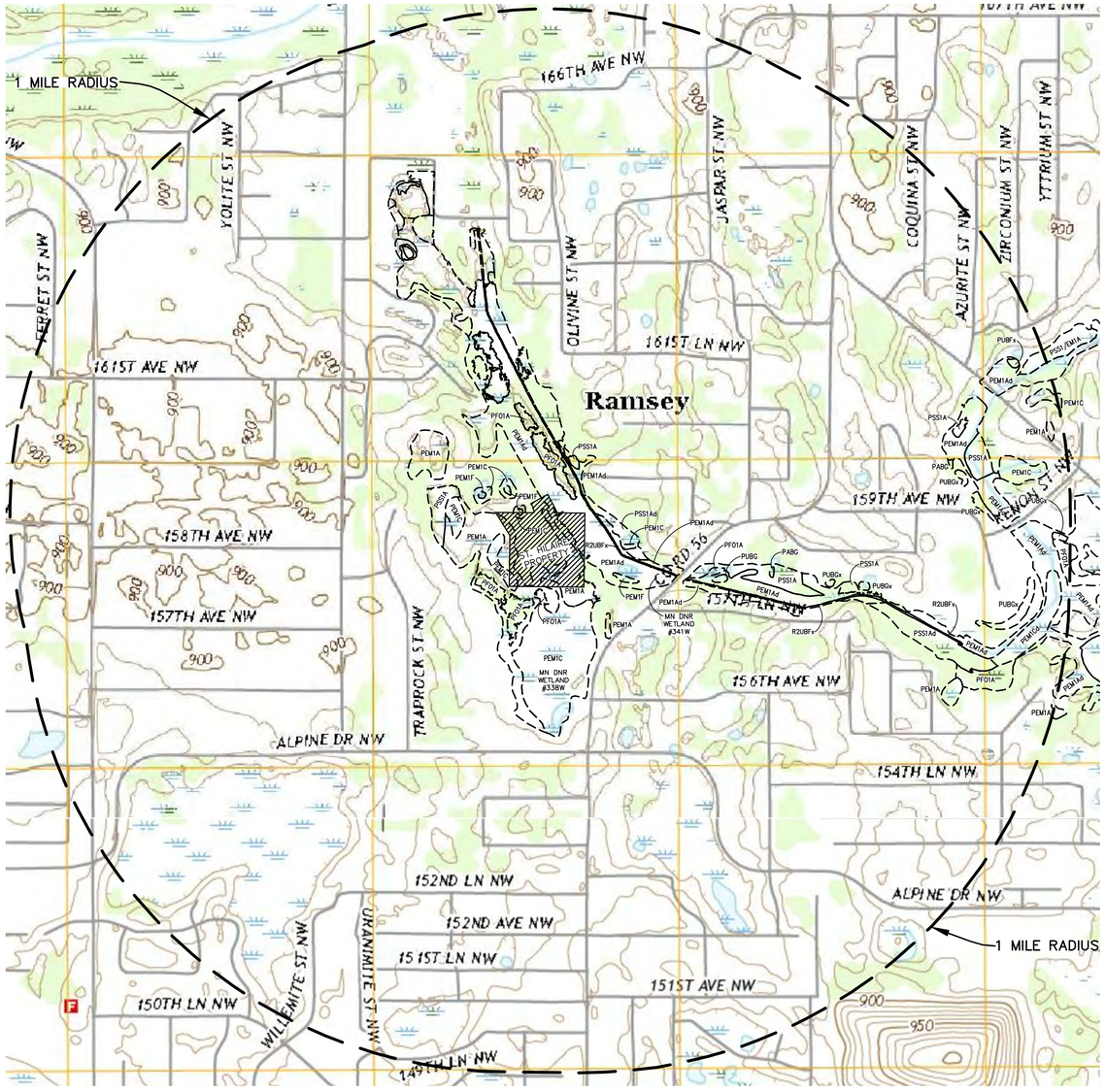
REVISIONS

CAD FILE
23253–30TS

PROJECT NO.
23253–30

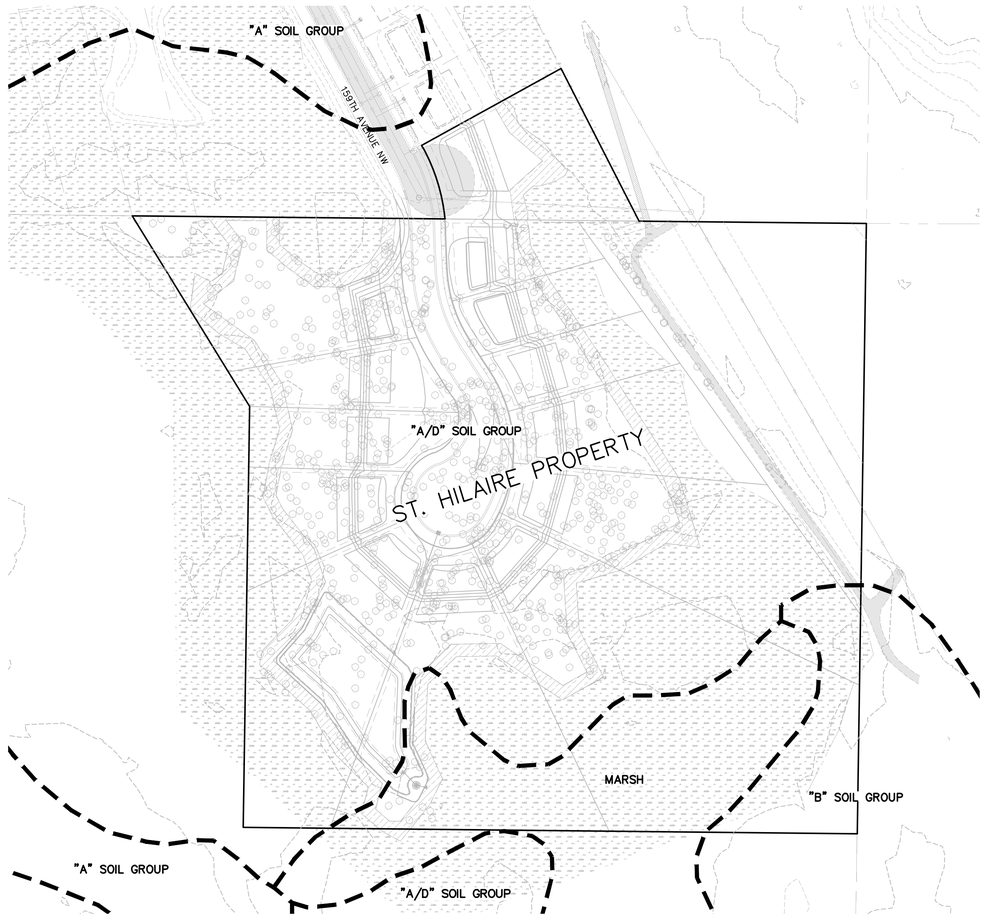
1.10

F:\Civil 3D Projects\23253–30\PRE–PLAT PLANS\23253–30TS.dwg – 10/27/2016 11:09AM



USGS MAP

1 inch = 800 feet



SOIL GROUP MAP

1 inch = 100 feet

N

BENCHMARK

#1 TNH LOT 1, BLOCK 2, WOODLANDS 1ST ADD.
TOP NUT HYDRANT ELEV=897.75

#2 TNH LOTS 6&7, BLOCK 4, WOODLANDS 1ST ADD.
TOP NUT HYDRANT ELEV=885.00

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2500 W. Cty. Rd. 42, Suite 120, Burnsville, MN 55337
PHONE: (952)890-6044 FAX: (952)890-6244

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.

JOEL G. COOPER

Date: 10/7/16 Reg.No. 18495

ST. HILAIRE PROPERTY
RAMSEY, MINNESOTA
FOR
LENNAR
16305 36TH AVE N, #600, PLYMOUTH, MN 55446

SITE INFORMATION

DRAWN BY
CJK

DATE
10/7/16

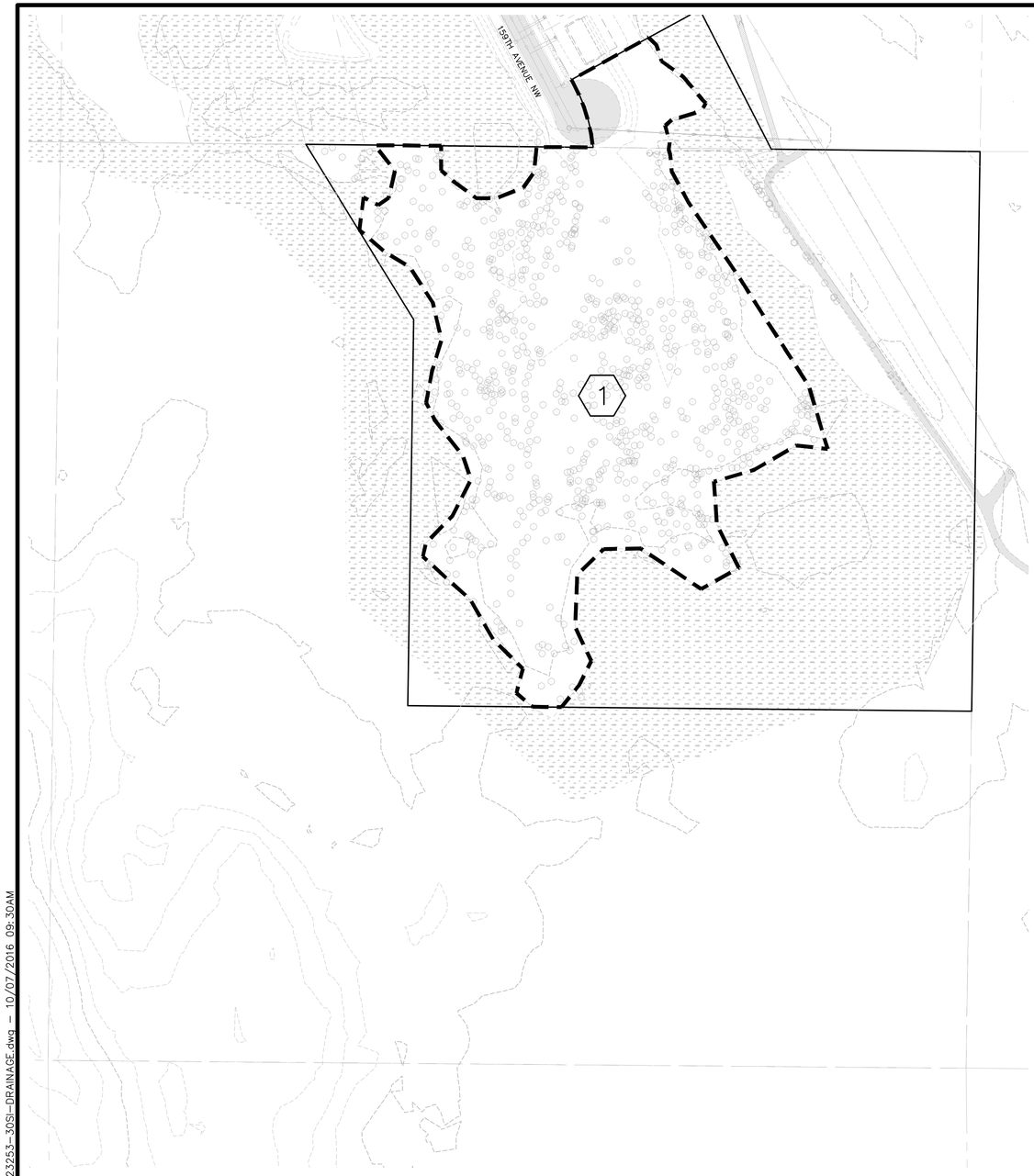
REVISIONS

CAD FILE
23253-30SI

PROJECT NO.
23253-30

1.20

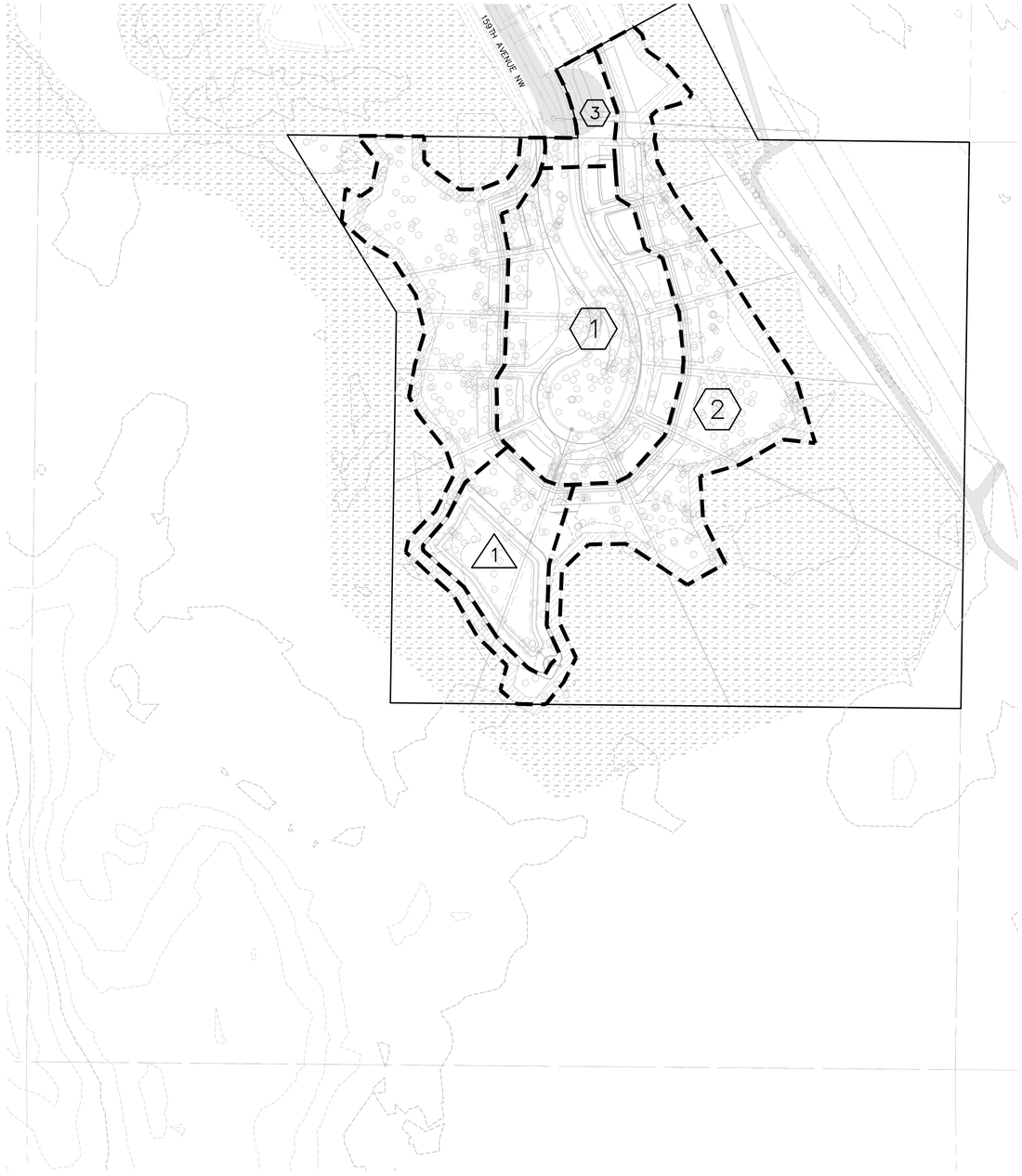
F:\Civil 3D Projects\23253-30\PRE-PLAT PLANS\23253-30SI.dwg - 10/07/2016 08:47AM



EXISTING DRAINAGE MAP

1 inch = 100 feet

N



PROPOSED DRAINAGE MAP

1 inch = 100 feet

DRAINAGE SUMMARY

2YR	0.46 CFS	0.58 CFS
10YR	4.60 CFS	3.48 CFS
100YR	20.20 CFS	13.40 CFS

LEGEND

POND AREA

DRAINAGE AREA

BENCHMARK

#1 TNH LOT 1, BLOCK 2, WOODLANDS 1ST ADD.
TOP NUT HYDRANT ELEV=897.75

#2 TNH LOTS 6&7, BLOCK 4, WOODLANDS 1ST ADD.
TOP NUT HYDRANT ELEV=885.00

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2500 W. Cty. Rd. 42, Suite 120, Burnsville, MN 55337
PHONE: (952)890-6044 FAX: (952)890-6244

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.

JOEL G. COOPER

Date: 10/7/16 Reg.No. 18495

ST. HILAIRE PROPERTY
RAMSEY, MINNESOTA
SITE INFORMATION
FOR
LENNAR
16305 36TH AVE N, #600, PLYMOUTH, MN 55446

DRAWN BY
CJK

DATE
10/7/16

REVISIONS

CAD FILE
23253-30SI-DRAINAGE

PROJECT NO.
23253-30

1.21

F:\Civil 3D Projects\23253-30\PRE-PLAT PLANS\23253-30SI-DRAINAGE.dwg - 10/07/2016 09:30AM

WOODLANDS 2ND ADDITION
OUTLOT B

159TH AVENUE NW

EX SSMH
RE 876.53
INV 857.37 (NW)
INV 857.24 (E)

EX 10" PVC @ 0.93%

EX 6" DIP

S61°15'19"W 210.19

3.57
S28°44'41"E
99.19
Δ=23°11'45"
R=245.00

WOODLANDS
OUTLOT B

S27°07'33"E 225.86

TRAPPERS RIDGE 2ND ADDITION
OUTLOT A

EX SSMH
RE 870.69
INV 854.55 (W)
INV 853.69 (N/S)

EX 10" PVC @ 0.75%

S89°24'10"E 412.35

S89°24'10"E 299.89

N31°57'00"W 295.48

N00°52'52"E 555.01

S00°52'52"W 805.01

N89°24'10"W 810.01

LOT 3, BLOCK 2

PARK

LOT 1, BLOCK 1

SCALE IN FEET
0 50 100 150
1 inch = 50 feet

BENCHMARK

#1 TNH LOT 1, BLOCK 2, WOODLANDS 1ST ADD.
TOP NUT HYDRANT ELEV=897.75

#2 TNH LOTS 6&7, BLOCK 4, WOODLANDS 1ST ADD.
TOP NUT HYDRANT ELEV=885.00

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2500 W. Cty. Rd. 42, Suite 120, Burnsville, MN 55337
PHONE: (952)890-6044 FAX: (952)890-6244

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.
JOEL G. COOPER
Date: 10/7/16 Reg.No. 18495

ST. HILAIRE PROPERTY

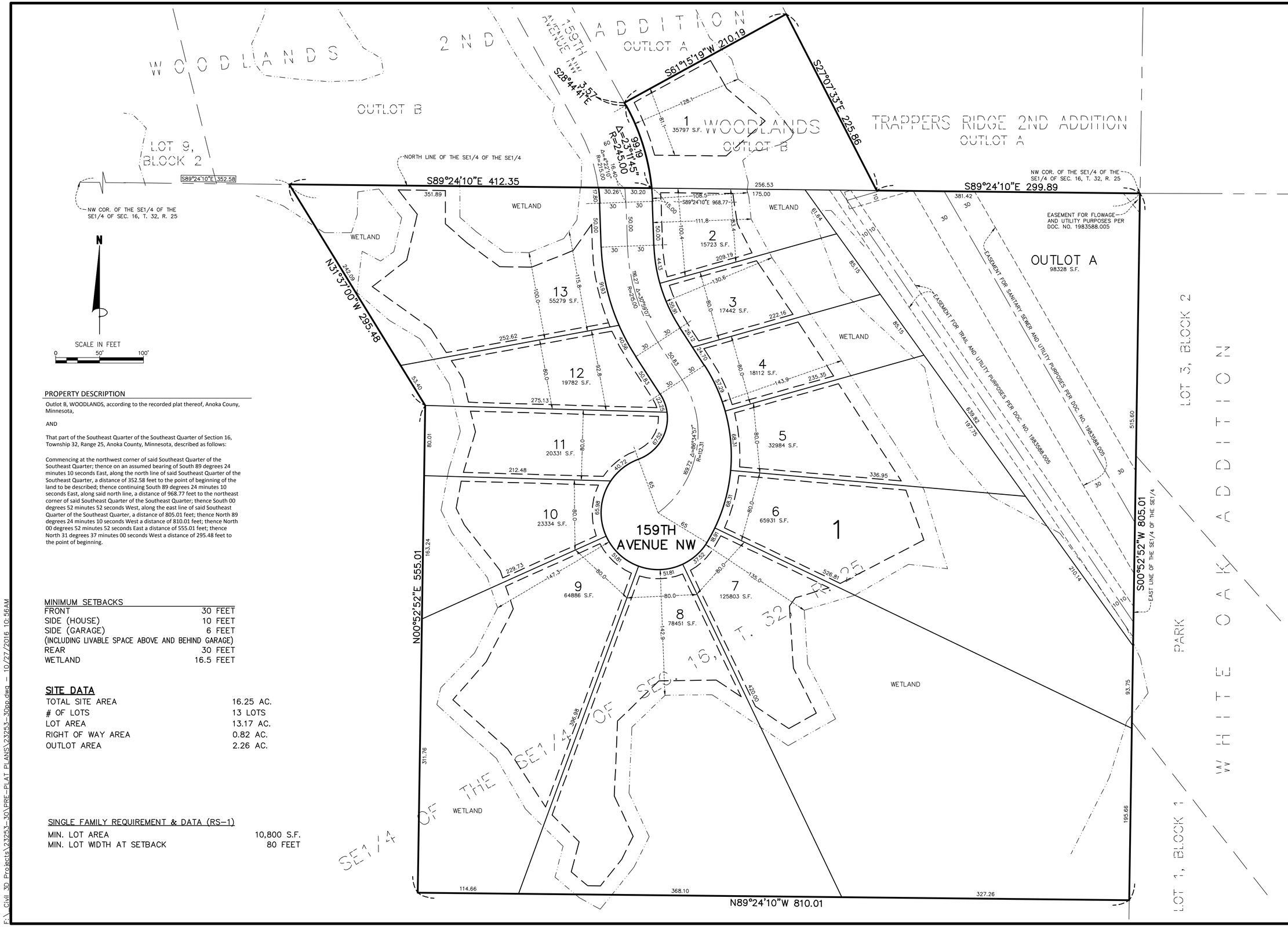
RAMSEY, MINNESOTA

EXISTING CONDITIONS

FOR
LENNAR
16305 36TH AVE N, #600, PLYMOUTH, MN 55446

DRAWN BY: CJK
DATE: 10/7/16
REVISIONS
CAD FILE: 23253-30EXC
PROJECT NO.: 23253-30
1.30

F:\Civil 3D Projects\23253-30\PRE-PLAT PLANS\23253-30EXC.dwg - 10/07/2016 07:48AM



PROPERTY DESCRIPTION

Outlot B, WOODLANDS, according to the recorded plat thereof, Anoka County, Minnesota,

AND

That part of the Southeast Quarter of the Southeast Quarter of Section 16, Township 32, Range 25, Anoka County, Minnesota, described as follows:

Commencing at the northwest corner of said Southeast Quarter of the Southeast Quarter; thence on an assumed bearing of South 89 degrees 24 minutes 10 seconds East, along the north line of said Southeast Quarter of the Southeast Quarter, a distance of 352.58 feet to the point of beginning of the land to be described; thence continuing South 89 degrees 24 minutes 10 seconds East, along said north line, a distance of 968.77 feet to the northeast corner of said Southeast Quarter of the Southeast Quarter; thence South 00 degrees 52 minutes 52 seconds West, along the east line of said Southeast Quarter of the Southeast Quarter, a distance of 805.01 feet; thence North 89 degrees 24 minutes 10 seconds West a distance of 810.01 feet; thence North 00 degrees 52 minutes 52 seconds East a distance of 555.01 feet; thence North 31 degrees 37 minutes 00 seconds West a distance of 295.48 feet to the point of beginning.

MINIMUM SETBACKS	
FRONT	30 FEET
SIDE (HOUSE)	10 FEET
SIDE (GARAGE)	6 FEET
(INCLUDING LIVABLE SPACE ABOVE AND BEHIND GARAGE)	
REAR	30 FEET
WETLAND	16.5 FEET

SITE DATA

TOTAL SITE AREA	16.25 AC.
# OF LOTS	13 LOTS
LOT AREA	13.17 AC.
RIGHT OF WAY AREA	0.82 AC.
OUTLOT AREA	2.26 AC.

SINGLE FAMILY REQUIREMENT & DATA (RS–1)	
MIN. LOT AREA	10,800 S.F.
MIN. LOT WIDTH AT SETBACK	80 FEET

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2500 W. Cty. Rd. 42, Suite 120, Burnsville, MN 55337
PHONE: (952)890-6044 FAX: (952)890-6244
www.jrhinc.com mhampton@jrhinc.com

ST. HILAIRE PROPERTY

RAMSEY, MINNESOTA

PRELIMINARY PLAT

FOR

LENNAR

16305 36TH AVE N, #600, PLYMOUTH, MN 55446

DRAWN BY	PLM
DATE	10/7/16
REVISIONS	
CAD FILE	23253–30pp
PROJECT NO.	23253–30
	2.10

F:\Civil 3D Projects\23253-30\PRE-PLAT PLANS\23253-30pp.dwg — 10/27/2016 10:56AM

NPDES REQUIREMENTS

II.B. APPLICATION AND DURATION OF COVERAGE

1. Application Required.
   a. The owner and operator shall submit a complete and accurate on-line application form with the appropriate fee to the MPCA for each project that disturbs one (1) or more acres of land or for a common plan of development or sale that will ultimately disturb one (1) or more acres. If the applicant is not able to apply on-line, contact the MPCA for technical assistance or a waiver.
   b. For certain projects or common plans of development or sale disturbing 50 acres or more, the application must be submitted at least 30 days before the start of construction activity. This requirement pertains to projects that have a discharge point on the project that is within one mile (aerial radius measurement) of, and flows to, a special water listed in Appendix A, Part B. or waters listed as impaired under section 303(d) of the federal Clean Water Act (see the MPCA's website) where the identified pollutant(s) or stressor(s) are phosphorus (nutrient eutrophication biological indicators), turbidity, dissolved oxygen, or biotic impairment (fish bioassessment, aquatic plant bioassessment and modified aquatic macroinvertebrate bioassessment). Applicants of projects listed in this part must submit a complete and accurate application form and SWPPP including all calculations for the Permanent Stormwater Management System (see Parts III.A.-D.).

2. All persons meeting the definition of owner and operator are Permittees and must be listed on the application. The owner is responsible for compliance with all terms and conditions of this permit. The operator is responsible for compliance with Parts II.B, II.C, III.B-F, IV, V, and applicable construction activity requirements found in Appendix A, Part C. of this permit and is jointly responsible with the owner for compliance with those portions of the permit.

3. Permit Coverage Effective Date: The commencement of any construction activity (e.g., land disturbing activities) covered under Part I.A. of this permit is prohibited until permit coverage under this permit is effective.
   a. For projects listed in Part II.B.1.a. permit coverage will become effective seven (7) calendar days after the electronic submittal date or the postmarked date of a complete application form.
   b. For projects listed in Part II.B.1.b. permit coverage will become effective 30 calendar days after the electronic submittal date, the postmarked date or MPCA date stamp (whichever is first) of the complete application. For incomplete applications (e.g., lack of fees or signature) or incomplete SWPPPs (e.g., missing calculations, Best Management Practice (BMP) specifications, estimated quantities of the BMPs, or timing of BMP installation narrative), the permit becomes effective 30 calendar days after all required information is submitted.

4. Coverage Notification: Permittee(s) will be notified of coverage in a manner as determined by the Commissioner (e.g., e-mail, online notification or letter).

5. Change of Coverage: For construction projects where the owner or operator changes, (e.g., an original developer sells portions of the property to various homebuilders or sells the entire site to a new owner) the current owner and the new owner or operator shall submit a complete permit modification on a form provided by the Commissioner. The form must be submitted prior to the new owner or operator commencing construction activity on site or in no case later than 30 days after taking ownership of the property. The owner shall provide a SWPPP to the new owner and operator that specifically addresses the remaining construction activity.

II.C. TERMINATION OF COVERAGE

1. Termination of coverage when construction is complete: All Permittee(s) must submit a Notice of Termination (NOT) to the MPCA on a form provided by the Commissioner within 30 days after all activities required for Final Stabilization (see Part IV.G.) are complete. The Permittee(s)' coverage under this permit terminates at midnight on the submission date of the NOT.

2. Termination of coverage when transfer of ownership occurs: All Permittee(s) must submit a NOT on a form provided by the Commissioner within 30 days after selling or otherwise legally transferring the entire site, including permit responsibility for roads (e.g., street sweeping) and stormwater infrastructure final clean out, or transferring portions of a site to another party. The Permittee(s)' coverage under this permit terminates at midnight on the submission date of the NOT.

3. Permittee(s) may terminate permit coverage prior to completion of all construction activity if all of the following conditions are met. After the permit is terminated under this Part, if there is any subsequent development on the remaining portions of the site where construction activity was not complete, new permit coverage must be obtained if the subsequent development itself or as part of the remaining common plan of development or sale will result in land disturbing activities of one (1) or more acres in size.
   a. Construction activity has ceased for at least 90 days.
   b. At least 90 percent (by area) of all originally proposed construction activity has been completed and permanent cover established on those areas.
   c. On areas where construction activity is not complete, permanent cover has been established.
   d. The site is in compliance with Part IV.G.2. and Part IV.G.3. and where applicable, Part IV.G.4. or Part IV.G.5.

4. Permittee(s) may terminate coverage upon approval by the MPCA if information is submitted to the MPCA documenting that termination is appropriate because the project is cancelled.

III.B. SWPPP AMENDMENTS

The Permittee(s) must amend the SWPPP as necessary to include additional requirements, such as additional or modified BMPs that are designed to correct problems identified or address situations whenever:

1. There is a change in design, construction, operation, maintenance, weather or seasonal conditions that has a significant effect on the discharge of pollutants to surface waters or underground waters.

2. Inspections or investigations by site owner or operators, USEPA or MPCA officials indicate the SWPPP is not effective in eliminating or significantly minimizing the discharge of pollutants to surface waters or underground waters or that the discharges are causing water quality standard exceedances (e.g., nuisance conditions as defined in Minn. R. 7050.0210, subp. 2).

3. The SWPPP is not achieving the general objectives of minimizing pollutants in stormwater discharges associated with construction activity, or the SWPPP is not consistent with the terms and conditions of this permit.

4. At any time after permit coverage is effective, the MPCA may determine 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 that the SWPPP does not incorporate the applicable requirements in Part III.A.8., (Impaired Waters and TMDLs). If a water quality standard changes during the term of this permit, the MPCA will make a determination as to whether a modification of the SWPPP is necessary to address the new standard. If the MPCA makes such determination(s) or any of the determinations in Parts III.B.1.-3., the MPCA will notify the Permittee(s) in writing. In response, the Permittee(s) must amend the SWPPP to address the identified concerns and submit information requested by the MPCA, which may include an individual permit application. If the MPCA's written notification requires a response, failure to respond within the specified timeframe constitutes a permit violation.

III.E RECORD RETENTION

The SWPPP (original or copies) including, all changes to it, and inspections and maintenance records must be kept at the site during construction by the Permittee(s) who has/have operational control of that portion of the site. The SWPPP can be kept in either the field office or in an on-site vehicle during normal working hours. All owner(s) must keep the following records on file for three (3) years after submittal of the NOT as outlined in Part II.C. This does not include any records after submittal of the NOT.

1. The final SWPPP

2. Any other stormwater related permits required for the project

3. Records of all inspection and maintenance conducted during construction (Part IV.E. Inspections and Maintenance)

4. All permanent operation and maintenance agreements that have been implemented, 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 Stormwater Management Systems.

III.F. TRAINING REQUIREMENTS

The Permittee(s) shall ensure the following individuals identified in this part have been trained in accordance with this Permit's training requirements.

1. Who must be trained:
   a. Individual(s) preparing the SWPPP for the project.
   b. Individual(s) overseeing implementation of, revising, and amending the SWPPP and individual(s) performing inspections as required in Part IV.E. One of these individual(s) must be available for an onsite inspection within 72 hours upon request by the MPCA.
   c. Individual(s) performing or supervising the installation, maintenance and repair of BMPs. At least one individual on a project must be trained in these job duties.

2. Training content: The content and extent of training must be commensurate with the individual's job duties and responsibilities with regard to activities covered under this permit for the project. At least one individual present on the permitted project site (or available to the project site in 72 hours) must be trained in the job duties described in Part III.F.1.b. and Part III.F.1.c.

3. The Permittee(s) shall ensure that the individuals are trained by local, state, federal agencies, professional organizations, or other entities with expertise in erosion prevention, sediment control, permanent stormwater management and the Minnesota NPDES/SDS Construction Stormwater Permit. An update refresher-training must be attended every three (3) years starting three (3) years from the issuance date of this permit.

PART IV. CONSTRUCTION ACTIVITY REQUIREMENTS

IV.A. STORMWATER POLLUTION PREVENTION PLAN

The Permittee(s) must implement the SWPPP and the requirements of this part. The BMPs identified in the SWPPP and in this permit must be selected, installed, and maintained in an appropriate and functional manner that is in accordance with relevant manufacturer specifications and accepted engineering practices.

IV.B. EROSION PREVENTION PRACTICES

1. The Permittee(s) must plan for and implement appropriate BMPs such as construction phasing, vegetative buffer strips, horizontal slope grading, inspection and maintenance of Part IV.E. and other construction practices that minimize erosion as necessary to comply with this permit and protect waters of the state. The location of areas not to be disturbed must be delineated (e.g., with flags, stakes, signs, silt fence etc.) on the project site before work begins. The Permittee(s) must minimize the need for disturbance of portions of the project that have steep slopes. For those sloped areas which must be disturbed, the Permittee(s) must use techniques such as phasing and stabilization practices designed for steep slopes (e.g., slope draining and terracing).

2. The Permittee(s) must stabilize all exposed soil areas (including stockpiles). Stabilization must be initiated immediately to limit soil erosion whenever any construction activity has permanently or temporarily ceased on any portion of the site and will not resume for a period exceeding 14 calendar days. Stabilization must be completed no later than 14 calendar days after the construction activity in that portion of the site has temporarily or permanently ceased. For Public Waters that the Minnesota Department of Natural Resources has promulgated "work in water restrictions" during specified 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 the stabilization activities within 24 hours during the restriction period. Temporary stockpiles without significant silt, clay or organic components (e.g., clean aggregate stockpiles, demolition concrete stockpiles, sand stockpiles) and the constructed base components of roads, parking lots and similar surfaces are exempt from this requirement but must be in compliance with Part IV.C.5.

3. If using stormwater conveyance channels , the Permittee(s) must design the channels to route water around unstabilized areas on the site and to reduce erosion, unless infeasible. The Permittee(s) must use erosion controls and velocity dissipation devices such as check dams, sediment traps, riprap, or grouted riprap at outlets within and along the length of any constructed stormwater conveyance channel, and at any outlet, to provide a non-erosive flow velocity, to minimize erosion of channels and their embankments, outlets, adjacent stream banks, slopes, and downstream waters during discharge conditions.

4. The Permittee(s) must stabilize the normal wetted perimeter of any temporary or permanent drainage ditch or swale that drains water from any portion of the construction site, or diverts water around the site, within 200 lineal feet from the property edge, or from the point of discharge into any surface water. Stabilization of the last 200 lineal feet must be completed within 24 hours after connecting to a surface water or property edge.

The Permittee(s) shall complete stabilization of the remaining portions of any temporary or permanent ditches or swales within 14 calendar days after connecting to a surface water or property edge and construction in that portion of the ditch has temporarily or permanently ceased.

Temporary or permanent ditches or swales that are being used as a sediment containment system during construction (with properly designed rock-ditch checks, bio rolls, silt dikes, etc.) do not need to be stabilized during the temporary period of its use as a sediment containment system. These areas must be stabilized within 24 hours after no longer being used as a sediment containment system. Applying mulch, hydromulch, tackifier, polyacrylamide or similar erosion prevention practices is not acceptable stabilization in any part of a temporary or permanent drainage ditch or swale.

5. Pipe outlets must be provided with temporary or permanent energy dissipation within 24 hours after connection to a surface water.

6. Unless infeasible due to lack of pervious or vegetated areas, the Permittee(s) must direct discharges from BMPs to vegetated areas of the site (including any natural buffers) in order to increase sediment removal and maximize stormwater infiltration. The Permittee(s) must use velocity dissipation devices if necessary to prevent erosion when directing stormwater to vegetated areas.

IV.C. SEDIMENT CONTROL PRACTICES

1. The Permittee(s) must employ Sediment control practices as necessary to minimize sediment from entering surface waters, including curb and gutter systems and storm sewer inlets.
   a. Temporary or permanent drainage ditches and sediment basins that are designed as part of a sediment containment system (e.g., ditches with rock-check dams) require sediment control practices only as appropriate for site conditions.
   b. If the down gradient sediment controls are overloaded (based on frequent failure or excessive maintenance requirement), the Permittee(s) must install additional upgradient sediment control practices or redundant BMPs to eliminate the overloading, and the SWPPP must be amended to identify these additional practices as required in Part III.B 1.-3.

2. Sediment control practices must be established on all down gradient perimeters and be located upgradient of any buffer zones. The perimeter sediment control practice must be in place before any upgradient land-disturbing activities begin. These practices shall remain in place until Final Stabilization has been established in accordance with Part IV.G. A floating silt curtain placed in the water is not a sediment control BMP to satisfy perimeter control requirements in this part except when working on a shoreline and below the waterline. In those cases, a floating silt curtain can be used as a perimeter control practice if the floating silt curtain is installed as close to shore as possible. Immediately after the short term construction activity (e.g. installation of rip rap along the shoreline) in that area is complete, an upland perimeter control practice must be installed if exposed soils still drain to the surface water.

3. The Permittee(s) shall re-install all sediment control practices that have been adjusted or removed to accommodate short-term activities such as clearing or grubbing, or passage of vehicles, immediately after the short-term activity has been completed. The Permittee(s) shall complete any short-term activity that requires removal of sediment control practices as quickly as possible. The Permittee(s) must re-install sediment control practices before the next precipitation event even if the short-term activity is not complete.

4. All storm drain inlets must be protected by appropriate BMPs during construction until all sources with potential for discharging to the inlet have been stabilized. Inlet protection may be removed for a particular inlet if a specific safety concern (street flooding/freezing) has been identified by the Permittee(s) or the jurisdictional authority (e.g., city/county/township/MnDOT engineer).The Permittee(s) must document the need for removal in the SWPPP.

5. Temporary soil stockpiles must have silt fence or other effective sediment controls, and cannot be placed in any natural buffers or surface waters, including stormwater conveyances such as curb and gutter systems, or conduits and ditches unless there is a bypass in place for the stormwater.

6. Where vehicle traffic leaves any part of the site (or onto paved roads within the site):
   a. The Permittee(s) must install a vehicle tracking BMP to minimize the track out of sediment from the construction site. Examples of vehicle tracking BMPs include (but are not limited to) rock pads, mud mats, slash mulch, concrete or steel wash racks, or equivalent systems.
   b. The Permittee(s) must use street sweeping if such vehicle tracking BMPs are not adequate to prevent sediment from being tracked onto the street (see Part IV.E.5.d.).

7. The Permittee(s) must install temporary sedimentation basins as required in Part III.C. of this permit.

8. The Permittee(s) must minimize soil compaction and, unless infeasible, preserve topsoil. Minimizing soil compaction is not required where the function of a specific area of the site dictates that it be compacted.

9. The Permittee(s) must preserve a 50 foot natural buffer or (if a buffer is infeasible on the site) provide redundant sediment controls when a surface water is located within 50 feet of the project's earth disturbances and stormwater flows to the surface water.Natural buffers are not required adjacent to road ditches, judicial ditches, county ditches, stormwater conveyance channels, storm drain inlets, and sediment basins. The Permittee(s) is/are not required to enhance the quality of the vegetation that already exists in the buffer or provide vegetation if none exist. However, Permittee(s) can improve the natural buffer with vegetation.

10. If the Permittee(s) intend to use polymers, flocculants, or other sedimentation treatment chemicals on the project site, the Permittee(s) must comply with the following minimum requirements:
    a. The Permittee(s) must use conventional erosion and sediment controls prior to chemical addition to ensure effective treatment. Chemicals may only be applied where treated stormwater is directed to a sediment control system which allows for filtration or settlement of the floc prior to discharge.
    b. Chemicals must be selected that are appropriately suited to the types of soils likely to be exposed during construction, and to the expected turbidity, pH, and flow rate of stormwater flowing into the chemical treatment system or area.
    c. Chemicals must be used in accordance with accepted engineering practices, and with dosing specifications and sediment removal design specifications provided by the manufacturer or provider/supplier of the applicable chemicals.

IV.D. DEWATERING AND BASIN DRAINING

1. The Permittee(s) must discharge turbid or sediment-laden waters related to dewatering or basin draining (e.g., pumped discharges, trench/ditch cuts for drainage) to a temporary or permanent sedimentation basin on the project site unless infeasible. The Permittee(s) may discharge from the temporary or permanent sedimentation basins to surface waters if the basin water has been visually checked to ensure adequate treatment has been obtained in the basin and that nuisance conditions (see Minn. R. 7050.0210, subp. 2) will not result from the discharge. If the water cannot be discharged to a sedimentation basin prior to entering the surface water, it must be treated with the appropriate BMPs, such that the discharge does not adversely affect the receiving water or downstream properties. If the Permittee(s) must discharge water that contains oil or grease, the Permittee(s) must use an oil-water separator or suitable filtration device (e.g. cartridge filters, absorbents pads) prior to discharging the water. The Permittee(s) must ensure that discharge points are adequately protected from erosion and scour. The discharge must be dispersed over natural rock riprap, sand bags, plastic sheeting, or other accepted energy dissipation measures.

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

3. If the Permittee(s) is/are using filters with backwash water, the Permittee(s) must haul the backwash water away for disposal, return the backwash water to the beginning of the treatment process, or incorporate the backwash water into the site in a manner that does not cause erosion. The Permittee(s) may discharge backwash water to the sanitary sewer if permission is granted by the sanitary sewer authority. The Permittee(s) must replace and clean the filter media used in dewatering devices when required to retain adequate function.

IV.E. INSPECTIONS AND MAINTENANCE

1. The Permittee(s) must ensure that a trained person (as identified in Part III.A.3.a.) will routinely inspect the entire construction site at least once every seven (7) days during active construction and within 24 hours after a rainfall event greater than 0.5 inches in 24 hours. Following an inspection that occurs within 24 hours after a rainfall event, the next inspection must be conducted within seven (7) days after the rainfall event.

2. All inspections and maintenance conducted during construction must be recorded within 24 hours in writing and these records must be retained with the SWPPP in accordance with Part III.E. Records of each inspection and maintenance activity shall include:
   a. Date and time of inspections
   b. Name of person(s) conducting inspections
   c. Findings of inspections, including the specific location where corrective actions are needed
   d. Corrective actions taken (including dates, times, and party completing maintenance activities)
   e. Date and amount of all rainfall events greater than 1/2 inch (0.5 inches) in 24 hours. Rainfall amounts must be obtained by a properly maintained rain gauge installed onsite, a weather station that is within 1 mile of your location or a weather reporting system that provides site specific rainfall data from radar summaries.
   f. If any discharge is observed to be occurring during the inspection, a record of all points of the property from which there is a discharge must be made, and the discharge should be described (i.e., color, odor, floating, settled, or suspended solids, foam, oil sheen, and other obvious indicators of pollutants) and photographed.
   g. Any amendments to the SWPPP proposed as a result of the inspection must be documented as required in Part III.B. within seven (7) calendar days.

3. Inspection frequency adjustment
   a. Where parts of the project site have permanent cover, but work remains on other parts of the site, the Permittee(s) may reduce inspections of the areas with permanent cover to once per month.
   b. Where construction sites have permanent cover on all exposed soil areas and no construction activity is occurring anywhere on the site, the site must be inspected during non-frozen ground conditions at least once per month for a period of twelve (12) months. Following the twelfth month of permanent cover and no construction activity, inspections may be terminated until construction activity is once again initiated unless the Permittee(s) is/are notified in writing by the MPCA that erosion issues have been detected at the site and inspections need to resume.
   c. Where work has been suspended due to frozen ground conditions, the inspections may be suspended. The required inspections and maintenance schedule must begin within 24 hours after runoff occurs at the site or 24 hours prior to resuming construction, whichever comes first.

4. The Permittee(s) is/are responsible for the inspection and maintenance of temporary and permanent water quality management BMPs, as well as all erosion prevention and sediment control BMPs, until another Permittee has obtained coverage under this Permit according to Part II.B.5. or the project has undergone Final Stabilization, and an NOT has been submitted to the MPCA.

5. The Permittee(s) must inspect all erosion prevention and sediment control BMPs and Pollution Prevention Management Measures to ensure integrity and effectiveness during all routine and post-rainfall event inspections. All nonfunctional BMPs must be repaired, replaced, or supplemented with functional BMPs by the end of the next business day after discovery, or as soon as field conditions allow access unless another time frame is specified below. The Permittee(s) must investigate and comply with the following inspection and maintenance requirements:
   a. All perimeter control devices must be repaired, replaced, or supplemented when they become nonfunctional 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 thereafter as soon as field conditions allow access.
   b. Temporary and permanent sedimentation 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 removal must be completed within 72 hours of discovery, or as soon as field conditions allow access (see Part IV.D.).
   c. Surface waters, including drainage ditches and conveyance systems, must be inspected for evidence of erosion and sediment deposition during each inspection. The Permittee(s) must remove all deltas and sediment deposited in surface waters, including drainage ways, catch basins, and other drainage systems, and restabilize the areas where sediment removal results in exposed soil. The removal and stabilization must take place within seven (7) days of discovery unless precluded by legal, regulatory, or physical access constraints. The Permittee(s) shall use all reasonable efforts to obtain access. If precluded, removal and stabilization must take place within seven (7) calendar days of obtaining access. The Permittee(s) is/are responsible for contacting all local, regional, state and federal authorities and receiving any applicable permits, prior to conducting any work in surface waters.
   d. 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 Part IV.C.6.
   e. 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 frequency sufficient to minimize off-site impacts (e.g., fugitive sediment in streets could be washed into storm sewers by the next rain and/or pose a safety hazard to users of public streets).

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

IV.F. POLLUTION PREVENTION MANAGEMENT MEASURES

The Permittee(s) shall implement the following pollution prevention management measures on the site:

1. Storage, Handling, and Disposal of Construction Products, Materials, and Wastes: The Permittee(s) shall comply with the following to minimize the exposure to stormwater of any of the products, materials, or wastes. Products or wastes which are either not a source of contamination to stormwater or are designed to be exposed to stormwater are not held to this requirement:
   a. Building products that have the potential to leach pollutants must be under cover (e.g., plastic sheeting or temporary roofs) to prevent the discharge of pollutants or protected by a similarly effective means designed to minimize contact with stormwater.
   b. Pesticides, herbicides, insecticides, fertilizers, treatment chemicals, and landscape materials must be under cover (e.g., plastic sheeting or temporary roofs) to prevent the discharge of pollutants or protected by similarly effective means designed to minimize contact with stormwater.
   c. Hazardous materials, toxic waste, (including oil, diesel fuel, gasoline, hydraulic fluids, paint solvents, petroleum-based products, wood preservatives, additives, curing compounds, and acids) must be properly stored in sealed containers to prevent spills, leaks or other discharge. Restricted access storage areas must be provided to prevent vandalism. Storage and disposal of hazardous waste or hazardous materials must be in compliance with Minn. R. ch. 7045 including secondary containment as applicable.
   d. Solid waste must be stored, collected and disposed of properly in compliance with Minn. R. ch. 7035.
   e. 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.

2. Fueling and Maintenance of Equipment or Vehicles; Spill Prevention and Response: The Permittee(s) shall take reasonable steps to prevent the discharge of spilled or leaked chemicals, including fuel, from any area where chemicals or fuel will be loaded or unloaded including the use of drip pans or absorbents unless infeasible. The Permittee(s) must conduct fueling in a contained area unless infeasible. The Permittee(s) must ensure adequate supplies are available at all times to clean up discharged materials and that an appropriate disposal method is available for recovered spilled materials. The Permittee(s) must report and clean up spills immediately as required by Minn. Stat. § 115.061, using dry clean up measures where possible.

3. Vehicle and equipment washing: If the Permittee(s) wash the exterior of vehicles or equipment on the project site, washing must be limited to a defined area of the site. Runoff from the washing area must be contained in a sediment basin or other similarly effective controls and waste from the washing activity must be properly disposed of. The Permittee(s) must properly use and store soaps, detergents, or solvents. No engine degreasing is allowed on site.

4. Concrete and other washouts waste: The Permittee(s) must provide effective containment for all liquid and solid wastes generated by washout operations (concrete, stucco, paint, form release oils, curing compounds and other construction materials) related to the construction activity. The liquid and solid washout wastes must not contact the ground, and the containment ust be designed so that it does not result in runoff from the washout operations or areas. Iquid and solid wastes must be disposed of properly and in compliance with MPCA rules. 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.

IV.G. FINAL STABILIZATION

The Permittee(s) must ensure Final Stabilization of the site. Final Stabilization is not complete until all requirements of Parts IV.G.1-5. are complete:

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 percent 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. The permanent stormwater management system is constructed, meets all requirements in Part III.D. 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 (such as silt fence) have been removed on the portions of the site for which the Permittee(s) is/are responsible. BMPs designed to decompose on site (such as some compost logs) may be left in place.

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

5. For construction projects on agricultural land (e.g., pipelines across crop, field pasture or range land) the disturbed land has been returned to its preconstruction agricultural use.

DEVELOPMENT SUMMARY

ST. HILAIRE PROPERTY - RAMSEY, MN

TYPE OF PROJECT : 13 Lot Single Family Residential Construction

TYPE OF WORK : Utility and Street Construction, Paving. Subsequently, Joint Trench and Home construction will occur.

TOTAL PLATTED AREA : 16.25 AC

TOTAL DISTURBED AREA : 4.50 AC

EXISTING IMPERVIOUS AREA : 0.23 AC

PROPOSED (DESIGN) IMPERVIOUS AREA : 0.54 AC (ROADWAYS AND SIDEWALK)

SPECIAL WATERS : There are no special or impaired water within one mile of the site.

CONSTRUCTION PHASING

The project is expected to be constructed in a single phase, within one construction season. Utility and street construction is anticipated to be completed within 8 weeks from commencement of work. Private utilities (Gas/Telephone/Electric/Cable) will be installed after street construction is complete. Followed by final site stabilization.

POTENTIONAL FOR EROSION AND DISCHARGE OF SEDIMENT

As the site will be stripped of topsoil and vegetation for a period of several weeks during construction, the potential for erosion will increase. The proposed stormwater basins and street subcut will serve as temporary sediment basins during construction.

The risk of discharge of sediment off of the site is moderate, due to the grade orientation and design. This can be controlled by heavy duty silt fence, buffer strips, erosion control blanket, and temporary sediment basins.

Contractor will be required to manage completion of 3:1 slopes such that soil exposure is minimized. After excavation and embankments are completed, slopes shall be re-spread with topsoil, the slope grades certified, and erosion blanket installed as per the plan. Contractor shall coordinate these steps to be carried out in a timely manner.

EROSION CONTROL BMPs

The construction plans anticipate the use of, but are not limited to, the following Erosion Control BMPs:

1. Perimeter delineation to minimize disturbed areas
2. Temporary Rock Construction Entrance
3. Temporary straw mulch as needed.
4. Seed and mulch/sod
5. Erosion Control Blanket
6. Minimize active or disturbed work areas
7. Turf reinforcement mat (TRM)
8. Horizontal slope grading

SEDIMENT CONTROL BMPs

The construction plans anticipate the use of, but are not limited to, the following Sediment Control BMPs

1. Sediment traps constructed in street subcut
2. Utilize permanent stormwater basin as Temporary Sediment Basin
3. Silt Fence at project perimeter or toe of slopes
4. Inlet protection on existing catch basins
5. Inlet protection on existing culverts
6. Inlet protection after utility construction
7. Linear control along back of new curb and gutter (bioroll or silt fence)
8. Routine street sweeping adjacent to construction entrance.
9. Ditch checks

Refer to plans for designated locations of BMPs, details and implementation notes.

BASIN AND TRAP DEWATERING BMPs

Should the need arise for basin or trap dewatering, contractor shall utilize a floating skimmer pump intake, such that the water is drawn from the surface of the basin. Pumped effluent shall not be discharged into Surface Waters in a turbid state. Turbid effluent shall be filtered with mechanical devices, chemical filtering, or a combination thereof, to a state of 50 NTUs or less.

STABILIZATION BMPs

The construction plans anticipate the use of, but are not limited to, the following Stabilization BMPs:

1. After 3:1 slopes on lots are certified, permanent seed and erosion control blanket can be applied.
2. Rip rap at pipe outfalls
3. Permanent seed and erosion control blanket on basin slopes after grade certified.
4. After curbs are backfilled, apply permanent seed and mulch to remaining building pads and boulevard area not already stabilized.
5. Sod placement, as appropriate.

POLUTION CONTROL BMPs

1. Fueling: A fixed fueling station is not anticipated. Contractor will be required to implement BMPs for onsite re-fueling of equipment.
2. Concrete Washout: A suggested washout area will be specified on the plan. The developer has the ability to adjust location or to provide alternative washout containment.
3. There is not an anticipated need for storing chemicals, paints, solvents or other potentially toxic or hazardous materials on site.

SEED & MULCH SPECIFICATIONS

Seed placed for permanent cover or final stabilization requires 6" minimum topsoil cover. Exception: Infiltration/Filtration basins - see basin details for soil type). Multiple site visits will be required to accommodate permanent or temporary stabilization as required during the phases of construction.

(1) General Seed & Mulch
   A. Seed: **MNDOT 25-141** at a rate of 59 lb/acre
   B. Fertilizer: Type 3 slow release 10-10-10 at a rate of 200 lb/acre
   C. Mulch: MNDOT Type 1 at a rate of 2 tons/acre

(2) Stormwater/Filtration Basins (Aquatic Bench & Filtration Basin Only)
   A. Seed: **MNDOT 34-262** at a rate of 14.5 lb/acre
   B. Fertilizer: Type 3 slow release 10-10-10 at a rate of 200 lb/acre
   C. Mulch: MNDOT Type 3 at a rate of 2 tons/acre

(3) Stormwater/Filtration Bank (Stormwater Basin & Filtration Basin OLE to HWL)
   A. Seed: **MNDOT 33-261** at a rate of 35 lb/acre
   B. Fertilizer: Type 3 slow release 10-10-10 at a rate of 200 lb/acre
   C. Mulch: MNDOT Type 3 at a rate of 2 tons/acre

(4) Upland Buffer
   A. Seed: **MNDOT 33-261** at a rate of 35 lb/acre
   B. Fertilizer: Type 3 slow release 10-10-10 at a rate of 200 lb/acre
   C. Mulch: MNDOT Type 3 at a rate of 2 tons/acre

(5)Temporary Cover Crop (Ponding/Filtration/Adjacent Slope Areas)
   A. Seed: **MNDOT 21-112** at a rate of 100 lb/acre
   B. Fertilizer: Type 3 slow release 10-10-10 at a rate of 200 lb/acre
   C. Mulch: MNDOT Type 3 at a rate of 2 tons/acre

INSPECTION AND MAINTENANCE OF BMPs

Routine Inspection

1. Rock Entrance - Inspect weekly. If rock becomes filled with sediment and tracked material to the extent the purpose ceases to function, remove the contaminated rock and replace with new rock.
2. Silt fence - Inspect weekly, particularly for damaged sections, breaches, down-gradient areas, flow concentration points, scour areas and sections adjacent to sensitive areas. Where capacity is filled to more than 50% of depth, sediment shall be removed to restore capture capacity.
3. Sediment traps and basins - Inspect weekly. Where capacity is filled to more than 50% of depth, sediment shall be removed to restore capture capacity within 72 hours of discovery.
4. Inlet Protection - Inspect weekly or more frequently as needed after multiple rainfalls less than 0.5". Verify intake capacity is not compromised. Where capacity is filled to more than 50% of depth, sediment shall be removed to restore capture capacity.
5. Inspect other site specific BMP's on a weekly basis minimum.

Rain Event Inspection - Mandatory, within 24 hours after a rain event 0.5" or greater. Complete all items associated with Routine Inspection. Furthermore, inspect site for breaches, failures, scours and gullying. Take corrective actions as necessary to restore functionality to the BMP's. If a given situation is discovered to be prone to repetitive failure, advise the Engineer and Contractor for SWPPP and BMP amendments.

ADDITIONAL SWPPP NOTES

1. All Erosion and Sediment Control facilities shall be maintained by the contractor during the construction operations. Any temporary facilities which are to be removed as called for on these plans and specifications shall be removed by the contractor at the time directed by the engineer. The contractor shall then restore the subsequently disturbed areas in accordance with these plans and specifications.
2. Wherever practical and feasible, the contractor shall protect and preserve existing natural trees, grass and other vegetative cover in effort to provide natural buffering and filtering of runoff.
3. Contractor shall be adaptable in adjusting construction schedules in anticipation of weather forecasts of precipitation, in order to minimize risk of erosion and sediment transport.
4. It is the responsibility of the contractor to keep public streets, travel ways, parking lots and trails utilized for ingress to and egress from the construction site free of dirt, sediment and debris, resulting from construction activity. Cost for this shall be considered incidental to the contract.
5. Adequate control of dust shall be maintained by the contractor. Cost for dust control shall be considered incidental to the contract.

ADDITIONAL SWPPP NOTES (continued)

6. Perimeter controls shall not be removed until final stabilization of areas draining toward the control devices.
7. When temperatures do not exceed 40 degrees F, areas that require seed and mulch stabilization shall be dormant seeded. Application rate shall be two times the normal rate. No dormant seeding shall be done on ice or snow greater than 2" in depth.
8. Any areas that were seeded that do not achieve 70% coverage shall be reseeded at the contractor's expense, where coverage limitation is caused by lack of seed germination and growth.

STORMWATER BASIN MAINTENANCE

All stormwater basins within the project will be owned and maintained by the City of Ramsey. Suggested practices are as follows:

1. Stormwater basins shall be mowed 2-3 times, 30 days apart during the first year, with the mower deck set 6"-8" off the ground they must be mowed once the second year, before the weeds set their seeds.

2. For the first three years after construction, basins should be inspected for obvious signs of erosion, such as gullies, rills or sediment plumes. Identify the cause and take corrective measures such that grades are restored and surfaces re-established with appropriate vegetation.

3. Inspect for sediment accumulation at the pipe outlets into the pond at the completion of sod installation of last lot in plat.Remove sediment. Re-inspect every 3-5 years.

4. Inspect inlets and outlets for blockage or debris buildup annually. Remove debris as necessary to allow for inlets and outlets to function as designed.

5. Verify basin design capacity after 15 to 20 years of service.

MPCA STORMWATER PERMIT - RESPONSIBILITY

The Contractor will be required to become the Permittee for the project, until final stabilization and transfer of responsibility is completed. Transfer of responsibility shall be completed with the Permit Modification Form.

OWNER:
Joe Jablonski - Lennar - (952)-249-3000

PERMITTEE:
TBD

OPERATOR:
TBD

OTHER CONTACTS
ENGINEER:
Joel Cooper, PE, Proj. Mgr - James R. Hill, Inc. - (612)-508-6480 (c)

TRAINING REQUIREMENTS
Joel Cooper, P.E.
Design of Construction SWPPP (Certification(2014-2017))
University of Minnesota
Instructors : John Chapman

LGU CONTACT:
Bruce Westby, P.E. - City of Ramsey- (763)-433-9825

MPCA COMPLIANCE:
Brandon Dahl - MPCA - (651)-757-2279

The Contractor shall follow the implementation sequence as described on these plans. Amendments shall be made as site conditions change. Amendments shall be proposed by contractor and reviewed by the engineer.

All BMP's selected and implemented shall be appropriate for the time of year, the current site conditions and for the estimated duration of use.

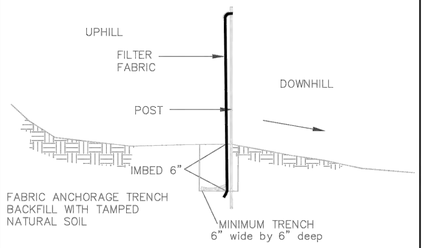
These plans shall be considered part of the project SWPPP. A copy of the SWPPP shall remain on site throughout active construction.

ESTIMATED EROSION /SEDIMENT CONTROL QUANITITES

ROCK CONSTRUCTION ENTRANCE WITH FABRIC	1 EA
REGULAR SILT FENCE INCL MAINTENANCE	689 LF
HEAVY-DUTY SILT FENCE INCL MAINTENANCE	4,348 LF
SEED & MULCH - MnDOT 25-141 (GENERAL SEED MIX) - 1.5X	4.7 AC
SEED & MULCH - MnDOT 33-261 (STORMWATER BASIN-OLE TO HWL)	0.1 AC
SEED & MULCH - MnDOT 21-112 (TEMPORARY COVER CROP)	1.0 AC
EROSION BLANKET - MnDOT CATEGORY 3	636 SY
TEMPORARY MULCH - MnDOT TYPE 1	5.0 AC
WIMCOS OR APPROVED EQUAL	3 EA

BENCHMARK

#1 TNH LOT 1, BLOCK 2, WOODLANDS 1ST AD

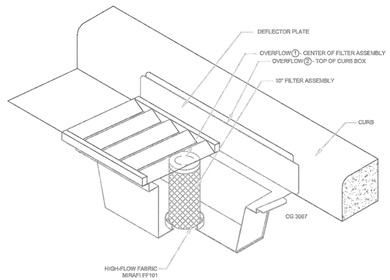


INSTALL AS PER FILTER FABRIC MANUFACTURER'S RECOMMENDATIONS

SILT FENCE DETAIL

NO SCALE

APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: SILT FENCE
		CITY PLATE No. ERO–1



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: 1 – 2016	City of RAMSEY	STANDARD DETAILS: INLET PROTECTION
		CITY PLATE No. ERO–2

CONCRETE WASHOUT CONTAINMENT

The Owner requires the use of contained concrete washout areas.

Contained concrete washout area locations shall be identified on the Storm Water Pollution Prevention Plan (SWPPP). Containers shall be placed in safe, easily accessible, and in locations approved by the Engineer.

Contained concrete washout area must be clearly labeled "Concrete Washout Area"

Contained concrete washout area must be watertight.

Contained concrete washout area's overall condition and approximate volume must be noted on each weekly erosion control inspection report.

Contained concrete washout area must have a minimum capacity size of 12'x8'x2' or 10 cubic-yards volume.

Contained concrete washout area must be maintained once levels reach ¾ full.

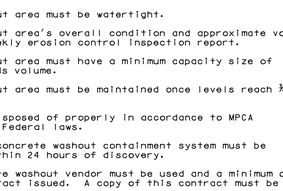
Concrete waste must be disposed of properly in accordance to MPCA requirements, State, and Federal laws.

Damage to the contained concrete washout containment system must be reported to the Owner within 24 hours of discovery.

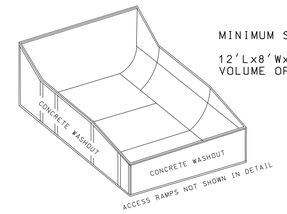
An Owner-approved concrete washout vendor must be used and a minimum of a monthly maintenance contract issued. A copy of this contract must be kept on file with the Owner.

Corrective Action

The Owner reserves the right to direct any required maintenance or removal of any concrete waste on site. This includes, but is not limited to, leaking containers, containers that are more than ¾ full for one inspection period, any concrete washout piles throughout the site, and concrete slurry resulting from cutting and masonry work. The fees incurred from the maintenance or removal of concrete waste is incidental to the work generating the waste, and no additional compensation will be made thereto.



CONCRETE WASHOUT SIGN DETAIL



MINIMUM SIZE:

12'Lx8'Wx2'H OR A MINIMUM VOLUME OF 7.1 CUBIC YARDS.

MAINTENANCE:
- CONTAINER MUST BE MONITORED ON A WEEKLY BASIS AND CONDITION NOTED ON EROSION & SEDIMENT CONTROL INSPECTION REPORT.
- CONCRETE MUST BE REMOVED ONCE THE CONTAINER IS FULL. CONCRETE MUST BE DISPOSED OF PROPERLY.

CONTAINER SPECIFICATIONS:
- CONTAINER MUST BE CLEARLY LABLED "CONCRETE WASHOUT AREA"
- CONTAINER MUST BE PLACED IN AN EASILY ACCESSIABLE AND UNSIGLTLEY LOCATION
- THE CONTAINER MUST BE PORTABLE AND WATER TIGHT.
- THE CONTAINER MAY HAVE ACCESS RAMPS.
- THE CONTAINER MUST HAVE A MINIMUM HOLDING CAPACITY OF 20 CUBIC YARDS OF WASHED CONCRETE.

CONCRETE WASHOUT DETAIL

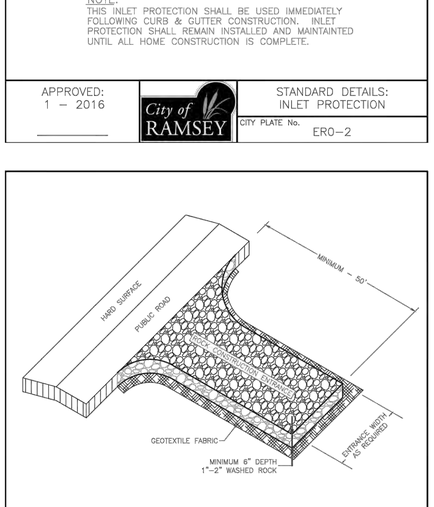
CONCRETE WASHOUT AREA

MNDOT 2016 SPEC

MNDOT 2016 SPEC TABLE 3877–1 COMMON TOPSOIL BORROW		
REQUIREMENT	RANGE	TEST METHOD
MATERIAL PASSING THE 3/4 IN [19MM]	100%	ASTM D 422
MATERIAL PASSING NO. 4 [4.75MM]	>85%	–
CLAY	5% –35%	ASTM D 422
SILT	5% – 70%	ASTM D 422
SAND	10% – 75%	ASTM D 422
ORGANIC MATTER	3% – 15%	ASTM D 2974
pH	6.1–7.8	ASTM G 51

NOTE:
1. INSTALLATION OF 4" OF TOPSOIL MEETING MNDOT SPECIFICATION 3877A COMMON TOPSOIL BORROW, MAY BE REQUIRED ACROSS ALL DISTURBED AREAS.
2. A SOIL CERTIFICATION FROM A GEOTECHNICAL FIRM MUST BE PROVIDED VERIFYING THE TOPSOIL MEETS SPECIFICATION ALONG WITH LOAD TICKETS TO VERIFY THE SOURCE OF MATERIAL AND QUANTITY.
3. TOPSOIL MUST COME FROM A CITY APPROVED SOURCE.

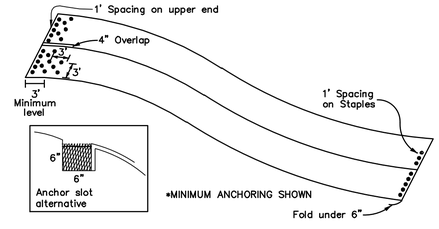
APPROVED: 1 – 2016	City of RAMSEY	CITY PLATE No. ERO–6	STANDARD DETAILS: TOPSOIL REQUIREMENTS



NOTE:
1. MINIMUM CONSTRUCTION ENTRANCE WIDTH EQUAL TO PROPOSED ROADWAY WIDTH.
2. WIDTH OF RADIUS AS REQUIRED TO ENSURE VEHICLES DO NOT TRACK ONTO PUBLIC ROAD.
3. MAINTAINENCE AS REQUIRED TO PREVENT TRACKING ONTO PUBLIC ROADS. THIS MAY REQUIRE TOP DRESSING WITH ADDITIONAL ROCK OR REMOVAL AND REINSTALLATION OF THE ENTRANCE AS NEEDED.

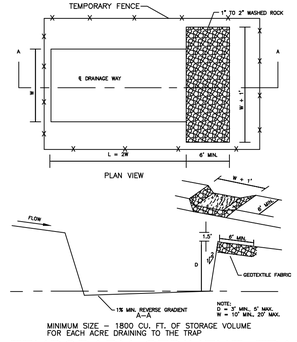
NOT TO SCALE

APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: ROCK CONSTRUCTION ENTRANCE
		CITY PLATE No. ERO–5



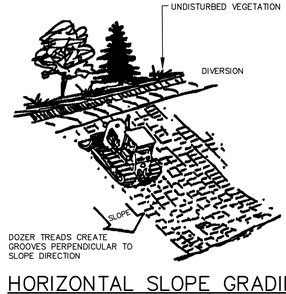
EROSION CONTROL BLANKET–CATEGORY 3

(TO BE INSTALLED PER MANUFACTURE'S SPECIFICATIONS)



MINIMUM SIZE – 1800 CU. FT. OF STORAGE VOLUME FOR EACH ACRE DRAINING TO THE TRAP

TEMPORARY SEDIMENT TRAP



DOZER TREADS CREATE GROOVES PERPENDICULAR TO SLOPE DIRECTION

HORIZONTAL SLOPE GRADING

BENCHMARK

#1 TNH LOT 1, BLOCK 2, WOODLANDS 1ST ADD. TOP NUT HYDRANT ELEV=897.75

#2 TNH LOTS 6&7, BLOCK 4, WOODLANDS 1ST ADD. TOP NUT HYDRANT ELEV=885.00

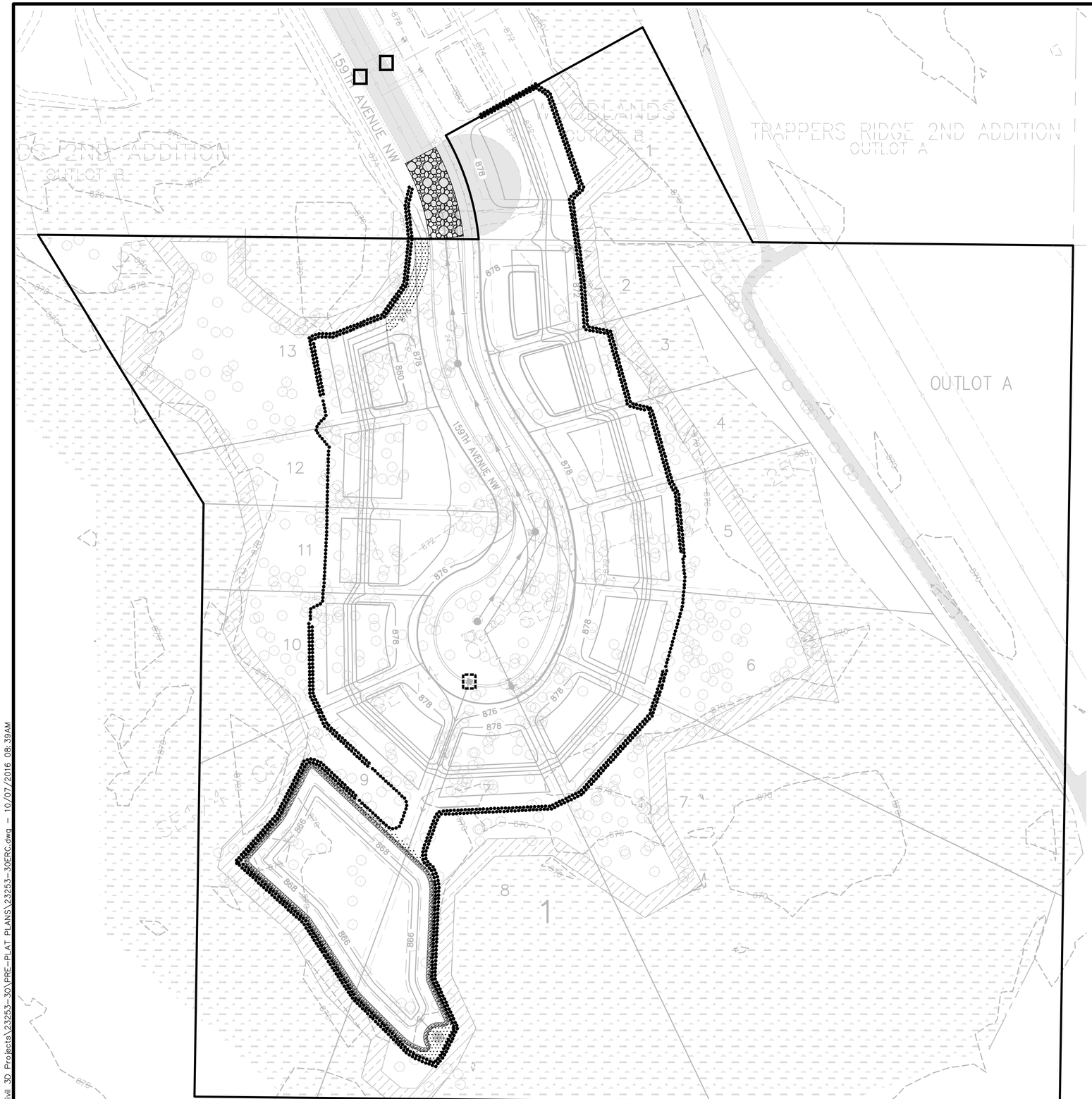
James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2500 W. Cty. Rd. 42, Suite 120, Burnsville, MN 55337
PHONE: (952)890-6044 FAX: (952)890-6244

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.
JOEL G. COOPER
Date: 10/7/16 Reg.No. 18495

ST. HILAIRE PROPERTY
RAMSEY, MINNESOTA
EROSION & SEDIMENT CONTROL DETAILS
FOR
LENNAR
16305 36TH AVE N, #600, PLYMOUTH, MN 55446

DRAWN BY: CJK
DATE: 10/7/16
REVISIONS
CAD FILE: 23253–30ERD
PROJECT NO.: 23253–30
3.11

F:\Civil 3D Projects\23253–30\PRE–PLAT PLANS\23253–30ERD.dwg – 10/07/2016 08:15AM



BENCHMARK

#1 TNH LOT 1, BLOCK 2, WOODLANDS 1ST ADD.
TOP NUT HYDRANT ELEV=897.75

#2 TNH LOTS 6&7, BLOCK 4, WOODLANDS 1ST ADD.
TOP NUT HYDRANT ELEV=885.00

N

SCALE IN FEET
0 50 100 150
1 inch = 50 feet

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2500 W. Cty. Rd. 42, Suite 120, Burnsville, MN 55337
PHONE: (952)890-6044 FAX: (952)890-6244

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.

JOEL G. COOPER

Date: 10/7/16 Reg.No. 18495

ST. HILAIRE PROPERTY

RAMSEY, MINNESOTA

PRELIMINARY EROSION & SEDIMENT CONTROL PLAN

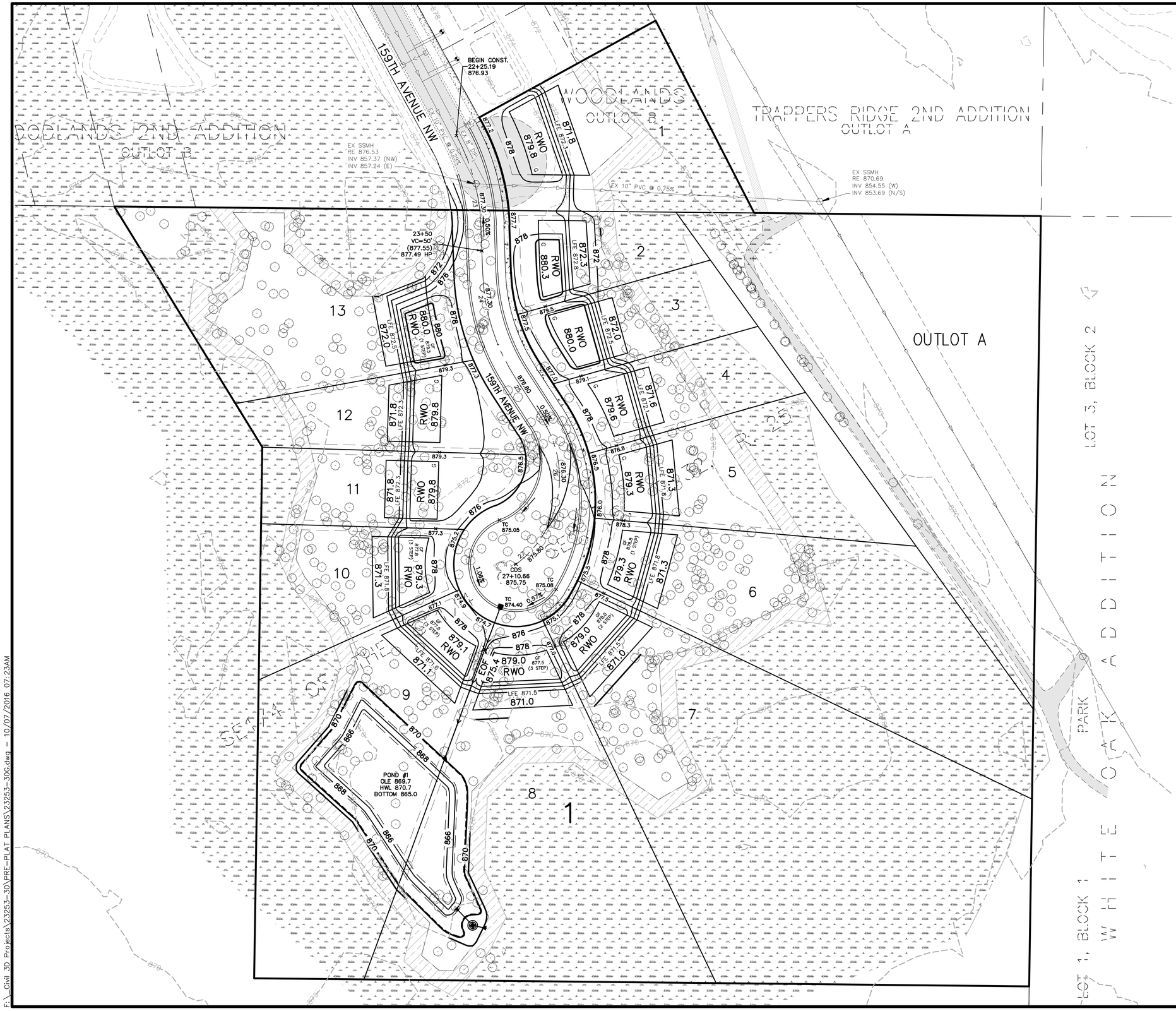
FOR

LENNAR

16305 36TH AVE. N, #600, PLYMOUTH, MN 55446

DRAWN BY CJK
DATE 10/7/16
REVISIONS
CAD FILE 23253-30ERC
PROJECT NO. 23253-30
3.20

F:_Civil 3D Projects\23253-30\PRE-PLAT PLANS\23253-30ERC.dwg - 10/07/2016 08:39AM



SCALE IN FEET
0 50 100 150
1 inch = 50 feet

BENCHMARK

#1 TNH LOT 1, BLOCK 2, WOODLANDS 1ST ADD.
TOP NUT HYDRANT ELEV=897.75

#2 TNH LOTS 6&7, BLOCK 4, WOODLANDS 1ST ADD.
TOP NUT HYDRANT ELEV=885.00

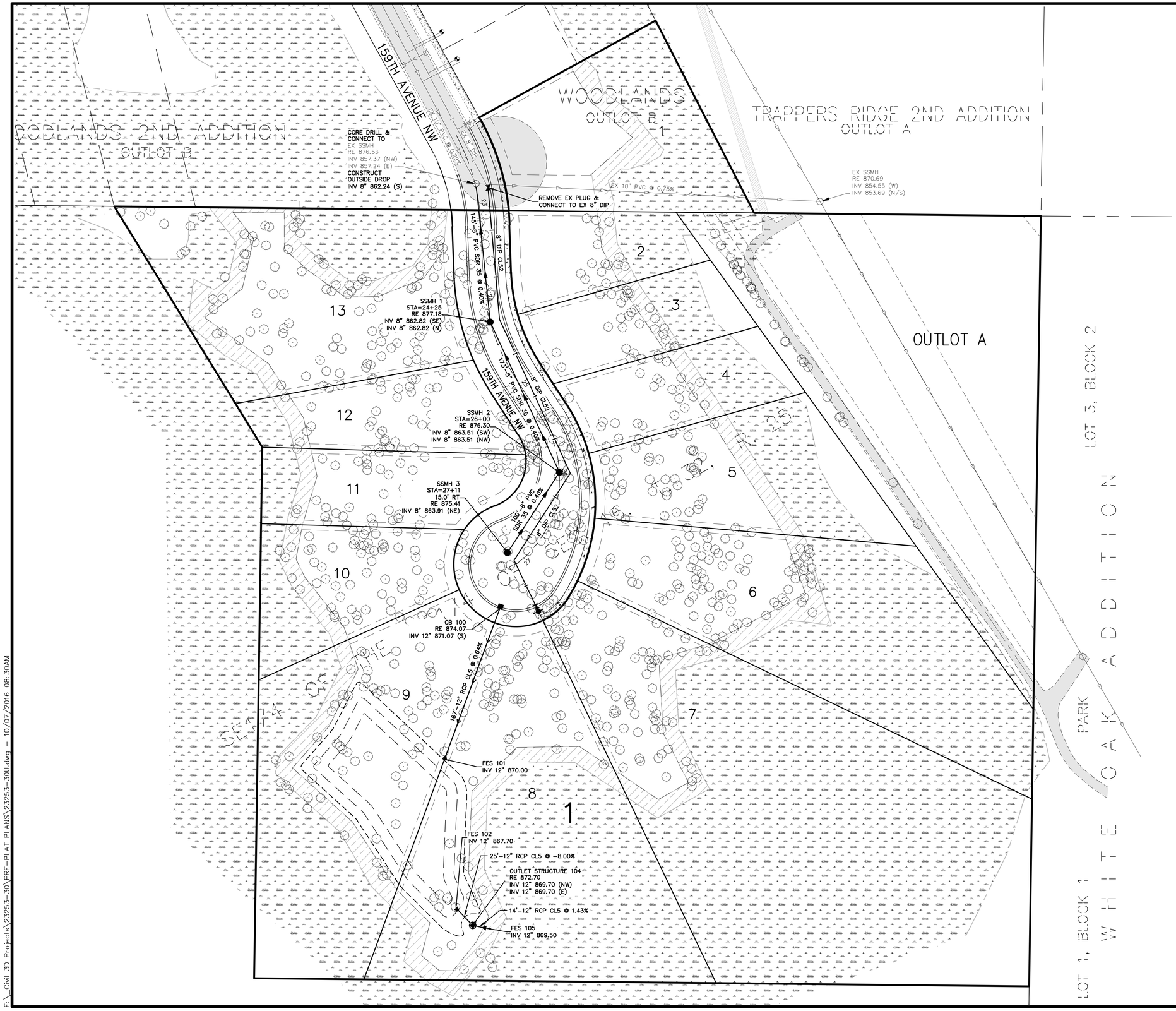
James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2500 W. Cty. Rd. 42, Suite 120, Burnsville, MN 55337
PHONE: (952)890-6044 FAX: (952)890-6244

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.
JOEL G. COOPER
Date: 10/7/16 Reg.No. 18495

ST. HILAIRE PROPERTY
RAMSEY, MINNESOTA
PRELIMINARY GRADING & DRAINAGE PLAN
FOR
LENNAR
16305 36TH AVE N, #600, PLYMOUTH, MN 55446

DRAWN BY CJK
DATE 10/7/16
REVISIONS
CAD FILE 23253-30G
PROJECT NO. 23253-30
3.30

E:_Civil 3D Projects\23253-30\PRE-PLAT PLANS\23253-30G.dwg — 10/07/2016 07:23AM



James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2500 W. Cty. Rd. 42, Suite 120, Burnsville, MN 55337
PHONE: (952)890-6044 FAX: (952)890-6244

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.

JOEL G. COOPER

Date: 10/7/16 Reg.No. 18495

ST. HILAIRE PROPERTY

RAMSEY, MINNESOTA

PRELIMINARY UTILITY PLAN

FOR

LENNAR

16305 36TH AVE N, #600, PLYMOUTH, MN 55446

DRAWN BY
CJK
DATE
10/7/16
REVISIONS
CAD FILE
23253-30U
PROJECT NO.
23253-30
4.10

N

SCALE IN FEET
0 50 100 150
1 inch = 50 feet

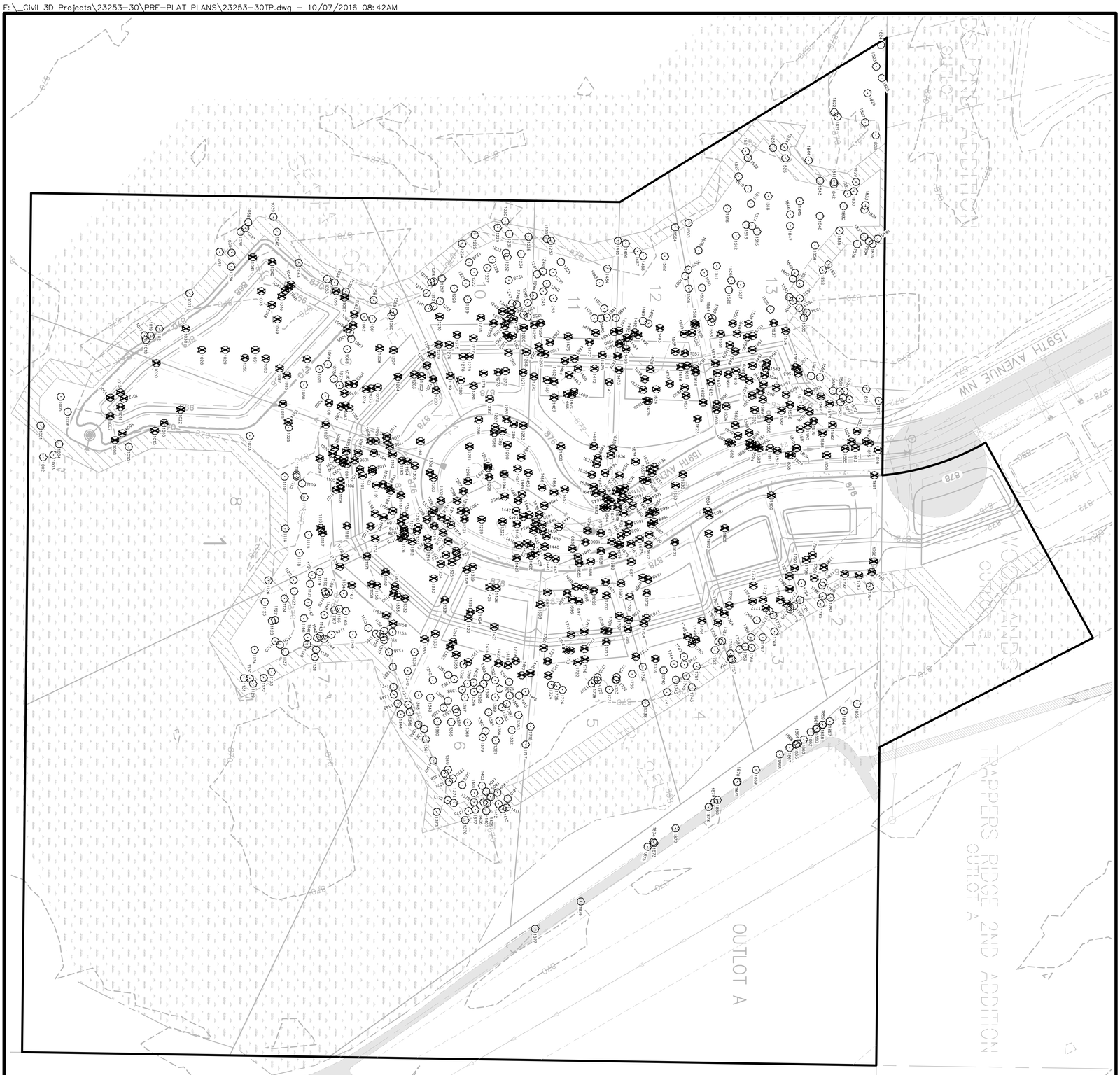
BENCHMARK

#1 TNH LOT 1, BLOCK 2, WOODLANDS 1ST ADD.
TOP NUT HYDRANT ELEV=897.75

#2 TNH LOTS 6&7, BLOCK 4, WOODLANDS 1ST ADD.
TOP NUT HYDRANT ELEV=885.00

F:_Civil 3D Projects\23253-30\PRE-PLAT PLANS\23253-30U.dwg — 10/07/2016 08:30AM

F:_Civil 3D Projects\23253-30\PRE-PLAT PLANS\23253-30TP.dwg - 10/07/2016 08:42AM



LEGEND

EXISTING TREES TO BE SAVED

EXISTING TREES REMOVED

SCALE IN FEET
0 50 100 150
1 inch = 50 feet

N

BENCHMARK

#1 TNH LOT 1, BLOCK 2, WOODLANDS 1ST ADD.
TOP NUT HYDRANT ELEV=897.75

#2 TNH LOTS 6&7, BLOCK 4, WOODLANDS 1ST ADD.
TOP NUT HYDRANT ELEV=885.00

DRAWN BY	CJK
DATE	10/7/16
REVISIONS	
CAD FILE	23253-30TP
PROJECT NO.	23253-30
	5.10

ST. HILAIRE PROPERTY

RAMSEY, MINNESOTA

PRELIMINARY TREE PRESERVATION PLAN

FOR

LENNAR

16305 36TH AVE N, #600, PLYMOUTH, MN 55446

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.

JOEL G. COOPER

Date: 10/7/16 Reg.No. 18495

James R. Hill, Inc.

PLANNERS / ENGINEERS / SURVEYORS

2500 W. Cty. Rd. 42, Suite 120, Burnsville, MN 55337

PHONE: (952)890-6044 FAX: (952)890-6244

TREE PRESERVATION

LENNAR
ST. HILAIRE PROPERTY
September 22, 2016

TREE TAG NUMBER	ELEVATION	TREE TYPE	DIAMETER	DIAMETER	SAVE	REMOVE	NO. OF SAVED TREES	NO. OF REMOVED TREES
1001	869.48	ASH	18		X		1	0
1002	869.08	ASH	6		X		1	0
1003	869.10	ELM	10		X		1	0
1004	869.36	ASH	10		X		1	0
1005	869.43	ASH	8		X		1	0
1006	869.88	OAK	4		X		1	0
1007	869.96	OAK	8			X	0	1
1008	869.96	ASH	15			X	0	1
1009	870.21	ASH	8			X	0	1
1010	869.26	ASH	8		X		1	0
1011	870.50	OAK	7			X	0	1
1012	870.29	ASH	8			X	0	1
1013	870.47	ASH	9			X	0	1
1014	870.51	BIRCH	8			X	0	1
1015	869.78	ASH	11			X	0	1
1016	870.20	OAK	5			X	0	1
1017	869.37	ASH	8		X		1	0
1018	869.86	ASH	12		X		1	0
1019	869.76	ASH	8		X		1	0
1020	870.29	OAK	6			X	0	1
1021	869.82	ASH	12		X		1	0
1022	870.19	OAK	4			X	0	1
1023	870.53	ASH	12		X		1	0
1024	870.40	OAK	4			X	0	1
1025	870.48	OAK	6		X		1	0
1026	870.56	OAK	5			X	0	1
1027	869.93	ASH	8			X	0	1
1028	870.71	ASH	8			X	0	1
1029	870.67	ASH	12			X	0	1
1030	870.30	OAK	6			X	0	1
1031	869.73	ASH	9		X		1	0
1032	869.50	ASH	11		X		1	0
1033	869.90	OAK	8			X	0	1
1034	869.87	ASH	10		X		1	0
1035	869.85	ASH	11		X		1	0
1036	869.79	OAK	10		X		1	0
1037	869.81	ASH	9		X		1	0
1038	869.82	ASH	10		X		1	0
1039	869.03	ASH	10		X		1	0
1040	869.55	BOXELDER	9		X		1	0
1041	869.95	ASH	9			X	0	1
1042	870.31	ASH	10			X	0	1
1043	869.80	OAK	5		X		1	0
1044	869.89	OAK	4			X	0	1
1045	869.89	OAK	4			X	0	1
1046	869.97	OAK	7			X	0	1
1047	869.97	OAK	6			X	0	1
1048	869.97	OAK	5			X	0	1
1049	869.84	OAK	6			X	0	1
1050	870.88	ASH	8			X	0	1
1051	870.73	ASH	9			X	0	1
1052	870.56	OAK	5			X	0	1
1053	869.66	OAK	9		X		1	0
1054	869.65	OAK	5		X		1	0
1055	870.01	OAK	4			X	0	1
1056	869.82	ASH	14		X		1	0
1057	870.08	ASH	9			X	0	1
1058	869.95	OAK	9		X		1	0
1059	870.08	OAK	5		X		1	0
1060	870.08	OAK	9		X		1	0
1061	870.24	ASH	15		X		1	0
1062	870.27	OAK	5		X		1	0
1063	870.24	OAK	6			X	0	1
1064	870.81	OAK	4			X	0	1
1065	870.63	OAK	6			X	0	1
1066	870.72	ASH	10		X		1	0
1067	870.63	ASH	12		X		1	0
1068	870.94	ASH	10		X		1	0
1069	870.50	OAK	7		X		1	0
1070	870.49	OAK	8			X	0	1
1071	870.56	OAK	8		X		1	0
1072	870.73	OAK	10			X	0	1
1073	870.40	OAK	4			X	0	1
1074	870.41	OAK	5			X	0	1
1075	870.37	OAK	4			X	0	1
1076	870.35	ASH	9			X	0	1
1077	870.55	OAK	4		X		1	0
1078	870.97	ASH	10		X		1	0
1079	870.33	OAK	5			X	0	1
1080	870.22	OAK	7		X		1	0
1081	870.18	OAK	4			X	0	1
1082	870.27	ASH	9			X	0	1
1083	870.01	OAK	8			X	0	1
1084	870.27	OAK	5			X	0	1
1085	870.46	OAK	8			X	0	1
1086	870.01	ASH	11		X		1	0
1087	870.66	OAK	5			X	0	1
1088	869.88	OAK	4			X	0	1
1089	869.89	ASH	9			X	0	1
1090	869.90	OAK	6			X	0	1
1091	870.13	OAK	4			X	0	1
1092	870.40	OAK	6			X	0	1
1093	870.24	OAK	4			X	0	1
1094	870.61	OAK	4			X	0	1
1095	870.26	OAK	5			X	0	1
1096	870.49	OAK	5			X	0	1
1097	870.06	ASH	10			X	0	1
1098	869.98	OAK	8			X	0	1
1099	870.03	OAK	8			X	0	1
1100	870.62	OAK	8			X	0	1
1101	870.12	ASH	10			X	0	1
1102	870.06	OAK	4			X	0	1
1103	870.07	ASH	9			X	0	1

TREE PRESERVATION

LENNAR
ST. HILAIRE PROPERTY
September 22, 2016

TREE TAG NUMBER	ELEVATION	TREE TYPE	DIAMETER	DIAMETER	SAVE	REMOVE	NO. OF SAVED TREES	NO. OF REMOVED TREES
1104	870.34	ASH	11			X	0	1
1105	869.89	OAK	4			X	0	1
1106	869.97	ASH	10			X	0	1
1107	870.05	ASH	8			X	0	1
1108	870.01	OAK	4			X	0	1
1109	870.10	ASH	12		X		1	0
1110	869.88	ASH	11		X		1	0
1111	869.72	OAK	4		X		1	0
1112	869.77	OAK	5		X		1	0
1113	870.02	ASH	8		X		1	0
1114	869.57	ELM	14		X		1	0
1115	870.25	OAK	5		X		1	0
1116	870.32	OAK	5			X	0	1
1117	870.29	ASH	10			X	0	1
1118	870.17	ASH	11		X		1	0
1119	870.60	OAK	6		X		1	0
1120	870.49	OAK	8		X		1	0
1121	870.74	OAK	8		X		1	0
1122	870.41	OAK	8		X		1	0
1123	870.70	OAK	14		X		1	0
1124	869.88	OAK	7		X		1	0
1125	869.70	ASH	8		X		1	0
1126	869.92	OAK	7		X		1	0
1127	869.73	OAK	7		X		1	0
1128	869.73	OAK	4		X		1	0
1129	869.09	ASH	10		X		1	0
1130	869.07	ASH	12		X		1	0
1131	869.08	ASH	8		X		1	0
1132	869.11	ASH	13		X		1	0
1133	869.80	ASH	13		X		1	0
1134	869.20	ASH	12		X		1	0
1135	869.61	OAK	6		X		1	0
1136	869.58	OAK	5		X		1	0
1137	870.15	OAK	6		X		1	0
1138	869.34	ASH	8		X		1	0
1139	869.94	ASH	12		X		1	0
1140	869.95	OAK	4		X		1	0
1141	870.29	OAK	6		X		1	0
1142	870.18	OAK	8		X		1	0
1143	869.71	OAK	4		X		1	0
1144	870.42	ELM	8		X		1	0
1145	869.63	ASH	10		X		1	0
1146	870.26	OAK	6		X		1	0
1147	870.08	OAK	5		X		1	0
1148	870.49	OAK	8		X		1	0
1149	869.86	OAK	8		X		1	0
1150	869.91	ASH	14		X		1	0
1151	869.88	ASH	14		X		1	0
1152	869.91	OAK	4		X		1	0
1153	869.92	OAK	4		X		1	0
1154	869.92	OAK	4		X		1	0
1155	870.26	OAK	5		X		1	0
1156	870.31	OAK	7			X	0	1
1157	869.43	OAK	4			X	0	1
1158	870.02	ASH	11			X	0	1
1159	869.57	ASH	13			X	0	1
1160	870.44	OAK	4			X	0	1
1161	870.78	ASH	8			X	0	1
1162	870.12	OAK	5			X	0	1
1163	869.74	OAK	4			X	0	1
1164	869.68	ASH	15		X		1	0
1165	869.90	OAK	6		X		1	0
1166	869.78	OAK	5		X		1	0
1167	869.91	OAK	5		X		1	0
1168	870.48	OAK	7		X		1	0
1169	870.51	OAK	5		X		1	0
1170	870.55	OAK	6		X		1	0
1171	870.17	OAK	10			X	0	1
1172	869.58	ASH	14			X	0	1
1173	869.63	ELM	8			X	0	1
1174	870.45	ASH	10			X	0	1
1175	870.35	ASH	10			X	0	1
1176	870.34	ASH	12			X	0	1
1177	870.36	ASH	11			X	0	1
1178	870.48	ASH	10			X	0	1
1179	870.47	ASH	11			X	0	1
1180	870.30	OAK	4			X	0	1
1181	870.35	OAK	4			X	0	1
1182	870.74	ASH	11			X	0	1
1183	870.40	ASH	8			X	0	1
1184	870.31	ASH	13			X	0	1
1185	870.32	ASH	12			X	0	1
1186	870.57	ASH	15			X	0	1
1187	870.20	OAK	4			X	0	1
1188	870.76	ASH	12			X	0	1
1189	870.71	ASH	12			X	0	1
1190	870.39	OAK	4			X	0	1
1191	870.40	OAK	4			X	0	1
1192	870.92	OAK	4			X	0	1
1193	870.71	ASH	8			X	0	1
1194	870.71	OAK	5			X	0	1
1195	870.55	ASH	10			X	0	1
1196	870.66	OAK	7			X	0	1
1197	870.80	ASH	8			X	0	1
1198	870.81	ASH	10			X	0	1
1199	870.99	OAK	12			X	0	1
1200	871.60	ASH	12			X	0	1
1201	871.52	OAK	6			X	0	1
1202	871.39	OAK	6			X	0	1
1203	871.46	ASH	11			X	0	1
1204	871.35	ASH	12			X	0	1
1205	871.13	OAK	7			X	0	1
1206	870.85	ASH	9			X	0	1

TREE PRESERVATION

LENNAR
ST. HILAIRE PROPERTY
September 22, 2016

TREE TAG NUMBER	ELEVATION	TREE TYPE	DIAMETER	DIAMETER	SAVE	REMOVE	NO. OF SAVED TREES	NO. OF REMOVED TREES
1207	871.01	ASH	14			X	0	1
1208	871.01	OAK	4			X	0	1
1209	870.71	ASH	10			X	0	1
1210	870.40	ASH	12			X	0	1
1211	870.33	OAK	8		X		1	0
1212	870.44	OAK	6		X		1	0
1213	870.20	OAK	7		X		1	0
1214	870.00	ASH	10		X		1	0
1215	869.82	ASH	10		X		1	0
1216	869.68	OAK	5		X		1	0
1217	870.23	OAK	6		X		1	0
1218	870.89	ASH	11			X	0	1
1219	871.00	ASH	12		X		1	0
1220	870.77	OAK	9		X		1	0
1221	870.78	OAK	10		X		1	0
1222	870.52	OAK	5		X		1	0
1223	870.27	OAK	12		X		1	0
1224	870.06	OAK	7		X		1	0
1225	870.18	OAK	9		X		1	0
1226	870.61	ASH	9		X		1	0
1227	870.93	OAK	12		X		1	0
1228	870.87	ASH	11		X		1	0
1229	869.65	ASH	9		X		1	0
1230	870.22	OAK	11		X		1	0
1231	869.69	ELM	8		X		1	0
1232	870.54	ASH	8		X		1	0
1233	870.59	OAK	5		X		1	0
1234	870.76	OAK	15		X		1	0
1235	869.83	ASH	9		X		1	0
1236	870.18	OAK	13		X		1	0
1237	869.98	ASH	14		X		1	0
1238	870.38	ASH	8		X		1	0
1239	870.56	OAK	6		X		1	0
1240	870.73	OAK	7		X		1	0
1241	871.09	OAK	10		X		1	0
1242	870.79	OAK	16		X		1	0
1243	871.16	OAK	5		X		1	0
1244	871.37	ASH	10		X		1	0
1245	871.42	ASH	11		X		1	0
1246	871.13	OAK	4		X		1	0
1247	871.14	OAK	5		X		1	0
1248	871.38	OAK	5			X	0	1
1249	871.52	OAK	6			X	0	1
1250	871.52	OAK	6			X	0	1
1251	872.19	OAK	7		X		1	0
1252	871.80	ASH	12		X		1	0
1253	871.14	ASH	11		X		1	0
1254	871.44	OAK	6			X	0	1
1255	871.32	OAK	6			X	0	1
1256	871.32	OAK	7			X	0	1
1257	871.37	OAK	6			X	0	1
1258	871.21	OAK	4			X	0	1
1259	871.21	OAK	4			X	0	1
1260	871.73	OAK	6			X	0	1
1261	871.44	OAK	6			X	0	1
1262	871.58	OAK	5			X	0	1
1263	871.42	OAK	4			X	0	1
1264	871.56	OAK	6			X	0	1
1265	871.27	OAK	4			X	0	1
1266	871.49	OAK	4			X	0	1
1267	871.49	OAK	4			X	0	1
1268	871.41	ASH	13			X	0	1
1269	871.58	OAK	7			X	0	1
1270	871.28	ASH	13			X	0	1
1271	871.27	ASH	9			X	0	1
1272	871.22	OAK	5			X	0	1
1273	871.10	OAK	7			X	0	1
1274	871.18	OAK	5	5		X	0	1
1275	870.34	ASH	10			X	0	1
1276	870.57	ASH	10			X	0	1
1277	870.76	ASH	9			X	0	1
1278	870.83	ASH	8			X	0	1
1279	871.15	ASH	8			X	0	1
1280	870.82	OAK	7			X	0	1
1281	870.69	ASH	12			X	0	1
1282	871.19	ASH	10			X	0	1
1283	870.63	ASH	11			X	0	1
1284	871.16	ASH	11			X	0	1
1285	871.20	OAK	9			X	0	1
1286	871.14	ASH	13			X	0	1
1287	871.50	ASH	14			X	0	1
1288	871.58	OAK	5			X	0	1
1289	871.36	ASH	12			X	0	1
1290	871.38	OAK	5			X	0	1
1291	871.55	OAK	7			X	0	1
1292	872.13	ASH	9			X	0	1
1293	872.14	OAK	5			X	0	1
1294	871.79	OAK	8			X	0	1
1295	871.66	OAK	6			X	0	1
1296	871.58	ASH	14			X	0	1
1297	871.13	OAK	5			X	0	1
1298	870.92	OAK	5			X	0	1
1299	870.83	ASH	10			X	0	1
1300	871.13	OAK	5			X	0	1
1301	871.35	OAK	4			X	0	1
1302	871.21	ASH	11			X	0	1
1303	871.43	ASH	12			X	0	1
1304	871.56	OAK	5			X	0	1
1305	871.66	OAK	5			X	0	1
1306	871.14	ASH	13			X	0	1
1307	871.06	ASH	9			X	0	1
1308	871.23	ASH	9			X	0	1
1310	870.77	ASH	11			X	0	1

TREE PRESERVATION

LENNAR
ST. HILAIRE PROPERTY
September 22, 2016

TREE TAG NUMBER	ELEVATION	TREE TYPE	DIAMETER	DIAMETER	SAVE	REMOVE	NO. OF SAVED TREES	NO. OF REMOVED TREES
1311	871.01	OAK	4			X	0	1
1312	871.11	OAK	5			X	0	1
1313	871.10	ASH	11			X	0	1
1314	871.13	ASH	9			X	0	1
1315	871.09	OAK	4			X	0	1
1316	871.16	ASH	9			X	0	1
1317	871.25	OAK	4			X	0	1
1318	871.14	OAK	5			X	0	1
1319	871.35	ASH	14			X	0	1
1320	871.01	OAK	5			X	0	1
1321	871.24	OAK	5			X	0	1
1322	871.57	OAK	9			X	0	1
1323	871.32	OAK	4			X	0	1
1324	871.63	OAK	5			X	0	1
1325	871.47	ASH	12			X	0	1
1326	871.51	ASH	10			X	0	1
1327	871.38	OAK	6			X	0	1
1328	871.62	OAK	4			X	0	1
1329	871.91	OAK	7			X	0	1
1330	871.43	ASH	11			X	0	1
1331	871.24	OAK	5			X	0	1
1332	870.44	ASH	8			X	0	1
1333	870.53	OAK	4			X	0	1
1334	871.67	ASH	12			X	0	1
1335	871.07	ASH	11			X	0	1
1336	870.90	OAK	6		X		1	0
1337	869.58	ASH	9		X		1	0
1338	869.56	OAK	8		X		1	0
1339	869.99	ASH	9		X		1	0
1340	870.19	OAK	14		X		1	0
1341	869.68	OAK	7		X		1	0
1342	869.83	ASH	12		X		1	0
1343	869.60	ASH	8		X		1	0
1344	869.72	ASH	8		X		1	0
1345	870.00	ASH	9		X		1	0
1346	869.83	ASH	8		X		1	0
1347	869.76	OAK	4		X		1	0
1348	870.43	OAK	4		X		1	0
1349	871.22	OAK	6		X		1	0
1350	870.61	OAK	6		X		1	0
1351	870.72	OAK	5		X		1	0
1352	870.59	OAK	4		X		1	0
1353	871.03	OAK	8			X	0	1
1354	871.45	OAK	9			X	0	1
1355	871.37	ASH	11			X	0	1
1356	871.44	ASH	11		X		1	0
1357	871.61	OAK	9			X	0	1
1358	871.23	ASH	11		X		1	0
1359	870.52	OAK	4		X		1	0
1360	870.53	OAK	5		X		1	0
1361	869.72	OAK	5		X		1	0
1362	870.33	ASH	8		X		1	0
1363	870.79	OAK	5		X		1	0
1364	870.71	OAK	4		X		1	0
1365	870.83	OAK	4		X		1	0
1366	871.03	OAK	8		X		1	0
1367	870.07	OAK	7		X		1	0
1368	870.41	OAK	7		X		1	0
1369	870.27	ASH	9		X		1	0
1370	870.58	OAK	10		X		1	0
1371	870.27	ASH	9		X		1	0
1372	870.29	OAK	7		X		1	0
1373	869.70	OAK	4		X		1	0
1374	870.02	OAK	4		X		1	0
1375	872.79	OAK	10		X		1	0
1376	872.14	OAK	4		X		1	0
1377	872.55	ASH	9		X		1	0
1378	872.61	OAK	4		X		1	0
1379	871.04	OAK	5		X		1	0
1380	870.98	OAK	7		X		1	0
1381	871.01	ASH	10		X		1	0
1382	871.04	OAK	7		X		1	0
1383	870.74	ASH	10		X		1	0
1384	870.82	OAK	6		X		1	0
1385	870.98	OAK	8		X		1	0
1386	870.81	OAK	6		X		1	0
1387	870.73	ASH	11		X		1	0
1388	870.68	OAK	5		X		1	0
1389	870.80	OAK	6		X		1	0
1390	870.61	ASH	12		X		1	0
1391	870.80	OAK	9		X		1	0
1392	870.77	OAK	4		X		1	0
1393	870.94	ASH	12		X		1	0
1394	870.57	ASH	11		X		1	0
1395	870.78	OAK	5		X		1	0
1396	870.84	OAK	9		X		1	0
1397	870.96	OAK	6		X		1	0
1398	870.79	OAK	8		X		1	0
1399	870.67	OAK	4		X		1	0
1400	870.90	OAK	7		X		1	0
1401	870.20	ASH	8		X		1	0
1402	870.46	ASH	8		X		1	0
1403	870.22	OAK	4		X		1	0
1404	870.19	ASH	8		X		1	0
1405	870.13	OAK	8		X		1	0
1406	869.92	OAK	4		X		1	0
1407	869.84	OAK	6		X		1	0
1408	870.12	OAK	7	5	X		1	0
1409	869.83	ASH	8		X		1	0
1410	869.75	OAK	4		X		1	0
1411	869.49	OAK	8		X		1	0
1412	869.56	ASH	9		X		1	0
1413	869.51	ASH	8		X		1	0

TREE PRESERVATION

LENNAR
ST. HILAIRE PROPERTY
September 22, 2016

TREE TAG NUMBER	ELEVATION	TREE TYPE	DIAMETER	DIAMETER	SAVE	REMOVE	NO. OF SAVED TREES	NO. OF REMOVED TREES
1414	871.38	OAK	6			X	0	1
1415	870.89	ASH	10		X		1	0
1416	870.77	ASH	9		X		1	0
1417	870.90	ASH	8			X	0	1
1418	870.92	ASH	9			X	0	1
1419	871.14	ASH	12			X	0	1
1420	871.34	OAK	6			X	0	1
1421	871.81	OAK	6			X	0	1
1422	871.75	OAK	4			X	0	1
1423	871.88	OAK	5			X	0	1
1424	871.92	OAK	5			X	0	1
1425	871.81	OAK	8			X	0	1
1426	871.82	ASH	8			X	0	1
1427	871.57	OAK	8			X	0	1
1428	871.40	OAK	5			X	0	1
1429	870.85	OAK	5			X	0	1
1430	871.13	OAK	4			X	0	1
1431	871.06	OAK	5			X	0	1
1432	871.07	OAK	5			X	0	1
1433	871.10	OAK	6			X	0	1
1434	871.17	OAK	5			X	0	1
1435	871.23	OAK	4			X	0	1
1436	871.26	OAK	4			X	0	1
1437	871.33	ASH	9			X	0	1
1438	871.51	OAK	9			X	0	1
1439	871.25	OAK	7			X	0	1
1440	871.40	OAK	5			X	0	1
1441	871.71	OAK	4			X	0	1
1442	871.62	OAK	4			X	0	1
1443	871.35	OAK	5			X	0	1
1444	871.18	ASH	8			X	0	1
1445	871.29	OAK	4			X	0	1
1446	870.95	OAK	5			X	0	1
1447	871.31	ASH	9			X	0	1
1448	871.45	OAK	5			X	0	1
1449	871.47	OAK	11			X	0	1
1450	871.35	OAK	9			X	0	1
1451	871.36	OAK	5			X	0	1
1452	871.86	ASH	8			X	0	1
1453	871.38	OAK	4			X	0	1
1454	871.41	OAK	4			X	0	1
1455	871.33	OAK	5			X	0	1
1456	871.20	OAK	5			X	0	1
1457	871.29	ASH	9			X	0	1
1458	871.33	OAK	8			X	0	1
1459	871.54	OAK	5			X	0	1
1460	871.97	OAK	10			X	0	1
1461	871.74	ASH	10			X	0	1
1462	871.95	ASH	12			X	0	1
1463	872.00	ASH	12			X	0	1

TREE PRESERVATION

LENNAR
ST. HILAIRE PROPERTY
September 22, 2016

TREE TAG NUMBER	ELEVATION	TREE TYPE	DIAMETER	DIAMETER	SAVE	REMOVE	NO. OF SAVED TREES	NO. OF REMOVED TREES
1517	870.38	ASH	9		X		1	0
1518	870.25	OAK	5		X		1	0
1519	870.55	OAK	4		X		1	0
1520	870.52	ASH	8		X		1	0
1521	870.21	OAK	7		X		1	0
1522	870.36	OAK	5	4	X		1	0
1523	869.77	OAK	8		X		1	0
1524	869.96	OAK	11		X		1	0
1525	869.93	OAK	10	11	X		1	0
1526	871.83	ASH	10		X		1	0
1527	871.30	ASH	9		X		1	0
1528	871.67	ASH	8		X		1	0
1529	871.10	OAK	6		X		1	0
1530	870.25	OAK	7		X		1	0
1531	870.50	OAK	7		X		1	0
1532	870.05	ASH	10		X		1	0
1533	870.02	OAK	6		X		1	0
1534	869.42	OAK	4		X		1	0
1535	869.51	OAK	7		X		1	0
1536	869.87	ASH	12			X	0	1
1537	870.56	ASH	14			X	0	1
1538	871.23	OAK	4			X	0	1
1539	871.49	ASH	13			X	0	1
1540	871.63	ASH	8			X	0	1
1541	871.63	ASH	10			X	0	1
1542	871.44	ASH	9			X	0	1
1543	871.85	ASH	10			X	0	1
1544	871.46	OAK	5			X	0	1
1545	871.87	OAK	9			X	0	1
1546	872.12	OAK	5			X	0	1
1547	872.29	OAK	5			X	0	1
1548	871.75	OAK	6			X	0	1
1549	871.50	OAK	12			X	0	1
1550	871.64	ASH	10			X	0	1
1551	871.51	OAK	6			X	0	1
1552	871.46	OAK	4		X		1	0
1553	871.74	ASH	8		X		1	0
1554	871.72	OAK	7		X		1	0
1555	871.93	OAK	6			X	0	1
1556	872.22	ASH	14			X	0	1
1557	871.87	ASH	12			X	0	1
1558	872.25	ASH	9			X	0	1
1559	872.16	OAK	7			X	0	1
1560	871.77	OAK	4			X	0	1
1561	870.66	OAK	4			X	0	1
1562	870.47	ASH	12			X	0	1
1563	870.77	OAK	6			X	0	1
1564	870.42	ASH	9		X		1	0
1565	870.28	ASH	10		X		1	0
1566	871.07	ASH	8			X	0	1
1567	870.78	OAK	5			X	0	1
1568	870.37	OAK	7		X		1	0
1569	870.33	OAK	4		X		1	0
1570	870.34	ASH	10		X		1	0
1571	870.62	OAK	4		X		1	0
1572	870.29	ASH	12		X		1	0
1573	870.70	OAK	10		X		1	0
1574	871.06	OAK	5			X	0	1
1575	871.48	ASH	9			X	0	1
1576	871.82	OAK	6			X	0	1
1577	871.94	OAK	5			X	0	1
1578	871.75	ASH	8			X	0	1
1579	872.02	OAK	5			X	0	1
1580	872.54	OAK	6			X	0	1
1581	872.35	ASH	8			X	0	1
1582	871.45	OAK	9			X	0	1
1583	871.74	OAK	8			X	0	1
1584	871.81	OAK	7			X	0	1
1585	873.55	OAK	7			X	0	1
1586	872.46	OAK	9			X	0	1
1587	872.09	OAK	9			X	0	1
1588	872.40	OAK	6			X	0	1
1589	871.94	ASH	9			X	0	1
1590	872.02	ASH	11			X	0	1
1591	872.25	OAK	7			X	0	1
1592	872.28	ASH	11			X	0	1
1593	873.79	OAK	5			X	0	1
1594	873.73	OAK	6			X	0	1
1595	873.84	OAK	4			X	0	1
1596	873.56	OAK	5			X	0	1
1597	873.57	OAK	7			X	0	1
1598	873.40	OAK	4			X	0	1
1599	872.97	OAK	8			X	0	1
1600	873.12	ASH	8			X	0	1
1601	872.93	OAK	7			X	0	1
1602	872.93	ASH	8			X	0	1
1603	873.03	OAK	7			X	0	1
1604	872.86	OAK	10			X	0	1
1605	873.07	OAK	4			X	0	1
1606	873.18	ASH	9			X	0	1
1607	872.16	OAK	6			X	0	1
1608	872.28	OAK	5			X	0	1
1609	871.73	OAK	4			X	0	1
1610	871.96	ASH	9			X	0	1
1611	872.21	ASH	5			X	0	1
1612	872.55	ASH	11			X	0	1
1613	872.22	OAK	6			X	0	1
1614	872.28	OAK	6			X	0	1
1615	872.54	OAK	6			X	0	1
1616	872.27	OAK	5			X	0	1
1617	872.38	OAK	4			X	0	1
1618	872.50	OAK	7			X	0	1
1619	872.89	OAK	7			X	0	1

TREE PRESERVATION

LENNAR
ST. HILAIRE PROPERTY
September 22, 2016

TREE TAG NUMBER	ELEVATION	TREE TYPE	DIAMETER	DIAMETER	SAVE	REMOVE	NO. OF SAVED TREES	NO. OF REMOVED TREES
1620	872.76	OAK	5			X	0	1
1621	872.95	ASH	8			X	0	1
1622	872.73	ASH	9			X	0	1
1623	872.93	OAK	8			X	0	1
1624	873.27	OAK	6			X	0	1
1625	873.04	OAK	6			X	0	1
1626	873.10	ASH	8			X	0	1
1627	872.88	OAK	4			X	0	1
1628	871.68	OAK	4			X	0	1
1629	872.85	OAK	4			X	0	1
1630	872.99	OAK	12			X	0	1
1631	872.86	OAK	4			X	0	1
1632	872.54	OAK	8			X	0	1
1633	872.30	ASH	10			X	0	1
1634	873.01	OAK	5			X	0	1
1635	872.36	OAK	7			X	0	1
1636	872.49	OAK	6			X	0	1
1637	871.58	OAK	4			X	0	1
1638	871.47	OAK	7			X	0	1
1639	871.52	OAK	7			X	0	1
1640	871.78	OAK	8			X	0	1
1641	871.62	OAK	6			X	0	1
1642	871.53	OAK	6			X	0	1
1643	871.69	OAK	5			X	0	1
1644	871.86	OAK	4			X	0	1
1645	871.63	OAK	4			X	0	1
1646	871.81	OAK	4			X	0	1
1647	871.97	ASH	11			X	0	1
1648	871.92	OAK	5			X	0	1
1649	871.76	OAK	4			X	0	1
1650	871.78	OAK	5			X	0	1
1651	871.95	ASH	8			X	0	1
1652	871.78	ASH	11			X	0	1
1653	872.08	OAK	5			X	0	1
1654	871.84	OAK	8			X	0	1
1655	872.01	OAK	6			X	0	1
1656	871.96	OAK	8			X	0	1
1657	872.11	OAK	6			X	0	1
1658	872.27	OAK	4			X	0	1
1659	872.70	OAK	4			X	0	1
1660	871.97	ASH	10			X	0	1
1661	872.33	ASH	8			X	0	1
1662	872.24	OAK	4			X	0	1
1663	872.36	ASH	10			X	0	1
1664	872.11	OAK	8			X	0	1
1665	872.41	OAK	5			X	0	1
1666	872.41	OAK	5			X	0	1
1667	872.33	OAK	5			X	0	1
1668	872.51	OAK	5			X	0	1
1669	872.38	ASH	10			X	0	1
1670	872.45	ASH	19			X	0	1
1671	872.92	OAK	4			X	0	1
1672	872.83	OAK	6			X	0	1
1673	872.77	ASH	10			X	0	1
1674	872.62	ASH	9			X	0	1
1675	872.29	ASH	10			X	0	1
1676	872.10	ASH	9			X	0	1
1677	872.21	OAK	4			X	0	1
1678	872.05	OAK	7			X	0	1
1679	872.11	OAK	7			X	0	1
1680	872.09	OAK	6			X	0	1
1681	872.35	ASH	9			X	0	1
1682	872.35	ASH	11			X	0	1
1683	871.89	OAK	4			X	0	1
1684	872.03	OAK	4			X	0	1
1685	871.86	OAK	4			X	0	1
1686	872.23	OAK	5			X	0	1
1687	873.15	OAK	7			X	0	1
1688	872.85	ASH	8			X	0	1
1689	872.98	ASH	8			X	0	1
1690	872.65	OAK	4			X	0	1
1691	872.49	OAK	9			X	0	1
1692	872.30	OAK	6			X	0	1
1693	871.81	OAK	7			X	0	1
1694	872.26	OAK	5			X	0	1
1695	872.60	OAK	10	8		X	0	1
1696	872.17	ASH	9			X	0	1
1697	872.07	ASH	8			X	0	1
1698	873.03	ASH	26			X	0	1
1699	872.34	OAK	4			X	0	1
1700	872.16	OAK	6			X	0	1
1701	872.14	OAK	4			X	0	1
1702	872.29	ASH	8			X	0	1
1703	872.03	ASH	9			X	0	1
1704	872.17	ASH	12			X	0	1
1705	871.99	ASH	8			X	0	1
1706	872.34	ELM	8			X	0	1
1707	872.42	OAK	11			X	0	1
1708	872.14	OAK	4			X	0	1
1709	872.15	ASH	8			X	0	1
1710	872.15	OAK	10			X	0	1
1711	871.99	OAK	7			X	0	1
1712	871.68	OAK	5			X	0	1
1713	871.89	ASH	10			X	0	1
1714	871.72	ASH	10			X	0	1
1715	871.99	ASH	10			X	0	1
1716	871.49	ASH	9			X	0	1
1717	871.11	OAK	7		X		1	0
1718	871.01	OAK	9		X		1	0
1719	871.50	OAK	4			X	0	1
1720	871.86	ASH	8			X	0	1
1721	871.65	OAK	6			X	0	1
1722	871.39	ASH	11			X	0	1

TREE PRESERVATION

LENNAR
ST. HILAIRE PROPERTY
September 22, 2016

TREE TAG NUMBER	ELEVATION	TREE TYPE	DIAMETER	DIAMETER	SAVE	REMOVE	NO. OF SAVED TREES	NO. OF REMOVED TREES
1723	870.76	ASH	9			X	0	1
1724	870.85	ASH	8		X		1	0
1725	870.96	ASH	9		X		1	0
1726	871.00	ASH	8		X		1	0
1727	870.77	OAK	9		X		1	0
1728	870.71	ASH	7		X		1	0
1729	870.94	OAK	10		X		1	0
1730	870.77	ASH	9		X		1	0
1731	870.59	ASH	9		X		1	0
1732	870.12	OAK	8		X		1	0
1733	870.44	OAK	5		X		1	0
1734	870.75	ASH	9		X		1	0
1735	870.86	ASH	9		X		1	0
1736	870.83	OAK	6		X		1	0
1737	870.47	OAK	6			X	0	1
1738	869.91	ASH	10		X		1	0
1739	870.79	OAK	8			X	0	1
1740	870.20	OAK	5		X		1	0
1741	870.39	ASH	8		X		1	0
1742	870.11	OAK	6		X		1	0
1743	870.13	ASH	9		X		1	0
1744	870.55	OAK	4		X		1	0
1745	869.83	OAK	5		X		1	0
1746	870.32	ASH	9		X		1	0
1747	870.71	OAK	8		X		1	0
1748	871.79	OAK	5			X	0	1
1749	871.33	ASH	8			X	0	1
1750	871.17	ASH	10			X	0	1
1751	870.50	ASH	8		X		1	0
1752	870.23	OAK	7		X		1	0
1753	871.04	ASH	8		X		1	0
1754	870.10	OAK	5		X		1	0
1755	869.76	OAK	5		X		1	0
1756	869.57	OAK	6		X		1	0
1757	869.74	ASH	10		X		1	0
1758	869.74	OAK	5		X		1	0
1759	870.02	ELM	13		X		1	0
1760	869.03	ASH	10		X		1	0
1761	871.40	OAK	7			X	0	1
1762	871.44	OAK	5			X	0	1
1763	871.69	OAK	9			X	0	1
1764	871.81	OAK	6			X	0	1
1765	871.95	OAK	5			X	0	1
1766	870.12	OAK	4		X		1	0
1767	869.49	OAK	4		X		1	0
1768	870.57	ASH	12		X		1	0
1769	869.34	OAK	5		X		1	0
1770	869.87	ASH	12		X		1	0
1771	870.46	OAK	8		X		1	0
1772	870.89	ASH	11			X	0	1
1773	871.43	OAK	5			X	0	1
1774	871.90	OAK	9			X	0	1
1775	871.81	OAK	9			X	0	1
1776	870.62	ASH	9			X	0	1
1777	869.89	ASH	9			X	0	1
1778	870.34	OAK	4		X		1	0
1779	870.11	OAK	4		X		1	0
1780	869.74	OAK	5		X		1	0
1781	870.04	ASH	15		X		1	0
1782	871.23	OAK	10	4		X	0	1
1783	871.71	OAK	5			X	0	1
1784	870.80	OAK	7		X		1	0
1785	869.48	OAK	7		X		1	0
1786	870.07	OAK	7		X		1	0
1787	870.26	OAK	5		X		1	0
1788	870.78	OAK	4		X		1	0
1789	870.78	ASH	13		X		1	0
1790	871.00	OAK	6			X	0	1
1791	871.59	OAK	5			X	0	1
1792	870.50	OAK	6			X	0	1
1793	869.92	ASH	11			X	0	1
1794	870.09	ASH	19		X		1	0
1795	870.16	OAK	6			X	0	1
1796	869.85	OAK	7			X	0	1
1797	872.27	OAK	4			X	0	1
1798	872.17	OAK	5			X	0	1
1799	872.40	OAK	6			X	0	1
1800	874.06	OAK	11			X	0	1
1801	873.57	OAK	4			X	0	1
1802	872.86	ASH	11			X	0	1
1803	872.53	OAK	5			X	0	1
1804	872.53	ASH	9			X	0	1
1805	872.85	ASH	8			X	0	1
1806	873.55	OAK	9			X	0	1
1807	873.54	OAK	6			X	0	1
1808	873.61	OAK	9			X	0	1
1809	873.06	OAK	4			X	0	1
1810	872.90	ASH	8			X	0	1
1811	873.84	OAK	5			X	0	1
1812	873.24	ASH	8			X	0	1
1813	873.25	OAK	8			X	0	1
1814	873.00	OAK	4			X	0	1
1815	873.40	OAK	9			X	0	1
1816	873.06	OAK	10			X	0	1
1817	870.65	OAK	6		X		1	0
1819	870.30	ASH	9		X		1	0
1821	870.99	ASH	10		X		1	0
1822	870.89	ASH	9		X		1	0
1823	870.60	ASH	11		X		1	0
1824	870.36	ASH	10		X		1	0
1825	870.54	ASH	9		X		1	0
1826	870.43	ASH	8		X		1	0
1827	870.36	ASH	9		X		1	0

TREE PRESERVATION

LENNAR
ST. HILAIRE PROPERTY
September 22, 2016

TREE TAG NUMBER	ELEVATION	TREE TYPE	DIAMETER	DIAMETER	SAVE	REMOVE	NO. OF SAVED TREES	NO. OF REMOVED TREES
1828	870.09	ASH	9		X		1	0
1829	870.30	OAK	8		X		1	0
1830	870.64	OAK	4		X		1	0
1831	870.32	OAK	8		X		1	0
1832	870.73	OAK	7		X		1	0
1833	870.46	OAK	5		X		1	0
1834	870.76	OAK	7		X		1	0
1835	870.72	ASH	10		X		1	0
1836	870.34	ASH	11		X		1	0
1837	870.47	OAK	10		X		1	0
1838	870.90	OAK	6		X		1	0
1839	870.74	OAK	6		X		1	0
1840	870.87	ASH	8		X		1	0
1841	870.13	ASH	10		X		1	0
1842	870.01	OAK	4		X		1	0
1843	870.16	ASH	8		X		1	0
1844	869.64	ELM	10		X		1	0
1845	870.54	OAK	4		X		1	0
1846	871.11	OAK	9		X		1	0
1847	870.80	ASH	10		X		1	0
1848	870.65	ASH	10		X		1	0
1849	870.62	OAK	7		X		1	0
1850	870.61	OAK	8		X		1	0
1851	870.61	OAK	5		X		1	0
1852	870.52	ASH	9		X		1	0
1853	870.67	OAK	5		X		1	0
1854	870.65	ASH	10		X		1	0
1855	869.05	OAK	9		X		1	0
1856	869.41	OAK	7		X		1	0
1857	869.34	OAK	9		X		1	0
1858	869.51	OAK	8		X		1	0
1859	869.46	OAK	5		X		1	0
1860	869.34	OAK	5		X		1	0
1861	869.39	OAK	8		X		1	0
1862	869.32	OAK	9		X		1	0
1863	869.40	OAK	10		X		1	0
1864	869.35	OAK	6		X		1	0
1865	869.27	OAK	6		X		1	0
1866	869.20	OAK	5		X		1	0
1867	869.27	OAK	7		X		1	0
1868	869.22	ASH	9		X		1	0
1869	869.44	OAK	10		X		1	0
1870	869.62	OAK	5		X		1	0
1871	869.59	OAK	5		X		1	0
1872	869.35	ASH	9		X		1	0
1873	869.07	OAK	7		X		1	0
1874	869.44	OAK	6		X		1	0
1875	869.27	ASH	11		X		1	0
1876	869.65	OAK	8		X		1	0
1877	870.08	OAK	8		X		1	0
1878	869.60	ASH	9		X		1	0
1879	869.70	OAK	7		X		1	0
1880	869.71	OAK	7		X		1	0
							378	499

TOTAL NUMBER OF TREES	**877**	
NUMBER OF TREES SAVED	**378**	**(43.1%)**
NUMBER OF TREES REMOVED	**499**	**(56.9%)**

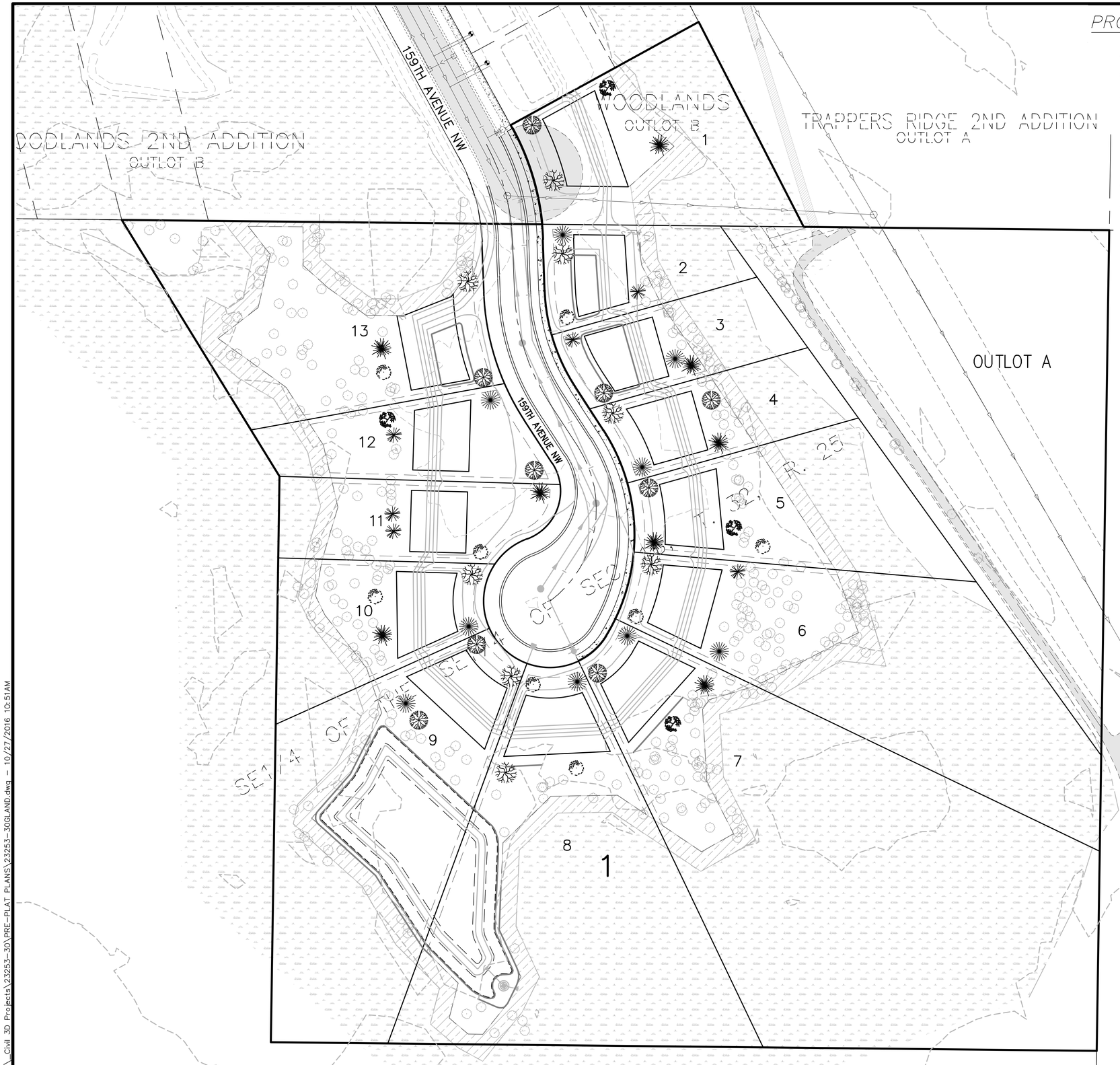
James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2500 W. Cty. Rd. 42, Suite 120, Burnsville, MN 55337
PHONE: (952)890-6044 FAX: (952)890-6244

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.
JOEL G. COOPER
Date: 10/7/16 Reg.No. 18495

ST. HILAIRE PROPERTY
RAMSEY, MINNESOTA
PRELIMINARY TREE PRESERVATION PLAN
FOR
LENNAR
16305 36TH AVE N, #600, PLYMOUTH, MN

DRAWN BY CJK
DATE 10/7/16
REVISIONS
CAD FILE 23253-30TP
PROJECT NO. 23253-30
5.12

F:_Civil 3D Projects\23253-30\PRE-PLAT PLANS\23253-30TP.dwg — 10/07/2016 10:20AM


WOODLANDS 2ND ADDITION
OUTLOT B
159TH AVENUE NW
WOODLANDS
OUTLOT B
TRAPPERS RIDGE 2ND ADDITION
OUTLOT A
OUTLOT A
1
2
3
4
5
6
7
8
9
10
11
12
13
159TH AVENUE NW
SEE SHEET 2
SEE SHEET 2
SEE SHEET 2

GENERAL GRADING NOTES:

1. SPECIFICATIONS WHICH APPLY ARE THE MOST RECENT EDITIONS OF THE CITY OF RAMSEY AND THE MINNESOTA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR HIGHWAY CONSTRUCTION UNLESS MODIFIED HEREIN ON THESE CONTRACT DOCUMENTS.

2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO UTILIZE THE "GOPHER STATE ONE CALL" EXCAVATION NOTICE SYSTEM AS REQUIRED UNDER MINNESOTA STATUTE CHAPTER 216D, 48 HOURS PRIOR TO PERFORMING ANY EXCAVATION (PHONE 651-454-0002 IN THE TWIN CITIES METRO AREA OR TOLL FREE 1-800-252-1166).

3. GRADING CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND UTILITIES WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO CONSTRUCTION.

4. ALL CONSTRUCTION AS CALLED FOR ON THESE CONTRACT DOCUMENTS SHALL BE PERFORMED IN ACCORDANCE WITH ALL OSHA REQUIREMENTS.

5. ALL LOT AND EASEMENT DIMENSIONS ARE SUBJECT TO FINAL PLAT.

6. IT IS THE RESPONSIBILITY OF THE GRADING CONTRACTOR TO DISPOSE OFF-SITE ALL TREES, STUMPS, BRUSH, OR OTHER DEBRIS THAT EXISTS WITHIN THE CONSTRUCTION AREAS. TREES TO REMAIN SHALL BE DESIGNATED BY THE ENGINEER.

7. THE GRADING CONTRACTOR SHALL SCHEDULE THE SOILS ENGINEER SO THAT CERTIFICATION OF ALL CONTROLLED FILLS CAN BE FURNISHED TO THE OWNER DURING AND UPON COMPLETION OF THE PROJECT.

8. DENSITY TESTS SHALL BE TAKEN TO EVALUATE THE COMPACTION WITHIN THE STREETS, TRAVEL WAYS OR PARKING LOTS. WITHIN THE UPPER 3 FEET OF STREET, TRAVEL WAYS OR PARKING LOT SUBGRADE, THE CONTRACTOR SHALL INSURE THAT ALL SOILS BE NOT MORE THAN ONE PERCENTAGE POINT OVER THE SOIL'S STANDARD PROCTOR OPTIMUM MOISTURE CONTENT, AND THAT COMPACTION TO A MINIMUM OF 100% OF STANDARD PROCTOR DENSITY BE PROVIDED. IN AREAS BELOW THE UPPER THREE FEET OF SUBGRADE OF THE STREETS, TRAVEL WAYS OR PARKING LOTS, THE CONTRACTOR SHALL INSURE THAT ALL SOILS BE NOT MORE THAN THREE PERCENTAGE POINTS OVER THE SOIL'S STANDARD PROCTOR OPTIMUM MOISTURE CONTENT, AND THAT COMPACTION TO A MINIMUM OF 95% OF STANDARD PROCTOR DENSITY BE PROVIDED. THE GRADING TOLERANCE FOR THESE AREAS SHALL BE WITHIN 0.1'±.

9. LOT GRADING AND/OR THE PREPARATION OF BUILDING PADS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. THE GRADING TOLERANCE SHALL BE 0.3'±. ALL EARTHWORK OPERATIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE HUD-FHA DATA SHEET 79G "LAND DEVELOPMENT WITH CONTROLLED EARTHWORK", PROVIDING FOR A MINIMUM OF 95% STANDARD DENSITY, OR AS OTHERWISE SPECIFIED BY THE GEO-TECHNICAL ENGINEER.

10. IN AREAS WHERE RETAINING WALLS ARE PROPOSED ON CONTROLLED FILL AREAS, A MINIMUM 95% STANDARD DENSITY NEEDS TO BE ATTAINED WHERE FILL THICKNESSES EXCEED 10' BELOW WALL FOUNDATION ELEVATIONS, A HIGHER MINIMUM OF 98% SHALL BE ATTAINED

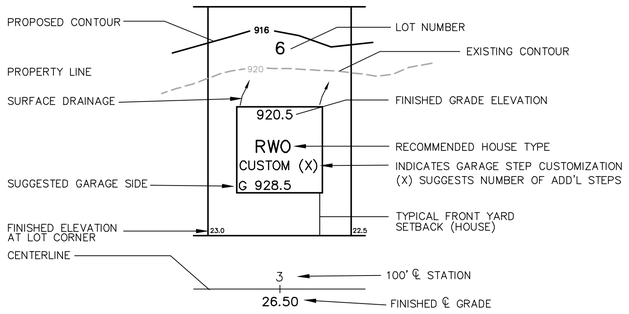
11. BUILDING PADS SHOWN ON EACH LOT ARE TYPICAL ONLY. THE DEPTH OF THE PAD FROM FRONT TO BACK SHALL BE GRADED THROUGHOUT THE FULL WIDTH OF THE LOT OR AS NECESSARY TO ALLOW FOR CONSTRUCTION OF A BUILDING AT THE MINIMUM SIDE YARD SETBACKS. (REFER TO THE PLANS FOR SPECIFIC SETBACK DISTANCES.) IF UNSUITABLE SOIL CONDITIONS ARE ENCOUNTERED WITHIN A PROPOSED BUILDING PAD THAT CANNOT BE CORRECTED OR REMOVED, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER OF THE CONDITIONS AND TO LOCATE THE LIMITS OF THE UNSUITABLE AREAS.

12. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO KEEP PUBLIC STREETS, TRAVEL WAYS, PARKING LOTS AND TRAILS UTILIZED FOR INGRESS TO AND EGRESS FROM THE CONSTRUCTION SITE FREE OF DIRT AND OTHER DEBRIS WHICH RESULTS FROM SAID GRADING CONSTRUCTION. AFTER THE STREET SURFACING THAT IS A PART OF THE STAGE I IMPROVEMENTS IS INSTALLED, THE PERMITTEE SHALL CLEAR ANY SOIL, EARTH, OR DEBRIS FROM THE STREETS RESULTING FROM THE CONSTRUCTION OF THE STAGE I IMPROVEMENTS. IF AFTER A MINIMUM OF TWENTY-FOUR (24) HOURS' NOTICE FROM THE CITY, PERMITTEE HAS NOT CLEARED ANY SOIL, EARTH, OR DEBRIS FROM THE STREETS RESULTING FROM THE CONSTRUCTION OF THE STAGE I IMPROVEMENTS, THE CITY MAY REMOVE SUCH ACCUMULATIONS OF SOIL, EARTH, AND DEBRIS FROM THE STREETS.

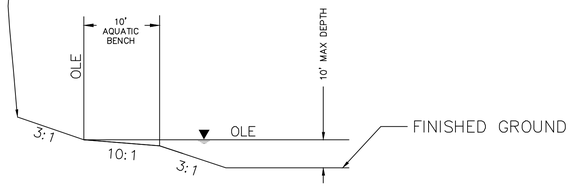
13. THE SITE GRADING TOLERANCE FOR THE SITE SHOULD BE 0.1' FOR STREETS AND 0.3' FOR LANDSCAPED/OPEN AREAS.

SPECIFIC GRADING NOTES:

1. THE EXISTING TOPOGRAPHY AND CONTOUR ELEVATIONS ON THE PLANS WERE PROVIDED BY JAMES R. HILL, INC. ON OR ABOUT 9/21/16. THE DEGREE OF ACCURACY OF THE EXISTING CONTOURS SHOWN ON THE PLAN IS EQUAL TO ± ONE HALF THE CONTOUR INTERVAL.



TYPICAL LOT

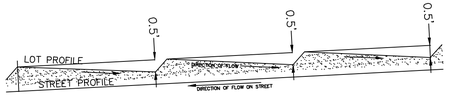


TYPICAL NURP BASIN CROSS SECTION

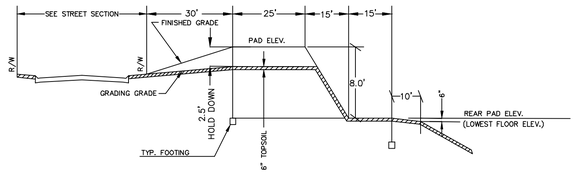
RECOMMENDED HOUSE TYPES

RWO	WALKOUT LOT- FINISHED GROUND ELEVATION FOR REAR BASEMENT WALKOUT IS 8.5' LOWER THAN FINISHED GROUND ELEVATION SHOW AT FRONT OF HOUSE. BASEMENT FLOOR ELEVATION IS 0.5' ABOVE REAR FINISHED GROUND ELEVATION SHOWN.

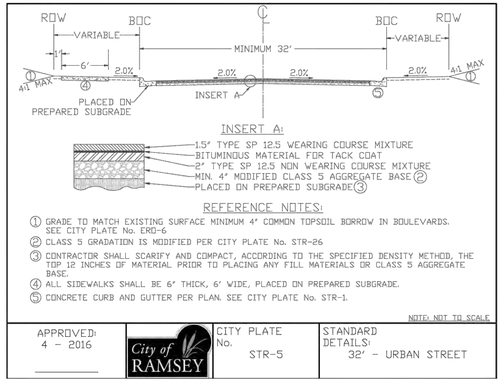
NOTE: FOR ALL RECOMMENDED HOUSE TYPES, GARAGE FLOOR ELEVATION IS 0.3' ABOVE FINISHED GROUND ELEVATION SHOWN AT FRONT OF HOUSE. TOP OF BLOCK ELEVATION IS 0.7' ABOVE FINISHED GROUND ELEVATION SHOWN AT FRONT OF HOUSE.



LOT BENCHING DETAIL



RAMBLER WALKOUT SECTION (RWO)

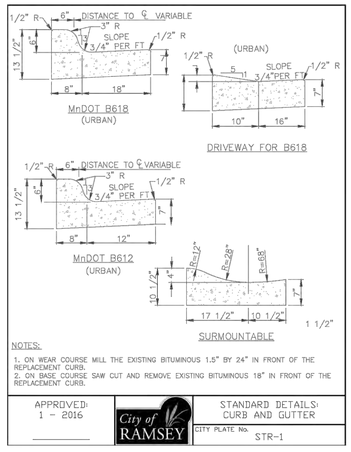


REFERENCE NOTES:

1. GRADE TO MATCH EXISTING SURFACE MINIMUM 4" COMMON TOPSOIL BORROW IN BOULEVARDS. SEE CITY PLATE No. ERD-6
2. CLASS 5 GRADATION IS MODIFIED PER CITY PLATE No. STR-26
3. CONTRACTOR SHALL SCARIFY AND COMPACT, ACCORDING TO THE SPECIFIED DENSITY METHOD, THE TOP 12 INCHES OF MATERIAL PRIOR TO PLACING ANY FILL MATERIALS OR CLASS 5 AGGREGATE BASE.
4. ALL SIDEWALKS SHALL BE 6' THICK, 6' WIDE, PLACED ON PREPARED SUBGRADE.
5. CONCRETE CURB AND GUTTER PER PLAN. SEE CITY PLATE No. STR-1.

NOTE: NOT TO SCALE

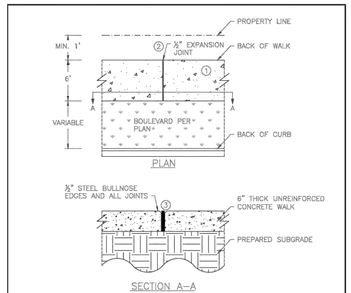
APPROVED: 4 - 2016	City of RAMSEY	CITY PLATE No. STR-5	STANDARD DETAILS: 32' - URBAN STREET



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: 1 - 2016	City of RAMSEY	STANDARD DETAILS: CURB AND GUTTER
		CITY PLATE No. STR-1



NOTE:

1. BROOM FINISH CONCRETE WALK SURFACE
2. MAXIMUM 100 FOOT SPACING BETWEEN EXPANSION JOINTS
3. 1/2" EXPANION JOINT MEETING MNDOT SPEC 3702. PROVIDE ONE PIECE OF FILLER FOR THE ENTIRE DEPTH AND WIDTH OF THE JOINT

NOT TO SCALE

APPROVED: 10 - 2015	City of RAMSEY	STANDARD DETAILS: CONCRETE SIDEWALK
		CITY PLATE No. STR-3

GENERAL UTILITY CONSTRUCTION NOTES:

1. SPECIFICATIONS: THE WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF RAMSEY STANDARD SPECIFICATIONS AND CITY ENGINEER ASSOCIATION OF MINNESOTA SPECIFICATIONS, MOST RECENT VERSION.

2. EXISTING FACILITIES: IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION OF ALL EXISTING UTILITIES BEFORE STARTING CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO SANITARY AND STORM SEWER, WATERMAIN, NATURAL GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES.

THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY CONFLICT BETWEEN THE EXISTING UTILITIES AND THE PROPOSED CONSTRUCTION. THE ENGINEER IN COOPERATION WITH THE UTILITY COMPANIES, SHALL DETERMINE THE NECESSITY FOR ANY RELOCATION OF THESE FACILITIES.

THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND FACILITIES SO THAT THEY WILL CONTINUE TO FUNCTION IN THEIR PROPER MANNER BOTH DURING CONSTRUCTION AND IN THE FUTURE. ANY SUPPORTING STRUCTURE THAT MAY BE REQUIRED BECAUSE OF THE CONTRACTOR'S OPERATION SHALL BE PROVIDED BY HIM.

THE CONTRACTOR SHALL BRING TO THE ATTENTION OF THE ENGINEER ANY CONDITIONS SUCH AS SAND IN MANHOLES OR VALVE BOXES EXISTING PRIOR TO THE CONTRACTOR'S EXCAVATION. ONCE EXCAVATION HAS COMMENCED, IT WILL BE ASSUMED THAT ALL DAMAGE TO UNDERGROUND UTILITIES HAS BEEN CAUSED BY THE CONTRACTOR'S OPERATIONS AND IT WILL BE HIS RESPONSIBILITY TO MAKE THE NECESSARY REPAIRS.

3. CONTRACTOR RESPONSIBILITIES: THE CONTRACTOR SHALL MAKE HIS OWN ARRANGEMENTS FOR RECEIVING WATER FROM PUBLIC OR PRIVATE SOURCES AND SECURE NECESSARY PERMITS AND PAY REGULAR CHARGES. WATER IS AVAILABLE AT THE CITY FILL STATION, 14100 JASPAR STREET. WATER MAY NOT BE TAKEN FROM HYDRANTS.

THE CITY ENGINEER AND THE ENGINEER SHALL BE NOTIFIED 48 HOURS PRIOR TO COMMENCING WORK. CONTRACTORS SHALL BE SUBJECT TO SHUT DOWN IF PROPER NOTIFICATION IS NOT GIVEN TO THE ENGINEER.

CITY STREETS THAT ARE UTILIZED FOR INGRESS TO OR EGRESS FROM THE CONSTRUCTION SITE SHALL BE KEPT FREE OF DIRT AND OTHER DEBRIS RESULTING FROM SAID CONSTRUCTION. COST FOR THIS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.

THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN ADEQUATE STORM DRAINAGE PROTECTION OF THE SITE IN ORDER TO PREVENT EROSION AND SILTING OF ON-SITE AND OFF-SITE AREAS. THIS SHALL BE ACCOMPLISHED BY PLACEMENT OF HAY BALES OR FILTER FABRIC FENCE AROUND THE DRAINAGE INLETS AND OUTLETS AND BY CONSTRUCTION OF DITCHES, BERMS, DEBRIS BASINS, FILTER FABRIC FENCING AND BY ANY OTHER ON-SITE PROTECTION AS DETERMINED BY THE ENGINEER. UNLESS SPECIFICALLY CALLED OUT AS A BID ITEM ON THE BID FORM, ANY TEMPORARY DITCHING, CULVERTS, HAY BALES, AND FILTER FABRIC FENCE NECESSARY TO ACCOMPLISH THIS SHALL BE AT THE CONTRACTOR'S EXPENSE.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT AND LEAVE UNDISTURBED THOSE MARKERS OR MONUMENTS SET FOR THE SUBDIVISION OF LAND.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO UTILIZE THE "GOPHER STATE ONE CALL" EXCAVATION NOTICE SYSTEM AS REQUIRED UNDER MINNESOTA STATUTE CHAPTER 216D, 48 HOURS PRIOR TO PERFORMING ANY EXCAVATION (PHONE 454-0002 IN THE TWIN CITIES METRO AREA OR TOLL FREE 1-800-242-8511).

4. COMPACTION: DENSITY TESTS SHALL BE TAKEN ON ALL TRENCHES WITHIN THE STREET CROSS SECTION AND THE PAD AREAS TO EVALUATE THE COMPACTION ACHIEVED DURING UTILITY CONSTRUCTION. WITHIN THE UPPER 3 FEET OF STREET SUBGRADE THE CONTRACTOR SHALL INSURE THAT ALL SOILS BE NOT MORE THAN ONE PERCENTAGE POINT OVER THE SOIL'S STANDARD PROCTOR OPTIMUM MOISTURE CONTENT, AND THAT COMPACTION TO A MINIMUM OF 100 % OF STANDARD PROCTOR DENSITY (AASHTO T-99) BE PROVIDED. WITHIN UTILITY TRENCHES IN OPEN SPACE AREAS (PAD AREAS) AND AREAS BELOW THE UPPER 3 FEET OF STREET SUBGRADE, THE CONTRACTOR SHALL INSURE THAT ALL SOILS BE NOT MORE THAN THREE PERCENTAGE POINTS OVER THE SOIL'S STANDARD PROCTOR OPTIMUM MOISTURE CONTENT, AND THAT COMPACTION TO A MINIMUM OF 95 % OF STANDARD PROCTOR DENSITY BE PROVIDED. THE SURFACE OF ALL UTILITY TRENCHES SHALL BE FINISHED GRADED TO THE ELEVATIONS AS STAKED BY THE ENGINEER TO WITHIN A TOLERANCE OF ±0.3' IN OPEN SPACE AREAS AND ± 0.1' WITHIN STREET RIGHT OF WAYS. THE DENSITY WILL BE TESTED BY AN APPROVED TESTING LABORATORY. AN APPROVED TESTING METHOD WHICH UTILIZES A NUCLEAR DENSITY METER MAY BE USED FOR THE DENSITY TESTS. THE LOCATION OF THE TESTS WILL BE AT THE DIRECTION OF THE ENGINEER.

THE OWNER SHALL BEAR ALL COSTS OF THE TESTING. ANY AREAS WHICH FAIL TO MEET THE COMPACTION REQUIREMENTS OUTLINED IN THIS SECTION SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE. ALL COSTS FOR ANY RE-TESTING ASSOCIATED WITH ANY CORRECTIVE WORK SHALL BE AT THE EXPENSE OF THE CONTRACTOR.

5. ALL WATERMAIN TO BE INSTALLED WITH 7.5' MINIMUM COVER.

6. ALL 6" WATERMAIN TO BE CONSTRUCTED OF DIP CLASS 53 PIPE & 8" WATERMAIN TO BE CONSTRUCTED OF DIP CLASS 52 PIPE.

7. ALL 8" SANITARY SEWER TO BE CONSTRUCTED OF PVC SDR 35 PIPE.

BENCHMARK

#1 TNH LOT 1, BLOCK 2, WOODLANDS 1ST ADD.
TOP NUT HYDRANT ELEV=897.75

#2 TNH LOTS 6&7, BLOCK 4, WOODLANDS 1ST ADD.
TOP NUT HYDRANT ELEV=885.00

James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2500 W. Cty. Rd. 42, Suite 120, Burnsville MN 55337
PHONE: (952)890-6044 FAX: (952)890-6244

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.
JOEL G. COOPER
Date: 10/7/16 Reg.No. 18495

ST. HILAIRE PROPERTY
RAMSEY, MINNESOTA
DETAILS
FOR
LENNAR
16305 36TH AVE N, #600, PLYMOUTH, MN 55446

DRAWN BY
CJK
DATE
10/7/16
REVISIONS

CAD FILE
23253-30D
PROJECT NO.
23253-30
6.10

F:\Civil 3D Projects\23253-30\PRE-PLAT PLANS\23253-30D.dwg - 10/07/2016 07:32AM

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	NOVEMBER 23, 2016	**PROJECT ADDRESS**	NORTH OF ALPINE DRIVE, WEST OF RAMSEY BOULEVARD
PROJECT. TITLE	WOODLANDS 4TH ADDITION PRELIMINARY PLAT, CUL-DE-SAC LENGTH VARIANCE, AND LOT DEPTH VARIANCE		
ESCROW #			
DEPARTMENT:	Community Development: Planning Division (Zoning Code)		
TECHNICAL REVIEWER:	Name: Eric Maass, Consultant City Planner Phone: (763) 576-4306 Email: EMaass@wsbeng.com		

Preliminary Plat Review

We offer the following comments regarding the Preliminary Plat submittal for Woodlands 4th Addition as it relates to the City's Zoning Code. Preliminary Plat submittal consists of fifteen (15) sheets, prepared by James R. Hill, Inc. dated October 7, 2016. The proposal includes a request for a Preliminary Plat and two (2) variances.

Staff provides the following comments that require revision:

Sheet 1.10

1. Remove the text under Minimum Setbacks related to the Side (garage) yard setback that reads "(Including livable space above and behind garage).
2. Correct Label in legend for Wetland setback that indicates it as a Wetland Buffer. Should read "Proposed Wetland Setback (16.5' Minimum)".

Sheet 2.10

1. Lot 2, Block 1 does not meet the lot depth requirement of 100 feet for a width of 60 feet that is not encumbered by wetland, wetland setback area, floodway, or other unbuildable areas. If a variance is not approved revisions will be necessary to adjust the remaining lots to use up the land previously shown as being within Lot 2, Block 1.
2. Include the 100-year floodplain elevation on the preliminary plat.
3. Preliminary Plat submittal will need to clearly label the sixteen and a half (16.5) foot wetland setback either with a leader line label or through the addition of the wetland setback line type into the legend.
4. Need to add property owner and address to sheet.
5. Note that the 16.5 foot wetland setback should be encumbered by a drainage and utility easement.
6. Correct Label in legend for Wetland setback that indicates it as a Wetland Buffer. Should read "Proposed Wetland Setback (16.5' Minimum)".
7. Current measurements shown do not reflect a distance of 30 feet from each side property line. Revise front yard setback dimensions to be measured from the front property line.

Sheet 3.20

1. Please revise drawings to reflect the construction of a trail between Lot 1 Block 1 and Lot 1 Block 2 that will connect from the proposed sidewalk along 159th Avenue NW and the existing boardwalk/trail to the east. Amend associated plan sheets as necessary.

Sheet 3.30

1. Include a Lot Elevation Table that also indicates the 100-year elevation and add a column that indicates the Regulatory Flood Protection Elevation.

Sheet 5.10

1. Add note that all tree clearing activities shall occur prior to April 15 or after July 15 to minimize the potential introduction of Oak Wilt to the site.
2. Add precautionary steps to be taken on site to protect oak trees from Oak Wilt and/or reference said plan and that it is incorporated by reference.
3. Trees shown as to be removed (Numbers 1007, 1008, 1009, 10011, 1012, 1013, 1014, 1015, 1016, 1020, 1022, 1028, 1029, 1030, 1033, 1041, 1042, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1055, 1057, 1063, 1064, 1065, 1070, 1085, and 1087 can be credited and do not count toward removal total.

Sheet 5.12

1. Show the total Diameter at Breast Height (DBH) of trees to be removed and total Diameter at Breast Height (DBH) of trees to be saved.

Sheet 5.20

1. Add note to sheet that indicates that any deviation from planting plan as shown requires City approval.

Staff provides the following comments for general review of applications:

General. The Preliminary Plat proposes re-platting Outlot B, Woodlands Addition and the adjacent parcel to the south parcel legally described below, into thirteen (13) single family residential lots. All thirteen (13) of the new lots would be accessed by the extension of 159th Avenue NW.

> That part of the Southeast Quarter of the Southeast Quarter of Section 16, Township 32, Range 25, Anoka County, Minnesota, described as follows:
>
> Commencing at the northwest corner of said Southeast Quarter of the Southeast Quarter; thence on an assumed bearing of South 89 degrees 24 minutes 10 seconds East, along the north line of said Southeast Quarter of the Southeast Quarter, a distance of 352.58 feet to the point of beginning of the land to be described; thence continuing South 89 degrees 24 minutes 10 seconds East, along said north line, a distance of 968.77 feet to the northeast corner of said Southeast Quarter of the Southeast Quarter; thence South 00 degrees 52 minutes 52 seconds West, along the east line of said Southeast Quarter of the Southeast Quarter, a distance of 805.01 feet; thence North 89 degrees 24 minutes 10 seconds West a distance of 810.01 feet; thence North 00 degrees 52 minutes 52 seconds East a distance of 555.01 feet; thence North 31 degrees 37 minutes 00 seconds West a distance of 295.48 feet to the point of beginning.

Lot Sizes. The minimum lot size in the R-1 Residential District (MUSA) is 10,800 square feet with a minimum lot width of 80 feet (90 feet for corner lots), measured at the building setback line. City ordinance now also requires that each lot have an area sixty (60) feet wide by one hundred (100) feet deep not encumbered by wetland, wetland setback area, floodway, or other unbuildable areas. Note that lot width is measured at the property line abutting a street at the minimum setback line of the applicable zoning district.

Lot 2, Block 1 does not meet the requirement of sixty (60) feet wide by one hundred (100) feet deep of area not encumbered by wetland, wetland setback area, floodway, or other unbuildable areas. As such, the Applicant has submitted an application for a

variance from this requirement. In reviewing Lot 2 Block 1, as proposed, that lot does not contain the same excessive side yard seen in previous proposals requesting the same variance. The excessive side yard was able to accommodate future improvements such as decks and accessory buildings. As such, Staff would not be supportive of a variance for lot 1 block 1. It would be Staffs suggestion that the Applicant reduce the total number of lots to twelve (12) and split the land currently shown as Lot 2 amongst the other remaining parcels.

Setbacks and Dimensional Standards.

MUSA	
Required	**Proposed**
Front yard: 30 feet	30 feet
Side yard uninhabitable: 6 feet	6 feet
Side yard habitable: 10 feet	10 feet
Side yard corner lot: 30 feet	N/A
Rear yard: 30 feet	30 feet
Minimum lot width*: 80 feet/corner lot 90 feet	80 feet
Lot depth**: 100 feet with a minimum width of 60 feet	Lots 1, Block 1 does not meet requirement.
Wetland: 16.5 feet	16.5 feet

**Note: Minimum Lot Width is measured at front yard setback line, property must abut built street.*
*** Lot depth required is 100 feet for a width of 60 feet that is not encumbered by wetland, wetland setback area, floodway, or other unbuildable areas.*

Density. The R-1 Residential regulations for the MUSA area allows a net density of up to 3 units per acre (excluding wetlands and major road rights-of-way). The proposed density is 1.3 units per acre.

Floodplains. There are floodplains within the boundaries of the project area. The floodplain includes only Floodfringe.

Wetlands. There are significant wetlands on the property that will need to be delineated and encumbered with drainage and utility easements on the Preliminary and Final Plats. The project will be subject to review by the Lower Rum River Watershed Management Organization (LRRWMO) regarding both the wetland delineation as well as stormwater calculations. Note that City Code now requires a sixteen and a half foot (16.5') setback from a wetland edge and that the setback area be encumbered with drainage and utility easement. *Ensure that all wetland setback areas are entirely within proposed drainage and utility easements.*

Landscaping. Each lot is required to have two (2) front yard trees installed. The plan currently shows the required two (2) front yard trees for each lot. The proposed trees are positioned in the boulevard area to serve as street trees (as spacing permits). Deciduous trees shall be at least one (1) inch in diameter and coniferous trees shall be at least five (5) feet in height. Each lot is subject to the City's topsoil requirement.

The Tree Inventory and Protection Plan will need to show the total number of (DBH) inches removed and total number of (DHB) inches saved. Currently the Plan only indicates the total number of trees, but not the total number of DBH inches for each category. Once that information is provided the plan can be reviewed for compliance with the Tree Preservation Ordinance.

Due to the presence of larger stands of oak trees, tree clearing activities shall occur prior to April 15 or after July 15 to minimize the potential introduction of Oak Wilt to the site and this note must be added to both the Grading, Drainage, and Erosion Control Plan as well as the Tree Inventory and Protection Plan. Additionally, please consult with the Certified Arborist that prepared the Tree Inventory and Protection Plan to prepare a plan that identifies the precautionary steps to be taken on site to protect oak trees from Oak Wilt.

The Landscape Plan is generally acceptable. However, we would like to work with you to focus at least one (1) of the two (2) required front yard trees to be located within the boulevard (between the sidewalk and back of curb or, for those areas with no sidewalk, within ten [10] feet of the back of curb) to create a street tree presence. Street trees shall only consist of deciduous species. Any changes to the species shall receive approval by the City prior to installation.

The Environmental Policy Board (EPB) reviewed the Landscape and Tree Preservation Plans at its meeting on November 21st and recommended approval of both contingent upon compliance with this review letter.

Density Transitioning: As proposed, the development is subject to the density transitioning standards found in City Code Section 117-110. It appears that the wetland area in the rear of each of the proposed lots creates a natural buffer of more than 300 feet between the existing homes in the R-1 Residential (Rural Developing) district. This would satisfy the density transitioning requirements.

Streets and Access. The Preliminary Plat indicates that 159th Avenue NW would be extended to the south to serve the thirteen (13) lots. Cul-de-sac length is limited to a maximum of 600 feet; the proposed length of the cul-de-sac is an additional 400 feet onto the existing 900 foot existing cul-de-sac. The Applicant has submitted an application for a variance to cul-de-sac length. If the variance request is not approved, the Preliminary Plat will need to be revised to reflect a cul-de-sac length of not more than 600 feet or 159th Avenue NW will need to be extended to Alpine Drive, or Ramsey Boulevard NW. The connection to either of these roadways would result in significant wetland impacts. Staff is supportive of the cul-de-sac length variance as proposed.

Trails. The plans currently do not show a trail access to the existing boardwalk located to the east of lots 1-7 (inclusive). The City currently holds, and the plans show, a sizeable drainage and utility easement between lots 1 and 2 of Block 1 where a trail could be constructed that would provide a pedestrian connection to the boardwalk to the east. Staff suggests the addition of a paved trail between Lots 1 and 2 of Block 1 to connect to the existing trail to the east of Lots 1-6 (inclusive) of Block 1.

Grading and Drainage Plans. A permit from the LRRWMO will be required. Please also see review comments from the Engineering Division.

Development Fees. Development Fees will be due with the Plat including, but not limited to, Park Dedication, Trail Development, and Stormwater Management. These fees are collected at the time the Final Plat is recorded and at the rate in effect when the plat is recorded.

Development Agreement: An executed Development Agreement will be required prior to releasing the plat for recording.

Cul-De-Sac Length Variance Review

The Applicant is currently proposing a cul-de-sac that would measure approximately 1,300 feet in total length. Currently 900 feet of a cul-de-sac road exists and the Applicant is proposing to add an additional approximately 400 feet of roadway to that cul-de-sac. City Code Section 117-614 Subd. (C)(3) limits the length of cul-de-sacs to 600 feet.

The existing 159th Avenue NW that terminates into a cul-de-sac had an approved variance for a temporary cul-de-sac until which time that this proposed addition were constructed. 159th Avenue NW if extended to

either Alpine Drive, or Ramsey Boulevard NW would require extensive impacts to surrounding wetlands and as such Staff is not supportive of an extension.

Fire, Engineering, and Public Works Staff have reviewed the proposed cul-de-sac and find it acceptable.

Staff recommends approval of the Cul-De-Sac length variance as requested.

Lot Depth Variance Review

The Applicant is proposing one lot that would not meet the City's requirement for lot depth which requires that each lot have an area sixty (60) feet wide by one hundred (100) feet deep not encumbered by wetland, wetland setback area, floodway, or steep slopes. Lot 2, Block 1 does not meet this requirement. There are significant wetlands in the rear yard of the lot indicated above limiting the amount of useable/buildable space.

While the proposed encroachment is just 125 square feet, as proposed, Lot 2 Block 1 does not contain an excessively large side yard area which could provide space for future improvements such as a deck or accessory building. While the lot is shown to be in excess of 100 feet wide at the front, the lot becomes narrower at the rear of the property reducing the width of the rear of the lot to a distance of 83 feet which is considered an average width for a rear yard.

The Environmental Policy Board (EPB) reviewed the proposal and recommended that the variance to lot depth not be approved.

Due to the lack of a practical difficulty and the absence of an excessively large side yard that would satisfy the spirit and intent of the lot depth ordinance, Staff recommends denial of the Lot Depth variance as requested.

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	NOVEMBER 18, 2016	**PROJECT ADDRESS**	TBD
PROJECT. TITLE	WOODLANDS 4TH ADDITION		
ESCROW #	115353		
DEPARTMENT:	Community Development: Planning Division (Landscape Plan & Environmental Resources)		
TECHNICAL REVIEWER:	Name: Chris Anderson, City Planner Phone: 763-433-9817 Email: canderson@cityoframsey.com		

We offer the following comments regarding the Tree Inventory and Protection Plan and the Landscape Plan, both prepared by James R. Hill, Inc. and dated October 7, 2016:

The City's Natural Resources Inventory (NRI) identifies some moderate quality wetlands and altered/non-native plant communities on and/or very near the project site (site is approximated by the red box).

An existing boardwalk trail follows parallel with Ditch 66 to the west. Staff would like to work with the Developer to ensure a trail connection to the boardwalk from the extension of 159th Ave NW (a mid-block connection).

The Landscape Plan is generally acceptable. It currently shows four (4) trees installed per lot, which exceeds the minimum requirement of two (2) front yard trees. However, this is at least in part needed to replace trees that were removed as Woodlands was initially developed. Species, size, and quantities are acceptable. However, we would like to work with you to focus at least one (1) of the required front yard trees to be located within the boulevard (between the sidewalk and back of curb or, for those areas with no sidewalk, within ten [10] feet of the back of curb) to create a street tree presence. Street trees shall only consist of deciduous species. A note should

be added to the plan stating that any deviation from the planting plan requires approval of the City prior to installation.

The Tree Preservation Plan indicates that forty-three percent (43%) of the existing significant trees will be preserved. However, City Code requires forty percent (40%) of the Diameter at Breast Height (DBH) inches of significant trees be preserved on site. Additional information will need to be added to the Tree Preservation Plan to determine if the proposed plan complies with City Code. Specifically, a total tally of significant tree DBH inches should be added, along with a tally of inches removed and preserved, to determine whether any reforestation plantings would be necessary. It would be beneficial to also add a column identifying those trees being removed for stormwater ponding and public sidewalks/trail, as these are exempt from the removal threshold calculation.

Due to the presence of larger stands of oak trees, tree clearing activities shall occur prior to April 15 or after July 15 to minimize the potential introduction of Oak Wilt to the site and this note must be added to both the Grading, Drainage, and Erosion Control Plan as well as the Tree Inventory and Protection Plan. Additionally, please consult with the Certified Arborist that prepared the Tree Preservation Plan to prepare a plan that identifies the precautionary steps to be taken on site to protect oak trees from Oak Wilt. This should be included with the submittal of the Final Plat.

There is floodplain across portions of the project site. There has not been a detailed study completed for this flooding source and therefore, the flood zone is considered to be in the General Floodplain District. This boundary must be identified on the plan set. If there is any disturbance proposed within this floodplain, the Developer must complete a hydrologic and hydraulic analysis to determine the floodway and flood fringe boundaries. The City may require Elevation Certificates for certain lots, prior to the issuance of a Certificate of Occupancy, depending on proximity to the floodplain boundary.

Please be advised that individual lot surveys will be required to include the following information above and beyond what is typically shown: Floodplain boundary (with note of no grading within floodway), wetland, and wetland setback.

Lot 2, Block 1, as proposed, does not meet the minimum lot depth requirement. A variance would be required to consider this a buildable lot. Per the exhibit submitted with the application, it appears that the lot has 95.3 feet of depth before the required wetland setback begins. However, the area of deficiency is only 125 square feet.

Required Sheet Revisions

Sheet 3.30 (Preliminary Grading & Drainage Plan)
- Revise to show tree preservation fence.
- Tree preservation fence must be installed and then approved by City prior to any clearing work.
- Add note stating that any clearing within oak stands shall be performed prior to April 15 or after July 15 to minimize exposure to and/or introduction of oak wilt.
- Revise to show the FEMA floodplain boundary per Panel # 27003C0165E.
- Add precautionary steps to be taken on site to protect oak trees from Oak Wilt and/or reference said plan and that it is incorporated by reference.

Sheet 5.10 (Preliminary Tree Preservation Plan)
- Add note stating that any clearing within oak stands shall be performed prior to April 15 or after July 15 to minimize exposure to and/or introduction of oak wilt.
- Add precautionary steps to be taken on site to protect oak trees from Oak Wilt and/or reference said plan and that it is incorporated by reference.
- Revise to show tree preservation fence.
- Revise to show the FEMA floodplain boundary per Panel # 27003C0165E.

Sheets 5.11-5.12 (Preliminary Tree Preservation Plan)
- Provide a tally of total significant tree DBH inches for the site.
- Provide a tally of DBH inches to be removed.
- Provide a tally of DBH inches to be preserved.
- If less than forty percent (40%) of the DBH inches are preserved, a reforestation plan must be prepared and submitted for review and approval.
- Provide specific species name (not just oak, is it bur oak, northern pin oak, white oak, etc.).
- Add column to identify those trees that are being removed due to stormwater ponding and public sidewalk/trail as these are exempt from the removal threshold calculation.

Sheet 5.20 (Preliminary Landscape Plan)
- Revise plan to include a planting detail or add the City's Tree Planting Detail to the plan set. Note that first set of primary roots shall be at finished grade. Only prune out dead/broken branches.
- Topsoil meeting the City's specification shall be required for each lot. Copies of the load tickets shall be provided to the City. A topsoil inspection shall be requested and completed prior to installation of sod.
- No topsoil (or other fill) shall be placed within any wetland or wetland setback area.

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	NOVEMBER 16, 2016	**PROJECT ADDRESS**	EAST OF VARIOLITE STREET SOUTH OF 161ST AVENUE
PROJECT. TITLE	ST. HILAIRE PROPERTY		
ESCROW #	115353		
DEPARTMENT:	Engineering		
TECHNICAL REVIEWER:	Name: Leonard Linton Phone: 763 433-9834 Email: llinton@ci.ramsey.mn.us		

We offer the following comments regarding the Preliminary Plat Exhibits for St. Hilaire Property. The submittal consists of 15 sheets prepared by James R. Hill, Inc. dated October 7, 2016.

All Sheets:

1. Each sheet must have a legend that identifies the line types and symbols used on that sheet.

Cover Sheet:

1. Turn off the utility lines and structure labels in the plan view. Turn off the tree symbols.

Site Information Plan Sheet C1.21:

1. Add column labels in the drainage summary table, it assumed the columns reflect existing and proposed conditions.
2. Add information for 100 year pond elevation.
3. Included scale bar on sheet.

Preliminary Plat Sheet C2.10:

1. Lot 2 needs to have an area 60 feet wide and 100 feet deep outside of drainage and utility easements.
2. The lot depth dimensions must be drawn to the drainage and utility easement at the back of the lot, not the wetland boundary.
3. The drainage and utility easement between lots 8 and 9 needs to be 20 feet wide, 10 feet either side of the property line due to the storm sewer pipe and the need for access to the pond.
4. The proposed pond must be encompassed in a drainage and utility easement.
5. The easement widths must be labeled.

Preliminary Erosion and Sediment Control Plan Sheet C3.10:

1. The development summary must include roof tops in the impervious calculations.

2. Weekly Erosion Control Inspection logs must be submitted to the City after each inspection.
3. A full record of the inspections must be submitted to the City before project closeout.
4. The City must approve the Notice of Termination before it is submitted.

Preliminary Erosion and Sediment Control Plan Sheet C3.20:

1. Show RIPRAP at the flared end section from the street.

Preliminary Grading and Drainage Plan Sheet C3.30:

1. Revise the lowest floor elevation for lots 5 – 10 to 872.5. This is two (2) feet above the 100 year water level of the adjacent wetlands as required by the Lower Rum River Watershed Management Organization (LRRWMO).
2. The trees that will be removed for grading should not be show on the final grading plan.

Preliminary Utility Plan Sheet C4.10:

1. The storm sewer information for the pond outlet does not match the stormwater model. Provide updated information.
2. The connection to the existing sanitary manhole must be an inside drop. The City has updated their detail for an inside drop.
3. Utility installation will require dewatering. The final plans must show a location for discharge of the dewatering pipes. The downstream ditch must be checked for obstructions prior to starting dewatering.

Details Sheet C6.10:

1. Add the proposed typical section, including pavement section detail.
2. Add sewer, water and storm sewer construction details.
3. Add a note "Streets must be cleaned within 3 hours after notification by City."

A project manual which includes the bid form, contract and specifications must be submitted with the final plans.

Stormwater Model:

The model does not match the Preliminary Utility Plan as noted above. The City stormwater requirements match the LRRWMO requirements which are rate control for the 2, 10 and 100 year storms, infiltration of the first 1 inch of runoff from new impervious surfaces and water quality treatment to achieve 90% reduction of TSS and 60% reduction of TP in water leaving the site.

The bottom of the proposed pond is less than 3 feet above the normal water level of the adjacent wetlands so infiltration on-site will not be credited. The developer will need to develop infiltration elsewhere on the site to treat an equivalent volume or pay into the infiltration mitigation fund

maintained by the City for construction and operation of infiltration practices in an area where it will function properly.

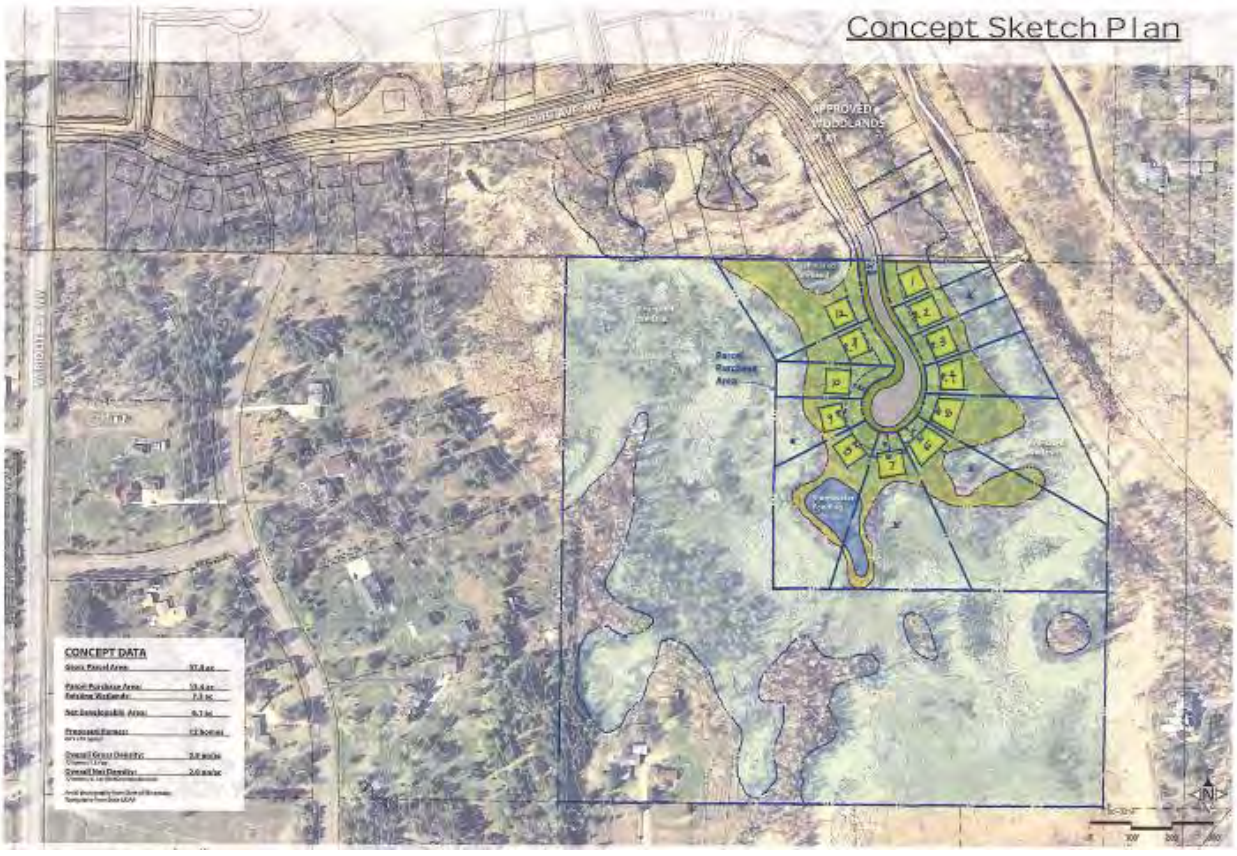
The wetland delineation has been submitted to the LRRWMO. The Stormwater plans must be reviewed and approved by the City prior to submittal to the LRRWMO. The submittal deadline for the LRRWMO is the first Thursday of the month for approval at the board meeting on the third Thursday of the month.

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	NOVEMBER 23, 2016	**PROJECT ADDRESS**	TBD
PROJECT. TITLE	WOODLANDS 4TH ADDITION		
ESCROW #	115353		
DEPARTMENT:	Parks & Public Works		
TECHNICAL REVIEWER:	Name: Mark Riverblood Phone: 763-433-9853 Email:		

For the benefit of the existing and future residents of the Woodlands Addition(s), an ADA compliant bituminous trail should be required to be paved by the Developer generally from the proximity of proposed lot #1's sidewalk to the existing boardwalk/trail to the east.

This trail connection should be over a 15' foot trail easement, even if it is over another municipal utility easement.



5.03: Public Hearing: Consider Request for a Preliminary Plat for Woodlands 4th Addition and Variance Requests to the Lot Depth and Cul-de-Sac Length (Project No. 16-102); Case of Lennar Corporation

Public Hearing

Chairperson Bauer called the public hearing to order at 7:18 p.m.

Presentation

City Planner Anderson presented the staff report stating Lennar Corporation (the "Applicant") has applied for Preliminary Plat approval for Woodlands 4th addition. As part of the application submittal, the Applicant has also included a request for a variance to the maximum allowable length of a cul-de-sac and a variance to the lot depth standard specific to Lot 2, Block 1. Staff discussed the case further and recommended adopting Resolutions #16-12-215 and #16-12-216 granting a variance to allow a cul-de-sac length in excess of 600 feet to an approximate length of 1,300 feet. In addition, Staff recommends adopting Resolutions #16-12-217 and #16-12-218 related to the denial of a variance to lot depth standards for Lot 2, Block 1 of Woodlands 4th addition. Staff also recommends adopting Resolution # 16-12-219 approving the Preliminary Plat for Woodlands 4th Addition subject to compliance with a denied lot depth variance for Lot 2, Block 1.

Citizen Input

Commissioner VanScoy understood the EPB was concerned about the intrusion on the wetland. He commented the building pad on Lot 2 was 60' x 95' and noted the width of the buildable area was wider than 60'.

City Planner Anderson reported this was the case and explained Lot 2 was 100' in width at the street.

Commissioner VanScoy believed there was the capability to put a structure on this lot.

Commissioner Surma had no problems with the variance on the lot. He asked if the lot would have a 6" main line.

Civil Engineer II Linton reported this area would be serviced by an 8" dead-end line.

Commissioner Surma stated he would not support the request as is and recommended the 8" line be looped rather than a dead-end due to the fact the line would become stagnant.

Community Development Director Gladhill indicated the lines were a challenge but commented there was no viable option close to allow the lines to be looped. He estimated that over two miles of line would be needed in order for a loop to be completed.

Commissioner Brauer asked if the line could be looped.

Civil Engineer II Linton reviewed the location of the nearest water main and stated it would not be possible to loop the water lines. He stated staff would be analyzing the turnover rate of the water at Brookfield.

Commissioner VanScoy questioned if the standard cul-de-sac requirements would be met.

City Planner Anderson reported this was the case.

Commissioner VanScoy asked how the negative impacts of the dead-end water lines could be mitigated.

Community Development Director Gladhill described how the City would mitigate the water line concerns noting the hydrants were flushed at least twice a year. He commented the City also treated its water for high-iron content.

Joe Jablonski, Lennar Corporation, appreciated the discussion being held by the Commission. He believed there was enough buildable space on Lot 2 for a home and future improvements. He understood the buffer setback was not buildable. He stated he has worked with longer cul-de-sacs in other developments and has had great success with the lines being flushed.

Commissioner Surma thanked Mr. Jablonski for being present. He believed Lennar was a great partner to the City and has completed great work in the community. He requested that the line flushing be written into the Development Agreement to ensure this work was completed at least three times a year.

Community Development Director Gladhill clarified the City would be conducting the maintenance work and flushing of the lines and not the developer.

Commissioner Anderson questioned if there was any other alternative or shift that could be made to Lot 2.

City Planner Anderson commented on the plans that had been discussed between staff and the applicant for Lot 2. He then offered the following findings if the Commission were to approve the variance to lot depth standards for Lot 2, Block 1.

1. The shape of the wetland boundary is fairly square and parallel to the house pad, compared to previous requests that have been denied.
2. The actual encroachment is much less than previous requests that have been contemplated.
3. The lot is shown with standard house pad dimension of 50’ x 66’.
4. That a 25’ front yard setback would eliminate the encroachment into the setback area.

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

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Surma, Anderson, Brauer, and Nosan. Voting No: None. Absent: None.

Chairperson Bauer closed the public hearing closed at 7:55 p.m.

Commission Business

Motion by Commissioner VanScoy, seconded by Commissioner Anderson, to adopt Resolutions #16-12-215 approving the Favorable Findings of Fact and #16-12-216 granting a variance to allow a cul-de-sac length in excess of 600 feet to an approximate length of 1,300 feet.

Further discussion

City Planner Anderson recommended the hydrant flushing concern be added as a condition to the Preliminary Plat.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Anderson, Brauer, Nosan, and Surma. Voting No: None. Absent: None.

Commissioner Brauer recommended the applicant pursue a 25' front yard setback versus the proposed variance plan for Lot 2.

Mr. Dilbanski supported the front yard setback and stated he would work with staff on this matter.

Chairperson Bauer questioned if the EPB's request for denial of the lot depth variance was based on a previous request made to the City.

City Planner Anderson reported this was the case and noted the EPB had no concerns with this individual lot. Staff believed there were enough differences between the previous request and the one before the Commission this evening to justify approval.

Community Development Director Gladhill asked if the Commission was comfortable moving this variance forward, given the fact another request was denied, or if a front yard variance should be pursued.

Commissioner VanScoy respected the work on the EPB, however, he understood the Planning Commission had to consider a specific land use request on a case by case basis. He believed if the variance was approved, as requested, that the land would be useable for the future homeowner.

Commissioner VanScoy requested an additional finding be added to note that the buildable rear yard lot area would be larger if the lot remained a minimum of 60' x 100' in size.

Motion by Commissioner VanScoy, seconded by Commissioner Surma, to adopt Resolution #16-12-217 approving the favorable Findings of Fact with the following additions:

1. That a twenty-five (25) foot setback, if applied, would eliminate the encroachment, unlike previous requests that have been denied.

2. That the shape of wetland boundary is fairly square and parallel to the house pad compared to previous requests that have been denied, which maximizes developable area.

3. That the actual encroachment is much less than previous requests that have been denied.

4. That the lot is shown with a standard house pad and is not relying on a restricted size house pad or a specific home model unlike past requests that have been denied.

5. That there is additional buildable area beyond the 60'x100' area.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Surma, Anderson, and Nosan. Voting No: Brauer: None. Absent: None.

Motion by Commissioner VanScoy, seconded by Commissioner Nosan, to adopt Resolution #16-12-218 approving the variance to lot depth standards for Lot 2, Block 1 of Woodlands 4th addition.

Further discussion

Commissioner Brauer commented he did not support this variance request due to the fact it was not unique and did not follow the City's criteria.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Nosan, and Surma. Voting No: Anderson and Brauer. Absent: None.

Motion by Commissioner VanScoy, seconded by Commissioner Surma, to recommend that City Council adopt Resolution #16-12-219 approving the Preliminary Plat for Woodlands 4th Addition subject to the City completing additional maintenance on the water lines to eliminate water stagnation at the end of the water lines.

Further discussion

Commissioner Brauer did not support the Preliminary Plat as presented.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Surma, and Nosan. Voting No: Anderson and Brauer. Absent: None.

5.01: Public Hearing: Consider Request for Zoning Amendment for Woodlands 4th Addition (Project No. 16-102); Case of Lennar Corporation.

Public Hearing

Chairperson Bauer called the public hearing to order at 7:02 p.m.

Presentation

Community Development Director Gladhill presented the staff report stating Lennar Corporation (the "Applicant") has applied for Zoning Amendment from R-1 Residential (Rural Developing) to R-1 Residential (MUSA) for property related to Woodlands 4th Addition. Staff discussed the request further and recommended approval of an Ordinance rezoning the project.

Citizen Input

There was no input from the public.

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

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Surma, Anderson, Brauer, and Nosan. Voting No: None. Absent: None.

Chairperson Bauer closed the public hearing closed at 7:05 p.m.

Commission Business

Motion by Commissioner VanScoy, seconded by Commissioner Nosan, to recommend that City Council adopt Ordinance #17-02 approving a Zoning Amendment for the Subject Property from R-1 Residential (Rural Developing) to R-1 Residential (MUSA).

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Nosan, Anderson, Brauer, and Surma. Voting No: None. Absent: None.

DRAFT

ORDINANCE #17-02

CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

AN AMENDMENT TO CHAPTER 117 WHICH IS KNOWN AS THE ZONING AND SUBDIVISIONS CHAPTER OF THE CITY CODE OF RAMSEY, MINNESOTA.

AN ORDINANCE AMENDING SECTION 117-90 "MAP" OF CHAPTER 117 OF THE CITY CODE OF RAMSEY, MINNESOTA.

SECTION 1. AMENDMENT

The following legally described properties or portions thereof, are hereby rezoned from R-1 Residential (Rural Developing) to R-1 Residential (MUSA).

Outlot B, Woodlands Addition, Anoka County, Minnesota; and

That part of the Southeast Quarter of the Southeast Quarter of Section 16, Township 32, Range 25, Anoka County, Minnesota, described as follows:

Commencing at the northwest corner of said Southeast Quarter of the Southeast Quarter; thence on an assumed bearing of South 89 degrees 24 minutes 10 seconds East, along the north line of said Southeast Quarter of the Southeast Quarter, a distance of 352.58 feet to the point of beginning of the land to be described; thence continuing South 89 degrees 24 minutes 10 seconds East, along said north line, a distance of 968.77 feet to the northeast corner of said Southeast Quarter of the Southeast Quarter; thence South 00 degrees 52 minutes 52 seconds West, along the east line of said Southeast Quarter of the Southeast Quarter, a distance of 805.01 feet; thence North 89 degrees 24 minutes 10 seconds West a distance of 810.01 feet; thence North 00 degrees 52 minutes 52 seconds East a distance of 555.01 feet; thence North 31 degrees 37 minutes 00 seconds West a distance of 295.48 feet to the point of beginning.

(the "Subject Property")

SECTION 2. MAP

The City is hereby instructed to cause this amendment to be shown on the "City of Ramsey Zoning Map", which map was adopted pursuant to Section 117-90 of the Ramsey City Code.

SECTION 3. EFFECTIVE DATE

This ordinance becomes effective 30 days after its passage and publication, subject to City Charter Section 5.04.

PASSED by the City Council of the City of Ramsey, Minnesota the _____ day of_____, 2017.

_____
Mayor

ATTEST:

_____
City Administrator

Introduction date:
Posting dates:
Adoption date:
Publication date:
Effective date:

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

RESOLUTION # ~~16-12-219~~17-01-022

RESOLUTION GRANTING PRELIMINARY PLAT APPROVAL OF WOODLANDS 4TH ADDITION

WHEREAS, Lennar Corporation, hereafter referred to as "Developer", properly applied for Preliminary Plat approval of the following described property located in the City of Ramsey:

Outlot B, Woodlands Addition, Anoka County, Minnesota; and

That part of the Southeast Quarter of the Southeast Quarter of Section 16, Township 32, Range 25, Anoka County, Minnesota, described as follows:

Commencing at the northwest corner of said Southeast Quarter of the Southeast Quarter; thence on an assumed bearing of South 89 degrees 24 minutes 10 seconds East, along the north line of said Southeast Quarter of the Southeast Quarter, a distance of 352.58 feet to the point of beginning of the land to be described; thence continuing South 89 degrees 24 minutes 10 seconds East, along said north line, a distance of 968.77 feet to the northeast corner of said Southeast Quarter of the Southeast Quarter; thence South 00 degrees 52 minutes 52 seconds West, along the east line of said Southeast Quarter of the Southeast Quarter, a distance of 805.01 feet; thence North 89 degrees 24 minutes 10 seconds West a distance of 810.01 feet; thence North 00 degrees 52 minutes 52 seconds East a distance of 555.01 feet; thence North 31 degrees 37 minutes 00 seconds West a distance of 295.48 feet to the point of beginning.

(the 'Subject Property');

WHEREAS, the City of Ramsey received a sketch plan for Woodlands 4th Addition from Lennar Corporation; and

WHEREAS, the Planning Commission reviewed the sketch plan on October 6, 2016; and;

WHEREAS, the Ramsey Environmental Policy Board (EPB) considered tree preservation, landscape plan, and potential wetland impacts pertaining to the preliminary plat on November 21, 2016; and

WHEREAS, on December 1, 2016, the Ramsey Planning Commission conducted a public hearing regarding the proposed preliminary plat; and

WHEREAS, on January 5, 2017, the Ramsey Planning Commission conducted a public hearing regarding the proposed zoning amendment; and

WHEREAS, on January 24, 2017, the City Council reviewed the preliminary plat.

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

1) That the Ramsey City Council hereby grants preliminary plat approval of Woodlands 4th Addition in accordance with relevant City Codes, subject to the following conditions:

   a) Compliance with City Staff Review Letter dated November 23, 2016.
   b) Adoption of Ordinance #17-02 rezoning the property from R-1 Residential (Rural Developing) to R-1 Residential (MUSA).
   c) The Developer entering into a Development Agreement with the City.
   d) Metropolitan Council approving the request for a Comprehensive Plan Amendment.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this 24th day of January, 2017.

_____
Mayor

ATTEST:

_____
City Clerk

CC Regular Session **7. 2.**

Meeting Date: 01/24/2017

By: Tim Gladhill, Community Development

Information

Title:

Adopt Resolution #17-01-015 Approving the Preliminary Plat for Vistas at North Commons (Project No. 16-90); Case of Lifestyle Properties (Project Originally Known as Ramsey Town Center 12th Addition/Gleason Plat)

Purpose/Background:

The purpose of this case is to consider approval of a Preliminary Plat for a development known as Vistas at North Commons. The proposed development consists of twelve (12) detached single-family dwellings.

Notification:

Staff attempted to notify all Property Owners within 700 feet of the project.

Observations/Alternatives:

Originally, this site was planned as multiple attached townhomes by the original Master Developer, RTC, LLC. That development proposal received some City review and approvals, but ultimately did not move forward. The development concept was similar to what is seen on the northwest corner of Ramsey Boulevard and Bunker Lake Boulevard (constructed by Pulte Development).

The City has received a Purchase Agreement from Mr. Bill Gleason. Mr. Gleason is proposing a twelve (12) lot detached single-family development. Dwellings are proposed to be a single-level with walkout basement. The floor plan would allow for single-level living, with the basement space as 'bonus' space.

The Planning Commission approved a variance to several aspects of the project as outlined below. The Zoning Code would require sidewalks on all sides of public streets. However, the Developer has stated that the depth of lots makes it impossible to construct a sidewalk along Willimite Street, 147th Terrace, and Xenolith Street. Staff had discussed making changes to the design of the dwelling to provide more equal treatment to the rear facade to better match the front facade. However, this design also created other complications in design and perceived safety of rear yards due to shallow depth. The Planning Commission was comfortable in the Developer's preferred approach.

As noted, Staff would like to see some design enhancements on the rear facade. The Design Framework for The COR specifies equal treatment on all four (4) facades, otherwise discussed as 'four-sided architecture'. In areas where the City has deviated from this design requirement in this general location in the past, the City has received negative feedback regarding design.

The Applicant has noted a density of 4.0 units per acre. However, following the preferred definition, Net Density falls just below four units per acre. This sub-district requires a minimum of 4.0 units per acre. Bunker Lake Boulevard is an arterial road, and therefore excluded from the net density calculation. As the Commission is aware, the City is having ongoing discussions about the definition of Net Density as it relates to local, non-arterial roads being included in the Net Density calculation. Based on previous direction, a Variance to Net Density due to the complications of the layout of the site is being proposed. Adding one (1) additional lot to accommodate a density calculation would create significant design challenges for this style of the development. The Planning Commission approved a Variance to this standard.

Funding Source:

All costs associated with processing the land use application are the responsibility of the Applicant. The project does include a real estate transaction with the City.

Recommendation:

The Planning Commission recommends approval of the Preliminary Plat, contingent upon final review by the City Engineer.

Action:

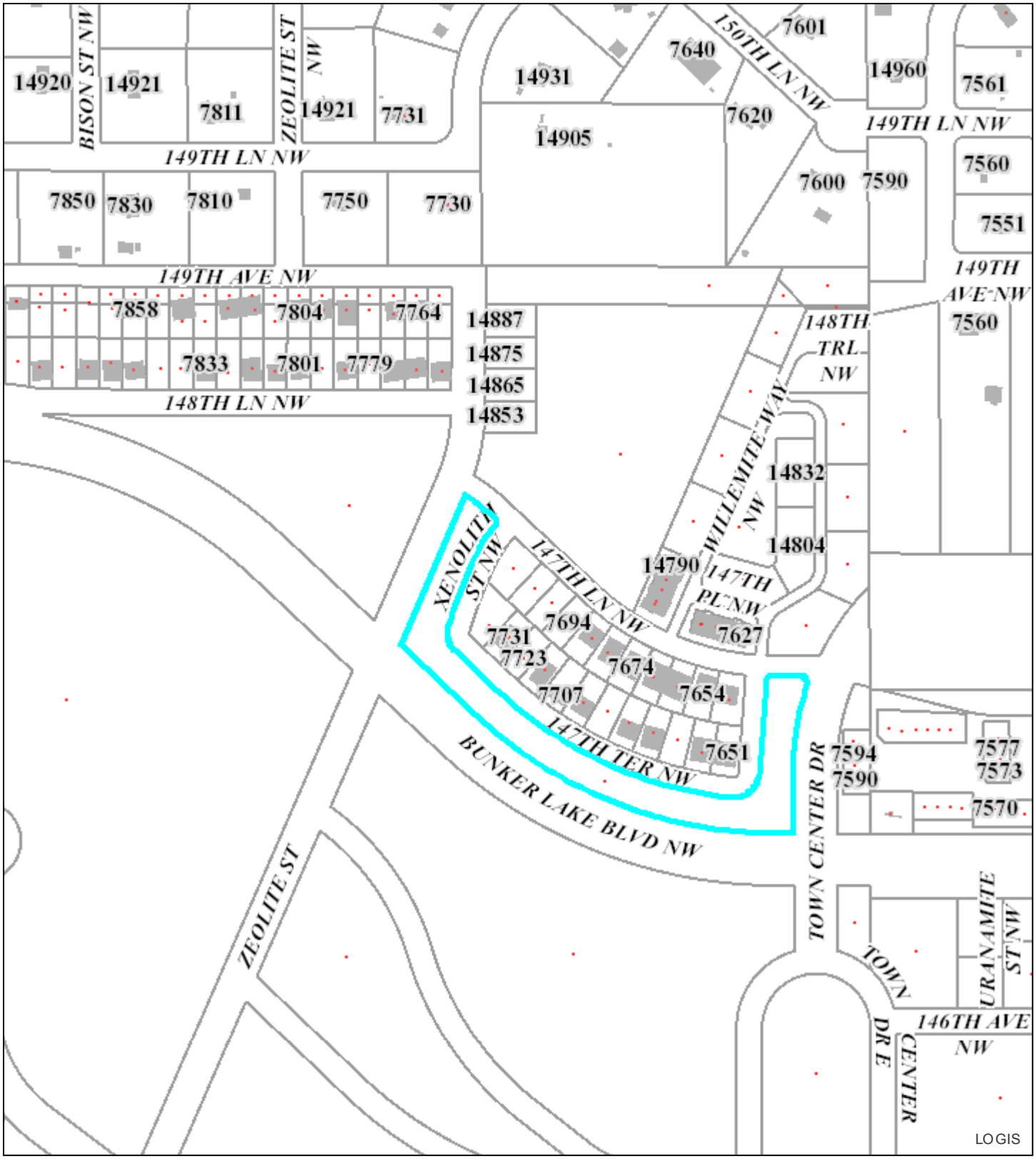
Motion to Adopt Resolution #17-01-015 approving the Preliminary Plat for Vistas at North Commons contingent upon compliance with the Staff Review Letter.

Attachments

Site Location Map
Preliminary Plat
Narrative
Staff Review Letter
Resolution #17-01-013: Findings of Fact
Resolution #17-01-014: Variance
Resolution #17-01-015: Preliminary Plat
DRAFT Planning Commission Minutes dated January 5, 2017

Form Review

Inbox	Reviewed By	Date
Tim Gladhill (Originator)	Tim Gladhill	01/17/2017 04:40 PM
Chris Anderson	Chris Anderson	01/18/2017 08:39 AM
Tim Gladhill (Originator)	Tim Gladhill	01/18/2017 10:58 AM
Kurt Ulrich	Kurt Ulrich	01/19/2017 10:30 AM
Form Started By: Tim Gladhill		Started On: 01/17/2017 08:22 AM
Final Approval Date: 01/19/2017		



City of RAMSEY

Site Location Map

Vistas of North Commons

28-32-25-21-0030

Legend

Site

Parcels

N

Print Date: December 21, 2016

0 550 1,100 Feet

© 2016 Westwood Professional Services, Inc.

PUD Development Plan, Preliminary Plat & Final Plans

for

Vistas at North Commons

Ramsey, Minnesota

Prepared for:

Morning Sun Homes
8862 Zealand Avenue North Bay B
Brooklyn Park, Minnesota 55445
Contact: Mark Meuleners
Phone: 763-424-4222

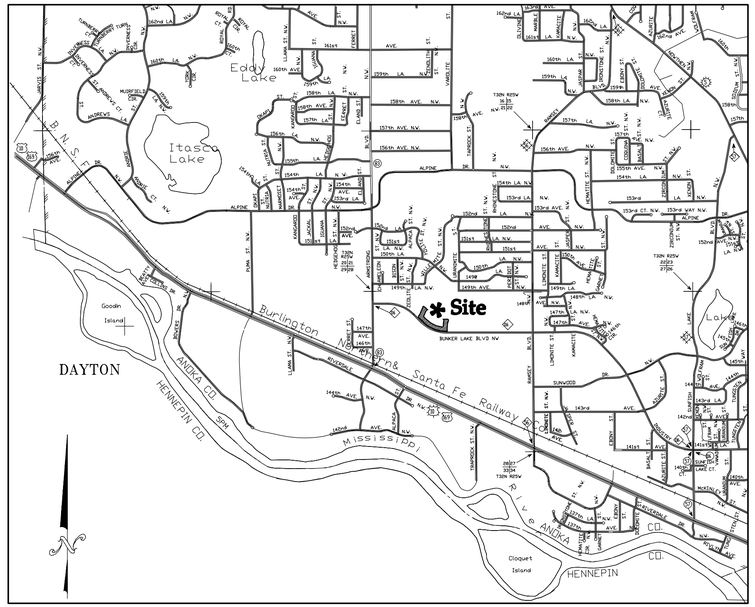
Prepared by:
Westwood

Phone (952) 937-5150 7699 Anagram Drive
Fax (952) 937-5822 Eden Prairie, MN 55344
Toll Free (888) 937-5150 westwoodps.com

Westwood Professional Services, Inc.

Project number: 0009798.00
Contact: John Bender

Vicinity Map



(Not to Scale)

NO.	DATE	REVISION	SHEETS
1	12/20/16	CITY COMMENTS	ALL

Sheet List Table

Sheet Number	Sheet Title
1	Cover
2	Existing Conditions
3	Development Stage PUD – Preliminary Plat
4	Final Grading Plan & Erosion Control Plan
5	Final Utility Service Plan
6	Details
7	Final Landscape Plan
8	Landscape Details

PUD Development Plan, Preliminary Plat & Final Plans
for
Vistas at North Commons
Ramsey, Minnesota

Date: 12/02/2016 Sheet: 1 of 8

0009798CVF01.dwg

© 2016 Westwood Professional Services, Inc.

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

BENCHMARKS:

THE VERTICAL DATUM AVAILABLE IS AT 1988NAVD IN US SURVEY FEET; HELD MNDOT STATION 0202 B = ELEV. 865.02

PROPERTY DESCRIPTION:

Outlot A, RAMSEY TOWN CENTER 8TH ADDITION, according to the recorded plat thereof, Anoka County, Minnesota.

LEGEND

BUSH/SHRUB	STORM MANHOLE
CONIFEROUS TREE	TELEPHONE BOX
DECIDUOUS TREE	TELEPHONE MANHOLE
WETLAND	TRAFFIC CONTROL BOX
STEEL/WOOD POST	HAND HOLE
SIGN–TRAFFIC/OTHER	TRAFFIC LIGHT
SIGN–TRAFFIC/OTHER	GATE VALVE
MAIL BOX	HYDRANT
HANDICAPPED STALL	WATER METER
PERC TEST	CURB STOP BOX
MONITORING WELL	WATER MANHOLE
CABLE TV BOX	WELL
GAS METER	CABLE TV
STREET LITE	GAS LINE
GUY WIRE	POWER OVERHEAD
POWER POLE	POWER UNDERGROUND
ELECTRIC BOX	SANITARY SEWER
ELECTRIC METER	STORM SEWER
ELECTRIC MANHOLE	TELEPHONE OVERHEAD
ELECTRIC TOWER	TELEPHONE UNDERGROUND
SANITARY MANHOLE	WATERMAIN
SEWER CLEANOUT	FENCE LINE
BEEHIVE CATCH BASIN	DECIDUOUS TREE LINE
CATCH BASIN	CONIFEROUS TREE LINE
FLARED END SECTION	CURB & GUTTER
CONCRETE SURFACE	BITUMINOUS SURFACE

0' 50' 100' 150'

0009798EXF01.dwg

Date: 12/02/2016 Sheet: 2 OF 8

Westwood

Phone (952) 937-5150 7699 Anagram Drive
Fax (952) 937-5822 Eden Prairie, MN 55344
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed PROFESSIONAL SURVEYOR under the laws of the State of Minnesota.

Craig W. Morse
Date: 12/20/16 License No. 23021

Revisions:
12/20/16: CITY COMMENTS

Designed:
Checked:
Drawn:
Record Drawing by/date:

Prepared for:
Morning Sun Homes
8862 Zealand Avenue North Bay B
Brooklyn Park, Minnesota 55445

Vistas at North Commons
Ramsey, Minnesota

Existing Conditions

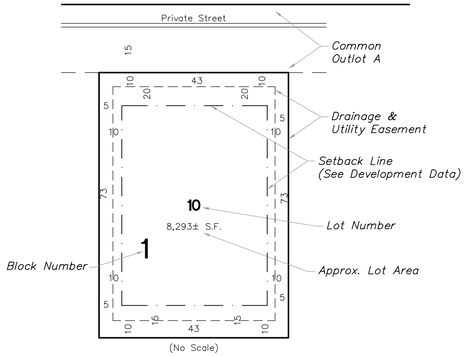
© 2016 Westwood Professional Services, Inc.

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

Development Data

Total Site Area:	3.00 ac.
Existing Zoning:	Town Center (See Master Plan for Sub-Districts
Proposed Zoning:	xxxx
Proposed Units	12
Development Standards	
– Lot Width @ Setback	Varies
– Lot Depth	77'
– Lot Area	8,835 sf (min)
– Average Lot Area	10,888 sf
Setbacks (minimums)	
– Front Yard Setback	20'
– Side Yard Setback	10'/10' 20' Total
– Side Yard Setback (corner)	25'
– Rear Yard Setback	15'

Typical Lot (Varies)

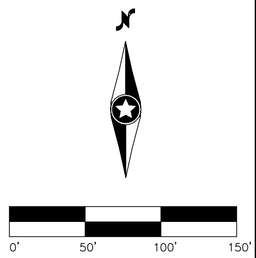


PROPERTY DESCRIPTION:

Outlot A, RAMSEY TOWN CENTER 8TH ADDITION, according to the recorded plat thereof, Anoka County, Minnesota.

NOTE:

The lot dimensions and areas on this plan are approximate. Refer to the final plat and supporting data for exact lot dimensions and areas.



0009798PPF01.dwg

Date: 12/02/2016 Sheet: 3 OF 8

Vistas at North Commons

Ramsey, Minnesota

Development Stage PUD - Preliminary Plat

Westwood

Phone (952) 937-5150 7699 Anagram Drive
Fax (952) 937-5822 Eden Prairie, MN 55344
Toll Free (888) 937-5150 westwoodps.com

Westwood Professional Services, Inc.

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed PROFESSIONAL SURVEYOR under the laws of the State of Minnesota.

Craig W. Morse
Date: 12/20/16 License No. 23021

Revisions:
12/20/16: CITY COMMENTS

Designed:
Checked:
Drawn:
Record Drawing by/date:

Prepared for:

Morning Sun Homes
8862 Zealand Avenue North Bay B
Brooklyn Park, Minnesota 55445

© 2016 Westwood Professional Services, Inc.

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

NOTES:

MASS GRADING AND EROSION CONTROL WAS DESIGNED BY OTHERS.

THIS PLAN IS INTENDED FOR USE IN PREPARING LOT CERTIFICATES, INDIVIDUAL HOME CONSTRUCTION AND LOT GRADING. ADDITIONAL MASS GRADING OF THE SITE IS NOT PROPOSED

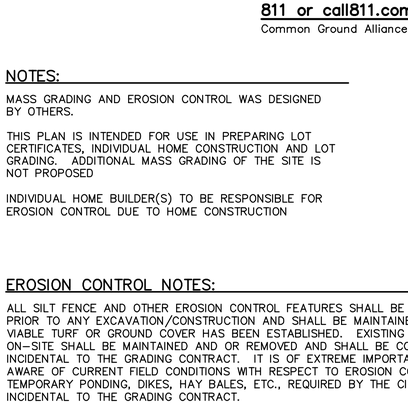
INDIVIDUAL HOME BUILDER(S) TO BE RESPONSIBLE FOR EROSION CONTROL DUE TO HOME CONSTRUCTION

EROSION CONTROL NOTES:

- ALL SILT FENCE AND OTHER EROSION CONTROL FEATURES SHALL BE IN-PLACE PRIOR TO ANY EXCAVATION/CONSTRUCTION AND SHALL BE MAINTAINED UNTIL VIABLE TURF OR GROUND COVER HAS BEEN ESTABLISHED. EXISTING SILT FENCE ON-SITE SHALL BE MAINTAINED AND OR REMOVED AND SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONTRACT. IT IS OF EXTREME IMPORTANCE TO BE AWARE OF CURRENT FIELD CONDITIONS WITH RESPECT TO EROSION CONTROL. TEMPORARY PONDING, DIKES, HAY BALES, ETC., REQUIRED BY THE CITY SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
- ALL STREETS DISTURBED DURING WORKING HOURS MUST BE CLEANED AT THE END OF EACH WORKING DAY. A ROCK ENTRANCE TO THE SITE MUST BE PROVIDED ACCORDING TO DETAILS TO REDUCE TRACKING OF DIRT ONTO PUBLIC STREETS.

GENERAL GRADING & DRAINAGE NOTES:

- ALL CONTOURS AND SPOT ELEVATIONS ARE SHOWN TO FINISHED SURFACE/GUTTER GRADES UNLESS OTHERWISE NOTED.
- ALL DRIVEWAY SPOT ELEVATIONS ARE SHOWN TO TOP BACK CURB
- REFER TO THE SITE PLAN/RECORD PLAT FOR MOST CURRENT HORIZONTAL SITE DIMENSIONS AND LAYOUT.
- THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHICAL FEATURES WITH THE OWNERS AND FIELD-VERIFY PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
- ALL CONSTRUCTION SHALL CONFORM TO LOCAL RULES.
- POSITIVE DRAINAGE FROM THE SITE MUST BE PROVIDED AT ALL TIMES.



LEGEND

- 980 — DENOTES EXISTING CONTOURS
- 980 — DENOTES PROPOSED CONTOURS
- 23.46 — DENOTES EXISTING SPOT ELEVATION AT TOP BACK CURB. (TYP.)
- DENOTES EXISTING STORM SEWER

0' 50' 100' 150'

0009798GDF01.dwg

Date: 12/02/2016 Sheet: 4 OF 8

Vistas at North Commons

Ramsey, Minnesota

Final Grading Plan & Erosion Control Plan

Westwood
Phone (952) 937-5150 7699 Anagram Drive
Fax (952) 937-5822 Eden Prairie, MN 55344
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed PROFESSIONAL ENGINEER under the laws of the State of Minnesota.

John Bender
Date: 12/20/16 License No. 43358

Revisions:
12/20/16: CITY COMMENTS

Designed: JHB
Checked: JHB
Drawn: HW
Record Drawing by/date:

Prepared for:
Morning Sun Homes
8862 Zealand Avenue North Bay B
Brooklyn Park, Minnesota 55445

© 2016 Westwood Professional Services, Inc.

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

General Utility Notes

THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OF ANY DIFFERENCES.

UNLESS OTHERWISE NOTED, ALL MATERIALS, CONST. TECHNIQUES AND TESTING SHALL CONFORM TO THE CITY OF RAMSEY ENGINEERING GUIDELINES & THE CURRENT EDITIONS OF THE "STANDARD UTILITIES SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION BY THE CITY ENGINEERING ASSOCIATION OF MINN." AND TO THE "STANDARD SPECIFICATION FOR HIGHWAY CONSTRUCTION" MINN. DEPT. OF TRANS. THE CONTRACTOR SHALL BE REQUIRED TO FOLLOW ALL PROCEDURES AS OUTLINED BY THE LOCAL AGENCY.

THE CONTRACTOR SHALL RECEIVE THE NECESSARY PERMITS.

VERIFY EXISTING INVERT LOC. & ELEV. PRIOR TO BEGINNING CONSTRUCTION.

THE WATER SERVICE SHALL BE INSTALLED WITH A MIN. OF 7.5 FT. OF COVER. THE CONTRACTOR SHALL VERIFY THE CITY AS-BUILT CONSTRUCTION PLANS TO CHECK LOCATION AND MATERIAL TYPE.

THE CONTRACTOR SHALL CONTACT "GOPHER STATE ONE CALL" FOR FOR UTILITY LOCATIONS PRIOR TO UTILITY INSTALLATION.

MAINTAIN MINIMUM 18" VERTICAL SEPARATION BETWEEN WATER MAIN & SANITARY SEWER.

(XXX.X) DENOTES APPROXIMATE SANITARY SEWER SERVICE INVERT @ 5' OUTSIDE BUILDING FOOTING.

SANITARY SEWER SERVICE STUBS TYPICALLY 3' DOWNSTREAM OF WATER SERVICE CURB STOP

ALL SANITARY SEWER SERVICES ARE 4" SDR 26.

ALL WATER SERVICES ARE 1" COPPER.

ZEOLITE STREET NW

XENOLITH ST NW

147TH LANE NW

147TH TERRACE NW

WILLEMITE ST NW

TOWN CENTER DRIVE

BUNKER LAKE BLVD NW (C.S.A.H. NO. 116)

RE=876.20
IE=861.63 (PER AS-BUILT)

4" IRRIGATION SERVICE

RE=878.17
IE=862.44 (PER AS-BUILT)

RE=877.82
IE=867.08 (PER AS-BUILT)

RE=879.00 (PER AS-BUILT)
IE=866.19 (PER AS-BUILT)

RE=877.56
IE=864.34 (PER AS-BUILT)

RE=878.71
IE=865.14 (PER AS-BUILT)

EX. 8" SANITARY SERVICE
EX. 6" FIRE SERVICE
EX. 4" DOMESTIC SERVICE
(TYP.)

EXISTING SERVICES TO BE UTILIZED FOR PROPOSED BUILDING (TYP)

SERVICES SHOULD BE FIELD VERIFIED AS THEY WERE UNCONFIRMED DURING INITIAL FIELD LOCATE

POUR INVERTS IN EACH SERVICE MANHOLE TO PROVIDE SMOOTH FLOW FROM EACH SERVICE PIPE TO THE EFFLUENT PIPE (TYP.)

INDIVIDUAL HOME BUILDERS TO CONNECT 4" DOMESTIC WATER, 6" FIRE SERVICE AND 8" SANITARY SERVICE IN ACCORDANCE WITH PLUMBING CODE & LOCAL REGULATIONS. VERIFY DEPTH & LOCATION OF EXISTING SERVICES. EACH WATER SERVICE TO HAVE METER INSTALLED, TWO PER LOT (TYP.)

Legend

BUSH/SHRUB	STORM MANHOLE
CONIFEROUS TREE	TELEPHONE BOX
DECIDUOUS TREE	TELEPHONE MANHOLE
WETLAND	TRAFFIC CONTROL BOX
STEEL/WOOD POST	HAND HOLE
SIGN-TRAFFIC/OTHER	TRAFFIC LIGHT
SIGN-TRAFFIC/OTHER	GATE VALVE
MAIL BOX	HYDRANT
HANDICAPPED STALL	WATER METER
PERC TEST	CURB STOP BOX
MONITORING WELL	WATER MANHOLE
CABLE TV BOX	WELL
GAS METER	CABLE TV
STREET LITE	GAS LINE
GUY WIRE	POWER OVERHEAD
POWER POLE	POWER UNDERGROUND
ELECTRIC BOX	SANITARY SEWER
ELECTRIC METER	STORM SEWER
ELECTRIC MANHOLE	TELEPHONE OVERHEAD
ELECTRIC TOWER	TELEPHONE UNDERGROUND
SANITARY MANHOLE	WATERMAIN
SEWER CLEANOUT	FENCE LINE
BEEHIVE CATCH BASIN	DECIDUOUS TREE LINE
CATCH BASIN	CONIFEROUS TREE LINE
FLARED END SECTION	CURB & GUTTER
CONCRETE SURFACE	BITUMINOUS SURFACE

N

0' 50' 100' 150'

0009798UTF01.dwg

Date: 12/02/2016 Sheet: 5 OF 8

Westwood
Phone (952) 937-5150 7699 Anagram Drive
Fax (952) 937-5822 Eden Prairie, MN 55344
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed PROFESSIONAL ENGINEER under the laws of the State of Minnesota.

John Bender
Date: 12/20/16 License No. 43358

Revisions:
12/20/16: CITY COMMENTS

Designed: JHB
Checked: JHB
Drawn: HW
Record Drawing by/date:

Prepared for:
Morning Sun Homes
8862 Zealand Avenue North Bay B
Brooklyn Park, Minnesota 55445

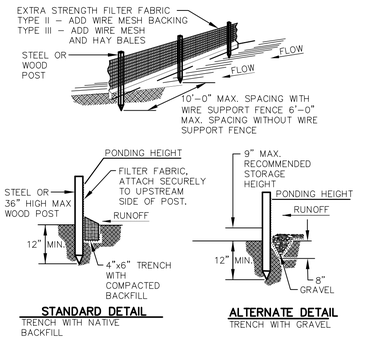
Vistas at North Commons

Ramsey, Minnesota

Final Utility Service Plan

© 2016 Westwood Professional Services, Inc.

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance



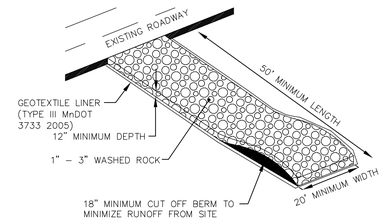
STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL

ALTERNATE DETAIL
TRENCH WITH GRAVEL

NOTE:

1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

Westwood	SILT FENCE	LAST REVISED: 03/03/08
		GD02



NOTE:

ROCK CONSTRUCTION ENTRANCE SHOULD BE A MINIMUM THICKNESS OF 1.0' AND CONTAIN MAXIMUM SIDE SLOPES OF 4:1. ROCK ENTRANCE SHOULD BE INSPECTED AND MAINTAINED REGULARLY. ROCK ENTRANCE LENGTH MAY NEED TO BE EXTENDED IN CLAY SOILS.

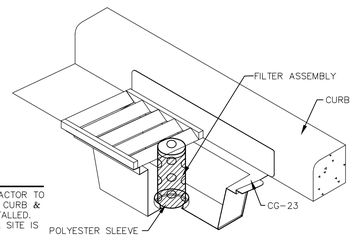
Westwood	ROCK CONSTRUCTION ENTRANCE	LAST REVISED: 03/03/08
		GD05

SPECIFICATIONS AND STANDARDS

AISC MANUAL OF STEEL CONSTRUCTION , 9TH EDITION.
AWS STRUCTURAL WELDING CODE – STEEL , D1.1–94.
29 CFR 1926 – OSHA SAFETY AND HEALTH STANDARDS

DESIGN LOADS

ALLOWABLE AXLE WEIGHT LOAD	n/a
SAFETY FACTOR	n/a
WATER FLOW RATE (THROUGH POLYESTER SLEEVE)	0.476 cfs @ 3" head
MAXIMUM OVERFLOW RATE	2.14 cfs @ 15" head



NOTE:

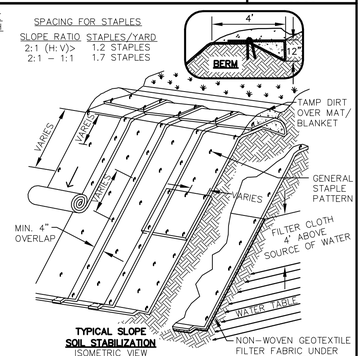
1. STREET CONTRACTOR TO INSTALL AFTER CURB & GUTTER IS INSTALLED. MAINTAIN UNTIL SITE IS STABILIZED.

Westwood	ROAD DRAIN CG–23 "WIMCO" CURB INLET PROTECTION	LAST REVISED: 03/03/08
		GD12

CATEGORY OF BLANKET	STAPLE LENGTH
00	5"
0	5"
1	4"
2	4"
3	6"
4	6"
5	5"
6	5"
7	5"

SPACING FOR STAPLES

SLOPE RATIO	STAPLES/YARD
2:1 (H:V)>	1.2 STAPLES
2:1 – 1:1	1.7 STAPLES



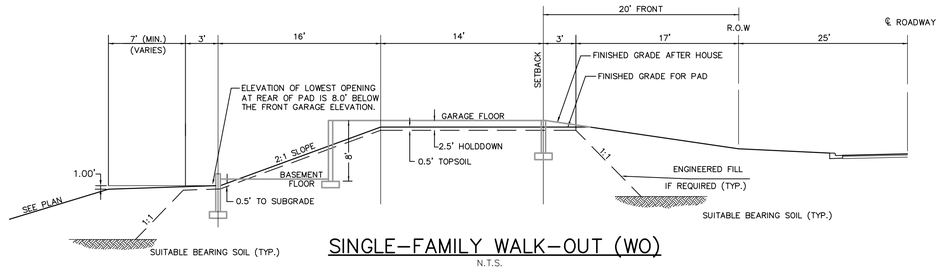
TYPICAL SLOPE SOIL STABILIZATION
ISOMETRIC VIEW

WET SLOPE LINING

NOTE:

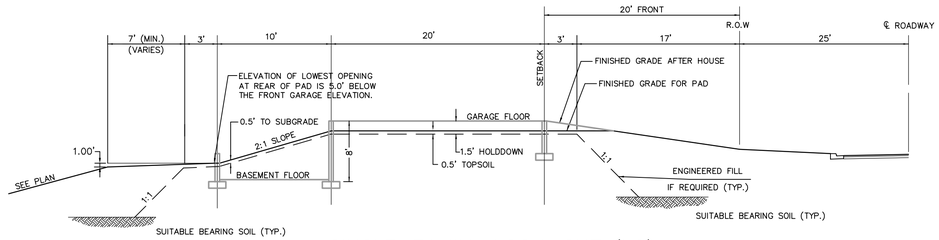
1. MATS/BLANKETS SHOULD BE INSTALLED VERTICALLY DOWNSLOPE.
2. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICK AND GRASS.
3. MATS/BLANKETS SHALL HAVE GOOD SOIL CONTACT.
4. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL.
5. DO NOT STRETCH.

Westwood	TEMPORARY EROSION BLANKETS TURF REINFORCEMENT MATS FOR SLOPES	LAST REVISED: 03/03/08
		GD21



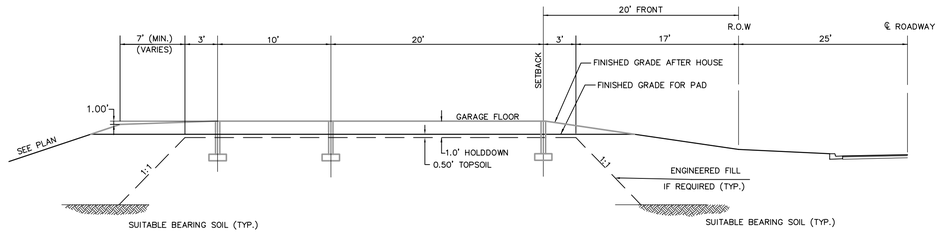
SINGLE–FAMILY WALK–OUT (WO)

N.T.S.



SINGLE–FAMILY LOOK–OUT (LO)

N.T.S.



SINGLE–FAMILY SLAB–ON–GRADE (SOG)

N.T.S.

0009798DTF01.dwg

Date: 12/02/2016 Sheet: 6 OF 8

Westwood
Phone (952) 937-5150 7699 Anagram Drive
Fax (952) 937-5822 Eden Prairie, MN 55344
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed PROFESSIONAL ENGINEER under the laws of the State of Minnesota.

John Bender
Date: 12/20/16 License No. 43358

Revisions:
12/20/16: CITY COMMENTS

Designed:	JHB
Checked:	JHB
Drawn:	HW
Record Drawing by/date:	

Prepared for:

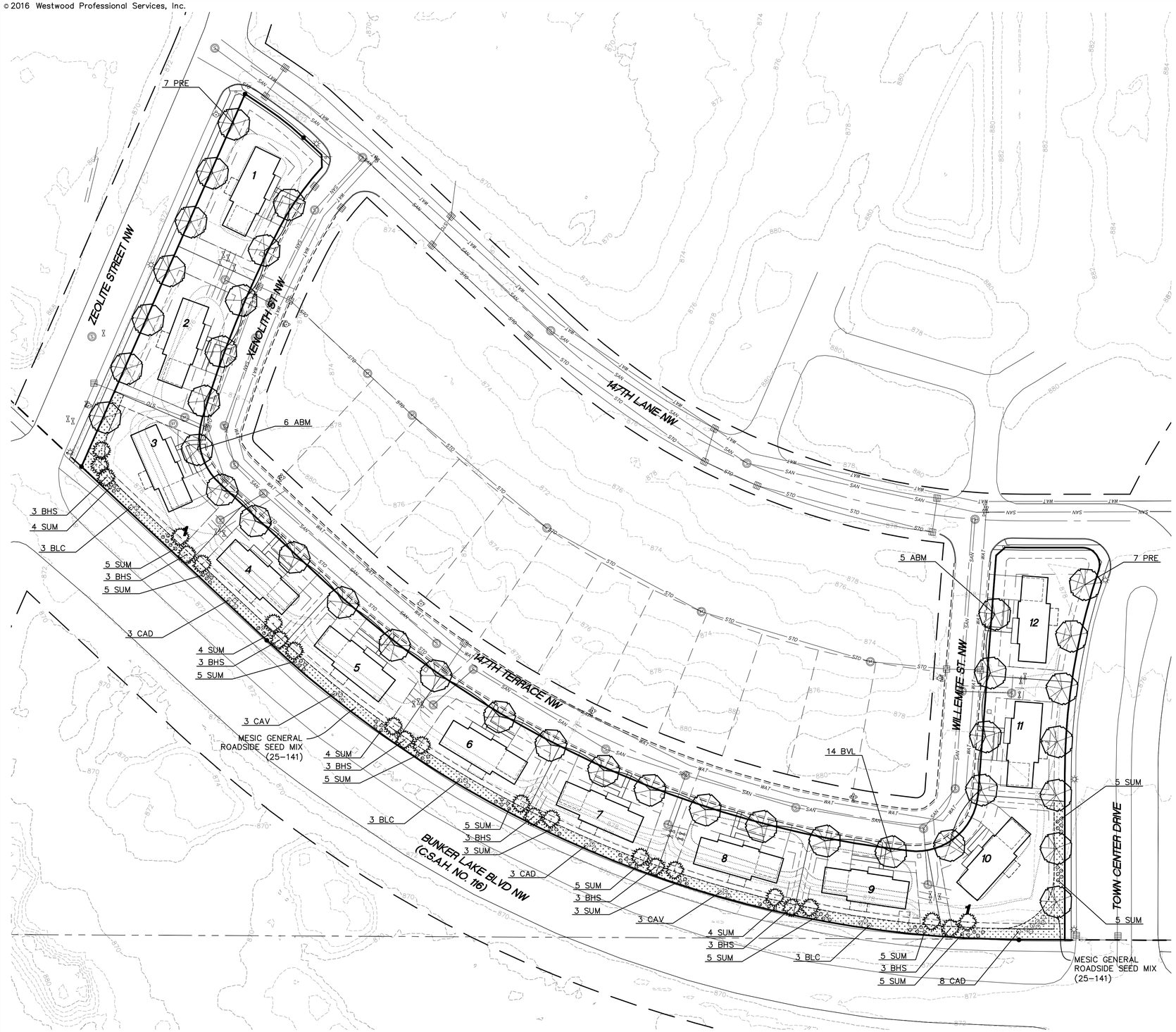
Morning Sun Homes
8862 Zealand Avenue North Bay B
Brooklyn Park, Minnesota 55445

Vistas at North Commons

Ramsey, Minnesota

Details

© 2016 Westwood Professional Services, Inc.



Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

Final Plant Schedule

CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.
ABM	11	Autumn Blaze Maple / Acer x freemanii 'Jeffersred'	1" BB/Cont.	AS SHOWN
BVL	14	Boulevard Linden / Tilia americana 'Boulevard'	1" BB/Cont.	AS SHOWN
PRE	14	Princeton Elm / Ulmus americana 'Princeton'	1" BB/Cont.	AS SHOWN
BHS	33	Black Hills Spruce / Picea glauca densata	5' HT., BB	AS SHOWN
BLC	9	Black Chokeberry / Aronia melanocarpa elata	#2 Cont.	5' O.C.
CAD	14	Cardinal Dogwood / Cornus sericea 'Cardinal'	#2 Cont.	5' O.C.
CAV	6	Compact American Viburnum / Viburnum trilobum 'Bailey Compact'	#2 Cont.	5' O.C.
SUM	77	Staghorn Sumac / Rhus typhina	#2 Cont.	5' O.C.

NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.

Landscape Provisions

TOTAL LANDSCAPING PROVIDED:	72 TREES
* STREET TREES:	39 TREES
* EVERGREEN TREES:	33 TREES
* SITE SHRUBS:	106 SHRUBS

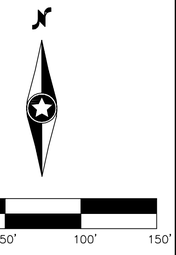
Mesic General Roadside Seed Mix - MNDOT 250

25-141	Mesic General Roadside				
Common Name	**Scientific Name**	**Rate (lb/ac)**	**Rate (kg/ha)**	**% of Mix (by weight)**	**Seeds/ sq ft**
Park Kentucky bluegrass	*Poa pratensis Park*	15.75	17.65	26.69%	502.50
Perennial Ryegrass	*Lolium perenne*	13.25	14.85	22.46%	66.00
Smooth Brome	*Bromus inermis*	7.75	8.69	13.14%	25.42
Canada bluegrass*	*Poa compressa*	7.50	8.41	12.71%	412.00
fowl bluegrass	*Poa palustris*	4.00	4.48	6.78%	191.00
slender wheatgrass	*Elymus trachycaulus*	2.00	2.24	3.40%	5.08
Timothy	*Phleum pratense*	1.75	1.96	2.97%	49.50
switchgrass	*Panicum virgatum*	1.50	1.68	2.54%	7.70
	Grasses Subtotal	53.50	59.97	90.69%	1259.20
Alfalfa	*Medicago sativa*	3.50	3.92	5.92%	18.20
White Clover	*Trifolium repens*	2.00	2.24	3.39%	32.70
	Forbs Subtotal	5.50	6.16	9.31%	50.90
	Total	59.00	66.13	100.00%	1310.10
Purpose:	General non-native mix for roadsides with mesic soils.				
Planting Area:	Statewide				

Combine all components when blending this mix.
*Species in the sheeps fescue complex (Festuca spp.) may be used interchangeably with Canada bluegrass in this mix. Varieties must match those listed on the substitution table.

DENOTES MESIC GENERAL ROADSIDE SEED MIX (25-141)

NOTES: ALL DISTURBED AREAS TO BE SODDED UNLESS NOTED OTHERWISE.



0009798PLF01.dwg

Date: 12/02/2016 Sheet: 7 OF 8

Westwood
Phone (952) 937-5150 7699 Anagram Drive
Fax (952) 937-5822 Eden Prairie, MN 55344
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed PROFESSIONAL LANDSCAPE ARCHITECT under the laws of the State of Minnesota.

Nicholas Meyer
Date: 12/20/16 License No. 53774

Revisions:
12/20/16: CITY COMMENTS

Designed: NTM
Checked: NTM
Drawn: NTM
Record Drawing by/date:

Prepared for:
Morning Sun Homes
8862 Zealand Avenue North Bay B
Brooklyn Park, Minnesota 55445

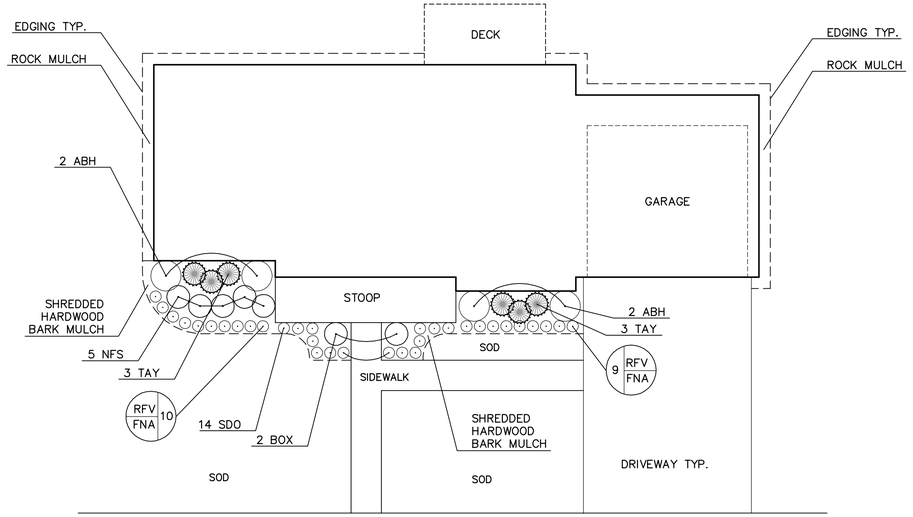
Vistas at North Commons
Ramsey, Minnesota

Final Landscape Plan

© 2016 Westwood Professional Services, Inc.

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

Townhome Planting Plan



Legend

NORTH
VARIES

0' 10' 20' 40'

Townhome Plant Schedule

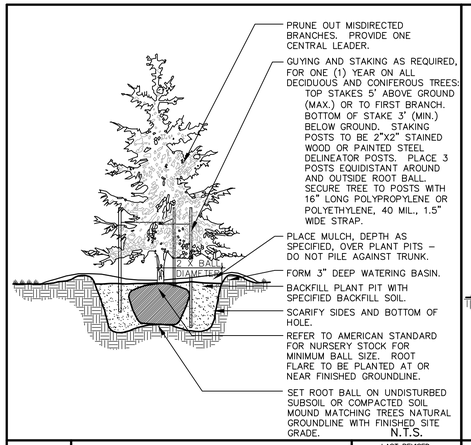
TYPE	CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.
EVERGREEN SHRUBS	TAY	6	Taunton Yew / Taxus x media 'Taunton'	#5 CONT.	4'–0" O.C.
	shade alt:		*no change*		
	BOX	2	Green Mountain Pyramid Boxwood / Buxus x 'Green Mountain'	#5 CONT.	3'–0" O.C.
	shade alt:		*no change*		
	NFS	5	Neon Flash Spirea / Spiraea japonica 'Neon Flash'	#5 CONT.	3'–0" O.C.
	shade alt:		*no change*		
DECIDUOUS SHRUBS	ABH	4	Annabelle Hydrangea / Hydrangea arborescens 'Annabelle'	#5 CONT.	4'–0" O.C.
	shade alt:		*no change*		
	SDO	14	Stella de Oro Daylily / Hemerocallis 'Stella de Oro'	#1 CONT.	18" O.C.
	shade alt:		*no change*	*#1 CONT.*	*18" O.C.*
PERENNIALS	RFV	19	Red Fox Veronica / Veronica spicata 'Red Fox'	#1 CONT.	18" O.C.
	shade alt:		*FNA Fanal Astilbe / Astilbe x arendsii 'Fanal'*	*#1 CONT.*	*18" O.C.*

NOTES:
- QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.
- CONTRACTOR TO SUBSTITUTE USING SHADE ALTERNATE SPECIES AS DETERMINED BY SOLAR ORIENTATION OF BUILDING (IE NORTH SIDE PLANTS RECEIVE SHADE ALTERNATE PLANTS). SEE RESPECTIVE PLANT KEY FOR ALTERNATE SPECIES SUBSTITUTIONS,
- ALL PLANTING BEDS TO BE COVERED WITH SHREDDED HARDWOOD BARK MULCH.
- 1.5' MAINTENANCE STRIP ALONG SIDE AND BACK OF UNITS TO BE ROCK MULCH.

Planting Notes

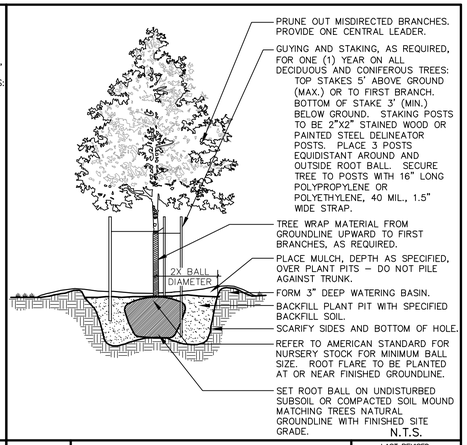
1. CONTRACTOR SHALL CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
2. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
5. CONTRACTOR SHALL PROVIDE ONE YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
6. ALL PLANTS TO BE SPECIMEN GRADE, MINNESOTA–GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:
   ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.
   ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.
   ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
   ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.
   CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
7. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1–2004 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
8. PLANTS TO BE INSTALLED AS PER MNLA & ANSI STANDARD PLANTING PRACTICES.
9. UPON ARRIVAL, ALL TREES INSTALLED BY DEVELOPER TO BE STACKED PRIOR TO INSTALLATION AND REVIEWED BY CITY. CITY SHALL BE NOTIFIED IMMEDIATELY UPON ARRIVAL SO THAT PLANTS CAN BE INSTALLED AS SOON AS POSSIBLE. PROPERLY HEEL–IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
10. PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLAIR. WHERE THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
11. OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
12. PRUNE PLANTS AS NECESSARY – PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
13. THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS PRIOR TO PLANTING.
14. BACKFILL SOIL AND TOPSOIL TO ADHERE TO MN/DOT STANDARD SPECIFICATION 3877 (COMMON TOPSOIL BORROW) AND TO BE NATIVE TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 4" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.
15. 3 INCHES OF HARDWOOD BARK MULCH TO BE USED AROUND ALL TREES WITHIN TURF AREAS.
16. SHREDDED HARDWOOD BARK MULCH TO BE USED FOR LANDSCAPING OF ALL TOWNHOME AND VILLA UNITS. MULCH TO BE SPREAD TO A DEPTH OF 3" FOR ALL TREES AND SHRUBS AND 2" FOR ALL PERENNIALS. ROCK MULCH TO BE USED ON 1.5' MAINTENANCE STRIP ALONG UNIT IN AREAS VOID OF PLANTS. LANDSCAPE CLOTH TO BE LAID IN PLANTING BEDS TO SEPARATE ROCK MULCH FROM SOIL.
17. EDGING TO BE VINYL EDGING, UNLESS OTHERWISE INDICATED. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE.
18. ALL DISTURBED AREAS TO BE SODDED, UNLESS NOTED OTHERWISE. SOD TO BE STANDARD MINNESOTA GROWN AND HARDY BLUEGRASS MIX, FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE.
19. PROVIDE IRRIGATION TO ALL SODDED AREAS ON SITE. IRRIGATION OF STREET TREES & BOULEVARD SOD AREAS TO BE RESPONSIBILITY OF INDIVIDUAL LOTS; BUFFER TREES IN OUTLOTS TO BE IRRIGATED BY DEVELOPER/HOA. NO IRRIGATION TO BE PROVIDED IN CITY OWNED OUTLOT AREAS, UNLESS OTHERWISE NOTED. DRIP IRRIGATION TO BE PROVIDED FOR ALL PLANTING BEDS. IRRIGATION WILL BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED BY THE GENERAL CONTRACTOR.
20. CONTRACTOR SHALL PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
21. REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
22. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.

Planting Details



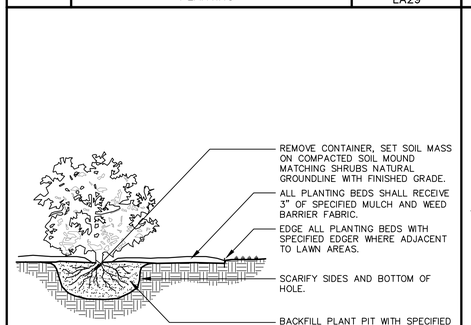
N.T.S.

Westwood	EVERGREEN TREE PLANTING	LAST REVISED: 06/05/13 LA29



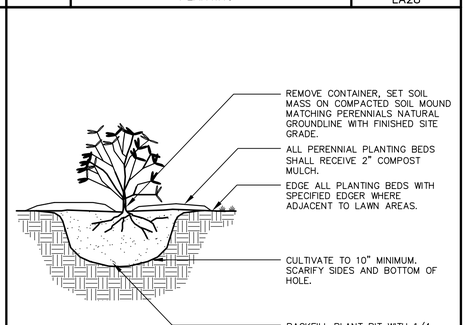
N.T.S.

Westwood	DECIDUOUS TREE PLANTING	LAST REVISED: 06/05/13 LA28



N.T.S.

Westwood	SHRUB PLANTING	LAST REVISED: 06/05/13 LA27



N.T.S.

Westwood	PERENNIAL PLANTING	LAST REVISED: 06/05/13 LA26

0009798PLF02.dwg

Date: 12/02/2016 Sheet: 8 OF 8

Westwood
Phone (952) 937-5150 7699 Anagram Drive
Fax (952) 937-5822 Eden Prairie, MN 55344
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed PROFESSIONAL LANDSCAPE ARCHITECT under the laws of the State of Minnesota.

Nicholas Meyer
Date: 12/20/16 License No. 53774

Revisions:
12/20/16: CITY COMMENTS

Designed: NTM
Checked: NTM
Drawn: NTM
Record Drawing by/date:

Prepared for:
Morning Sun Homes
8862 Zealand Avenue North Bay B
Brooklyn Park, Minnesota 55445

Vistas at North Commons
Ramsey, Minnesota

Landscape Details

Vistas at North Commons

The property is u shaped and has road frontage on all sides. It was originally proposed as multi story condominiums which would be more facing traditional single family homes. The lots are shallow and backyards space is minimal and is facing roadways.

Our proposal is to design and build one story homes that would utilize the property to continue a single family home neighborhood. The homes would be of a "rambler" design and would incorporate walk out basements, look out basements and one level with no basements. All the homes would have two bedrooms, two bathrooms, kitchen, dining room, living room and laundry on one level. The homes will have an attached two car garage and a front porch to comply with the existing neighborhood and the architectural requirements of the area. Our overall design goal is to produce a product that is essential today to meet the changing residential real estate needs.

The property, Outlot A Ramsey Town Center 8th Addn. as part of the prior city approvals and approved construction plans for 147th Terrace, this street right-of-way was platted and constructed with a 50' right-of-way section. The existing street was offset from the center line with a sidewalk planned for the north side only. The original layout for condo buildings did not have a front sidewalk. The reaulting separation from back of curb to the right-of-way on the south side is less than 5', which does not leave enough room to provide a side walk within the right-of-way. Placement of a sidewalk outside of the right-of-way and within the private lot areas is not a viable alternative, as there wouldn't be sufficient room for driveway parking without blocking the sidewalk, and conflicts would arise with the in-place small utilities. Given the existing shallow lot depths, there is no viable option for providing a sidewalk in the front yard without rendering the home sites being unbuildable.

It has been suggested looking into stairs from the rear walking trail to try to comply with the sidewalk approach, however that is not feasible or desirable from our perspective. The rear of the homes will be full walkouts and lookouts. Any rear stairs would be leading directly to the basement levels of the walkout homes. Pedestrians would have to enter to the home's main levels via stairs to a deck, which is awkward.

We feel there are significant security and privacy with having direct pedestrian from a private home to a public trail. As such, no sidewalk connections are planned out to the public trail.

Bill Gleason

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	JANUARY 3, 2017	**PROJECT ADDRESS**	ZEOLITE STREET/BUNKER LAKE BOULEVARD
PROJECT. TITLE	VISTAS AT NORTH COMMONS		
PROJECT #	16-90		
DEPARTMENT:	Community Development: Planning Division (Zoning Code)		
TECHNICAL REVIEWER:	Name: Tim Gladhill, Community Development Director Phone: (763) 433-9826 Email: tgladhill@cityoframsey.com		

We offer the following comments regarding the plan set prepared by Westwood Professional Services, LLC dated December 20, 2016.

Land Use and Zoning: The project area is generally located in the COR-4a Neighborhood District, which is intended to allow for a full range of housing types. The District requires a minimum net density of four (4) units per acre and a maximum of 10 units per acre. The Preliminary Site Plan indicates a net density of approximately three (3) units per acre. The Density shall require the issuance of a Variance, schedule for the same evening as Preliminary Plat Review.

Lot Sizes: There is no minimum lot size requirement in this sub-district

The COR4-a Zoning District requires the following lot standards. The proposed plat complies with these requirements.

Minimum lot size	None
Minimum lot width	20 feet
Minimum lot depth	80 feet

The COR4-a Zoning District requires the following setbacks. The proposed plan complies with these requirements, with the exception of lot depth, which is being handled as part of this case. .

Front yard	0 to 25 feet as measured from building front to edge of sidewalk;
Side yard	None, unless required by building code;
Rear yard	None, unless required by building code.

Sidewalks. The Zoning Code for The COR requires sidewalks to be installed on both sides of public streets. The proposed plat does not include sidewalks on Xenolith, 147th Terrace, or Willemite Street. Previous Planning Commission and City Council was to allow the plat to move forward without these sidewalks due to the lack of depth of lots, with the issuance of a Variance.

Development Fees: Development Fees will be due with the Plat including, but not limited to, Park Dedication, Trail Development, Municipal Water Trunk, Municipal Sanitary Sewer Trunk, and Stormwater Management. These fees are collected at the time the Final Plat is recorded and at the rate in effect when the plat is recorded.

Building Elevations: Elevations of the proposed homes were submitted. Individual homes must meet the minimum design standards of The COR District.

Development Agreement: An executed Development Agreement will be required prior to releasing the plat for recording.

Civil Engineering Review. Approval of the Plat will be contingent upon final review by the City Engineer.

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	DECEMBER 16, 2016	**PROJECT ADDRESS**	TBD
PROJECT. TITLE	RTC 12TH ADDITION		
ESCROW #	115385		
DEPARTMENT:	Community Development: Planning Division (Landscape Plan & Environmental Resources)		
TECHNICAL REVIEWER:	Name: Chris Anderson, City Planner Phone: 763-433-9817 Email: canderson@cityoframsey.com		

We offer the following comments regarding the Landscape Plan prepared by Westwood Professional Services, Inc. and dated December 2, 2016:

- Proposed species are generally acceptable; however, it is recommended that additional shrub species be incorporated into the Final Plant Schedule (overall number is acceptable, just need more diversity). Ideally, no one species/genus should comprise more than twenty-five percent (25%) of the total number of plantings.
- Street trees must be provided in the boulevard space along Zeolite Street, Town Center Drive, and 147th Lane.
- Boulevard plantings shall be spaced at thirty-five (35) feet on center with spacing deviations possible due to vision clearance triangle avoidance and driveway, hydrant, and/or street light locations (it appears that proposed spacing is closer to 50-60 feet on center). Any deviations from the thirty-five (35) foot spacing requirement shall receive approval by the City prior to installation of tree(s). The plans must be revised to incorporate this language and with the adjusted spacing (this may result in the need for additional street tree plantings).
- The tree species shown in the approved Final Plant Schedule shall be the species installed. This will ensure a more consistent appearance and eliminate any chance of an unapproved species from being planted.
- Branching of boulevard trees shall begin no lower than six (6) feet above ground.
- No plantings shall be located within the vision clearance triangle as defined within City Code Section 117-348.
- Boulevard and sidewalk widths shall each be six (6) feet.
- The boulevard area must be improved with topsoil and sod.
- 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, ***including boulevard areas***. 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.

- The edge of existing streets (Zeolite, Town Center Drive, and 147th Lane) shall be shown on all sheets.
- The use of a seed mix rather than sod requires approval by the City Council. If a seed mix is to be used, potentially consider using mix #35-221 (Dry Prairie General) or #35-241 (Mesic Prairie General), both of which contain native species suitable along roadsides.
- Regardless of which seed mix is used, erosion control measures (e.g. erosion blankets) must be identified on the plan due to the slope along Bunker Lake Boulevard.
- The City requires a two (2) year maintenance surety on all tree/shrub plantings.
- Please revise Planting Details to specify that at least the top 1/3 of wire basket and burlap (on all B & B tree stock) shall be removed after the tree is placed in planting hole and partially backfilled with soil.
- There is a Slope Easement along Bunker Lake Boulevard indicating that there is a rather rapid grade change. *The Developer shall provide authorization from the Easement Holder that landscaping (trees/shrubs) is permissible within the easement.*
- Please provide clarification as to whether the seeded areas will be irrigated.

Please submit a revised landscaping plan that addresses these matters (specific Sheet corrections are outlined below).

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

NRI: The site is classified as Urban with Little Vegetative Cover and does not include any significant or high quality natural areas.

Sheet Revisions

Sheet 2

- Revise street name from Town Center Drive to Center Street
- Show the existing road edge of both Zeolite Street and Center Street

Sheet 3

- Revise street name from Town Center Drive to Center Street
- Show the existing road edge of both Zeolite Street and Center Street
- Revise proposed sidewalk and boulevard widths to six (6) feet.

Sheet 4

- Revise street name from Town Center Drive to Center Street
- Show the existing road edge of both Zeolite Street and Center Street

Sheet 5

- Revise street name from Town Center Drive to Center Street

- Show the existing road edge of both Zeolite Street and Center Street

Sheet 7

- Revise street name from Town Center Drive to Center Street
- Show the existing road edge of both Zeolite Street and Center Street
- Revise Final Planting Schedule so that no one species/genus comprises more than twenty-five percent (25%) of the plantings.
- Street trees must be provided along both Zeolite Street and Center Street at a spacing of not more than thirty-five (35) feet on center.
- Adjust spacing of all street trees so that they are no more than thirty-five (35) feet on center.
- Add note stating that any deviation from the approved Final Plant Schedule shall require approval of the City prior to installation.
- Add Landscape Note stating that branching of street trees shall begin no lower than six (6) feet above grade.
- Add the Vision Clearance Triangle to each intersection and ensure than no plantings occur within it.
- Boulevard and sidewalk widths shall be revised to show six (6) feet.
- Add Landscape Note stating that boulevard areas to be improved with topsoil meeting the City's specification and sod.
- Add Landscape Note specifying that all areas not otherwise improved with impervious surfaces shall receive four (4) inches of topsoil meeting the City's topsoil specification. Copies of the load tickets shall be provided to the City and a topsoil inspection shall be completed prior to installation of any landscaping.
- Use of seed mix rather than sod requires approval by City Council. A Landscape Note shall be added to specify the application method, rate (lbs/acre), and erosion control measures.
- Due to the slope
- Add a Landscape Note that states the City requires a pre-planting meeting to review expectations for all street tree installations.

Sheet 8

- Planting Notes to be revised to specify that City requires a two (2) year maintenance warranty on all plantings.
- Revised Planting Detail to specify that the top 1/3 of wire basket and burlap (for B & B root stock) shall be removed after being placed in planting hole and partially backfilling.
- Due to the slope area along Bunker Lake Boulevard, add a Slope Planting Detail.

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

RESOLUTION #17-01-013

A RESOLUTION ADOPTING FINDINGS OF FACT #0977 RELATING TO A REQUEST FOR A VARIANCE TO LOT DEPTH, NET DENSITY, AND SIDEWALK REQUIREMENTS FOR VISTAS AT NORTH COMMONS.

WHEREAS, Lifestyle Properties, hereinafter referred to as "Applicant", properly applied to the City of Ramsey (the "City") for a variance to lot depth, net density, and sidewalk requirements for development of the property legally described as follows:

Outlot A, Ramsey Town Center 8th Addition, Anoka County, Minnesota; and

(the "Subject Property"); and

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF RAMSEY PLANNING, as follows:

1) That the Applicant appeared before the Planning Commission for a public hearing pursuant to Section 117-53 (Variances) of the Ramsey City Code on January 5, 2017, and that said public hearing was properly advertised, and that the minutes of said public hearing are hereby incorporated as a part of these findings by reference.

2) That Section 117-118 of City Code (The COR District) contains the following design requirements.

Design Standard	Required	Actual
Lot Depth	80 feet	77 feet
Net Density	Minimum = 4 units/acre Maximum = 10 units/acre	3 units/acre
Sidewalks	Both side of public roads	One side of road on Xenolith Street, 147th Terrace, and Willemite Street.

3) That the Subject Property was originally designed for row-style townhomes circa 2005/2006, but said development proposal never moved forward.

4) That roads designed for the previous development proposal and existing, adjacent developments have already been installed.

5) That it is not feasible to move the public road to gain the necessary depth to meet City Code requirements for lot depth and create sufficient space to install a public sidewalk at required design standards.

6) That sidewalks exist on at least one side of public roads from previous development.

DRAFT

7) That sidewalks will still be installed on Zeolite Street, 147th Lane, and Center Street.

8) That in order to create a desirable detached single family product due to lot depth, the City believes adding an additional dwelling would create an undesirable product.

9) That the City believes that the Subject Property will no longer feasibly support an attached townhome product as originally planned.

10) That the proposed subdivision is in harmony with the surrounding properties and consistent with the Comprehensive Plan land use guidance.

11) That economic circumstances alone do/do not create the practical difficulties.

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

13) That the plight is/is not created by the Applicant.

14) That, if granted, the Variance will/will not alter the locality's essential character.

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

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

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

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

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

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

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

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

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

DRAFT

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 Planning Commission this the 5th day of January, 2017.

_____
Chairperson

ATTEST:

_____
City Clerk

DRAFT

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

RESOLUTION #17-01-014

A RESOLUTION APPROVING THE ISSUANCE OF A VARIANCE TO LOT DEPTH, NET DENSITY, AND SIDEWALK REQUIREMENTS FOR VISTAS AT NORTH COMMONS AND DECLARING TERMS OF SAME.

WHEREAS Lifestyle Properties, hereinafter referred to as "Applicant", properly applied to the City of Ramsey (the "City") for a variance to lot depth, net density, and sidewalk requirements for development of the property legally described as follows:

Outlot A, Ramsey Town Center 8th Addition, Anoka County, Minnesota; and

(the "Subject Property"); and

WHEREAS, the Planning Commission met on January 5, 2017, conducted the public hearing and adopted Findings of Fact #0977 relating to the request for a variance on the Subject Property.

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

1. Based on Findings of Fact #0977, a variance to lot depth, net density, and sidewalk requirements, is hereby granted for the Subject Property per the Preliminary Plat prepared by Westwood Professional Services dated December 20, 2016.

2. No construction of any building shall commence without the issuance of a building permit.

3. The Permittee shall be responsible for all City costs incurred in administering and enforcing this variance.

4. That this variance shall become null and void if not initiated by January 5, 2018 and initiation shall be considered recording of the Final Plat of Vistas at North Commons.

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

and the following voted against the same:

and the following abstained:

DRAFT

and the following were absent:

Whereupon said resolution was declared duly adopted by the Ramsey Planning Commission this the 5th day of January, 2017.

DRAFT

Lifestyle Properties, hereby acknowledges receipt of this variance and that they have reviewed the terms of the variance and have agreed that they will comply with the terms of the variance.

By: _____

Its: _____

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

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

_____
Notary Public

DRAFT

CITY OF RAMSEY:

By: _____ _____
Planning Commission Chairperson City Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

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

_____
Notary Public

DRAFT

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

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

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

RESOLUTION #16-01-015

RESOLUTION GRANTING PRELIMINARY PLAT APPROVAL OF VISTAS AT NORTH COMMONS

WHEREAS, Lifestyle Properties, hereinafter referred to as "Applicant", properly applied to the City of Ramsey (the "City") for Preliminary Plat Approval on the property legally described as follows:

Outlot A, Ramsey Town Center 8th Addition, Anoka County, Minnesota; and

(the "Subject Property"); and

WHEREAS, the Planning Commission reviewed the sketch plan on October 6, 2016; and;

WHEREAS, the City Council reviewed the Sketch Plan on October 25, 2016; and

WHEREAS, the Environmental Policy Board reviewed the Landscape Plan on December 19, 2016.

WHEREAS, the Planning Commission Reviewed the Preliminary Plat on January 5, 2017 and conducted a Public Hearing on said Preliminary Plat.

WHEREAS, on October 6, 2016, the Ramsey Planning Commission conducted a public hearing regarding the proposed preliminary plat.

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

1) That the Ramsey City Council hereby grants preliminary plat approval of Vistas at North Commons in accordance with relevant City Codes, subject to the following conditions:

    a) Compliance with City Staff Review Letter dated December 3, 2017.
    b) The Developer entering into a Development Agreement with the City.

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

and the following voted against the same:

DRAFT

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this 24th day of January, 2017.

_____
Mayor

ATTEST:

_____
City Clerk

DRAFT

5.04: Public Hearing: Adopt Resolution #17-01-013, #17-01-014, and #17-01-015 Related to the Preliminary Plat for Vistas at North Commons (Project No. 16-90); Case of Lifestyle Properties (Project Originally Known as Ramsey Town Center 12th Addition/Gleason Plat).

Public Hearing

Chairperson Bauer called the public hearing to order at 7:52 p.m.

Presentation

Community Development Director Gladhill presented the staff report stating the purpose of this case is to hold a Public Hearing and consider a recommendation on a Preliminary Plat for a development known as Vistas at North Commons. The proposed development consists of twelve detached single-family dwellings. The Sketch Plan has already been reviewed by the Planning Commission, which has provided policy direction on net density and sidewalk requirements. Staff reviewed the request in detail with the Commission and recommended approval.

Citizen Input

Bill Gleason, 215 Merry Avenue in Wayzata, explained he brought the proposed development to the City. He stated he was excited about the project and believed the proposed product would benefit the City. He thanked staff for all of their assistance on this project.

Commissioner Surma understood Mr. Gleason had a great relationship with the City.

Mr. Gleason discussed his development history with the City noting he exceled at developing difficult properties.

Commissioner Nosan was pleased to see this type of housing product being brought to the City of Ramsey and thanked Mr. Gleason for working with the City on this development.

Chairperson Bauer understood senior housing was a priority for the City.

Commissioner Anderson commented he lives near the proposed development and he and his neighbors support the proposed single-family development. He asked if the units would be screened from the trail.

Mr. Gleason stated he was proposing to have landscaping in order to assist in screening the units from the trail.

Commissioner Brauer supported the development and believed it fit well on the proposed site.

Commissioner VanScoy thanked Mr. Gleason for all of the work he had put into the development.

DRAFT

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

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Anderson, Brauer, Nosan, and Surma. Voting No: None. Absent: None.

Chairperson Bauer closed the public hearing closed at 8:05 p.m.

Commission Business

Motion by Commissioner VanScoy, seconded by Commissioner Brauer, to recommend that City Council adopt Resolutions #17-01-013 (Findings of Fact) and #17-01-014 (Variance) granting a Variance to Vistas at North Commons as indicated in the report.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Brauer, Anderson, Nosan, and Surma. Voting No: None. Absent: None.

Motion by Commissioner VanScoy, seconded by Commissioner Surma, to recommend that City Council adopt Resolution #17-01-015 recommending that the City Council approve the Preliminary Plat for Vistas at North Commons.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Surma, Anderson, Brauer, and Nosan. Voting No: None. Absent: None.

DRAFT

CC Regular Session **7. 3.**

Meeting Date: 01/24/2017

By: Chris Anderson, Community Development

Information

Title:

Consider Request for an Interim Use Permit to Utilize a Membrane Tent Structure for a Secondary Showroom (Project #17-100); Case of Skeeter Boat Center

Purpose/Background:

The purpose of this case is to consider a request from Jim Peterson of Skeeter Boat Center, (the "Applicant") for an Interim Use Permit to erect and utilize a temporary membrane tent structure (the "Structure") as a secondary showroom on the property located at 9421 Highway 10 NW (the "Subject Property"). The Structure would be thirty feet by sixty feet (30' x 60') in size and would have sidewalls. The Applicant has noted that they would not provide heat for the Structure and would ensure access throughout the winter by plowing around the Structure.

The Applicant has stated that they have picked up a second line of boats and that their existing indoor showroom does not have sufficient space to accommodate the new line of products. The Applicant is proposing the use the Structure through the month of May to provide additional showroom space for customer viewing of boats in advance of the fishing opener.

Notification:

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

Observations/Alternatives:

The Subject Property is on the north side of Highway 10 near the city's western border. The Subject Property is in the B-2 Highway Business District, as are the surrounding parcels to the east and west, and is bordered by right-of-way for Highway 10 to the south and BNSF right-of-way to the north. Motor vehicle, implement and recreation equipment sales and service is considered a conditional use in this zoning district; however, the Applicant's operation is considered lawful, non-conforming as this type of use has been in operation on the Subject Property pre-dating the amendment to City Code changing it from a permitted to conditional use.

The B-2 Highway Business District, like each of the other zoning districts, outlines the permitted exterior finishes of all buildings. The membrane style wall finish is not specifically permitted in this, or any other zoning district. However, alternative finishes may be permissible with the approval of the Planning Commission and the City Council. This has been the case for certain 'industry standard' finishes, such as storage buildings for salt and greenhouses for growing plant stock.

In some regards, this is similar to a Transient Merchant request (e.g. tent for fireworks and/or plant sales in a parking lot of a retail operation). However, per City Code, a Transient Merchant License is limited to a sales operation of not more than sixty (60) days. The Applicant has requested the use of the Structure for closer to 120 days, essentially double what would be permitted through the City's Transient Merchant License.

While the City does not have a specific policy addressing membrane structures, their exterior finish is not listed specifically within any of the zoning districts and therefore, these have been considered to be in violation of City Code. Over the years, the City has responded to complaints regarding these types of structures and when such a complaint is received, it is entered into the Code Enforcement program and property owners are informed that they

need to remove them. Many membrane structures, especially those designed for residential use, are not intended for long-term use as they do not withstand the elements for long periods of time. As a result, they can become an issue of blight.

The Subject Property, while on Highway 10, is not impacted by the Highway 10 Access Planning Study that was adopted by the City recently. It will not be affected by future improvements within this corridor like many of the parcels further east, especially on the north side of the highway. Additionally, the City's Strategic Plan contains a Strategic Initiative to improve the image of key corridors, including Highway 10. Erecting and maintaining a membrane structure in clear view from the Highway does not seem to be in concert with this strategic initiative.

The Applicant's business appears to be doing well and growing in this market. This is evident now with the lack of showroom space for their growing product line. While Staff wants to see continued growth for this business, there are concerns with the request related to the exterior finish and the location of the Structure. If a long-term solution were in place that would eliminate this need in future years, Staff would be more supportive if the Structure were in an alternative location that is less visible from Highway 10.

The Planning Commission held a public hearing on this request on January 5, 2017 and there were no written or verbal comments received. The Planning Commission was supportive of the request with two contingencies. First, that the Structure be positioned on the site such that it behind the building and thus, not so visible from the highway. Secondly, that the Applicant provide a financial surety of $2,000 to ensure proper removal of the tent by May 31, 2017.

The Applicant has revised the Site Plan to show the Structure in the northern portion of the Subject Property behind a grove of trees, which should conceal the Structure fairly well from the Highway 10 traffic. The Applicant has stated that he does not feel that the financial surety is necessary and has requested that that condition be eliminated.

Alternatives

Alternative 1: Motion to adopt Findings of Fact favorable to the Applicant and recommend approving the IUP request, including the $2,000 financial surety to ensure proper removal. The Applicant has revised the Site Plan to relocate the structure so it is not in clear view of highway traffic, which is more consistent with the City's initiative to improve the image of the Highway 10 corridor. Staff would still note though that a more permanent, long-term solution (i.e. improvements/expansion of the principal building to provide additional indoor showroom space) is needed to avoid this becoming a routine request each winter. Staff supports this alternative.

Alternative 2: Motion to adopt *Findings of Fact* favorable to the Applicant and recommend approving the IUP request, without the $2,000 financial surety requirement. The Applicant has revised the Site Plan to relocate the Structure so it is not in clear view of highway traffic, which is more consistent with the City's initiative to improve the image of the Highway 10 corridor. A financial surety is not an uncommon condition to ensure that a temporary use is properly terminated upon conclusion of a permit. Staff would still note though that a more permanent, long-term solution (i.e. improvements/expansion of the principal building to provide additional indoor showroom space) is needed to avoid this becoming a routine request each winter.

Alternative 3: Motion to adopt Findings of Fact unfavorable to the Applicant and deny the IUP request. Historically, the City has considered membrane structures as non-compliant with Zoning Code based on exterior finish requirements. Approval could be viewed as contradictory to past (and ongoing) enforcement actions. Improving the image of key corridors, including Highway 10, has been identified as a priority by the City. However, the Applicant has revised the Site Plan in accordance with the Planning Commission's recommendation so that it would no longer be clearly visible from Highway 10. While this approach doesn't resolve the larger issue of inadequate indoor showroom space for the Applicant's needs, it is Staff's understanding that the Applicant continues to work with the property owner on a more long term solution. Staff does not support this option.

Funding Source:

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

Recommendation:

The Planning Commission recommends approval of the request contingent with the Structure being position behind the building and that the Applicant provide a $2,000 financial surety to ensure the Structure is removed by May 31, 2017.

Action:

Motion to adopt Resolution #17-01-008 approving Findings of Fact favorable to the Applicant and to adopt Resolution #17-01-009 approving the request for an IUP.

Attachments

Site Location Map

Applicant's Revised Site Plan

Aerial Image Showing Revised Location for Structure

Sample Image of Tent

Draft Planning Commission Meeting Minutes Dated January 5, 2017

Resolution #17-01-008: DRAFT Findings of Fact with Planning Commission Revisions

Resolution #17-01-009: DRAFT IUP with Planning Commission Revisions

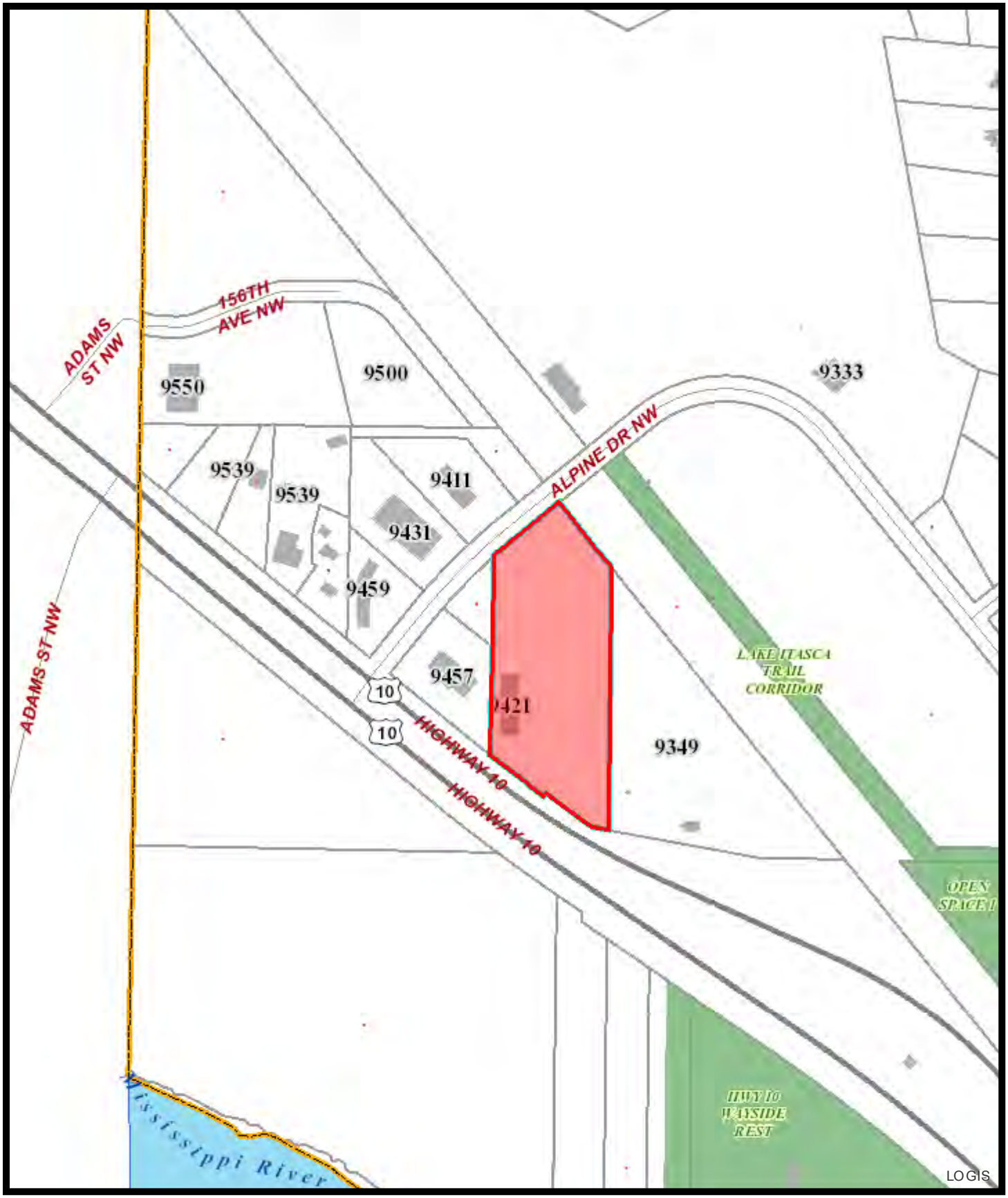
---

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	01/18/2017 10:55 AM
Kurt Ulrich	Kurt Ulrich	01/19/2017 10:30 AM
Form Started By: Chris Anderson		Started On: 01/13/2017 10:51 AM
Final Approval Date: 01/19/2017		

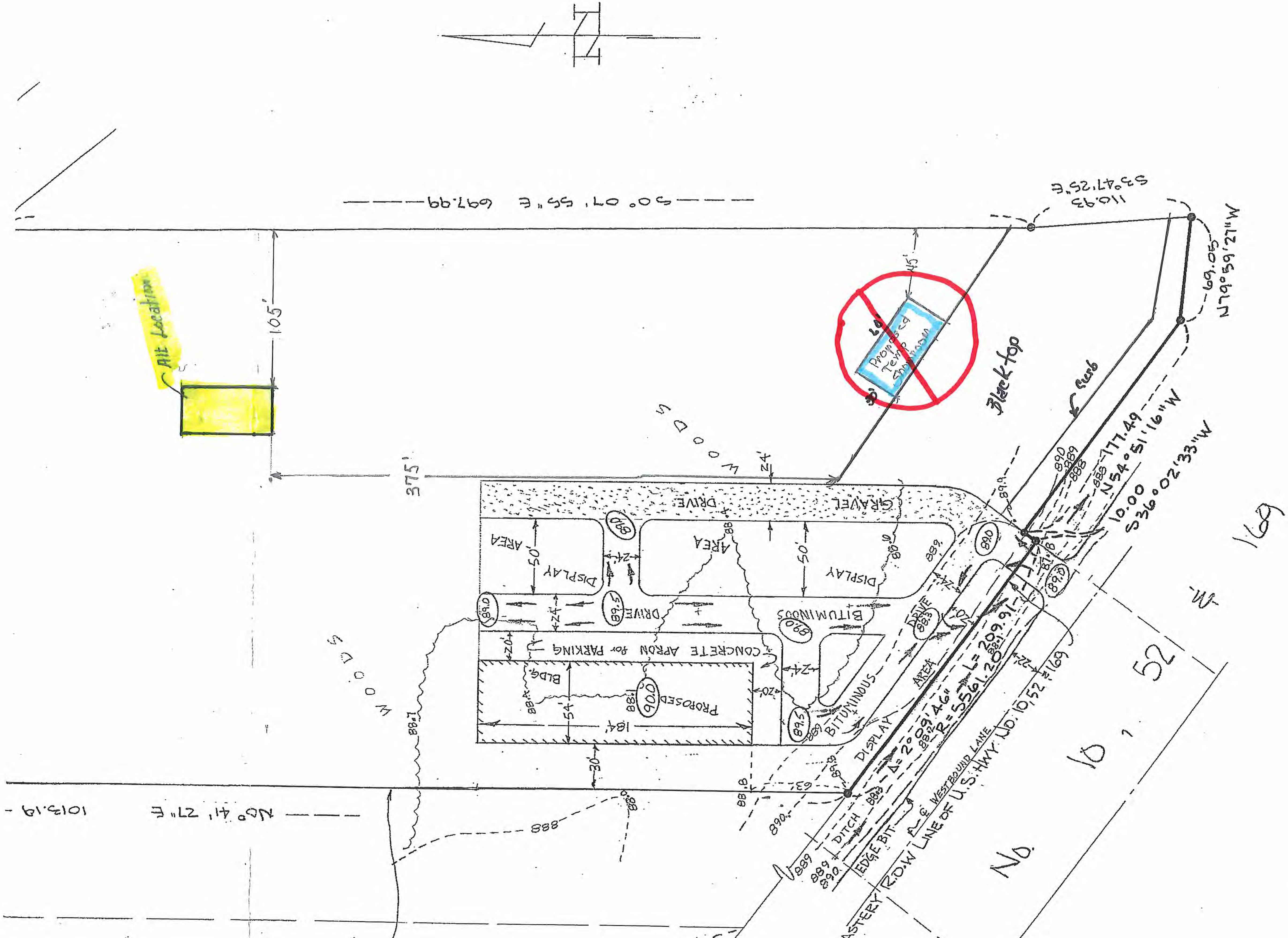
19-32-25-23-0017
9421 HIGHWAY 10 NW

Site Location Map



Feet
0 105210 420 630 840

Print Date: November 29, 2016


N
S 0° 07' 55" E 697.99
S 3° 47' 25" E
110.93
N 79° 59' 27" W
69.05
Alt Location
105'
375'
45'
60'
30'
Proposed Temp Showroom
Black top
Curb
177.49
N 54° 51' 16" W
10.00
S 36° 02' 33" W
24'
GRAVEL DRIVE
DISPLAY AREA
50'
DRIVE
BITUMINOUS
CONCRETE APRON for PARKING
20'
PROPOSED BLDG.
54'
184'
90.0
89.0
89.5
88.3
89.9
87.8
W O O D S
BITUMINOUS
DISPLAY AREA
DRIVE
Δ = 2° 09' 46"
R = 5561.20
L = 209.91
63'
30'
22'
N 0° 41' 27" E
1013.19
888
889
890
DITCH
EDGE BIT.
℄ WESTBOUND LANE
R.O.W. LINE OF U.S. HWY. NO. 10, 52 & 169
NO. 10, 52 & 169
ASTERY

= Proposed Membrane Structure Location per Applicant's Revised Site Plan

Example of Membrane Structure Tent. Note, the proposed tent would have sidewalls.

5.02: Public Hearing: Consider Request for an Interim Use Permit to Utilize a Membrane Tent Structure for a Secondary Showroom; Case of Skeeter Boat Center.

Public Hearing

Chairperson Bauer called the public hearing to order at 7:06 p.m.

Presentation

Community Development Director Gladhill presented the staff report stating the purpose of this case is to consider a request from Jim Peterson of Skeeter Boat Center, (the "Applicant") for an Interim Use Permit to erect and utilize a temporary membrane tent structure (the "Structure") as a secondary showroom on the property located at 9421 Highway 10 NW (the "Subject Property"). The Structure would be thirty feet by sixty feet (30' x 60') in size and would have sidewalls. The Applicant has noted that they would not provide heat for the Structure and would ensure access throughout the winter by plowing around the Structure. The Applicant has stated that they have picked up a second line of boats and that their existing indoor showroom does not have sufficient space to accommodate the new line of products. The Applicant is proposing the use the structure through the month of May to provide additional showroom space for customer viewing of boats in advance of the fishing opener.

Citizen Input

Commissioner Anderson asked if the applicant had considered adding onto the building.

Community Development Director Gladhill explained the applicant was currently leasing the space from the property owner. The applicant would like to add on, however, they were not in a position to take full ownership of the property.

Commissioner Anderson expressed concern with how the tent looks from the street. He questioned if the building had a rear exit and if the tent could be placed towards the back of the building.

Community Development Director Gladhill stated there was not an access point at the rear of the building. He then reviewed the site plan with the Commission noting the size and location of the existing showroom.

Commissioner Nosan inquired when the IUP would expire.

Community Development Director Gladhill explained an Interim Use Permit had the ability to sunset or expire. He stated the City could set a time frame or deadline. He indicated the applicant could request an extension.

Commissioner Anderson asked if the City had received any comments from neighboring properties.

Community Development Director Gladhill reported the City had not received any comments.

Motion by Commissioner Anderson, seconded by Commissioner Surma, to close the public hearing.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners Anderson, Surma, Brauer, Nosan, and VanScoy. Voting No: None. Absent: None.

Chairperson Bauer closed the public hearing closed at 7:20 p.m.

Commission Business

Chairperson Bauer stated the City has concerns with moving forward with this request as presented. He explained the options available to the Commission would be to approve with conditions or denying the request.

Commissioner VanScoy commented he would be interested in discussing an alternative location for the tent. However, he understood the applicant was not in attendance.

Community Development Director Gladhill stated the Commission could approve the request subject to staff working with the applicant on the location of the tent. Staff could then work with the applicant on this matter prior to the request being reviewed by the City Council.

Motion by Commissioner Anderson, seconded by Commissioner VanScoy, to recommend that City Council adopt Resolution #17-01-008 approving Findings of Fact favorable to the Applicant.

Further discussion

Further discussion ensued regarding the City's terms for an Interim Use Permit.

Chairperson Bauer recommended #16 be removed and suggested #10 be amended.

Commissioner Brauer requested #10 be amended removing "adjacent to" and changing this to read: to the rear of the building.

Chairperson Bauer discussed #17 and asked if this should also be amended to read: to the rear of the building. The Commission was in agreement.

Commissioner VanScoy requested information on how the City defines transient merchant.

Community Development Director Gladhill defined transient merchant for the Commission and suggested #13 be removed from the Findings of Fact.

Commissioner VanScoy supported this recommendation.

Chairperson Bauer requested the Commission amend the motion to reflect the discussed changes.

DRAFT

Amendment by Commissioner Anderson, seconded by Commissioner VanScoy, amending Item #10, deleting Item #13 and amending #17.

Amendment Carried. Voting Yes: Chairperson Bauer, Commissioners Anderson, VanScoy, Brauer, Nosan, and Surma. Voting No: None. Absent: None.

Amended Motion Carried. Voting Yes: Chairperson Bauer, Commissioners Anderson, VanScoy, Brauer, Nosan, and Surma. Voting No: None. Absent: None.

Motion by Commissioner VanScoy, seconded by Commissioner Anderson, to recommend that City Council adopt Resolution #17-01-009 approving the request for an IUP contingent upon the Applicant working with Staff to site the Structure such that it is at the rear of the building and requiring the Applicant to have a $2,000 financial surety.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Anderson, Brauer, Nosan, and Surma. Voting No: None. Absent: None.

DRAFT

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

RESOLUTION #17-01-008

A RESOLUTION ADOPTING FINDINGS OF FACT #0976 RELATING TO A REQUEST FOR AN INTERIM USE PERMIT TO ERECT AND MAINTAIN A TEMPORARY MEMBERANE TENT STRUCTURE AS A SECONDARY SHOWROOM

WHEREAS, Jim Peterson of Skeeter Boat Center, LLC, hereinafter referred to as "Applicant", has properly applied to the City of Ramsey (the "City") for an interim use permit to erect and maintain a temporary membrane tent structure for a secondary showroom at the property located at 9421 Highway 10 NW and legally described as follows:

That part of the Southwest Quarter of the Northwest Quarter of Section 19, Township 32, Range 25, Anoka County, Minnesota, described as follows:

> Commencing on the north line of said Southwest Quarter of the Northwest Quarter at a point that is 418 feet, measured at a right angle, east of the west line of said Southwest Quarter of the Northwest Quarter; thence south, parallel with said west line, to the northerly boundary line of U.S. Highway No. 10; thence southeasterly, along said northerly line, 300 feet; thence North 1 degree 26 minutes 40 seconds East, parallel with said west line, said bearing is assumed, to the north line of said Southwest Quarter of the Northwest Quarter; thence South 88 degrees 55 minutes 50 seconds East, along said north line, a distance of 451.06 feet, to the actual point of beginning; thence continuing easterly along said north line, a distance of 10.78 feet, more or less, to its intersection with the southwesterly right-of-way line of the Burlington Northern Railway; thence South 38 degrees 16 minutes 50 seconds East, along said right-of-way line, a distance of 562.78 feet; thence South 0 degrees 37 minutes 18 seconds East, a distance of 697.99 feet; thence South 3 degrees 02 minutes 12 seconds East, a distance of 109.13 feet to the northerly boundary line of said Highway No. 10; thence northwesterly along said boundary line to its intersection with a line bearing South 1 degree 26 minutes 40 seconds West, also being parallel with the west line of said Southwest Quarter of the Northwest Quarter, through the point of beginning; thence North 1 degree, 26 minutes 40 seconds East, along said parallel line to the point of beginning.
>
> Except that part thereof which lies northwesterly of a line and its northeasterly and southwesterly extensions, said line is described as follows:
>
> Commencing at the most northerly corner of Outlot D, NORTHFORK, Anoka County, Minnesota; thence northwesterly on an assumed bearing of North 39 degrees 01 minutes 26 seconds west, along the southwesterly right-of-way line of the Burlington Northern Railroad a distance of 340.00 feet to point of beginning of line to be described; thence South 50 degrees 58 minutes 34 seconds west 162.00 feet; thence southwesterly along a tangential curve concave to the

southeast having a radius of 1887.83 feet, a central angle of 12 degrees 21 minutes 17 seconds, a distance of 407.07 feet and said line there terminating.

Subject to an 80 foot wide easement for public street and utility purposes conveyed to the City of Ramsey by deed recorded as Anoka County Recorder Document No. 867054.

(the "Subject Property")

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

1. That the Applicant appeared before the Planning Commission for a public hearing pursuant to Section 117-52 of the Ramsey City Code on January 5, 2017, and that the public hearing was properly advertised and that the minutes of said public hearing are hereby incorporated by reference.

2. That the Subject Property is zoned B-2 Highway Business District; the adjacent parcels to the east and west are also zoned B-2 Highway Business District and the Subject Property abuts right-of-way for Highway 10 to the south and right-of-way for the BNSF railroad to the north.

3. That the Subject Property is not impacted by the Highway 10 Access Management Plan nor is the Subject Property in the Official Map District.

4. That the Subject Property is approximately 6.92 acres in size.

5. That the Applicant operates a boat dealership on the Subject Property and also provides outdoor storage of marine equipment over the winter months.

6. That the Applicant has stated that they have picked up a second line of boats and needs additional showroom space to allow viewing by customers.

7. That the Applicant has stated that their existing indoor showroom is not large enough to accommodate the second line of boats and that it has low ceilings that make it challenging for customers to get up into the boats.

8. That the Applicant has proposed erecting a thirty foot by sixty foot (30' x 60') temporary membrane tent structure (the "Structure") with sidewalls for showroom space through May of 2017.

9. That the Applicant has stated that they do not intend to provide heating for the Structure.

10. That the Applicant has revised the Site Plan to show that the Structure would be located in the rear of the building on the Subject Property and access would be maintained by plowing throughout the winter. Locating the membrane structure at the rear of the building would better align with the city's rules, regulations, code provisions as well as strategic plan.

11. That the B-2 Highway Business District specifies that exterior wall finishes shall consist of face brick, stucco, glass, natural stone, specifically designed pre-cast concrete units whose surfaces have been integrally treated with an applied decorative material or texture, factory fabricated panel materials if the panel material is to be of the aforementioned finishes, or other materials as approved by the Planning Commission and City Council.

12. That past practice of the City has been to consider membrane type structures as a violation of City Code based on the exterior finish material.

~~13. That Building Code defines a temporary structure as a structure that is erected for less than 180 days.~~

~~14.~~13. That temporary structures are still subject to the provisions of the International Fire Code and Minnesota Building Code.

~~15.~~14. That a Temporary Tent/Canopy Permit is required to erect this Structure.

~~16.~~15. That the proposed duration of the Structure (approximately 120 days) exceeds that of a Transient Merchant as defined in City Code Section 26-549 (maximum of sixty [60] days).

~~17.~~16. That the City's Strategic Plan includes a Strategic Initiative to improve the image of key corridors, including Highway 10, and that the proposed use appears to conflict with this initiative, unless relocated to the rear of the building.

~~18.~~17. That interim use permits are temporary in nature and must be aligned with a specific ending date or event.

~~19.~~18. That the Applicant has stated that the Structure would be needed through May 14, 2017 (the weekend of fishing opener).

~~20.~~19. That the proposed use does conform to the zoning regulations within the B-2 Highway Business District.

~~21.~~20. That the date or event that will terminate the use can be identified with certainty.

~~22.~~21. That permission of the use will not impose additional costs to the public if it is necessary for the public to take the property in the future.

~~23.~~22. That the proposed use will not adversely impact traffic in the area.

~~24.~~23. That the proposed use will not be dangerous or detrimental to persons residing or working in the vicinity of the use or to the public welfare.

~~25.~~24. That the proposed use will not substantially or adversely impair the use, enjoyment or market value of surrounding properties.

~~26.~~25. That the proposed use will be operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and such use will not change the essential character of the area.

~~27.~~26. That the proposed use will not create additional requirements at public cost for public facilities and services.

~~28.~~27. That the proposed use will not be detrimental to the economic welfare of the community.

~~29.~~28. That the proposed use will not be disturbing or hazardous to existing or future neighboring uses.

~~30.~~29. That the proposed use will not involve uses, activities, processes, materials and equipment and conditions of operation that may be detrimental to any persons, property or the general welfare, by reason of excessive production of traffic, noise, smoke or glare.

~~31.~~30. That the proposed use will be in accordance with the objectives of the intent of Section 117-52 (Interim Use Permits) of the City Code.

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 24th day of January, 2017.

_____
Mayor

ATTEST:

_____
City Clerk

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

RESOLUTION #17-01-009

RESOLUTION APPROVING/DENYING THE ISSUANCE OF AN INTERIM USE PERMIT TO ERECT AND MAINTAIN A TEMPORARY MEMBERANE TENT STRUCTURE AS A SECONDARY SHOWROOM BASED ON FINDINGS OF FACT #0976, AND DECLARING THE TERMS OF SAME.

WHEREAS, Jim Peterson, on behalf of Skeeter Boat Center, LLC, hereinafter referred to as "Permittee", has properly applied to the City of Ramsey (the "City") for an interim use permit (Permit) to erect and maintain a temporary on the property located at 9421 Highway 10 NW and legally described as follows:

That part of the Southwest Quarter of the Northwest Quarter of Section 19, Township 32, Range 25, Anoka County, Minnesota, described as follows:

> Commencing on the north line of said Southwest Quarter of the Northwest Quarter at a point that is 418 feet, measured at a right angle, east of the west line of said Southwest Quarter of the Northwest Quarter; thence south, parallel with said west line, to the northerly boundary line of U.S. Highway No. 10; thence southeasterly, along said northerly line, 300 feet; thence North 1 degree 26 minutes 40 seconds East, parallel with said west line, said bearing is assumed, to the north line of said Southwest Quarter of the Northwest Quarter; thence South 88 degrees 55 minutes 50 seconds East, along said north line, a distance of 451.06 feet, to the actual point of beginning; thence continuing easterly along said north line, a distance of 10.78 feet, more or less, to its intersection with the southwesterly right-of-way line of the Burlington Northern Railway; thence South 38 degrees 16 minutes 50 seconds East, along said right-of-way line, a distance of 562.78 feet; thence South 0 degrees 37 minutes 18 seconds East, a distance of 697.99 feet; thence South 3 degrees 02 minutes 12 seconds East, a distance of 109.13 feet to the northerly boundary line of said Highway No. 10; thence northwesterly along said boundary line to its intersection with a line bearing South 1 degree 26 minutes 40 seconds West, also being parallel with the west line of said Southwest Quarter of the Northwest Quarter, through the point of beginning; thence North 1 degree, 26 minutes 40 seconds East, along said parallel line to the point of beginning.

Except that part thereof which lies northwesterly of a line and its northeasterly and southwesterly extensions, said line is described as follows:

> Commencing at the most northerly corner of Outlot D, NORTHFORK, Anoka County, Minnesota; thence northwesterly on an assumed bearing of North 39 degrees 01 minutes 26 seconds west, along the southwesterly right-of-way line of the Burlington Northern Railroad a distance of 340.00 feet to point of beginning of line to be described; thence South 50 degrees 58 minutes 34 seconds

west 162.00 feet; thence southwesterly along a tangential curve concave to the southeast having a radius of 1887.83 feet, a central angle of 12 degrees 21 minutes 17 seconds, a distance of 407.07 feet and said line there terminating.

Subject to an 80 foot wide easement for public street and utility purposes conveyed to the City of Ramsey by deed recorded as Anoka County Recorder Document No. 867054.

(the "Subject Property"); and

WHEREAS, the Planning Commission met on January 5, 2017, conducted a public hearing and recommended that the City Council approve/deny the request to erect and maintain a temporary membrane tent structure on the Subject Property; and

WHEREAS, the City Council met on January 24, 2017 to review the request for an interim use permit to erect and maintain a temporary membrane tent structure for a secondary showroom on the Subject Property.

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

This permit is issued pursuant to Section 117-52 (Interim Use Permits) of the Ramsey City Code. The conditions of this permit are as follows:

1) The **Permittee** is herein allowed to erect and maintain a thirty foot by sixty foot (30' x 60') temporary membrane tent structure (the "Structure") on the **Subject Property** until May 31, 2017, and that the Structure shall be located behind the building.

2) This **Permit** shall commence on the date of City Council approval and shall expire on May 31, 2017, at which time the **Structure** shall no longer be present on the **Subject Property**.

3) This **Permit** shall become null and void in the event site operations permanently cease prior to the expiration date or upon the expiration date, whichever occurs first. The **Structure** must be removed from the **Subject Property** within thirty (30) days of the date of termination of site operations or by the expiration date of the **Permit**, whichever occurs first.

4) The **Permittee** shall be responsible for obtaining any other required permits, including, but not limited to, a Temporary Tent/Canopy Permit from the **City**.

5) The **Permittee** shall provide documentation verifying that the **Structure** complies with all applicable provisions of the International Fire Code and MN Building Code.

6) That all costs incurred by the **City** in administering and enforcing this **Permit** shall be the responsibility of the **Permittee**.

7) That the City Administrator or his or her designee shall have the right to inspect the **Subject Property** for compliance and safety purposes at any time.

8) That the failure of the **City** at any time to require performance by the **Permittee** of any provisions herein shall in no way affect the right of the **City** thereafter to enforce the same. Nor shall waiver by the **City** of any breach of any of the provisions hereof be taken or held to be a waiver of any succeeding breach of such provision or as a waiver of any provision itself.

9) That if any provision of this **Permit** shall be declared void or unenforceable, the other provisions shall not be affected but shall remain in full force and effect.

10) That this **Permit** shall not be considered modified, altered, changed or amended in any respect unless in writing and signed by the **City** and the **Permittee**.

11) That if the **Permittee** or its successors or assigns violates any material term or condition of this **Permit**, it is grounds for suspension or revocation hereof consistent with applicable law. Specifically, but without limiting the foregoing, the **City** may amend, suspend, or revoke this **Permit**, consistent with applicable law, if the City Council reasonably determines that continued operation of the facility places the public health, safety or welfare or the environment in jeopardy or creates a public nuisance due to odors, litter, debris or other nuisance factors. The change, alteration or amendment of any statute, regulation, ordinance or permit condition by any governmental authority other than the **City**, shall not excuse the **Permittee** from compliance with statutes, regulations, ordinances or **Permit** conditions in effect on the date of the original issuance of this permit unless compliance is waived or excused by the **City**.

~~11)~~12) The Permittee shall provide a financial surety in the amount of $2,000 to ensure the proper removal of the membrane structure by May 31, 2017.

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

and the following voted against 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 24th day of January, 2017.

PERMITTEE

Jim Peterson hereby acknowledges receipt of this **Permit** and has reviewed the conditions of this **Permit** and has agreed that he will comply with the terms of this **Permit**.

SKEETER BOAT CENTER, LLC.

By:_____

Its:_____

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing was acknowledged before me this ____ day of _____, _____, before me, a Notary Public, personally appeared Jim Peterson, on behalf of Skeeter Boat Center, LLC, to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

_____
Notary Public

CITY OF RAMSEY:

By:_____ By:_____
Mayor City Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

On this ____ day of _____, _____, before me, a Notary Public, personally appeared Sarah Strommen and JoAnn M. Thieling, to me personally known, who, being each by me duly sworn did say that they are respectively the Mayor and City Clerk of the City of Ramsey, the Municipal Corporation named in the foregoing instrument, and seal affixed to said instrument is the corporate seal of said Municipal Corporation, and the said instrument was signed and sealed on behalf of said Municipal Corporation by authority of its City Council and said Sarah Strommen and JoAnn M. Thieling acknowledge said instrument to be the free act and deed of said Municipal Corporation.

_____
Notary Public

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

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

CC Regular Session **7. 4.**

Meeting Date: 01/24/2017

By: Tim Gladhill, Community Development

Information

Title:

Review Concept Plan for Pearson Farm; Case of Capstone Homes

Purpose/Background:

The purpose of this case is to provide preliminary feedback for a future plat currently known as Pearson Farm. This is not an official application at this time, but does merit a policy discussion on several aspects of the proposed subdivision:

1. Comprehensive Plan Amendment (and subsequently a Zoning Amendment)
2. Use of Planned Unit Development District
    - Lot Sizes
    - Setbacks
    - Open space
3. Mandatory Environmental Review
4. Park Dedication and Trail Fees (cash contribution or specified improvements)
5. Cost Share of Trunk Infrastructure
6. Street Access to Alpine Drive (location, alignment, sight lines)

Notification:

Notification is not required at this time, but will occur with future steps.

Observations/Alternatives:

As this is a conceptual plan at this point, Staff is forwarding at this stage to introduce the concept early, especially in light of mandatory environmental review required by State Law. The Developer desires initial feedback on the concept before starting the official review process. The entire review process (City, State, Watershed, etc.) may mean a construction start date of approximately July 2017 or later.

The following is a synopsis of key issues and opportunities associated with the aforementioned subdivision processes and requirements.

Comprehensive Plan Amendment

The proposed concept appears generally in line with the Comprehensive Plan, which guides this area for a mix of medium density residential (3-7 units per acre) and a small portion of high density residential (7-15 units per acre). However, the boundaries of the Land Use Districts do not match exactly that of the proposed development concept. The Comprehensive Plan will need to be adjusted slightly to reflect the proposal.

Planned Unit Development

The site is comprised of a mix of R-2 Residential and R-3 Residential to match the Comprehensive Plan addressed above. While a majority of the proposal appears to meet minimum zoning standards, there areas that may deviate slightly from minimums. In addition, a significant amount of open space, of value to the project, may impact net density. Finally, the site is being planned as a whole, and phased over time. Due to these layers of review, a Planned Unit Development may be an appropriate tool to employ at this time.

Mandatory Environmental Review

Due to the number of units, which is a mix of attached and unattached units, State Rules require this project to completed an Environmental Assessment Worksheet. A brief synopsis of this process is attached to this case.

Park Dedication and Trail Fees

A total of 334 residential units (estimated), of single family homes + townhomes are proposed to be platted in phases over the next several years. Park Dedication (cash contribution) and Trail Fees would typically be calculated per the existing fee schedule at the time of development of each phase. Preliminary discussions with the Developer indicate they may be requesting some Park Dedication credit for private open space within the proposed plat. Staff has explained the longstanding policy of not requiring or encouraging public 'pocket parks', but rather planning for, and providing Park Dedication and Trail Fee credit for building trail connections within the community, and investing in larger, quality neighborhood and community parks. The Developer may still include private open space and park-like amenities within the subdivision; however the Park and Recreation Commission is likely to recommend either that Park Dedication (and Trail Fees) be satisfied in cash, *or* specified improvements that have accessible, recreational value to the community outside of the interior of the proposed subdivision. Examples of specified, Park Dedication eligible improvements include:

- Pedestrian underpass below Alpine Drive connecting Lake Itasca Community Park with the proposed plat and existing trail(s)
- Segments of the proposed greenway trail between Lake Itasca Park and The COR (within or adjacent to the proposed plat)
- Improvements to Lake Itasca Park, E.g. boardwalk or pier connection to the lake, canoe/kayak station, parking areas, or park development plans
- Trailside improvements to the trail alongside Puma St., which is also an element of the Mississippi River Trail (and U.S. Bikeway #45)
- Any number of potential enhancements/development to the park system in The COR, Eg. splash pad, site development for the water-centric park, or the proposed Municipal Plaza (Happy Days location)—all of which would be of benefit to new residents of Capstone's proposed project.

Arterial Infrastructure Cost Share

The development of the Capstone project, and the City's future business park, will result in the need to construct/ upgrade arterial infrastructure located along Bunker Lake Boulevard/ Puma Street. Resolution of cost-share agreements for the proposed arterial infrastructure improvements is outstanding and will be subject of negotiation.

On 12/13/2016, the Council authorized Bolton & Menk to update their arterial infrastructure study for this area, to aid that discussion. That study should be completed, and back to the Council, by early March (potentially February). Capstone is paying for 50% of that update study.

As outlined with the Council in the 12/13/2016 work session, the City should anticipate the need (or request) to fund the initial cost of arterial infrastructure related to the new business park that impacts the Hageman Holdings properties. Hagemann Holdings has indicated that they would oppose any additional assessments at this time. Likewise, Capstone representatives have indicated to staff they would not be able to move forward with their proposed development without sharing the cost of the arterial infrastructure needed to reach the development.

In order to have a constructive conversation (i.e. begin the negotiation process) on cost-share agreements for arterial infrastructure, it was recommended that the Bolton & Menk Study be updated. This will help the City better understand what financial obligation may accrue to the City. At this point, staff's preliminary estimate is that there may be a $700K-$1.6M City obligation (if split 50:50). The EDA has roughly funds available (EDA Fund, Loan Fund, and County HRA) that could support this level of obligation for the purpose of extending improvements through the new industrial park.

Street Access to Alpine Drive

Public Works and Engineering staff recommend elimination of the proposed location of the westerly most residential street's connection with Alpine Drive in the concept sketch submitted. Alpine Drive as an arterial roadway is a higher speed local road, and a residential street connection should be examined carefully for appropriate sight lines. A cul de sac at this locale (south of Alpine) may be preferred. The proposed location (within the Developer's concept sketch) of the residential street near the wetland and present low point in Alpine Drive may be suitable for the proposed pedestrian underpass—though preliminary engineering to ascertain its feasibility has not yet been performed.

Another street access opportunity to be considered would be the realignment of Puma Street, east, to line-up with the existing Okapi Street to the north of Alpine. This could be physically facilitated as the City presently owns 4 acres at this location. This realignment may also yield an area of developable land to the west side of Puma street which could be factored into the suite of obligations and opportunities addressed and negotiated within the Development Agreement.

Funding Source:

This case is being handled as part of normal staff duties.

Recommendation:

No recommendation at this point. The concept has been reviewed by the Planning Commission (minutes attached), Park and Recreation Commission (minutes attached), and the Environmental Policy Board (minutes pending).

Action:

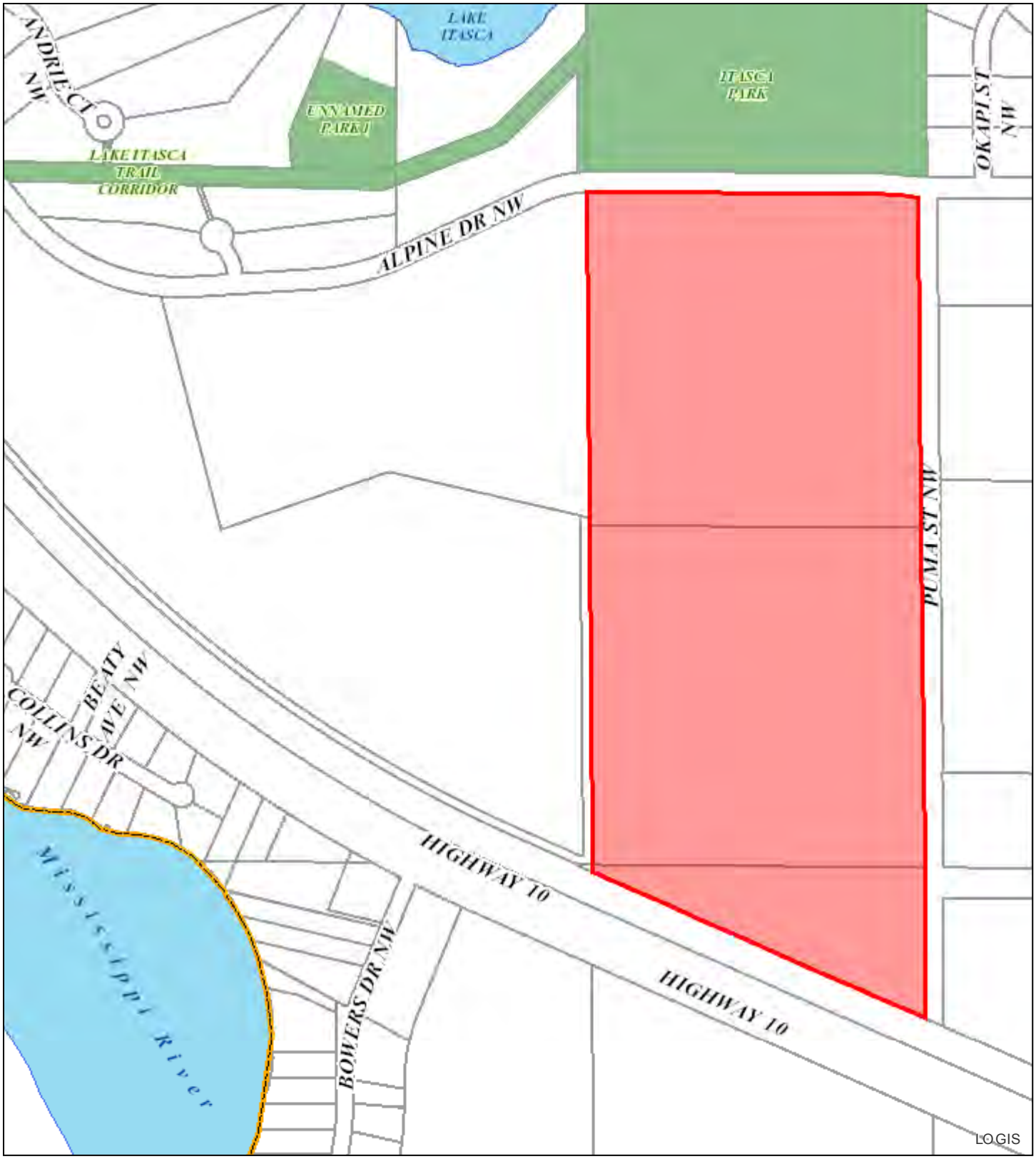
No action requested/recommended. Provide preliminary feedback on concept issues only.

Attachments

Site Location Map
Concept Plan
Draft Planning Commission Minutes dated January 5, 2017
Draft Park and Recreation Commission Minutes dated January 12, 2017
Environmental Review Guide

Form Review

Inbox	Reviewed By	Date
Chris Anderson	Chris Anderson	01/18/2017 08:41 AM
Mark Riverblood	Mark Riverblood	01/18/2017 02:59 PM
Patrick Brama	Patrick Brama	01/18/2017 03:46 PM
Tim Gladhill (Originator)	JoAnn Shaw	01/19/2017 08:15 AM
Kurt Ulrich	Kurt Ulrich	01/19/2017 10:30 AM
Tim Gladhill (Originator)	Tim Gladhill	01/19/2017 12:40 PM
Kurt Ulrich	Kurt Ulrich	01/19/2017 02:09 PM
Form Started By: Tim Gladhill		Started On: 01/17/2017 08:22 AM
Final Approval Date: 01/19/2017		



City of RAMSEY

Pearson Farm

Legend

Site

Parcels

N

Print Date: December 30, 2016

0 950 1,900 Feet

SITE DATA

TOTAL AREA	±88.44 AC.
TOTAL NUMBER OF LOTS	334
50' S.F.	82
65' S.F.	80
50' VILLAS	74
TOWNHOMES	98

SETBACK DATA:

50' S.F. – SIDE	5 FT.
65' S.F. – SIDE	7.5 FT.
50' VILLAS – SIDE	5 FT.
FRONT (ALL)	25 FT.
REAR	20 FT. MIN.

SOUTH HALF DATA

TOTAL NUMBER OF LOTS	171
50' S.F.	49
65' S.F.	26
50' VILLAS	38
TOWNHOMES	58

SETBACK DATA:

50' S.F. – SIDE	5 FT.
65' S.F. – SIDE	7.5 FT.
50' VILLAS – SIDE	5 FT.
FRONT (ALL)	25 FT.
REAR	20 FT. MIN.

CAPSTONE HOMES
LIC. NO. BC637318

TO LAKE ITASCA PARK

FUTURE "COR" ACCESS

PUMA STREET N.W

ALPINE DRIVE N.W.

WETLAND

NEIGHBORHOOD GREEN AREA

FUTURE PHASE

POND

PLAY AREA

POND

INFILTRATION

INFILTRATION

NEIGHBORHOOD GREEN AREA

PROPOSED BERM

PROPOSED BERM

U.S. HIGHWAY 10 / U.S. HIGHWAY 169

N

LINKS AT NORTHFORK GOLF COURSE

TEE BOX

Carlson McCain
ENVIRONMENTAL • ENGINEERING • SURVEYING

LEGEND

- 65' LOT
- 50' LOT
- 50' VILLA LOT
- FUTURE PHASE

ramsey, mn

pearson farm

sketch plan 12.30.2016

5.07: Review Concept Plan for Pearson Farm; Case of Capstone Homes.

Presentation

Community Development Director Gladhill presented the staff report stating the purpose of this case is to provide preliminary feedback for a future plat currently known as Pearson Farm. This is not an official application at this time, but does include several unique policies.

1. Comprehensive Plan Amendment (subsequently a Zoning Amendment)
2. Use of Planned Unit Development District
    1. Lot Sizes
    2. Setbacks
3. Mandatory Environmental Review

Community Development Director Gladhill reviewed the proposed concept plan in detail with the Commission and requested feedback.

Commission Business

Commissioner VanScoy discussed the potential PUD and asked if staff was proposing to rezone the site PUD or R-2.

Community Development Director Gladhill discussed the requirements of a PUD and stated staff would be evaluating this further prior to making a recommendation.

Commissioner VanScoy questioned the intent of the small portion of property along Highway 10.

Steve Bona, Capstone Homes, explained three townhome units would be located along Highway 10. He noted there would be a 12-foot landscaped berm between the property line and the railroad tracks. He anticipated the material for the berm would be generated from the site. He provided further comment on the proposed housing types that would be included within the development, along with the estimated prices. He described the pond and park amenities that would enhance the neighborhood. He stated one of the challenges with the development was working through the transportation and utilities.

Commissioner Surma appreciated the great work Capstone had done in the community. He questioned how close the townhome units would be to the railroad tracks.

Mr. Bona estimated the units would be over 100 feet from the railroad tracks.

Commissioner VanScoy asked if the streets would be private or public.

Mr. Bona explained the townhome area of the development would have private streets and an HOA would maintain these roadways.

Commissioner Nosan was pleased with the proposed greenspace within the development.

DRAFT

Commissioner Surma understood a number of the units would be slab on grade. He questioned if these residents would have a safe place to be during in climate weather.

Mr. Bona appreciated this question and stated a storm shelter option would be offered for these homeowners.

Chairperson Bauer recommended the community building be constructed with a basement.

Mr. Bona noted the community building would be quite modest in size and would not serve as a storm shelter.

The Commission supported this project moving forward.

DRAFT

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

The Ramsey Park and Recreation Commission conducted a regular meeting on January 12, 2017, at Ramsey City Council Chambers, 7550 Sunwood Drive NW

Commission Members Present: Chair Shane Bennett
Vice Chair Matthew Logan
Commissioner Russell Bayer
Commissioner Andrew Fyten
Commissioner Brandon Sis
Commissioner Jon Trappen
Commissioner David Troy

Commission Members Absent: None

Also Present: Parks & Assistant Public Works Superintendent Mark Riverblood

1. CALL TO ORDER

Chair Bennett called the Park and Recreation Commission meeting to order at 6:30 p.m.

2. CITIZEN INPUT

None.

3. APPROVE AGENDA

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

Motion carried. Voting Yes: Chair Bennett, Commissioners Trappen, Sis, Bayer, Fyten, Logan, and Troy. Voting No: None. Absent: None

4. APPROVE MINUTES

4.01: Approve Park and Recreation Commission Meeting Minutes

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

1) Park and Recreation Commission Regular Meeting Minutes dated November 10, 2016

Motion carried. Voting Yes: Chair Bennett, Commissioners Fyten, Sis, Bayer, Logan, Trappen and Troy. Voting No: None. Absent: None

5. COMMISSION BUSINESS

5.01: Review Concept Plan for Pearson Farm: Case of Capstone Homes

Parks & Assistant Public Works Superintendent Riverblood reviewed the purpose of this case is to provide preliminary feedback for a future plat currently known as Pearson Farm. The development will be a combination of single family homes and townhomes. Mr. Riverblood indicated the location of the proposed sub-division on a map. He showed the proposal for the sub-division. The southern portion of the development would be developed first. There would be approximately 98 townhomes and over 300 single family homes within the entire proposed plat, after all the phases would be complete.

Three private open spaces were indicated on the map. These private open spaces are proposed by the developer to be available for community use. These open space areas are typically not included in Park Dedication. Mr. Riverblood showed examples of another Capstone subdivision in photographs of homes having their own small play structures, and summarized the City's policy relative to pocket parks. The greenway corridor, which has been previously discussed with the Commission, was indicated on a map. Staff feels that Park Dedication may include improvements to the Lake Itasca Park. A public meeting regarding the development of Lake Itasca is suggested to be held sometime this summer. Park Dedication proceeds could also be used in some of the other park areas including the water-centric park. A splash pad has been requested by the residents during the public engagement process leading up to the acquisition of the land for Lake Itasca Park and would be consistent with a water-centric park within The COR.

The 4 acres to the north near Puma Street and Alpine Drive may also be considered as part of the Park Dedication agreement. These 4 acres are currently owned by the City. A larger greenway could extend from the COR along the wetland to Lake Itasca. An underpass for pedestrians is being considered under Alpine Drive. The cost for this is estimated to be $400,000 - $500,000. This would provide safe access for residents. Wildlife also typically uses these types of underpasses. The Mississippi River Trail is also along Puma Street, and could also have some landscape improvements associated with the trail (which is also United States Bikeway #45) as part of the Park Dedication agreement. Agreements could be made with the developer for either cash or construction of amenities.

The Park and Recreation Commission will be addressing access to parks and trails (geographic's and design), as well as specifics pertaining to how the Park Dedication and Trail Fees are satisfied within the future Development Agreement. Staff is forwarding at this stage to introduce the concept early. The Developer is asking for initial feedback on the concept before starting the official review process.

Chair Bennett thanked Mr. Riverblood for his report. Chair Bennett noted he is part of the Comprehensive Plan Steering Committee for the City. He noted this plan would be key to the

Comprehensive Plan components. He reviewed the goals of the Comprehensive Plan Steering Committee. There has been more use out of the larger community parks rather than the pocket parks. The community has indicated they would prefer the larger community parks.

Commissioner Sis referred to the underpass on Alpine Park and asked if there is data available indicating this would be helpful to the wildlife. Mr. Riverblood stated there has not been a large number of wildlife deaths along Alpine Drive. This would not be the primary reason for the underpass. The primary purpose would be safety for young people. A signalized intersection would cost the same amount of money but crossing under the road may be safer. Commissioner Sis was concerned the property would be isolated as far as emergency vehicles.

Commissioner Logan noted there are many options for this area and appreciated bringing in the residents to the planning process. The developer would like to receive Park Dedication credits for the open spaces areas but the Commission must balance between past practices, policies and how the whole community would be in the best served. Mr. Riverblood stated the water-centric park features are costed out today in excess of $6M. The splash pad would be a community-wide destination and accessible to families that may live in the project being proposed.

Chair Bennett stated the consensus of the Commission is that where staff is looking to with respect to the allocation of Park Dedication proceeds appears in line with where the Commission would like to see, including not investing in pocket parks.

Commissioner Sis asked about a diagonal greenway through the City serving a dual purpose to increase bike traffic to the City parks. Mr. Riverblood stated the trail and greenway would not be redundant and would serve residents for different purposes. They would be complimentary and have completely different character.

Commissioner Troy asked if an over-pass would be a substitute for the under-pass. Mr. Riverblood stated bridges are much more expensive than box culvert under-pass. Roughly speaking, a bridge would cost ten times more than an under-pass. All the preliminary engineering has not been researched to see if the grade would allow for an under-pass. Mr. Riverblood stated a sketch plan will come back before the Commission.

6. COMMISSION/STAFF INPUT

Parks & Assistant Public Works Superintendent Riverblood provided the following updates:

Update on the Comprehensive Plan Process – Chair Bennett reported the City has established an ad-hoc Comprehensive Plan Update Steering Committee. Once every ten years, the City is required by Minnesota Statute 473 to update its Comprehensive Land Use Plan. Aside from the statutory obligation, the City's existing plan has become dated in terms of policies, demographics, and land use vision. In order to freshen the City's vision for land use, including systems such as transportation, housing, economic development, natural resources, and parks/open space to name a few, now is an appropriate time to update the Comprehensive Plan. The Steering Committee has met twice so far on the project to set the stage and agree on a

framework moving forward. The primary next step in the process is to finalize a working draft of the City's land use Vision Statement and Future Land Use Map.

The Parks and Recreation Commission will begin discussing a new format for the Parks, Recreation and Open Space Plan. Currently the plan comprises of a future improvement/planning map alongside the Capital Improvement Program (CIP). The CIP is an important financial planning tool for the City and is intended to be complimentary to the Comprehensive Plan. The Parks and Recreation Commission along with the City Council desire to bolster the Comprehensive Recreation Plan into a more thematic and visionary document, looking more long term and comprehensively at the community's recreation needs, rather than simply a chronological financial planning tool. The Steering Committee is development a list of values for the Comprehensive Plan. The Plan consists of ten – eleven chapters.

Mr. Riverblood stated the comprehensive plan process is all about public engagement and all meetings are open to the public. He encouraged residents to get involved if desired to plan for what the community will look like in the future. Mr. Riverblood reported since the last Comprehensive Plan was done much has been accomplished. He will outline the accomplishments and improvements made since the last Plan. A larger Park and Trail Comprehensive Plan will be developed and will include showing what the neighborhood parks will look like in the future. Work on the Comprehensive plan will continue through 2017.

Commissioner Troy asked which peer cities the Ramsey Comprehensive Plan is sent to and Mr. Riverblood stated Ramsey's neighbors. Ramsey also reviews the neighboring communities Comprehensive Plans.

Update on 2017 Recreation Opportunities – Mr. Riverblood stated the City Council has deemed Recreation Opportunities a strategic initiative for the City. He referred to the City website under the Park and Recreation Calendar area. He reviewed some of the noted events. Ideas for recreation programming should be suggested to City Staff by residents.

Commissioner Troy asked if the events listed are included on the facebook page. Mr. Riverblood stated announcements will be regularly posted on the City's facebook page.

7. ADJOURNMENT

Motion by Commissioner Troy, seconded by Commissioner Logan, to adjourn the meeting.

Motion carried. Voting Yes: Chair Bennett, Commissioners Troy, Logan, Bayer, Fyten, Sis, and Troy. Voting No: None. Absent: None

The Park and Recreation Commission meeting adjourned at 7:20 p.m.

Respectfully submitted,

DRAFT

Mark Riverblood
Parks & Assistant Public Works Superintendent

Drafted by Debbie Wolfe
TimeSaver off Site Secretarial, Inc.

DRAFT

MINNESOTA ENVIRONMENTAL QUALITY BOARD

EQB

A Citizen's Guide: Community Decision-Making Basics

Table of Contents

Overview 2

Community development procedures 3

Who is involved 3

Becoming more involved 5

This information is provided as a resource and it is important to know that the Environmental Quality Board (EQB) has no jurisdiction over local government planning and community development. The primary role of the EQB is to advise organizations on the proper procedures for environmental review and to monitor the effectiveness of the process in general. It is encouraged to contact the EQB on matters related to environmental review.

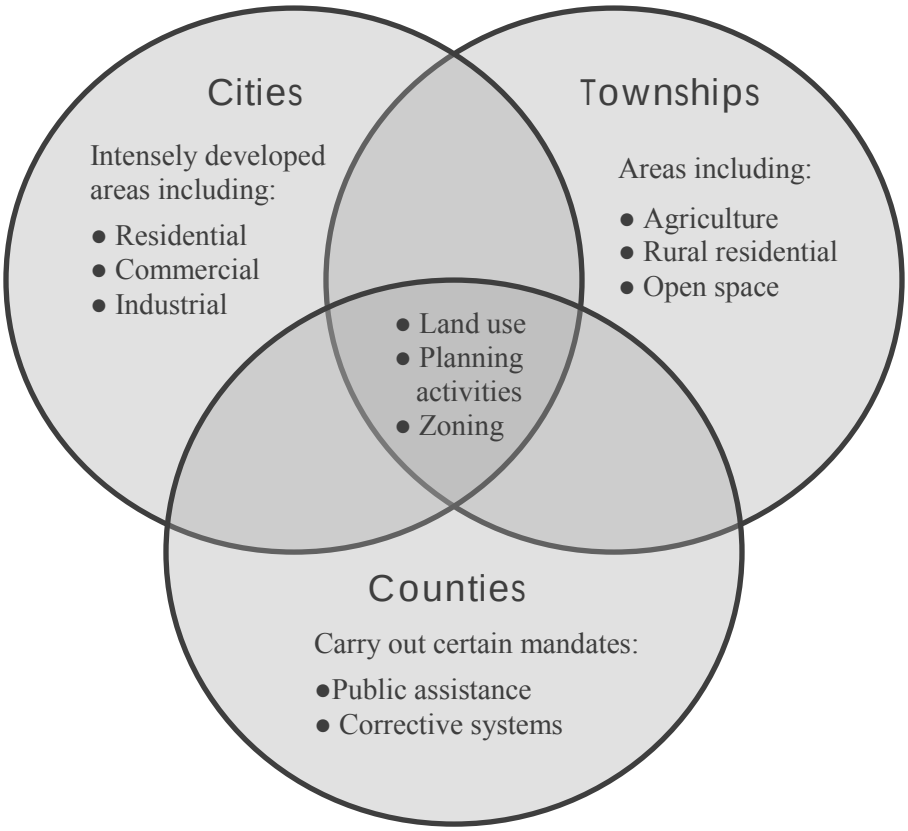
Overview

The term "Local government" applies to:

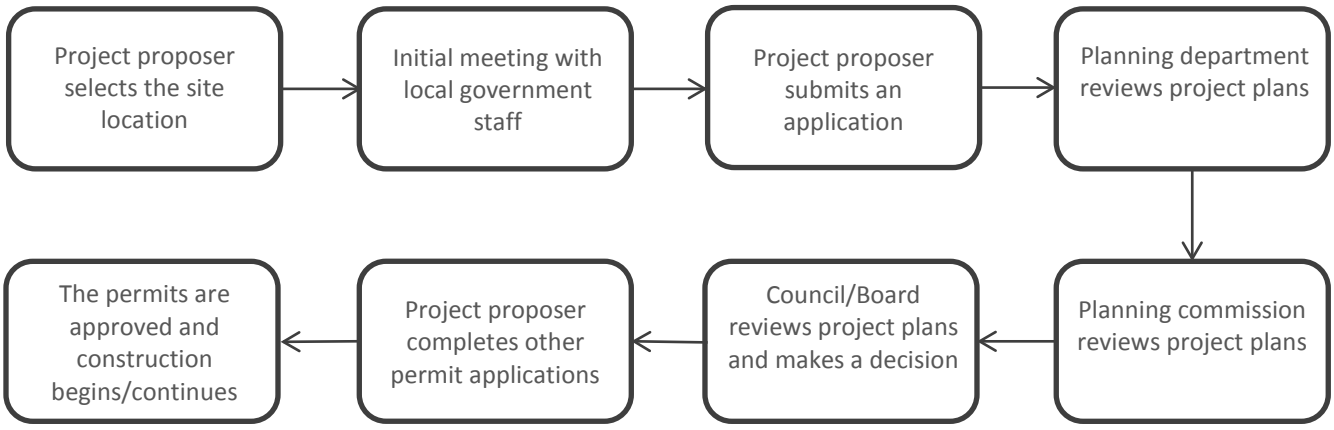
- Counties
- Towns (townships)
- Cities
- Hospital districts
- Regional development commissions
- School districts
- The Metropolitan Council
- Soil and water conservation districts

While local governments have a great deal of authority to oversee activities that take place under their jurisdiction, they are also subject to the laws, permits and rules of the state and federal government. Cities, townships, counties and certain joint power organizations can be named the responsible governmental unit (RGU) for a project to carry out environmental review. Other forms of local government, such as school districts, cannot be the RGU.

The diagram below shows some of the services/locations the three types of local government provide for:



Below is an example of the typical community development process works. It is designed to provide you with a background on a typical community planning process; it is not meant as an authoritative guide:



Community development procedures

Environmental review must be completed before any project approvals can be given or permits issued. If a project is large enough to require mandatory environmental review then local government planning staff will inform the developer of these requirements during the initial staff meeting. If a citizen petition is filed and the project has proceeded through some of the community's approval steps, the approval process is suspended until all requirements of the environmental review program have been met. In many local governments the environmental review decisions are made by the organizations governing authority, such as the council or board.

Who is involved

The following list provides a brief description of common local government positions, however it is recommended that individuals contact their local government or review its website to learn more about its normal staffing and operating procedures.

Local government position	Description
Council/Board members	· Council= city council · Board= township or county board · Generally made up by 5-7 members elected by local residents · Responsibilities vary between each entity, but generally they: ▪ Pass ordinances ▪ Set administrative policy ▪ Vote on major proposals and activities ▪ Order an EAW ▪ Deny a petition ▪ Require an EIS

Clerk	· More densely populated areas often have one or more clerks · In most governments the clerk is the first administrative officer · Generally clerks will: ▪ Maintain official documents, resolutions, ordinances and records ▪ File documents with proper officials/offices ▪ Answer questions from the public regarding ordinance/official actions ▪ Administer licenses and permits ▪ Coordinate council/board meeting agendas, packets and meeting minutes ▪ Interact with citizens filing for petitions ▪ Obtain/file/forward submitted comments for EAW, EIS, etc. to appropriate staff person for a response
Attorney	· Either full-time staff or hired as a consultant on an as-needed basis · Generally attorneys will: ▪ Provide legal guidance ▪ Draft/review contracts, ordinance resolutions and other legal documents ▪ Represents local government in judicial and administrative matters
Zoning administrator	· Either full-time staff or hired as a consultant · Generally Zoning administrators will: ▪ Review/process requests for zoning changes, conditional use permits, variances and subdivision applications ▪ Analyze project proposals ▪ Prepare reports for the planning commission or local government council/board ▪ Oversee and coordinate the environmental review process
Planning commission	· Serves as a preliminary step in the review of zoning and development proposals · Generally planning commissions will: ▪ Provide recommendations to the council/board on all proposed developments, annexations, zoning changes, special uses and variances ▪ Investigate new development proposals and provide insight to the council/board
Engineer	· More densely populated areas often have one or more Engineers · Either full-time staff or hired as a consultant · Generally Engineers will: ▪ Help with many aspects of planning and project design/inspections. Including: water mains, water distribution systems, storm/sanitary sewers, pumping stations and related water and sewer facilities ▪ Review environmental review documents and project proposals to ensure that the projects are designed appropriately for the current infrastructure capabilities of the community.

Becoming involved

This list of provides some ways to become involved with your local government:

- Start regularly attending local government council/board meetings and planning commission meetings.
- Find out if communities have a regular newsletter or e-mail distribution list, or if they have a bulletin board on their website that is updated on a regular basis
- Join local committees or citizen groups in order to advocate more effectively (i.e. Becoming a member of your local park board or planning commission or council/board)

The best time to have input and discussion in a community's land use decisions is when a comprehensive plan is being prepared or updated or when new ordinances are being considered for approval. Before a project proposal is presented and environmental review documents are prepared, the stage is often already set for how a community will grow and develop. Through regular, cooperative work with local government officials it is possible to be able to design procedures and ordinances that can accomplish more for a community's environmental protection than the information/analysis that is a part of the environmental review process.

About the EQB

The Environmental Quality Board (EQB) draws together the Governor's Office, the heads of nine state agencies and five citizens in order to develop policy and review proposed projects that could significantly influence Minnesota's environment. The Board staff is housed in the Minnesota Pollution Control Agency building.

About this document

This document was prepared as a result of an undergraduate research assistantship provided by the Center for Urban and Regional Affairs (CURA) New Initiatives Program. In 2005 University of Minnesota undergraduate student April Loeding and a team of EQB staff members, including Gregg Downing, Jon Larsen and John Wells, first prepared this document to streamline public understanding of the environmental review process. Heidi Johnson at the Department of Administration provided assistance in graphic design work for the publication. Dr. Terrence Cooper, a Professor at the University of Minnesota, served as the supervising faculty member for this project.

In 2014 the document was revised by University of Minnesota undergraduate student Amy Whooley and a team of EQB staff members, including Kate Frantz and Caroline Magnuson.

This document is not intended as a substitute for Environmental Quality Board rules and should be used in conjunction with the rule provision parts 4410.1000 to 4410.1700. Copies of the rules are available from Minnesota's Bookstore, www.minnesotasbookstore.com, or at the Revisor of Statues homepage at www.revisor.mn.gov. Further information about the environmental review process is available in the Guide to Minnesota Environmental Review Rules, located on the EQB website. Upon request, this document will be made available in an alternate format, such as braille, large print or audiotape. For TTY, contact Minnesota Relay Service at 800-282-5077 and ask for the Minnesota Environmental Quality Board.

Addition information

Contact the Minnesota Environmental Quality Board at:

Environmental Review Program
520 Lafayette Road North
Saint Paul, MN 55155
(651) 757-2873
Website: www.eqb.state.mn.us
E-mail: Env.Review@state.mn.us

This document is available in PDF format on the Environmental Quality Board's website:
https://www.eqb.state.mn.us/EnvironmentalReview

CC Regular Session **7. 5.**

Meeting Date: 01/24/2017

By: Tim Gladhill, Community Development

Information

Title:

Introduce Ordinance to Amend Board of Appeals and Adjustment/Official Map

Purpose/Background:

The City of Ramsey, along with the City of Anoka, Anoka County, and the Minnesota Department of Transportation recently accepted the Highway 10 Access Planning Study, which is now the comprehensive vision/plan for Highway 10 future improvements. This is the third version of said vision over the past several decades. In the 1990s, the Interregional Corridor Study was completed and included several planned improvements along Highway 10. That vision was amended in the mid 2000s through the completion of the Highway 10 Access Management Plan. That plan proved to be challenging to implement, and in response, the current Highway 10 Access Planning Study was completed. Due to the change in vision, Staff has been preparing for an update to the City's Official Map, which places certain land use controls over properties and portions of properties ultimately needed for public purposes, such as frontage roads, interchanges, and other improvements.

As part of that review, the City Attorney has recommended that the City's ordinance establishing a separate Board of Adjustment and Appeals for the Official Map Area be amended to consolidate into the Planning Commission's normal role as Board of Adjustment and Appeals. Both are powers granted under the State's Planning Enabling Law. It is the City Attorney's Legal Opinion that the Statute does not provide guidance to create two separate Board of Adjustment and Appeals. In response, the proposed ordinance is attached. This will be the first in a series of amendments related to the Official Map.

Notification:

The Public Hearing for the proposed ordinance was properly published in the City's Official Newsletter.

Observations/Alternatives:

The Planning Commission held a public hearing on this hearing at their January 5, 2017 meeting. There were no written or verbal comments received.

Funding Source:

This case is being handled as part of normal Staff duties.

Recommendation:

The Planning Commission recommends approval of Ordinance #17-03.

Action:

Motion to introduce Ordinance #17-03.

Attachments

Draft Ordinance #17-03

DRAFT Planning Commission Minutes dated January 5, 2017

Form Review

Inbox	Reviewed By	Date
Tim Gladhill (Originator)	Tim Gladhill	01/17/2017 04:29 PM
Chris Anderson	Chris Anderson	01/18/2017 08:33 AM
Tim Gladhill (Originator)	Tim Gladhill	01/18/2017 10:58 AM
Kurt Ulrich	Kurt Ulrich	01/19/2017 10:30 AM

Form Started By: Tim Gladhill Started On: 01/17/2017 08:22 AM

Final Approval Date: 01/19/2017

ORDINANCE #17-03
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

AN AMENDMENT TO CHAPTER 2 OF THE CITY CODE, WHICH CHAPTER IS KNOWN AS ADMINISTRATION OF THE CITY CODE OF RAMSEY, MINNESOTA

AN ORDINANCE AMENDING SECTION 2-159 (DUTIES, RESPONSIBILITIES, AND OBJECTIVES) OF THE RAMSEY CITY CODE.

The City of Ramsey Ordains:

SECTION 1 AUTHORITY

This ordinance is adopted pursuant to and under the authority of the City Charter of the City of Ramsey.

SECTION 2 AMENDMENTS

Section 2-159 is hereby established to read as follows (deletions indicated with ~~strikethrough~~; additions indicated as underline):

Sec. 2-159. - Duties, responsibilities and objectives.

(a) *Planning commission.* The primary objective of the planning commission is to advise the city council on land use concerns and other duties conferred upon it by this chapter or the city council. In addition, the planning commission shall serve as the planning agency and shall have the powers and duties given such agencies by Minn. Stats. §§ 462.351 to 462.364. The planning commission shall also serve as and be given the powers of the board of appeals and adjustment. Appeals to the board of appeals and adjustment may be taken by any affected person upon compliance with the procedures established by the zoning ordinance. The primary objective of the board of adjustment and appeals shall be to hear and decide appeals where it is alleged that there is an error in any order, requirement, decision, or determination made by an administrative officer in the enforcement of the zoning ordinance as well as to review and approve/deny variances from the provisions of chapter 117 where strict enforcement would cause practical difficulties because of circumstances unique to the individual property under consideration. The planning commission shall be given the powers and duties given such agencies by Minn. Stats. § 462.357. The planning commission shall also be given the powers to consider appeals by owners of land within the official map area who have been denied a land use permit, zoning permit, approval for a building on land or any other city action taken pursuant to section 117-4 which may affect the landowner's land. The appeal procedures shall be pursuant to Minn. Stats. 462.359 and section 117-4.

(b) *Park and recreation commission.* The primary objective of the park and recreation commission is to monitor and reflect the attitudes and concerns of the citizens of the city relative to the park system and recreation programs, and to advise the city council of citizen attitudes and policy matters relevant to the park and recreation function in the city. The commission shall:

(1) Develop, recommend, and upon adoption by the city council, monitor the execution of a comprehensive plan for the recreation and natural resources function of the city. Report to the city council regarding achievements toward fulfillment of the comprehensive plan and recommend amendments to the plan as necessary.

DRAFT

(2) Continually review and evaluate the park system development and recreation programming. Develop and recommend methods to stimulate positive public interest in the recreation and natural resources functions.

(3) Monitor and reflect attitudes and consensus of citizens relative to the park system and recreation programs and serve as a forum for the citizens to voice their opinions regarding the recreation and natural resources function.

(4) Promote coordination with the school districts serving the city, encouraging the interchangeable use of city and school district facilities and programs to the best interests of the citizens. Encourage coordination with other communities to the extent appropriate in matters pertinent to the recreation and natural resources function.

(5) Encourage dissemination of information to, and coordinate with, city organizations interested in the recreation and natural resources function, such as athletic groups, youth groups, civic organizations, etc.

(6) Develop and recommend feasible programs relative to the conservation of our environment.

(c) *Reserved.*

~~(d) *Board of appeals and adjustments/official maps.*~~

~~(1) *Objective.* The primary objective of the board of appeals and adjustments/official maps is to consider appeals by owners of land within the official map area who have been denied a land use permit, zoning permit, approval for a building on land or any other city action taken pursuant to section 117-4 which may affect the landowner's land. The appeal procedures shall be pursuant to Minn. Stats. § 462.359 and section 117-4.~~

~~(2) *Membership and term of office.* Notwithstanding section 2-156(c), there shall be five members of the board of appeals and adjustments/official maps who shall be appointed by the city's mayor for staggered four-year terms. At least one of the members shall be a current member of the planning commission. All other terms of this division shall be applicable to the board of appeals and adjustments/official maps.~~

(e) *Environmental policy board.* The primary objective of the environmental policy board is to promote environmental awareness and conservation practice by citizens by advising the city council on policy issues, review of new development proposals, communication and education. Through careful review, the environmental policy board will present multiple perspectives, ideas, and new technologies that promote both discovery and accountability. The board shall:

(1) Become familiar with state statutes, federal regulations, agency rules, and city ordinances on the subject of an environmental nature.

(2) Receive information regarding the role of the Watershed Management Organization, municipalities, department of natural resources, and Army Corps of Engineers and other regulatory agencies on environmental issues and review related data.

(3) Review environmentally related city policies and ordinances and recommend appropriate revisions and/or additions to the city council.

(4) Promote public outreach and education regarding environmental issues facing the city.

(5) Develop a work plan that is consistent with the city's strategic plan and initiatives.

(6) Review land use applications for major plats, site plans for new principal buildings, comprehensive plan amendments, and variances within environmental overlay districts and provide a recommendation for the planning commission focusing on natural resources and best management practices (BMPs).

(7) Develop, recommend, and upon adoption by the city council, monitor the execution of the comprehensive plan with regard to natural resources. Report to the city council regarding

DRAFT

achievements toward fulfillment of the comprehensive plan and recommend amendments to the plan as necessary.

SECTION 3. SUMMARY

The following is the official summary of Ordinance #17-03, which has been approved by the City Council of the City of Ramsey as clearly informing the public of the intent and effect of the Ordinance.

It is the intent and effect of Ordinance #17-03 to amend Ramsey, Minnesota City Code Section 2-159 to consolidate the process for appeals and adjustments for all sections of Chapter 117 (Zoning and Subdivision) under one board. The Planning Commission will be delegated this authority as part of their existing role as the primary Board of Adjustment and Appeals. The Ordinance would eliminate a separate Board of Adjustment and Appeals for land impacted by the Official Map of the City. The Official Map is a tool that impacts private property impacted by future public need.

SECTION 4. EFFECTIVE DATE

The effective date of this Ordinance is thirty (30) days after its passage and publication, subject to City Charter Section 5.07.

Adopted by the Ramsey City Council the __ day of ____, 2017.

_____
Mayor

ATTEST:

_____
City Clerk

Introduction Date:
Posting Dates:
Adoption Date:
Publication Date:
Effective Date:

DRAFT

5.08: Public Hearing: Consider Ordinance to Amend Board of Appeals and Adjustment/Official Map

Public Hearing

Chairperson Bauer called the public hearing to order at 9:32 p.m.

Presentation

Community Development Director Gladhill presented the staff report stating the City of Ramsey, along with the City of Anoka, Anoka County, and the Minnesota Department of Transportation recently accepted the Highway 10 Access Planning Study, which is now the comprehensive vision/plan for Highway 10 future improvements. This is the third version of said vision over the past several decades. In the 1990s, the Interregional Corridor Study was completed and included several planned improvements along Highway 10. That vision was amended in the mid 2000s through the completion of the Highway 10 Access Management Plan. That plan proved to be challenging to implement, and in response, the current Highway 10 Access Planning Study was completed. Due to the change in vision, Staff has been preparing for an update to the City's Official Map, which places certain land use controls over properties and portions of properties ultimately needed for public purposes, such as frontage roads, interchanges, and other improvements.

Community Development Director Gladhill explained as part of that review, the City Attorney has recommended that the City's ordinance establishing a separate Board of Adjustment and Appeals for the Official Map Area be amended to consolidate into the Planning Commission's normal role as Board of Adjustment and Appeals. Both are powers granted under the State's Planning Enabling Law. It is the City Attorney's Legal Opinion that the Statute does not provide guidance to create two separate Board of Adjustment and Appeals. Staff indicated this will be the first in a series of amendments related to the Official Map.

Citizen Input

There were no comments from the public.

Motion by Commissioner Surma, seconded by Commissioner Nosan, to close the public hearing.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners Surma, Nosan, Anderson, Brauer, and VanScoy. Voting No: None. Absent: None.

Chairperson Bauer closed the public hearing closed at 9:35 p.m.

Commission Business

Motion by Commissioner VanScoy, seconded by Commissioner Brauer, to recommend that City Council adopt Ordinance #17-03 Amending the Board of Appeals and Adjustment/Official Map.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners VanScoy, Brauer, Anderson, Nosan, and Surma. Voting No: None. Absent: None.

DRAFT

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

CC Regular Session **7. 6.**

Meeting Date: 01/24/2017

Submitted For: Kurt Ulrich, Administrative Services

By: Jo Thieling, Administrative Services

Information

Title:

Approve Tinklenberg Group Proposal for Professional Services Contract Extension

Purpose/Background:

Purpose:

Consider a proposal from The Tinklenberg Group for an extension to an existing professional services contract. The purpose of this contract is to advance and promote the construction of improvements within the Trunk Highway 10 corridor within the City, more specifically, to seek funding for the upgrading of BNSF impacted interchanges that occur along Highway 10, the City's current priority project.

Background:

The City has worked with the Tinklenberg Group for most of the past decade, with the most recent contract with the Tinklenberg Group was from September 2016 through January 2017. This current proposal attached runs from February 1, 2017 to June 30, 2017, and is intended to coincide with the current legislative session.

The most recent contract work has involved meeting with federal and state officials, and working with local staff, to advance Ramsey's interests in developing the Highway 10 corridor. The City's past efforts in working with Mr. Tinklenberg have yielded a successful conclusion to the $35M Armstrong Project, which has been awarded several grant awards, including a $10M federal (TIGER) grant, a $10M state (CIMS) grant, a $8M bonding allocation from the state, and a $10.2M award from the Counties Transit Investment Board (CTIB), which fully funded the project. Previously, the North Star Rail Station in Ramsey was also a successful effort.

Notification:

NA

Observations/Alternatives:

Attached is a proposal from The Tinklenberg Group entitled *Proposed Extension of the Ramsey US Trunk Highway 10 Improvement Development Plan,* dated January, 2017. The proposal outlines a number of work plan elements to be performed over the next six months and is intended to capitalize on the work previously performed and to advance US Highway 10 improvements in accordance with the MNDOT plan. In addition, the plan acknowledges working with a new Congress and the new administration in Washington to continue to seek federal money for completion of this important corridor and to improve rail safety issues.

Mr. Tinklenberg will be present at the meeting to make a brief presentation and to answer any questions regarding the proposal.

Funding Source:

The proposed fee is $5,000 per month, the total for the five-month contract being $25,000. Funds would come from the City's Public Improvement Revolving Fund.

Recommendation:

Staff recommends consideration of the proposed contract extension with the Tinklenberg Group for February through June 2017.
The alternative direction the Council may take is NOT to approve the proposed contract, and to utilize staff and Council Members, or seek another consultant, to perform the work. Either alternative will result in a loss of momentum toward the accomplishment of the stated goals. Consequently, continuation of the contract is recommended.

Action:

Discuss the consulting services proposal with the *The Tinklenberg Group* for an additional five-month contract through June 2016.

Attachments

Tinlenberg2017Jan

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kathy Schmitz	01/19/2017 04:20 PM
Kurt Ulrich	Kurt Ulrich	01/19/2017 04:51 PM
Form Started By: Jo Thieling		Started On: 01/18/2017 11:25 AM
Final Approval Date: 01/19/2017		

The Tinklenberg Group
The interchange of strategies and solutions

Proposed Extension of the Ramsey US Trunk Highway 10 Improvement Development Plan January, 2017

This proposed extension is intended to capitalize on the work already begun under earlier phases of the city's US Trunk Highway 10 Improvement Development Plan and continue the implementation of strategies adopted in that plan. It will advance the pursuit of federal, state, regional, and MnDOT funding opportunities necessary to construct additional improvements on US TH 10 within the City of Ramsey and will operate under the performance and reporting requirements established in the July, 2015 plan.

Work elements of this extension will include a continuation of those identified in the January, 2016 plan with special emphasis on the following;

* Coordinate on-going review and consideration of federal and state transportation grant opportunities appropriate to US TH 10 improvements within the City of Ramsey.

* Facilitate and coordinate the planning and implementation of meetings of communities and elected officials along US TH 10 in support of broader improvement needs in the corridor.

* Work with the State's congressional delegation to identify and pursue federal funding opportunities and programs supportive of the City's US TH 10 improvement goals that will be advanced by the new congress or the Trump administration.

* Prepare for and facilitate the introduction and consideration of City's 2017 legislative proposals related to US TH 10 improvements.

* Identify, recommend, and coordinate as directed, pursuit of additional opportunities for MnDOT grant funding applicable to US TH 10 improvements.

* As directed, participate in and coordinate with the activities of the Anoka County US TH 10 Corridor Coalition.

* As directed, support and participate in the City's TH 10 Communications initiatives

ph 763-783-1288 • fax 763-783-9262 • 11234 forest court • minneapolis, mn 55449

The term of the proposed extension will be for six (5) months from February 1, 2017 through June 30, 2017. The rate for this extension will be $5,000.00 per month.

Approved and agreed to by;

Sarah Strommen Mayor, City of Ramsey	Elwyn Tinklenberg President, The Tinklenberg Group
Date	Date

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

CC Regular Session **7. 7.**

Meeting Date: 01/24/2017

By: Bruce Westby, Engineering/Public Works

Information

Title:

Adopt Resolution #17-01-030 Accepting Feasibility Report for Improvement Project #17-02, Rivers Bend Street Reconstruction

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #17-01-030 accepting the Feasibility Report for Improvement Project #17-02, Rivers Bend Street Reconstruction.

Background:

City Improvement Project 17-02 proposes to reconstruct four street segments within the Rivers Bend residential neighborhood including 147th Lane between Xkimo Street and Waco Street, 148th Avenue between Yakima Street and Xkimo Street, Xkimo Street between 147th Lane and 149th Avenue, and Yakima Street between 148th Avenue and 149th Avenue. These streets total approximately 2,774 linear feet (0.53 miles) in length. A map showing the location and scope of the proposed improvements is included as ***Figure 1*** in ***Appendix A*** of the attached Feasibility Report.

The street segments in the Rivers Bend neighborhood were constructed in 1985 with between 2 inches and 3.25 inches of bituminous pavement, 4 inches class 5 aggregate base, surmountable concrete curb and gutter, and concrete storm sewer. The street was constructed to a width of 30 feet from face-of-curb to face-of-curb, and is centered within a 60 foot wide right-of-way. The storm sewer system consists of catch basins which drain runoff from the street to low-lying areas using concrete storm sewer pipes.

City staff evaluates and rates the condition of pavement sections on all city streets on an annual basis using the Pavement and Surface Evaluation Rating (PASER) system. In the fall of 2016, these street segments within the Rivers Bend neighborhood were rated with PASER ratings of 3, which indicates this street is past the point of applying mill and overlay improvements. The current condition of these streets requires City staff to patch the streets at least once per year, particularly before winter so the street can be plowed without further damaging the pavement in the process. Pictures of the street segments are located in***Appendix A*** of the attached Feasibility Report.

Proposed improvements include removing and replacing all damaged concrete curb and gutter sections, and reconstructing the existing bituminous pavement section using a process called Full Depth Reclamation, or FDR. For this project, the FDR process would involve milling the entire existing bituminous pavement section, along with about 1 inch of the existing aggregate base. This reclaim material would then be placed on top of the reshaped and compacted subgrade, after which 3.5 inches of bituminous pavement would be placed on top. This would result in a 7-ton pavement design which is the typical design for residential streets in Ramsey.

The existing storm sewer system is in good condition. Only casting adjustments are proposed.

The engineer's opinion of probable costs for completing the proposed improvements on Rivers Bend as outlined in this report is $283,000. Estimated costs include 23% indirect costs for administrative, engineering, finance and legal costs. A summary of the engineer's opinion of probable costs is included in ***Appendix B*** of the attached Feasibility Report.

A total of 44 parcels have been identified as receiving special benefit from the improvements. These parcels are identified in the preliminary Assessment Map and Roll which are attached in ***Appendix C*** of the attached Feasibility Report.

A total of twelve pavement corings were completed by WSB and Associates (WSB) to assist with the preparation of this report. WSB offered pavement design recommendations which were considered and incorporated to varying degrees while preparing this report. A copy of WSB's report is attached in***Appendix D*** of the attached Feasibility Report.

This improvement project, which is listed in the City's current Capital Improvement Program, is proposed to be funded using a combination of special assessments to benefiting properties, street reconstructions bond proceeds, and stormwater utility funds.

Staff recommends using special assessments to pay for 25% of eligible improvement costs, which will be applied across 44 assessable properties using the "per lot" method of assessment, which is the typical method used for single family parcels having approximately the same size. All costs for this project are eligible for special assessments since the street is proposed to be reconstructed at its existing width, and since the existing and proposed pavement sections both meet 7-ton design standards meaning they are equivalent sections. This project does not include any ineligible project costs related to the use of special assessments.

Staff recommends ordering a special benefit consultation report for this project to verify that the proposed assessment amounts will not exceed the amount of benefit to any of these properties. If the report concludes that the benefit to any of the properties is less than the proposed preliminary assessment rate, Staff would propose to lower the assessment rate accordingly at the Assessment Hearing. However, if the special benefit consultation report verifies that the assessment rates as proposed are justified, Staff would propose to adopt the final assessment roll using the rate as preliminarily proposed.

Staff has not yet had an opportunity to discuss the proposed improvements or the use of special assessments to pay for a portion of the improvements with impacted property owners. However, prior to the Public Hearing Staff will contact and offer to meet with impacted property owners for the purpose of explaining the proposed improvements, how special assessments are proposed to be applied, and to discuss the proposed improvements in more detail and to gather their input on the project, including any information that should be explored in more detail during development of plans and specifications. Staff would then present this information to Council during the Public Hearing.

This project is necessary, feasible, and cost-effective from an engineering standpoint, and can be constructed as proposed herein. However, it would be most cost-effective to construct this project in conjunction with the Stanhope Terrace Street Reconstructions project, which is currently scheduled for construction in 2018.

Notification:

No notifications are required for this case.

Observations/Alternatives:

Observations:
The proposed pavement design should result in a minimum pavement life of 30 years, assuming that proactive, regular pavement maintenance treatments are performed during the life of the pavement. While a 60-year design life would typically be targeted for a reconstructed street, this project is not proposing a full street reconstruction due to the good condition of the majority of the existing 30 year old curb and gutter. Therefore, only the bituminous pavement is proposed to be reconstructed at this time as it may make sense to replace the pavement section at the time the rest of the existing curb and gutter is replaced, which may be 30 or more years in the future.

Developed properties along the project corridor may have private irrigation systems. Impacts to these systems may occur where the existing curb and gutter is being replaced. On past street reconstruction projects, the City repaired private irrigation systems that were damaged as part of the project. Staff recommends foregoing this practice on future projects. Instead, staff recommends notifying property owners in writing of the pending construction as far in advance of construction as possible to allow them to move their irrigation systems out of the construction area, and then replace it once work is complete.

Alternatives:
Alternative #1 – Motion to adopt Resolution #17-01-030 accepting the Feasibility Report for Improvement Project #17-02, Rivers Bend Street Reconstruction.

Alternative #2 – Motion to adopt Resolution #17-01-030 accepting the Feasibility Report for Improvement Project #17-02, Rivers Bend Street Reconstruction, with the following modifications; _____.

Alternative #3 – Motion to deny adoption of Resolution #17-01-030 at this time.

Funding Source:
City staff prepared the Feasibility Report in-house as part of staff's normal duties.

WSB and Associates, Inc. prepared their Pavement Evaluations and Recommendations report at a not-to-exceed cost of $3,290, though the final invoice amount is anticipated to be less than this amount.

The engineer's opinion of probable project costs is $283,000. A total of 44 residential parcels will benefit from the proposed improvements and are preliminarily proposed to be assessed for 25 percent of eligible project costs which totals $70,752. This equates to preliminary assessments of $1,608 per parcel. The City will fund the remaining 75% of project costs, which total $212,248. These costs will be funded using Street Reconstruction and Overlay Program bond funds, as well as a small amount of Stormwater Utility Funds.

Recommendation:
Staff recommends Alternative #1 to allow the project to be constructed as part of the 2018 Street Maintenance Program, and to allow for the use of special assessments to pay for a portion of the project costs per the applicable provisions of the City Charter, the City's Special Assessments Policy, and Minnesota Statute Chapter 429.

Action:
Motion to adopt Resolution #17-01-030 accepting the Feasibility Report for Improvement Project #17-02, Rivers Bend Street Reconstruction.

Attachments

Resolution 17 01 030
Feas Report IP1702

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	01/19/2017 04:08 PM

Form Started By: Bruce Westby Started On: 01/17/2017 08:14 AM
Final Approval Date: 01/19/2017

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

RESOLUTION #17-01-030

RESOLUTION ACCEPTING FEASIBILITY REPORT FOR IMPROVEMENT PROJECT #17-02; RIVERS BEND STREET RECONSTRUCTIONS

WHEREAS, pursuant to Ramsey City Council resolution #16-12-242, adopted on December 13th, 2016, the City Engineer was instructed to study the feasibility of milling and overlaying segments of 147th Lane, 148th Avenue, Xkimo Street, and Yakima Street in the Rivers Bend residential development as part of the 2017 Street Maintenance Program; and

WHEREAS, while preparing the Feasibility Report, twelve pavement core samples were extracted from the bituminous pavement which verified the existing pavement is too thin to mill and overlay; and

WHEREAS, pursuant to Ramsey City Council resolution #17-01-016, adopted on January 10th, 2016, the City Engineer was instructed to study the feasibility of reconstructing segments of 147th Lane, 148th Avenue, Xkimo Street, and Yakima Street in the Rivers Bend residential development as part of the 2017 Street Maintenance Program; and

WHEREAS, a Feasibility Report has been prepared by the City Engineer for City Improvement Project #17-02 which proposes improvements to segments of 147th Lane, 148th Avenue, Xkimo Street, and Yakima Street in the Rivers Bend residential development as part of the 2017 Street Maintenance Program including the reconstruction of existing bituminous pavement, the replacement of damaged concrete curb and gutter, and other appurtenant work as needed; and

WHEREAS, the City Council received the Feasibility Report on January 24, 2017; and

WHEREAS, the Feasibility Report provides information regarding whether the proposed project is necessary, cost-effective and feasible; whether the proposed project should be made as proposed or in conjunction with another improvement; and the estimated cost of the improvements as recommended; and

WHEREAS, the Feasibility Report recommends that the proposed improvements be constructed in 2018 to coincide with other proposed street reconstruction improvements in the immediate vicinity; and

WHEREAS, the City of Ramsey proposes to assess benefiting properties for 25 percent of the cost of the improvements, pursuant to Minnesota Statutes Chapter 429, the City Charter, and the City's adopted Special Assessments Policy.

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

1. The City Council hereby accepts the Feasibility Report and will consider the proposed improvements for said streets for construction in 2018 in accordance with the Feasibility Report, including the assessment of benefiting properties for all or a portion of the cost of the improvements pursuant to Minnesota Statutes Chapter 429, the City Charter, and the City's adopted Special Assessments Policy.

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 24th day of January, 2017.

_____
Mayor

ATTEST:

_____
City Clerk

FEASIBILITY REPORT

RIVERS BEND STREET RECONSTRUCTIONS

CITY IMPROVEMENT PROJECT NO. 17-02

January 19, 2017

Prepared By:

City of Ramsey
Engineering Department
7550 Rivers Bend
Ramsey, MN 55303
763-433-9820
763-433-9848 (Fax)

January 19, 2017

Honorable Mayor and City Council
City of Ramsey
7550 Rivers Bend
Ramsey, MN 55303

Re: Feasibility Report - City of Ramsey Improvement Project #17-02
Rivers Bend Street Reconstructions

Dear Mayor and City Council Members:

Transmitted herewith is a Feasibility Report for the proposed Rivers Bend Street Reconstructions project which examines the feasibility of reconstructing the bituminous street section and completing other appurtenant improvements.

This Feasibility Report examines the scope of the proposed improvements, explores estimated costs and available funding sources, defines a preliminary project schedule, and determines the necessity, feasibility and general cost-effectiveness of the proposed improvements, including any alternate designs, as well as whether the improvements would best be completed separately or in conjunction with another project.

I would be happy to discuss this report with you at your convenience. Please feel free to contact me at 763-433-9825 or bwestby@cityoframsey.com with any questions.

Sincerely,
City of Ramsey

Bruce Westby, PE
City Engineer

Enclosure

C: Kurt Ulrich, City Administrator
Diana Lund, Finance Director
Grant Reimer, Public Works Superintendent
Leonard Linton, Civil Engineer IV

CERTIFICATION

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

Bruce Westby, PE

Date: January 19, 2017 License No. 40116

I hereby certify that this plan, specification or report was reviewed for Quality Control and Quality Assurance purposes and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Leonard Linton, PE

Date: January 19, 2017 License No. 21112

TABLE OF CONTENTS

TITLE SHEET
LETTER OF TRANSMITTAL
CERTIFICATION SHEET
TABLE OF CONTENTS

1. EXECUTIVE SUMMARY 1

2. INTRODUCTION 3

2.1 Authorization 3
2.2 Program Overview 3
2.3 Scope 3

3. EXISTING CONDITIONS 4

3.1 Existing Pavement and Soil Conditions 4
3.2 Watermain 4
3.3 Sanitary Sewer 4
3.4 Storm Sewer/Drainage 4
3.5 Streets 5
3.5.1 Existing Typical Sections 5
3.5.2 Maintenance History 5
3.6 Land Use 5

4. PROPOSED IMPROVEMENTS 6

4.1 Street and Stormwater Improvements 6
4.1.1 Street Improvements 6
4.1.2 Stormsewer Improvements 6
4.1.3 Geotechnical Considerations 6
4.1.4 Other Considerations 7
4.2 Stormwater Treatment 7
4.3 Water Main Improvements 7
4.4 Sanitary Sewer Improvements 7
4.5 Construction Methods 7
4.6 Private Utilities 8
4.7 Permits 8
4.8 Right-of-Ways/Easements 8

5. FINANCING 9

5.1 Opinion of Cost 9
5.2 Funding 9
5.2.1 Assessments 9
5.2.2 City Contribution 10

6. PROJECT SCHEDULE 11

7. CONCLUSIONS AND RECOMMENDATIONS 12

Appendix A
Figure 1 – Project Scope
Figure 2 – Typical Section
Project Site Pictures

Appendix B
Opinion of Probable Costs

Appendix C
Preliminary Assessment Map
Preliminary Assessment Roll

Appendix D
Pavement Evaluations and Recommendations (WSB & Associates – 11 pages)

1. EXECUTIVE SUMMARY

City Improvement Project 17-02 proposes to reconstruct four street segments within the Rivers Bend residential neighborhood including 147th Lane between Xkimo Street and Waco Street, 148th Avenue between Yakima Street and Xkimo Street, Xkimo Street between 147th Lane and 149th Avenue, and Yakima Street between 148th Avenue and 149th Avenue. These streets total approximately 2,774 linear feet (0.53 miles) in length. A map showing the location and scope of the proposed improvements is included as ***Figure 1*** in ***Appendix A***.

These street segments in the Rivers Bend neighborhood were constructed in 1985 with between 2 inches and 3.25 inches of bituminous pavement, 4 inches class 5 aggregate base, surmountable concrete curb and gutter, and concrete storm sewer. The street was constructed to a width of 30 feet from face-of-curb to face-of-curb, and is centered within a 60 foot wide right-of-way. The storm sewer system consists of catch basins which drain runoff from the street to low-lying areas using concrete storm sewer pipes.

City staff evaluates and rates the condition of pavement sections on all city streets on an annual basis using the Pavement and Surface Evaluation Rating (PASER) system. In the fall of 2016, these street segments within the Rivers Bend neighborhood were rated with PASER ratings of 3, which indicates this street is past the point of applying mill and overlay improvements. The current condition of these streets requires City staff to patch the streets at least once per year, particularly before winter so the street can be plowed without further damaging the pavement in the process. Pictures of this street segment are located in ***Appendix A***.

Proposed improvements include removing and replacing all damaged concrete curb and gutter sections, and reconstructing the existing bituminous pavement section using a process called Full Depth Reclamation, or FDR. For this project, the FDR process would involve milling the entire existing bituminous pavement section, along with about 1 inch of the existing aggregate base. This reclaim material would then be placed on top of the reshaped and compacted subgrade, after which 3.5 inches of bituminous pavement would be placed on top. This would result in a 7-ton pavement design, which is a typical design for residential streets.

The existing storm sewer system is in good condition. Only casting adjustments are proposed.

The engineer's opinion of probable costs for completing the proposed improvements on Rivers Bend as outlined in this report is $283,000. Estimated costs include 23% indirect costs for administrative, engineering, finance and legal costs. A summary of the engineer's opinion of probable costs is included in ***Appendix B***.

A total of 44 parcels have been identified as receiving special benefit from the improvements. These parcels are identified in the preliminary Assessment Map and Roll which are attached in ***Appendix C***.

A total of twelve pavement corings were completed by WSB and Associates (WSB) to assist with the preparation of this report. WSB offered pavement design recommendations which were considered and incorporated to varying degrees while preparing this report. A copy of WSB's report is attached in ***Appendix D***.

This improvement project, which is listed in the City's current Capital Improvement Program, is proposed to be funded using a combination of special assessments to benefiting properties, street reconstructions bond proceeds, and stormwater utility funds.

Staff recommends using special assessments to pay for 25% of eligible improvement costs, which will be applied across 44 assessable properties using the "per lot" method of assessment, which is the typical method used for single family parcels having approximately the same size. All costs for this project are eligible for special assessments since the street is proposed to be reconstructed at its existing width, and since the existing and proposed pavement sections both meet 7-ton design standards meaning they are equivalent sections. This project does not include any ineligible project costs related to the use of special assessments.

Staff recommends ordering a special benefit consultation report for this project to verify that the proposed assessment amounts will not exceed the amount of benefit to any of these properties. If the report concludes that the benefit to any of the properties is less than the proposed preliminary assessment rate, Staff would propose to lower the assessment rate accordingly at the Assessment Hearing. However, if the special benefit consultation report verifies that the assessment rates as proposed are justified, Staff would propose to adopt the final assessment roll using the rate as preliminarily proposed.

Staff has not yet had an opportunity to discuss the proposed improvements or the use of special assessments to pay for a portion of the improvements with impacted property owners. However, prior to the Public Hearing Staff will contact and offer to meet with impacted property owners for the purpose of explaining the proposed improvements, how special assessments are proposed to be applied, and to discuss the proposed improvements in more detail and to gather their input on the project, including any information that should be explored in more detail during development of plans and specifications. Staff would then present this information to Council during the Public Hearing.

This project is necessary, feasible, and cost-effective from an engineering standpoint, and can be constructed as proposed herein. However, it would be most cost-effective to construct this project in conjunction with the Stanhope Terrace Street Reconstructions project, which is currently scheduled for construction in 2018.

2. INTRODUCTION

2.1 Authorization

The preparation of this report was authorized by the Ramsey City Council on January 10th, 2017. This project has been designated as City Improvement Project No. 17-02.

2.2 Program Overview

In support of the City's long-term Street Maintenance Program, the existing bituminous pavement section is proposed to be reconstructed, damaged concrete curb and gutter sections will be removed and replaced, and other appurtenant work will be completed as outlined in this report.

The City's pavement evaluation process involves a visual evaluation of each street's pavement surface based on the type, extent and severity of each pavement distress observed. Numerous types of pavement distresses may exist within a pavement section including, but not limited to, alligator cracking, block cracking, longitudinal cracking, transverse cracking, rutting, raveling, shoving, potholes and patches. This field data is then used to rate the pavement condition.

The City uses the Pavement and Surface Evaluation Rating (PASER) system to rate pavement condition. A PASER rating is a numerical index between 1 and 10 indicating the condition of a pavement based on the various pavement distresses recorded during visual observations. A PASER rating of 10 represents brand new pavement, while a PASER rating of 1 represents a pavement section that has fallen into complete disrepair requiring full street reconstructions.

In the fall of 2016, these street segments in the Rivers Bend neighborhood were rated with PASER ratings of 3.

2.3 Scope

City of Ramsey Improvement Project 17-02 proposes to reconstruct the existing bituminous pavement, to remove and replace damaged concrete curb and gutter sections, and to complete other appurtenant work on four street segments within the Rivers Bend residential neighborhood including 147th Lane between Xkimo Street and Waco Street, 148th Avenue between Yakima Street and Xkimo Street, Xkimo Street between 147th Lane and 149th Avenue, and Yakima Street between 148th Avenue and 149th Avenue. These street segments total approximately 2,774 linear feet (0.53 miles) in length.

The existing bituminous pavement is proposed to be reconstructed by removing the existing pavement and disposing of it off-site. The existing class 5 aggregate base would then be reshaped and compacted, and then 3.5 inches of new bituminous pavement would be placed on top. This would result in a 7-ton pavement design per the City's typical residential street design.

A map showing the location and scope of the proposed improvements is included as ***Figure 1*** in ***Appendix A***.

3. EXISTING CONDITIONS

3.1 Existing Pavement and Soil Conditions

The four street segments were constructed in 1985 with 2 to 3.5 inches of bituminous pavement, 4 inches class 5 aggregate base, B618 concrete curb and gutter, and concrete storm sewer. The street was constructed to a width of 40 feet from face-of-curb to face-of-curb, and is centered within an 80 foot wide right-of-way. Delineated parking lanes exist along both sides of the street. The existing posted speed is 35 mph along this entire segment of Rivers Bend. The storm sewer system consists of numerous catch basins which drain runoff from the street to adjacent low-lying areas using concrete storm sewer pipes.

The pavement was cracksealed and sealcoated in 1988 and 1995, and spot patching has been applied on an as-needed basis since. In 2016, Staff observed Pavement and Surface Evaluation Ratings (PASER) of 3 on all street segments.

While truck counts for these streets are not available, Staff believes it is reasonable to assume the average annual daily traffic (AADT) count is less than 1,000 vehicles, and that less than 5 percent of vehicles using these streets can be classified as truck traffic.

WSB and Associates (WSB) was employed to complete a total of twelve pavement corings. Their results showed an average bituminous pavement thickness between 2 and 3.25 inches, which was constructed over 4 inches class 5 aggregate base.

3.2 Watermain

Watermain was installed under all street segments in Rivers Bend. Staff believes the existing watermain is in good condition, and that no repairs will be required prior to reconstructing the pavement. However, if plans and specifications are ordered for the proposed improvements, staff proposes to hire a leak detection expert to ensure there are no detectable leaks. If leaks are detected, repairs would be made under separate contract before work commences on this project. Leak detection testing is estimated to cost $500.

3.3 Sanitary Sewer

Sanitary sewer was installed under each of the street segments in Rivers Bend. Staff believes the existing sanitary sewer is in good condition, and that no repairs will be required prior to reconstructing the pavement. However, if plans and specifications are ordered for the proposed improvements, staff proposes to hire a firm to televise the sewer to ensure the pipes are not deformed, cracked, or broken, and that all joints are sealed. If any issues are detected, repairs would be made under separate contract before work commences on this project. Sewer televising for this project is estimated to cost $2,800.

3.4 Storm Sewer/Drainage

Storm sewer exists along Xkimo Street. Based on design calculations completed by City staff, no modifications will be required to the existing storm sewer system.

3.5 Streets

3.5.1 Existing Typical Sections

The street was constructed to a width of 30 feet from face-of-curb to face-of-curb, and is centered within a 60 foot wide City-owned right-of-way.

3.5.2 Maintenance History

The pavement was cracksealed and sealcoated in 1988, and again in 1995. Spot patching has been applied on an as-needed basis since.

3.6 Land Use

Properties in the Rivers Bend neighborhood are zoned single family residential.

4. PROPOSED IMPROVEMENTS

4.1 Street and Stormwater Improvements

The four street segments within the Rivers Bend residential neighborhood proposed to be reconstructed include 147th Lane between Xkimo Street and Waco Street, 148th Avenue between Yakima Street and Xkimo Street, Xkimo Street between 147th Lane and 149th Avenue, and Yakima Street between 148th Avenue and 149th Avenue.

The scope of the proposed surface improvements is shown in ***Figure 1*** in ***Appendix A***.

4.1.1 Street Improvements

The streets in Rivers Bend are proposed to be reconstructed to match their existing width of 30 feet. All damaged surmountable concrete curb and gutter is proposed to be removed and replaced in kind. A typical section for the proposed pavement street reconstructions improvements is shown in ***Figure 2*** in ***Appendix A.***

The proposed reconstructed bituminous pavement design is designed to accommodate a 7-ton design in accordance with the City of Ramsey's design standards. City staff is proposing a pavement section design of 1.5 inches bituminous wear course, 2 inches bituminous base course, over 4 inches of existing aggregate base material after reshaping and compacting the base.

The proposed pavement design should result in a minimum pavement life of 30 years, assuming that proactive, regular pavement maintenance treatments are performed during the life of the pavement. While a 60-year design life would typically be targeted for a reconstructed street, this project is not proposing a full street reconstruction due to the good condition of the majority of the existing 30 year old curb and gutter. Therefore, only the bituminous pavement is proposed to be reconstructed at this time as it may make sense to replace the pavement section at the time the rest of the existing curb and gutter is replaced, which may be 30 or more years in the future.

4.1.2 Stormsewer Improvements

The existing storm sewer system is in good condition and is not proposed to be improved. The only proposed storm sewer improvements include repairing catch basin castings as needed. No stormwater quality treatment improvements are required for this project since the street is proposed to be reconstructed at its current width.

4.1.3 Geotechnical Considerations

WSB completed twelve (12) pavement cores along the streets in Rivers Bend as shown in their Pavement Evaluations and Recommendations report, attached in ***Appendix D***. WSB recommends leaving all intact existing curb and gutter in place, which staff estimates accounts for over 80% of the existing curb and gutter, which is only 30 years old. WSB also recommends reconstructing only the bituminous pavement. In total, this work is estimated to cost about half as much as a total street reconstructions while resulting in a

pavement design life of 30-plus years. In considering that the remaining curb and gutter will likely need to be replaced in around 30 years, a total street reconstructions could be evaluated at that time. Another benefit to this design is that it would result in minimal impacts to site access and traffic during construction.

4.1.4 Other Considerations

Driveways:
Existing driveways will need to be reconstructed to varying degrees. The limits of construction will vary with each driveway based on the elevations of the street and the parking lot, as well as the driveway pavement type. During design, staff will evaluate the construction limits for each driveway and will incorporate this into the plans, but as with all street reconstruction projects the exact limits of construction will be determined in the field during construction. Right-of-entry forms would be obtained from private property owners if work is required outside City right-of-ways and easements.

Irrigation Systems:
Developed properties along the project corridor may have private irrigation systems. Impacts to these systems may occur where the existing curb and gutter is being replaced. On past street reconstruction projects, the City repaired private irrigation systems that were damaged as part of the project. Staff recommends foregoing this practice on future projects. Instead, staff recommends notifying property owners in writing of the pending construction as far in advance of construction as possible to allow them to move their irrigation systems out of the construction area, and then replace it once work is complete.

Parking Restrictions:
Parking is currently allowed along both sides of the streets except for overnight parking per City code. During this project, parking is proposed to be restricted during allowable working hours also.

4.2 Stormwater Treatment

Stormwater retention and/or treatment improvements are not required for this project.

4.3 Water Main Improvements

No watermain improvements are proposed with this project.

4.4 Sanitary Sewer Improvements

No sanitary sewer improvements are proposed with this project.

4.5 Construction Methods

The existing bituminous pavement section will be reconstructed as outlined within this report.

4.6 Private Utilities

Staff has not yet met with the telephone, gas, power and cable utilities regarding this project. During preparation of plans and specifications, staff will meet with the private utility companies to discuss the proposed improvements as noted in the project schedule within this report. The alignment and footprint of the streets will be considered to minimize impacts to private utilities. No impacts to power poles or street lights are anticipated with this project.

Should any utility company indicate they wish to upgrade, replace and/or otherwise modify their services during this project, any such upgrades, replacements and/or modifications will be at the sole discretion and cost of the utility company.

4.7 Permits

Permits that are anticipated to be required as part of the proposed improvements include:

- MPCA General Stormwater Permit (NPDES)..... Grading and Storm Water

A stormwater permit from the Lower Rum River Watershed Management Organization will not be required with this project.

4.8 Right-of-Ways/Easements

It is anticipated that all improvements will occur within existing City right-of-ways and/or easements, with the possible exception of tying into private driveways and yards. It is therefore not anticipated that the City will need to acquire additional permanent right-of-way or easements for this project. As such, costs for right-of-way or easement acquisitions are not included in the probable project costs.

City staff will obtain any required right of entries.

5. FINANCING

5.1 Opinion of Cost

A detailed opinion of probable costs for the proposed improvements can be found in ***Appendix B*** of this report. The opinion of probable costs incorporates anticipated 2017 construction costs for the proposed improvements plus 23% indirect costs for administrative, engineering, financing and legal costs. Construction contingency costs are not included in the estimated costs.

City staff prepared the Feasibility Report in-house as part of staff's normal duties.

WSB and Associates, Inc. prepared their Pavement Evaluations and Recommendations report, which is included in ***Appendix D***, at a not-to-exceed cost of $3,290.

5.2 Funding

5.2.1 Assessments

The City's adopted Special Assessments Policy allows special assessments in an amount not to exceed 25% of eligible street reconstruction project costs to be levied against benefiting properties. Eligible project costs include costs required to reconstruct the street at its current width, and to reconstruct the pavement without increasing its structural capacity. Benefiting properties are considered to be any parcel that has their primary access onto any of the street segments being reconstructed. A total of 44 benefitting properties have been identified for this project. The Preliminary Assessment Map and Roll are included in ***Appendix C***.

The engineer's opinion of probable costs for eligible assessment costs totals $283,000. Assessable residential parcels are preliminarily proposed to be assessed for 25 percent of eligible project costs, which totals $70,752 and equals $1,608 per parcel. Assessment terms are proposed at ten years. Interest rates are proposed at two percent above the bond interest rate.

The "per lot" method of assessment identified in the City of Ramsey's Special Assessments Policy is proposed to be used to calculate assessments for this project. Properties which have their primary access onto one of the reconstructed streets are proposed to be assessed.

Special assessments have not been utilized widely in recent years for street reconstruction projects in Ramsey. In addition, State Statute and the City Charter do not allow for assessments to exceed the benefit to the property. Therefore, Staff may want to ensure that all assessments applied with this project will not exceed the benefit to assessed properties and may therefore request Council authorization to order a benefit appraisal consultation report for this project in accordance with the City's Special Assessments Policy at the time a construction contract is awarded.

5.2.2 City Contribution

The City contribution to the project will include all funding in excess of the amount collected through special assessments to benefiting properties which equals 75 percent of eligible project costs. No funds have been budgeted for this project.

The City's share of eligible project costs related to surface (street) improvements is proposed to come from the previously encumbered 5-year Street Reconstruction and Overlay Program bonds. Stormwater Utility Funds are proposed to pay for all storm sewer improvements.

Special assessments are proposed to pay back a portion of these costs based on the final assessments adopted by Council at the end of the project.

Table 1 illustrates the proposed project funding based on the proposed design outlined within this report. This funding program assumes construction will occur in 2018.

TABLE 1
Proposed Project Funding

	ASSESSMENTS	CITY FUNDS	TOTAL
Estimated Costs	**$70,752**	**$212,248**	**$283,000**

Total Estimated Project Cost		**$283,000**
Less Special Assessments (25%)	-	$70,752
Subtotal	**=**	**$212,248**
Less City Bonding Funds	-	$210,748
Subtotal	**=**	**$1,500**
Less Stormwater Utility Funds	-	$1,500
Total Remaining Cost	**=**	**$0**

6. PROJECT SCHEDULE

The proposed project schedule is as follows:

Council Orders Feasibility Report ..... January 10, 2017

Council Accepts Feasibility Report ..... January 24, 2017

Council Orders Public Hearing ..... June 13, 2017

Staff Publishes Notice of Public Hearing ..... June 16 & 23, 2017

Public Input Meetings ..... June, 2017

Council Conducts Public Hearing/Authorizes Plans and Specifications ..... July 11, 2017

Staff Conducts Private Utility Coordination Meeting ..... July/August, 2017

Council Approves Plans and Specifications/Authorizes Ad for Bids ..... December 12, 2017

Staff Advertises for Bids ..... December 15 & 22, 2017

Staff Receives Bids ..... January 16, 2018

Council Awards Contract ..... January 23, 2018

Contractor Begins Construction ..... May/June 2018

Contractor Completes Construction ..... September 7, 2018

Council Orders Assessment Roll/Hearing ..... September 11, 2018

Council Conducts Assessment Hearing ..... October 9, 2018

7. CONCLUSIONS AND RECOMMENDATIONS

City of Ramsey Improvement Project 17-02 proposes to reconstruct the bituminous pavement section, to remove and replace damaged concrete curb and gutter, and to complete miscellaneous appurtenant work on four street segments within the Rivers Bend residential neighborhood including 147th Lane between Xkimo Street and Waco Street, 148th Avenue between Yakima Street and Xkimo Street, Xkimo Street between 147th Lane and 149th Avenue, and Yakima Street between 148th Avenue and 149th Avenue. These street segments measure approximately 2,774 linear feet (0.53 miles).

It is the recommendation of City staff that City Project No. 17-02 is feasible, necessary, and cost-effective from an engineering standpoint. However, it would be most cost-effective to construct this project in conjunction with the Stanhope Terrace Street Reconstructions project, which is currently scheduled for construction in 2018.

The following Staff recommendations related to the proposed project are presented for Council consideration and concurrence:

1. Staff recommends reconstructing the four street segments within the Rivers Bend residential neighborhood including 147th Lane between Xkimo Street and Waco Street, 148th Avenue between Yakima Street and Xkimo Street, Xkimo Street between 147th Lane and 149th Avenue, and Yakima Street between 148th Avenue and 149th Avenue in conjunction with the Stanhope Terrace Street Reconstructions project in 2018.

2. Staff recommends ordering an assessment appraisal consultation report to ensure that the preliminary special assessments proposed herein will not exceed the benefit received as a result of the improvements in accordance with the City's Special Assessments Policy.

3. Staff recommends excluding private irrigation system work from this project, and from all future City Improvement Projects, and instead recommends notifying property owners of pending construction as far in advance as possible and instructing them to relocate the irrigation system(s) away from the construction area during construction, then allow replacement in or near the original location after construction is complete.

4. Staff recommends meeting with all owners of assessable properties to inform them of the proposed improvements, the proposed use of special assessments, and to gather their input prior to conducting the Public Hearing and requesting Council authorization to prepare plans and specifications on July 11th.

The City Council is asked to act on the following items related to the proposed project:

1. Accept the preliminary residential special assessment rates proposed herein.

2. Adopt Resolution #17-01-028 accepting this Feasibility Report.

APPENDIX A

Figure 1 – Project Scope
Figure 2 – Typical Section
Project Site Pictures

FIGURE 1
PROJECT SCOPE

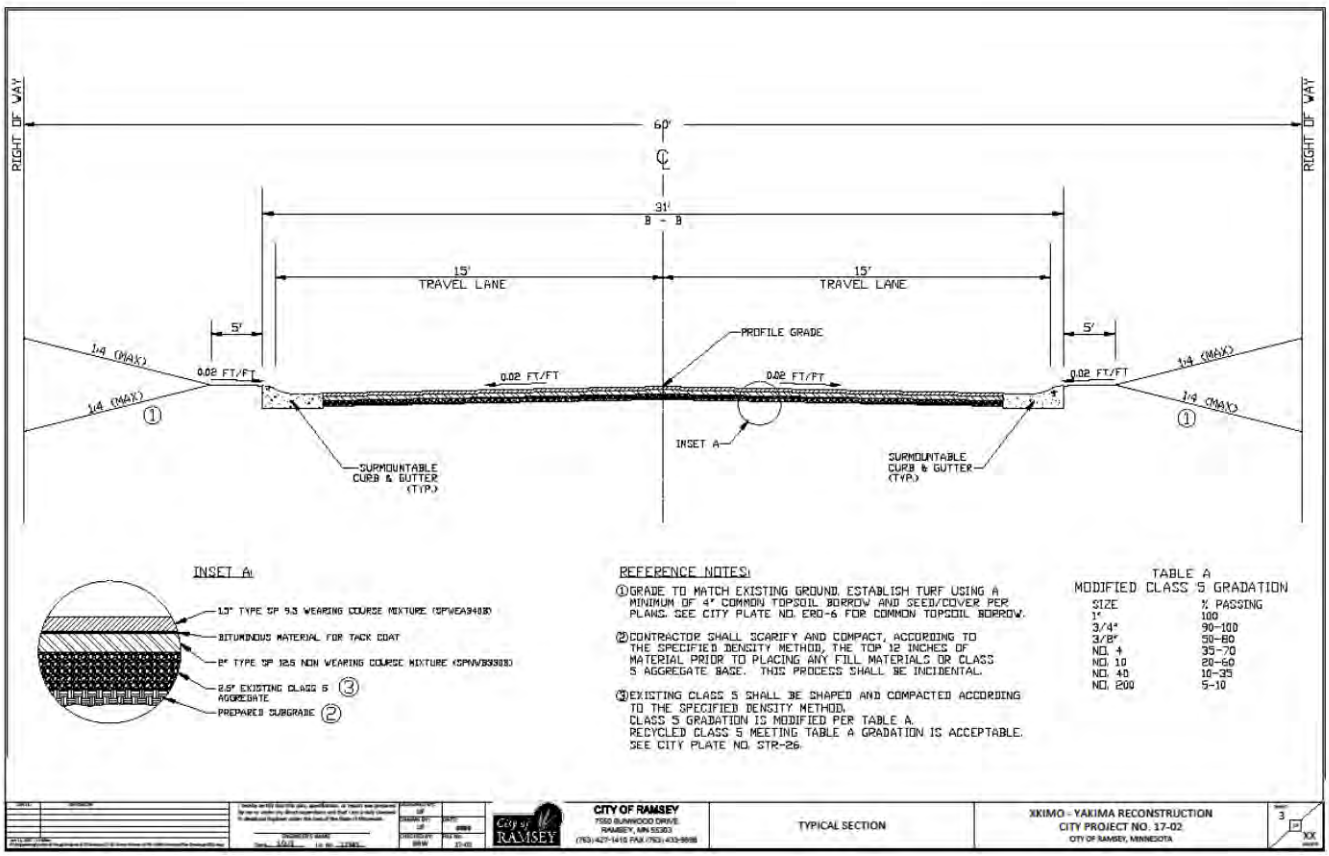


FIGURE 2
TYPICAL SECTION

PROJECT SITE PICTURES

APPENDIX B

Opinion of Probable Costs

17-02 RIVER'S BEND RECONSTRUCTION
ENGINEER'S ESTIMATE
1/11/2017

ITEM NO.	MNDOT NO.	ITEM DESCRIPTION	UNIT	UNIT COST	ESTIMATED QUANTITY	COST EXTENSION
1	2021.501	MOBILIZATION (8% CONSTRUCTION COST)	LS	$ 17,031.52	1	$ 17,000.00
2	2104.501	REMOVE CONCRETE CURB AND GUTTER	LF	$ 14.00	500	$ 7,000.00
3	2104.505	REMOVE CONCRETE VALLEY GUTTER	SY	$ 30.00	65	$ 1,950.00
4	2104.511	SAWING CONCRETE PAVEMENT - FULL DEPTH	LF	$ 8.50	100	$ 850.00
5	2104.513	SAWING BITUMINOUS PAVEMENT - FULL DEPTH	LF	$ 5.50	200	$ 1,100.00
6	2112.501	SUBGRADE PREPARATION	RDST	$ 215.00	26	$ 5,590.00
7	2130.501	WATER	MGAL	$ 32.50	50	$ 1,625.00
8	2215.501	BITUMINOUS PAVEMENT RECLAMATION (3.5" DEPTH)	SY	$ 1.50	7929	$ 11,893.50
9	2232.501	MILL BITUMINOUS PAVEMENT (1.5" DEPTH X 2' WIDE)	SY	$ 16.00	45	$ 720.00
10	2331.607	HAUL BIT PAVEMENT RECLAMATION (LV)	CY	$ 10.00	1002	$ 10,020.00
11	2357.502	BITUMINOUS MATERIAL FOR TACK COAT	GAL	$ 2.50	555	$ 1,387.50
12	2360.501	TYPE SP 9.5 WEARING COURSE MIXTURE (SPWEA340B) (1.5")	TON	$ 68.00	785	$ 53,380.00
13	2360.502	TYPE SP 12.5 NON-WEARING COURSE MIXTURE (SPNWB330B) (2.0")	TON	$ 65.00	1047	$ 68,055.00
14	2504.602	ADJUST VALVE BOX	EA	$ 250.00	9	$ 2,250.00
15	2506.522	ADJUST FRAME AND RING CASTING	EA	$ 550.00	13	$ 7,150.00
16	2531.501	CONCRETE CURB & GUTTER DESIGN SURMOUNTABLE	LF	$ 50.00	300	$ 15,000.00
17	2531.501	CONCRETE CURB & GUTTER DESIGN B618	LF	$ 50.00	200	$ 10,000.00
18	2531.604	7" CONCRETE VALLEY GUTTER	SY	$ 85.00	65	$ 5,525.00
19	2563.601	TRAFFIC CONTROL	LS	$ 3,000.00	1	$ 3,000.00
20	2573.535	STABILIZED CONSTRUCTION EXIT	LS	$ 3,500.00	1	$ 3,500.00
21	2575.505	SODDING TYPE LAWN	SY	$ 18.00	111	$ 1,998.00
22	2575.525	COMMON TOPSOIL BORROW (LV)	CY	$ 60.00	15	$ 900.00
					TOTAL CONSTRUCTION COST	$ *229,894.00*
					23% INDIRECT COST	$ *52,875.62*
					TOTAL ESTIMATED PROJECT COST	$ ***282,769.62***

APPENDIX C

Preliminary Assessment Map
Preliminary Assessment Roll

PRELIMINARY ASSESSMENT MAP

Preliminary Assessment Roll - IP #17-02						
PID No.	Property Owner	Property Address	City	State	Zip	Assessment
253225120056	RONDO ANGELA M & JERRY D	5195 147TH LN NW	RAMSEY	MN	55303	$1,608.00
253225120057	CICH JONATHAN	5194 147TH LN NW	RAMSEY	MN	55303	$1,608.00
253225120058	CLOBES ADELE	5178 147TH LN NW	RAMSEY	MN	55303	$1,608.00
253225130002	GEORGES ROBERT J & RUTH F	5164 147TH LN NW	RAMSEY	MN	55303	$1,608.00
253225130003	SPOHN PAMELA A	5150 147TH LN NW	RAMSEY	MN	55303	$1,608.00
253225120049	NEWBERGER JAKE	5192 148TH AVE NW	RAMSEY	MN	55303	$1,608.00
253225120050	UPHOFF ROGER	5178 148TH AVE NW	RAMSEY	MN	55303	$1,608.00
253225120007	TAMBA PATRICK	14882 XKIMO ST NW	RAMSEY	MN	55303	$1,608.00
253225120008	JANIAK MICHAEL L & TINA M	14866 XKIMO ST NW	RAMSEY	MN	55303	$1,608.00
253225120009	HEFFRON GLEN R & PAMELA J	14854 XKIMO ST NW	RAMSEY	MN	55303	$1,608.00
253225120010	MORGAN JR JOE	14842 XKIMO ST NW	RAMSEY	MN	55303	$1,608.00
253225120011	BUBANY BRETON	14830 XKIMO ST NW	RAMSEY	MN	55303	$1,608.00
253225120012	COMSTOCK GREGORY J & LYNN A	14820 XKIMO ST NW	RAMSEY	MN	55303	$1,608.00
253225120013	MARSHALL JAMES & AUDREY	14810 XKIMO ST NW	RAMSEY	MN	55303	$1,608.00
253225120035	EMERSON EDWARD J & AMY C	14725 XKIMO ST NW	RAMSEY	MN	55303	$1,608.00
253225120036	MALEK DAVID J & CINDY L	14737 XKIMO ST NW	RAMSEY	MN	55303	$1,608.00
253225120037	MERKL CHRIS S & JESSICA A	14751 XKIMO ST NW	RAMSEY	MN	55303	$1,608.00
253225120038	BAUER DANIEL	14765 XKIMO ST NW	RAMSEY	MN	55303	$1,608.00
253225120039	BRUNEAU STEPHANIE	14777 XKIMO ST NW	RAMSEY	MN	55303	$1,608.00
253225120040	SCHULTE ERICA	14787 XKIMO ST NW	RAMSEY	MN	55303	$1,608.00
253225120041	DRAYNA ROBERT	14801 XKIMO ST NW	RAMSEY	MN	55303	$1,608.00
253225120042	PAYNE RYAN L	14811 XKIMO ST NW	RAMSEY	MN	55303	$1,608.00
253225120043	TOVSEN CAITLIN	14823 XKIMO ST NW	RAMSEY	MN	55303	$1,608.00
253225120044	TESSMAN JILEEN	14835 XKIMO ST NW	RAMSEY	MN	55303	$1,608.00
253225120045	HENNES RICHARD & JUDITH	14847 XKIMO ST NW	RAMSEY	MN	55303	$1,608.00
253225120046	MANCINI FRANK E	14859 XKIMO ST NW	RAMSEY	MN	55303	$1,608.00
253225120047	JOHNSON MARK	14871 XKIMO ST NW	RAMSEY	MN	55303	$1,608.00
253225120048	HIGH DANIEL	14885 XKIMO ST NW	RAMSEY	MN	55303	$1,608.00
253225120051	CLAYTON JEFFREY	14788 XKIMO ST NW	RAMSEY	MN	55303	$1,608.00
253225120052	STROUP TIMOTHY D & VICTORIA E	14778 XKIMO ST NW	RAMSEY	MN	55303	$1,608.00
253225120053	ROMANCHUK GERALD	14764 XKIMO ST NW	RAMSEY	MN	55303	$1,608.00
253225120054	REYNOLDS BRIAN R & SHEILA B	14752 XKIMO ST NW	RAMSEY	MN	55303	$1,608.00
253225120055	DANIELS JULIE A	14740 XKIMO ST NW	RAMSEY	MN	55303	$1,608.00

PID No.	Property Owner	Property Address	City	State	Zip	Assessment
253225120002	ACEVES II WILLIAM & ACEVES CHRISTY	14884 YAKIMA ST NW	RAMSEY	MN	55303	$1,608.00
253225120003	RUMPCA JAMES L & SUSAN A	14872 YAKIMA ST NW	RAMSEY	MN	55303	$1,608.00
253225120004	DUNAWAY ANDREW & LAURA M	14860 YAKIMA ST NW	RAMSEY	MN	55303	$1,608.00
253225120005	FLORES ANTHONY JR	14848 YAKIMA ST NW	RAMSEY	MN	55303	$1,608.00
253225120006	DESONIA ELIZABETH	14834 YAKIMA ST NW	RAMSEY	MN	55303	$1,608.00
253225120014	HOFF WENDY	14827 YAKIMA ST NW	RAMSEY	MN	55303	$1,608.00
253225120015	MILLER CORY	14839 YAKIMA ST NW	RAMSEY	MN	55303	$1,608.00
253225120016	WINDOM LADELL	14851 YAKIMA ST NW	RAMSEY	MN	55303	$1,608.00
253225120017	MARDAUS JOHN M & RENEE	14863 YAKIMA ST NW	RAMSEY	MN	55303	$1,608.00
253225120018	FOWLKES CHERYL	14873 YAKIMA ST NW	RAMSEY	MN	55303	$1,608.00
253225120019	AUGUSTSON TRUSTEE DEBORAH & AUGUSTSON TRUSTEE TERRANCE	14887 YAKIMA ST NW	RAMSEY	MN	55303	$1,608.00
	TOTAL PROJECT ASSESSMENTS					$70,752.00

PRELIMINARY ASSESSMENT ROLL

APPENDIX D

Pavement Evaluations and Recommendations (WSB & Associates – 11 pages)

701 Xenia Avenue South | Suite 300 | Minneapolis, MN 55416 | (763) 541-4800

December 27, 2016

Mr. Bruce Westby P.E.
City Engineer
7550 Sunwood Drive NW.
Ramsey, MN 55303

Re: Pavement Evaluations and Recommendations for City of Ramsey Improvement Project #17-02
2017 Mill and Overlay Improvements

Observation: On December 20, 2016 WSB & Associates cored the 147th, 148th, Yakima, and Xkimo roadways in the City of Ramsey, MN. The following observations were made during the investigation. The Hot Mix Asphalt (HMA) cores ranged in thickness from 2 inches to 3.25 inches, with the average thickness being 2.4 inches. The base material observed appears to be a mainly sandy select granular material. With the frozen ground, we were only able to chisel to depth of approximately 4 inches with no change in the base material observed. The coring locations can be found in Appendix A of this report. Pictures of each core can be found in Appendix B. Due to the streets being covered by snow it was hard to observe existing crack patterns, but the cores taken appear to be in very good condition for the age of the HMA.

Recommendations: Based on the following information, these streets are true residual streets, constructed in the mid-1980s, and have performed satisfactorily. It would be our recommendation to remove the existing HMA, then re- compact the granular (sand) base and repave with 3 inches of level 3 Super Pave with ½ inch mixture with 3 percent air voids made with a PG -34 binder. An example would be SPWEA330C or A, mix. Using a ½ minus mix with 3 percent air voids design should yield a very tight surface that should greatly diminish the infiltration of water into the HMA surface. Using a PG-34 binder should delay cracking over a PG-28 binder. One last suggestion to think about is possibly priming the granular base with a penetrating emulsion prime (PEP) to protect the bottoms of the HMA from damage from water coming thru the base materials.

Please let me know if you have any other questions of comments regarding this report.

Sincerely,

WSB & Associates, Inc.

Thomas J. Wood
Project Manager

Appendix A

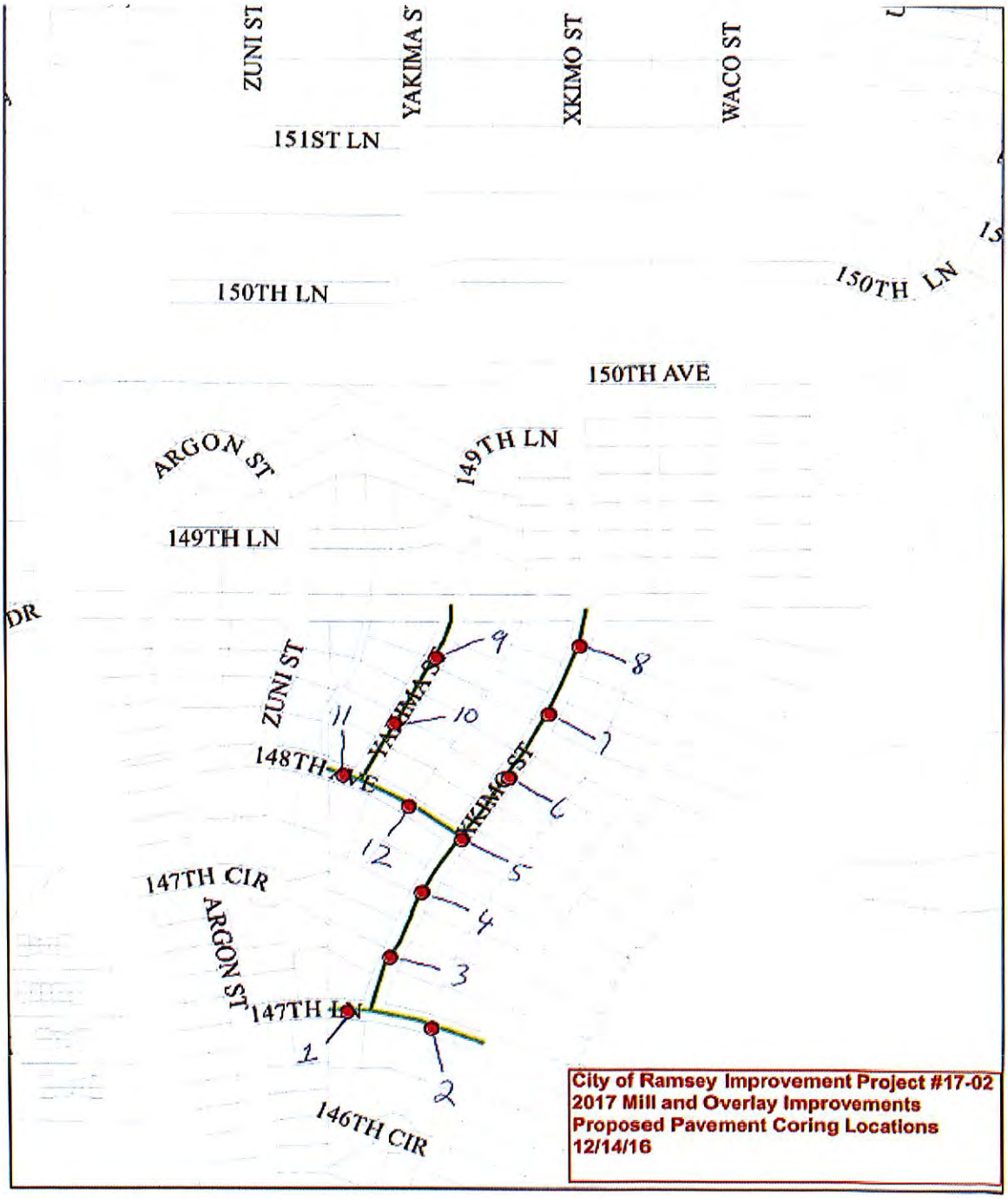
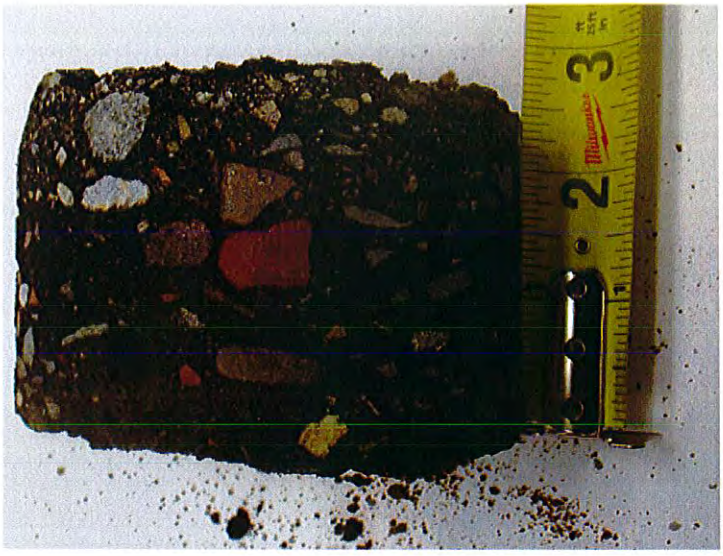


Figure 1: Coring Locations

Appendix B

Core 1



Core 2

Core 3

Core 4

Core 5

Core 6

Core 7

Core 8

Core 9

Core 10

Core 11

Core 12

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

CC Regular Session **7. 8.**

Meeting Date: 01/24/2017

By: Bruce Westby, Engineering/Public Works

Information

Title:

Adopt Resolution #17-01-028 Accepting Feasibility Report/Ordering Public Hearing for Improvement Project #17-00, Sunwood Drive Reconstruction

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #17-01-028 accepting the Feasibility Report and ordering a public hearing for Improvement Project #17-00, Sunwood Drive Reconstruction.

Background:

City Improvement Project 17-00 proposes to reconstruct Sunwood Drive between Ramsey Boulevard/CSAH 56 and Bunker Lake Boulevard /CSAH 116 which totals approximately 3,050 linear feet (0.58 miles) in length. A map showing the location and scope of the proposed improvements is included as ***Figure 1*** in ***Appendix A*** of the attached Feasibility Report.

This segment of Sunwood Drive was constructed in 1996 with 3.5 inches bituminous pavement, 5 inches class 5 aggregate base, B618 concrete curb and gutter, and concrete storm sewer. The street was constructed to a width of 40 feet from face-of-curb to face-of-curb, and is centered within an 80 foot wide right-of-way. The storm sewer system consists of numerous catch basins which drain runoff from the street to adjacent low-lying areas using concrete storm sewer pipes.

City staff evaluates and rates the condition of pavement sections on all city streets on an annual basis using the Pavement and Surface Evaluation Rating (PASER) system. In the fall of 2016, this segment of Sunwood Drive was rated with PASER ratings of 3 and 4, depending on location, which indicates this street is past the point of applying mill and overlay improvements. The current condition of this street requires City staff to patch the street at least once per year, particularly before winter so the street can be plowed without further damaging the pavement in the process. Pictures of this street segment are located in***Appendix A*** of the attached Feasibility Report.

Proposed improvements include removing and replacing all damaged concrete curb and gutter sections, and reconstructing the existing bituminous pavement section using a process called Stabilized Full Depth Reclamation, or SFDR. For this project, the SFDR process would involve milling the top 3 inches of existing bituminous pavement and disposing of the millings off site. The remaining 1-plus inch of existing bituminous pavement would then be ground up and mixed with 2 inches of the existing aggregate base. This reclaim material would then be placed on top of the reshaped and compacted subgrade, after which an asphalt emulsion stabilizer would be injected and mixed into the reclaim material. This stabilized reclaim material would be placed and compacted on top of the subgrade, then 4 inches of new bituminous pavement would be placed on top. This would result in a 10-ton pavement design meeting current State Aid pavement design standards.

The existing storm sewer system is in good condition and based on preliminary review appears to meet all applicable current State Aid design standards so no improvements are proposed.

An off-street 10 foot bituminous bike trail exists along the north side of Sunwood Drive and is in relatively good condition so no improvements are proposed with this project.

The engineer's opinion of probable costs for completing the proposed improvements on Sunwood Drive as outlined in this report is $607,000. Estimated costs include 23% indirect costs for administrative, engineering, finance and legal costs. A summary of the engineer's opinion of probable costs is included in ***Appendix B*** of the attached Feasibility Report.

A total of 9 parcels have been identified as receiving special benefit from the improvements. These parcels are identified in the preliminary Assessment Map and Roll which are in ***Appendix C*** of the attached Feasibility Report.

A total of four pavement corings were completed by WSB and Associates (WSB) to assist with the preparation of this report. In addition, eleven soil borings were completed by Northern Technologies, Inc. (NTI). Both firms offered pavement design recommendations which were considered and incorporated to varying degrees while preparing this report. Copies of WSB's and NTI's reports are in***Appendix D*** of the attached Feasibility Report.

This improvement project, which is listed in the City's current Capital Improvement Program, is proposed to be funded using a combination of special assessments to benefiting properties, street reconstruction bond proceeds, and stormwater utility funds.

Staff recommends using special assessments to pay for 25% of eligible improvement costs, which totals $151,750 and will be applied across 9 assessable properties using the "area" method of assessment. All costs for this project are eligible for special assessments since the street is proposed to be reconstructed at its existing width, which meets current State Aid standards, and since the existing and proposed pavement sections both meet 10-ton design standards meaning they are equivalent sections. This project does not include any ineligible project costs related to the use of special assessments.

Staff recommends ordering a special benefit consultation report for this project to verify that the proposed assessment amounts will not exceed the amount of benefit to any of these properties. If the report concludes that the benefit to any property is less than the proposed preliminary assessment rate, Staff would propose to lower the assessment rate accordingly for the Assessment Hearing scheduled for October 10, 2017. However, if the special benefit consultation report verifies that the assessment rates as proposed are justified, Staff will propose to adopt the final assessment roll using the rate as preliminarily proposed herein.

Staff has not yet had an opportunity to discuss the proposed improvements or the use of special assessments to pay for a portion of the improvements with impacted property owners. However, upon Council acceptance of this report Staff will immediately contact impacted property owners for the purpose of explaining the proposed improvements, how special assessments are proposed to be applied, and to request a meeting to discuss the proposed improvements in more detail and to gather their input on the project, including any information that should be explored in more detail during development of plans and specifications. Staff will then present this information to Council during the Public Hearing on February 14th.

This project would best be constructed as a stand-alone project and is necessary, feasible, and cost-effective from an engineering standpoint, and can be constructed as proposed herein.

Notification:

No notifications are required for this case.

Observations/Alternatives:

Observations:
The proposed pavement design should result in a minimum pavement life of 30 years, assuming that proactive, regular pavement maintenance treatments are performed during the life of the pavement. While a 60-year design life would typically be targeted for a reconstructed street, this project is not proposing a full reconstruction due to the good condition of the majority of existing 20 year old curb and gutter. Therefore, only the aggregate base and bituminous are proposed to be reconstructed at this time as it may make sense to replace the pavement section at the time the rest of the existing curb and gutter is replaced, which may be 30 or more years in the future.

Developed properties along the project corridor may have private irrigation systems. Impacts to these systems may occur where the existing curb and gutter is being replaced. On past street reconstruction projects, the City repaired private irrigation systems that were damaged as part of the project. Staff recommends foregoing this practice on future projects. Instead, staff recommends notifying property owners in writing of the pending construction as far in advance of construction as possible to allow them to move their irrigation systems out of the construction area, and then replace it once work is complete.

Alternatives:
Alternative #1 – Motion to adopt Resolution #17-01-028 accepting the Feasibility Report and ordering a public hearing for Improvement Project #17-00, Sunwood Drive Reconstruction.

Alternative #2 – Motion to adopt Resolution #17-01-028 accepting the Feasibility Report and ordering a public hearing for Improvement Project #17-00, Sunwood Drive Reconstruction, with the following modifications; _____.

Alternative #3 – Motion to deny adoption of Resolution #17-01-028 at this time.

Funding Source:
City staff prepared the Feasibility Report in-house as part of staff's normal duties.

NTI prepared the Geotechnical Exploration and Engineering Review, included in ***Appendix D***, at a cost of $4,400. WSB and Associates, Inc. prepared the Pavement Evaluations and Recommendations included in ***Appendix D***, at a not-to-exceed cost of $2,687.50.

The engineer's opinion of probable project costs totals $607,000. Assessable industrial parcels are preliminarily proposed to be assessed for 25 percent of eligible project costs, which total $151,750. The City will pay for the remaining 75% of project costs, with funds coming from the 5 year Street Reconstruction and Overlay Program bond funds, and from stormwater utility funds.

Recommendation:
Staff recommends selecting Alternative Action #1 to allow the project to be developed in a timely manner for construction in 2017.

It is the recommendation of City staff that City Project No. 17-00 is feasible, necessary, and cost-effective from an engineering standpoint, and that this project would best be constructed as a stand-alone project as proposed herein.

The following Staff recommendations related to the proposed project are presented for Council consideration and concurrence:

1. Staff recommends reconstructing the segment of Sunwood Drive between Ramsey Boulevard/CSAH 56 and Bunker Lake Boulevard /CSAH 116 as proposed herein in 2017 thereby meeting current State Aid design standards and allowing all project costs to be eligible for the use of special assessments per the City's Special Assessments Policy.

2. Staff recommends ordering an assessment appraisal consultation report to ensure that the preliminary special assessments proposed herein will not exceed the benefit received as a result of the improvements in

accordance with the City's Special Assessments Policy.

3. Staff recommends reconstructing the off-road bike trail along the north side of Sunwood Drive at a later date pending adoption of the City's Trail Maintenance Policy/Program.

4. Staff recommends excluding private irrigation system work from this project, and from all future City Improvement Projects, and instead recommends notifying property owners of pending construction as far in advance as possible and instructing them to relocate the irrigation system(s) away from the construction area during construction, then allow replacement in or near the original location after construction is complete.

5. Staff recommends meeting with all owners of assessable properties, and all area business owners, to inform them of the proposed improvements, the proposed use of special assessments, and to gather their input prior to conducting the Public Hearing and requesting Council authorization to prepare plans and specifications on February 14th.

Action:

Motion to adopt Resolution #17-01-028 accepting the Feasibility Report and ordering a public hearing for Improvement Project #17-00, Sunwood Drive Reconstruction, for February 14, 2017.

Attachments

Resolution 17 01 028

Feas Report IP1700

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	01/19/2017 05:06 PM
Form Started By: Bruce Westby		Started On: 01/17/2017 08:07 AM
Final Approval Date: 01/19/2017		

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

RESOLUTION #17-01-028

RESOLUTION ACCEPTING FEASIBILITY REPORT AND ORDERING PUBLIC HEARING FOR IMPROVEMENT PROJECT #17-00, SUNWOOD DRIVE RECONSTRUCTION

WHEREAS, pursuant to Ramsey City Council resolution #16-08-139, adopted August 8th, 2016, the City Engineer prepared a Feasibility Report for City Improvement Project #17-00 which proposes improvements to Sunwood Drive between Ramsey Boulevard/CSAH 56 and Bunker Lake Boulevard/CR 116 including reconstructing the bituminous pavement, replacing damaged concrete curb and gutter, and other appurtenant work as needed; 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, the City Charter, and the City's adopted Special Assessments Policy; and

WHEREAS, the City Council received the Feasibility Report on January 24, 2017; and

WHEREAS, the Feasibility Report provides information regarding whether the proposed project is necessary, cost-effective and feasible; whether the proposed project should be made as proposed or in conjunction with another improvement; the estimated cost of the improvements as recommended; and a description of the methodology used to calculate individual assessments for benefitted properties.

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

1. The Council will consider the proposed improvements for said streets in accordance with the Feasibility Report and the assessment of benefiting properties for all or a portion of the cost of the improvements pursuant to Minnesota Statutes Chapter 429, the City Charter, and the City's adopted Special Assessments Policy, at an estimated total cost of $607,000.

2. A Public Hearing will be held on such improvements on the 14th day of February, 2017, in the Council Chambers of City Hall at 7:00 p.m., and the Clerk shall give mailed and published notice of such hearing and improvements as required by law.

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 24th day of January, 2017.

_____
Mayor

ATTEST:

_____
City Clerk

FEASIBILITY REPORT

SUNWOOD DRIVE RECONSTRUCTION

CITY IMPROVEMENT PROJECT NO. 17-00

January 19, 2017

Prepared By:

City of Ramsey
Engineering Department
7550 Sunwood Drive
Ramsey, MN 55303
763-433-9820
763-433-9848 (Fax)

January 19, 2017

Honorable Mayor and City Council
City of Ramsey
7550 Sunwood Drive
Ramsey, MN 55303

Re: Feasibility Report - City of Ramsey Improvement Project #17-00
Sunwood Drive Reconstruction

Dear Mayor and City Council Members:

Transmitted herewith is a Feasibility Report for the proposed Sunwood Drive Reconstruction project between Ramsey Boulevard/CSAH 56 and Bunker Lake Boulevard/CSAH 116 which examines the feasibility of reconstructing the bituminous street section and completing other appurtenant improvements.

This Feasibility Report examines the scope of the proposed improvements, explores estimated costs and available funding sources, defines a preliminary project schedule, and determines the necessity, feasibility and general cost-effectiveness of the proposed improvements, including any alternate designs, as well as whether the improvements would best be completed separately or in conjunction with another project.

I would be happy to discuss this report with you at your convenience. Please feel free to contact me at 763-433-9825 or bwestby@cityoframsey.com with any questions.

Sincerely,
City of Ramsey

Bruce Westby, PE
City Engineer

Enclosure

C: Kurt Ulrich, City Administrator
Diana Lund, Finance Director
Grant Reimer, Public Works Superintendent
Leonard Linton, Civil Engineer IV

CERTIFICATION

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

Bruce Westby, PE

Date: January 19, 2017 License No. 40116

I hereby certify that this plan, specification or report was reviewed for Quality Control and Quality Assurance purposes and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Leonard Linton, PE

Date: January 19, 2017 License No. 21112

TABLE OF CONTENTS

TITLE SHEET
LETTER OF TRANSMITTAL
CERTIFICATION SHEET
TABLE OF CONTENTS

1. EXECUTIVE SUMMARY 1

2. INTRODUCTION 3

2.1 Authorization 3
2.2 Program Overview 3
2.3 Scope 3

3. EXISTING CONDITIONS 4

3.1 Existing Pavement and Soil Conditions 4
3.2 Watermain 5
3.3 Sanitary Sewer 5
3.4 Storm Sewer/Drainage 5
3.5 Streets 5
3.5.1 Existing Typical Sections 5
3.5.2 Maintenance History 5
3.6 Land Use 5

4. PROPOSED IMPROVEMENTS 6

4.1 Street and Stormwater Improvements 6
4.1.1 Street Improvements 6
4.1.2 Stormsewer Improvements 6
4.1.3 Geotechnical Considerations 7
4.1.4 Other Considerations 7
4.2 Stormwater Treatment 8
4.3 Water Main Improvements 8
4.4 Sanitary Sewer Improvements 8
4.5 Construction Methods 8
4.6 Private Utilities 8
4.7 Permits 8
4.8 Right-of-Ways/Easements 8

5. FINANCING 9

5.1 Opinion of Cost 9
5.2 Funding 9
5.2.1 Assessments 9
5.2.2 City Contribution 10

6. PROJECT SCHEDULE 11

7. CONCLUSIONS AND RECOMMENDATIONS 12

Appendix A
Figure 1 – Project Scope
Figure 2 – Typical Section
Project Site Pictures

Appendix B
Opinion of Probable Costs

Appendix C
Preliminary Assessment Map
Preliminary Assessment Roll

Appendix D
Geotechnical Exploration and Engineering Review (NTI – 30 pages)
Pavement Evaluations and Recommendations (WSB & Associates – 8 pages)

1. EXECUTIVE SUMMARY

City Improvement Project 17-00 proposes to reconstruct Sunwood Drive between Ramsey Boulevard/CSAH 56 and Bunker Lake Boulevard /CSAH 116 which totals approximately 3,050 linear feet (0.58 miles) in length. A map showing the location and scope of the proposed improvements is included as ***Figure 1*** in ***Appendix A***.

This segment of Sunwood Drive was constructed in 1996 with 3.5 inches bituminous pavement, 5 inches class 5 aggregate base, B618 concrete curb and gutter, and concrete storm sewer. The street was constructed to a width of 40 feet from face-of-curb to face-of-curb, and is centered within an 80 foot wide right-of-way. The storm sewer system consists of numerous catch basins which drain runoff from the street to adjacent low-lying areas using concrete storm sewer pipes.

City staff evaluates and rates the condition of pavement sections on all city streets on an annual basis using the Pavement and Surface Evaluation Rating (PASER) system. In the fall of 2016, this segment of Sunwood Drive was rated with PASER ratings of 3 and 4, depending on location, which indicates this street is past the point of applying mill and overlay improvements. The current condition of this street requires City staff to patch the street at least once per year, particularly before winter so the street can be plowed without further damaging the pavement in the process. Pictures of this street segment are located in ***Appendix A***.

Proposed improvements include removing and replacing all damaged concrete curb and gutter sections, and reconstructing the existing bituminous pavement section using a process called Stabilized Full Depth Reclamation, or SFDR. For this project, the SFDR process would involve milling the top 3 inches of existing bituminous pavement and disposing of the millings off site. The remaining 1-plus inch of existing bituminous pavement would then be ground up and mixed with 2 inches of the existing aggregate base. This reclaim material would then be placed on top of the reshaped and compacted subgrade, after which an asphalt emulsion stabilizer would be injected and mixed into the reclaim material. This stabilized reclaim material would be placed and compacted on top of the subgrade, then 4 inches of new bituminous pavement would be placed on top. This would result in a 10-ton pavement design meeting current State Aid pavement design standards.

The existing storm sewer system is in good condition and based on preliminary review appears to meet all applicable current State Aid design standards so no improvements are proposed.

An off-street 10 foot bituminous bike trail exists along the north side of Sunwood Drive and is in relatively good condition so no improvements are proposed with this project.

The engineer's opinion of probable costs for completing the proposed improvements on Sunwood Drive as outlined in this report is $607,000. Estimated costs include 23% indirect costs for administrative, engineering, finance and legal costs. A summary of the engineer's opinion of probable costs is included in ***Appendix B***.

A total of 9 parcels have been identified as receiving special benefit from the improvements. These parcels are identified in the preliminary Assessment Map and Roll which are attached in ***Appendix C***.

A total of four pavement corings were completed by WSB and Associates (WSB) to assist with the preparation of this report. In addition, eleven soil borings were completed by Northern Technologies, Inc. (NTI). Both firms offered pavement design recommendations which were considered and incorporated to varying degrees while preparing this report. Copies of WSB's and NTI's reports are attached in ***Appendix D***.

This improvement project, which is listed in the City's current Capital Improvement Program, is proposed to be funded using a combination of special assessments to benefiting properties, street reconstruction bond proceeds, and stormwater utility funds.

Staff recommends using special assessments to pay for 25% of eligible improvement costs, which totals $151,750 and will be applied across 9 assessable properties using the "area" method of assessment. All costs for this project are eligible for special assessments since the street is proposed to be reconstructed at its existing width, which meets current State Aid standards, and since the existing and proposed pavement sections both meet 10-ton design standards meaning they are equivalent sections. This project does not include any ineligible project costs related to the use of special assessments.

Staff recommends ordering a special benefit consultation report for this project to verify that the proposed assessment amounts will not exceed the amount of benefit to any of these properties. If the report concludes that the benefit to any property is less than the proposed preliminary assessment rate, Staff would propose to lower the assessment rate accordingly for the Assessment Hearing scheduled for October 10, 2017. However, if the special benefit consultation report verifies that the assessment rates as proposed are justified, Staff will propose to adopt the final assessment roll using the rate as preliminarily proposed herein.

Staff has not yet had an opportunity to discuss the proposed improvements or the use of special assessments to pay for a portion of the improvements with impacted property owners. However, upon Council acceptance of this report Staff will immediately contact impacted property owners for the purpose of explaining the proposed improvements, how special assessments are proposed to be applied, and to request a meeting to discuss the proposed improvements in more detail and to gather their input on the project, including any information that should be explored in more detail during development of plans and specifications. Staff will then present this information to Council during the Public Hearing on February 14th.

This project would best be constructed as a stand-alone project and is necessary, feasible, and cost-effective from an engineering standpoint, and can be constructed as proposed herein.

2. INTRODUCTION

2.1 Authorization

The preparation of this report was authorized by the Ramsey City Council on August 8th, 2016. This project has been designated as City Improvement Project No. 17-00.

2.2 Program Overview

In support of the City's long-term Street Maintenance Program, the existing bituminous pavement section is proposed to be reconstructed using a stabilized full-depth reclamation (SFDR) process, all damaged concrete curb and gutter sections will be removed and replaced, and other appurtenant work will be completed as outlined in this report.

The City's pavement evaluation process involves a visual evaluation of each street's pavement surface based on the type, extent and severity of each pavement distress observed. Numerous types of pavement distresses may exist within a pavement section including, but not limited to, alligator cracking, block cracking, longitudinal cracking, transverse cracking, rutting, raveling, shoving, potholes and patches. This field data is then used to rate the pavement condition.

The City uses the Pavement and Surface Evaluation Rating (PASER) system to rate pavement condition. A PASER rating is a numerical index between 1 and 10 indicating the condition of a pavement based on the various pavement distresses recorded during visual observations. A PASER rating of 10 represents brand new pavement, while a PASER rating of 1 represents a pavement section that has fallen into complete disrepair requiring full reconstruction.

In the fall of 2016, this segment of Sunwood Drive was rated with PASER ratings of 3 and 4, depending on location.

2.3 Scope

City of Ramsey Improvement Project 17-00 proposes to reconstruct the existing bituminous pavement, to remove and replace damaged concrete curb and gutter sections, and to complete other appurtenant work on Sunwood Drive between Ramsey Boulevard/CSAH 56 and Bunker Lake Boulevard /CSAH 116 which totals approximately 3,050 linear feet (0.58 miles) in length.

The existing bituminous pavement is proposed to be reconstructed using a Stabilized Full Depth Reclamation, or SFDR, process. This process would involve milling the top 3 inches of existing bituminous pavement and disposing of the millings off site. The remaining inch or so of existing bituminous pavement would then be ground up and mixed with 2 inches of existing aggregate base. This reclaim material would then be placed on top of the reshaped and compacted subgrade, and an asphalt emulsion stabilizer would then be injected and mixed into the reclaim material. This stabilized reclaim material would be placed and compacted on top of the subgrade, and then 4 inches of new bituminous pavement would be placed on top. This would result in a 10-ton pavement design meeting current State Aid pavement design standards.

A map showing the location and scope of the proposed improvements is included as ***Figure 1*** in ***Appendix A***.

3. EXISTING CONDITIONS

3.1 Existing Pavement and Soil Conditions

The segment of Sunwood Drive between Ramsey Boulevard/CSAH 56 and Bunker Lake Boulevard/CR 116 was constructed in 1996 with 3.5 inches bituminous pavement, 5 inches class 5 aggregate base, B618 concrete curb and gutter, and concrete storm sewer. The street was constructed to a width of 40 feet from face-of-curb to face-of-curb, and is centered within an 80 foot wide right-of-way. Delineated parking lanes exist along both sides of the street. The existing posted speed is 35 mph along this entire segment of Sunwood Drive. The storm sewer system consists of numerous catch basins which drain runoff from the street to adjacent low-lying areas using concrete storm sewer pipes.

In 2002 the pavement was cracksealed and sealcoated, and spot patching has been applied on an as-needed basis since. In 2016 Staff observed a Pavement and Surface Evaluation Rating (PASER) of 3 to 4, depending on location.

In 2015, the City recorded a traffic volume of 3,500 average annual daily traffic (AADT). While truck counts are not available, Staff believes it is reasonable to assume between 5 and 10 percent of vehicles using this street segment can be classified as truck traffic, and that the percentage of trucks using this corridor could increase over time due to current business expansion projects and since several undeveloped but developable parcels exist along the corridor.

Northern Technologies, Inc. (NTI) was employed to complete a Geotechnical Exploration and Engineering Review for this project, including eleven (11) soil borings spaced approximately 200 feet apart along Sunwood Drive. The locations of the borings are shown in the Boring Location Diagram in Appendix C of NTI's report, attached in ***Appendix D.***

The soil borings provide information on existing bituminous pavement and aggregate base course thicknesses, subsurface soil conditions, existing ground water elevations, and potential issues that may be encountered during construction. All soil borings terminated at a nominal depth of 11 feet below the existing ground surface. Groundwater was observed in all soil borings at depths ranging between 7 and 9.5 feet below the existing ground surface. Based on the work proposed and the recorded water level depths, groundwater is not anticipated to be an issue for work completed with this proposed project.

The soil borings generally indicate that existing bituminous pavement thicknesses range between 4.3 to 8.3 inches, with an average thickness of around 5 inches. Apparent aggregate base was not observed in any of the boring locations. Previously placed fill soils, generally consisting of poorly graded sand with silt (SP-SM), are present at depths ranging from 2.0 to 7.0 feet below the top of the pavement. Native alluvial soils consisting of poorly graded sand (SP), silty sand (SM), and poorly graded sand with silt (SP-SM) generally extend to the bottom of the borings.

WSB and Associates (WSB) was employed to complete a total of four pavement corings. Their results showed an average bituminous pavement thickness of 4 inches, which was constructed over a class 5 aggregate base.

3.2 Watermain

Watermain was installed in 1996 under the pavement along this segment of Sunwood Drive. Staff believes the existing watermain is in good condition, and that no repairs will be required prior to reconstructing the pavement. However, if plans and specifications are ordered for the proposed improvements, staff proposes to hire a leak detection expert to ensure there are no detectable leaks. If leaks are detected, repairs would be made under separate contract before work commences on this project. Leak detection testing is estimated to cost $500.

3.3 Sanitary Sewer

Sanitary sewer was installed in 1996 under the pavement along the entire segment of Sunwood Drive. Staff believes the existing sanitary sewer is in good condition, and that no repairs will be required prior to reconstructing the pavement. However, if plans and specifications are ordered for the proposed improvements, staff proposes to hire a firm to televise the sewer to ensure the pipes are not deformed, cracked, or broken, and that all joints are sealed. If any issues are detected, repairs would be made under separate contract before work commences on this project. Sewer televising for this project is estimated to cost $3,300.

3.4 Storm Sewer/Drainage

Storm sewer exists along the entire segment of Sunwood Drive. Based on design calculations completed by City staff, no modifications will be required to the existing storm sewer system to meet current State Aid standards. Stormwater runoff is currently conveyed within the concrete curb and gutter along the outside edges of Sunwood Drive, where it is then collected in concrete catch basins and routed through concrete storm sewer pipes to existing wetlands, stormwater drainage ditches, and ponding facilities.

3.5 Streets

3.5.1 Existing Typical Sections

The street was constructed to a width of 40 feet from face-of-curb to face-of-curb, and is centered within an 80 foot wide City-owned right-of-way. Eight-foot parking lanes are delineated along both sides using striping.

3.5.2 Maintenance History

In 2002 the pavement was cracksealed and sealcoated. Spot patching has been applied on an as-needed basis since.

3.6 Land Use

Properties abutting this segment of Sunwood Drive are all zoned E1 or E2, with the exception of Cottonwood Park which is undevelopable.

4. PROPOSED IMPROVEMENTS

4.1 Street and Stormwater Improvements

The segment of Sunwood Drive between Ramsey Boulevard/CSAH 56 and Bunker Lake Boulevard/CR 116 is part of the City's Municipal State Aid System (MSAS). Any proposed improvements must therefore be designed and constructed in accordance with current Minnesota Department of Transportation (MnDOT) State Aid standards, which are generally based on the street's functional classification, projected traffic volume, design speed, lane designations and widths, and proposed pedestrian facilities.

Based on the proposed design, Sunwood Drive must be reconstructed in accordance with State Aid Rule 8820.9936 or 8820.9946. This will depend on the percentage of damaged curb and gutter that needs to be removed and replaced, which will be determined during final design.

The scope of the proposed surface improvements is shown in ***Figure 1*** in ***Appendix A***.

4.1.1 Street Improvements

Sunwood Drive is proposed to be reconstructed at a width matching the existing width which permits on-street parking along both sides of Sunwood Drive. This design will meet current State Aid standards. All damaged B618 concrete curb and gutter is proposed to be removed and replaced in kind. A typical section for the proposed pavement reconstruction improvements is shown in ***Figure 2*** in ***Appendix A.***

The proposed reconstructed bituminous pavement design must accommodate a 10-ton design in accordance with State Aid design standards. City staff is proposing a pavement section design of 2 inches bituminous wear course, 2 inches bituminous base course, and 5 inches of base composed of stabilized full depth reclamation material. This pavement section would be constructed over the existing subgrade after reshaping and compacting.

The proposed pavement design should result in a minimum pavement life of 30 years, assuming that proactive, regular pavement maintenance treatments are performed during the life of the pavement. While a 60-year design life would typically be targeted for a reconstructed street, this project is not proposing a full reconstruction due to the good condition of the majority of existing 20 year old curb and gutter. Therefore, only the aggregate base and bituminous are proposed to be reconstructed at this time as it may make sense to replace the pavement section at the time the rest of the existing curb and gutter is replaced, which may be 30 or more years in the future.

4.1.2 Stormsewer Improvements

The existing storm sewer system is in good condition and appears to meet all current State Aid design standards and is therefore not proposed to be improved. The only proposed storm sewer improvements include repairing catch basin castings as needed. No stormwater quality treatment improvements are required for this project since the street is proposed to be reconstructed at its current width.

4.1.3 Geotechnical Considerations

Northern Technologies, Inc. (NTI) completed a Geotechnical Exploration and Engineering Review including eleven (11) soil borings spaced at approximate 200 foot intervals along Sunwood Drive. The locations of the borings are shown in the Boring Location Diagram in Appendix C of NTI's report, attached in ***Appendix D.*** NTI recommends completing a full reconstruction with subgrade corrections and the removal and replacement of all concrete curb and gutter. This work would result in project costs approximately twice as much as the current estimate included in this report, and would result in significant site access and traffic impacts during construction.

WSB completed four (4) pavement cores along Sunwood Drive as shown in their Pavement Evaluations and Recommendations report, attached in ***Appendix D***. WSB recommends leaving all intact existing curb and gutter in place, which staff estimates accounts for over 80% of the existing curb and gutter, which is only 20 years old. WSB also recommends reconstructing only the aggregate base and bituminous pavement by incorporating additional strength in the aggregate base using a Stabilized Full Depth Reclamation process. In total, this work is estimated to cost half as much as a total reconstruction yet would result in a pavement design life of 30-plus years. In considering that the remaining curb and gutter will likely need to be replaced in 30 to 40 years, a total reconstruction could be evaluated at that time. Another benefit to this design is that it would result in minimal impacts to site access and traffic during construction.

4.1.4 Other Considerations

Driveways:
Existing driveways will need to be reconstructed to varying degrees. The limits of construction will vary with each driveway based on the elevations of the street and the parking lot, as well as the driveway pavement type. During design, staff will evaluate the construction limits for each driveway and will incorporate this into the plans, but as with all street reconstruction projects the exact limits of construction will be determined in the field during construction. Right-of-entry forms would be obtained from private property owners if work is required outside City right-of-ways and easements.

Irrigation Systems:
Developed properties along the project corridor may have private irrigation systems. Impacts to these systems may occur where the existing curb and gutter is being replaced. On past street reconstruction projects, the City repaired private irrigation systems that were damaged as part of the project. Staff recommends foregoing this practice on future projects. Instead, staff recommends notifying property owners in writing of the pending construction as far in advance of construction as possible to allow them to move their irrigation systems out of the construction area, and then replace it once work is complete.

Parking Restrictions:
Parking is currently provided along both sides of the streets and is not currently restricted except for overnight parking per City code. During this project, parking is proposed to be restricted during allowable working hours also.

4.2 Stormwater Treatment

Stormwater retention and/or treatment improvements are not required for this project.

4.3 Water Main Improvements

No watermain improvements are proposed with this project.

4.4 Sanitary Sewer Improvements

No sanitary sewer improvements are proposed with this project.

4.5 Construction Methods

The existing bituminous pavement section will be reconstructed using the SFDR process outlined within this report. See WSB and Associates Pavement Evaluations and Recommendations report in ***Appendix D*** for additional details on the SFDR process.

4.6 Private Utilities

Staff has not yet met with the telephone, gas, power and cable utilities regarding this project. During preparation of plans and specifications, staff will meet with the private utility companies to discuss the proposed improvements as noted in the project schedule within this report. The alignment and footprint of the streets will be considered to minimize impacts to private utilities. No impacts to power poles or street lights are anticipated with this project.

Should any utility company indicate they wish to upgrade, replace and/or otherwise modify their services during this project, any such upgrades, replacements and/or modifications will be at the sole discretion and cost of the utility company.

4.7 Permits

Permits that are anticipated to be required as part of the proposed improvements include:

- MPCA General Stormwater Permit (NPDES)..... Grading and Storm Water

A stormwater permit from the Lower Rum River Watershed Management Organization will not be required with this project.

4.8 Right-of-Ways/Easements

It is anticipated that all improvements will occur within existing City right-of-ways and/or easements, with the possible exception of tying into private driveways and yards. It is therefore not anticipated that the City will need to acquire additional permanent right-of-way or easements for this project. As such, costs for right-of-way or easement acquisitions are not included in the probable project costs.

City staff will obtain any required right of entries.

5. FINANCING

5.1 Opinion of Cost

A detailed opinion of probable costs for the proposed improvements can be found in ***Appendix B*** of this report. The opinion of probable costs incorporates anticipated 2017 construction costs for the proposed improvements plus 23% indirect costs for administrative, engineering, financing and legal costs. Construction contingency costs are not included in the estimated costs.

City staff prepared the Feasibility Report in-house as part of staff's normal duties.

NTI prepared the Geotechnical Exploration and Engineering Review, included in ***Appendix D***, at a cost of $4,400. WSB and Associates, Inc. prepared the Pavement Evaluations and Recommendations included in ***Appendix D***, at a not-to-exceed cost of $2,687.50.

5.2 Funding

5.2.1 Assessments

The City's adopted Special Assessments Policy allows special assessments in an amount not to exceed 25% of eligible street reconstruction project costs to be levied against benefiting properties. Eligible project costs include costs required to reconstruct the street at its current width, and to reconstruct the pavement without increasing its structural capacity. Benefiting properties are considered to be any developable parcel that has, or has the ability to create, one or more direct accesses onto the segment of Sunwood Drive being reconstructed. A total of 9 benefitting properties have been identified for this project, including two City-owned parcels. The Preliminary Assessment Map and Roll are included in ***Appendix C***.

The engineer's opinion of probable costs for eligible assessment costs totals $607,000. Assessable industrial parcels are preliminarily proposed to be assessed for 25 percent of eligible project costs, which totals $151,750. Assessment terms are proposed at ten years. Interest rates are proposed at two percent above the bond interest rate.

The "area" method of assessment identified in the City of Ramsey's Special Assessments Policy is proposed to be used to calculate assessments for this project. Properties which obtain sole access off Sunwood Drive are proposed to be assessed for 100% of the properties area. Two properties have existing or potential access onto other streets so their assessable area was reduced by 40% as shown in the Assessment Roll. This is intended to offset future assessments when the other streets they access are improved.

Special assessments have not been utilized widely in recent years for street reconstruction projects in Ramsey, and special assessments for industrial properties have never been applied using the new Special Assessments Policy. In addition, State Statute and the City Charter do not allow for assessments to exceed the benefit to the property. Therefore, Staff wants to ensure that all assessments applied with this project will not exceed the benefit to assessed properties and will therefore request Council authorization to order a benefit appraisal consultation report for this project in accordance with the City's Special Assessments Policy at the time a construction contract is awarded.

5.2.2 City Contribution

The City contribution to the project will include all funding in excess of the amount collected through special assessments to benefiting properties which equals 75 percent of eligible project costs. No funds have been budgeted for this project.

The City's share of eligible project costs related to surface (street) improvements is proposed to come from the previously encumbered 5-year Street Reconstruction and Overlay Program bonds. Stormwater Utility Funds are proposed to pay for all storm sewer improvements.

Special assessments are proposed to pay back a portion of these costs based on the final assessments adopted by Council at the end of the project.

Table 1 illustrates the proposed project funding based on the proposed design outlined within this report. This funding program assumes construction will occur in 2017.

TABLE 1
Proposed Project Funding

	ASSESSMENTS	CITY FUNDS	TOTAL
Estimated Costs	**$151,750**	**$455,250**	**$607,000**

Total Estimated Project Cost		**$607,000**
Less Special Assessments (25%)	-	$151,750
Subtotal	=	**$455,250**
Less City Bonding Funds	-	$447,950
Subtotal	=	**$7,300**
Less Stormwater Utility Funds	-	$7,300
Total Remaining Cost	=	**$0**

6. PROJECT SCHEDULE

The proposed project schedule is as follows:

Council Orders Feasibility Report ..... August 9, 2016

Council Accepts Feasibility Report/Orders Public Hearing ..... January 24, 2017

Staff Publishes Notice of Public Hearing .....January 27 & February 3, 2017

Public Input Meetings .....January 27 – February 13, 2017

Council Conducts Public Hearing/Authorizes Plans and Specifications ..... February 14, 2017

Staff Conducts Private Utility Coordination Meeting .....February/March, 2017

Council Approves Plans and Specifications/Authorizes Ad for Bids..... April 11, 2017

Staff Advertises for Bids..... April 14 & 21, 2017

Staff Receives Bids ..... May 15, 2017

Council Awards Contract ..... May 23, 2017

Contractor Begins Construction ..... June 2017

Contractor Completes Construction ..... September 8, 2017

Council Orders Assessment Roll/Hearing ..... September 12, 2017

Council Conducts Assessment Hearing.....October 10, 2017

7. CONCLUSIONS AND RECOMMENDATIONS

City of Ramsey Improvement Project 17-00 proposes to reconstruct the bituminous pavement section, to remove and replace damaged concrete curb and gutter, and to complete miscellaneous appurtenant work on Sunwood Drive between Ramsey Boulevard/CSAH 56 and Bunker Lake Boulevard /CSAH 116. This street segment measures approximately 3,050 linear feet (0.58 miles).

It is the recommendation of City staff that City Project No. 17-00 is feasible, necessary, and cost-effective from an engineering standpoint, and that this project would best be constructed as a stand-alone project as proposed herein.

The following Staff recommendations related to the proposed project are presented for Council consideration and concurrence:

1. Staff recommends reconstructing the segment of Sunwood Drive between Ramsey Boulevard/CSAH 56 and Bunker Lake Boulevard /CSAH 116 as proposed herein in 2017 thereby meeting current State Aid design standards and allowing all project costs to be eligible for the use of special assessments per the City's Special Assessments Policy.

2. Staff recommends ordering an assessment appraisal consultation report to ensure that the preliminary special assessments proposed herein will not exceed the benefit received as a result of the improvements in accordance with the City's Special Assessments Policy.

3. Staff recommends reconstructing the off-road bike trail along the north side of Sunwood Drive at a later date pending adoption of the City's Trail Maintenance Policy/Program.

4. Staff recommends excluding private irrigation system work from this project, and from all future City Improvement Projects, and instead recommends notifying property owners of pending construction as far in advance as possible and instructing them to relocate the irrigation system(s) away from the construction area during construction, then allow replacement in or near the original location after construction is complete.

5. Staff recommends meeting with all owners of assessable properties, and all area business owners, to inform them of the proposed improvements, the proposed use of special assessments, and to gather their input prior to conducting the Public Hearing and requesting Council authorization to prepare plans and specifications on February 14th.

The City Council is asked to act on the following items related to the proposed project:

1. Accept the preliminary industrial special assessment rates proposed herein.

2. Adopt Resolution #17-01-028 accepting this Feasibility Report and ordering a Public Hearing for February 14, 2017.

APPENDIX A

Figure 1 – Project Scope
Figure 2 – Typical Section
Project Site Pictures

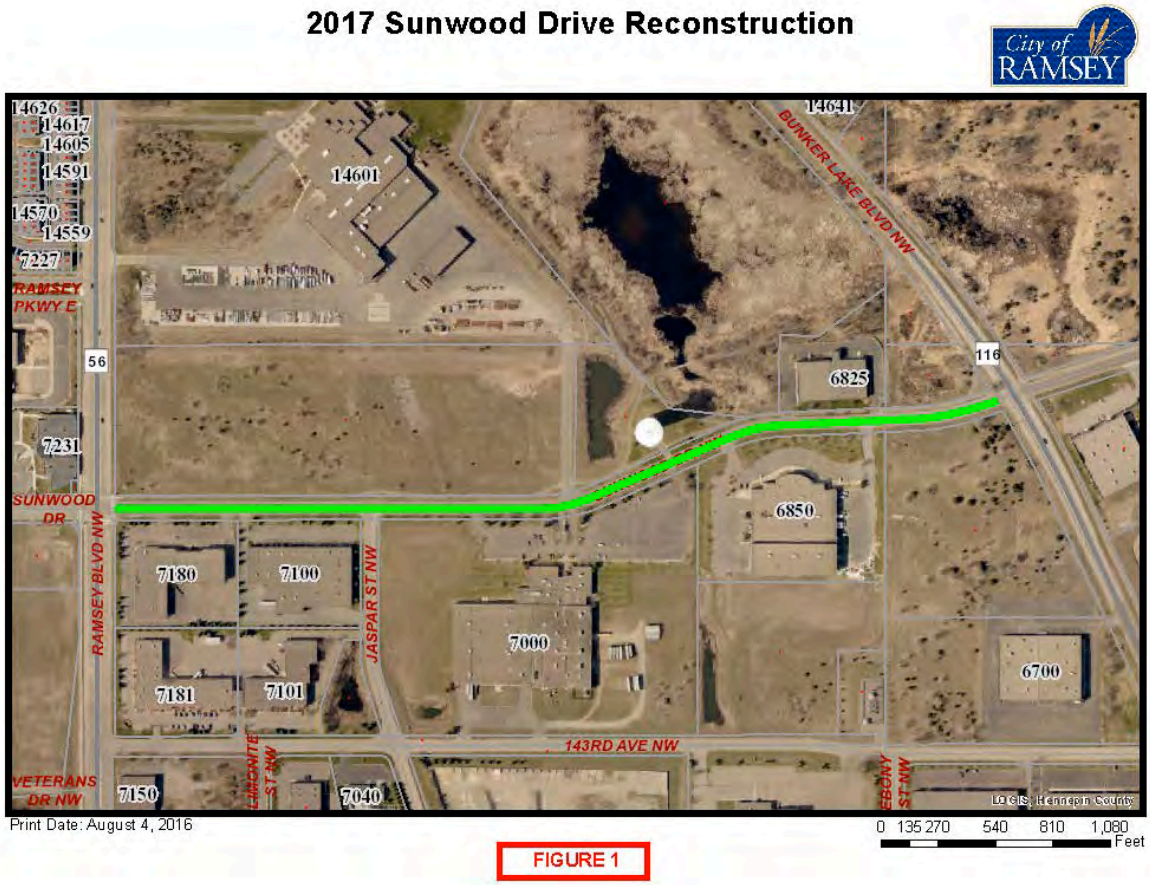


FIGURE 1
PROJECT SCOPE

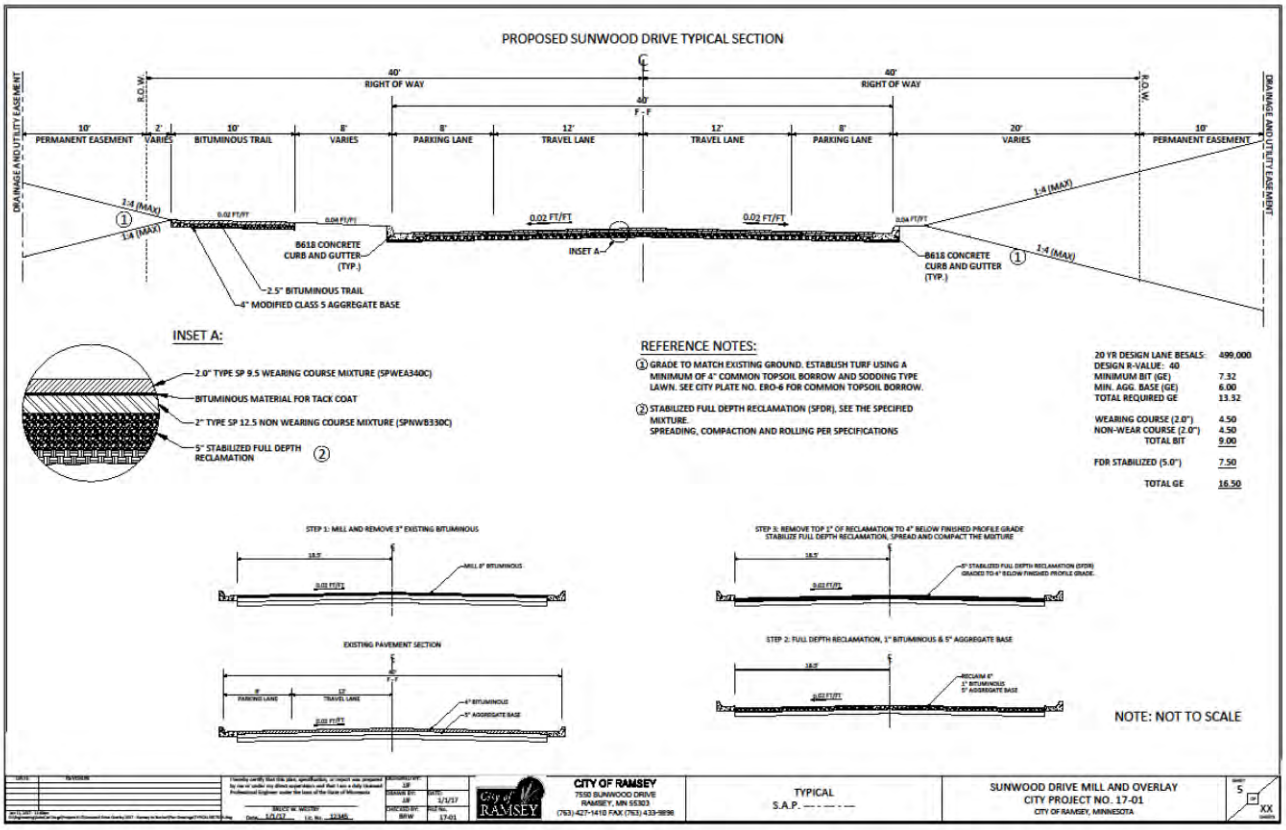


FIGURE 2
TYPICAL SECTION

PROJECT SITE PICTURES

APPENDIX B

Opinion of Probable Costs

17-00 SUNWOOD DRIVE RECONSTRUCTION: RAMSEY BLVD. to BUNKER LAKE BLVD.

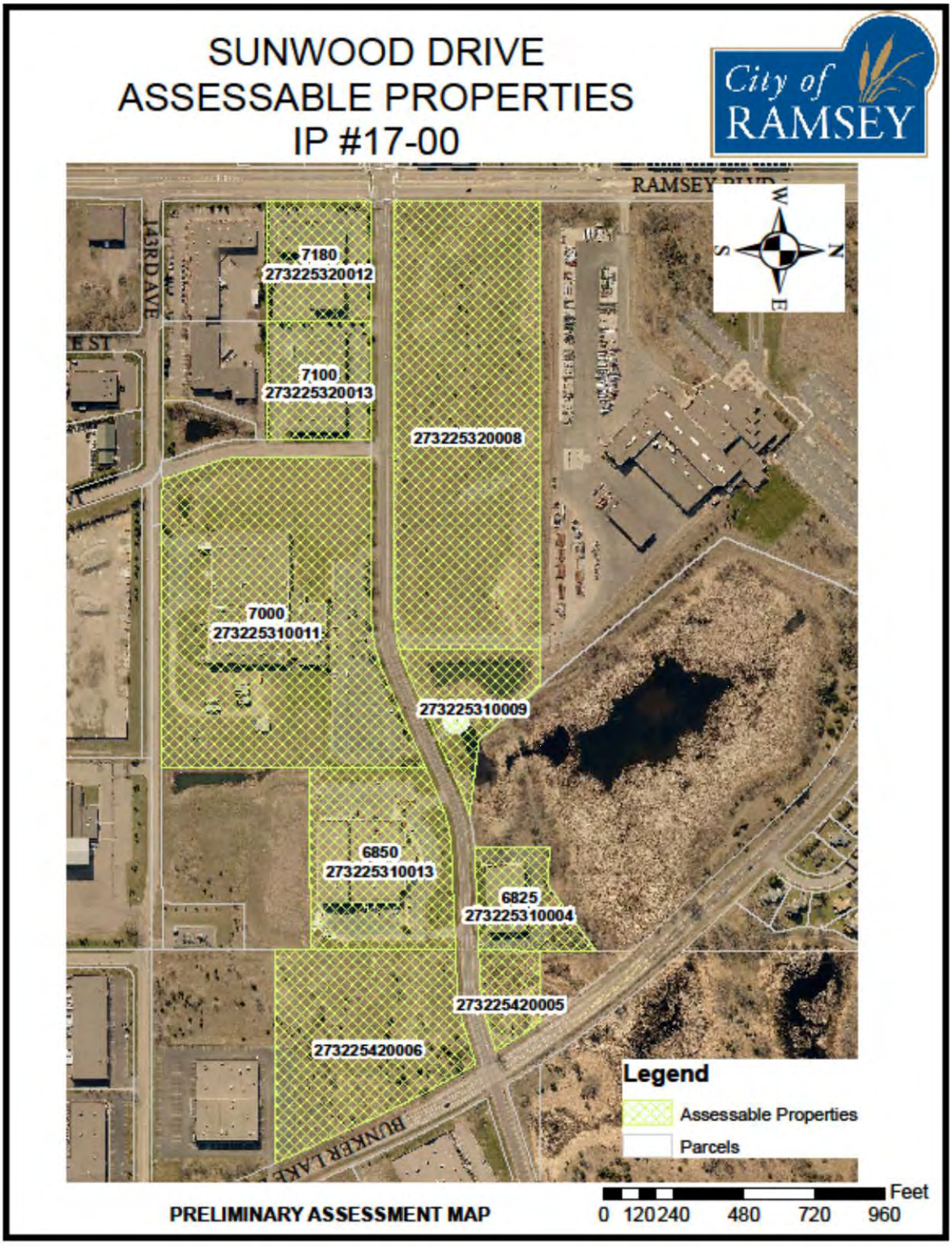
ENGINEER ESTIMATE

1/11/2017

ITEM No.	MNDOT No.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT COST	COST ESTENSION
1	2021.501	MOBILIZATION (10%)	LS	1	$ 44,841.03	$ 45,000.00
2	2104.501	REMOVE CONCRETE CURB AND GUTTER	LF	1100	$ 6.00	$ 6,600.00
3	2104.505	REMOVE BITUMINOUS PAVEMENT	SY	317	$ 4.50	$ 1,426.50
4	2104.505	REMOVE CONCRET VALLEY GUTTER	SY	179	$ 20.00	$ 3,580.00
5	2104.511	SAWING CONCRETE PAVEMENT - FULL DEPTH	LF	200	$ 8.50	$ 1,700.00
6	2104.513	SAWING BITUMINOUS PAVEMENT - FULL DEPTH	LF	564	$ 5.50	$ 3,102.00
7	2130.501	WATER	MGAL	50	$ 32.50	$ 1,625.00
8	2232.501	MILL BITUMINOUS PAVEMENT (1.5" DEPTH X 2' WIDTH)	SY	62	$ 15.00	$ 930.00
9	2232.501	MILL BITUMINOUS PAVEMENT (3.0" DEPTH)	SY	12707	$ 1.25	$ 15,883.75
10	2215.501	STABILIZED FULL DEPTH RECLAMATION (6" DEPTH)	SY	12707	$ 3.50	$ 44,474.50
11	2331.607	HAUL BIT PAVEMENT RECLAMATION (LV)	CY	459	$ 10.00	$ 4,590.00
12	2331.609	BITUMINOUS MATERIAL FOR MIXTURE	TON	133	$ 600.00	$ 79,800.00
13	2357.502	BITUMINOUS MATERIAL FOR TACK COAT	GAL	896	$ 2.36	$ 2,114.56
14	2360.502	TYPE SP 9.5 WEARING COURSE MIXTURE (SPWEA340C) (2.0")	TON	1719	$ 65.00	$ 111,735.00
15	2360.502	TYPE SP 12.5 NON-WEARING COURSE MIXTURE (SPNWB330C) (2.0")	TON	1689	$ 61.00	$ 103,029.00
16	2506.602	GROUT CATCH BASIN	EA	11	$ 300.00	$ 3,300.00
17	2506.602	ADJUST CATCH BASIN CASTING	EA	4	$ 1,000.00	$ 4,000.00
18	2531.501	CONCRETE CURB & GUTTER DESIGN B618 (ESTIMATED 20% REPLACE)	LF	1100	$ 13.00	$ 14,300.00
19	2504.602	ADJUST VALVE BOX	EA	6	$ 250.00	$ 1,500.00
20	2506.522	ADJUST FRAME AND RING CASTING (SANITARY MH IN STREET)	EA	9	$ 550.00	$ 4,950.00
21	2531.604	7" CONCRETE VALLEY GUTTER	SY	179	$ 85.00	$ 15,215.00
22	2563.601	TRAFFIC CONTROL	LS	1	$ 10,000.00	$ 10,000.00
23	2573.503	SILT FENCE	LF	100	$ 3.00	$ 300.00
24	2573.530	STORM DRAIN INLET PROTECTION	EA	17	$ 200.00	$ 3,400.00
25	2575.525	COMMON TOPSOIL BORROW (LV)	CY	35	$ 30.00	$ 1,050.00
26	2575.505	SODDING TYPE LAWN	SY	262	$ 7.00	$ 1,834.00
27	2582.501	PAVT MSSG (LT ARROW) EPOXY	EA	2	$ 135.00	$ 270.00
28	2582.501	PAVT MSSG (RT-THRU ARROW) EPOXY	EA	1	$ 200.00	$ 200.00
29	2582.502	24" SOLID LINE WHITE - EPOXY	LF	29	$ 10.00	$ 290.00
30	2582.502	24" SOLID LINE YELLOW - EPOXY	LF	52	$ 10.00	$ 520.00
31	2582.502	4" DOUBLE SOLID LINE YELLOW - EPOXY	LF	3182	$ 1.00	$ 3,182.00
32	2582.502	4" SOLID LINE WHITE - EPOXY	LF	5038	$ 0.50	$ 2,519.00
33	2582.503	CROSSWALK MARKING - EPOXY	SF	198	$ 5.00	$ 990.00
					TOTAL CONSTRUCTION COST	$ *493,410.31*
					23% INDIRECT COST	$ *113,484.37*
					TOTAL PROJECT COST	$ *606,894.68*

APPENDIX C

Preliminary Assessment Map
Preliminary Assessment Roll



PRELIMINARY ASSESSMENT MAP

Preliminary Assessment Roll - IP #17-00 (Area Method)									
PID No.	Property Owner	Total Area (Sq Ft)	Benefiting Area (Sq Ft)	Assessment per Sq Ft	Property Address	City	State	Zip	Assessment
273225310004	NORTH SUBURBAN MANAGEMENT LLC	104,686.35	104,686.35	$0.062869106	6825 SUNWOOD DR NW	RAMSEY	MN	55303	$6,581.54
273225310009	RAMSEY CITY OF	128,427.56	128,427.56	$0.062869106			MN		$8,074.13
273225310011	VISION EASE LP	766,840.76	460,104.46	$0.062869106	7000 SUNWOOD DR NW	RAMSEY	MN	55303	$28,926.36
273225310013	KNOLL PROPERTIES LLC	294,026.97	294,026.97	$0.062869106	6850 SUNWOOD DR NW	RAMSEY	MN	55303	$18,485.21
273225320008	CONNEXUS ENERGY	764,757.09	764,757.09	$0.062869106			MN		$48,079.59
273225320012	RMR CAPITAL LLC	145,873.29	87,523.97	$0.062869106	7180 SUNWOOD DR NW	RAMSEY	MN	55303	$5,502.55
273225320013	OBRIEN PROP OF MINNESOTA LLC	145,877.17	145,877.17	$0.062869106	7100 SUNWOOD DR NW	RAMSEY	MN	55303	$9,171.17
273225420005	RAMSEY CITY OF	58,568.39	58,568.39	$0.062869106			MN		$3,682.14
273225420006	PHILLIPS ALAN C & D V TRUSTEES	369,773.19	369,773.19	$0.062869106			MN		$23,247.31
	TOTALS	2,778,830.77	2,413,745.15						$151,750.00

PRELIMINARY ASSESSMENT ROLL

APPENDIX D

Geotechnical Exploration and Engineering Review (NTI – 30 pages)
Pavement Evaluations and Recommendations (WSB & Associates – 8 pages)

NTI
NORTHERN TECHNOLOGIES, LLC

6160 Carmen Avenue East
Inver Grove Heights, MN 55076
P: 651.389.4191 F: 651.389.4190
www.NTIgeo.com

Unearthing confidence™

November 23, 2016

City of Ramsey
Attention: Mr. Bruce Westby, P.E.
7550 Sunwood Drive NW
Ramsey, Minnesota 55303

Subject: Geotechnical Exploration and Engineering Review
Sunwood Drive – Street Improvements
Ramsey, Minnesota
NTI Project No. 16.61770.100

Northern Technologies, LLC (NTI) has completed a total of eleven (11) borings for the Sunwood Drive project area in the City of Ramsey, Minnesota.

The scope of services included determining existing bituminous and aggregate base thicknesses, and subsurface conditions, and providing recommendations for site preparation, excavations, engineered fill and compaction, depths of unsuitable soils to be removed, groundwater management, potential difficulties during construction, utility installation, and pavement design.

Our services were performed in accordance with our proposal dated October 25, 2016.

PROJECT AND SITE DESCRIPTION

The project includes street and possibly utility improvements to a section of Sunwood Drive between Ramsey Boulevard and Bunker Lake Boulevard in Ramsey, Minnesota.

The pavement sections are proposed to be designed using the average annual daily traffic (AADT) information and based on a 20-year design pavement life. The AADT information noted on the Mn/DOT Traffic Data webpage indicates an AADT of 3500 for the project section of Sunwood Drive. NTI was not aware of invert elevations or other design details of the proposed utilities at the time this report was prepared.

SUBSURFACE EXPLORATION SUMMARY

NTI performed the subsurface exploration program on November 8, 2016 with a two-person crew using a truck-mounted CME-55 drill rig. Samples were generally collected in accordance with ASTM D 1586 "Standard Test Method for Standard Penetration Testing (SPT) and Split-Barrel Sampling of Soils."

The boring locations and depths were determined by a representative with the City of Ramsey. The boring locations were staked in the field by NTI. The borings terminated at nominal depths 11.0 feet below the existing pavement surface. .

Elevations were not provided to NTI, therefore, NTI has assumed a ground surface elevation of 100.0 feet for each of the boring locations. Please refer to the Boring Location Diagram, the Boring Logs in Appendix C, and the Pavement Core Photographs in Appendix D.

Sunwood Drive - (Borings S-1 through S-11)

Bituminous pavement thickness in this project area ranged from approximately 4.3 to 8.3 inches at the boring locations. Apparent aggregate base was not observed at the boring locations. Previously placed fill soils, generally consisting of poorly graded sand with silt (SP-SM), were encountered extending to depths ranging from approximately 2.0 to 7.0 feet below the top of pavement.

Native alluvial soils consisting of poorly graded sand (SP), silty sand (SM), and poorly graded sand with silt (SP-SM) were generally observed extending to the boring termination depths. Varying amounts of gravel were encountered throughout the boring locations.

Groundwater was observed in the boreholes at depths ranging from approximately 7.0 to 9.5 feet below the top of pavement at the time of drilling. Table 1 summarizes the encountered subsurface conditions for these project areas.

Table 1: Pavement and Subgrade Summary[1]
Sunwood Drive

Boring No.	Bituminous Pavement Thickness[2] (inches)	Apparent Aggregate Base Thickness[3] (inches)	Fill Subgrade Material[4]	Native Subgrade Material
S-1	8.3	None	SP-SM	SP-SM
S-2	4.5	None	SP-SM	SP, SP-SM
S-3	4.5	None	SP-SM	SM, SP, SP-SM
S-4	4.5	None	SP-SM	SP-SM
S-5	4.8	None	SP-SM	SP-SM
S-6	4.8	None	SP-SM	SP-SM
S-7	4.3	None	SP-SM	SP, SP-SM
S-8	5.8	None	SP-SM	SP-SM
S-9	4.5	None	SP-SM	SP, SP-SM
S-10	5.0	None	SP-SM	SP, SP-SM
S-11	4.8	None	SP-SM	SP, SP-SM

1. Table summary is a generalization of subsurface conditions at the individual soil boring locations only. They may not reflect variations in subsurface strata occurring on site between boring locations. The general geologic origin of retained soil samples is listed on the boring logs.
2. Measured thickness of the pavement core.
3. Apparent aggregate base thickness, at time of our fieldwork, by visual inspection only and is not mean to confer conformance with DOT specifications.
4. Undocumented fill soils.

GROUNDWATER AND GROUNDWATER CONTROL

Groundwater was observed in the boreholes at depths ranging from approximately 7.0 to 9.5 feet below the top of pavement at the time of drilling.

Depending upon elevations of underground utilities, groundwater may be an issue during construction. It should be noted that if excavations are proposed below the groundwater level, the granular nature of the majority of the on-site soils will likely result in significant volumes of water entering the excavations unless proper dewatering measures are implemented. Well points embedded into the underlying sands will likely be the most suitable method for controlling excess water in deeper excavations. If dewatering is needed during construction, we recommend that the groundwater be maintained a minimum of 2 feet below the bottom of the excavation.

LABORATORY TEST PROGRAM

Our analysis and recommendations of this report are based upon our interpretation of the standard penetration test resistance determined while sampling soils, laboratory test results and experience with similar soils from other sites near the project. The results of such tests are summarized on the boring logs or attached laboratory test reports.

UTILITY LINE CONSTRUCTION

The native sand soils observed in soil borings were generally suitable for utility support and utility backfill. Due to the encountered groundwater levels and depending on the installation depth of the utilities, temporary dewatering may be required during the utility trench excavations. Stabilization of the trench subgrade may be required in order to provide a stable platform for construction. Stabilization could consist of a one half to one foot layer of crushed rock or sand with a maximum 5 percent material passing the No. 200 sieve and 50 percent passing the No. 40 sieve.

The Geotechnical Engineer of Record or their designated representative should observe the project excavations to determine that unsuitable materials have been properly removed and adequate bearing support is provided by the exposed soils. The exposed soil at the base should be compacted to no less than 95 percent standard Proctor maximum dry density (ASTM D698). Such observations and testing should be performed prior to backfilling.

The on-site non-organic soils are anticipated to be suitable for reuse if properly moisture conditioned and compacted. Replacement backfill required in utility trenches should consist of non-organic material similar to the surrounding soil. All import fill should be approved by NTI or the City's representative.

It is especially important that trench backfill for utility construction within paved areas be thoroughly compacted to minimize future pavement damage. We recommend that such soils be compacted in accordance with the recommendations noted in the "Placement and Compaction of Engineered Fill" section in Appendix B of this report.

The stability of embankments along utility excavations is dependent on soil strength, site geometry, moisture content, and any surcharge load for excavated soils and equipment. We present cautionary remarks concerning stability of excavation sideslopes in the "Excavation Stability" section of this report.

The Contractor is solely responsible for assessing the stability of and executing underground utility and project excavations using safe methods. The contractor is also responsible for naming the "competent individual" as per Subpart P of 29 CFR 1926.6 (Federal Register - OSHA).

The Geotechnical Engineer of Record or their designated representative should observe the project excavations to determine that conditions are similar to those encountered in the borings, and that adequate bearing support is provided by the exposed soils.

Excavation Stability

Excavation depth and sidewall inclination should not exceed those specified in local, state or federal regulations. Excavations may need to be widened and sloped, or temporarily braced, to maintain or develop a safe work environment. Contractors must comply with local, state, and federal safety regulations including current OSHA excavation and trench safety standards. Temporary shoring must be designed in accordance with applicable regulatory requirements.

Excavations that penetrate the groundwater surface will require dewatering with sand points or wells. We recommend that the groundwater surface be maintained a minimum of 2 feet below the bottom of the exposed excavation.

Engineered Fill and Winter Construction

The silty sand soils on this site will be susceptible to frost action if not provided adequate drainage, insulation or coverage. Frozen soil should not be used as backfill. When the ambient air temperature falls below freezing for an extended period of time, frost forms, and soil near the surface grade expands. Settlement of the fill may occur as the frozen soils thaw.

If frost penetrates the soil prior to paving, soils must be thawed, scarified, and re-compacted as recommended in this report. Subgrade soils should be inspected prior to paving to verify frozen conditions are not present.

PAVEMENT RECOMMENDATIONS

Mill and Overlay Recommendations

Consideration could be made to milling and overlaying the existing pavement. The roadway sections appear to have a sufficiently thick in place pavement section, over a majority of the project alignment, which would lend itself to rehabilitation via mill and overlay techniques.

In general, pavement sections consisting of 3 inches or less of bituminous asphalt can be difficult to effectively mill and overlay as often times the entire pavement section is reclaimed during the attempted partial section milling process. Additionally, in locations where the existing pavement thickness is less than the recommended thickness, a mill and overlay would not be recommended unless a structural overlay were applied to increase the overall thickness.

Pavement Reconstruction

If the pavement section is to be removed and replaced in its entirety, the most conservative method of subgrade preparation would be remove the undocumented fill soils and replace them in their entirety with properly compacted engineered fill. This method of subgrade preparation would provide the most uniform subgrade but would also be the most costly method of construction and would be relatively a-typical method of subgrade preparation for improvements to existing municipal roadways.

If the City is willing to accept some risk in potential long term detrimental performance for the significant upfront savings, the roadway can be reconstructed over the existing fill. NTI recommends that prior to installing the aggregate base, the existing subgrade should be scarified and re-compacted to a depth of at least 12 inches. A proof roll test should then be performed to determine soft or unstable subgrade areas. The proof roll should be performed with a tandem axle dump truck loaded to gross capacity (at least 20 tons). Acceptance criteria of the proof roll shall be limited to rut formation no more than one inch depth (front or rear axles) and no pumping (rolling) observed during the visual inspection. Proof roll tests should be observed by an experienced technician or geotechnical engineer prior to placement of the aggregate base course to verify the subgrade will provide adequate pavement support.

If rutting or localized unstable subgrade areas are observed, those areas should be subcut, moisture-conditioned, and re-compacted or removed to a stable depth.

If imported fill is required in paved areas it should consist of debris free, non-organic, mineral soil similar in composition to the subgrade soils encountered in the surrounding areas. If sand is imported into areas that are underlain by relatively impervious fine grained soils the sand layer must be drained with drain tile in order to prevent frost heave from water trapped within the imported sand layer during freezing temperatures. Individual lifts of engineered fill should be tempered for moisture content, placed and compacted as noted in the "Placement and Compaction of Engineered Fill" section in Appendix B of this report.

The performance of stabilometer or similar tests, were beyond the scope of this report; however, they may be performed, upon request, for an additional fee. Based on the encountered soil conditions, we estimate that a properly prepared poorly graded sand with silt (SP-SM) soils will have an average stabilometer R-Value of 40.

For a 20-year design pavement life, Table 3 presents our thickness recommendations for flexible (bituminous) pavement. These recommendations were based upon the encountered subgrade conditions, estimated R-value for the existing subgrade soils, the assumed AADT volumes, and the City of Ramsey's typical pavement section for the respective project area.

Table 3: Flexible Pavement Thickness Design[1]
Sunwood Drive

Pavement Section	Calculated Required Pavement Section	City's Typical Pavement Section[2]
Bituminous Wear Course (inches)	1.5	1.5
Bituminous Base Course (inches)	2.0	2.0
Class 5 or 7 Aggregate Base (inches)	6.0	4.0

1. Assumed AADT volume of 3500 and an estimated R-value of 40.
2. The calculated required section was greater than the City's typical section for residential streets, thus NTI recommends that the Calculated Required Pavement Section be implemented.

Pavement recommendations assume the subgrade soils and aggregate section below paved surfaces will drain to subsurface piping for eventual discharge into storm sewer, or above grade to ditching, or similar acceptable systems. Lack of surface and subsurface drainage will significantly reduce the capacity and longevity of the pavement systems indicated above.

We recommend pavements receive annual maintenance, as a minimum, to correct damages to the pavement structure, clean and infill cracks which develop, and repair or resurface areas which exhibit reduced subgrade performance. The lack of maintenance can lead to moisture infiltration of the pavement structure and softening of the subgrade soils. This, in turn, can degrade the performance of the pavement system and result in poorly performing pavements with shortened life expectancy.

CLOSURE

As the widely spaced, small diameter borings provide only a limited amount of data regarding the existing fill, the existing fill may contain soft zones, debris or significantly greater amounts of unsuitable materials than could be reasonably inferred from the boring information. Unsuitable materials may not be discovered during construction and may remain buried within the fill below the slabs and pavements, resulting in greater than anticipated settlements of the slabs and pavements. These risks cannot be eliminated without completely removing the fill, but can be reduced by thorough exploration and testing during site preparation and construction.

Our conclusions and recommendations are predicated on observation and testing of the earthwork directed by Geotechnical Engineer of Record. Our opinions are based on data assumed representative of the site. However, the area coverage of borings in relation to the entire project is very small. For this and other reasons, we do not warrant conditions below the depth of our borings, or that the strata logged from our borings are necessarily typical of the site. Deviations from our recommendations by plans, written specifications, or field applications shall relieve us of responsibility unless our written concurrence with such deviations has been established.

The scope of services for this project does not include either specifically or by implication any environmental or biological assessment of the site or identification or prevention of pollutants, hazardous materials or conditions. If the owner is concerned about the potential for such contamination or pollution, other studies should be undertaken.

This report has been prepared for the exclusive use of The City of Ramsey and its agents for specific application to the proposed Sunwood Drive – Street Improvements project in the City of Ramsey, Minnesota. Northern Technologies, LLC has endeavored to comply with generally accepted geotechnical engineering practice common to the local area. Northern Technologies, LLC makes no other warranty, express or implied.

Northern Technologies, LLC

Debra A. Schroeder, P.E.
Senior Engineer

Steven D. Gerber, P.E.
Senior Engineer

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.

Debra A. Schroeder
Date: 11/23/2016 Reg. No. 52743

Attachments
Appendix A - General Notes
Appendix B - Groundwater Issues, Compaction and Placement of Fill
Appendix C - Attachments: Boring Location Diagram (1), Soil Boring Logs (11)
Appendix D - Photographs (11 cores)

APPENDIX A

GEOTECHNICAL EVALUATION OF RECOVERED SOIL SAMPLES

FIELD EXPLORATION PROCEDURES

GENERAL NOTES

WATER LEVEL SYMBOL

DESCRIPTIVE TERMINOLOGY

RELATIVE PROPORTIONS

PARTICLE SIZES

CLASSIFICATION OF SOILS FOR ENGINEERING PURPOSES

GEOTECHNICAL EVALUATION OF RECOVERED SOIL SAMPLES

We visually examined recovered soil samples to estimate distribution of grain sizes, plasticity, consistency, moisture condition, color, presence of lenses and seams, and apparent geologic origin. We then classified the soils according using the Unified Soil Classification System (ASTM D2488). A chart describing this classification system and general notes explaining soil sampling procedures are presented within appendices attachments.

The stratification depth lines between soil types on the logs are estimated based on the available data. In-situ, the transition between type(s) may be distinct or gradual in either the horizontal or vertical directions. The soil conditions have been established at our specific boring locations only. Variations in the soil stratigraphy may occur between and around the borings, with the nature and extent of such change not readily evident until exposed by excavation. These variations must be properly assessed when utilizing information presented on the boring logs.

We request that you, your design team or contractors contact NTI immediately if local conditions differ from those assumed by this report, as we would need to review how such changes impact our recommendations. Such contact would also allow us to revise our recommendations as necessary to account for the changed site conditions.

FIELD EXPLORATION PROCEDURES

Soil Sampling – Standard Penetration Boring:

Soil sampling was performed according to the procedures described by ASTM D-1586. Using this procedure, a 2 inch O.D. split barrel sampler is driven into the soil by a 140 pound weight falling 30 inches. After an initial set of six inches, the number of blows required to drive the sampler an additional 12 inches is recorded (known as the penetration resistance (i.e. “N-value”) of the soil at the point of sampling. The N-value is an index of the relative density of cohesionless soils and an approximation of the consistency of cohesive soils.

Soil Sampling – Power Auger Boring:

The boring(s) was/were advanced with a 6 inch nominal diameter continuous flight auger. As a result, samples recovered from the boring are disturbed, and our determination of the depth, extend of various stratum and layers, and relative density or consistency of the soils is approximate.

Soil Classification:

Soil samples were visually and manually classified in general conformance with ASTM D-2488 as they were removed from the sampler(s). Representative fractions of soil samples were then sealed within respective containers and returned to the laboratory for further examination and verification of the field classification. In addition, select samples were submitted for laboratory tests. Individual sample information, identification of sampling methods, method of advancement of the samples and other pertinent information concerning the soil samples are presented on boring logs and related report attachments.

GENERAL NOTES

DRILLING and SAMPLING SYMBOLS		*LABORATORY TEST SYMBOLS*	
SYMBOL	**DEFINITION**	**SYMBOL**	**DEFINITION**
C.S.	Continuous Sampling	W	Moisture content-percent of dry weight
P.D.	2-3/8" Pipe Drill	D	Dry Density-pounds per cubic foot
C.O.	Cleanout Tube	LL, PL	Liquid and plastic limits determined in accordance with ASTM D 423 and D 424
3 HSA	3 ¼" I.D. Hollow Stem Auger	Q_U	Unconfined compressive strength-pounds per square foot in accordance with ASTM D 2166-66
4 FA	4" Diameter Flight Auger		
6 FA	6" Diameter Flight Auger		
2 ½ C	2 ½" Casing		
4 C	4" Casing		
D.M.	Drilling Mud	Pq	Penetrometer reading-tons/square foot
J.W.	Jet Water	S	Torvane reading-tons/square foot
H.A.	Hand Auger	G	Specific Gravity – ASTM D 854-58
NXC	Size NX Casing	SL	Shrinkage limit – ASTM 427-61
BXC	Size BX Casing	Ph	Hydrogen ion content-meter method
AXC	Size AX casing	O	Organic content-combustion method
SS	2" O.D. Split Spoon Sample	M.A.	Grain size analysis
2T	2" Thin Wall Tube Sample	C*	One dimensional consolidation
3T	3" Thin Wall Tube Sample	Q_C	Triaxial Compression
		* See attached data Sheet and/or graph	

WATER LEVEL SYMBOL

Water levels shown on the boring logs were determined at the time and under the conditions indicated. In sand, the indicated levels can be considered relatively reliable for most site conditions. In clay soils, it is not possible to determine the ground water level within the normal scope of a test boring investigation, except where lenses or layers of more pervious water bearing soil are present; and then a long period of time may be necessary to reach equilibrium. Therefore, the position of the water level symbol for cohesive or mixed soils may not indicate the true level of the ground water table. The available water level information is given at the bottom of the log sheet.

DESCRIPTIVE TERMINOLOGY

RELATIVE DENSITY		*CONSISTENCY*	
TERM	**N_{60} Value** (corrected)	**TERM**	**N_{60} Value** (corrected)
Very Loose	0 – 4	Soft	0 – 4
Loose	5 – 8	Medium	5 – 8
Medium Dense	9 – 16	Rather Stiff	9 – 15
Dense	16 – 30	Stiff	16 – 30
Very Dense	Over 30	Very Stiff	Over 30

RELATIVE PROPORTIONS

TERMS	**RANGE**
Trace	0 – 5%
A little	5 – 15%
Some	15 – 30%

PARTICLE SIZES

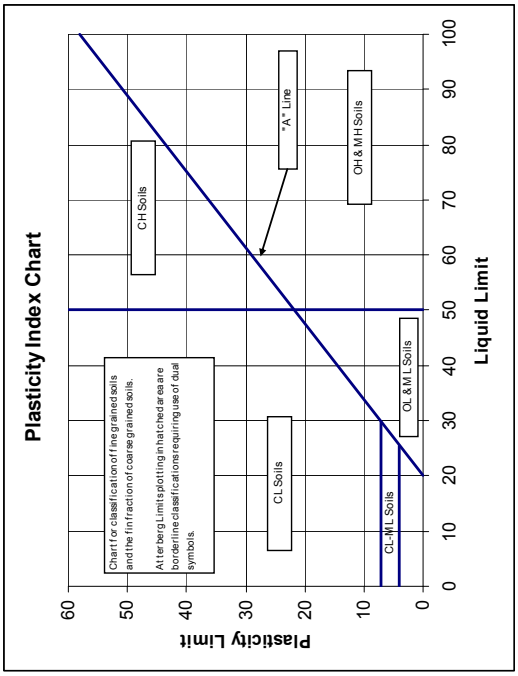
MATERIAL	**DESCRIPTION**	**U.S. SIEVE SIZE**
Boulders		Over 3"
Gravel	Coarse	3" to ¾"
	Medium	¾" to #4
Sand	Coarse	#4 to #10
	Medium	#10 to #40
	Fine	#40 to #200
Silt and Clay	Determined by Hydrometer Test	

CLASSIFICATION of SOILS for ENGINEERING PURPOSES

ASTM Designation D-2487 and D2488 (Unified Soil Classification System)

Major Divisions			Group Symbol	Typical Name	Classification Criteria
Course Grained Soils More than 50% retained on No. 200 sieve *	Gravels 50% or more of coarse fraction retained on No. 4 sieve.	Clean Gravels	GW	Well –graded gravels and gravel-sand mixtures, little or no fines.	Cu = D60 / D10 greater than 4. Cz = (D30)2 / (D10 x D60) between 1 & 3.
			GP	Poorly graded gravels and gravel-sand mixtures, little or no fines.	Not meeting both criteria for GW materials.
		Gravels with Fines	GM	Silty gravels, gravel-sand-silt mixtures.	Atterberg limits below "A" line, or P.I. less than 4. / Atterberg limits above "A" line with P.I. greater than 7. — Atterberg limits plotting in hatched area are borderline classifications requiring use of dual symbols.
			GC	Clayey gravels, gravel-sand-clay mixtures.	
	Sands More than 50% of coarse fraction passes No 4 sieve.	Clean Sands	SW	Well-graded sands and gravelly sands, little or no fines.	Cu = D60 / D10 greater than 6. Cz = (D30)2 / (D10 x D60) between 1 & 3.
			SP	Poorly-graded sands and gravelly sands, little or no fines.	Not meeting both criteria for SW materials.
		Sands with Fines	SM	Silty sands, sand-silt mixtures.	Atterberg limits below "A" line, or P.I. less than 4. / Atterberg limits above "A" line with P.I. > 7. — Atterberg limits plotting in hatched area are borderline classifications requiring use of dual symbols.
			SC	Clayey sands, sand-clay mixtures.	
Fine Grained Soils More than 50% passes No. 200 sieve *	Silts and Clays Liquid Limit of 50% or less		ML	Inorganic silts, very fine sands, rock flour, silty or clayey fine sands.	
			CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays.	
			OL	Organic silts and organic silty clays of low plasticity.	
	Silts and Clays Liquid Limit greater than 50%.		MH	Inorganic silts, micaceous or diatomaceous fine sands or silts, elastic silts.	
			CH	Inorganic clays of high plasticity, fat clays.	
			OH	Organic clays of medium to high plasticity.	
	Highly Organic Soils		Pt	Peat, muck and other highly organic soils.	

Classification on basis of percentage of fines.
Less than 5% passing No. 200 Sieve: GW, GP, SW, SP
More than 12% passing No. 200 Sieve: GM, GC, SM, SC
From 5% to 12% passing No. 200 Sieve: Borderline Classification requiring use of duel symbols.



APPENDIX B

GROUNDWATER ISSUES

PLACEMENT and COMPACTION OF ENGINEERED FILL

GROUNDWATER ISSUES

The following presents additional comment and soil specific issues related to measurement of groundwater conditions at your project site.

Note that our groundwater measurements, or lack thereof, will vary depending on the time allowed for equilibrium to occur in the borings. Extended observation time was not available during the scope of the field exploration program and, therefore, groundwater measurements as noted on the borings logs may or may not accurately reflect actual conditions at your site.

Seasonal and yearly fluctuations of the ground water level, if any, occur. Perched groundwater may be present within sand and silt lenses bedded within cohesive soil formations. Groundwater typically exists at depth within cohesive and cohesionless soils.

We anticipate that a system of sump pits and pumps located outside of the excavation areas would be suitable for control if groundwater were to be encountered. However, a well point system would be more suitable for control of groundwater if excavations were to be advanced into the ground water table at depth in free draining granular soils. Additionally, we caution such seepage from such formations and any water entry from excavations below the groundwater table may be heavy and will vary based on seasonal and annual precipitation, and ground related impacts in the vicinity of the project. The groundwater surface should be maintained a minimum of 2 feet below the bottom of the excavation at all times.

PLACEMENT and COMPACTION OF ENGINEERED FILL

Unless otherwise superseded within the body of the Geotechnical Exploration Report, the following criteria shall be utilized for placement of engineered fill on project. This includes, but is not limited to earthen fill placement to improve site grades, fill placed below structural footings, fill placed interior of structure, and fill placed as backfill of foundations.

Engineered fill placed for construction, if necessary should consist of natural, non-organic, competent soils native to the project area. Such soils may include, but are not limited to gravel, sand, or clays with Unified Soil Classification System (ASTM D2488) classifications of GW, SP, or SM. Use of silt or clayey silt as project fill will require additional review and approval of project Geotechnical Engineer of Record. Such soils have USCS classifications of ML, MH, ML-CL, MH-CH. Use of topsoil, marl, peat, other organic soils construction debris and/or other unsuitable materials as fill is not allowed. Such soils have USCS classifications of OL, OH, Pt.

Engineered fill, classified as clay, should be tempered such that the moisture content at the time of placement is equal to and no more than 3 percent above the optimum content for as defined by the appropriate proctor test. Likewise, engineered fill classified as gravel or sand should be tempered such that the moisture content at the time of placement is within 3 percent of the optimum content.

All engineered fill for construction should be placed in individual 8 inch maximum depth lifts. Each lift of fill should be compacted by large vibratory equipment until the in-place soil density is equal to or greater than the criteria established within the following tabulation.

	Compaction Criteria (% respective Proctor)[1]	
Type of Construction	**Clay**	**Sand or Gravel**
General Embankment Fill	Min. 95	Min. 95
Engineered Fill below Foundations	NA	Min. 98
Engineered Fill below Floor Slabs	NA	Min. 98
Engineered Fill placed as Pavement Aggregate Base	NA	Min. 100
Engineered Fill placed to within 3 feet of pavement aggregate base	Min. 95	Min. 95
Engineered Fill placed within 3 feet of pavement aggregate base	Min. 100	Min. 100

1 Unless otherwise required, compaction shall be based on the Standard Proctor Test (ASTM D698).

Density tests should be taken during engineered fill placement to document earthwork has achieved necessary compaction of the material(s). Recommendations for interior fill placement and backfill of foundation walls are presented within other sections of this report.

APPENDIX C

BORING LOCATION DIAGRAM

SOIL BORING LOGS

N

Boring Location Diagram

Completed Soil Borings:

Alpine and Sunwood Drive – Street Improvements – Sunwood Drive

Ramsey, Minnesota

NTI Project #: 16.61770.100

NOTE: Boring locations are approximate.

NTI NORTHERN TECHNOLOGIES, LLC

Inver Grove Heights
6160 Carmen Avenue East
Inver Grove Heights, MN 55076
P: 651-389-4191
www.NTIgeo.com

BORING NUMBER S-1

CLIENT City of Ramsey
PROJECT NAME Alpine and Sunwood Drive - Street Improvements
PROJECT NUMBER 16.61770.100
PROJECT LOCATION Ramsey, MN
DATE STARTED 11/8/16 **COMPLETED** 11/8/16
GROUND ELEVATION 100 ft **HOLE SIZE** 6 1/2 in.
DRILLING CONTRACTOR NTI
GROUND WATER LEVELS:
DRILLING METHOD 3 1/4 in H.S.A
▽ **AT TIME OF DRILLING** 9.50 ft / Elev 90.50 ft
LOGGED BY Robert Hawkins **CHECKED BY** DAS
AT END OF DRILLING ---
CAVE IN (ft) --- **FROST DEPTH (ft)** ---
AFTER DRILLING ---
NOTES Elevation assumed 100.0 Feet.

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES
0		0.7 BITUMINOUS PAVEMENT (8.3 Inches) 99.3	AU 1									
		POORLY GRADED SAND WITH SILT, (SP-SM) brown, fine to medium grained, moist, trace gravel (Fill) NOTE: Brown to dark brown below 2.0 feet.	SS 2	100	7-8-9 (17)			9				
		4.5 95.5										
5		POORLY GRADED SAND WITH SILT, (SP-SM) brown to light brown, fine to medium grained, moist to saturated, medium dense to loose, trace gravel (Alluvial)	SS 3	89	6-7-6 (13)							
			SS 4	94	3-2-3 (5)							
10		▽	SS 5	89	4-6-5 (11)							
		11.0 89.0										

Bottom of borehole at 11.0 feet.

NTI GEOTECH COLUMNS W/NOTES - NTI 2016-08-10.GDT - 11/21/16 17:16 - \\NTIDATA\RAMSEY\1-PROJECTS\2016 PROJECTS\ALPINE AND SUNWOOD DRIVE STREET IMPROVEMENTS - GEO - (16.61770.100)\ENGINEERING\ENGINEERING REPORTS\GINT\RAMSEY LOGS.GPJ

NTI NORTHERN TECHNOLOGIES, LLC

Inver Grove Heights
6160 Carmen Avenue East
Inver Grove Heights, MN 55076
P: 651-389-4191
www.NTIgeo.com

BORING NUMBER S-2

CLIENT City of Ramsey
PROJECT NAME Alpine and Sunwood Drive - Street Improvements
PROJECT NUMBER 16.61770.100
PROJECT LOCATION Ramsey, MN
DATE STARTED 11/8/16 **COMPLETED** 11/8/16
GROUND ELEVATION 100 ft **HOLE SIZE** 6 1/2 in.
DRILLING CONTRACTOR NTI
GROUND WATER LEVELS:
DRILLING METHOD 3 1/4 in H.S.A
▽ **AT TIME OF DRILLING** 7.00 ft / Elev 93.00 ft
LOGGED BY Robert Hawkins **CHECKED BY** DAS
AT END OF DRILLING ---
CAVE IN (ft) 4 **FROST DEPTH (ft)** ---
AFTER DRILLING ---
NOTES Elevation assumed 100.0 Feet.

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES
0		0.4 BITUMINOUS PAVEMENT (4.5 Inches) 99.6	AU 1									
		POORLY GRADED SAND WITH SILT, (SP-SM) brown to dark brown, fine to medium grained, moist, trace gravel (Fill)	SS 2	67	3-6-8 (14)							
5			SS 3	83	5-6-5 (11)			6				
		7.0 ▽ 93.0										
		POORLY GRADED SAND, (SP) light brown, fine to medium grained, saturated, loose, trace gravel (Alluvial)	SS 4	100	3-4-3 (7)							
		9.5 90.5										
10		POORLY GRADED SAND WITH SILT, (SP-SM) brown to dark brown, fine to medium grained, saturated, loose, trace gravel (Alluvial)	SS 5	78	3-3-5 (8)							
		11.0 89.0										

Bottom of borehole at 11.0 feet.

NTI GEOTECH COLUMNS W/NOTES - NTI 2016-08-10.GDT - 11/21/16 17:16 - \\NTIDATA\RAMSEY\1-PROJECTS\2016 PROJECTS\ALPINE AND SUNWOOD DRIVE STREET IMPROVEMENTS - GEO - (16.61770.100)\ENGINEERING\ENGINEERING REPORTS\GINT\RAMSEY LOGS.GPJ

Inver Grove Heights
6160 Carmen Avenue East
Inver Grove Heights, MN 55076
P: 651-389-4191
www.NTIgeo.com

BORING NUMBER S-3

CLIENT City of Ramsey
PROJECT NAME Alpine and Sunwood Drive - Street Improvements
PROJECT NUMBER 16.61770.100
PROJECT LOCATION Ramsey, MN
DATE STARTED 11/8/16 **COMPLETED** 11/8/16
GROUND ELEVATION 100 ft **HOLE SIZE** 6 1/2 in.
DRILLING CONTRACTOR NTI
GROUND WATER LEVELS:
DRILLING METHOD 3 1/4 in H.S.A
▽ **AT TIME OF DRILLING** 7.50 ft / Elev 92.50 ft
LOGGED BY Robert Hawkins **CHECKED BY** DAS
AT END OF DRILLING ---
CAVE IN (ft) 3.5 **FROST DEPTH (ft)** ---
AFTER DRILLING ---
NOTES Elevation assumed 100.0 Feet.

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION		SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES
0		0.4 BITUMINOUS PAVEMENT (4.5 Inches)	99.6	AU 1									
		POORLY GRADED SAND WITH SILT, (SP-SM) brown to dark brown, fine to medium grained, moist, little gravel (Fill)	98.0	SS 2	94	4-5-4 (9)			9				16
5		4.5 SILTY SAND, (SM) brown, fine to medium grained, moist, medium dense, trace gravel (Alluvial)	95.5	SS 3	94	5-6-7 (13)							
		POORLY GRADED SAND, (SP) light brown, fine to medium grained, moist to saturated, medium dense to loose, trace gravel (Alluvial) ▽		SS 4	89	3-4-3 (7)							
10		9.5	90.5										
		11.0 POORLY GRADED SAND WITH SILT, (SP-SM) brown, fine to medium grained, saturated, loose, trace gravel (Alluvial)	89.0	SS 5	83	3-3-4 (7)							

Bottom of borehole at 11.0 feet.

NTI GEOTECH COLUMNS W/NOTES - NTI 2016-08-10.GDT - 11/21/16 17:16 - \\NTIDATA\RAMSEY\1-PROJECTS\2016 PROJECTS\ALPINE AND SUNWOOD DRIVE STREET IMPROVEMENTS - GEO - (16.61770.100)\ENGINEERING\ENGINEERING REPORTS\GINT\RAMSEY LOGS.GPJ

Inver Grove Heights
6160 Carmen Avenue East
Inver Grove Heights, MN 55076
P: 651-389-4191
www.NTIgeo.com

BORING NUMBER S-4

CLIENT City of Ramsey
PROJECT NAME Alpine and Sunwood Drive - Street Improvements
PROJECT NUMBER 16.61770.100
PROJECT LOCATION Ramsey, MN
DATE STARTED 11/8/16 **COMPLETED** 11/8/16
GROUND ELEVATION 100 ft **HOLE SIZE** 6 1/2 in.
DRILLING CONTRACTOR NTI
GROUND WATER LEVELS:
DRILLING METHOD 3 1/4 in H.S.A
▽ **AT TIME OF DRILLING** 7.00 ft / Elev 93.00 ft
LOGGED BY Robert Hawkins **CHECKED BY** DAS
AT END OF DRILLING ---
CAVE IN (ft) --- **FROST DEPTH (ft)** ---
AFTER DRILLING ---
NOTES Elevation assumed 100.0 Feet.

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION		SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES
0		0.4 BITUMINOUS PAVEMENT (4.5 Inches)	99.6	AU 1									
		2.0 POORLY GRADED SAND WITH SILT, (SP-SM) dark brown, fine to medium grained, moist, trace gravel (Fill)	98.0	SS 2	94	5-6-7 (13)			8				9
		4.5 POORLY GRADED SAND WITH SILT, (SP-SM) dark brown, fine to medium grained, moist, trace gravel (Fill)	95.5										
5		POORLY GRADED SAND WITH SILT, (SP-SM) brown, fine to medium grained, moist to saturated, medium dense to loose, trace gravel (Alluvial) ▽		SS 3	89	5-6-6 (12)							
				SS 4	83	3-4-3 (7)							
10		11.0	89.0	SS 5	89	3-3-4 (7)							

Bottom of borehole at 11.0 feet.

NTI GEOTECH COLUMNS W/NOTES - NTI 2016-08-10.GDT - 11/21/16 17:16 - \\NTIDATA\RAMSEY\1-PROJECTS\2016 PROJECTS\ALPINE AND SUNWOOD DRIVE STREET IMPROVEMENTS - GEO - (16.61770.100)\ENGINEERING\ENGINEERING REPORTS\GINT\RAMSEY LOGS.GPJ

Inver Grove Heights
6160 Carmen Avenue East
Inver Grove Heights, MN 55076
P: 651-389-4191
www.NTIgeo.com

BORING NUMBER S-5

CLIENT City of Ramsey
PROJECT NAME Alpine and Sunwood Drive - Street Improvements
PROJECT NUMBER 16.61770.100
PROJECT LOCATION Ramsey, MN
DATE STARTED 11/8/16 **COMPLETED** 11/8/16
GROUND ELEVATION 100 ft **HOLE SIZE** 6 1/2 in.
DRILLING CONTRACTOR NTI
GROUND WATER LEVELS:
DRILLING METHOD 3 1/4 in H.S.A
▽ **AT TIME OF DRILLING** 7.50 ft / Elev 92.50 ft
LOGGED BY Robert Hawkins **CHECKED BY** DAS
AT END OF DRILLING ---
CAVE IN (ft) 4 **FROST DEPTH (ft)** ---
AFTER DRILLING ---
NOTES Elevation assumed 100.0 Feet.

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES
0		0.4 BITUMINOUS PAVEMENT (4.8 Inches) 99.6	AU 1									
		POORLY GRADED SAND WITH SILT, (SP-SM) brown to dark brown, fine to medium grained, moist, trace gravel (Fill) NOT: Brown to dark brown below 2.0 feet.	SS 2	78	6-6-8 (14)			5				
		4.5										
5		POORLY GRADED SAND WITH SILT, (SP-SM) brown, fine to medium grained, moist to saturated, medium dense to loose, trace gravel (Alluvial) ▽	SS 3	83	5-5-6 (11)							
			SS 4	72	3-4-3 (7)							
10		11.0	SS 5	89	3-4-5 (9)							
		89.0										

Bottom of borehole at 11.0 feet.

NTI GEOTECH COLUMNS W/NOTES - NTI 2016-08-10.GDT - 11/21/16 17:16 - \\NTIDATA\RAMSEY\1-PROJECTS\2016 PROJECTS\ALPINE AND SUNWOOD DRIVE STREET IMPROVEMENTS - GEO - (16.61770.100)\ENGINEERING\ENGINEERING REPORTS\GINT\RAMSEY LOGS.GPJ

Inver Grove Heights
6160 Carmen Avenue East
Inver Grove Heights, MN 55076
P: 651-389-4191
www.NTIgeo.com

BORING NUMBER S-6

CLIENT City of Ramsey
PROJECT NAME Alpine and Sunwood Drive - Street Improvements
PROJECT NUMBER 16.61770.100
PROJECT LOCATION Ramsey, MN
DATE STARTED 11/8/16 **COMPLETED** 11/8/16
GROUND ELEVATION 100 ft **HOLE SIZE** 6 1/2 in.
DRILLING CONTRACTOR NTI
GROUND WATER LEVELS:
DRILLING METHOD 3 1/4 in H.S.A
▽ **AT TIME OF DRILLING** 7.00 ft / Elev 93.00 ft
LOGGED BY Robert Hawkins **CHECKED BY** DAS
AT END OF DRILLING ---
CAVE IN (ft) 3.5 **FROST DEPTH (ft)** ---
AFTER DRILLING ---
NOTES Elevation assumed 100.0 Feet.

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES
0		0.4 BITUMINOUS PAVEMENT (4.8 Inches) 99.6	AU 1									
		POORLY GRADED SAND WITH SILT, (SP-SM) brown, fine to medium grained, moist, little gravel (Fill)	SS 2	67	4-6-7 (13)							
		4.5 95.5										
5		POORLY GRADED SAND WITH SILT, (SP-SM) brown to light brown, fine to medium grained, moist to saturated, medium dense to loose, trace gravel (Alluvial) ▽	SS 3	89	5-6-6 (12)			12				
			SS 4	94	3-4-3 (7)							
10		11.0 89.0	SS 5	50	3-4-4 (8)							

Bottom of borehole at 11.0 feet.

NTI GEOTECH COLUMNS W/NOTES - NTI 2016-08-10.GDT - 11/21/16 17:16 - \\NTIDATA\RAMSEY\1-PROJECTS\2016 PROJECTS\ALPINE AND SUNWOOD DRIVE STREET IMPROVEMENTS - GEO - (16.61770.100)\ENGINEERING\ENGINEERING REPORTS\GINT\RAMSEY LOGS.GPJ

Inver Grove Heights
6160 Carmen Avenue East
Inver Grove Heights, MN 55076
P: 651-389-4191
www.NTIgeo.com

BORING NUMBER S-7

CLIENT City of Ramsey
PROJECT NAME Alpine and Sunwood Drive - Street Improvements
PROJECT NUMBER 16.61770.100
PROJECT LOCATION Ramsey, MN
DATE STARTED 11/8/16 **COMPLETED** 11/8/16
GROUND ELEVATION 100 ft **HOLE SIZE** 6 1/2 in.
DRILLING CONTRACTOR NTI
GROUND WATER LEVELS:
DRILLING METHOD 3 1/4 in H.S.A
▽ **AT TIME OF DRILLING** 7.00 ft / Elev 93.00 ft
LOGGED BY Robert Hawkins **CHECKED BY** DAS
AT END OF DRILLING ---
CAVE IN (ft) 3.5 **FROST DEPTH (ft)** ---
AFTER DRILLING ---
NOTES Elevation assumed 100.0 Feet.

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES
0		0.4 BITUMINOUS PAVEMENT (4.3 Inches) 99.7	AU 1									
		POORLY GRADED SAND WITH SILT, (SP-SM) brown, fine to medium grained, moist, trace gravel, occasional bituminous debris (Fill)	SS 2	89	4-5-5 (10)			4				
5		4.5 95.5 POORLY GRADED SAND, (SP) light brown, fine to medium grained, moist, loose, trace gravel (Alluvial)	SS 3	83	4-4-4 (8)							
		7.0 ▽ 93.0 POORLY GRADED SAND WITH SILT, (SP-SM) brown to light brown, fine to medium grained, saturated, medium dense, trace gravel (Alluvial)	SS 4	89	3-4-5 (9)							
10		11.0 89.0	SS 5	100	3-5-6 (11)							

Bottom of borehole at 11.0 feet.

NTI GEOTECH COLUMNS W/NOTES - NTI 2016-08-10.GDT - 11/21/16 17:16 - \\NTIDATA\RAMSEY\1-PROJECTS\2016 PROJECTS\ALPINE AND SUNWOOD DRIVE STREET IMPROVEMENTS - GEO - (16.61770.100)\ENGINEERING\ENGINEERING REPORTS\GINT\RAMSEY LOGS.GPJ

Inver Grove Heights
6160 Carmen Avenue East
Inver Grove Heights, MN 55076
P: 651-389-4191
www.NTIgeo.com

BORING NUMBER S-8

CLIENT City of Ramsey
PROJECT NAME Alpine and Sunwood Drive - Street Improvements
PROJECT NUMBER 16.61770.100
PROJECT LOCATION Ramsey, MN
DATE STARTED 11/8/16 **COMPLETED** 11/8/16
GROUND ELEVATION 100 ft **HOLE SIZE** 6 1/2 in.
DRILLING CONTRACTOR NTI
GROUND WATER LEVELS:
DRILLING METHOD 3 1/4 in H.S.A
▽ **AT TIME OF DRILLING** 7.00 ft / Elev 93.00 ft
LOGGED BY Robert Hawkins **CHECKED BY** DAS
AT END OF DRILLING ---
CAVE IN (ft) 4 **FROST DEPTH (ft)** ---
AFTER DRILLING ---
NOTES Elevation assumed 100.0 Feet.

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES
0		0.5 BITUMINOUS PAVEMENT (5.8 Inches) 99.5	AU 1									
		POORLY GRADED SAND WITH SILT, (SP-SM) brown, fine to medium grained, moist, trace gravel (Fill) NOTE: Brown to dark brown with occasional bituminous debris below 2.0 feet.	SS 2	78	7-8-7 (15)			5				
		4.5		95.5								
5		POORLY GRADED SAND WITH SILT, (SP-SM) brown to light brown, fine to medium grained, moist to saturated, loose, trace gravel ▽ (Alluvial)	SS 3	83	3-4-4 (8)							
			SS 4	94	4-3-4 (7)							
10			SS 5	89	3-4-3 (7)							
		11.0		89.0								

Bottom of borehole at 11.0 feet.

NTI GEOTECH COLUMNS W/NOTES - NTI 2016-08-10.GDT - 11/21/16 17:16 - \\NTIDATA\RAMSEY\1-PROJECTS\2016 PROJECTS\ALPINE AND SUNWOOD DRIVE STREET IMPROVEMENTS - GEO - (16.61770.100)\ENGINEERING\ENGINEERING REPORTS\GINT\RAMSEY LOGS.GPJ

Inver Grove Heights
6160 Carmen Avenue East
Inver Grove Heights, MN 55076
P: 651-389-4191
www.NTIgeo.com

BORING NUMBER S-9

CLIENT City of Ramsey
PROJECT NAME Alpine and Sunwood Drive - Street Improvements
PROJECT NUMBER 16.61770.100
PROJECT LOCATION Ramsey, MN
DATE STARTED 11/8/16 **COMPLETED** 11/8/16
GROUND ELEVATION 100 ft **HOLE SIZE** 6 1/2 in.
DRILLING CONTRACTOR NTI
GROUND WATER LEVELS:
DRILLING METHOD 3 1/4 in H.S.A
▽ **AT TIME OF DRILLING** 7.50 ft / Elev 92.50 ft
LOGGED BY Robert Hawkins **CHECKED BY** DAS
AT END OF DRILLING ---
CAVE IN (ft) 4 **FROST DEPTH (ft)** ---
AFTER DRILLING ---
NOTES Elevation assumed 100.0 Feet.

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION		SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES
0		0.4 BITUMINOUS PAVEMENT (4.5 Inches)	99.6	AU 1					6				8
		2.0 POORLY GRADED SAND WITH SILT, (SP-SM) brown, fine to medium grained, moist, trace gravel (Fill)	98.0	SS 2	89	6-10-8 (18)							
5		4.5 POORLY GRADED SAND WITH SILT, (SP-SM) orange brown, fine to medium grained, moist, trace gravel (Fill)	95.5	SS 3	100	5-6-5 (11)							
		7.0 POORLY GRADED SAND, (SP) light brown, fine to medium grained, moist, medium dense, trace gravel (Alluvial)	93.0	SS 4	89	3-4-4 (8)							
10		▽ POORLY GRADED SAND WITH SILT, (SP-SM) brown, fine to medium grained, moist to saturated, loose to medium dense, trace gravel (Alluvial)		SS 5	89	3-4-5 (9)							
		11.0	89.0										

Bottom of borehole at 11.0 feet.

NTI GEOTECH COLUMNS W/NOTES - NTI 2016-08-10.GDT - 11/21/16 17:16 - \\NTIDATA\RAMSEY\1-PROJECTS\2016 PROJECTS\ALPINE AND SUNWOOD DRIVE STREET IMPROVEMENTS - GEO - (16.61770.100)\ENGINEERING\ENGINEERING REPORTS\GINT\RAMSEY LOGS.GPJ

Inver Grove Heights
6160 Carmen Avenue East
Inver Grove Heights, MN 55076
P: 651-389-4191
www.NTIgeo.com

BORING NUMBER S-10

CLIENT City of Ramsey
PROJECT NAME Alpine and Sunwood Drive - Street Improvements
PROJECT NUMBER 16.61770.100
PROJECT LOCATION Ramsey, MN
DATE STARTED 11/8/16 **COMPLETED** 11/8/16
GROUND ELEVATION 100 ft **HOLE SIZE** 6 1/2 in.
DRILLING CONTRACTOR NTI
GROUND WATER LEVELS:
DRILLING METHOD 3 1/4 in H.S.A
▽ **AT TIME OF DRILLING** 7.50 ft / Elev 92.50 ft
LOGGED BY Robert Hawkins **CHECKED BY** DAS
AT END OF DRILLING ---
CAVE IN (ft) 5 **FROST DEPTH (ft)** ---
AFTER DRILLING ---
NOTES Elevation assumed 100.0 Feet.

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES
0		0.4 BITUMINOUS PAVEMENT (5.0 Inches) 99.6	AU 1									
		POORLY GRADED SAND WITH SILT, (SP-SM) brown, fine to medium grained, moist, trace gravel, occasional bituminous debris (Fill)	SS 2	100	16-7-8 (15)			4				
5		4.5 95.5 POORLY GRADED SAND, (SP) light brown, fine to medium grained, moist, loose, trace gravel (Alluvial)	SS 3	100	3-4-4 (8)							
		7.0 93.0 ▽ POORLY GRADED SAND WITH SILT, (SP-SM) gray, fine to medium grained, moist to saturated, loose, trace gravel (Alluvial)	SS 4	100	2-2-3 (5)							
10			SS 5	89	5-4-4 (8)							
		11.0 89.0 Bottom of borehole at 11.0 feet.										

NTI GEOTECH COLUMNS W/NOTES - NTI 2016-08-10.GDT - 11/21/16 17:16 - \\NTIDATA\RAMSEY\1-PROJECTS\2016 PROJECTS\ALPINE AND SUNWOOD DRIVE STREET IMPROVEMENTS - GEO - (16.61770.100)\ENGINEERING\ENGINEERING REPORTS\GINT\RAMSEY LOGS.GPJ

Inver Grove Heights
6160 Carmen Avenue East
Inver Grove Heights, MN 55076
P: 651-389-4191
www.NTIgeo.com

BORING NUMBER S-11

CLIENT City of Ramsey
PROJECT NAME Alpine and Sunwood Drive - Street Improvements
PROJECT NUMBER 16.61770.100
PROJECT LOCATION Ramsey, MN
DATE STARTED 11/8/16 **COMPLETED** 11/8/16
GROUND ELEVATION 100 ft **HOLE SIZE** 6 1/2 in.
DRILLING CONTRACTOR NTI
GROUND WATER LEVELS:
DRILLING METHOD 3 1/4 in H.S.A
▽ **AT TIME OF DRILLING** 9.50 ft / Elev 90.50 ft
LOGGED BY Robert Hawkins **CHECKED BY** DAS
AT END OF DRILLING ---
CAVE IN (ft) 4 **FROST DEPTH (ft)** ---
AFTER DRILLING ---
NOTES Elevation assumed 100.0 Feet.

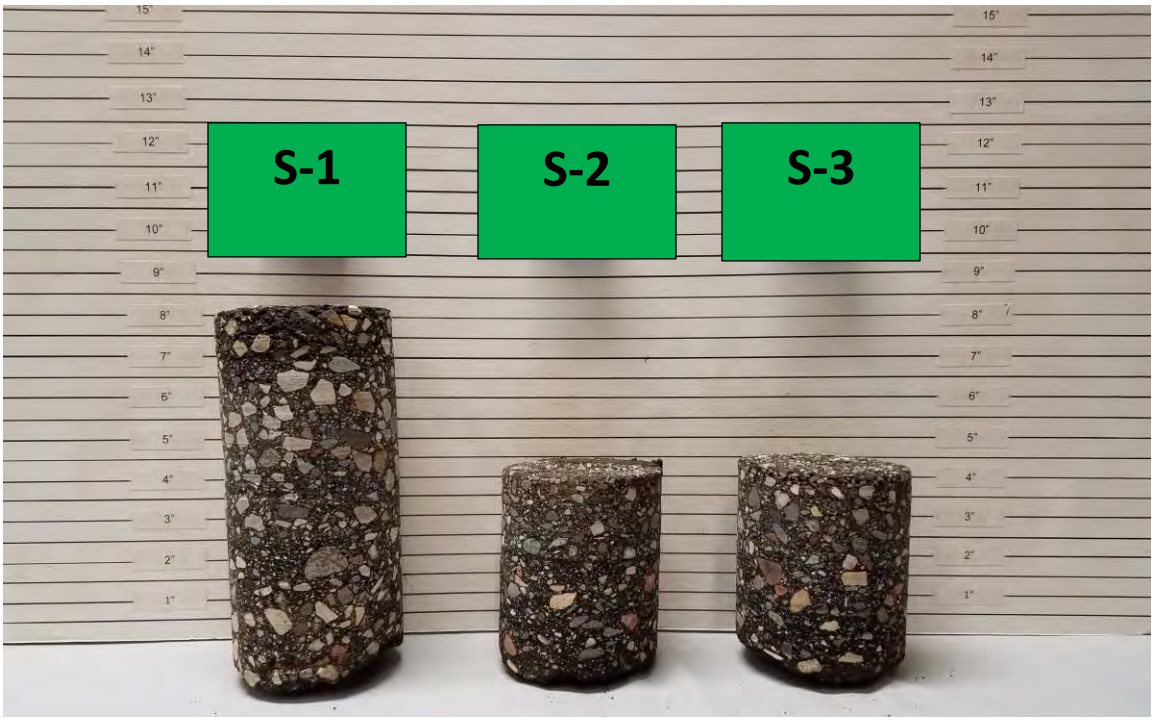
DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION		SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES
0		0.4 BITUMINOUS PAVEMENT (4.8 Inches)	99.6	AU 1									
		2.0 POORLY GRADED SAND WITH SILT, (SP-SM) brown to dark brown, fine to medium grained, moist, trace gravel (Fill)	98.0	SS 2	89	3-4-5 (9)							
5		POORLY GRADED SAND, (SP) light brown, fine to medium grained, moist, medium dense to very loose, trace gravel (Alluvial)		SS 3	94	3-3-3 (6)			5				4
				SS 4	83	2-2-2 (4)							
10		9.5 ▽	90.5										
		11.0 POORLY GRADED SAND WITH SILT, (SP-SM) brown to light brown, fine to medium grained, saturated, loose, trace gravel (Alluvial)	89.0	SS 5	78	3-3-4 (7)							
		Bottom of borehole at 11.0 feet.											

NTI GEOTECH COLUMNS W/NOTES - NTI 2016-08-10.GDT - 11/21/16 17:16 - \\NTIDATA\RAMSEY\1-PROJECTS\2016 PROJECTS\ALPINE AND SUNWOOD DRIVE STREET IMPROVEMENTS - GEO - (16.61770.100)\ENGINEERING\ENGINEERING REPORTS\GINT\RAMSEY LOGS.GPJ

APPENDIX D

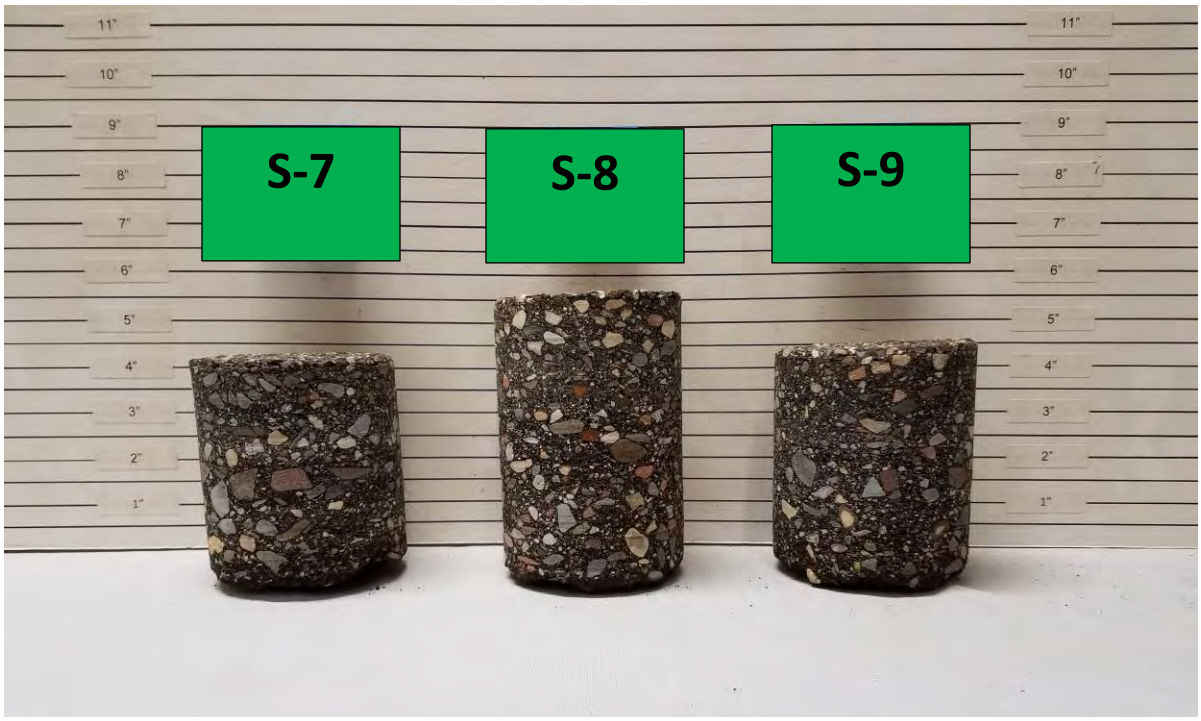
PAVEMENT CORE PHOTOGRAPHS

Bituminous Pavement Cores, S-1: 8 ¼ Inches, S-2: 4 ½ Inches, S-3: 4 ½ Inches.



Bituminous Pavement Cores, S-4: 4 ½ Inches, S-5: 4 ¾ Inches, S-6: 4 ¾ Inches.

Bituminous Pavement Cores, S-7: 4 ¼ Inches, S-8: 5 ¾ Inches, S-9: 4 ½ Inches.



Bituminous Pavement Cores, S-10: 5 Inches, S-11: 4 ¾ Inches.

701 Xenia Avenue South | Suite 300 | Minneapolis, MN 55416 | (763) 541-4800

December 27, 2016

Mr. Bruce Westby P.E.
City Engineer
7550 Sunwood Drive NW.
Ramsey, MN 55303

Re: Pavement Evaluations and Recommendations for City of Ramsey Improvement Project #17-00
2017 Sunwood Drive Reconstruction

Observation: On December 20, 2016 WSB & Associates cored Sunwood Drive from Ramsey Blvd. to Bunker Lake Blvd in Ramsey, MN, to verify the thickness of the Hot Mix Asphalt (HMA) and to determine what type of granular base was under the HMA. The pavement is in a light industrial park area and was constructed in 1980s. The main observed distress was cracking caused by aging of the HMA. Some fatigue cracks were observed in the wheel paths which are to be expected as a pavement meets its design life. One other observation was that the some of the warehouses were expanding their building which leads me to believe the truck traffic will only increase over the next 20 years. The cores measured 4 inches thick with a granular base material that appears to be Class 5.

Recommendations: Based on the information above our first recommendation would be to mill off 3 inches of the HMA and then do a 6 inch Stabilized Full Depth Reclamation (SFDR) using asphalt emulsion. The concept of doing SFDR over removing and repaving is that we can increase the structural capacity of the pavement by building down deeper into the pavement structure. This option would completely break up the existing crack pattern. Properly designed and constructed SFDR should yield gravel equivalencies of 1.5 to 2.0 with 1.8 being a good design value to use. Then repave the last 3 inches using SPWEB440C Super Pave. MnDOT gives this option the same value as a complete reconstruction at approximately 40 to 60 percent of the cost.

Option 2 would be to remove all the HMA and re-compact the base and repave. This option should be less expensive than Option 1. The one issue that we have with this option is the belief that truck traffic on Sunwood is only going to increase and that this option may fail prematurely compared to the existing pavement. If this option is chosen we would recommend using 4 inches of the same HMA as spelled out above.

Please let me know if you have any other questions of comments regarding this report.

Sincerely,

WSB & Associates, Inc.

Thomas J. Wood
Project Manager

Appendix A

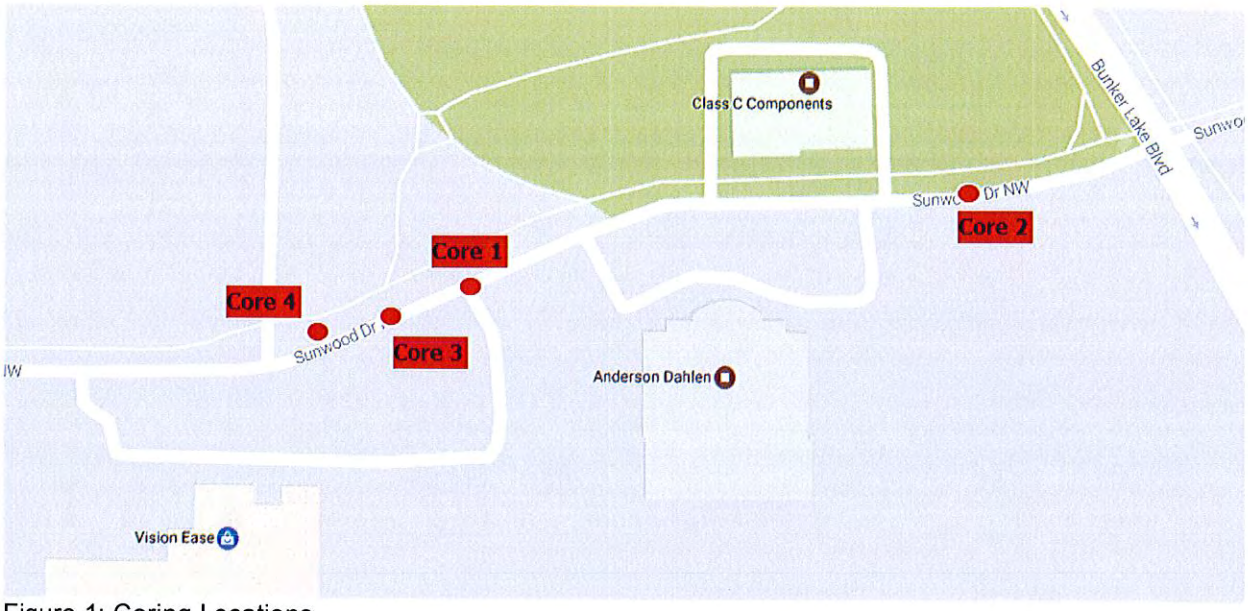


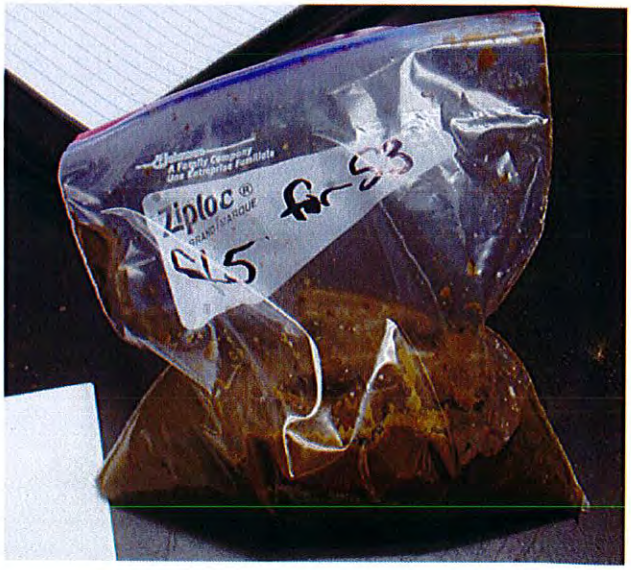
Figure 1: Coring Locations

Appendix B

Core 1

Core 2

Core 3



Core 4

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

CC Regular Session **7. 8.**

Meeting Date: 01/24/2017

By: Bruce Westby, Engineering/Public Works

Information

Title:

Adopt Resolution #17-01-029 Accepting Feasibility Report/Ordering Plans and Specifications for Improvement Project #17-01, Alpine Drive Reconstruction **Please Note: Moved from Consent 4.10 - Called out as 7.08A by Council. Due to software limitations unable to make it an "A" thus two cases 7.08.**

Purpose/Background:

Purpose:

The purpose of this case is to adopt Resolution #17-01-029 accepting the Feasibility Report and authorizing the preparation of Plans and Specifications for Improvement Project #17-01, Alpine Drive Reconstruction.

Background:

City Improvement Project 17-01 proposes to reconstruct Alpine Drive between Armstrong Boulevard/CSAH 83 and Variolite Street which totals approximately 3,600 linear feet (0.68 miles) in length. A map showing the location and scope of the proposed improvements is included in the attached Feasibility Report as ***Figure 1*** in ***Appendix A***.

Based on record plans, this segment of Alpine Drive was constructed in 2001 with 3.5 inches bituminous pavement, 6 inches class 5 aggregate base, B618 concrete curb and gutter, and concrete storm sewer. However, field observations show that the 6 inch class 5 aggregate base was substituted with roughly 5 inches of recycled crushed concrete base. No information on the reason for this substitution could be found. The street was constructed to a width of 32 feet from face-of-curb to face-of-curb in locations where parking is restricted, and to 38 feet from face-of-curb to face-of-curb in locations where parking is allowed along one side. Alpine Drive is centered within an 80 foot wide right-of-way. The storm sewer system consists of numerous catch basins which drain runoff from the street to adjacent low-lying areas using concrete storm sewer pipes.

City staff evaluates and rates the condition of pavement sections on all city streets on an annual basis using the Pavement and Surface Evaluation Rating (PASER) system. In the fall of 2016, the pavement section of the above-referenced street segment were rated with a PASER rating of 3 which indicates this street is past the point of applying mill and overlay improvements. The current condition of this street requires City staff to patch the street at least once per year, particularly before winter so the street can be plowed without tearing up the pavement in the process. Pictures of the street are located in ***Appendix A*** of the attached Feasibility Report.

Proposed improvements include removing and replacing damaged sections of concrete curb and gutter and reconstructing the existing bituminous pavement section using a process known as Full Depth Reclamation, or FDR. This process would involve reclaiming the entire existing bituminous pavement section along with the existing recycled concrete base material. A portion of this reclaimed (ground and mixed) material would then be spread and compacted on top of the reshaped and compacted subgrade. Then 3.5 inches of bituminous pavement would be placed, resulting in a 10-ton pavement design meeting current State Aid standards.

The existing storm sewer system is in good condition and generally meets current State Aid design standards and therefore requires only minimal improvements including three catch basins and about 100 feet of pipe. An off-street bike trail exists along the south side Alpine Drive but is in relatively good condition and is not proposed to be improved as part of this project.

The engineer's opinion of probable costs for completing the proposed improvements on Alpine Drive as outlined in this report is $463,000. Estimated costs include 23% indirect costs for administrative, engineering, finance and legal costs. A summary of the engineer's opinion of probable costs is included in ***Appendix B*** of the attached Feasibility Report.

No parcels have been identified as receiving special benefit from the improvements so the use of special assessments as a funding source for this project is not proposed.

A total of four pavement corings were completed by WSB and Associates (WSB) to assist with the preparation of this report. In addition, thirteen soil borings were completed by Northern Technologies, Inc. (NTI). Both firms offered pavement design recommendations which were considered and incorporated to varying degrees while preparing this report. Copies of WSB's and NTI's reports are attached in ***Appendix C*** of the attached Feasibility Report.

This improvement project, which is listed in the City's current Capital Improvement Program, is proposed to be funded using a combination of street reconstruction bond proceeds and stormwater utility funds.

Staff has not yet had an opportunity to discuss the proposed improvements with local property owners. However, upon Council acceptance of this report Staff will immediately contact local property owners for the purpose of explaining the proposed improvements and to request a meeting to discuss the proposed improvements in more detail and to gather their input on the project, including any information that should be explored in more detail during development of plans and specifications. Staff will then present this information to Council at the time plans and specifications are presented to Council for approval.

This project would best be constructed as a stand-alone project and is necessary, feasible, and cost-effective from an engineering standpoint, and can be constructed as proposed in the attached Feasibility Report.

Notification:

No notifications are required for this case.

Observations/Alternatives:

Observations:

The proposed pavement design should result in a minimum pavement life of 30 years, assuming that proactive, regular pavement maintenance treatments are performed during the life of the pavement. While a 60-year design life would typically be targeted for a reconstructed street, this project is not proposing a full reconstruction due to the good condition of the majority of existing 15 year old curb and gutter. Therefore, only the recycled concrete base and bituminous sections are proposed to be reconstructed now as it may make sense to consider replacing the pavement section again at the time the rest of the existing curb and gutter is replaced at the end of its useful life 35 or more years into the future.

Developed properties along the project corridor may have private irrigation systems. However, impacts to these systems would only occur if the existing curb and gutter is being removed and replaced. In the past, the City has typically repaired private irrigation systems that are damaged as part of a street reconstruction project. However, staff is requesting Council permission to change this practice on all future projects by instead notifying property owners of pending construction at least 15 business days in advance to allow them time to move their irrigation systems out of harm's way before work begins. Plans and specifications will therefore not be developed with a bid item for repairing private irrigation systems.

Alternatives:

Alternative Action #1 – Motion to adopt Resolution #17-01-029 accepting the Feasibility Report and authorizing Plans and Specifications for Improvement Project #17-01, Alpine Drive Reconstruction.

Funding Source:

City staff prepared the Feasibility Report in-house as part of staff's normal duties.

NTI prepared the Geotechnical Exploration and Engineering Review at a cost of $4,400. WSB and Associates, Inc. prepared the Pavement Evaluations and Recommendations at the not-to-exceed cost of $2,687.50.

The 2016 - 2020 CIP includes a 2017 estimated project cost of $793,600 for the reconstruction of Alpine Drive between Armstrong Boulevard/CSAH 83 and Variolite Street. The estimated cost for reconstructing Alpine Drive per the attached Feasibility Report is $463,000.

No special assessments are proposed with this project. The City will be responsible for all project costs as outlined in the Feasibility Report.

Recommendation:

Staff recommends selecting Alternative Action #1 to allow the project to be developed in a timely manner for construction in 2017.

Action:

Motion to adopt Resolution #17-01-029 accepting the Feasibility Report and authorizing Plans and Specifications for Improvement Project #17-01, Alpine Drive Reconstruction.

Attachments

Resolution 17 01 029

Feas Report IP1701

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	01/19/2017 04:03 PM
Form Started By: Bruce Westby		Started On: 01/17/2017 08:12 AM
Final Approval Date: 03/07/2017		

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

RESOLUTION #17-01-029

RESOLUTION ACCEPTING FEASIBILITY REPORT AND ORDERING PLANS AND SPECIFICATIONS FOR IMPROVEMENT PROJECT #17-01, ALPINE DRIVE RECONSTRUCTION

WHEREAS, pursuant to Ramsey City Council resolution #16-08-139, adopted August 8th, 2016, the City Engineer prepared a Feasibility Report for City Improvement Project #17-01 which proposes improvements to Alpine Drive between Armstrong Boulevard/CSAH 83 and Variolite Street including the reconstruction of bituminous pavement, the replacement of damaged concrete curb and gutter, and other appurtenant work as needed; and

WHEREAS, the City Council received the Feasibility Report on January 24, 2017; and

WHEREAS, the Feasibility Report provides information regarding whether the proposed project is necessary, cost-effective and feasible; whether the proposed project should be made as proposed or in conjunction with another improvement; and the estimated cost of the improvements as recommended.

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

1. Such improvement is necessary, cost-effective and feasible as detailed in the Feasibility Report accepted by Council on January 24th, 2017.

2. The City Engineer is hereby designated as the engineer for this improvement, and the engineer is ordered to prepare plans and specifications for the making of such 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 24th day of January, 2017.

_____
Mayor

ATTEST:

_____

City Clerk

FEASIBILITY REPORT

ALPINE DRIVE RECONSTRUCTION

CITY IMPROVEMENT PROJECT NO. 17-01

January 19, 2017

Prepared By:

City of Ramsey
Engineering Department
7550 Alpine Drive
Ramsey, MN 55303
763-433-9820
763-433-9848 (Fax)

January 19, 2017

Honorable Mayor and City Council
City of Ramsey
7550 Alpine Drive
Ramsey, MN 55303

Re: Feasibility Report - City of Ramsey Improvement Project #17-01
Alpine Drive Reconstruction

Dear Mayor and City Council Members:

Transmitted herewith is a Feasibility Report for the proposed Alpine Drive Reconstruction project between Armstrong Boulevard/CSAH 83 and Variolite Street which examines the feasibility of reconstructing the bituminous street section and completing other appurtenant improvements.

This Feasibility Report examines the scope of the proposed improvements, explores estimated costs and available funding sources, defines a preliminary project schedule, and determines the necessity, feasibility and general cost-effectiveness of the proposed improvements, including any alternate designs, as well as whether the improvements would best be completed separately or in conjunction with another project.

I would be happy to discuss this report with you at your convenience. Please feel free to contact me at 763-433-9825 or bwestby@cityoframsey.com with any questions.

Sincerely,
City of Ramsey

Bruce Westby, PE
City Engineer

Enclosure

C: Kurt Ulrich, City Administrator
Diana Lund, Finance Director
Grant Reimer, Public Works Superintendent
Leonard Linton, Civil Engineer IV

CERTIFICATION

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

Bruce Westby, PE

Date: January 19, 2017 License No. 40116

I hereby certify that this plan, specification or report was reviewed for Quality Control and Quality Assurance purposes and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Leonard Linton, PE

Date: January 19, 2017 License No. 21112

TABLE OF CONTENTS

TITLE SHEET
LETTER OF TRANSMITTAL
CERTIFICATION SHEET
TABLE OF CONTENTS

1. EXECUTIVE SUMMARY 1

2. INTRODUCTION 3

2.1 Authorization 3
2.2 Program Overview 3
2.3 Scope 3

3. EXISTING CONDITIONS 4

3.1 Existing Pavement and Soil Conditions 4
3.2 Watermain 5
3.3 Sanitary Sewer 5
3.4 Storm Sewer/Drainage 5
3.5 Streets 5
3.5.1 Existing Typical Sections 5
3.5.2 Maintenance History 5
3.6 Land Use 5

4. PROPOSED IMPROVEMENTS 6

4.1 Street and Stormwater Improvements 6
4.1.1 Street Improvements 6
4.1.2 Stormsewer Improvements 6
4.1.3 Geotechnical Considerations 7
4.1.4 Other Considerations 7
4.2 Stormwater Treatment 8
4.3 Water Main Improvements 8
4.4 Sanitary Sewer Improvements 8
4.5 Construction Methods 8
4.6 Private Utilities 8
4.7 Permits 8
4.8 Right-of-Ways/Easements 8

5. FINANCING 9

5.1 Opinion of Cost 9
5.2 Funding 9
5.2.1 Assessments 9
5.2.2 City Contribution 9

6. PROJECT SCHEDULE 10

7. CONCLUSIONS AND RECOMMENDATIONS 11

TABLE OF CONTENTS (continued)

Appendix A

Figure 1 – Project Scope
Figure 2 – Typical Section
Project Site Pictures

Appendix B

Opinion of Probable Costs

Appendix C

Geotechnical Exploration and Engineering Review (NTI – 34 pages)
Pavement Evaluations and Recommendations (WSB & Associates – 8 pages)

1. EXECUTIVE SUMMARY

City Improvement Project 17-01 proposes to reconstruct Alpine Drive between Armstrong Boulevard/CSAH 83 and Variolite Street which totals approximately 3,600 linear feet (0.68 miles) in length. A map showing the location and scope of the proposed improvements is included as ***Figure 1*** in ***Appendix A***.

Based on record plans, this segment of Alpine Drive was constructed in 2001 with 3.5 inches bituminous pavement, 6 inches class 5 aggregate base, B618 concrete curb and gutter, and concrete storm sewer. However, field observations show that the 6 inch class 5 aggregate base was substituted with roughly 5 inches of recycled crushed concrete base. No information on the reason for this substitution could be found. The street was constructed to a width of 32 feet from face-of-curb to face-of-curb in locations where parking is restricted, and to 38 feet from face-of-curb to face-of-curb in locations where parking is allowed along one side. Alpine Drive is centered within an 80 foot wide right-of-way. The storm sewer system consists of numerous catch basins which drain runoff from the street to adjacent low-lying areas using concrete storm sewer pipes.

City staff evaluates and rates the condition of pavement sections on all city streets on an annual basis using the Pavement and Surface Evaluation Rating (PASER) system. In the fall of 2016, the pavement section of the above-referenced street segment were rated with a PASER rating of 3 which indicates this street is past the point of applying mill and overlay improvements. The current condition of this street requires City staff to patch the street at least once per year, particularly before winter so the street can be plowed without tearing up the pavement in the process. Pictures of the street are located in ***Appendix A***.

Proposed improvements include removing and replacing damaged sections of concrete curb and gutter and reconstructing the existing bituminous pavement section using a process known as Full Depth Reclamation, or FDR. This process would involve reclaiming the entire existing bituminous pavement section along with the existing recycled concrete base material. A portion of this reclaimed (ground and mixed) material would then be spread and compacted on top of the reshaped and compacted subgrade. Then 3.5 inches of bituminous pavement would be placed, resulting in a 10-ton pavement design meeting current State Aid standards.

The existing storm sewer system is in good condition and generally meets current State Aid design standards and therefore requires only minimal improvements including three catch basins and about 100 feet of pipe. An off-street bike trail exists along the south side Alpine Drive but is in relatively good condition and is not proposed to be improved as part of this project.

The engineer's opinion of probable costs for completing the proposed improvements on Alpine Drive as outlined in this report is $463,000. Estimated costs include 23% indirect costs for administrative, engineering, finance and legal costs. A summary of the engineer's opinion of probable costs is included in ***Appendix B***.

No parcels have been identified as receiving special benefit from the improvements so the use of special assessments as a funding source for this project is not proposed.

A total of four pavement corings were completed by WSB and Associates (WSB) to assist with the preparation of this report. In addition, thirteen soil borings were completed by Northern Technologies, Inc. (NTI). Both firms offered pavement design recommendations which were considered and incorporated to varying degrees while preparing this report. Copies of WSB's and NTI's reports are attached in ***Appendix C***.

This improvement project, which is listed in the City's current Capital Improvement Program, is proposed to be funded using a combination of street reconstruction bond proceeds and stormwater utility funds.

Staff has not yet had an opportunity to discuss the proposed improvements with local property owners. However, upon Council acceptance of this report Staff will immediately contact local property owners for the purpose of explaining the proposed improvements and to request a meeting to discuss the proposed improvements in more detail and to gather their input on the project, including any information that should be explored in more detail during development of plans and specifications. Staff will then present this information to Council at the time plans and specifications are presented to Council for approval.

This project would best be constructed as a stand-alone project and is necessary, feasible, and cost-effective from an engineering standpoint, and can be constructed as proposed herein.

2. INTRODUCTION

2.1 Authorization

The preparation of this report was authorized by the Ramsey City Council on August 9, 2016. This project has been designated as City Improvement Project No. 17-01.

2.2 Program Overview

In support of the City's long-term Street Maintenance Program, the entire existing bituminous pavement section will be reconstructed using a full-depth reclamation (FDR) process. Damaged concrete curb and gutter sections will also be removed and replaced, plus other appurtenant work will be completed as outlined in this report.

The City's pavement evaluation process involves a visual evaluation of each street's pavement surface based on the type, extent and severity of each pavement distress observed. Numerous types of pavement distresses may exist within a pavement section including, but not limited to, alligator cracking, block cracking, longitudinal cracking, transverse cracking, rutting, raveling, shoving, potholes and patches. This field data is then used to rate the pavement condition.

The City uses the Pavement and Surface Evaluation Rating (PASER) system to rate pavement condition. A PASER rating is a numerical index between 1 and 10 indicating the condition of a pavement based on the various pavement distresses recorded during visual observations. A PASER rating of 10 represents brand new pavement, while a PASER rating of 1 represents a pavement section that has fallen into complete disrepair requiring full reconstruction.

In the fall of 2016, City staff evaluated and rated the condition of the pavement along this segment of Alpine Drive. A PASER rating of 3 was determined for the segment of Alpine Drive between Armstrong Boulevard and Variolite Street.

2.3 Scope

City of Ramsey Improvement Project 17-01 proposes to reconstruct the existing bituminous pavement, to remove and replace damaged concrete curb and gutter sections, and to complete other appurtenant work on Alpine Drive between Armstrong Boulevard and Variolite Street which totals approximately 3,600 linear feet (0.68 miles) in length.

The existing bituminous pavement section is proposed to be reconstructed using the FDR process. This involves reclaiming the entire bituminous pavement section along with the existing recycled concrete base, hauling and disposing of excess reclaim material off site, spreading and compacting the reclaimed material on top of the reshaped and compacted subgrade, then placing 3.5 inches of new bituminous pavement on top. This results in a 10-ton pavement design meeting current State Aid standards.

A map showing the location and scope of the proposed improvements is included as ***Figure 1*** in ***Appendix A***.

3. EXISTING CONDITIONS

3.1 Existing Pavement and Soil Conditions

Based on record plans, this segment of Alpine Drive was constructed in 2001 with 3.5 inches bituminous pavement, 6 inches class 5 aggregate base, B618 concrete curb and gutter, and concrete storm sewer. However, field observations show that the 6 inch class 5 aggregate base was substituted with roughly 5 inches of recycled crushed concrete base. No information on the reason for this substitution could be found.

The street was constructed to a width of 32 feet from face-of-curb to face-of-curb in locations where parking is restricted, and to 38 feet from face-of-curb to face-of-curb in locations where parking is allowed along one side. The street is centered within an 80 foot right-of-way, and striping is used to delineate the parking lanes.

The only pavement maintenance treatment that has been applied to this segment of Alpine Drive was spot patching on an as-needed basis. In 2016, Staff observed a Pavement and Surface Evaluation Rating (PASER) of 3.

In 2011, MnDOT recorded a traffic volume of 1,100 average annual daily traffic (AADT). While truck counts are not available, Staff believes it is reasonable to assume less than 5 percent of vehicles using this street segment can be classified as truck traffic, and that the percentage of trucks using this corridor will not substantially increase over time. The posted speed is 45 mph.

Northern Technologies, Inc. (NTI) was employed to complete a Geotechnical Exploration and Engineering Review for this project, which included thirteen (13) soil borings that were spaced at approximately 200 feet along Alpine Drive. The locations of the borings are shown in the Boring Location Diagram in Appendix C of NTI's report, attached in ***Appendix C.***

The soil borings provide information on existing bituminous pavement and aggregate base course thicknesses, subsurface soil conditions, existing ground water elevations, and potential issues that may be encountered during construction. All borings terminated at a nominal depth of 11 feet below the existing ground surface. Groundwater was observed in two soil borings at depths ranging between 10 and 10.5 feet below the existing ground surface. Based on the work proposed and the recorded water level depths, groundwater is not anticipated to be a significant issue for work completed with this proposed project.

The soil borings generally indicate that existing bituminous pavement thicknesses range between 3.5 to 5.0 inches. Apparent aggregate base was observed in five boring locations. Previously placed fill soils, generally consisting of poorly graded sand with silt and poorly graded sand with silt and gravel (SP-SM), poorly graded sand with clay (SP-SC), and clayey sand (SC) are present at depths ranging from 3.0 to 9.5 feet below the top of the pavement. Native alluvial soils consisting of poorly graded sand (SP) and poorly graded sand with silt (SP-SM) generally extend to the bottom of the borings.

WSB and Associates (WSB) was employed to complete a total of four pavement corings. Their results showed an average bituminous pavement thickness of 4 inches, which was constructed over approximately 5 inches of recycled concrete base material.

3.2 Watermain

Watermain does not exist on site.

3.3 Sanitary Sewer

Sanitary sewer does not exist on site.

3.4 Storm Sewer/Drainage

Storm sewer exists along the entire segment of Alpine Drive. Based on design calculations completed by City staff, minor modifications are required to the existing storm sewer system to meet current State Aid standards. This will require the addition of three catch basins and approximately 100 feet of storm sewer pipe. Stormwater runoff is currently conveyed within the concrete curb and gutter along the outside edges of Alpine Drive, where it is then collected in concrete catch basins and routed through concrete storm sewer pipes to existing wetlands, stormwater drainage ditches, and ponding facilities.

3.5 Streets

3.5.1 Existing Typical Sections

The width of Alpine Drive varies between 32 feet from face-of-curb to face-of-curb in locations where parking is restricted, and 38 feet from face-of-curb to face-of-curb in areas where parking is allowed. The street is centered within an 80 foot wide City-owned right-of-way. The eight foot parking lanes are delineated with striping.

3.5.2 Maintenance History

This segment of Alpine Drive was originally constructed in 2001 and has not received any proactive pavement maintenance other than spot patching on an as-needed basis.

3.6 Land Use

The developed properties abutting the west end of this street segment are zoned residential.

A wetland complex exists along the south side of Alpine Drive.

4. PROPOSED IMPROVEMENTS

4.1 Street and Stormwater Improvements

The segment of Alpine Drive between Armstrong Boulevard and Variolite Street is part of the City's Municipal State Aid System (MSAS). The proposed improvements must therefore be designed and constructed in accordance with current Minnesota Department of Transportation (MnDOT) State Aid standards which are generally based on the street's functional classification, projected traffic volume, design speed, lane designations and widths, and proposed pedestrian facilities.

Based on the proposed design, Alpine Drive must be reconstructed in accordance with State Aid Rule 8820.9936 or 8820.9946. This will depend on the percentage of damaged curb and gutter that needs to be removed and replaced, which will be determined during final design.

The scope of the proposed surface improvements is shown in ***Figure 1*** in ***Appendix A***.

4.1.1 Street Improvements

Alpine Drive is proposed to be reconstructed with bituminous pavement matching the existing widths thereby permitting some on-street parking along the south side. This design will meet current State Aid standards. All damaged B618 concrete curb and gutter is proposed to be removed and replaced in kind. A typical section for the proposed pavement reconstruction improvements is shown in ***Figure 2*** in ***Appendix A.***

The proposed reconstructed pavement design must accommodate a 10-ton design in accordance with State Aid design standards. City staff is proposing a pavement section design of 1.5 inches bituminous wear course, 2 inches bituminous base course, and 6 inches of aggregate base composed of full depth reclamation material. This pavement section would be constructed over the existing subgrade after it is reshaped and compacted.

The proposed pavement design should result in a minimum pavement life of 30 years, assuming that proactive, regular pavement maintenance treatments are performed during the life of the pavement. While a 60-year design life would typically be targeted for a reconstructed street, this project is not proposing a full reconstruction due to the good condition of the majority of existing 15 year old curb and gutter. Therefore, only the recycled concrete base and bituminous sections are proposed to be reconstructed now as it may make sense to replace the pavement section at the time the rest of the existing curb and gutter is replaced, which may be 40 or more years in the future.

4.1.2 Stormsewer Improvements

The existing storm sewer system is in good condition but will require the addition of three catch basins and 100 feet of storm sewer pipe to meet all current State Aid standards. In addition, several catch basin castings will require minor improvements. No stormwater quality treatment improvements are required for this project since the street is proposed to be reconstructed at its current width.

4.1.3 Geotechnical Considerations

Northern Technologies, Inc. (NTI) completed a Geotechnical Exploration and Engineering Review including thirteen (13) soil borings spaced at approximate 200 foot intervals along Alpine Drive. The locations of the borings are shown in the Boring Location Diagram in Appendix C of NTI's report, attached in ***Appendix C***. NTI recommends completing a full reconstruction with subgrade corrections and the removal and replacement of all concrete curb and gutter. This work would result in project costs approximately twice as much as the current estimate included in this report, and would result in significant traffic impacts during construction.

WSB completed four (4) pavement cores along Alpine Drive as shown in their Pavement Evaluations and Recommendations report, attached in ***Appendix C***. WSB recommends leaving all intact existing curb and gutter in place, which staff estimates accounts for over 80% of the existing curb and gutter, which is only 15 years old. WSB also recommends reconstructing only the recycled concrete base and bituminous pavement using a Full Depth Reclamation process. In total, this work is estimated to cost half as much as a total reconstruction yet would result in a pavement design life of 30-plus years. In considering that the remaining curb and gutter will likely need to be replaced in about 40 years, a total reconstruction could be evaluated at that time. Another benefit to this design is that it would result in minimal impacts to traffic during construction.

4.1.4 Other Considerations

Driveways:
Existing driveway aprons will need to be reconstructed to varying degrees. The limits of construction will vary with each driveway apron based on the elevation of the street abutting the driveway and the driveway pavement type. During design, staff will evaluate the construction limits for each driveway and will incorporate this into the plans, but as with all street reconstruction projects the exact limits of construction will be determined in the field during construction. Right-of-entry forms will be obtained from private property owners if work is required outside City right-of-ways and easements.

Irrigation Systems:
Developed properties along the project corridor may have private irrigation systems. However, impacts to these systems would only occur if the existing curb and gutter is being removed and replaced. In the past, the City has typically repaired private irrigation systems that are damaged as part of a street reconstruction project. However, staff will be requesting Council permission to change this practice on all future projects by instead notifying property owners of pending construction at least 15 business days in advance to allow them time to move their irrigation systems out of harm's way before work begins.

Parking Restrictions:
Parking is currently provided intermittently along one side of the streets and is not currently restricted except for overnight parking per City code. During this project, parking will be restricted during allowable working hours.

4.2 Stormwater Treatment

No stormwater retention and/or treatment improvements will be required as a result of this project.

4.3 Water Main Improvements

No watermain improvements are proposed with this project.

4.4 Sanitary Sewer Improvements

No sanitary sewer improvements are proposed with this project.

4.5 Construction Methods

The existing bituminous pavement section will be reconstructed using the FDR process outlined within this report. See WSB and Associates Pavement Evaluations and Recommendations report in ***Appendix C*** for additional details on the FDR process.

4.6 Private Utilities

Staff has not yet met with the telephone, gas, power and cable utilities regarding this project. During preparation of plans and specifications, staff will meet with the private utility companies to discuss the proposed improvements as noted in the project schedule within this report. The alignment and footprint of the streets will be considered to minimize impacts to private utilities. No impacts to power poles or street lights are anticipated with this project.

Should any utility company indicate they wish to upgrade, replace and/or otherwise modify their services during this project, any such upgrades, replacements and/or modifications will be at the sole discretion and cost of the utility company.

4.7 Permits

Permits that are anticipated to be required as part of the proposed improvements include:

- MPCA General Stormwater Permit (NPDES)..... Grading and Storm Water

A stormwater permit from the Lower Rum River Watershed Management Organization will not be required with this project.

4.8 Right-of-Ways/Easements

It is anticipated that all improvements will occur within existing City right-of-ways and/or easements, with the possible exception of tying into private driveways and yards. It is therefore not anticipated that the City will need to acquire additional permanent right-of-way or easements for this project. As such, costs for right-of-way or easement acquisitions are not included in the probable project costs.

City staff will obtain any required right of entries.

5. FINANCING

5.1 Opinion of Cost

A detailed opinion of probable costs for the proposed improvements can be found in ***Appendix B*** of this report. The opinion of probable costs incorporates anticipated 2017 construction costs for the proposed improvements plus 23% indirect costs for administrative, engineering, financing and legal costs. Construction contingency costs are not included in the estimated costs.

City staff prepared the Feasibility Report in-house as part of staff's normal duties.

NTI prepared the Geotechnical Exploration and Engineering Review, included in ***Appendix C***, at a cost of $4,400. WSB and Associates, Inc. prepared the Pavement Evaluations and Recommendations included in ***Appendix C***, at the not-to-exceed cost of $2,687.50.

5.2 Funding

5.2.1 Assessments

The use of special assessments is not being proposed with this project.

5.2.2 City Contribution

The City will fund this project in its entirety. No funds have been budgeted for this project. The City's share of eligible project costs related to surface (street) improvements is proposed to come from the previously encumbered 5-year Street Reconstruction and Overlay Program bonds. Stormwater Utility Funds are proposed to pay for all storm sewer improvements.

Table 1 illustrates the proposed project funding based on the proposed design outlined within this report. This funding program assumes construction will occur in 2017.

TABLE 1
Proposed Project Funding

	ASSESSMENTS	CITY FUNDS	TOTAL
Estimated Costs	**$0**	**$463,000**	**$463,000**

Total Project Cost		**$463,000**
Less Special Assessments	-	$0
Subtotal	=	**$463,000**
Less City Bonding Funds	-	$420,065
Subtotal	=	**$42,355**
Less Stormwater Utility Funds	-	$42,355
TOTAL Remaining Cost	=	**$0**

6. PROJECT SCHEDULE

The proposed project schedule is as follows:

Council Orders Feasibility Report ..... August 9, 2016

Council Accepts Feasibility Report/Authorizes Plans and Specifications ..... January 24, 2017

Public Input Meetings ..... February/March, 2017

Staff Conducts Private Utility Coordination Meeting ..... February/March, 2017

Council Approves Plans and Specifications/Authorizes Ad for Bids ..... March 28, 2017

Staff Advertises for Bids ..... March 31 & April 7, 2017

Staff Receives Bids ..... April 27, 2017

Council Awards Contract ..... May 9, 2017

Contractor Begins Construction ..... May/June 2017

Contractor Completes Construction ..... September 8, 2017

7. CONCLUSIONS AND RECOMMENDATIONS

City of Ramsey Improvement Project 17-01 proposes to reconstruct the bituminous pavement section, to remove and replace damaged concrete curb and gutter, and to complete miscellaneous appurtenant work on Alpine Drive between Armstrong Boulevard and Variolite Street. This street segment measures approximately 3,600 linear feet (0.68 miles).

It is the recommendation of City staff that City Project No. 17-01 is feasible, necessary, and cost-effective from an engineering standpoint, and that this project would best be constructed as a stand-alone project as proposed herein.

The following Staff recommendations related to the proposed project are presented for Council consideration and concurrence:

1. Staff recommends reconstructing the segment of Alpine Drive between Armstrong Boulevard and Variolite Street as proposed herein in 2017 thereby meeting current State Aid design standards.

2. Staff recommends reconstructing the off-road bike trail along the south side of Alpine Drive at a later date pending adoption of the City's Trail Maintenance Policy/Program.

3. Staff recommends excluding private irrigation system work from this project, and from all future City Improvement Projects, and instead recommends notifying property owners of pending construction as far in advance as possible and instructing them to relocate the irrigation system(s) away from the construction area during construction, then allow replacement in or near the original location after construction is complete.

4. Staff recommends meeting with owners of all abutting properties to inform them of the proposed improvements and to gather their input prior to completing plans and specifications and requesting Council approval to advertise for bids.

The City Council is asked to act on the following items related to the proposed project:

1. Adopt Resolution #17-01-029 accepting this Feasibility Report and authorizing preparation of Plans and Specifications based on the design proposed herein.

APPENDIX A

Figure 1 – Project Scope
Figure 2 – Typical Section
Project Site Pictures

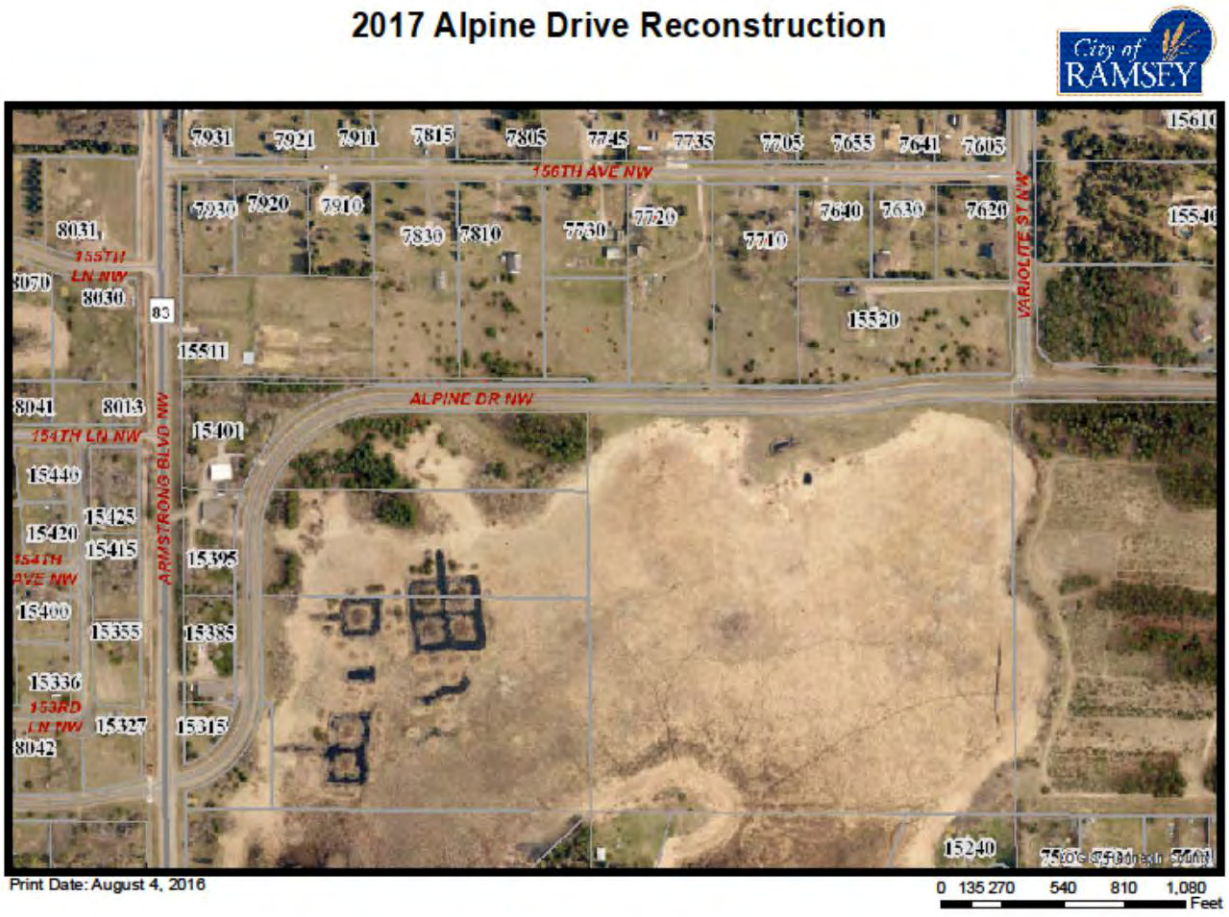


FIGURE 1
PROJECT SCOPE

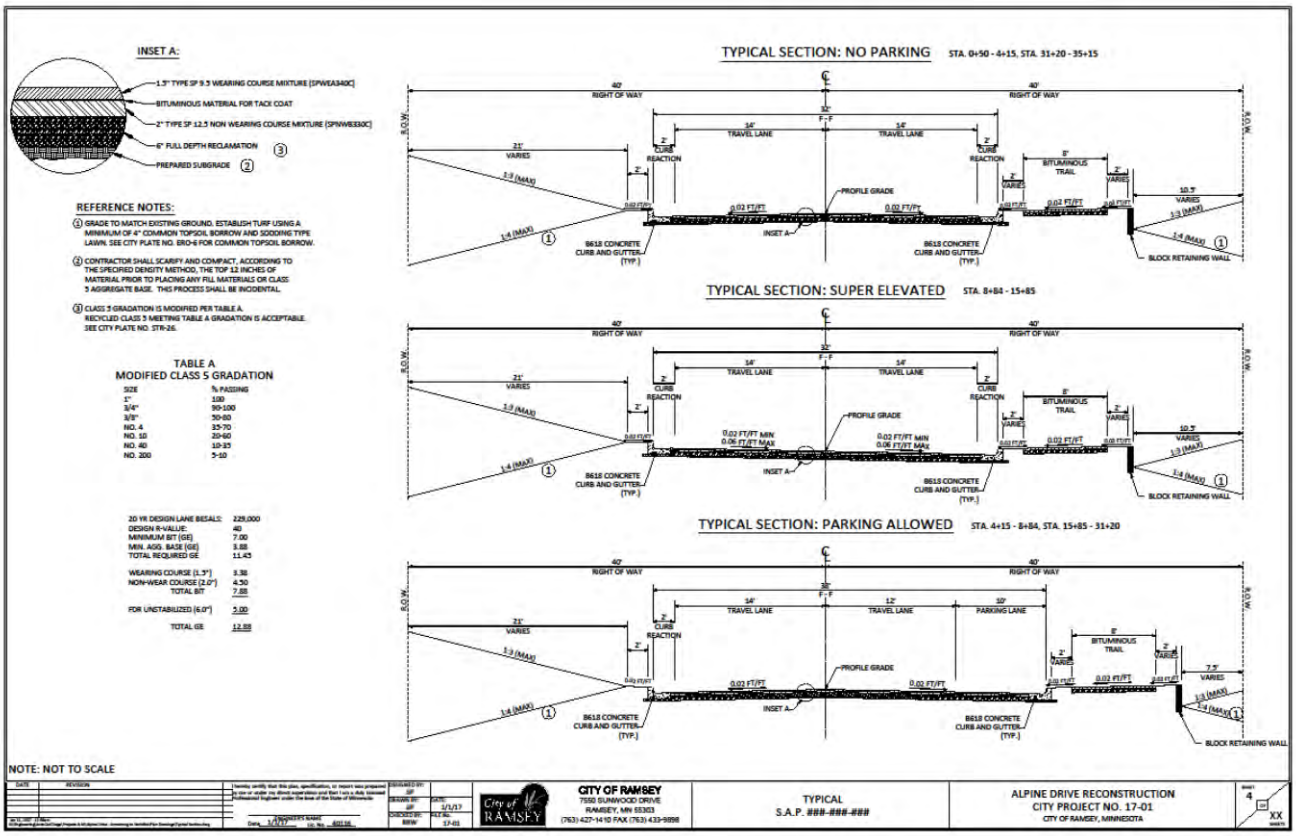


FIGURE 2
TYPICAL SECTION

PROJECT SITE PICTURES

APPENDIX B

Opinion of Probable Costs

17-01 ALPINE DRIVE RECONSTRUCTION: ARMSTRONG BLVD. to VARIOLITE STREET
ENGINEER"S ESTIMATES PER OPTION
1/11/2017

ITEM No.	MNDOT No.	DESCRIPTION	UNIT	ESTIMATED QUANTITY	UNIT COST	COST EXTENSION
1	2021.501	MOBILIZATION	LS	1	$ 43,000.00	$ 43,000.00
2	2104.501	REMOVE CONCRETE CURB AND GUTTER	LF	1500	$ 6.00	$ 9,000.00
3	2104.501	REMOVE SEWER PIPE - STORM	LF	10	$ 15.00	$ 150.00
4	2104.503	REMOVE CONCRETE DRIVEWAY PAVEMENT	SF	82	$ 2.50	$ 205.00
5	2104.505	REMOVE BITUMINOUS PAVEMENT	SY	16	$ 4.50	$ 72.00
6	2104.509	REMOVE MANHOLE OR CATCH BASIN	EA	1	$ 500.00	$ 500.00
7	2104.511	SAWING CONCRETE PAVEMENT - FULL DEPTH	LF	64	$ 8.50	$ 544.00
8	2104.513	SAWING BITUMINOUS PAVEMENT - FULL DEPTH	LF	190	$ 5.50	$ 1,045.00
9	2105.522	SELECT GRANULAR BORROW (CV) - (TO POSSIBLY THIN OUT RECLAM)	CY	500	$ 12.50	$ 6,250.00
10	2105.601	UTILITY DEWATERING	LS	1	$ 2,000.00	$ 2,000.00
11	2112.501	SUBGRADE PREPARATION	RDST	36	$ 225.00	$ 8,100.00
12	2130.501	WATER	MGAL	70	$ 32.50	$ 2,275.00
13	*2215.501*	*BITUMINOUS PAVEMENT RECLAMATION (9.5" DEPTH)*	*SY*	*12740*	*$ 2.00*	$ 25,480.00
14	2232.501	MILL BITUMINOUS PAVEMENT (1.5" DEPTH)	SY	40	$ 15.00	$ 600.00
15	2331.607	HAUL BIT PAVEMENT RECLAMATION (LV)	CY	1610	$ 9.00	$ 14,490.00
16	2357.502	BITUMINOUS MATERIAL FOR TACK COAT	GAL	892	$ 2.36	$ 2,105.12
17	2360.502	TYPE SP 9.5 WEARING COURSE MIXTURE (SPWEA340C) (1.5")	TON	1261	$ 65.00	$ 81,965.00
18	2360.502	TYPE SP 12.5 NON WEARING COURSE MIXTURE (SPNWB330C) (2")	TON	1682	$ 61.00	$ 102,602.00
19	2503.541	15" RC PIPE SEWER, DESIGN 3006 CLASS III	LF	161	$ 35.00	$ 5,635.00
20	2503.602	CONNECT TO EXISTING STORM SEWER	EA	2	$ 1,200.00	$ 2,400.00
21	2506.501	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020	LF	10	$ 425.00	$ 4,250.00
22	2506.502	CONSTRUCT DRAINAGE STRUCTURE DESIGN 2X3 CATCH BASIN	EA	2	$ 1,500.00	$ 3,000.00
23	2506.516	CASTING ASSEMBLY	EA	4	$ 550.00	$ 2,200.00
24	2506.521	INSTALL CASTING	EA	4	$ 275.00	$ 1,100.00
25	2506.602	GROUT CATCH BASIN	EA	14	$ 300.00	$ 4,200.00
26	2506.602	ADJUST CATCH BASIN CASTING	EA	9	$ 1,000.00	$ 9,000.00
27	2521.501	6" CONCRETE WALK	SF	142	$ 7.00	$ 994.00
28	2531.501	CONCRETE CURB & GUTTER DESIGN B618	LF	1500	$ 13.00	$ 19,500.00
29	2531.507	6" CONCRETE DRIVEWAY PAVEMENT	SY	35	$ 55.00	$ 1,925.00
30	2531.618	TRUNCATED DOMES	SF	16	$ 40.00	$ 640.00
31	2563.601	TRAFFIC CONTROL	LS	1	$ 5,000.00	$ 5,000.00
32	2570.570	HYDRAULIC MATRIX TYPE MULCH	LBS	140	$ 2.00	$ 280.00
33	2573.503	SILT FENCE	LF	800	$ 3.00	$ 2,400.00
34	2573.530	STORM DRAIN INLET PROTECTION	EA	27	$ 200.00	$ 5,400.00
35	2574.508	FERTILIZER TYPE 3	LBS	14	$ 3.00	$ 42.00
36	2575.501	HYDROSEEDING MNDOT MIXTURE 25-131	ACRE	0.07	$ 6,000.00	$ 420.00
37	2575.502	MNDOT SEED MIXTURE 25-131	LBS	15	$ 5.00	$ 75.00
38	2575.525	COMMON TOPSOIL BORROW (LV)	CY	45	$ 30.00	$ 1,350.00
39	2582.502	4" DOUBLE SOLID LINE YELLOW - EPOXY	LF	1384	$ 1.00	$ 1,384.00
40	2582.502	4" BROKEN LINE YELLOW - EPOXY	LF	410	$ 0.50	$ 205.00
41	2582.502	4" SOLID LINE YELLOW - EPOXY	LF	350	$ 0.50	$ 175.00
42	2582.502	4" SOLID LINE WHITE - EPOXY	LF	6777	$ 0.50	$ 3,388.50
43	2582.503	CROSSWALK MARKINGS - EPOXY	SF	90	$ 5.00	$ 450.00

GENERAL BID ITEMS CONSTRUCTION COST	*$ 375,796.62*
23% INDIRECT COST	$ 86,433.22
TOTAL PROJECT COST	**$ 462,229.84**

APPENDIX C

Geotechnical Exploration and Engineering Review (NTI – 34 pages)
Pavement Evaluations and Recommendations (WSB & Associates – 8 pages)

NTI™
NORTHERN TECHNOLOGIES, LLC

6160 Carmen Avenue East
Inver Grove Heights, MN 55076
P: 651.389.4191 F: 651.389.4190

www.NTIgeo.com

Unearthing confidence™

November 23, 2016

City of Ramsey
Attention: Mr. Bruce Westby, P.E.
7550 Sunwood Drive NW
Ramsey, Minnesota 55303

Subject: Geotechnical Exploration and Engineering Review
Alpine Drive – Street Improvements
Ramsey, Minnesota
NTI Project No. 16.61770.100

Northern Technologies, LLC (NTI) has completed a total of thirteen (13) borings for the Alpine Drive project area in the City of Ramsey, Minnesota.

The scope of services included determining existing bituminous and aggregate base thicknesses, and subsurface conditions, and providing recommendations for site preparation, excavations, engineered fill and compaction, depths of unsuitable soils to be removed, groundwater management, potential difficulties during construction, utility installation, and pavement design.

Our services were performed in accordance with our proposal dated October 25, 2016.

PROJECT AND SITE DESCRIPTION

The project includes street and possibly utility improvements to a section of Alpine Drive between Armstrong Boulevard and Variolite Street in Ramsey, Minnesota.

The pavement sections are proposed to be designed using the average annual daily traffic (AADT) information and based on a 20-year design pavement life. The AADT information noted on the Mn/DOT Traffic Data webpage indicates an AADT of 1000 for the project section of Alpine Drive. NTI was not aware of invert elevations or other design details of the proposed utilities at the time this report was prepared.

SUBSURFACE EXPLORATION SUMMARY

NTI performed the subsurface exploration program on November 7 2016 with a two-person crew using a truck-mounted CME-55 drill rig. Samples were generally collected in accordance with ASTM D 1586 "Standard Test Method for Standard Penetration Testing (SPT) and Split-Barrel Sampling of Soils."

The boring locations and depths were determined by a representative with the City of Ramsey. The boring locations were staked in the field by NTI. The borings terminated at nominal depths 11.0 feet below the existing pavement surface. .

Elevations were not provided to NTI, therefore, NTI has assumed a ground surface elevation of 100.0 feet for each of the boring locations. Please refer to the Boring Location Diagram, the Boring Logs in Appendix C, and the Pavement Core Photographs in Appendix D.

Alpine Drive – (Borings A-1 through A-13)

Bituminous pavement thickness within this roadway area ranged from approximately 3.5 to 5.0 inches at the boring locations. Apparent aggregate base was not observed at the majority of the borings. As exceptions, apparent aggregate base was observed at Boring A-2, A-4, A-5, A-7, and A-10 locations and varied in thickness from approximately 2.5 to 24.0 inches. Occasional cobbles and hard drilling conditions were encountered at Boring A-6, A-7, A-9, A-10, A-12 and A-13 locations.

Previously placed fill soils, generally consisting of poorly graded sand with silt and poorly graded sand with silt and gravel (SP-SM), poorly graded sand with clay (SP-SC) and clayey sand (SC), were encountered extending to depths ranging from approximately 3.0 to 9.5 feet below the top of pavement.

Native alluvial soils consisting of poorly graded sand (SP) and poorly graded sand with silt (SP-SM) were commonly observed extending to the boring termination depths. Varying amounts of gravel were encountered throughout the boring locations.

Groundwater was observed in the boreholes at Borings A-5 and A-9 locations at the time of drilling at depths of 10.0 and 10.5 feet respectively. Please refer to the boring logs included in the appendices.

Table 1 summarizes the encountered subsurface conditions for this project area.

Table 1: Pavement and Subgrade Summary[1]
Alpine Drive

Boring No.	Bituminous Pavement Thickness[2] (inches)	Apparent Aggregate Base Thickness[3] (inches)	Fill Subgrade Material[4]	Native Subgrade Material
A-1	3.5	None	SP-SM	SP-SM
A-2	3.5	20.0	SP-SM	SP-SM
A-3	4.5	None	SP-SM	SP-SM
A-4[5]	4.8	24.0	SP-SM	SP-SM
A-5	4.8	4.5	SP-SC, SC	SP-SM
A-6	4.5	None	SP-SM	SP-SM
A-7	3.8	2.5	SP-SM	SP-SM
A-8	4.0	None	SP-SM	SP
A-9	3.5	None	SP-SM	SP-SM
A-10[5]	5.0	3.0	SP-SM	SP-SM
A-11	4.5	None	SP-SM	SP-SM
A-12	4.5	None	SP-SM	SP-SM
A-13	4.8	None	SP-SM	SP-SM

1. Table summary is a generalization of subsurface conditions at the individual soil boring locations only. They may not reflect variations in subsurface strata occurring on site between boring locations. The general geologic origin of retained soil samples is listed on the boring logs.
2. Measured thickness of the pavement core.
3. Apparent aggregate base thickness, at time of our fieldwork, by visual inspection only and is not meant to confer conformance with DOT specifications.
4. Undocumented fill soils.
5. Pavement core thickness may not be representative due to crumbling during coring process.

GROUNDWATER AND GROUNDWATER CONTROL

Groundwater was observed in the boreholes at Borings A-5 and A-9 locations at the time of drilling at depths of 10.0 and 10.5 feet respectively.

Depending upon elevations of underground utilities, groundwater may be an issue during construction. It should be noted that if excavations are proposed below the groundwater level, the granular nature of the majority of the on-site soils will likely result in significant volumes of water entering the excavations unless proper dewatering measures are implemented. Well points embedded into the underlying sands will likely be the most suitable method for controlling excess water in deeper excavations. If dewatering is needed during construction, we recommend that the groundwater be maintained a minimum of 2 feet below the bottom of the excavation.

LABORATORY TEST PROGRAM

Our analysis and recommendations of this report are based upon our interpretation of the standard penetration test resistance determined while sampling soils, laboratory test results and experience with similar soils from other sites near the project. The results of such tests are summarized on the boring logs or attached laboratory test reports.

UTILITY LINE CONSTRUCTION

The native sand soils observed in soil borings were generally suitable for utility support and utility backfill. Due to the encountered groundwater levels and depending on the installation depth of the utilities, temporary dewatering may be required during the utility trench excavations. Stabilization of the trench subgrade may be required in order to provide a stable platform for construction. Stabilization could consist of a one half to one foot layer of crushed rock or sand with a maximum 5 percent material passing the No. 200 sieve and 50 percent passing the No. 40 sieve.

In addition, as noted above, hard drilling in possible cobbles were encountered within the Alpine Drive project area at select boring locations. Dependent upon the depth of utility installation, pipe bedding may be required to provide a uniform bearing stratum and for protection of the utility piping when bearing upon the underlying gravel laden soils.

The Geotechnical Engineer of Record or their designated representative should observe the project excavations to determine that unsuitable materials have been properly removed and adequate bearing support is provided by the exposed soils. The exposed soil at the base should be compacted to no less than 95 percent standard Proctor maximum dry density (ASTM D698). Such observations and testing should be performed prior to backfilling.

The on-site non-organic soils are anticipated to be suitable for reuse if properly moisture conditioned and compacted. Replacement backfill required in utility trenches should consist of non-organic material similar to the surrounding soil. All import fill should be approved by NTI or the City's representative.

It is especially important that trench backfill for utility construction within paved areas be thoroughly compacted to minimize future pavement damage. We recommend that such soils be compacted in accordance with the recommendations noted in the "Placement and Compaction of Engineered Fill" section in Appendix B of this report.

The stability of embankments along utility excavations is dependent on soil strength, site geometry, moisture content, and any surcharge load for excavated soils and equipment. We present cautionary remarks concerning stability of excavation sideslopes in the "Excavation Stability" section of this report.

The Contractor is solely responsible for assessing the stability of and executing underground utility and project excavations using safe methods. The contractor is also responsible for naming the "competent individual" as per Subpart P of 29 CFR 1926.6 (Federal Register - OSHA).

The Geotechnical Engineer of Record or their designated representative should observe the project excavations to determine that conditions are similar to those encountered in the borings, and that adequate bearing support is provided by the exposed soils.

Excavation Stability

Excavation depth and sidewall inclination should not exceed those specified in local, state or federal regulations. Excavations may need to be widened and sloped, or temporarily braced, to maintain or develop a safe work environment. Contractors must comply with local, state, and federal safety regulations including current OSHA excavation and trench safety standards. Temporary shoring must be designed in accordance with applicable regulatory requirements.

Excavations that penetrate the groundwater surface will require dewatering with sand points or wells. We recommend that the groundwater surface be maintained a minimum of 2 feet below the bottom of the exposed excavation.

Engineered Fill and Winter Construction

The clayey sand soils on this site will be susceptible to frost action if not provided adequate drainage, insulation or coverage. Frozen soil should not be used as backfill. When the ambient air temperature falls below freezing for an extended period of time, frost forms, and soil near the surface grade expands. Settlement of the fill may occur as the frozen soils thaw.

If frost penetrates the soil prior to paving, soils must be thawed, scarified, and re-compacted as recommended in this report. Subgrade soils should be inspected prior to paving to verify frozen conditions are not present.

PAVEMENT RECOMMENDATIONS

Mill and Overlay Recommendations

Consideration could be made to milling and overlaying the existing pavement. The roadway sections appear to have a sufficiently thick in place pavement section, over a majority of the project alignment, which would lend itself to rehabilitation via mill and overlay techniques.

In general, pavement sections consisting of 3 inches or less of bituminous asphalt can be difficult to effectively mill and overlay as often times the entire pavement section is reclaimed during the attempted partial section milling process. Additionally, in locations where the existing pavement thickness is less than the recommended thickness, a mill and overlay would not be recommended unless a structural overlay were applied to increase the overall thickness.

Pavement Reconstruction

If the pavement section is to be removed and replaced in its entirety, the most conservative method of subgrade preparation would be remove the undocumented fill soils and replace them in their entirety with properly compacted engineered fill. This method of subgrade preparation would provide the most uniform subgrade but would also be the most costly method of construction and would be relatively a-typical method of subgrade preparation for improvements to existing municipal roadways.

If the City is willing to accept some risk in potential long term detrimental performance for the significant upfront savings, the roadway can be reconstructed over the existing fill. NTI recommends that prior to installing the aggregate base, the existing subgrade should be scarified and re-compacted to a depth of at least 12 inches. A proof roll test should then be performed to determine soft or unstable subgrade areas. The proof roll should be performed with a tandem axle dump truck loaded to gross capacity (at least 20 tons). Acceptance criteria of the proof roll shall be limited to rut formation no more than one inch depth (front or rear axles) and no pumping (rolling) observed during the visual inspection. Proof roll tests should be observed by an experienced technician or geotechnical engineer prior to placement of the aggregate base course to verify the subgrade will provide adequate pavement support.

If rutting or localized unstable subgrade areas are observed, those areas should be subcut, moisture-conditioned, and re-compacted or removed to a stable depth.

If imported fill is required in paved areas it should consist of debris free, non-organic, mineral soil similar in composition to the subgrade soils encountered in the surrounding areas. If sand is imported into areas that are underlain by relatively impervious fine grained soils the sand layer must be drained with drain tile in order to prevent frost heave from water trapped within the imported sand layer during freezing temperatures. Individual lifts of engineered fill should be tempered for moisture content, placed and compacted as noted in the "Placement and Compaction of Engineered Fill" section in Appendix B of this report.

The performance of stabilometer or similar tests, were beyond the scope of this report; however, they may be performed, upon request, for an additional fee. Based on the encountered soil conditions, we estimate that a properly prepared poorly graded sand with silt (SP-SM) and poorly graded sand clay (SP-SC) soils will have an average stabilometer R-Value of 40.

For a 20-year design pavement life, Table 3 presents our thickness recommendations for flexible (bituminous) pavement. These recommendations were based upon the encountered subgrade conditions, estimated R-value for the existing subgrade soils, the assumed AADT volumes, and the City of Ramsey's typical pavement section for the respective project area.

Table 3: Flexible Pavement Thickness Design[1]
Alpine Drive

Pavement Section	Calculated Required Pavement Section	City's Typical Pavement Section[2]
Bituminous Wear Course (inches)	1.5	1.5
Bituminous Base Course (inches)	2.0	2.0
Class 5 or 7 Aggregate Base (inches)	6.0	4.0

1. Assumed AADT volume of 1000 and an average R-value of 40.
2. The calculated required section was greater than the City's typical section for residential streets, thus NTI recommends that the Calculated Required Pavement Section be implemented.

Pavement recommendations assume the subgrade soils and aggregate section below paved surfaces will drain to subsurface piping for eventual discharge into storm sewer, or above grade to ditching, or similar acceptable systems. Lack of surface and subsurface drainage will significantly reduce the capacity and longevity of the pavement systems indicated above.

We recommend pavements receive annual maintenance, as a minimum, to correct damages to the pavement structure, clean and infill cracks which develop, and repair or resurface areas which exhibit reduced subgrade performance. The lack of maintenance can lead to moisture infiltration of the pavement structure and softening of the subgrade soils. This, in turn, can degrade the performance of the pavement system and result in poorly performing pavements with shortened life expectancy.

CLOSURE

As the widely spaced, small diameter borings provide only a limited amount of data regarding the existing fill, the existing fill may contain soft zones, debris or significantly greater amounts of unsuitable materials than could be reasonably inferred from the boring information. Unsuitable materials may not be discovered during construction and may remain buried within the fill below the slabs and pavements, resulting in greater than anticipated settlements of the slabs and pavements. These risks cannot be eliminated without completely removing the fill, but can be reduced by thorough exploration and testing during site preparation and construction.

Our conclusions and recommendations are predicated on observation and testing of the earthwork directed by Geotechnical Engineer of Record. Our opinions are based on data assumed representative of the site. However, the area coverage of borings in relation to the entire project is very small. For this and other reasons, we do not warrant conditions below the depth of our borings, or that the strata logged from our borings are necessarily typical of the site. Deviations from our recommendations by plans, written specifications, or field applications shall relieve us of responsibility unless our written concurrence with such deviations has been established.

The scope of services for this project does not include either specifically or by implication any environmental or biological assessment of the site or identification or prevention of pollutants, hazardous materials or conditions. If the owner is concerned about the potential for such contamination or pollution, other studies should be undertaken.

This report has been prepared for the exclusive use of The City of Ramsey and its agents for specific application to the proposed Alpine Drive – Street Improvements project in the City of Ramsey, Minnesota. Northern Technologies, LLC has endeavored to comply with generally accepted geotechnical engineering practice common to the local area. Northern Technologies, LLC makes no other warranty, express or implied.

Northern Technologies, LLC

Debra A. Schroeder, P.E.
Senior Engineer

Steven D. Gerber, P.E.
Senior Engineer

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.

Debra A. Schroeder

Date: 11/23/2016 Reg. No. 52743

Attachments
Appendix A - General Notes
Appendix B - Groundwater Issues, Compaction and Placement of Fill
Appendix C - Attachments: Boring Location Diagram (1), Soil Boring Logs (13)
Appendix D - Photographs (13 cores)

APPENDIX A

GEOTECHNICAL EVALUATION OF RECOVERED SOIL SAMPLES

FIELD EXPLORATION PROCEDURES

GENERAL NOTES

WATER LEVEL SYMBOL

DESCRIPTIVE TERMINOLOGY

RELATIVE PROPORTIONS

PARTICLE SIZES

CLASSIFICATION OF SOILS FOR ENGINEERING PURPOSES

GEOTECHNICAL EVALUATION OF RECOVERED SOIL SAMPLES

We visually examined recovered soil samples to estimate distribution of grain sizes, plasticity, consistency, moisture condition, color, presence of lenses and seams, and apparent geologic origin. We then classified the soils according using the Unified Soil Classification System (ASTM D2488). A chart describing this classification system and general notes explaining soil sampling procedures are presented within appendices attachments.

The stratification depth lines between soil types on the logs are estimated based on the available data. In-situ, the transition between type(s) may be distinct or gradual in either the horizontal or vertical directions. The soil conditions have been established at our specific boring locations only. Variations in the soil stratigraphy may occur between and around the borings, with the nature and extent of such change not readily evident until exposed by excavation. These variations must be properly assessed when utilizing information presented on the boring logs.

We request that you, your design team or contractors contact NTI immediately if local conditions differ from those assumed by this report, as we would need to review how such changes impact our recommendations. Such contact would also allow us to revise our recommendations as necessary to account for the changed site conditions.

FIELD EXPLORATION PROCEDURES

Soil Sampling – Standard Penetration Boring:

Soil sampling was performed according to the procedures described by ASTM D-1586. Using this procedure, a 2 inch O.D. split barrel sampler is driven into the soil by a 140 pound weight falling 30 inches. After an initial set of six inches, the number of blows required to drive the sampler an additional 12 inches is recorded (known as the penetration resistance (i.e. “N-value”) of the soil at the point of sampling. The N-value is an index of the relative density of cohesionless soils and an approximation of the consistency of cohesive soils.

Soil Sampling – Power Auger Boring:

The boring(s) was/were advanced with a 6 inch nominal diameter continuous flight auger. As a result, samples recovered from the boring are disturbed, and our determination of the depth, extend of various stratum and layers, and relative density or consistency of the soils is approximate.

Soil Classification:

Soil samples were visually and manually classified in general conformance with ASTM D-2488 as they were removed from the sampler(s). Representative fractions of soil samples were then sealed within respective containers and returned to the laboratory for further examination and verification of the field classification. In addition, select samples were submitted for laboratory tests. Individual sample information, identification of sampling methods, method of advancement of the samples and other pertinent information concerning the soil samples are presented on boring logs and related report attachments.

GENERAL NOTES

DRILLING and SAMPLING SYMBOLS		*LABORATORY TEST SYMBOLS*	
SYMBOL	**DEFINITION**	**SYMBOL**	**DEFINITION**
C.S.	Continuous Sampling	W	Moisture content-percent of dry weight
P.D.	2-3/8" Pipe Drill	D	Dry Density-pounds per cubic foot
C.O.	Cleanout Tube	LL, PL	Liquid and plastic limits determined in accordance with ASTM D 423 and D 424
3 HSA	3 ¼" I.D. Hollow Stem Auger	Q_U	Unconfined compressive strength-pounds per square foot in accordance with ASTM D 2166-66
4 FA	4" Diameter Flight Auger		
6 FA	6" Diameter Flight Auger		
2 ½ C	2 ½" Casing		
4 C	4" Casing		
D.M.	Drilling Mud	Pq	Penetrometer reading-tons/square foot
J.W.	Jet Water	S	Torvane reading-tons/square foot
H.A.	Hand Auger	G	Specific Gravity – ASTM D 854-58
NXC	Size NX Casing	SL	Shrinkage limit – ASTM 427-61
BXC	Size BX Casing	Ph	Hydrogen ion content-meter method
AXC	Size AX casing	O	Organic content-combustion method
SS	2" O.D. Split Spoon Sample	M.A.	Grain size analysis
2T	2" Thin Wall Tube Sample	C*	One dimensional consolidation
3T	3" Thin Wall Tube Sample	Q_C	Triaxial Compression
		* See attached data Sheet and/or graph	

WATER LEVEL SYMBOL

Water levels shown on the boring logs were determined at the time and under the conditions indicated. In sand, the indicated levels can be considered relatively reliable for most site conditions. In clay soils, it is not possible to determine the ground water level within the normal scope of a test boring investigation, except where lenses or layers of more pervious water bearing soil are present; and then a long period of time may be necessary to reach equilibrium. Therefore, the position of the water level symbol for cohesive or mixed soils may not indicate the true level of the ground water table. The available water level information is given at the bottom of the log sheet.

DESCRIPTIVE TERMINOLOGY

RELATIVE DENSITY		*CONSISTENCY*	
TERM	**N_{60} Value** (corrected)	**TERM**	**N_{60} Value** (corrected)
Very Loose	0 – 4	Soft	0 – 4
Loose	5 – 8	Medium	5 – 8
Medium Dense	9 – 16	Rather Stiff	9 – 15
Dense	16 – 30	Stiff	16 – 30
Very Dense	Over 30	Very Stiff	Over 30

RELATIVE PROPORTIONS

TERMS	**RANGE**
Trace	0 – 5%
A little	5 – 15%
Some	15 – 30%

PARTICLE SIZES

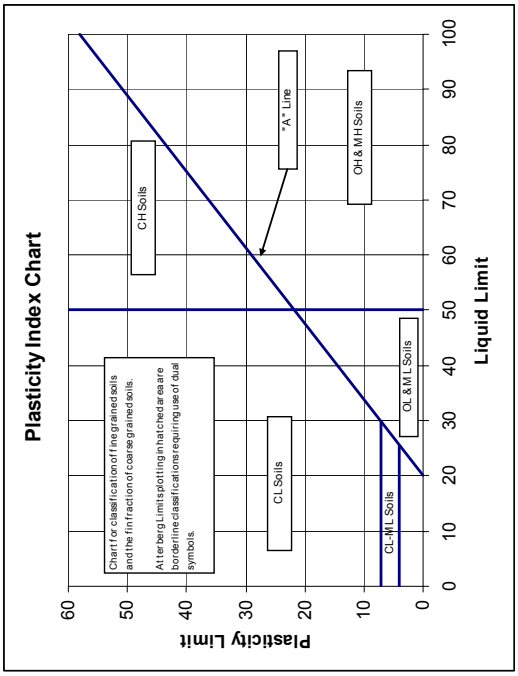
MATERIAL	**DESCRIPTION**	**U.S. SIEVE SIZE**
Boulders		Over 3"
Gravel	Coarse	3" to ¾"
	Medium	¾" to #4
Sand	Coarse	#4 to #10
	Medium	#10 to #40
	Fine	#40 to #200
Silt and Clay	Determined by Hydrometer Test	

CLASSIFICATION of SOILS for ENGINEERING PURPOSES

ASTM Designation D-2487 and D2488 (Unified Soil Classification System)

Major Divisions			Group Symbol	Typical Name	Classification Criteria
Course Grained Soils More than 50% retained on No. 200 sieve *	Gravels 50% or more of coarse fraction retained on No. 4 sieve.	Clean Gravels	GW	Well –graded gravels and gravel-sand mixtures, little or no fines.	Cu = D60 / D10 greater than 4. Cz = (D30)2 / (D10 x D60) between 1 & 3.
			GP	Poorly graded gravels and gravel-sand mixtures, little or no fines.	Not meeting both criteria for GW materials.
		Gravels with Fines	GM	Silty gravels, gravel-sand-silt mixtures.	Atterberg limits below "A" line, or P.I. less than 4. / Atterberg limits above "A" line with P.I. greater than 7. — Atterberg limits plotting in hatched area are borderline classifications requiring use of dual symbols.
			GC	Clayey gravels, gravel-sand-clay mixtures.	
	Sands More than 50% of coarse fraction passes No 4 sieve.	Clean Sands	SW	Well-graded sands and gravelly sands, little or no fines.	Cu = D60 / D10 greater than 6. Cz = (D30)2 / (D10 x D60) between 1 & 3.
			SP	Poorly-graded sands and gravelly sands, little or no fines.	Not meeting both criteria for SW materials.
		Sands with Fines	SM	Silty sands, sand-silt mixtures.	Atterberg limits below "A" line, or P.I. less than 4. / Atterberg limits above "A" line with P.I. > 7. — Atterberg limits plotting in hatched area are borderline classifications requiring use of dual symbols.
			SC	Clayey sands, sand-clay mixtures.	
Fine Grained Soils More than 50% passes No. 200 sieve *	Silts and Clays Liquid Limit of 50% or less		ML	Inorganic silts, very fine sands, rock flour, silty or clayey fine sands.	
			CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays.	
			OL	Organic silts and organic silty clays of low plasticity.	
	Silts and Clays Liquid Limit greater than 50%.		MH	Inorganic silts, micaceous or diatomaceous fine sands or silts, elastic silts.	
			CH	Inorganic clays of high plasticity, fat clays.	
			OH	Organic clays of medium to high plasticity.	
	Highly Organic Soils		Pt	Peat, muck and other highly organic soils.	

Classification on basis of percentage of fines.
Less than 5% passing No. 200 Sieve: GW, GP, SW, SP
More than 12% passing No. 200 Sieve: GM, GC, SM, SC
From 5% to 12% passing No. 200 Sieve: Borderline Classification requiring use of duel symbols.



APPENDIX B

GROUNDWATER ISSUES

PLACEMENT and COMPACTION OF ENGINEERED FILL

GROUNDWATER ISSUES

The following presents additional comment and soil specific issues related to measurement of groundwater conditions at your project site.

Note that our groundwater measurements, or lack thereof, will vary depending on the time allowed for equilibrium to occur in the borings. Extended observation time was not available during the scope of the field exploration program and, therefore, groundwater measurements as noted on the borings logs may or may not accurately reflect actual conditions at your site.

Seasonal and yearly fluctuations of the ground water level, if any, occur. Perched groundwater may be present within sand and silt lenses bedded within cohesive soil formations. Groundwater typically exists at depth within cohesive and cohesionless soils.

We anticipate that a system of sump pits and pumps located outside of the excavation areas would be suitable for control if groundwater were to be encountered. However, a well point system would be more suitable for control of groundwater if excavations were to be advanced into the ground water table at depth in free draining granular soils. Additionally, we caution such seepage from such formations and any water entry from excavations below the groundwater table may be heavy and will vary based on seasonal and annual precipitation, and ground related impacts in the vicinity of the project. The groundwater surface should be maintained a minimum of 2 feet below the bottom of the excavation at all times.

PLACEMENT and COMPACTION OF ENGINEERED FILL

Unless otherwise superseded within the body of the Geotechnical Exploration Report, the following criteria shall be utilized for placement of engineered fill on project. This includes, but is not limited to earthen fill placement to improve site grades, fill placed below structural footings, fill placed interior of structure, and fill placed as backfill of foundations.

Engineered fill placed for construction, if necessary should consist of natural, non-organic, competent soils native to the project area. Such soils may include, but are not limited to gravel, sand, or clays with Unified Soil Classification System (ASTM D2488) classifications of GW, SP, or SM. Use of silt or clayey silt as project fill will require additional review and approval of project Geotechnical Engineer of Record. Such soils have USCS classifications of ML, MH, ML-CL, MH-CH. Use of topsoil, marl, peat, other organic soils construction debris and/or other unsuitable materials as fill is not allowed. Such soils have USCS classifications of OL, OH, Pt.

Engineered fill, classified as clay, should be tempered such that the moisture content at the time of placement is equal to and no more than 3 percent above the optimum content for as defined by the appropriate proctor test. Likewise, engineered fill classified as gravel or sand should be tempered such that the moisture content at the time of placement is within 3 percent of the optimum content.

All engineered fill for construction should be placed in individual 8 inch maximum depth lifts. Each lift of fill should be compacted by large vibratory equipment until the in-place soil density is equal to or greater than the criteria established within the following tabulation.

	Compaction Criteria (% respective Proctor)[1]	
Type of Construction	**Clay**	**Sand or Gravel**
General Embankment Fill	Min. 95	Min. 95
Engineered Fill below Foundations	NA	Min. 98
Engineered Fill below Floor Slabs	NA	Min. 98
Engineered Fill placed as Pavement Aggregate Base	NA	Min. 100
Engineered Fill placed to within 3 feet of pavement aggregate base	Min. 95	Min. 95
Engineered Fill placed within 3 feet of pavement aggregate base	Min. 100	Min. 100

1 Unless otherwise required, compaction shall be based on the Standard Proctor Test (ASTM D698).

Density tests should be taken during engineered fill placement to document earthwork has achieved necessary compaction of the material(s). Recommendations for interior fill placement and backfill of foundation walls are presented within other sections of this report.

APPENDIX C

BORING LOCATION DIAGRAM

SOIL BORING LOGS

N

Boring Location Diagram

Completed Soil Borings:

Alpine and Sunwood Drive – Street Improvements – Alpine Drive

Ramsey, Minnesota

NTI Project #: 16.61770.100

NOTE: Boring locations are approximate.

NTI NORTHERN TECHNOLOGIES, LLC

Inver Grove Heights
6160 Carmen Avenue East
Inver Grove Heights, MN 55076
P: 651-389-4191
www.NTIgeo.com

BORING NUMBER A-1

CLIENT City of Ramsey
PROJECT NAME Alpine and Sunwood Drive - Street Improvements
PROJECT NUMBER 16.61770.100
PROJECT LOCATION Ramsey, MN
DATE STARTED 11/7/16 **COMPLETED** 11/7/16
GROUND ELEVATION 100 ft **HOLE SIZE** 6 1/2 in.
DRILLING CONTRACTOR NTI
GROUND WATER LEVELS:
DRILLING METHOD 3 1/4 in H.S.A
AT TIME OF DRILLING --- No Groundwater Observed.
LOGGED BY Robert Hawkins **CHECKED BY** DAS
AT END OF DRILLING ---
CAVE IN (ft) --- **FROST DEPTH (ft)** ---
AFTER DRILLING ---
NOTES Elevation assumed 100.0 Feet.

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES
0		0.3 BITUMINOUS PAVEMENT (3.5 inches) 99.7	AU 1									
		POORLY GRADED SAND WITH SILT, (SP-SM) brown to light brown, fine to medium grained, moist, little gravel (Fill) NOTE: Brown to dark brown below 2.0 feet.	SS 2	100	15-20-16 (36)			6				8
5			SS 3	100	25-16-15 (31)							
		7.0 93.0 POORLY GRADED SAND WITH SILT, (SP-SM) brown, fine to medium grained, moist, medium dense, trace gravel (Alluvial)	SS 4	100	11-7-7 (14)							
10			SS 5	83	7-5-4 (9)							
		11.0 89.0										

Bottom of borehole at 11.0 feet.

NTI GEOTECH COLUMNS W/NOTES - NTI 2016-08-10.GDT - 11/21/16 17:15 - \\NTIDATA\RAMSEY\1-PROJECTS\2016 PROJECTS\ALPINE AND SUNWOOD DRIVE STREET IMPROVEMENTS - GEO - (16.61770.100)\ENGINEERING\ENGINEERING REPORTS\GINT\RAMSEY LOGS.GPJ

Inver Grove Heights
6160 Carmen Avenue East
Inver Grove Heights, MN 55076
P: 651-389-4191
www.NTIgeo.com

BORING NUMBER A-2

CLIENT City of Ramsey
PROJECT NAME Alpine and Sunwood Drive - Street Improvements
PROJECT NUMBER 16.61770.100
PROJECT LOCATION Ramsey, MN
DATE STARTED 11/7/16 **COMPLETED** 11/7/16
GROUND ELEVATION 100 ft **HOLE SIZE** 6 1/2 in.
DRILLING CONTRACTOR NTI
GROUND WATER LEVELS:
DRILLING METHOD 3 1/4 in H.S.A
AT TIME OF DRILLING --- No Groundwater Observed.
LOGGED BY Robert Hawkins **CHECKED BY** DAS
AT END OF DRILLING ---
CAVE IN (ft) 4 **FROST DEPTH (ft)** ---
AFTER DRILLING ---
NOTES Elevation assumed 100.0 Feet.

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES
0		0.3 BITUMINOUS PAVEMENT (3.5 Inches) 99.7 APPARENT AGGREGATE BASE (20.0 Inches) 2.0 98.1	AU 1									
		POORLY GRADED SAND WITH SILT, (SP-SM) brown to dark brown, fine to medium grained, moist, trace gravel, occasional cobbles (Fill)	SS 2	100	24-22-18 (40)			6				
5			SS 3	100	21-25-28 (53)							
		NOTE: Dark brown below 7.0 feet.	SS 4	100	15-16-18 (34)							
		9.5 90.5										
10		POORLY GRADED SAND WITH SILT, (SP-SM) brown, fine to medium grained, moist, loose, trace gravel (Alluvial) 11.0 89.0	SS 5	100	7-4-3 (7)							

Bottom of borehole at 11.0 feet.

NTI GEOTECH COLUMNS W/NOTES - NTI 2016-08-10.GDT - 11/21/16 17:15 - \\NTIDATA\RAMSEY\1-PROJECTS\2016 PROJECTS\ALPINE AND SUNWOOD DRIVE STREET IMPROVEMENTS - GEO - (16.61770.100)\ENGINEERING\ENGINEERING REPORTS\GINT\RAMSEY LOGS.GPJ

Inver Grove Heights
6160 Carmen Avenue East
Inver Grove Heights, MN 55076
P: 651-389-4191
www.NTIgeo.com

BORING NUMBER A-3

CLIENT City of Ramsey
PROJECT NAME Alpine and Sunwood Drive - Street Improvements
PROJECT NUMBER 16.61770.100
PROJECT LOCATION Ramsey, MN
DATE STARTED 11/7/16 **COMPLETED** 11/7/16
GROUND ELEVATION 100 ft **HOLE SIZE** 6 1/2 in.
DRILLING CONTRACTOR NTI
GROUND WATER LEVELS:
DRILLING METHOD 3 1/4 in H.S.A
AT TIME OF DRILLING --- No Groundwater Observed.
LOGGED BY Robert Hawkins **CHECKED BY** DAS
AT END OF DRILLING ---
CAVE IN (ft) 5 **FROST DEPTH (ft)** ---
AFTER DRILLING ---
NOTES Elevation assumed 100.0 Feet.

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES
0		0.4 BITUMINOUS PAVEMENT (4.5 Inches) 99.6	AU 1									
		POORLY GRADED SAND WITH SILT, (SP-SM) dark brown to black, fine to medium grained, moist, trace gravel (Fill)	SS 2	89	4-4-4 (8)							
5			SS 3	83	4-5-6 (11)			11				12
		8.0 92.0	SS 4	94	3-3-4 (7)							
10		POORLY GRADED SAND WITH SILT, (SP-SM) brown, fine to medium grained, moist, loose, trace gravel (Alluvial)	SS 5	83	3-3-4 (7)							
		11.0 89.0										

Bottom of borehole at 11.0 feet.

NTI GEOTECH COLUMNS W/NOTES - NTI 2016-08-10.GDT - 11/21/16 17:15 - \\NTIDATA\RAMSEY\1-PROJECTS\2016 PROJECTS\ALPINE AND SUNWOOD DRIVE STREET IMPROVEMENTS - GEO - (16.61770.100)\ENGINEERING\ENGINEERING REPORTS\GINT\RAMSEY LOGS.GPJ

Inver Grove Heights
6160 Carmen Avenue East
Inver Grove Heights, MN 55076
P: 651-389-4191
www.NTIgeo.com

BORING NUMBER A-4

CLIENT City of Ramsey
PROJECT NAME Alpine and Sunwood Drive - Street Improvements
PROJECT NUMBER 16.61770.100
PROJECT LOCATION Ramsey, MN
DATE STARTED 11/7/16 **COMPLETED** 11/7/16
GROUND ELEVATION 100 ft **HOLE SIZE** 6 1/2 in.
DRILLING CONTRACTOR NTI
GROUND WATER LEVELS:
DRILLING METHOD 3 1/4 in H.S.A
AT TIME OF DRILLING --- No Groundwater Observed.
LOGGED BY Robert Hawkins **CHECKED BY** DAS
AT END OF DRILLING ---
CAVE IN (ft) 4 **FROST DEPTH (ft)** ---
AFTER DRILLING ---
NOTES Elevation assumed 100.0 Feet.

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES
0		0.3 BITUMINOUS PAVEMENT (4.8 Inches) 99.7	AU 1									
		APPARENT AGGREGATE BASE (24.0 Inches)										
		2.3 97.7	SS 2	89	8-9-9 (18)			7				
5		POORLY GRADED SAND WITH SILT, (SP-SM) brown to dark brown, fine to medium grained, moist, trace gravel (Fill)	SS 3	100	7-6-6 (12)							
		7.0 93.0	SS 4	100	4-5-6 (11)							
10		POORLY GRADED SAND WITH SILT, (SP-SM) brown, fine to medium grained, moist, medium dense to loose, trace gravel (Alluvial)	SS 5	100	4-3-4 (7)							
		11.0 89.0										

Bottom of borehole at 11.0 feet.

NTI GEOTECH COLUMNS W/NOTES - NTI 2016-08-10.GDT - 11/21/16 17:15 - \\NTIDATA\RAMSEY\1-PROJECTS\2016 PROJECTS\ALPINE AND SUNWOOD DRIVE STREET IMPROVEMENTS - GEO - (16.61770.100)\ENGINEERING\ENGINEERING REPORTS\GINT\RAMSEY LOGS.GPJ

Inver Grove Heights
6160 Carmen Avenue East
Inver Grove Heights, MN 55076
P: 651-389-4191
www.NTIgeo.com

BORING NUMBER A-5

CLIENT City of Ramsey
PROJECT NAME Alpine and Sunwood Drive - Street Improvements
PROJECT NUMBER 16.61770.100
PROJECT LOCATION Ramsey, MN
DATE STARTED 11/8/16 **COMPLETED** 11/8/16
GROUND ELEVATION 100 ft **HOLE SIZE** 6 1/2 in.
DRILLING CONTRACTOR NTI
GROUND WATER LEVELS:
DRILLING METHOD 3 1/4 in H.S.A
▽ **AT TIME OF DRILLING** 10.00 ft / Elev 90.00 ft
LOGGED BY Robert Hawkins **CHECKED BY** DAS
AT END OF DRILLING ---
CAVE IN (ft) 6 **FROST DEPTH (ft)** ---
AFTER DRILLING ---
NOTES Elevation assumed 100.0 Feet.

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION		SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES
0		0.4 BITUMINOUS PAVEMENT (4.8 Inches)	99.6	AU 1									
		0.8 APPARENT AGGREGATE BASE (4.5 Inches)	99.2										
		POORLY GRADED SAND WITH CLAY, (SP-SC) brown to dark brown, fine to medium grained, moist, trace gravel (Fill)		SS 2	89	5-5-6 (11)			7				9
		4.5	95.5										
5		CLAYEY SAND, (SC) dark brown to black, fine to medium grained, moist, trace gravel, occasional bituminous debris, trace organics (Fill)		SS 3	78	8-11-14 (25)			8				15
		7.0 NOTE: Organic content at 4.5 feet = 1.5%.	93.0	SS 4	67	6-5-5 (10)							
10		POORLY GRADED SAND WITH SILT, (SP-SM) brown to, fine to medium grained, moist to saturated, medium dense to loose, trace gravel ▽ (Alluvial)		SS 5	89	3-4-3 (7)							
		11.0	89.0										

Bottom of borehole at 11.0 feet.

NTI GEOTECH COLUMNS W/NOTES - NTI 2016-08-10.GDT - 11/21/16 17:15 - \\NTIDATA\RAMSEY\1-PROJECTS\2016 PROJECTS\ALPINE AND SUNWOOD DRIVE STREET IMPROVEMENTS - GEO - (16.61770.100)\ENGINEERING\ENGINEERING REPORTS\GINTRAMSEY LOGS.GPJ

Inver Grove Heights
6160 Carmen Avenue East
Inver Grove Heights, MN 55076
P: 651-389-4191
www.NTIgeo.com

BORING NUMBER A-6

CLIENT City of Ramsey
PROJECT NAME Alpine and Sunwood Drive - Street Improvements
PROJECT NUMBER 16.61770.100
PROJECT LOCATION Ramsey, MN
DATE STARTED 11/7/16 **COMPLETED** 11/7/16
GROUND ELEVATION 100 ft **HOLE SIZE** 6 1/2 in.
DRILLING CONTRACTOR NTI
GROUND WATER LEVELS:
DRILLING METHOD 3 1/4 in H.S.A
AT TIME OF DRILLING --- No Groundwater Observed.
LOGGED BY Robert Hawkins **CHECKED BY** DAS
AT END OF DRILLING ---
CAVE IN (ft) 3.5 **FROST DEPTH (ft)** ---
AFTER DRILLING ---
NOTES Elevation assumed 100.0 Feet.

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES
0		0.4 BITUMINOUS PAVEMENT (4.5 Inches) 99.6	AU 1									
		POORLY GRADED SAND WITH SILT, (SP-SM) brown, fine to medium grained, moist, trace gravel, possible cobbles (Fill)	SS 2	94	6-8-7 (15)			7				
5		NOTE: Brown to dark brown below 4.5 feet.	SS 3	89	7-8-10 (18)							
			SS 4	100	14-22-10 (32)							
		9.5 90.5										
10		POORLY GRADED SAND WITH SILT, (SP-SM) brown, fine to medium grained, moist, dense, trace gravel (Alluvial) 11.0 89.0	SS 5	89	12-11-14 (25)							

Bottom of borehole at 11.0 feet.

NTI GEOTECH COLUMNS W/NOTES - NTI 2016-08-10.GDT - 11/21/16 17:15 - \\NTIDATA\RAMSEY\1-PROJECTS\2016 PROJECTS\ALPINE AND SUNWOOD DRIVE STREET IMPROVEMENTS - GEO - (16.61770.100)\ENGINEERING\ENGINEERING REPORTS\GINT\RAMSEY LOGS.GPJ

Inver Grove Heights
6160 Carmen Avenue East
Inver Grove Heights, MN 55076
P: 651-389-4191
www.NTIgeo.com

BORING NUMBER A-7

CLIENT City of Ramsey
PROJECT NAME Alpine and Sunwood Drive - Street Improvements
PROJECT NUMBER 16.61770.100
PROJECT LOCATION Ramsey, MN
DATE STARTED 11/7/16 **COMPLETED** 11/7/16
GROUND ELEVATION 100 ft **HOLE SIZE** 6 1/2 in.
DRILLING CONTRACTOR NTI
GROUND WATER LEVELS:
DRILLING METHOD 3 1/4 in H.S.A
AT TIME OF DRILLING --- No Groundwater Observed.
LOGGED BY Robert Hawkins **CHECKED BY** DAS
AT END OF DRILLING ---
CAVE IN (ft) 4.5 **FROST DEPTH (ft)** ---
AFTER DRILLING ---
NOTES Elevation assumed 100.0 Feet.

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION		SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES
0		0.3 BITUMINOUS PAVEMENT (3.8 Inches)	99.7	AU 1									
		0.5 APPARENT AGGREGATE BASE (2.5 Inches)	99.5										
		POORLY GRADED SAND WITH SILT, (SP-SM) brown, fine to medium grained, moist, trace gravel, possible cobbles (Fill) NOTE: Occasional bituminous debris below 2.0 feet. NOTE: Brown to dark brown below 4.5 feet.		SS 2	50	7-9-8 (17)							
5				SS 3	72	7-6-7 (13)			8				
				SS 4	67	11-17-20 (37)							
		9.5	90.5										
10		POORLY GRADED SAND WITH SILT, (SP-SM) brown, fine to medium grained, moist, medium dense, trace gravel (Alluvial)		SS 5	83	8-5-6 (11)							
		11.0	89.0										

Bottom of borehole at 11.0 feet.

NTI GEOTECH COLUMNS W/NOTES - NTI 2016-08-10.GDT - 11/21/16 17:15 - \\NTIDATA\RAMSEY\1-PROJECTS\2016 PROJECTS\ALPINE AND SUNWOOD DRIVE STREET IMPROVEMENTS - GEO - (16.61770.100)\ENGINEERING\ENGINEERING REPORTS\GINT\RAMSEY LOGS.GPJ

Inver Grove Heights
6160 Carmen Avenue East
Inver Grove Heights, MN 55076
P: 651-389-4191
www.NTIgeo.com

BORING NUMBER A-8

CLIENT City of Ramsey
PROJECT NAME Alpine and Sunwood Drive - Street Improvements
PROJECT NUMBER 16.61770.100
PROJECT LOCATION Ramsey, MN
DATE STARTED 11/7/16 **COMPLETED** 11/7/16
GROUND ELEVATION 100 ft **HOLE SIZE** 6 1/2 in.
DRILLING CONTRACTOR NTI
GROUND WATER LEVELS:
DRILLING METHOD 3 1/4 in H.S.A
AT TIME OF DRILLING --- No Groundwater Observed.
LOGGED BY Robert Hawkins **CHECKED BY** DAS
AT END OF DRILLING ---
CAVE IN (ft) 4 **FROST DEPTH (ft)** ---
AFTER DRILLING ---
NOTES Elevation assumed 100.0 Feet.

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES
0		0.3 BITUMINOUS PAVEMENT (4.0 Inches) 99.7	AU 1									
		POORLY GRADED SAND WITH SILT, (SP-SM) brown to light brown, fine to medium grained, moist, trace gravel (Fill) 2.0 98.0	SS 2	89	7-8-9 (17)			3				2
5		POORLY GRADED SAND, (SP) brown to light brown, fine to medium grained, moist, loose to dense, trace gravel (Alluvial)	SS 3	100	6-4-4 (8)							
			SS 4	100	6-5-5 (10)							
10		11.0 89.0	SS 5	89	6-8-10 (18)							

Bottom of borehole at 11.0 feet.

NTI GEOTECH COLUMNS W/NOTES - NTI 2016-08-10.GDT - 11/21/16 17:15 - \\NTIDATA\RAMSEY\1-PROJECTS\2016 PROJECTS\ALPINE AND SUNWOOD DRIVE STREET IMPROVEMENTS - GEO - (16.61770.100)\ENGINEERING\ENGINEERING REPORTS\GINT\RAMSEY LOGS.GPJ

Inver Grove Heights
6160 Carmen Avenue East
Inver Grove Heights, MN 55076
P: 651-389-4191
www.NTIgeo.com

BORING NUMBER A-9

CLIENT City of Ramsey
PROJECT NAME Alpine and Sunwood Drive - Street Improvements
PROJECT NUMBER 16.61770.100
PROJECT LOCATION Ramsey, MN
DATE STARTED 11/7/16 **COMPLETED** 11/7/16
GROUND ELEVATION 100 ft **HOLE SIZE** 6 1/2 in.
DRILLING CONTRACTOR NTI
GROUND WATER LEVELS:
DRILLING METHOD 3 1/4 in H.S.A
▽ **AT TIME OF DRILLING** 10.50 ft / Elev 89.50 ft
LOGGED BY Robert Hawkins **CHECKED BY** DAS
AT END OF DRILLING ---
CAVE IN (ft) --- **FROST DEPTH (ft)** ---
AFTER DRILLING ---
NOTES Elevation assumed 100.0 Feet.

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES
0		0.3 BITUMINOUS PAVEMENT (3.8 Inches) 99.7	AU 1									
		POORLY GRADED SAND WITH SILT, (SP-SM) light brown to dark brown, fine to medium grained, moist, trace gravel, possible cobbles (Fill)	SS 2	22	8-5-4 (9)							
5		NOTE: Brown to dark brown with occasional bituminous debris below 4.5 feet.	SS 3	89	13-12-12 (24)							
		7.0 93.0 POORLY GRADED SAND WITH SILT, (SP-SM) brown, fine to medium grained, moist to saturated, loose to medium dense, trace gravel (Alluvial)	SS 4	100	5-5-3 (8)			6				5
10		11.0 ▽ 89.0	SS 5	78	5-4-6 (10)							

Bottom of borehole at 11.0 feet.

NTI GEOTECH COLUMNS W/NOTES - NTI 2016-08-10.GDT - 11/21/16 17:15 - \\NTIDATA\RAMSEY\1-PROJECTS\2016 PROJECTS\ALPINE AND SUNWOOD DRIVE STREET IMPROVEMENTS - GEO - (16.61770.100)\ENGINEERING\ENGINEERING REPORTS\GINT\RAMSEY LOGS.GPJ

Inver Grove Heights
6160 Carmen Avenue East
Inver Grove Heights, MN 55076
P: 651-389-4191
www.NTIgeo.com

BORING NUMBER A-10

CLIENT City of Ramsey
PROJECT NAME Alpine and Sunwood Drive - Street Improvements
PROJECT NUMBER 16.61770.100
PROJECT LOCATION Ramsey, MN
DATE STARTED 11/7/16 **COMPLETED** 11/7/16
GROUND ELEVATION 100 ft **HOLE SIZE** 6 1/2 in.
DRILLING CONTRACTOR NTI
GROUND WATER LEVELS:
DRILLING METHOD 3 1/4 in H.S.A
AT TIME OF DRILLING --- No Groundwater Observed.
LOGGED BY Robert Hawkins **CHECKED BY** DAS
AT END OF DRILLING ---
CAVE IN (ft) 3.5 **FROST DEPTH (ft)** ---
AFTER DRILLING ---
NOTES Elevation assumed 100.0 Feet.

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION		SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES
0		0.4 BITUMINOUS PAVEMENT (5.0 Inches)	99.6	AU 1									
		0.7 APPARENT AGGREGATE BASE (3.0 Inches)	99.3										
		POORLY GRADED SAND WITH SILT, (SP-SM) light brown, fine to medium grained, moist, trace gravel, possible cobbles (Fill)		SS 2	83	14-20-18 (38)			7				
		4.5 NOTE: Brown to dark brown below 2.0 feet.	95.5										
5		POORLY GRADED SAND WITH SILT, (SP-SM) brown, fine to medium grained, moist, dense to medium dense, trace gravel (Alluvial)		SS 3	100	6-8-12 (20)							
				SS 4	100	4-5-4 (9)							
10				SS 5	100	4-5-5 (10)							
		11.0	89.0										

Bottom of borehole at 11.0 feet.

NTI GEOTECH COLUMNS W/NOTES - NTI 2016-08-10.GDT - 11/21/16 17:15 - \\NTIDATA\RAMSEY\1-PROJECTS\2016 PROJECTS\ALPINE AND SUNWOOD DRIVE STREET IMPROVEMENTS - GEO - (16.61770.100)\ENGINEERING\ENGINEERING REPORTS\GINTRAMSEY LOGS.GPJ

Inver Grove Heights
6160 Carmen Avenue East
Inver Grove Heights, MN 55076
P: 651-389-4191
www.NTIgeo.com

BORING NUMBER A-11

CLIENT City of Ramsey
PROJECT NAME Alpine and Sunwood Drive - Street Improvements
PROJECT NUMBER 16.61770.100
PROJECT LOCATION Ramsey, MN
DATE STARTED 11/7/16 **COMPLETED** 11/7/16
GROUND ELEVATION 100 ft **HOLE SIZE** 6 1/2 in.
DRILLING CONTRACTOR NTI
GROUND WATER LEVELS:
DRILLING METHOD 3 1/4 in H.S.A
AT TIME OF DRILLING --- No Groundwater Observed.
LOGGED BY Robert Hawkins **CHECKED BY** DAS
AT END OF DRILLING ---
CAVE IN (ft) 4 **FROST DEPTH (ft)** ---
AFTER DRILLING ---
NOTES Elevation assumed 100.0 Feet.

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES
0		0.4 BITUMINOUS PAVEMENT (4.5 Inches) 99.6	AU 1									
		POORLY GRADED SAND WITH SILT, (SP-SM) brown, fine to medium grained, moist, trace gravel (Fill)	SS 2	89	12-5-8 (13)							
		3.0 97.0										
		POORLY GRADED SAND, (SP) light brown, fine to medium grained, moist, loose, trace gravel (Alluvial)										
5			SS 3	94	3-4-4 (8)							
			SS 4	100	4-3-3 (6)							
10			SS 5	100	4-3-4 (7)			6				2
		11.0 89.0										

Bottom of borehole at 11.0 feet.

NTI GEOTECH COLUMNS W/NOTES - NTI 2016-08-10.GDT - 11/21/16 17:15 - \\NTIDATA\RAMSEY\1-PROJECTS\2016 PROJECTS\ALPINE AND SUNWOOD DRIVE STREET IMPROVEMENTS - GEO - (16.61770.100)\ENGINEERING\ENGINEERING REPORTS\GINT\RAMSEY LOGS.GPJ

Inver Grove Heights
6160 Carmen Avenue East
Inver Grove Heights, MN 55076
P: 651-389-4191
www.NTIgeo.com

BORING NUMBER A-12

CLIENT City of Ramsey
PROJECT NAME Alpine and Sunwood Drive - Street Improvements
PROJECT NUMBER 16.61770.100
PROJECT LOCATION Ramsey, MN
DATE STARTED 11/7/16 **COMPLETED** 11/7/16
GROUND ELEVATION 100 ft **HOLE SIZE** 6 1/2 in.
DRILLING CONTRACTOR NTI
GROUND WATER LEVELS:
DRILLING METHOD 3 1/4 in H.S.A
AT TIME OF DRILLING --- No Groundwater Observed.
LOGGED BY Robert Hawkins **CHECKED BY** DAS
AT END OF DRILLING ---
CAVE IN (ft) 4 **FROST DEPTH (ft)** ---
AFTER DRILLING ---
NOTES Elevation assumed 100.0 Feet.

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES
0		0.4 BITUMINOUS PAVEMENT (4.5 Inches) 99.6	AU 1									
		POORLY GRADED SAND WITH SILT, (SP-SM) dark brown, fine to medium grained, moist, trace gravel, possible cobbles (Fill) NOTE Brown to dark brown below 2.0 feet.	SS 2	67	13-15-16 (31)							
5			SS 3	89	8-15-24 (39)							
			SS 4	100	15-18-22 (40)			6				10
10		9.5 90.5 POORLY GRADED SAND WITH SILT, (SP-SM) brown, fine to medium grained, moist, medium dense, trace gravel (Alluvial) 11.0 89.0	SS 5	100	5-5-8 (13)							

Bottom of borehole at 11.0 feet.

NTI GEOTECH COLUMNS W/NOTES - NTI 2016-08-10.GDT - 11/21/16 17:15 - \\NTIDATA\RAMSEY\1-PROJECTS\2016 PROJECTS\ALPINE AND SUNWOOD DRIVE STREET IMPROVEMENTS - GEO - (16.61770.100)\ENGINEERING\ENGINEERING REPORTS\GINT\RAMSEY LOGS.GPJ

Inver Grove Heights
6160 Carmen Avenue East
Inver Grove Heights, MN 55076
P: 651-389-4191
www.NTIgeo.com

BORING NUMBER A-13

CLIENT City of Ramsey
PROJECT NAME Alpine and Sunwood Drive - Street Improvements
PROJECT NUMBER 16.61770.100
PROJECT LOCATION Ramsey, MN
DATE STARTED 11/7/16 **COMPLETED** 11/7/16
GROUND ELEVATION 100 ft **HOLE SIZE** 6 1/2 in.
DRILLING CONTRACTOR NTI
GROUND WATER LEVELS:
DRILLING METHOD 3 1/4 in H.S.A
AT TIME OF DRILLING --- No Groundwater Observed.
LOGGED BY Robert Hawkins **CHECKED BY** DAS
AT END OF DRILLING ---
CAVE IN (ft) 4 **FROST DEPTH (ft)** ---
AFTER DRILLING ---
NOTES Elevation assumed 100.0 Feet.

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES
0		0.4 BITUMINOUS PAVEMENT (4.8 Inches) 99.6	AU 1									
		POORLY GRADED SAND WITH SILT AND GRAVEL, (SP-SM) brown to dark brown, fine to medium grained, moist, possible cobbles (Fill)	SS 2	83	12-15-20 (35)							
5			SS 3	100	15-24-32 (56)			6				7
		NOTE: Occasional bituminous debris below 7.0 feet.	SS 4	100	13-22-16 (38)							
		9.5 90.5										
10		POORLY GRADED SAND WITH SILT, (SP-SM) dark brown, fine to medium grained, moist, medium dense, trace gravel (Alluvial) 11.0 89.0	SS 5	100	4-4-5 (9)							

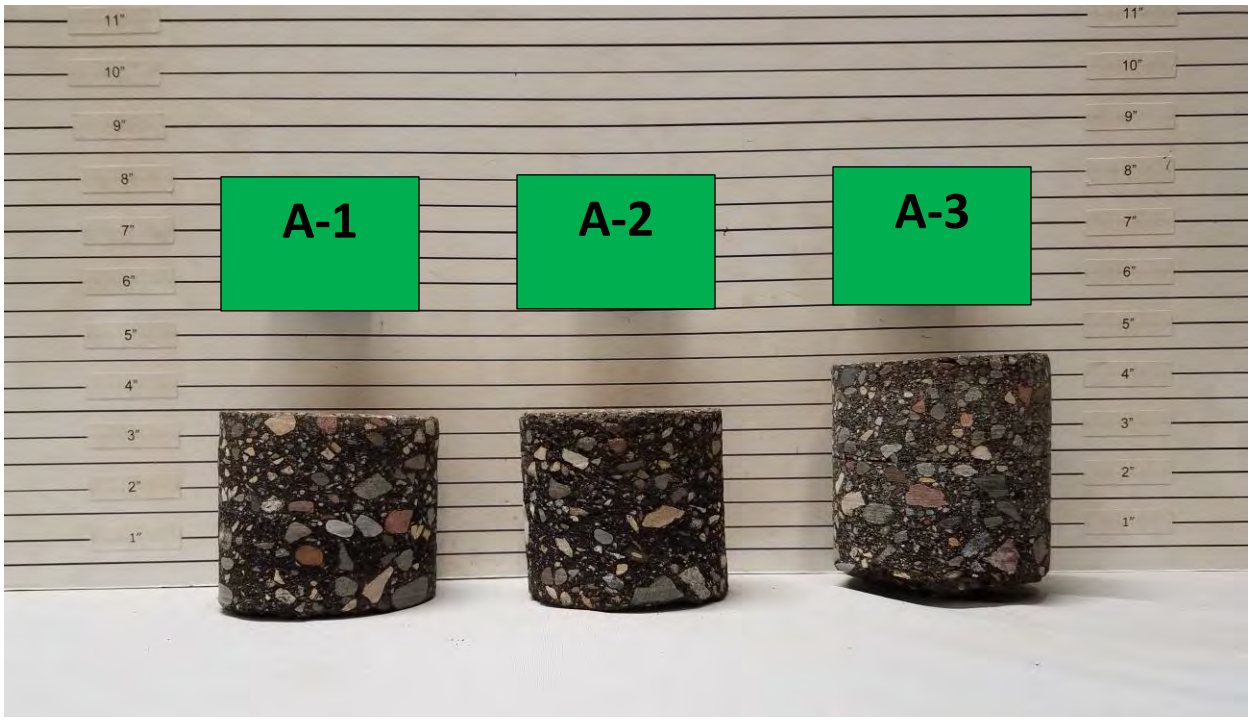
Bottom of borehole at 11.0 feet.

NTI GEOTECH COLUMNS W/NOTES - NTI 2016-08-10.GDT - 11/21/16 17:15 - \\NTIDATA\RAMSEY\1-PROJECTS\2016 PROJECTS\ALPINE AND SUNWOOD DRIVE STREET IMPROVEMENTS - GEO - (16.61770.100)\ENGINEERING\ENGINEERING REPORTS\GINT\RAMSEY LOGS.GPJ

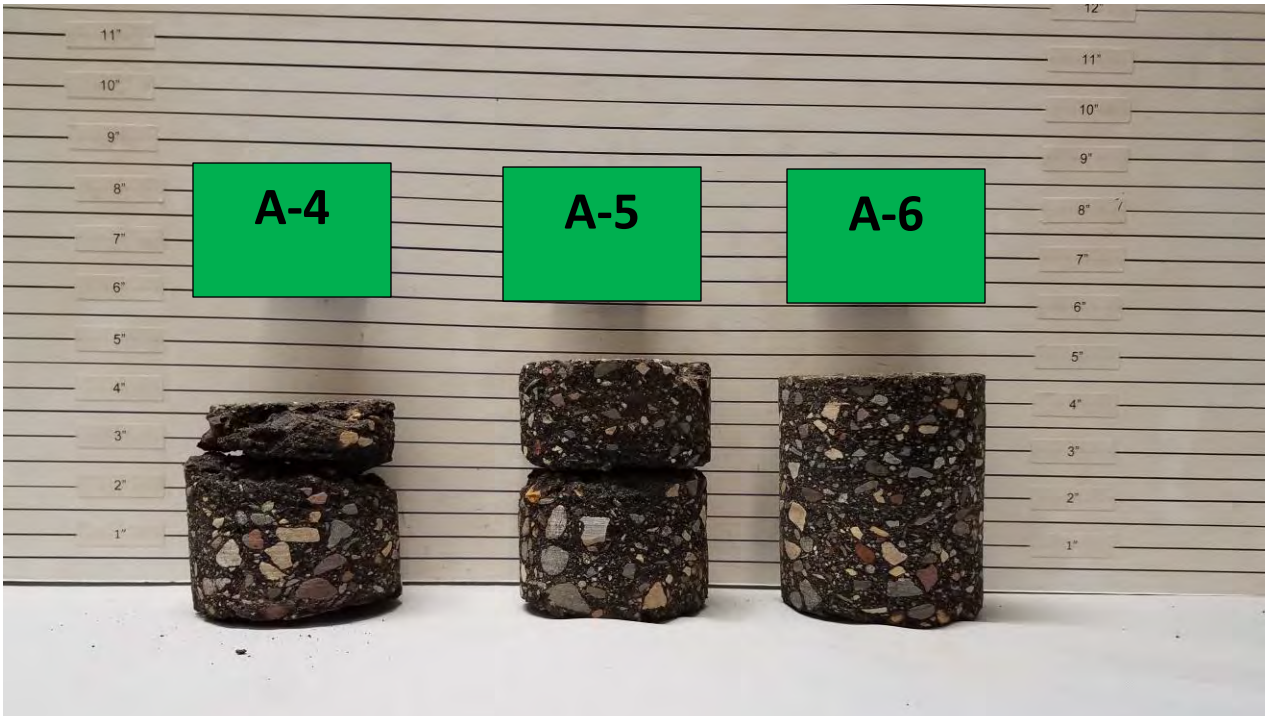
APPENDIX D

PAVEMENT CORE PHOTOGRAPHS

Bituminous Pavement Cores, A-1: 3 ½ Inches, A-2: 3 ½ Inches, A-3: 4 ½ Inches.

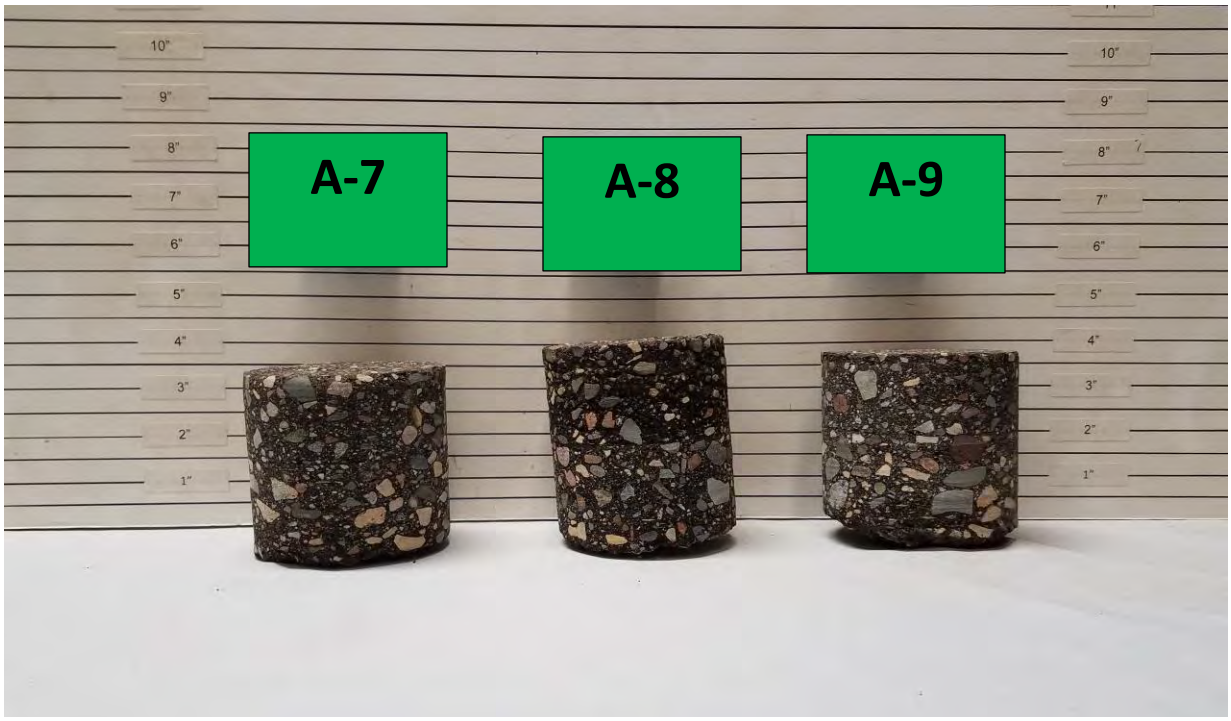


Bituminous Pavement Cores, A-4: 3 ¾ Inches*, A-5: 4 ¾ Inches*, A-6: 4 ½ Inches.

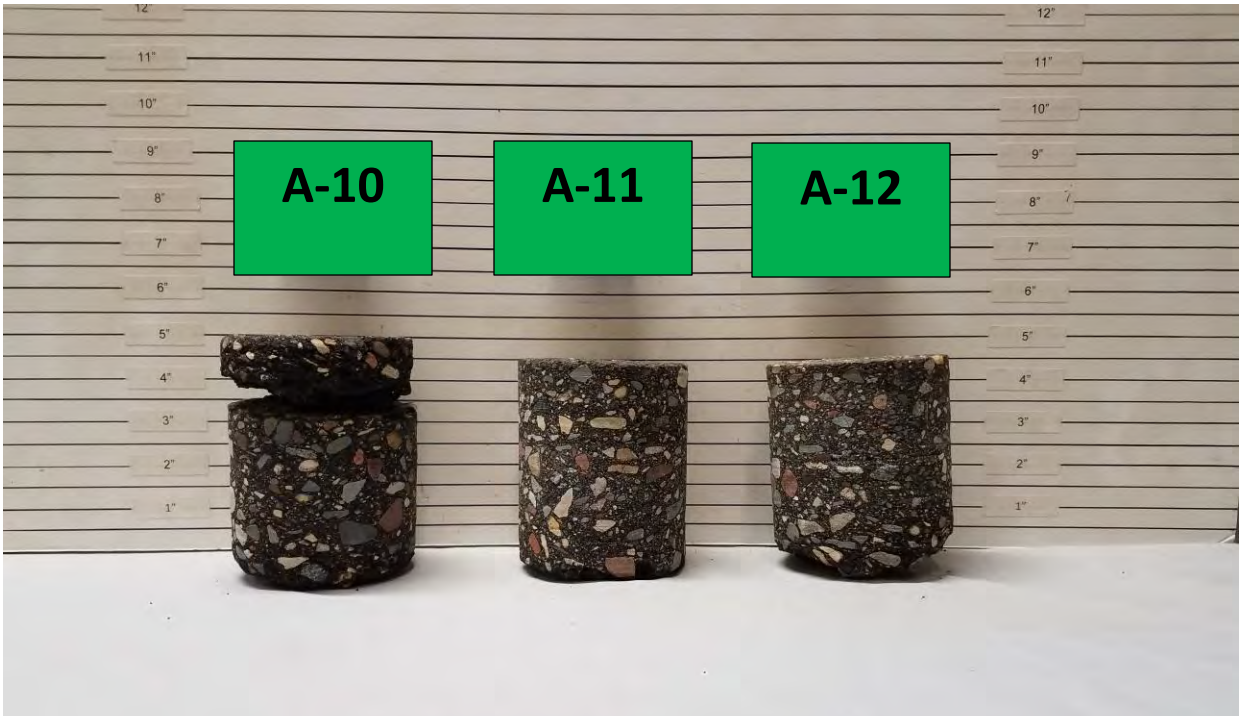


*Core height not representative due to crumbling during coring process.

Bituminous Pavement Cores, A-7: 3 ¾ Inches, A-8: 4 Inches, A-9: 3 ¾ Inches.



Bituminous Pavement Cores, A-10: 5 Inches*, A-11: 4 ½ Inches, A-12: 4 ½ Inches.



*Core height not representative due to crumbling during coring process.

Bituminous Pavement Cores, A-13: 4 ¾ Inches.

701 Xenia Avenue South | Suite 300 | Minneapolis, MN 55416 | (763) 541-4800

December 27, 2016

Mr. Bruce Westby P.E.
City Engineer
7550 Sunwood Drive NW.
Ramsey, MN 55303

Re: Pavement Evaluations and Recommendations for City of Ramsey Improvement Project #17-01
2017 Alpine Drive Reconstruction

Observation: On December 20, 2016 WSB & Associates cored Alpine Drive from Variolite Street to Armstrong Blvd in the City of Ramsey, MN. This pavement was constructed in the early 1990s and suffers from severe cracking and tenting during cold weather. A geotechnical report had been completed earlier and did not clearly define the cause of the cracking and tenting. The goal of the additional coring was to try to determine why the pavement cracked and tents so severely and to make recommendations on what to do to reconstruct the pavement. As we cut thru the hot mix asphalt (HMA) at the first core site we observed a white to cream color slurry coming out of the core hole. Once the core was removed we observed in the bottom of the core hole what appeared to be concrete material. We were able to core another 4 inches deeper and remove an intact core out of the base aggregate material. This material seemed like a lean concrete material. Photos of the cores are provided in Appendix B of this report. Base on the finding of the first core location we move to an area that the City personnel stated tented the worst and cut another core. We observed similar results to the first core location. We then cored two more locations evenly spaced to make sure that similar materials were used the length of the project. All the cores taken had similar base materials observed under the HMA.

It appears that when the pavement was originally constructed the contractor used crushed recycled concrete for the Class 5 base materials. Based on observations, it appears that not enough sand was blended into the recycled concrete to keep it from rehydrating and forming a weak concrete pavement. This type of material can be prone to swelling when permeated with water causing abnormal cracking and a very rough driving surface when below freezing.

All of the Hot Mix Asphalt (HMA) cored were approximately 4 inches in thickness.

Recommendations: Based on the information above, our recommendation would be to do full depth reclamation (FDR) of all the HMA pavement into the Class 5 recycled concrete material to lean out the existing recycled concrete materials to make it less prone to cracking and swelling. Once the FDR has been completed then 4 or 5 inches of the newly reclaimed materials would be removed and hauled off to make room to repave the HMA over newly compacted recycled aggregate base materials. Based on the traffic levels we would recommend paving it with 4 to 5 inches of SPWEA340C Super Pave. We would recommend priming the reclaimed materials with penetration emulsion prime to help reduce water infiltration into HMA.

Please let me know if you have any other questions of comments regarding this report.

Sincerely,

WSB & Associates, Inc.

Thomas J. Wood
Project Manager

Appendix A

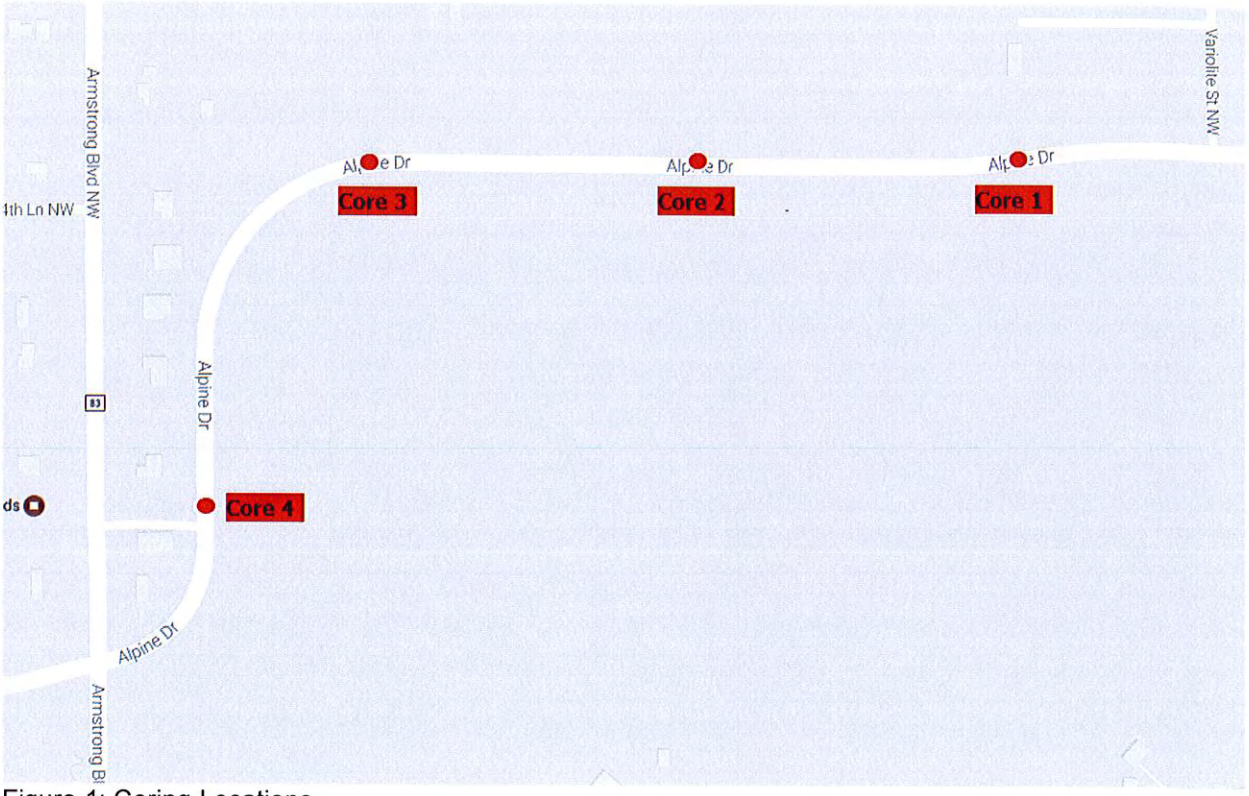


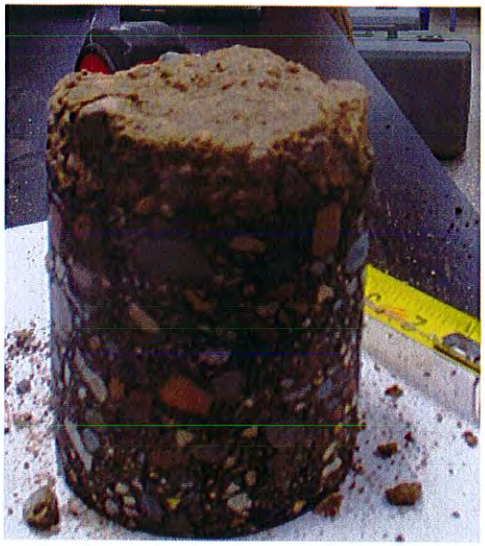
Figure 1: Coring Locations

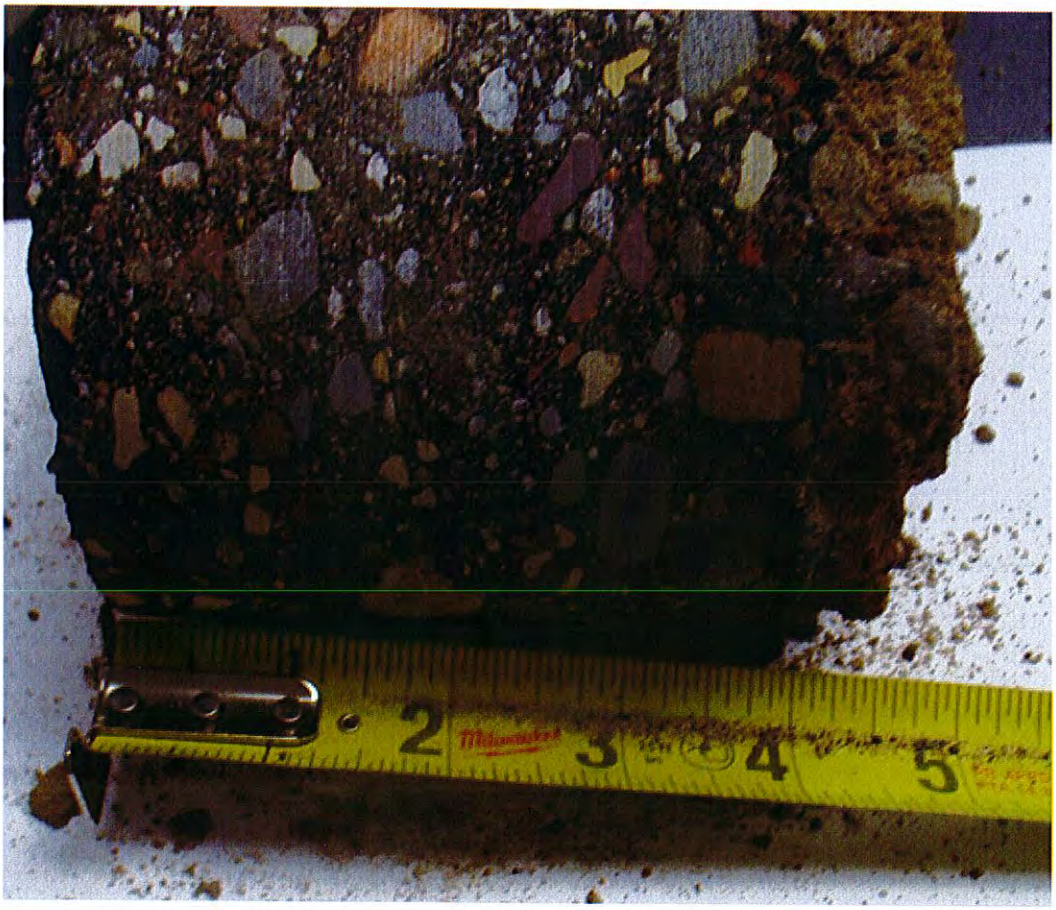
Appendix B

Core 1

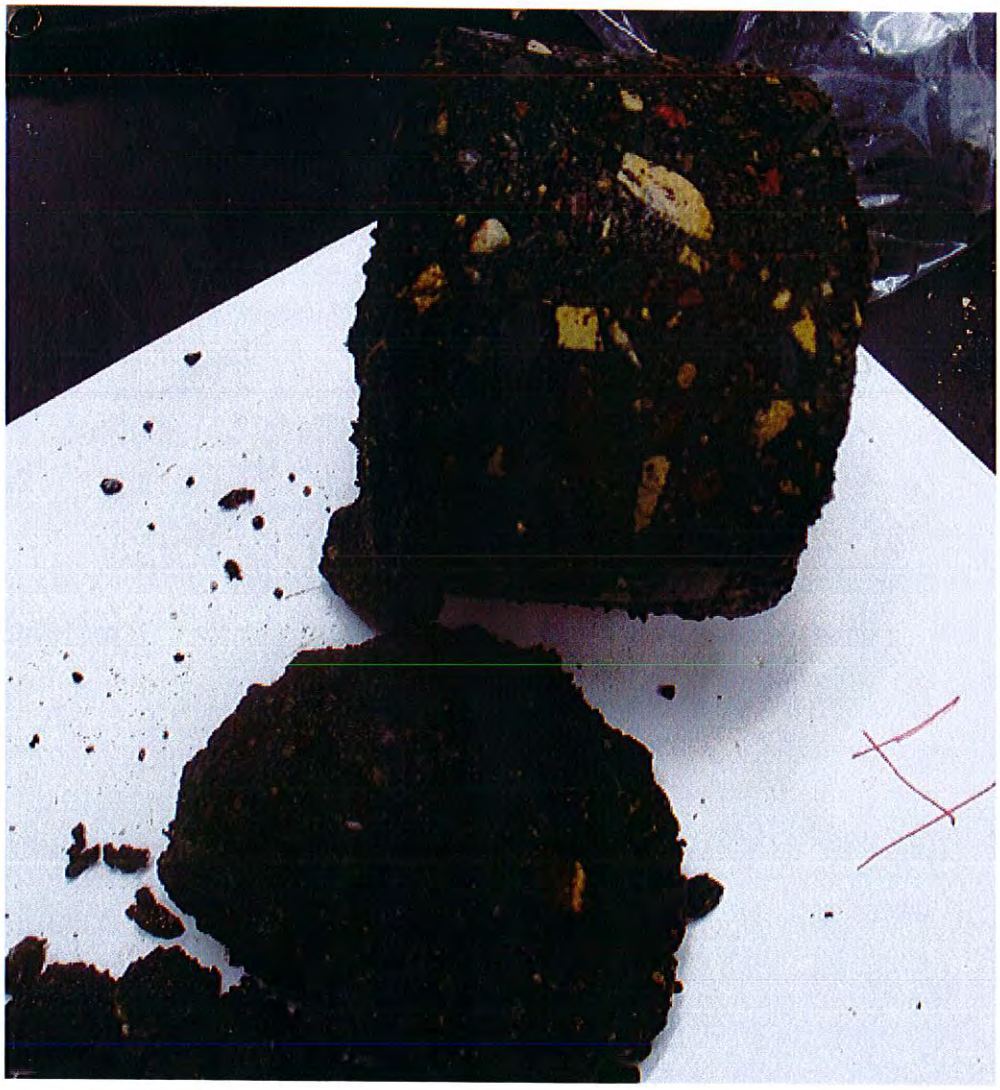
Core 2

Core 3





Core 4



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

CC Regular Session **7. 9.**

Meeting Date: 01/24/2017

By: Tim Gladhill, Community Development

Information

Title:

Adopt Resolution #17-01-031 Approving an Interim Structure for Community Development Department

Purpose/Background:

The purpose of this case is to consider an interim structural change to the Community Development Department. A series of key land use policy projects has led Staff to recommend these changes to assign certain supervisory and administrative tasks from the Community Development Director to the City Planner and Building Official. Overall, this will not have any budgetary impacts to the approved General Fund Budget. It will simply reallocate within line items within the Community Development Department (from Professional Services to Full Time Staff).

Notification:

Notification is not required for this topic.

Observations/Alternatives:

Ideally, this topic would have been addressed under the context of the 2017 General Fund Budget. However, when this budget was prepared and ultimately approved, several of Staff's assumptions evolved to lead to this discussion.

- Progress on The COR Development Plan
- Workload for the Comprehensive Plan Update
- Progress on the Corridor Improvement
- Desire for more regular communication between Planning Commission and Staff Liaison
- Desire for more regular development updates for the public
- Other topics as outlined in the attached detailed report

Each of the assumptions above warrant consideration to reallocating resources within existing team members to make better use of time and talent. Staff desires to make better progress on these long-term planning endeavors. Staff is doing an excellent job in addressing current planning efforts (zoning administration) such as site plan and subdivision review. However, larger policy-level projects have not made progress expected by City Staff and City Council.

Additionally, as the City progresses on The COR Development Plan Update, several opportunities for improvement in communication between Staff and Planning Commission have surfaced. Staff has implemented a pilot communication project with the Planning Commission, creating a Planning Commission Weekly Update. In just a short few weeks, this has improved the coordination between Staff and Planning Commission. In order to maintain a regular update, which does not need to be every week, but more frequently than monthly, a more sustainable workload needs to be achieved.

Earlier in 2016, Staff prepared a Community Development Staffing Plan. Within this document, assumptions for reviewing future Staff adjustments within the Community Development were outlined. Of note for this discussion, an assumption of no more than one (1) evening commitment per week per individual Staff Member was outlined.

The Comprehensive Plan Update has added one (1) additional evening commitment per month and The COR Development Plan has added at least three (3) additional evening commitments (albeit on same evening as Regular Planning Commission), with the likelihood of additional evening commitments over the course of 2017 to complete the project.

Additional details on the request are included in the attached report.

Funding Source:

The request is budget neutral. This will allocate approximately $4,920.06 from professional services budgeted amount to Full Time Staff within the Planning Division.

Recommendation:

Staff recommends that the City Council adopt Resolution #17-01-031 approving the interim structure for the Community Development Department. The Resolution proposes three specific actions:
1) Authorizes an interim structure for the Community Development Department assigning leadership of the Planning Division to the City Planner and assigning leadership of the Building Division to the Building Official; and,
2) Approves a temporary monthly stipend in the amount of $390.00 per month for the City Planner through December 31, 2017; and
3) Recognizes that the City of Ramsey recently approved a market rate adjustment for the Building Official previously, and no wage adjustment is being proposed at this time

Action:

Motion to adopt Resolution #17-01-031 approving the interim structure for the Community Development Department.

Attachments

Resolution 17-01-031
Proposal

Form Review

Inbox	Reviewed By	Date
Colleen Lasher	Colleen Lasher	01/19/2017 10:14 AM
Tim Gladhill (Originator)	Tim Gladhill	01/19/2017 12:09 PM
Kurt Ulrich	Kurt Ulrich	01/19/2017 02:21 PM
Colleen Lasher	Colleen Lasher	01/20/2017 01:02 PM
Form Started By: Tim Gladhill		Started On: 01/17/2017 08:25 AM
Final Approval Date: 01/20/2017		

Councilmember_____introduced the following resolution and moved for its adoption:

RESOLUTION #17-01-031

RESOLUTION APPROVING AN INTERIM STRUCTURE FOR THE COMMUNITY DEVELOPMENT DEPARTMENT

WHEREAS, in order to progress several long term and strategic policies directed by the City Council and to maximize effectiveness of time and talent within the Community Development Department, the City is recommending an interim structure for the Community Development Department; and,

WHEREAS, an interim structure for the Community Development Department will also increase continuity within the department; and

WHEREAS, an interim structure for the Community Development Department will also increase communication and administration for the Planning Commission; and

WHEREAS, an interim structure for the Community Development Department will also increase communication with the public for timely updates on development related projects; and,

WHEREAS, the proposed interim structure is budget neutral.

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

1) That the City of Ramsey hereby authorizes an interim structure for the Community Development Department assigning leadership of the Planning Division to the City Planner and assigning leadership of the Building Division to the Building Official; and,

2) That the City of Ramsey hereby approves a temporary monthly stipend in the amount of $390.00 per month for the City Planner through on December 31, 2017; and,

3) That the City of Ramsey approved a market rate adjustment for the Building Official previously, and no wage adjustment is being proposed at this time.

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 24th day of January, 2017.

_____
Mayor

ATTEST:

_____
City Clerk

Proposed Interim Community Development Structure

Contents

Proposal 1

Existing Structure 1

Proposed Structure 1

The Need for Interim Structure 2

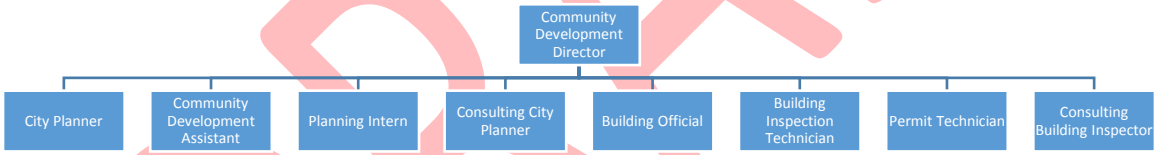
Detailed Project Description Summaries 3

Long Term Goals 5

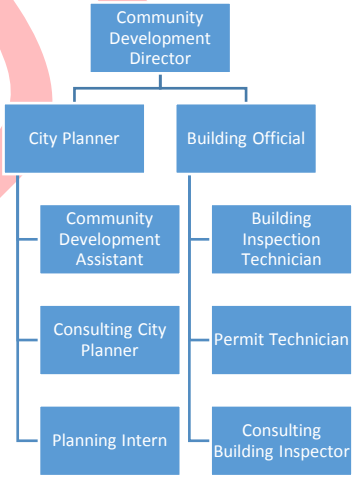
Proposal

- Delegate supervisory and day-to-day operational roles to City Planner Chris Anderson and Building Official Rick Jarson to the respective divisions

Existing Structure



Proposed Structure



DRAFT

- Key Roles and Responsibilities
    - Community Development Director – Long Range Planning
        - Focus on more long range planning and policy effort, housing policy, Planning Commission support, and strategic leadership to the Community Development Department
        - Remains as liaison to the Planning Commission.
        - Continues to coordinate development review process (assign cases, review cases, etc.).
        - Provides direction to consulting planning team as it relates to land use plans.
    - City Planner – Current Planning/Zoning Administration
        - Coordinates permit review for zoning administration.
        - Supervisor for Community Development Assistant
        - Delegates permit review, site plan review, etc. to consulting planner as needed to offset additional workload.
        - Routine administrative tasks such as accounts payable, escrow tracking, and performance evaluations for division.
    - Building Official – Building Code Administration
        - Supervisor for the Building Inspection Technician, Permit Technician, and Consulting Building Inspector.
        - Provide more in-office time for walk up inquiries.
        - Routine administrative tasks such as accounts payable, escrow tracking, and performance evaluations for division.

There are several more routine tasks that are be re-delegated amongst other team members to make more effective use of time.

The Need for Interim Structure

Several one-time, key projects and Planning Commission logistics require an increased amount of coordination by the Community Development Director. In order to most effectively utilize resources approved for the Department, a minor adjustment to the structure is recommended, without any overall budgetary impacts (adjust individual line items in budget without adding to the department budget).

This also addresses a Strategic Plan Initiative to ensure staffing effectiveness and continuity of services through 'three-deep' staffing.

The City Planner continues to enhance his education through training and seminars. In addition, the City Planner served an interim role as the lead for the department as a whole during a family leave for the Community Development Director. The City Planner proved to be an effective manager for the Community Development Department, and is believed to be able to be an effective leader for the Planning Division on a longer term basis.

The Building Official continues his training in code administration as well as an increase in other training goals, such as customer service and effective leadership. The Building Official is enrolled in the Leadership Academy through Anoka Technical College/Anoka Ramsey Community College.

DRAFT

The following projects require more focused, strategic management in order to move from discussion to action.

- Comprehensive Plan Update
- The COR Master Plan
- Highway 10 Corridor Improvement Plan
- Armstrong West Comprehensive Plan Amendment
    - Armstrong West Environmental Review (EAW or AUAR)
- Rum River Hills Comprehensive Plan Amendment
- ePermits Phase III – Plan Review
- Housing Assistance Policy Update
- LRRWMO Process Improvements
- Development Fee Study Update
- Rental License Implementation
- Official Map Update (Highway 10 Access Planning Study Land Use Controls)

Staff has identified the following topics as needing additional strategic direction.

- Adequate Staff Support for Planning Commission
- More Regular Updates/Communication to Planning Commission
- More Regular Updates on Development Projects to the Public
- Better Integration of System Planning and Land Use Planning and progress on long range planning efforts

Detailed Project Description Summaries

City Council Priority
Required by Statute or Other Agency
Addresses Planning Commissioners' feedback and/or concerns

- Comprehensive Plan Update
    - Comprehensive Plan Steering Committee (additional evening commitment)
    - System Plans (not necessarily project manager, but need to ensure coordination)
        - Transportation
            - Corridor Improvement Program
        - Water Resources
        - Economic Development
        - Natural Resources
        - Housing
        - Others?
    - Required by Minnesota Statute Chapter 462 & 473
- The COR Development Plan
    - Several other processes are being held up by the visionary process.
    - The next stages coordinated by others (system plans, project pro-formas) will influence the final land use plan adoption.
    - Need to ensure integration with land use plan
    - Council/Planning Commission Priority
- Highway 10 Planning and Advocacy Efforts

DRAFT

    - Council Directed to prioritize
- Armstrong West Comprehensive Plan Amendment
    - Future Business Park
        - Council Priority
    - Capstone Residential
    - Environmental Review (AUAR or EAW Required)
        - Capstone Residential Project will likely trigger mandatory review
        - Business Park Projects may trigger mandatory review
- ePermits Phase III
    - Ensure that the Project Manager for this task remains on task and within timeframe.
- Housing Assistance Policy Update
    - Several Projects have been completed, needing to reprioritize project type priorities
    - Need to strengthen financial component and work with Economic Development Authority
    - Planning Commission Sub-Committee
- Lower Rum River Watershed Management Organization (LRRWMO) Process Improvements
    - Previous Council concern expressed
    - Better integrate City and WMO process
- Development Fee Analysis
    - Several fees have changed
    - Compare holistic picture
    - Medium Priority pending completion of system plans drafts
- Rental License Program Implementation
    - Waiting for eLicensing to implement
    - Q2 2017
    - Council Priority
- Rum River Hills Comprehensive Plan Amendment (?)
    - Land Swap and Land Use Change
    - Need Planning Commission recommendation on land use plan
    - Request for subsidy/assistance – pending per land use discussion
- Communication and Support Hours for Planning Commission
    - Need to communicate more frequently regular updates to the Planning Commission
    - Planning Commission has expressed concern over roles, responsibilities, and overlap of other groups
    - Planning Commission Work Plan
    - Requested by Planning Commission
- More frequent development updates to the public
    - Numerous projects moving at same time
- Project Integration Coordination – (Planning Process requires continual integration with System Planning through several iterations. Not trying to manage all of these projects, but regular coordination with these practices needs some more focus/more frequent updates/meetings).
    - Parks
    - Engineering
    - Economic Development

DRAFT

Long Term Goals

The Community Development Department will use this opportunity as a pilot to see if this is a more effective structure moving forward. This is the original structure for the Department prior to 2008. The Department has significantly reduced Staffing levels to match existing workload, but sees an opportunity to make more effective use of talent within the Department long term.

Prepared by Tim Gladhill
Revised 1/18/2017 11:09 AM
H:\Personnel\Interim Structure\Interim Structure.Docx

DRAFT

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

CC Regular Session **7. 10.**

Meeting Date: 01/24/2017

Submitted For: Kurt Ulrich, Administrative Services

By: Jo Thieling, Administrative Services

Information

Title:

Adopt the 2017 City of Ramsey Legislative Platform

Purpose/Background:

Annually, the City of Ramsey adopts a *Legislative Platform* for the purpose of defining a list of Legislative priorities of specific interest to the City of Ramsey. Upon adoption by the City Council, Ramsey's Legislative Platform will be used to communicate City priorities to County, State and Federal officials. Additionally, this document will be used internally by staff to guide legislative working priorities for 2017.

Observations/Alternatives:

Below is a chart summarizing legislative-related issues that are considered significant to the City of Ramsey at this time. Of the eight issues outlined, two are new additions from last year. These two are regulations in regard to absentee balloting and the issue of Metropolitan Council governance. A detailed summary of each issue is attach as part of the City summary. Also included are the legislative platforms for Anoka County, the North Metro mayor's Association, the Metro Cities, and the League of Minnesota Cities.

Recommendation:

It is recommended that the City Council adopt the attached City of Ramsey Legislative Platform as presented, or as amended based upon discussion.

Action:

Motion to adopt the attached City of Ramsey 2017 Legislative Platform

Attachments

NMMA Leg
Metro Cities Leg
City Leg Plan
Anoka Co Leg

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	01/19/2017 04:34 PM
Form Started By: Jo Thieling		Started On: 01/18/2017 11:26 AM

Final Approval Date: 01/19/2017

North Metro Mayors

2017 Legislative Action Plan

North Metro Highway Construction Projects

- Assist Coon Rapids and Anoka to secure funding to construct third lanes on Trunk Highway 10 between Hanson Boulevard and 7th Avenue in Anoka.
- Assist Ramsey and Anoka to secure funding to construct all recommended Trunk Highway 10 Access Planning Study improvements.
- Assist Maple Grove to secure funding to complete Trunk Highway 610 and advocate for improvements through the Fish Lake split and expanding capacity on I-94 from Maple Grove to the west.
- Work with Brooklyn Center, Brooklyn Park, Hennepin County, the Minnesota Department of Transportation and the Metropolitan Council to resolve Trunk Highway 252 transportation system safety and congestion issues.
- Assist the North Metro I-35W Corridor Coalition in securing funding for implementation of recommendations of the Managed Lane Study between Minneapolis and Forest Lake.

Transportation Advocacy

- Support efforts to build a Trunk Highway 65 coalition.
- Support efforts to build a Trunk Highway 10 coalition.
- Work to secure wayfinding signage on recent road improvements to assist motorists in navigating to Osseo.
- Obtain street/roadway improvements at Highway 169 and County Road 81 within the Osseo boundary that reflect the character of Osseo.
- Work to improve bike/pedestrian access between Osseo and neighboring communities.
- Support efforts to relieve congestion on Highway 169 in the North Metro south of I-94.

Transportation Funding

- Work with the Minnesota Department of Transportation, legislative leadership and transportation committees, Governor's administration, Metropolitan Council, Minnesota Transportation Alliance and key congressional members and staff to secure increased transportation funding.

North Metro Transportation Improvement Projects

- Assist Blaine to provide significant capacity enhancements to Trunk Highway 65 including upgrading major intersections along the Trunk Highway 65 corridor.
- Assist Brooklyn Park, Maple Grove, Osseo and Champlin to secure funding for an interchange and other improvements to Highway 169 at 101st Avenue in Brooklyn Park.
- Assist Blaine to secure funding to reconstruct 105th Avenue through the National Sports Center.
- Assist Andover to serve funding for County State Aid Highway (CSAH) reconstruction/improvement projects.

Rail Crossings and Rail Safety

- Support funding for modernization and separation of rail-vehicle traffic as a critical matter of public safety and congestion relief along all major rail lines in the North Metro.
- Assist Coon Rapids to secure funding for an overpass/ rail grade crossing separation along the BNSF main line at Hanson and Coon Rapids Boulevards.
- Assist Ramsey to secure funding for road/rail separation at Ramsey Boulevard along the BNSF main line, adjacent to US Highway 10.
- Assist Ramsey to secure funding for road/rail separation at Sunfish Lake Boulevard along the BNSF main line, adjacent to US Highway 10.
- Assist MnDOT to secure funding for road/rail separation along the BNSF main line at Trunk Highway 47 in Anoka.

Fiscal Policy

- Work with the NMMA legislative delegation, League of Minnesota Cities, Metro Cities, Anoka County, Ramsey County and other stakeholders to be sure the collective North Metro voice is heard and ensure that the Local Government Aid and Metro Area Fiscal Disparities programs remain intact. Advocate for NMMA perspectives in debates over comprehensive tax reform proposals.
- Support and advocate for TIF legislation sought by member cities for and support the use of TIF as a tool for cities to promote economic development.
- Continue to join with other county and city organizations opposing reverse referendum.
- Oppose legislative efforts to restrict city use of, or add a reverse referendum process, to the gas and electric franchise fee statutes.

Who We Are

The North Metro Mayors Association was created in 1987 to serve as the non-profit champion organization to encourage private and public investments in the northern suburbs.

Within our territory, which is defined by legislative districts, member cities represent more than 466,000 residents in Andover, Anoka, Blaine, Brooklyn Center, Brooklyn Park, Champlin, Circle Pines, Coon Rapids, Lexington, New Brighton, New Hope, Maple Grove, Mounds View, Osseo, Ramsey and Spring Lake Park.

Community Partners, which include multiple chambers of commerce, non-profits and businesses of all sizes, help demonstrate our united front in sustaining and growing the North Metro.

Governance

- Work with the League of Minnesota Cities, Metro Cities and other local government partners in a collaborative manner to advance key local governmental legislative objectives.
- Support legislation for staggered terms for Metropolitan Council members.
- Support efforts to provide elected city officials significant participation in nominating Metropolitan Council Board Members.
- Engage NMMA Community Partners in legislative efforts to more effectively carry the NMMA message to elected officials and the governor's administration.
- Conduct legislative candidate forums in NMMA member city districts to inform candidates on NMMA issues and to assist voters in determining their choices.

Water

- Support efforts of the NMMA Water Work Group to establish policy positions on water issues.
- Engage NMMA stakeholders to endorse and promote regional water supply facilities.
- Assist Champlin to secure funding for the restoration of the Champlin Mill Pond Deep Water Habitat/Fishery.
- Monitor the Minnesota Pollution Control Agency and potential regulation changes which would make it more difficult for cities to develop closed dump sites.
- Support funding to assist cities in fighting invasive plant species in North Metro lakes and rivers.

Additional Issues

- Support the Minnesota Pollution Control Agency and Andover's efforts to secure funding for removing the hazardous waste pit at the Waste Disposal Engineering (WDE) Landfill.
- Support consistent application of state housing financing programs to help facilitate local housing goals in addition to state goals.
- Support New Brighton's efforts to move their local elections to the even numbered year.
- Support legislation creating early voting opportunities that create administrative and financial efficiencies for local governments.

NMMA Contacts

Jill Brown
Executive Director
(612) 889-2611
jillcbrown@msn.com

Becca Pryse
Government Relations
(612) 490-2651
beccap@ewald.com

Bob Benke
Government Relations
(612) 669-0274
bobbenke@comcast.net

Troy Olsen
Government Relations
(763) 381-7894
troyo@ewald.com

2017

Legislative Policies

Metro Cities

Association of Metropolitan Municipalities
145 University Ave. W.
St. Paul, Minnesota 55103-2044
*Phone**: (651) 215-4000***

Website: ***www.MetroCitiesMN.org*** *Fax:* ***(651) 281-1299*** *Twitter:* ***@MetroCitiesMN***

Ms. Patricia Nauman
Executive Director
(651) 215-4002
Patricia@MetroCitiesMN.org

Mr. Charlie Vander Aarde
Gov't Relations Specialist
(651) 215-4001
Charlie@MetroCitiesMN.org

Mr. Steven Huser
Gov't Relations Specialist
(651) 215-4003
Steven@MetroCitiesMN.org

Ms. Laurie Jennings
Office Manager
(651) 215-4004
Laurie@MetroCitiesMN.org

Table of Contents

Municipal Revenue & Taxation 1

1-A State and Local Fiscal Relationship 1
1-B Revenue Diversification and Access 2
1-C Restrictions on Local Government Budgets 2
1-D Budget and Financial Reporting Requirements 3
1-E Local Government Aid (LGA) 3
1-F State Property Tax Relief Programs 4
1-G Property Valuation Limits/Limited Market Value 4
1-H Market Value Homestead Exclusion Program 4
1-I Metropolitan Area Fiscal Disparities Program 5
1-J Constitutional Tax and Expenditure Limits 5
1-K State Property Tax 6
1-L Class Rate Tax System 6
1-M Regional Facility Host Communities 6
1-N Sales Tax on Local Government Purchases 6
1-O City Revenue Stability and Fund Balance 7
1-P Public Employees' Retirement Association (PERA) 7
1-Q State Program Revenue Sources 8
1-R Post-Employment Benefits 8
1-S Health Care Insurance Programs 8
1-T State Budget Stability 8
1-U Taxation of Electronic Commerce 9
1-V Payments for Services to Tax Exempt Property 9
1-W Proceeds from Tax Forfeited Property 9

General Government 11

2-A Mandates, Zoning & Local Authority 11
2-B City Enterprise Activities 11
2-C Firearms on City Property 11

2-D 911 Telephone Tax 12
2-E 800 MHz Radio System 12
2-F Building Codes 12
2-G Administrative Fines 13
2-H Residential Programs 13
2-I Annexation 14
2-J Housing Ordinance Enforcement 14
2-K Statewide Funding Sources for Local Issues with Regional Impact 15
2-L Urban Forest Management Funding 15
2-M Regulation of Harmful Substances and Products 16
2-N Private Well Drilling Restriction Authority 16
2-O Organized Waste Collection 16
2-P Election Administration 17
2-Q Utility Franchise Fees, Accountability and Cost Transparency 17
2-R Water Supply 18
2-S Regulation of Massage Therapists 19

Housing & Economic Development 20

Policies 3-A to 3-I: Introduction 20
3-A City Role in Housing 20
3-B City Role in Affordable and Life Cycle Housing 21
3-C Inclusionary Housing 21
3-D Metropolitan Council Role in Housing 22
3-E Allocation of Affordable Housing Need 23
3-F Housing Performance Scores 24
3-G State Role in Housing 25
3-H Federal Role in Affordable and Workforce Housing 27
3-I Vacant, Boarded, and Foreclosed Properties and Properties at Risk 28
3-J Economic Development, Redevelopment and Workforce Readiness 28
3-J (1) Economic Development 29
3-J (2) Redevelopment 30
3-J (3) Workforce Readiness 31
3-K Tax Increment Financing 31
3-L Eminent Domain 33
3-M Community Reinvestment 34

3-N Business Incentives Policy 34
3-O Broadband Technology 35
3-P City Role in Environmental Protection and Sustainable Development 36
3-Q Impaired Waters 36

Metropolitan Agencies 39

4-A Goals and Principles for Regional Governance 39
4-B Regional Governance Structure 40
4-C Comprehensive Analysis and Oversight of Metropolitan Council 40
4-D Funding Regional Services 41
4-E Regional Systems 41
4-F Regional Water Supply Planning 42
4-G Review of Local Comprehensive Plans 43
4-H Comprehensive Planning Process 44
4-I Comprehensive Planning Schedule 44
4-J Local Zoning Authority 44
4-K Regional Growth 45
4-L Natural Resource Protection 46
4-M Inflow and Infiltration (I/I) 47
4-N Sewer Availability Charge (SAC) 48
4-O Funding Regional Parks & Open Space 49
4-P Livable Communities 49
4-Q Density 50

Transportation 51

5-A Transportation Funding 51
5-B Regional Transit System 52
5-C Transit Financing 53
5-D Street Improvement Districts 53
5-E Highway Turnbacks & Funding 54
5-F "3C" Transportation Planning Process: Elected Officials' Role 54
5-G Photo Enforcement of Traffic Laws 55
5-H Airport Noise Mitigation 55
5-I Funding for Non-Municipal State Aid (MSA) City Streets 55
5-J County State Aid Highway (CSAH) Distribution Formula 56

5-K Municipal Input/Consent for Trunk Highways and County Roads 56
5-L Plat Authority 57
5-M City Speed Limit Control 57
5-N MnDOT Maintenance Budget 57
5-O Transit Taxing District 58
5-P Complete Streets 58

Committee Rosters 59

Housing & Economic Development 59
Metropolitan Agencies 61
Municipal Revenue & Taxation 62
Transportation & General Government 63

Municipal Revenue & Taxation

1-A State and Local Fiscal Relationship

Metro Cities supports a strong state and local fiscal relationship that emphasizes adequacy, equitability and accountability for public resources, and effective communication among the state, its cities, and the public about the roles and responsibilities of state and local governments. Services provided by cities have traditionally been funded through a combination of property taxes, fees/charges and state aids. Increasingly, cities are bearing more responsibility for the costs for services that have historically been the responsibility of the state.

Metro Cities supports a state and local fiscal relationship that affirms the goal of all citizens receiving adequate levels of basic public services at relatively similar levels of taxation, that compensates cities for service costs created by non-taxpaying users of city services, that reduces tax burden disparities among communities, and that assists cities with high needs and relatively low fiscal capacities.

Metro Cities supports a strong state and local fiscal partnership that emphasizes the following principles:

- Strong financial stewardship and accountability for public resources that emphasizes maximizing efficiencies in service delivery and effective communication between the state and local units of government, and to the public, about state and local roles and responsibilities;

- Certainty and predictability in revenue sources including the property tax and local government aids, and the use of dedicated funds that meet specific local government needs. Metro Cities opposes the diversion of such dedicated funds to help balance state budgets;

- Adequate revenue sources available to cities that allow the needs of cities to be met, mandates to be funded, and that maintain our state's economic vitality and competitiveness;

- Adequate and timely notification regarding new legislative programs or modifications to existing state programs or policies to allow cities sufficient time to plan for implementation; and

- Metro Cities supports the concept of performance measuring, but opposes using state established local performance measurements to determine the allocation of state aids to local governments, or to deny local governments the authority to establish their own budgets and levies, as such measurements do not well account for varying local needs and circumstances.

1-B Revenue Diversification and Access

Metro Cities supports a balanced and diversified revenue system that acknowledges the diversity in city characteristics, needs and revenue capacities, and allows for greater stability in revenues. A diminishment in state aids creates severe challenges for many cities in the provision of public services and increased reliance on the property tax.

Metro Cities supports greater access to other tax and revenue sources, and statutory modifications that allow cities to impose a local option sales tax for public improvements, without the need for special legislation.

Metro Cities supports laws that provide for municipal franchise fee authority, and opposes statutory changes such as reverse referendum requirements or other constraints that would reduce local authority and flexibility for establishing, amending, or renewing franchise fees.

Metro Cities supports increasing statutory investment alternatives for cities. Such alternatives should balance the safeguarding of investment assets with a city's demonstrated financial record.

Metro Cities supports having local sales tax referendums conducted at a general or special election. The Legislature should recognize the equity considerations involved with local sales taxes, and continue to provide aids to cities that have high needs, overburdens and/or low fiscal capacity.

1-C Restrictions on Local Government Budgets

Metro Cities strongly opposes levy limits and other restrictions on local government budgeting processes. Levy limits undermine local budgeting processes, planned growth, and the relationship between locally elected officials and their residents by allowing the state to decide the appropriate level of local taxation and services, despite varying local conditions and circumstances.

Metro Cities also opposes the imposition of artificial mechanisms such as valuation freezes, payroll freezes, reverse referenda, super majority requirements for levy, or other limitations to the local government budget and taxing process.

1-D Budget and Financial Reporting Requirements

State laws require cities to prepare and submit or publish numerous budget and financial reports. These requirements often add significant costs to cities, and many requirements often result in duplication. Any additional reporting requirements should **have a clearly defined statement of public purpose and need that is not currently covered under existing reporting requirements and** be weighed to balance the need for additional information with the costs to cities of compiling and submitting this information.

In light of the numerous existing reporting requirements, Metro Cities supports reducing the number of mandated requirements. **Metro Cities supports efforts to consolidate municipal government financial reporting requirements in the Office of the State Auditor, including an electronic submission alternative to any remaining paper filing requirements, and to authorize the use of web publication where newspaper publication is currently required.**

1-E Local Government Aid (LGA)

Metro Cities supports Local Government Aid (LGA) as a means of ensuring that all cities are able to provide basic public services without over-burdening the property tax. Metro Cities' policies also recognize that our state's prosperity and vitality depend significantly upon the strength of the metropolitan region.

Metro Cities supports the 2013 modifications to the LGA program that will help better address the needs of cities across the state, and those of metro cities in their support of the state's economic growth.

To ensure an adequate appropriation level for the program, Metro Cities supports increasing the LGA appropriation to at least its 2003 funding level, at which time the appropriation was originally set by the Legislature at $586.8 million.

Metro Cities also supports adjusting the LGA appropriation for inflation and population growth in future years, to assure that the program can continue to meet cities' needs and move toward a more geographically equitable distribution as intended under the new structure.

Metro Cities supports formula-based allocations for increases to the LGA appropriation. Metro Cities strongly opposes freezes of the LGA appropriation, or reductions of LGA for the purpose of balancing state budget deficits. Metro Cities also opposes artificial limits or reductions that single out specific communities.

1-F State Property Tax Relief Programs

Metro Cities supports state funded property tax relief programs that are paid directly to homestead property taxpayers such as the circuit breaker and enhanced targeting for special circumstances and supported the 2013 legislative expansion of these programs. Metro Cities also supports the state renter's credit program. Metro Cities supports an analysis of the state's property tax relief programs to determine their effectiveness and equity in providing property tax relief to individuals and families across the state.

Metro Cities supports efforts by the MN Department of Revenue to expand outreach and notification efforts about state property tax relief programs to homeowners, and notification of these programs to local units of government to help increase these efforts. Metro Cities also supports legislative modifications to these programs that make tax relief payments to taxpayers automatic.

Metro Cities supports the use of the Department of Revenue's "Voss" database to link income and property values, and the consideration of income relative to property taxes paid in determining eligibility for state property tax relief programs. Updates to the database should occur in a timely manner and data reviewed periodically to ensure the database's accuracy and usefulness.

1-G Property Valuation Limits/Limited Market Value

Metro Cities strongly opposes the use of artificial limits in valuing property at market for taxation purposes, since such limitations shift tax burdens to other classes of property and create disparities between properties of equal value.

1-H Market Value Homestead Exclusion Program

The Market Value Homestead Exclusion Program (MVHE) provides property tax relief to qualifying homesteads, through reductions in property tax values, which shifts property taxes within jurisdictions. The MVHE replaced a former Market Value Homestead Credit Program, which provided credits on local government tax bills to qualifying properties, with reimbursements provided by the state to local governments.

Metro Cities opposes restoration of the former Market Value Homestead Credit, as reimbursements to local governments were inconsistent, and encourages further study of the exclusion program, with input by city officials, to determine the program's overall efficacy and its effects on local tax bases.

1-I Metropolitan Area Fiscal Disparities Program

The Metropolitan Area Fiscal Disparities Program, enacted in 1971, was created for the purposes of:

- providing a way for local governments to share in the resources generated by the growth of the metropolitan area without removing existing resources;
- promoting orderly development of the region by reducing the impact of fiscal considerations on the location of business and infrastructure;
- establishing incentives for all parts of the area to work for the growth of the area as a whole;
- helping communities at various stages of development; and
- encouraging protection of the environment by reducing the impact of fiscal considerations to ensure protection of parks, open space and wetlands.

Metro Cities supports the Fiscal Disparities Program. Metro Cities opposes any diversion from the fiscal disparities pool to fund specific programs or projects as this would contradict the purposes of the program. Metro Cities recognizes that laws enacted in the 2013 legislative session to assist the expansion for the Mall of America were not in accordance with Metro Cities' legislative policy on fiscal disparities. This law should not serve as a precedent for future legislative action with respect to funding specific projects or programs out of the fiscal disparities pool.

Legislation that would modify or impact the fiscal disparities program should only be considered within a framework of comprehensive reform efforts of the state's property tax, aids and credits system. Any proposed legislation that would modify or impact the fiscal disparities program must be evaluated utilizing the criteria of fairness, equity, stability, transparency and coherence in the treatment of cities and taxpayers across the metropolitan region, and must continue to serve the program's intended purposes.

Metro Cities opposes legislation that would allow for capturing and pooling growth in residential tax capacity to fund specific programs or objectives.

Further studies or task forces to consider modifications to the fiscal disparities program must include participation and input from metropolitan local government representatives.

1-J Constitutional Tax and Expenditure Limits

Metro Cities strongly opposes including tax and expenditure limits in the state constitution. This would eliminate any flexibility on the part of the Legislature or local governments to respond to unanticipated critical needs, emergencies, or fluctuating economic situations. When services such as education, public safety and health care require increased funding beyond the overall limit, experiences in at least one other state indicate that other publicly funded services receive less than adequate

resources. Constitutional limits result in a reduced base during times of economic downturn and the inability to recover to previous service levels when economic prosperity returns.

1-K State Property Tax

The state levies a property tax on commercial/industrial and cabin property. Since cities' only source of general funds is the property tax, Metro Cities strongly opposes extension of the state-levied property tax to additional classes of property. Metro Cities opposes using the statewide property tax to fund specific programs or objectives generally funded through general state income and sales tax revenue.

In the interest of increasing transparency, Metro Cities supports efforts to have the state provide information on the property tax statement regarding the state property tax. Metro Cities opposes exempting specific classes of property under the tax as such exemptions shift the costs of the tax onto other classes of property.

1-L Class Rate Tax System

Metro Cities opposes elimination of the class rate tax system, or applying future levy increases to market value, since this would further complicate the property tax system.

1-M Regional Facility Host Communities

Municipalities hosting regional facilities (such as utilities, landfills or aggregate mining) incur costs and community impacts such as environmental damage or lost economic development opportunities. Communities should be compensated for the impacts of these facilities, which provide benefits to the region and state. **Metro Cities supports legislative efforts to offset the negative impacts of these facilities and activities on host communities.** Metro Cities would prefer that cities and townships be allowed to collect a host fee that may be adjusted when state decisions impact those fees.

1-N Sales Tax on Local Government Purchases

Metro Cities supports the reinstatement of the sales tax exemption for purchases of goods and services made by cities.

To ensure that citizens receive the full benefit of this exemption, the law should treat purchases of all local government units the same, including purchases made by special taxing districts, joint powers entities, or any other agency or instrumentality of local government.
In 2015, the Legislature delayed the effective date of the exemption for purchases by joint powers entities, housing and economic development authorities and other special

districts until January, 2017. Metro Cities supports a law change to immediately effectuate the exemption for these entities. Metro Cities opposes further delays in the application of this law.

Metro Cities supports granting an extension of the motor vehicle sales tax exemption to all municipal vehicles that are used for general city functions and are provided by governmental entities. Currently, only certain vehicles, including road maintenance vehicles purchased by townships, and municipal fire trucks and police vehicles not registered for use on public roads, are exempt from the MVST.

Metro Cities supports simplifying the process around the exemption for construction materials, which is currently complex and cost ineffective, or converting the process to a refund program.

1-O City Revenue Stability and Fund Balance

Metro Cities opposes state attempts to control or restrict city fund balances. These funds are necessary to maintain fiscal viability, meet unexpected or emergency resource needs, purchase capital goods and infrastructure, provide adequate cash flow and maintain high level bond ratings.

1-P Public Employees' Retirement Association (PERA)

Metro Cities supports employees and cities sharing equally in the cost of necessary contribution increases and a 60% employer/40% employee split for the PERA Police and Fire Plan. Metro Cities also supports state assistance to local governments to cover any additional contribution burdens placed on cities over and above contribution increases required by employees. Cities should receive sufficient notice of these increases so that they may take them into account for budgeting purposes.

Metro Cities opposes benefit improvements for active employees or retirees until the financial health of the PERA General Plan and PERA Police and Fire Plan are restored.

Metro Cities supports modifications to help align PERA contributions and costs, and reduce the need for additional contribution increases, including a modification of PERA eligibility guidelines to account for temporary, seasonal and part-time employment situations, the use of pro-rated service credit and a comprehensive review of exclusions to simplify eligibility guidelines. Further employer contribution rate increases should be avoided until other cost alignment mechanisms are considered.

1-Q State Program Revenue Sources

Metro Cities opposes any attempt by the state to finance programs of statewide value and significance that are traditionally funded with state revenues, with local revenue sources such as municipal utilities or property tax mechanisms. Statewide programs serve important state goals and objectives, and should be financed through traditional state revenue sources such as the income or sales tax.

Metro Cities further opposes substituting traditionally state funded programs with funding mechanisms that would disparately affect taxpayers in the metropolitan area.

1-R Post-Employment Benefits

Metro Cities supported enacted statutory changes that allow local governments to establish trusts from which to fund post-employment health and life insurance benefits for public employees, with participation by cities on a strictly voluntary basis, in recognition that cities have differing local needs and circumstances. Cities should also retain the ability to determine the level of post-employment benefits to be provided to employees.

1-S Health Care Insurance Programs

Metro Cities supports legislative efforts to control health insurance costs, but opposes actions that undermine local flexibility to manage rising insurance costs. Metro Cities encourages a full examination of the rising costs of health care and the impacts on city employers and employees. Metro Cities also supports a study of the fiscal impacts to both cities and retirees of pooling retirees separately from active employees.

1-T State Budget Stability

Metro Cities strongly supports a state revenue system that provides for stability, flexibility and adequacy in the system, reduces the volatility of state revenues and improves the long term balance of state revenues and expenditures. Metro Cities supports a statutory budget reserve minimum that is adequate to manage risks and fluctuations in the state's tax system and a cash flow reserve account of sufficient size so that the state can avoid short term borrowing to manage cash flow fluctuations.

Metro Cities also supports an examination of the property tax system and the relationships between state and local tax bases, with an emphasis on state budget cuts and their impact on property taxes. State budget deficits must be balanced with statewide sources and must not further reduce funding for property tax relief programs

and aids to local governments that result in local governments bearing more responsibility for the costs of services that belong to the state.

1-U Taxation of Electronic Commerce

Metro Cities supports efforts to develop a streamlined sales and use tax system to simplify sales and use tax collection and administration by retailers and states. Metro Cities supports policies that encourage remote retailers to collect and remit state sales taxes in states that are complying with the Streamlined Sales and Use Tax Agreement.

Metro Cities opposes legislation that allows accommodation intermediaries such as online travel companies a tax exemption that terminates obligations to pay hotel taxes to state and local governments, or otherwise restricts legal actions by states and localities. In 2011 the Legislature clarified that these services are subject to state sales tax. Metro Cities supports additional statutory changes to further clarify that all lodging taxes, whether administered by the state or locally, apply to total charges, including charges for services provided by accommodation intermediaries.

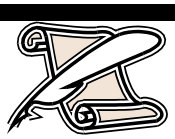
1-V Payments for Services to Tax Exempt Property

Metro Cities supports city authority to collect payments from tax exempt property owners to cover the costs of services to those entities, similar to statutory authority for special assessments. Metro Cities opposes legislation that would exempt non-profit entities from paying user fees and service charges.

1-W Proceeds from Tax Forfeited Property

Metro Cities supports changes to state laws governing the proceeds for tax forfeited properties. Currently, counties are allowed to recover administrative costs related to a property before other allocations are made and the law allows for the county to recoup a percentage of assessment costs once administrative costs are allocated. The result is often no allocation or a very low allocation, and usually insufficient level of proceeds available for covering special assessments, unpaid taxes and fees to cities. State processes addressing tax-forfeited properties can have implications for local land use plans and requirements and can result in unexpected and significant fiscal impacts on local communities. The current process also does not require the repayment of unpaid utility charges, or building and development fees.

Metro Cities supports statutory changes that balance repayment of unpaid taxes and assessments, utility charges and other fees and that more equitably allocates the distribution of proceeds between counties and cities.



General Government

2-A Mandates, Zoning & Local Authority

Metro Cities opposes statutory changes that erode local authority or create additional mandates that add to local costs without a corresponding state appropriation or funding mechanism. New unfunded mandates potentially increase property taxes, which impedes cities' ability to fund traditional service needs.

Metro Cities believes that zoning decisions should be made at the local level. Metro Cities supports legislation to give local officials greater authority and discretion to approve or deny variances in order to allow flexibility in responding to land use needs of their own community.

Metro Cities also supports legislation to remove barriers to uniform zoning ordinance amendment processes for all cities, regardless of city size classification.

To allow for greater collaboration and flexibility in providing local services, Metro Cities encourages the removal of barriers or hurdles to cooperation and coordination between cities and other units of government or entities. Metro Cities supports local decision-making authority.

2-B City Enterprise Activities

Creation of an enterprise operation allows a city to provide the desired service while maintaining financial and management control. The state should refrain from infringing on this ability to provide and control services for the benefit of community residents.

Metro Cities supports cities having authority to establish city enterprise operations in response to community needs, local preferences, state mandates or to ensure residents' quality of life.

2-C Firearms on City Property

Cities should be allowed to prohibit handguns and other weapons in city-owned buildings, facilities and parks. This would allow locally elected officials to determine whether to allow permit-holders to bring guns into municipal buildings, liquor stores, city council chambers and city sponsored youth activities. It is not Metro Cities' intention for cities to have the authority to prohibit legal weapons in parking lots, on city streets, city

sidewalks or on locally approved hunting land.

Metro Cities supports local control to allow or prohibit handguns and other weapons on city-owned property.

2-D 911 Telephone Tax

Public safety answering points (PSAPs) must be able to continue to rely on state 911 revenues to pay for upgrades and modifications to local 911 systems, maintenance and operational support and dispatcher training.

Metro Cities supports state funding for technology and training necessary to provide the number and location of wireless and voice over internet protocol (VoIP) calls to 911 on computer screens and transmit that data to police, fire and first responders.

2-E 800 MHz Radio System

Metro Cities urges the Legislature to provide cities with the financial means to obtain required infrastructure and subscriber equipment (portable and mobile radios) as well as provide funding for operating costs, since the prime purpose of this system is to allow public safety agencies and other units of government the ability to communicate effectively.

Metro Cities supports the work of the Metropolitan Emergency Services Board (previously the Metropolitan Radio Board) in implementing and maintaining the 800 MHz radio system, as long as cities are not forced to modify their current systems or become a part of the 800 MHz Radio System unless they so choose.

2-F Building Codes

Thousands of new housing units are constructed annually in the metro area. Structural and water intrusion problems have surfaced in many houses and commercial buildings built in the last 20 years. These problems have resulted in dissatisfied homeowners and conflicts among the state, builders and cities.

Metro Cities supports an equitable distribution of fees from the Construction Code Fund, with proportional distribution based on the area of enforcement where the fees were received. Metro Cities further supports a joint effort by the state, cities and builders to collectively identify appropriate uses for the fund, including education, analysis of new materials and construction techniques, building code updating, building inspector training, and development of performance standards and identification of construction "best practices."

Metro Cities supports including the International Green Construction Code as an

'optional appendix' to the State Building Code to allow cities to utilize appropriate parts of those guidelines in their communities. Metro Cities also supports adopting the international energy conservation code to the state building code without amendments. Metro Cities does not support legislative solutions that fail to recognize the interrelationships among builders, state building codes and cities. Metro Cities supports efforts to increase awareness of the potential impacts and benefits of requiring sprinklers in new homes and townhouses and supports discussion and the dissemination of information around these impacts via the code adoption process through the Department of Labor and Industry.

2-G Administrative Fines

Traditional methods of citation, enforcement and prosecution have met with increasing costs to local units of government. The use of administrative fines is a tool to moderate those costs. **Metro Cities supports the administrative fine authority granted to allow cities to issue administrative fines for defined local traffic offenses and supports further modifications to enhance the workability of the authority. Metro Cities continues to support all cities' authority to use administrative fines for regulatory ordinances such as building codes, zoning codes, health codes, and public safety and nuisance ordinances.**

Metro Cities supports the use of city administrative fines, at a minimum, for regulatory matters that are not duplicative of misdemeanor or higher level state traffic and criminal offenses. Metro Cities also endorses a fair hearing process before a disinterested third party.

2-H Residential Programs

Sufficient funding and oversight is needed to ensure that residents living in residential programs have appropriate care and supervision and that neighborhoods are not disproportionately impacted by high concentrations of residential programs. Historically, federal and state laws have discouraged the concentration of residential group homes so as not to promote areas that reinforce institutional quality settings.

Under current law, operators of certain residential programs are not required to notify cities when they intend to purchase single-family housing for this purpose. Cities do not have the authority to regulate the locations of residential programs. Cities have reasonable concerns about high concentrations of these facilities in residential neighborhoods, and additional traffic and service deliveries surrounding these facilities when they are grouped closely together. Municipalities recognize and support the services residential programs provide. However, cities also have an interest in preserving balance between residential programs and other uses in residential neighborhoods.

Providers applying to operate residential programs should be required to notify the city when applying for licensure so as to be informed of local ordinance requirements as a

part of the application process. Licensing agencies should be required to notify the city of properties receiving licensure to be operated as residential programs.

Metro Cities supports statutory modifications to require licensed agencies and licensed providers that operate residential programs to notify the city of properties being operated as residential programs. Metro Cities also supports the establishment of appropriate non-concentration standards for residential programs, to prevent clustering, and supports enforcement of these rules by the appropriate county agencies.

2-I Annexation

Attempts have been made in recent years to reduce tensions between cities and townships around annexations. A Municipal Boundary Adjustment Task Force, whose work was published in 2009, worked to develop recommendations regarding best practices annexation training for city and township officials to better communicate and jointly plan potential annexations. While the task force was able to define the differences between cities and townships on the issue of annexation, no significant advancements were made in creating best practices.

Metro Cities supports continued legislative efforts to develop recommendations regarding best practices annexation training for city and township officials to better communicate and jointly plan potential annexations. Further, Metro Cities supports substantive changes to the state's annexation laws that will lead to better land use planning, energy conservation, greater environmental protection, fairer tax bases, clarification of fee reimbursement and fewer conflicts between townships and cities. Metro Cities also supports technical annexation changes that have been agreed to by cities and townships.

2-J Housing Ordinance Enforcement

In 2008, the Minnesota State Supreme Court ruled in Morris v. Sax that certain provisions of the city of Morris' rental housing code were invalid because there were subjects dealt with under the state building code and the city was attempting to regulate these areas "differently from the state building code."

Minnesota Statutes section 16B.6s subdivision 1 states: "The state building code applies statewide and supersedes the building code of any municipality. A municipality must not by ordinance or through development agreement require building code provisions regulating components or systems of any residential structure that are different from any provision of the state building code."

Metro Cities supports the ability of cities to enforce all housing codes passed by a local municipality to maintain its housing stock.

2-K Statewide Funding Sources for Local Issues with Regional Impact

Many issues including, but not limited to, the implementation of a metropolitan area groundwater monitoring network, emerald ash borer management and the cleanup of storm-water retention ponds, come with significant local costs, and have impacts that reach beyond municipal boundaries.

Metro Cities supports the availability of statewide funding sources to address local issues that have regional or statewide significance or are caused by state or regional actions. Metro Cities opposes the requirement of enacting ordinances more restrictive than state law in exchange for access to these funds.

2-L Urban Forest Management Funding

Urban forests are an essential part of city infrastructure. Dutch elm disease, oak wilt disease, drought, storms, and emerald ash borer threaten public investments in trees. The costs for controlling these issues can be greatly consequential for city budgets. The Minnesota Department of Natural Resources, through its Urban and Community Forestry program, and the Minnesota Department of Agriculture, through its Shade Tree and Invasive Species program, currently have regulatory authority to direct tree sanitation and control programs. Although these programs allow for addressing some tree disease, pest, and other problems, funding levels have been inadequate to meet the need of cities to build capacity for urban tree programs and respond to catastrophic problems.

Cities share the goal of the state's Re-leaf Program—promoting and funding the inventory, planning, planting, maintenance, and improvement of trees in cities throughout the state. In addition, economic and environmental gains for storm water management, climate change mitigation, air quality management, tourism, recreation, and other benefits must be protected from tree loss. A lack of timely investment in urban forests costs cities significantly more in the long run.

Cities are facing immediate costs for the identification, removal, replacement, and treatment of emerald ash borer (EAB) as it spreads across the state. The state has no program to assist cities in covering those expenses.

Metro Cities supports funding for a state matching grant program to assist cities with building capacity for urban forest management and meeting the costs of preparing for, and responding to, catastrophic urban forest problems. Specifically, direct grants to cities are desperately needed for the identification, removal, replacement, and treatment of trees related to management of EAB. The state should establish an ongoing grant program with annual funding that is usable for those activities.

2-M Regulation of Harmful Substances and Products

In metropolitan regions where most cities share boundary lines with other cities, local bans of harmful drugs and substances such as synthetic drugs, which have been found to dangerous, do not eliminate access to these products unless all cities take the same regulatory action.

Metro Cities supports the statewide regulation and prohibition of products or substances in circumstances where there is evidence that the products present a danger to anyone who uses them, for which there is broad local support for a ban and for which corresponding regulatory issues have regional or statewide significance.

In addition, the Legislature should provide for the regulation of products that are known to damage water quality, sewer collection, and storm and wastewater treatment systems, not just at the treatment and infrastructure maintenance levels, but at the consumer and manufacturing levels, through accurate labeling of products, public education, and recycling and re-use programs.

2-N Private Well Drilling Restriction Authority

Cities are authorized to enact ordinances that disallow the placement of private wells within city limits to ensure both water safety and availability for residents and businesses. Municipal water systems are financially dependent upon users to operate and maintain the system. A loss of significant rate payers as a result of unregulated private well drilling would economically destabilize water systems and could lead to contamination of the water supply.

Metro Cities supports current law authorizing cities to regulate and prohibit the placement of private wells within municipal utility service boundaries and opposes any attempt to remove or alter that authority. **Metro Cities supports funding that can be used to cap private wells.**

2-O Organized Waste Collection

Cities over 1,000 in population are required by law to ensure all residents have solid waste collection available to them. A city can meet the statutory requirement by licensing haulers to operate in an open collection system, authorize city employees to collect waste, or implement organized collection through one or multiple haulers to increase efficiency, reduce truck traffic and control costs to residents.

Metro Cities supports current laws that allow cities to work with existing haulers to achieve the benefits of organized collection or investigate the merits of organized collection without the pressure of a rigid timeline and requirement to pass 'an intent to organize' at the beginning of the discussion process. Metro Cities opposes any legislation that would further increase the cost or further complicate the process

cities are required to follow to organize waste collection or prohibit cities from implementing, expanding or using organized waste collection.

2-P Election Administration

Cities play a critical role in managing and ensuring the integrity of elections. Any changes made to election laws should not place undue financial or administrative burdens on local governments. **Additional costs resulting from election law changes should be the responsibility of the state.**

Eligible voters in Minnesota may vote by absentee ballot prior to Election Day. Starting 46 days before the election, a voter can request, receive and cast an absentee ballot in one visit to their county or city election offices.

As more and more voters choose to vote early with absentee balloting, improvements must be made to increase efficiency of administering absentee balloting before Election Day, reduce the potential for errors and to improve voter experience.

Metro Cities supports:

- **New 2016 laws allowing in-person absentee voters to place their ballots in a secure tabulator instead of a series of envelopes to be processed after the voter has left the building;**
- **Establishing an earlier deadline for ending in-person absentee voting;**
- **Revising absentee ballot regulations to allow any person 18 and older to witness the absentee process and sign the envelope as a witness; and**
- **Authorizing cities with health care facilities to schedule election judges to conduct absentee voting at an earlier date in health care facilities.**

2-Q Utility Franchise Fees, Accountability and Cost Transparency

Minnesota cities are authorized by Minnesota statutes M.S. 216B and 301B.01 to require a public utility (gas or electric) that provides services to the city or occupies the public right of way within a city to obtain a franchise. Several metro area cities have entered into such agreements which require that the utility pay a fee to help offset the costs of maintaining the right of way.

Cities are also adopting energy policies that often result in the use of renewable energy resources to light or heat public facilities. Policies and programs have also been instituted in cooperation with the public utility franchisee to increase energy efficiency for all users. Cities also contract, at city expense, with public utilities to “underground” wires.

The State of Minnesota has also adopted legislation that requires energy companies to provide more of its electric energy from renewable sources. The specific amounts vary by type of utility.

Metro Cities supports:

- **State policies adopted by legislation or through rules of the Public Utility Commission that provide cities with the authority to include city energy policies and priorities in a franchise or similar agreement with a franchisee; and**

- **Greater accountability and transparency for city paid costs associated with underground utility and similar work performed by electric utilities as part of a local project.**

2-R Water Supply

Municipal water suppliers are charged with meeting the water supply needs of their communities and work to do so with safe, reliable and cost effective systems that are sustainable both for established cities and for all future growth.

The aquifers in the metropolitan area cross municipal boundaries and therefore require a coordinated regional approach to planning for their future availability. Currently, approximately 75% of municipal water supply in the metropolitan area comes from groundwater. With proper management of the resource, the current water supply in the region is adequate; however, Metropolitan Council projections predict localized declines in aquifer availability due to population growth estimates if current usage levels are maintained.

Regulation of water is complex and compartmentalized. Various agencies permit its use, plan for its availability, regulate stormwater, treat wastewater and protect the safety of water. To ensure that water supply remains adequate and sustainable across the region, we must understand how much water can be sustainably drawn from the aquifers and what effect increases in re-use, conservation and recharge can have on the sustainability and availability of both groundwater and surface water. Many of these strategies cross agency jurisdictions and will require improved coordination and cooperation.

Municipal water suppliers have made significant infrastructure investments in their systems based on calculated water availability and DNR permits. Proposals to reduce the reliance on groundwater by switching municipal water systems from groundwater to surface water supplies will come with significant costs that could place excessive burdens on local resources.

The outcomes and benefits of re-balancing the mix of groundwater and surface water use for specific municipalities and the region must be identifiable before any projects are undertaken. The sustainability of our water supply is an issue of regional and statewide significance and the expense of any necessary projects that benefit the region should not

fall on individual cities. Any attempts to address water supply sustainability must also take into account all water users, including municipal water suppliers, industry, private wells, agriculture and contamination containment.

The metropolitan region must consider the effects of groundwater use beyond the borders of the metropolitan area on the region's groundwater availability and the cost of treating contaminants in surface water that comes into the metropolitan area for use.

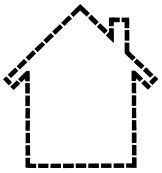
Metro Cities supports the removal of barriers to wastewater re-use, improved inter-agency coordination, clarifying the appropriate roles of local, regional and state governments with respect to water, streamlining and consolidating permit approval processes and the availability of statewide resources to plan for and ensure the future sustainability of water supply in the metropolitan area. Metro Cities also encourages the Met Council to find ways to re-use wastewater and to develop other strategies as a means to improve conservation.

Metro Cities supports state funding for costs associated with converting water supply from groundwater to surface water and funds to encourage and promote water conservation as a strategy to improve water sustainability and to improve and protect water quality.

2-S Regulation of Massage Therapists

In the absence of statewide regulation for massage therapy practitioners, many cities have enacted local ordinances that require massage therapists to obtain a local professional license, in order to assist law enforcement in differentiating between legitimate providers and illegitimate businesses fronting as massage therapy establishments.

Metro Cities supports the statewide registration or licensure of massage therapists to aid local law enforcement efforts in this area. Metro Cities supports cities' ability to continue to license massage therapy businesses.



Housing & Economic Development

Policies 3-A to 3-I: Introduction

While the provision of housing is predominantly a private sector, market-driven activity, all levels of government – federal, state and local – have a role to play in facilitating the production and preservation of affordable housing in Minnesota.

Adequate affordable housing is a significant concern for the metropolitan region and effective approaches require participation from all levels of government, the private sector and nonprofit groups.

3-A City Role in Housing

All cities facilitate the development of housing via land use planning, zoning ordinances, subdivision regulations and rental licensing. Cities should have sufficient authority and flexibility to promote housing types that are best suited to meet local needs, public purposes and goals.

While local government financial resources constitute a relatively small portion of the total costs of providing housing, many cities take on a significant administrative burden by providing financial incentives and regulatory relief, participating in state and regional housing programs and supporting either local or countywide housing and redevelopment authorities and community development agencies.

Cities are responsible for much of the ground-level housing policy in Minnesota; including land use planning, code enforcement, rental licensing, and often times the packaging of financial incentives. Cities are also responsible for ensuring the health and safety of local residents and the structural soundness and livability of the local housing stock via building permits and inspections. It is the responsibility of cities to periodically review local requirements such as land use regulations and ordinances to ensure that they are consistent with these purposes.

Metro Cities strongly opposes any effort to reduce, alter or interfere with cities' authority to carry out these functions in a locally determined manner.

3-B City Role in Affordable and Life Cycle Housing

Metro Cities supports both affordable housing and housing that is appropriate for people at all stages of life. A variety of housing opportunities are important to the economic and social well-being of individual communities and the region. The region faces challenges in meeting the existing and future housing needs of low and moderate-income residents. Existing housing stock is aging, with roughly half older than 40 years old, according to the U.S. Census Bureau. Older housing stock can be more affordable, however, it requires more investments to remain viable. Private investors have purchased subsidized and unsubsidized rental units, made improvements and charged higher rents that have made previously affordable units too expensive for low and moderate-income residents. The Metropolitan Council has projected the metro region will add nearly 35,000 households between 2021 and 2030 that will need additional affordable housing and will require a subsidy of $5 billion to meet the needs of households earning up to 50 percent area median income.

Cities should work with the private and nonprofit sectors, counties, state agencies and the Met Council to ensure the best use of existing tools and resources to produce new housing and preserve existing affordable housing. Cities can facilitate the production and preservation of affordable and life cycle housing by:

- Applying for funding from available grant and loan programs;
- Using city and county funds to support affordable housing;
- Providing information on the Section 8 Housing Choice Voucher program to landlords;
- Working with developers and local residents to blend affordable housing into new and existing neighborhoods, including locations with access to amenities and services;
- Periodically examining local requirements, policies and review processes to determine their impacts on the construction of affordable housing;
- Supporting housing design that is flexible for residents at multiple stages of life;
- Periodically reviewing locally imposed development costs and policies;
- Employing innovative strategies to advance affordable housing needs such as public private partnerships or creative packaging of regulatory relief and incentives; and
- Using available regulatory mechanisms to shape housing communities.

3-C Inclusionary Housing

While Metro Cities believes there are cost savings to be achieved through regulatory reform, density bonuses as determined by local communities and fee waivers, Metro Cities does not believe a mandatory inclusionary housing approach can achieve the desired levels of affordability solely through these steps. Several cities have established their own inclusionary housing policies, in some cases requiring the creation of affordable units if the housing development uses public financial assistance. The Metropolitan Council, in distributing the regional allocation of housing need, must recognize both the opportunities and financial limitations of cities. The Council should

partner with cities to facilitate the creation of affordable housing through direct financial assistance and/or advocating for additional resources through the Minnesota Housing Finance Agency.

Metro Cities supports the location of affordable housing in residential and mixed-use neighborhoods throughout a city. Metro Cities supports a city's authority to enact its own inclusionary housing policy. However, Metro Cities does not support passage of a mandatory inclusionary housing state law imposed on local governments that would require a certain percentage of units in all new housing developments to be affordable to households at a particular income level.

3-D Metropolitan Council Role in Housing

The Metropolitan Council is statutorily required to assist cities with meeting the provisions of the Land Use Planning Act, which requires cities to adopt sufficient standards, plans and programs to meet their local share of the region's overall projected need for low and moderate income housing. The Council's responsibilities include the preparation and adoption of guidelines and procedures to assist local government units with accomplishing the requirements of the Land Use Planning Act.

The Metropolitan Council also offers a variety of programs and initiatives to create affordable housing opportunities, including the Livable Communities Program, and operation of a metropolitan housing and redevelopment authority.

Unlike parks, transit and wastewater, housing is not a statutory regional system. Thus, the Met Council's role, responsibilities and authority are more limited in scope, centered on providing assistance to local governments by identifying the allocation of need for affordable housing, projecting growth for the region and identifying available and effective tools, resources, technical assistance and methods that cities can use to create and promote affordable housing opportunities in their communities.

The Metropolitan Council should work in partnership with local governments to ensure that the range of housing needs for people at various life-cycle and incomes can be met.

- **Metro Cities opposes the elevation of housing to "Regional System" status.**

- **Metro Cities supports removing the Metropolitan Council's review and comment authority connected to housing revenue bonds under M.S. 462C.04.**

In 2014, the Metropolitan Council released a housing policy plan, the first of its kind in nearly 30 years. The housing policy plan should include clearly defined local, regional and state roles around the provision of housing in all sectors, identify the availability of and need for tools and resources for affordable and lifecycle housing, be explicit in supporting partnerships around the advocacy for state and federal resources for housing, and encompass policies, best practices and technical guidance for all types of housing. The plan should also recognize the diversity in local needs, characteristics, and resources.

Metro Cities supports strategies such as sub-regional cooperation and the sharing of best practices among local governments and other entities and partners to address housing issues.

The policy plan should allow for the provision of ongoing research and analysis by the Metropolitan Council to provide communities with timely and updated information on regional and local housing needs and market trends as regional and local needs change and evolve. **Metro Cities supports Council solicitation and use of local data, inputs and analyses in this work and local government review of data and analyses.**

Metro Cities supports continued city representation and participation in further developments or updates to the housing policy plan.

3-E Allocation of Affordable Housing Need

The allocation of need for affordable housing methodology determines how many affordable housing units are needed in the region, and distributes the need by assigning each city its fair share, with an affordable housing need number. State law requires cities to guide sufficient land to accommodate local shares of the region's affordable housing need.

Metro Cities supports the creation of a variety of housing opportunities. However, the provision of affordable and lifecycle housing is a shared responsibility between the private sector and government at all levels, including the federal government, state government and Metropolitan Council. Land economics, construction costs and infrastructure needs create barriers to the creation of affordable housing that cities cannot overcome without assistance.

Therefore, Metro Cities supports a Metropolitan Council affordable housing policy and allocation of need methodology that recognizes the following tenets:

- **The Council's housing policies characterize individual city and sub-regional housing numbers as a range of needs in the community;**

- **Cities need significant financial assistance from the federal and state government, as well as the Metropolitan Council, in order to make progress toward creating additional affordable housing and preserving existing affordable housing;**

- **Metropolitan Council planning and policies must be more closely aligned to help ensure that resources for transportation and transit are available to assist communities in addressing their local share of the regional affordable housing need and to ensure that all populations have adequate mobility to reach jobs, education and other destinations regardless of where they live;**

- **Absent significant resources to assist cities, the Met Council will not hold cities responsible if a city cannot meet its affordable housing need number and the Met Council will reassess biennially the range of needs to recognize the deficiency;**

- **The Metropolitan Council, with input by local government representatives, should examine the allocation of need methodology with respect to the relationship between the regional allocation and the local share of the need. The formula should also be routinely evaluated to determine if market conditions have changed or if underlying conditions should prompt readjustment of the formula;**

- **The Council should use a methodology that incorporates data accumulated by individual cities and not limited to census driven or policy driven growth projections;**

- **The formula should be adjusted to better reflect the balance and breadth of existing subsidized and naturally occurring affordable housing stocks; and**

- **The Council should work with local governments through an appeals process in order to resolve any local issues and concerns with respect to the need allocations.**

3-F Housing Performance Scores

The Metropolitan Council calculates a city's housing performance score annually. Scores are determined using an annual city survey as well as Council data. The Council uses city Housing Performance Scores when scoring two grant programs - the Regional Solicitation for federal transportation points and the Council's Livable Communities grant programs.

Any exploration of additional areas or programs in which the Council would seek to use the Housing Performance Score should be considered with the input of local officials.

Metro Cities supports Housing Performance Score criteria that recognize the variation in local resource capacities, tools, programs and policies for cities to support housing production and the market nature of housing development, and that does not limit cities to a prescriptive list of tools and policies. The criteria for determining the score should adequately recognize the current tools, policies and resources employed by local governments.

Metro Cities supports a process for local governments to review, comment on and appeal preliminary Housing Performance Scores as well as provide additional information to be used in calculating the scores.

Metro Cities supports a consistent schedule for sending the annual housing production survey to cities.

In considering Housing Performance Score uses and criteria:

- **The Council should engage in a periodic review of the formula;**
- **Any proposed new or expanded use of the Housing Performance Scores should be reviewed by local officials; and**
- **The Council should recognize market factors such as downward economic cycles when setting timelines and look backs in calculating recent affordable housing production.**

3-G State Role in Housing

The state must be an active participant in providing funding for housing needs, including direct funding, financial incentives and initiatives to assist local governments and developers to support affordable housing as well as housing that is appropriate for people at all stages of life. State funding is a major and necessary component for the provision of housing needs. Current resource levels are insufficient to meet the spectrum of needs in the metropolitan region and across the state.

Primarily through the programs of the Minnesota Housing Finance Agency (MHFA) and the Department of Employee and Economic Development (DEED), the state establishes the general direction and prioritization of housing issues. The state financially supports a variety of housing types including transitional housing, supportive housing, senior housing, workforce housing and family housing. The state must continue to be an active partner in addressing life cycle and affordable housing issues.

Workforce housing is generally defined as housing that supports economic development and job growth and is affordable to the local workforce. Currently, DEED programs that fund workforce housing are targeted for greater Minnesota. A new 2016 statewide program, administered through the Minnesota Housing Finance Agency, supports workforce homeownership efforts in the metropolitan area. Affordable housing options to meet the needs of a city's workforce are important for the economic competitiveness of cities and the metro region. In addition, significant housing related racial disparities persist in Minnesota, especially as it relates to the percentage of households of color who pay more than 30 percent of their income in housing costs, and as it relates to the significant disparity gap in homeownership rates.

Metro Cities supports:

- **Increased state and federal funding for programs that support life cycle, workforce and affordable housing, foreclosure mitigation and senior, transitional and emergency housing for the metro region. The state should**

consider establishing a non-competitive program to create a pipeline to match city-subsidized affordable housing projects;

- **Housing programs that assist housing development, preservation and maintenance of existing housing stock throughout the low-to-moderate income range;**

- **Housing programs designed to develop market rate housing in census blocks with emerging or high concentrations of poverty, where the private market might not otherwise invest as a means of reconciling affordable housing with community development goals;**

- **Continuing the policy of using the Minnesota Housing Finance Agency's investment earnings for housing programs;**

- **City input into state legislation and administrative policies regarding distribution of tax credits and tax exempt bonding;**

- **Exemptions from, or reductions to sales, use and transaction taxes applied to the development and production of affordable housing;**

- **Consideration of providing state tax credits to leverage cross-subsidized affordable units in a market rate development project. This incentive could be used in conjunction with city, regional, or other state incentives;**

- **Consideration of the use of state bond proceeds and other appropriations for land banking, land trusts, and rehabilitation and construction of affordable housing;**

- **Programs that help avoid foreclosures, improve homeownership rates and reduce racial disparities through homeownership assistance programs and counseling services, including pre-purchasing counseling to improve financial wellness and inform homeowners and potential homeowners of their rights, options and costs associated with owning a home;**

- **An affordable housing tax credit to help spur construction and secure additional private investment; and**

- **Maintain existing municipal authority to establish a housing improvement area (HIA). If the Legislature grants multi-jurisdictional entities the authority to create HIAs, creation of an HIA must require municipal approval.**

3-H Federal Role in Affordable and Workforce Housing

Federal funding plays a critical role in aiding states and local governments in their efforts to maintain and increase affordable and workforce housing. Providing working families access to housing is an important piece to the economic vitality of the region.

Metro Cities encourages the federal government to maintain and increase current levels of funding for affordable and workforce housing. Federal investment in affordable and workforce housing will maintain and increase the supply of affordable and life cycle housing as well as make housing more affordable through rental assistance programs such as the Section 8 housing choice voucher program.

In July 2015, the U.S. Department of Housing and Urban Development (HUD) released a final rule on affirmatively furthering fair housing (AFFH) with an aim to provide communities that receive HUD funding with clear guidelines to meet their obligation under the Fair Housing Act of 1968 to promote and reduce barriers to fair housing and equal opportunity.

Metro Cities strongly encourages the following:

- **Preserving and increasing funding for the Community Development Block Grant Program (CDBG) and the federal HOME program, which are catalysts for creating more affordable housing;**

- **Preserving and increasing resources and incentives to sustain existing public housing throughout the Metro Area;**

- **Maintaining the federal tax credit program to help spur construction and secure additional private investment, including making the four percent Low Income Housing Tax Credit a fixed rate as was done with the nine percent credit in 2015;**

- **Creating and implementing a more streamlined procedural method for local units of government to participate in and access federal funding and services dealing with grants, loans, and tax incentive programs for economic and community development efforts;**

- **Additional resources to assist communities to meet obligations to reduce barriers to and promote fair housing and equal opportunity;**

- **Maintaining and increasing resources to Section 8 funding and to support incentives for rental property owners to participate in the program; and**

- **Federal funding to provide short-term assistance for HRAs in order to facilitate the sale of tax-exempt bonds.**

3-I Vacant, Boarded, and Foreclosed Properties and Properties at Risk

Abandoned residential and commercial properties can harm communities when the presence of vacant buildings results in reduced property values and increased crime. The additional public safety and code enforcement costs of managing vacant properties are a financial strain on cities.

Metro Cities supports solutions to vacant and boarded properties that recognize three things: (1) Prevention is more cost effective than a cure. (2) The causes of this problem are many and varied, thus the solutions must be as well. (3) It is not simply a "city" problem so cities must not be expected to bear the bulk of the burden of mitigation.

Further, Metro Cities supports:

- **Registration of vacant and boarded properties;**
- **Allowing cities to acquire vacant and boarded properties before deterioration and vandalism result in unsalvageable structures; including providing financial tools such as increasing eminent domain flexibility;**
- **Improvements to the cost assignment process to ensure that cities can recoup their costs of managing vacant properties;**
- **Improving the ability of cities to recoup the increased public safety and enforcement costs related to vacant properties;**
- **Improvement of the redemption process to provide increased notification to renters, strengthen the ability of homeowners to retain their properties, and reduce the amount of time a property is vacant;**
- **Expedition of the tax forfeiture process;**
- **Increasing financial tools for neighborhood recovery efforts, including tax increment financing; and**
- **Year-round notification by utility companies of properties not receiving utility service.**

3-J Economic Development, Redevelopment and Workforce Readiness

The economic viability of the metro area is enhanced by a broad array of economic development tools that create infrastructure, revitalize previously developed property, provide incentives for business development, support technological advances and support a trained workforce. It should be the goal of the state to champion development and redevelopment by providing enough sustainable funding to assure competitiveness in a

global marketplace. Economic development and redevelopment are not mutually exclusive – some projects require a boost on both counts. The State of Minnesota should recognize cities as the primary unit of government responsible for the implementation of economic development, redevelopment policies and land use controls.

3-J (1) Economic Development

For purposes of this section, economic development is defined as a form of development that can contain direct business assistance, infrastructure development, technical assistance and policy support with the goal of sustainable job creation, job retention, appropriate state regulation or classification, or to nurture new or retain existing industry in the state. The measure of return on investment of public business subsidies should include the impact (positive or negative) of "spin-off development" or business development that is ancillary and supportive of the primary business.

A strength of the regional economy has been its economic diversity. Greater MSP and the Metropolitan Council have identified multiple industry clusters and sectors that employ a specialized, trained workforce and support entrepreneurs in developing new businesses. Partnerships and collaborations among the state and local levels of government, higher education and industry should continue to develop, to commercialize new technologies and to support efforts to enhance the economic vitality of the region.

While cities are the primary unit of local government responsible for the implementation of economic development, counties have an interest in supporting local economic development efforts. Any creation of a county CDA, EDA or HRA with economic development powers should follow M.S. 469.1082 that requires a city to adopt a resolution electing to participate.

Metro Cities supports state funded programs that support new and expanding businesses, infrastructure development and public-private partnerships. Programs using statewide funding should strive to award funds balanced between the metro region and greater Minnesota. Metro Cities supports competitive funding for statewide grant programs such as the Minnesota Investment Fund as opposed to direct legislative appropriations for projects from these funds.

Metro Cities supports economic tools that facilitate job growth without relying solely on the property tax base; green job development and related innovation and entrepreneurship; programs to support minority business start-ups; small business financing tools including a state new markets tax credit program mirrored on the federal program; tools to attract and retain data centers and other IT facilities; and maintaining existing municipal authority to establish a special service district (SSD). Metro Cities supports further study of allowing mixed-use buildings that have both commercial and residential uses to be included in an SSD.

3-J (2) Redevelopment

Redevelopment involves the development of land that requires "predevelopment." The goal of redevelopment is to facilitate the development of "pre-used" land, thereby leveling the playing field between greenfield and brownfield sites so that a private sector entity can rationally choose to locate on land that has already been used. The benefits of redevelopment include a decrease in Vehicle Miles Traveled (VMTs), more efficient use of new or existing public infrastructure (including public transit), ameliorated city costs due to public safety and code enforcement, and other public goods that result when land is reused rather than abandoned and compact development is encouraged.

Metro Cities supports increased funding from state and regional sources. The Metropolitan Council's Livable Communities Act programs fund redevelopment activities that support cleanup and tax base revitalization. **Metro Cities supports allowing a maximum levy amount for this program, as provided under law. Metro Cities supports increased and sustained general fund and state bond funds for DEED-administered programs like the Redevelopment Grant Program, dedicated to metropolitan area projects; innovative Business Development Public Infrastructure grants; as well as increased, flexible and sustained funding for the Contamination Cleanup and Investigation Grant Program.**

The expansion of transit service throughout the region brings opportunity for redevelopment and transit oriented development (TOD). **Metro Cities supports financing, regulatory tools and increased flexibility in the use of TIF to nurture TOD. Metro Cities supports funding Transit Improvement Areas (TIAs) and ensuring that the eligibility criteria encourage a range of improvements and infrastructure and accommodate varying city circumstances and needs.**

Correcting and stabilizing polluted soils and former landfill sites allows cities to redevelop and reuse properties. **Metro Cities supports expansion of existing tools or development of new funding mechanisms to correct unstable soils as well as city authority to redevelop land previously used as landfills and dumps. If a city receives initial approval from a state regulatory authority, a city's redevelopment project approval should be considered final.**

Local governments and cities may choose to revitalize historic structures rather than construct new buildings. **Metro Cities supports extension of the sunset of the state income tax credit and maintaining the federal tax credit for preservation of historic properties.**

Metro Cities supports state funding to allow cities and/or their development authorities to assemble small properties so that business expansion sites will be ready for future redevelopment.

3-J (3) Workforce Readiness

A trained workforce is important to a strong local, regional and state economy. Cities have an interest in the availability of qualified workers and building a future workforce as part of their economic development efforts. Cities can work with the public and private sectors to address workforce readiness issues such as addressing racial disparities in both the achievement and employment gaps. The state has a role to prepare and train a qualified workforce through the secondary, vocational and higher education systems and job training and retraining programs in the Department of Employment and Economic Development, including youth employment programs.

Metro Cities supports:

- **Continued funding for the Job Skills Partnership, youth employment programs and other workforce training programs administered by the state that lead to jobs that provide a living wage and benefits, and help address racial disparity gaps in employment;**

- **Innovative workforce programs and partnerships that foster workforce readiness;**

- **A payroll tax credit for job training programs that invest in employees; and**

- **A city's authority to tie workforce requirements to local public finance assistance.**

3-K Tax Increment Financing

Tax Increment Financing (TIF) has been and continues to be the primary tool available for local communities to assist economic development, redevelopment and housing. Over time, several statutory changes have made this critical tool increasingly difficult to use. At the same time, federal and state development and redevelopment resources have been steadily shrinking. The cumulative impact of TIF restrictions, shrinking federal and state redevelopment resources and highly restrictive eminent domain laws constrain cities' abilities to address problem properties, which leads to an accelerated level of decline of developed cities in the Metropolitan Area. Thus, the only source of revenue available to accomplish the scope of redevelopment necessary is the value created by the redevelopment itself, or the "increment." Without the use of the increment, development will either not occur or is unlikely to be optimal.

Metro Cities urges the Legislature to:

- **Not adopt any statutory language that would further constrain or directly or indirectly reduce the effectiveness of TIF;**

- **Not adopt any statutory language that would allow a county, school district or special taxing district to opt out of a TIF district;**

- **Incorporate the Soils Correction District criteria into the Redevelopment District criteria so that a Redevelopment District can be comprised of blighted and contaminated parcels in addition to railroad property;**

- **Expand the flexibility of TIF to support a broader range of redevelopment projects;**

- **Amend MN Statutes to clarify that tax increment pooling limitations are calculated on a cumulative basis;**

- **Increase the ability to pool increments from other districts to support projects;**

- **Continue to monitor the impacts of tax reform on TIF districts and if warranted provide cities with additional authority to pay for possible TIF shortfalls;**

- **Allow for the creation of transit zones and transit related TIF districts in order to shape development and related improvements around transit stations but not require the use of TIF districts to fund the construction or maintenance of the public transit line itself unless a local community chooses to do so;**

- **Allow TIF eligibility expansion to innovative technological products, recognizing that not only physical items create economic value;**

- **Support changes to TIF law that will facilitate the development of "regional projects";**

- **Shift TIF redevelopment policy away from a focus on "blight" and "substandard" to "functionally obsolete" or a focus on long range planning for a particular community, reduction in greenhouse gases or other criteria more relevant to current needs;**

- **Encourage DEED to do an extensive cost-benefit analysis related to redevelopment, including an analysis of the various funding mechanisms, and an analysis of where the cost burden falls with each of the options compared to the distribution of the benefits of the redevelopment project;**

- **Support TIF for neighborhood recovery efforts in the wake of the foreclosure crisis;**

- **Consider creating an inter-disciplinary TIF team to review local exception TIF proposals, using established criteria, and make recommendations to the legislature on their passage;**

- **Metro Cities encourages the State Auditor to continue to work toward a more efficient and streamlined reporting process. There are an increasing number of noncompliance notices that have overturned longstanding practices or limited statutorily defined terms. The Legislature has not granted TIF rulemaking authority to the State Auditor and the audit powers granted by statute are not an appropriate vehicle for making administrative or legislative changes to TIF statutes. If the State Auditor is to exercise rulemaking authority, the administrative power to do so must be granted explicitly by the Legislature. The audit enforcement process does not create a level playing field for cities to challenge the Auditor's interpretation of statutes. The Legislature should provide a process through which to resolve disputes over TIF policy that is fair to all parties;**

- **Clarifying use of TIF when a sale occurs after the closing of a district;**

- **Revise substandard building test to simplify, resolve ambiguities and reduce continued threat of litigation; and**

- **Amend TIF statute to address, through extending districts or other mechanisms, shortfalls related to declining market values during economic crises.**

3-L Eminent Domain

Significant statutory restrictions around the use of eminent domain enacted by the MN Legislature in 2006 have resulted in higher public costs for traditional public use projects like streets, parks, and sewers, and have all but restricted the use of eminent domain for redevelopment to cases of extreme blight or contamination.

The proper operation and long term economic vitality of our cities is dependent on the ability of a city, its citizens and its businesses to continually reinvest and reinvent. Reinvestment and reinvention strategies can occasionally conflict with the priorities of individual residents or business owners. Eminent domain is a critical tool in the reinvestment and reinvention process and without it our cities may deteriorate to unprecedented levels before the public reacts.

Metro Cities strongly encourages the Governor and Legislature to revisit the 2006 eminent domain changes to allow local governments to address redevelopment problems before those conditions become financially impossible to address. Specifically, the Legislature should:

- **Clarify contamination standards;**

- **Develop different standards for redevelopment to include obsolete structures or to reflect the deterioration conditions that currently exist in the metro area;**

- **Allow for the assembly of multiple parcels for redevelopment projects;**

- **Modify the public purpose definition under Chapter 117 to allow cities to more expediently address properties that are vacant or abandoned in areas with high levels of foreclosures, so as to address neighborhood stabilization and recovery;**

- **Provide for the ability to acquire land from "holdouts" who will now view a publicly funded project as an opportunity for personal gain at taxpayer expense; i.e. allow for negotiation using balanced appraisals for fair relocation costs;**

- **Examine attorney fees and limit fees for attorneys representing a property owner; and**

- **Allow for relocation costs not to be paid if the city and property owner agree to a sale contract.**

3-M Community Reinvestment

Communities across the metropolitan region have aging residential and commercial structures that are in need of repair and reinvestment. Reinvestment prevents neighborhoods from falling into disrepair, revitalizes communities and protects a city's tax base.

Metro Cities supports state programs and incentives for reinvestment in older residential and commercial/industrial buildings, such as, but not limited to, tax credits and/or property tax deferrals.

Historically, the state has funded programs to promote reinvestment in communities, including the "This Old House" program, that allowed owners of older homestead property to defer an increase in their tax capacity resulting from repairs or improvements to the home and "This Old Shop" for owners of older commercial/industrial property that make improvements that increase the property's market value.

3-N Business Incentives Policy

Without a thorough study, the Legislature should not make any substantive changes to the Business Subsidy Act, as defined in M.S. 116J.993, but should look to technical changes that would streamline both state and local processes and procedures. The Legislature should distinguish between development incentives and redevelopment activities. In addition, in order to ensure cohesive and comprehensive regulations, the legislature should limit regulation of business incentives to the Business Subsidy Act.

Metro Cities supports additional legislation that includes tools to help enhance and facilitate economic development and job creation.

3-O Broadband Technology

Where many traditional economic development tools have focused on managing the costs and availability of traditional infrastructure - roads, rail and utilities - the 21st century economy is dependent on reliable, cost effective, high bandwidth communications capabilities. This includes voice, video, data and other services delivered over cable, telephone, fiber-optic, wireless and other platforms.

The state has increased its role in expanding broadband infrastructure across the state by funding broadband access for residents and businesses. The Governor's Broadband Task Force regularly recommends updates to state broadband speed goals and funding levels to expand statewide broadband access. The Office of Broadband Development in the Department of Employment and Economic Development supports the role of broadband in economic development. The Office coordinates broadband mapping and administers state broadband grant funds.

Cities play a vital role in achieving significantly higher broadband speeds. Local units of government are contributing to increasing broadband capacity and ensuring internet connectivity, reliability, and availability. However, attempts have been made in Minnesota and other states to restrict or stop cities from facilitating the deployment of broadband services or forming partnerships with private sector companies to provide broadband services to unserved or underserved residents or businesses. Restricting municipal authority is contrary to existing state law on electric utility service, telecommunications, and economic development. **Metro Cities opposes the adoption of state policies that further restrict a city's ability to finance, construct or operate broadband telecommunications networks.**

Metro Cities supports:

State policies and support programs that substantially increase speed and capacity of broadband services statewide, including facilitating solutions at the local level. The state should offer incentives to private sector service providers to respond to local or regional needs and to collaborate with cities and other public entities to deploy broadband infrastructure capable of delivering sufficient bandwidth and capacity to meet immediate and future local needs as well as policies which seek to position Minnesota as a state of choice for testing next-generation broadband;

Metro eligibility for broadband funds, including increased capacity for areas with existing levels of service;

Municipal authority and encouragement of local governments to play a direct role in providing broadband service. This includes repealing Minnesota Statute 237.19. The state should clarify that cities have the authority to partner with private entities to finance broadband infrastructure using city bonding authority;

Local authority to manage public rights-of-way, to zone, to collect compensation for the use of public assets, or to work cooperatively with the private sector. Cities may

exercise local authority over zoning and land-use decisions for wireless service facilities; and

Public-private collaboration that support broadband infrastructure and services at the local and regional level, including partnerships and cooperation in providing last-mile connections.

3-P City Role in Environmental Protection and Sustainable Development

Historically, cities have played a major role in environmental protection, particularly in water quality. Through the construction and operation of wastewater treatment and storm water management systems, cities are a leader in protecting the surface water of the state. In recent years, increased emphasis has been placed on protecting ground water and removing impairments from storm water. In addition, there is increased emphasis on city participation in controlling our carbon footprint and in promoting green development.

Metro Cities supports public and private environmental protection efforts to reduce greenhouse gas emissions and to further protect surface and ground water. Metro Cities also supports "green" design and construction techniques to the extent that those techniques have been thoroughly tested and are truly environmentally beneficial, economically sustainable and represent sound building practices. Metro Cities supports additional, feasible environmental protection with adequate funding and incentives to comply.

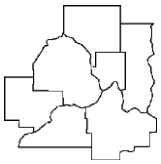
Green jobs represent employment and entrepreneurial opportunities that are part of the green economy, as defined in M.S. 116J.437, including the four industry sectors of green products, renewable energy, green services and environmental conservation. Minnesota's green jobs policies, strategies and investments need to lead to high quality jobs with good wages and benefits, meeting current wage and labor laws.

3-Q Impaired Waters

Metro Cities supports continued development of the metropolitan area in a manner that is responsive to the market, but is cognizant of the need to protect the water resources of the state and metro area. Since all types of properties are required to pay storm water fees, Metro Cities opposes entity-specific exemptions from these fees. Metro Cities supports the goals of the Clean Water Act and efforts at both the federal and state level to implement it.

Metro Cities supports continued funding of the framework established to improve the region's ability to respond to market demands for development and redevelopment, including dedicated funding for surface water impairment assessments, Total Maximum Daily Load (TMDL) development, storm water construction grants and wastewater construction grants.

Local units of government should not bear undue cost burdens associated with completed TMDL reports. As recent TMDL reports show, non-point agricultural sources are producing more run off pollution than urban areas at a rate of 13:1. Cities must not be required as primary entities for funding the clean-up and protection of state and regional water resources. Benefits of efforts must be proportional to the costs incurred and agricultural sources must be held responsible for their share of costs.



Metropolitan Agencies

4-A Goals and Principles for Regional Governance

The Twin Cities metropolitan region is home to the majority of our state's population and businesses and is poised for significant growth in the next two decades. At the same time, our metropolitan region faces significant challenges and opportunities. The responses to these opportunities and challenges will determine the future success of the region and its competitiveness in our state, national and world economies.

The Metropolitan Council was created to manage the growth of the metropolitan region, and cities are responsible for adhering to regional plans as they plan for local growth and service delivery.

The region's cities are the Metropolitan Council's primary constituency, with regional and local growth being primarily managed through city comprehensive planning and implementation, and the delivery of a wide range of public services. To function successfully, the Metropolitan Council must be accountable to and work in collaboration with city governments.

The role of the Metropolitan Council is to set broad regional goals and to provide cities with technical assistance and incentives to achieve those goals. City governments are responsible and best suited to provide local zoning, land use planning, development and service delivery. Any additional roles or responsibilities for the Metropolitan Council should be limited to specific statutory assignments or grants or authorization, and should not usurp or conflict with local roles or processes, unless such changes have the consent of the region's cities.

- **Metro Cities supports an economically strong and vibrant region, and the effective, efficient and equitable provision of regional infrastructure, services and planning throughout the metropolitan area.**

- **Metro Cities supports the provision of approved regional systems and planning that can be provided more effectively, efficiently or equitably on a regional level than at the local level by individual local units of government.**

- **The Metropolitan Council must involve cities in the delivery of regional services and planning and be responsive to local perspectives on regional issues, and be required to provide opportunities for city participation on Council advisory committees and task forces.**

- **The Metropolitan Council must involve cities at all steps of planning, review and implementation around the regional development guide, policy plans, systems statements, and local comprehensive plan requirements to ensure transparency, balance and Council adherence to its core mission and functions. These processes should allow for stakeholder input before policies and plans are released for comment and finalized.**

4-B Regional Governance Structure

Metro Cities supports the appointment of Metropolitan Council members by the Governor with four year, staggered terms for members, to stabilize ideological shifts and provide for continuity of knowledge on the Council, which is appropriate for a long-range planning body. The appointment of the Metropolitan Council Chair should coincide with the term of the Governor.

Metro Cities supports a nominating committee process that maximizes participation and input by local officials. Metro Cities supports expanding the nominating committee from seven to 13 members, with at least six members of a 13-member committee being local elected officials. Of the local officials appointed to a nominating committee, two thirds should be elected city officials, appointed by Metro Cities.

Consideration should be given to the creation of four separate nominating committees, with committee representation from each quadrant of the region.

Metro Cities supports having the names of recommended nominees be made public at least 14 days prior to final selection by the Governor.

Metro Cities supports the appointment of Metropolitan Council members who have demonstrated the ability to work with cities in a collaborative manner and commit to meet with local government officials regularly, and who understand the diversity and the commonalities of the region, and the long-term implications of regional decision-making. A detailed position description outlining the required skills, time commitment and understanding of regional and local issues and concerns, should be clearly articulated and posted in advance of the call for nominees.

4-C Comprehensive Analysis and Oversight of Metropolitan Council

Metro Cities supports the recent comprehensive study of the Metropolitan Council's governance structure conducted by the Citizens League. The Citizen's League recommendations are largely consistent with Metro Cities' governance policies.

Our region will continue to expand while simultaneously facing significant challenges around the effective, efficient and equitable provision of resources and infrastructure. Metro Cities supports an objective study of the Metropolitan Council's activities and

services, as well as its geographical jurisdiction, to ensure that the Metropolitan Council's services are positioned to be effective and adequate in addressing the future needs of the region. Such work must include the participation of local officials. The Metropolitan Council should also examine its scope of services to determine their benefit and efficiency, and be open to alternative methods of delivery to assure that services are provided at high levels of effectiveness for the region.

Metro Cities supports appropriate legislative oversight of the Metropolitan Council, to regularly review the Council's activities, and to provide transparency and accountability of its functions and operations.

4-D Funding Regional Services

The Metropolitan Council should continue to fund its regional services and activities through a combination of user fees, property taxes, and state and federal grants. The Council should set user fees via an open process that includes public notices and public hearings. User fees should be uniform by type of user and set at a level that supports effective and efficient public services based on commonly accepted industry standards, and allows for sufficient reserves to ensure long-term service and fee stability. Fee proceeds should be used to fund regional services or programs for which they are collected.

Metro Cities supports the use of property taxes and user fees to fund regional projects so long as the benefit conferred on the region is proportional to the fee or tax, and the fee or tax is comparable to the benefit cities receive in return.

4-E Regional Systems

Regional systems are statutorily defined as transportation, aviation, wastewater treatment and recreational open space. The purpose of these regional systems and the Metropolitan Council's authority over them is clearly outlined in state statute. In order to alter the focus or expand the reach of any of these systems, the Metropolitan Council must seek a statutory change.

The system plans prepared by the Metropolitan Council for the regional systems should be specific in terms of the size, location and timing of regional investments in order to allow for consideration in local comprehensive planning. System plans should clearly state the criteria by which local plans will be judged for consistency and the criteria that will be used to find that a local plan is more likely than not to have a substantial impact on or contain a substantial departure from metropolitan system plans.

Additional regional systems should be established only if there is a compelling metropolitan problem or concern that can best be addressed through the designation. Common characteristics of the four existing regional systems include public ownership of the system and its components and an established regional or state funding

source. These characteristics should be present in any new regional system that might be established. Water supply and housing do not meet necessary established criteria for regional systems. Any proposed additional regional system must have an established regional or state funding source.

4-F Regional Water Supply Planning

The 2005 Legislature authorized the Metropolitan Council to carry out regional planning activities to address the water supply needs of the Metro Area. A Metropolitan Area Water Supply Advisory Committee that includes state agency representatives and local officials was concurrently established to assist the Council in developing a master water supply plan that includes recommendations for clarifying the roles of local, regional and state governments, streamlining and consolidating approval processes and recommending future planning and capital investments. The Master Water Supply Plan serves as a framework for assisting and guiding communities in their water supply planning, without usurping local decision making processes. Many cities also conduct their own analyses for use in water supply planning.

The extension of the committee, which includes five metro area municipal officials, allows the committee to continue to play a key role in the development and direction of water supply planning activities as the Master Plan is updated and implemented with additional information and data as they become available.

As the Met Council continues its assessment of the region's water supply and issues around sustainability, the Council must work cooperatively with local policymakers and professional staff throughout the region on an on-going and structured basis, to ensure a base of information for water supply decision making that is sound, credible and verifiable, and that takes into account local information, data, cost-benefit analyses and projections before any resulting policy recommendations are issued. While Metro Cities supports regionally coordinated efforts to address water supply issues in the metropolitan area that include ongoing input by local elected officials and staff, Metro Cities opposes the elevation of water supply to regional system status.

Metro Cities encourages the Metropolitan Council to consider the inter-relationships of wastewater treatment, storm water management and water supply. Any state and regional regulations and processes should be clearly stated in the Water Supply Plan. Further, regional monitoring and data collection benefits should be borne as shared expenses between the regional and local units of government.

Metro Cities supports Metropolitan Council planning activities to address regional water supply needs and water planning activities as prescribed in statute. Metro Cities opposes the insertion of the Metropolitan Council as another regulator in the water supply arena. Metro Cities further opposes the elevation of water supply to "Regional System" status, or the assumption of Met Council control and management of municipal water supply infrastructure.

Metro Cities supports new laws that expand municipal representation on the water supply advisory committee and eliminates the requirement that city comprehensive plans be consistent with the regional water supply plan. These changes will strengthen input and collaboration around water supply planning, and help to ensure that sound scientific analyses and models are developed before legislative solutions to these issues are considered. Metro Cities advocated for and supports 2015 laws that enacted a technical advisory committee to the MAWSAC and that maximizes participation by municipal officials.

Metro Cities supports efforts to identify capital funding sources to assist with municipal water supply projects. Any fees or taxes for regional water supply planning activities must be consistent with activities prescribed in MN Statutes 473. 1565, and support activities specifically within the region.

4-G Review of Local Comprehensive Plans

In reviewing local comprehensive plans and plan amendments, the Metropolitan Council should:

- Recognize that its role is to review and comment, unless it is found that the local plan is more likely than not to have a substantial impact on or contain a substantial departure from one of the four system plans;

- Be aware of the statutory time constraints imposed by the Legislature on plan amendments and development applications;

- Provide for immediate effectuation of plan amendments that have no potential for substantial impact on systems plans;

- Require the information needed for the Metropolitan Council to complete its review, but not prescribe additional content or format beyond that which is required by the Metropolitan Land Use Planning Act (LUPA);

- Work in a cooperative and timely manner toward the resolution of outstanding issues. When a city's local comprehensive plan is deemed incompatible with the Met Council's systems plans, Metro Cities supports a formal appeals process that includes a peer review. Metro Cities opposes the imposition of sanctions or monetary penalties when a city's local comprehensive plan is deemed incompatible with the Met Council's systems plans or the plan fails to meet a statutory deadline when the city has made legitimate efforts to meet Met Council requirements;

- Work with affected cities and other organizations such as the Pollution Control Agency, Department of Natural Resources, Department of Health and other stakeholders to identify common ground and resolve conflicts between respective goals for flexible residential development and achieving consistency with the Council's system plans and policies; and

- Require entities, such as private businesses, nonprofits, or local units of government, among others, whose actions could adversely affect a comprehensive plan, to be subject to the same qualifications and/or regulations as the city.

4-H Comprehensive Planning Process

Metro Cities supports an examination of the comprehensive planning process to make sure that the process is streamlined and efficient, so as to assist in alleviating excessive cost burdens or duplicative or unnecessary planning requirements by municipalities in the comprehensive planning process. Metro Cities supports resources to assist cities in meeting regional goals as part of the comprehensive planning process, including planning grants and technical assistance. Grants and other resources should be provided to all eligible communities through a formula that is equitable, and recognizes varying city needs and capacities.

4-I Comprehensive Planning Schedule

Cities are required to submit comprehensive plan updates to the Metropolitan Council every 10 years, the most recent of which was due in 2008. A city's comprehensive plan represents a community's vision of how the city should grow and develop or redevelop, ensure adequate housing, provide essential public infrastructure and services, protect natural areas and meet other community objectives.

Metro Cities recognizes the merit of aligning comprehensive plan timelines with the release of census data. However, the comprehensive plan process is expensive, time consuming and labor intensive for cities, and the timing for the submission of comprehensive plans should not be altered solely to better align with census data. If sufficient valid reasons exist for the schedule for the next round of comprehensive plans to be changed or expedited, cities should be provided with financial resources to assist them in preparing the next round of plans.

Metro Cities opposes cities being forced into a state of perpetual planning as a result of regional and legislative actions. Should changes be made to the comprehensive planning schedule, Metro Cities' supports financial and other resources to assist cities in preparing and incorporating policy changes in local planning efforts.

Metro Cities supports a 10-year time frame for comprehensive plan submissions.

4-J Local Zoning Authority

Local governments are responsible for zoning and local officials should have full authority to approve variances to remain flexible in response to the unique land use needs of their own community. Local zoning decisions, and the implementation of cities' comprehensive plans, should not be conditioned upon the approval of the Metropolitan Council or any other governmental agency.

Metro Cities supports local authority over land use and zoning decisions, and opposes the creation of non-local appeals boards with the authority to supersede city zoning decisions.

4-K Regional Growth

The most recent regional population forecasts projects a population of 3,652,060 people by 2040.

Metro Cities recognizes cities' responsibility to plan for sustainable growth patterns that integrate transportation, housing, parks, open space and economic development that will result in a region better equipped to manage population growth, to provide a high quality of life for a growing and increasingly diverse metropolitan area population and improved environmental health.

In developing local comprehensive plans to fit within a regional framework, adequate state and regional financial resources and incentives, and maximum flexibility around local planning decisions are imperative. The regional framework should assist cities in managing growth while being responsive to the individual qualities, characteristics and needs of metropolitan cities, and should encourage sub-regional cooperation and coordination.

In order to accommodate this growth in a manner that preserves the region's high quality of life:

- Natural resource protection will have to be balanced with growth and development/reinvestment;

- Significant new resources will have to be provided for transportation and transit; and

- New households will have to be incorporated into the core cities, first and second-ring suburbs, and developing cities through both development and redevelopment.

In order for regional and local planning to result in the successful implementation of regional policies:

- The State of Minnesota must contribute additional financial resources, particularly in the areas of transportation and transit, reinvestment, affordable housing development, and the preservation of parks and open space. If funding for regional infrastructure is not adequate, cities should not be responsible for meeting the growth forecast set forth by the Metropolitan Council;

- The Metropolitan Council and Legislature must work to pursue levels of state and federal transportation funding that are adequate to meet identified transportation and transit needs in the metropolitan area;

- The Metropolitan Council must recognize the limitations of its authority and continue to work with cities in a collaborative, incentives-based manner;

- The Metropolitan Council must recognize the various needs and capacities of its many partners, including but not limited to cities, counties, economic development authorities and nonprofit organizations, and its policies must be balanced and flexible in their approach;

- Metropolitan counties, adjacent counties and school districts must be brought more thoroughly into the discussion due to the critical importance of facilities and services such as county roads and public schools in accommodating forecasted growth; and

- Greater recognition must be given to the fact that the "true" metropolitan region extends beyond the traditional seven-county area and the need to work collaboratively with adjacent counties in Minnesota and Wisconsin, and the cities within those counties. The region faces environmental, transportation, and land use issues that cannot be solved by the seven-county metro area alone. Metro Cities supports an analysis to determine the impacts of Metropolitan Council's growth management policies and infrastructure investments on the growth and development of the collar counties, and the impacts of growth in the collar counties on the metropolitan area.

4-L Natural Resource Protection

Metro Cities supports the Metropolitan Council's efforts to compile and maintain an inventory and assessment of regionally significant natural resources for the purpose of providing local communities with additional information and technical assistance. The state and region play significant roles in the protection of natural resources. Any steps taken by the state or Metropolitan Council regarding the protection of natural resources must recognize that:

- The protection of natural resources is significant to a multi-county area that is home to more than 50 percent of the state's population and a travel destination for many more. Given the limited availability of resources and the artificial nature of the metropolitan area's borders, neither the region nor individual metropolitan communities would be well served by assuming primary responsibility for financing and protecting these resources;

- The completion of local Natural Resource Inventories and Assessments (NRI/A) is not a regional system nor is it a required component of local comprehensive plans under the Metropolitan Land Use Planning Act;

- The protection of natural resources should be balanced with the need to accommodate growth and development, reinvest in established communities, encourage more affordable housing and provide transportation and transit connections; and

- Decisions about the zoning or land use designations, either within or outside a public park, nature preserve or other protected area are, and should remain, the responsibility of local units of government.

Metro Cities supports the Metropolitan Council's efforts to compile and maintain an inventory and assessment of regionally significant natural resources for the purpose of providing local communities with additional information and technical assistance.

The Metropolitan Council's role with respect to climate change, as identified in the 2040 regional development guide, should be focused on the stewardship of its internal operations (wastewater, transit) and working collaboratively with local governments to provide information, best practices, technical assistance and incentives around responses to climate change.

Metro Cities urges the Legislature and/or the Metropolitan Council to provide financial assistance for the preservation of regionally significant natural resources.

4-M Inflow and Infiltration (I/I)

The Metropolitan Council has identified nearly half of all sewered communities in the metropolitan region to be contributing excessive inflow and infiltration into the regional wastewater system. Inflow and infiltration are terms for the ways that clear water (ground and storm) makes its way into sanitary sewer pipes and gets treated, unnecessarily, at regional wastewater plants. The number of identified communities is subject to change, depending on rain events, and any city in the metropolitan area can be affected. Another 19 cities have been identified as being near the threshold, or at risk, for contributing excessive I/I into the system.

The Metropolitan Council establishes a surcharge on cities determined to be contributing unacceptable amounts of I/I into the wastewater system. The charge is waived when cities meet certain parameters through local mitigation efforts.

Metro Cities recognizes the importance of controlling I/I because of its potential environmental and public health impacts, because it affects the size, and therefore the cost, of wastewater treatment systems and because excessive I/I in one city can affect development capacity of another. However, there is the potential for cities to incur increasingly exorbitant costs in their ongoing efforts to mitigate excessive I/I.

Metro Cities continues to monitor the surcharge program and supports continued reviews of the methodology used to measure excess I/I to ensure that the methodology appropriately normalizes for precipitation variability and the Council's work with cities on community specific issues around I/I.

Metro Cities supports state financial assistance for Metro Area I/I mitigation through future Clean Water Legacy Act appropriations or similar legislation and

encourages the Metropolitan Council to partner in support of such appropriations. Metro Cities also supports an identification of best practices and other potential resources to local governments to address inflow-infiltration mitigation for private properties.

Metro Cities supports continued state capital assistance to provide grants to metro area cities for the purpose of mitigating inflow and infiltration problems into municipal wastewater collection systems.

4-N Sewer Availability Charge (SAC)

Metro Cities supports a SAC program that emphasizes equity, transparency, simplification and lower rates.

Metro Cities supports a "growth pays for growth" approach to SAC as recommended by a 2010 Task Force of Met Council members and city officials, and adopted by the Met Council. This approach requires a statutory change. If state statutes are modified to effect a "growth pays for growth" method for SAC, the Metropolitan Council should convene a group of local officials to identify any technical changes necessary for implementing the new structure.

Metro Cities supports allowing the Council to utilize the SAC 'transfer' mechanism provided for in state statute, when the SAC reserve fund is inadequate to meet debt service obligations. Any use of the transfer mechanism must be done so within parameters prescribed by state law and with appropriate notification and processes to allow local official input and should include a timely 'shift back' of any transferred funds from the wastewater fund to the SAC reserve fund. Efforts should be made to avoid increasing the municipal wastewater charge in use of the transfer mechanism.

Metro Cities supports principles for SAC recommended by a 2014 work group that examined the overall SAC program and structure. These include support for program transparency and simplicity, equity for all served communities and between current and future users, support for cities' sewer fee capacities, administrative reasonableness, and weighing any program uses for specific goals with the impacts to the program's equity, transparency and simplicity. As such, Metro Cities opposes the use of the SAC mechanism to subsidize particular Metropolitan Council goals and objectives.

Metro Cities supports recent changes to the SAC credit structure that enhance flexibility in the SAC credit structure for redevelopment purposes, and supports continued evaluation of SAC fees to determine if they hinder redevelopment.

Metro Cities supports the Metropolitan Council providing details on how any changes to the SAC rate are determined. Metro Cities supports a periodic review of MCES' customer service policies, to ensure that its processes are responsive and transparent to communities, businesses and residents. Metro Cities supports

continued outreach by MCES to users of the SAC program to promote knowledge and understanding of SAC charges and policies.

4-O Funding Regional Parks & Open Space

In the seven-county metropolitan area, regional parks essentially serve as state parks, and the state should continue to provide capital funding for the acquisition, development and improvement of these parks in a manner that is equitable with funding for state parks. State funding apart from Legacy funds should equal 40 percent of the operating budget for regional parks. Legacy funds for parks and trails should be balanced between metro and greater Minnesota.

Metro Cities supports state funding for regional parks and trails that is fair, creates a balance of investment across the state, and meets the needs of the region.

4-P Livable Communities

The Livable Communities Act (LCA), administered by the Metropolitan Council, provides a voluntary, incentive-based approach to affordable housing development, tax base revitalization, job growth and preservation, brown field clean up and mixed-use, transit-friendly development and redevelopment. Metro Cities strongly supports the continuation of this approach, which has been widely accepted and is fully utilized by local communities. Since its inception in 1995, the LCA program has generated billions of dollars of private and public investment, created thousands of jobs and added thousands of affordable housing units in the region.

Metro Cities supports a review of the LCA programs, and any necessary statutory changes, to ensure that the LCA program criteria are flexible and promote the participation of all participating communities, and to ensure that all metropolitan area cities are eligible to participate in the Livable Communities Demonstration Account (LCDA).

Metro Cities supports increased funding and flexible eligibility requirements in the LCDA in order to assist communities with development that may not be exclusively market driven or market proven in their particular location and in order to support important development and redevelopment goals.

Metro Cities supports the statutory goals and criteria established for the Livable Communities Act, and opposes any changes to LCA programs that constrain flexibility around statutory goals, program requirements and criteria.

Metro Cities opposes funding reductions to the Livable Communities Program and the transfer or use of these funds for purposes outside of the LCA program.

Metro Cities supports statutory modifications in the LCDA to reflect the linkages among the goals, municipal objectives, and Met Council system objectives.

Metro Cities supports the use of LCA funds for projects in transit improvement areas, as defined in statute, as long as funding levels for general LCA programs are adequate to meet program goals and the program remains accessible to participating communities.

Use of interest earnings from LCA funds should be limited to covering the costs of administering the program. Remaining interest earnings not used for program administration should be considered part of the LCA funds and used to fund grant requests from the established LCA accounts, according to established funding criteria.

4-Q Density

Any Met Council density policy and density determination must take into account the impacts of market trends on city development and redevelopment activities.

Metro Cities supports a reasonable Met Council density policy and density determination that bases density projections on local data, actual development patterns, is flexible and accommodates cities at various development stages.

Transportation

INTRODUCTION

Metro Cities supports a comprehensive transportation system as a vital component in planning for and meeting the physical, social and economic needs of our state and metropolitan region. A comprehensive transportation system is one that includes streets and bridges, transit and multi-modal solutions that work cohesively to best meet the region's transportation needs. Adequate and stable sources of funding are necessary to ensure the development and maintenance of a high quality, efficient and safe transportation system that meets these needs and that will position the state and region to be economically competitive in the years ahead.

5-A Transportation Funding

Under current transportation financing structures, transportation needs in the metropolitan region continue to be inadequate and underfunded. Our transportation funding system relies primarily on local property taxes and fees and the motor vehicle sales tax (MVST) for transit. Automobiles are becoming more fuel efficient and MVST receipts continue to lag behind projections, resulting in funding levels that continually fail to meet demand.

Transportation funding and planning must be a high priority for state, regional and local policymakers so that the transportation system can sufficiently meet the needs of the state's residents and businesses and its projected population growth. Funding and planning for our regional and statewide systems must be coordinated at the federal, state, regional and local levels to optimally achieve long term needs and goals.

In addition, cities lack adequate tools and state resources for the maintenance and improvement of municipal systems, with resources restricted to property taxes and special assessments. Cost participation requirements have overburdened city budgets. It is imperative that alternative revenue generating authority be granted to municipalities and state resources be made available for this purpose to relieve the burden on the property tax system.

Metro Cities strongly supports stable and sufficient statewide transportation funding and local tools to meet the long term transportation system needs of the region and local municipal systems.

Metro Cities supports funding to assist cities over-burdened by cost participation responsibilities imposed by improvement projects on the state's principal arterial system and on the county state aid highway (CSAH) system.

Metro Cities supports state funding for state highway projects, including congestion and safety improvements. Metro Cities also supports state financial assistance, as well as innovations in design and construction, to offset the impacts of regional transportation construction projects on businesses.

5-B Regional Transit System

The Twin Cities Metropolitan Area needs a multi-modal regional transit system as part of a comprehensive transportation strategy that serves both commuters and the transit dependent. The transit system should be composed of a mix of HOV lanes, a network of bike and pedestrian trails, Bus Rapid Transit, express and regular route bus service, exclusive transit ways, light rail transit, streetcars and commuter rail corridors designed to connect residential, employment, retail and entertainment centers. The system should be regularly monitored and adjusted to ensure that routes of service correspond to the region's changing travel patterns.

Current congestion levels and forecasted population growth require a stable, reliable and growing source of revenue for transit construction and operations so that our metropolitan region can adequately and strategically meet its transportation needs to remain economically competitive. **Metro Cities supports an effective, efficient and comprehensive regional transit system as an invaluable component in meeting the multimodal transportation needs of the metropolitan region and to the region's economic vibrancy and quality of life. Metro Cities supports strategic expansion of the regional transit system.**

Metro Cities is opposed to legislative or Metropolitan Council directives that constrain the ability of metropolitan transit providers to provide a full range of transit services, including reverse commute routes, suburb-to-suburb routes, transit hub feeder services or new, experimental services that may show a low rate of operating cost recovery from the fare box.

Metro Cities supports a regional governance structure that can ensure a measurably reliable and efficient system that recognizes the diverse transit needs of our region and addresses the funding needs for all components of the system.

Metro Cities recognizes the need for flexibility in transit systems for cities that border the edges of the seven county metropolitan area to ensure users can get to points outside of the seven county area. **Metro Cities encourages the Met Council to work with border counties to help coordinate planning so riders can get to and from destinations beyond the boundaries of the region.**

In the interest of including all potential options in the pursuit of a regionally balanced transit system, Metro Cities supports the repeal of the law passed in 2002 which imposed a gag order on the Dan Patch Commuter Rail Line and opposes the imposition of legislative moratoriums on the study, planning, design, or construction of specific transit projects.

In the interest of safety and traffic management, Metro Cities supports further study of rail safety issues relating to water quality protections, general public safety concerns relating to derailments, traffic implications from longer and more frequent trains and the sensitive balance between rail commerce and the quality of life impacts on the communities through which they pass.

5-C Transit Financing

The Twin Cities metropolitan area is served by a regional transit system that is expanding to include rail transit and dedicated busways. Any operating subsidies necessary to support this system should come from a regional or statewide funding source. The property taxpayers of individual cities and counties should not be required to fund the operation of specific transit lines or routes of service within this regional system. MVST revenue projections have not been reliable and the Legislature has repeatedly reduced general fund support for Metropolitan Transit. As a result, the regional transit providers continue to operate at a funding deficit.

Shifting demographics in the metropolitan region will mean increased demand for transit in areas with and without current transit service. **Metro Cities supports stable and growing revenue sources to fund the operating budget for all regional transit providers at a level sufficient to meet the growing operational and capital transit needs of the region and to expand the system to areas that currently have little or no transit options.**

Metro Cities supports an increase in the regional sales tax to fund the expansion of regular route service, the continuing capital expenses and expanded operational needs of the metropolitan transit system if the increase is accompanied by sufficient local controls over the collection and expenditure of the new revenue and geographic balance is maintained in the expansion of service to allow cities to appropriately plan for growth in population and service needs along new and expanded transit service. Metro Cities opposes diversions of the uses of this tax for any other purposes.

Metro Cities opposes using the currently dedicated Metropolitan Transportation Area Sales Tax proceeds to further subsidize operational funding for Metro Transit and suburban transit providers that are the responsibility of the Legislature and Metropolitan Council. Any increase to the sales tax already dedicated to transit should be used to benefit the transit system as a whole.

5-D Street Improvement Districts

Funding sources for local transportation projects are limited to the use of Municipal State Aid (MSA), property taxes and special assessments. In addition, cities under 5,000 in population are not eligible for MSA. With increasing pressures on city budgets and

limited tools and resources, cities are finding it increasingly difficult to maintain aging streets.

Street improvement districts allow cities in developed and developing areas to fund new construction as well as reconstruction and maintenance efforts.

The street improvement district is designed to allow cities, through the use of a fair and objective fee structure, to create a district or districts within the city where fees will be raised on all properties in the district and that must be spent within the boundaries of the district. Street improvement districts would also aid cities under 5,000, giving them an alternative to the property tax system and special assessments.

Metro Cities supports the authority of local units of government to establish street improvement districts. Metro Cities also supports changes to special assessment laws to make assessing state-owned property a more predictable process with uniformity in the payment of assessments across the state.

5-E Highway Turnbacks & Funding

Cities do not have the financial capacity, other than significant property tax increases, to absorb the additional roadway responsibilities without new funding sources. The existing municipal turnback fund is not adequate based on contemplated turnbacks.

Metro Cities supports jurisdictional reassignment or turnback of roads (M.S. 161.16, Subd. 4), on a phased basis using functional classifications and other appropriate criteria subject to a corresponding mechanism for adequate funding of roadway improvements and continued maintenance.

Metro Cities does not support the wholesale turnback of county or state roads without the consent of municipality and the total cost, agreed to by the municipality, being reimbursed to the city in a timely manner.

5-F "3C" Transportation Planning Process: Elected Officials' Role

The Transportation Advisory Board (TAB) was developed to meet federal requirements, designating the Metropolitan Council as the organization that is responsible for a continuous, comprehensive and cooperative (3C) transportation planning process to allocate federal funds among metropolitan area projects. Input by local officials into the planning and prioritization of transportation investments in the region is a vital component of these processes.

Metro Cities supports continuation of the TAB with a majority of locally elected municipal officials as members and participating in the process.

5-G Photo Enforcement of Traffic Laws

Enforcement of traffic laws with cameras has been demonstrated to improve driver compliance and safety.

Metro Cities supports the use of photo enforcement technology.

5-H Airport Noise Mitigation

Acknowledging that the communities closest to MSP and reliever airports are significantly impacted by noise, traffic and other numerous expansion-related issues:

Metro Cities supports the broad goal of providing MSP-impacted communities greater representation on the Metropolitan Airports Commission (MAC). Metro Cities wants to encourage continued communication between the MAC commissioners and the cities they represent. Balancing the needs of MAC, the business community and airport host cities and their residents requires open communication, planning and coordination. Cities must be viewed as partners with the MAC in resolving the differences that arise out of airport projects and the development of adjacent parcels. Regular contact between the MAC and cities throughout the project proposal process will enhance communication and problem solving. The MAC should provide full funding for noise mitigation for all structures in communities impacted by flights in and out of MSP.

Metro Cities supports noise abatement programs and expenditures and the work of the Noise Oversight Committee to minimize the impacts of MAC operated facilities on neighboring communities. The MAC should determine the design and geographic reach of these programs only after a thorough public input process that considers the priorities and concerns of impacted cities and their residents. The MAC should provide full funding for noise mitigation for all structures in communities impacted by flights in and out of MSP.

5-I Funding for Non-Municipal State Aid (MSA) City Streets

Cities under 5,000 in population do not directly receive any non-property tax funds for collector and arterial streets. Cities over 5,000 residents have limited eligibility for dedicated Highway User Tax Distribution Fund dollars, which are capped by the state constitution as being available for up to twenty percent of streets. Current County State Aid Highway (CSAH) distributions to metropolitan counties are inadequate to provide for the needs of smaller cities in the metropolitan area. Possible funding sources include the five-percent set-aside account in the Highway User Tax Distribution Fund, modification to county municipal accounts, street improvement districts, and/or state general funds.

The 2015 Legislature created a Small Cities Assistance Account and appropriated one-time funds of $12.5 million that was distributed through a formula to cities with

populations under 5,000. While the account will remain in statute, future appropriations beyond 2015 will have to be appropriated by future legislatures.

Cities need long-term, stable, dedicated funding for street improvements and maintenance. Metro Cities supports additional resources and flexible policies to meet local infrastructure needs and increased demands on city streets. Metro Cities also supports dedicated and sustainable state funding sources for non-MSA city streets, including funding for the Small Cities Assistance Account as well as support for the creation and funding of the Larger Cities Assistance Account as proposed in the 2015 legislative session.

5-J County State Aid Highway (CSAH) Distribution Formula

Significant resource needs remain in the metro area CSAH system. Revenues provided by the Legislature for the CSAH system have resulted in a higher number of projects being completed, however, greater pressure is being placed on municipalities to participate in cost sharing activities, encumbering an already over-burdened local funding system. When the alternative is not building or maintaining roads, cities bear not only the costs of their local systems but also pay upward of fifty percent of county road projects. **Metro Cities supports special or additional funding for cities that have burdens of additional cost participation in projects involving county roads.**

CSAH eligible roads were designated by county engineers in 1956 and although only 10 percent of the CSAH roads are in the metro area, they account for nearly 50 percent of the vehicle miles traveled. The CSAH formula passed by the Legislature in 2008 increased the amount of CSAH funding for the metropolitan area from 18 percent in 2007 to 21 percent in 2011. The formula helps to better account for needs in the metropolitan region, but is only the first step in addressing needs for additional resources for the region.

Metro Cities supports a new CSAH formula more equitably designed to fund the needs of our metropolitan region.

5-K Municipal Input/Consent for Trunk Highways and County Roads

State statutes direct the Minnesota Department of Transportation (MnDOT) to submit detailed plans, with city cost estimates, at a point one-and-a-half to two years prior to bid letting, at which time public hearings are held for community input. If MnDOT does not concur with requested changes, it may appeal. Currently, that process would take a maximum of three and a half months and the results of the appeals board are binding on both the city and MnDOT.

Metro Cities supports the municipal consent process, and opposes changes to weaken municipal consent or adding another level of government to the consent process. Metro Cities opposes changes to current statutes that would allow MnDOT

to disregard the appeals board ruling for state trunk highways. Such a change would significantly minimize MnDOT's need to negotiate in good faith with cities for appropriate project access and alignment, and would render the public hearing and appeals process meaningless. Metro Cities also opposes the elimination of the county road municipal consent and appeal process for these reasons.

5-L Plat Authority

Current law grants counties review and comment authority for access and drainage issues for city plats abutting county roads.

Metro Cities opposes any statutory change that would grant counties veto power or that would shorten the 120-day review and permit process time.

5-M City Speed Limit Control

Cities are moving to incorporate multiple modes of transportation within existing right of way through local Complete Streets policies on residential roads where traffic safety also affects pedestrians and users of alternative transportation modes. **Metro Cities supports design standards that result in slower speeds on local roads. Any statutory speed limit change must be uniform and provide adequate state funding for education and enforcement to ensure public awareness and compliance.**

At cities' or counties' discretion, Metro Cities also supports a year round reduction of speed limits within 500 feet of any city or county parks and schools or on roads that are in the process of becoming more residential or developed but do not currently justify a reduction under a MnDOT sanctioned speed study.

5-N MnDOT Maintenance Budget

The state has failed in its responsibility for maintaining major roads throughout the state by requiring, through omission, that cities bear the burden of maintenance on major state roads.

MnDOT should be required to meet standards adopted by cities through local ordinances, or reimburse cities for labor, equipment and material used on the state's behalf to improve public safety or meet local standards. Furthermore, if a city performs maintenance, the city should be fully reimbursed.

Metro Cities supports MnDOT taking full responsibility for maintaining state-owned infrastructure and property, including, but not limited to, sound walls and right of way, within city limits. Metro Cities supports cooperative agreements between cities and MnDOT, which have proven to be effective in other parts of the state.

5-O Transit Taxing District

The transit taxing district, which funds the capital cost of transit service in the Metropolitan Area through the property tax system, is inequitable. Because the boundaries of the transit taxing district do not correspond with any rational service line nor is being within the boundaries a guarantee to receive service, cities in the taxing district or out of the taxing district are contributing unequally to the transit service in the Metropolitan Area. This inequity should be corrected.

Metro Cities supports a stable revenue source to fund both the capital and operating costs for transit at the Metropolitan Council. However, Metro Cities does not support the expansion of the transit taxing district without a corresponding increase in service and an overall increase in operational funds. To do so would create additional property taxes without a corresponding benefit.

5-P Complete Streets

A complete street may include: sidewalks, bike lanes (or wide paved shoulders), special bus lanes, comfortable and accessible public transportation stops, frequent and safe crossing opportunities, median islands, accessible pedestrian signals, curb extensions, narrower travel lanes and more.

A complete street in a rural area will differ from a complete street in a highly urban area, but both are designed to balance safety and convenience for everyone using the road.

Metro Cities supports options in state design guidelines for streets that would give cities greater flexibility to:

- **Safely accommodate all modes of travel;**
- **Address storm water needs; and**
- **Ensure livability in the appropriate context for each city.**

However, Metro Cities opposes state imposed mandates that would increase street infrastructure improvement costs in locations and instances where providing access for alternative modes including cycling and walking are deemed unnecessary or inappropriate as determined by local jurisdictions.

Committee Rosters

Housing & Economic Development

Jenni Faulkner (Chair), Community Development Director, Burnsville

Gene Abbott, Councilmember, Savage
Patty Acomb, Councilmember, Minnetonka
Myron Bailey, Mayor, Cottage Grove
Karl Batalden, Housing & Econ. Dev. Coord., Woodbury
Josh Berg, Councilmember, Elko New Market
Kim Berggren, Dir. of Comm. Dev., Brooklyn Park
Sasha Bergman, Government Relations Rep., Minneapolis
Brooke Bordson, Sr. Project Coordinator, Metropolitan Council
Jim Bownik, Assistant City Administrator, Lauderdale
Amy Brendmoen, Councilmember, St. Paul
Gary Carlson, IGR Director, League of Minnesota Cities
Sheila Cartney, Planner/Community Development Director, Rogers
Heather Corcoran, IGR Member Relations Coord., League of Minnesota Cities
Bob Crawford, Mayor Elko New Market
Molly Cummings, Mayor, Hopkins
Jeffrey Dahl, City Manager, Wayzata
Michael Douglas, Vice Chair, Aurora St. Anthony Neighborhood
Mike Ericson, Administrator, Centerville
Grant Fernelius, Community Development Director, Coon Rapids
Marie Franchett, Project Manager Planning Economic Development, St. Paul
Matt Freeman, Government Relations Associate, St. Paul
Edwina Garcia, Councilmember, Richfield
Shannon Guernsey, Executive Director, MN NAHRO National Association
Janice Gundlach, Asst. Dir. Community Assets & Dev. Planning, New Brighton
Bryan Hartman, HRA Program Manager, Bloomington
Anne Kane, Community Development Director, White Bear Lake
Irene Kao, IGR Counsel, League of Minnesota Cities
Margaret Kaplan, Dir. Community Development, MN Housing Finance Agency
Dan Kealey, Councilmember, Burnsville
Jason King, Councilmember, Blaine
Katie Knutson, Government Relations Manager, St. Paul
Molly Koivumaki, Mgr. Housing/Comm. Services, Eden Prairie
Melissa Lesch, Sr. Government Relations Representative, Minneapolis
Ann Lindstrom, IGR Representative, League of Minnesota Cities
Logan Martin, Administrator, Bayport

Anne Mavity, Councilmember, St. Louis Park
Brad Nielsen, Planning Director, Shorewood
Bruce Nordquist, Community Development Director, Apple Valley
Anne Norris, City Manager, Crystal
Jon Oleson, Councilmember, Bloomington
Loren Olson, Government Relations Representative, Minneapolis
Jason Peters, Management/Planning Intern, Wayzata
Jen Peterson, Councilmember, Cottage Grove
Adam Prock, Government Relations Associate, St. Paul
Terry Quigley, Councilmember, Shoreview
Sam Richie, MN NAHRO
Dan Ryan, Councilmember, Brooklyn Center
Steven Stahmer, Administrator, Rogers
Bob Streetar, Community Development Director, Oakdale
Brian Strub, Councilmember, New Brighton
Patrick Trudgeon, City Manager, Roseville
Tony Wagner, Councilmember, Minnetonka
Jim Weygand, Councilmember, Carver
Julie Wischnack, Community Development Director, Minnetonka
Laura Ziegler, IGR Liaison, League of Minnesota Cities

Metropolitan Agencies

Jim Dickinson (Chair), City Administrator, Andover

Susan Arntz, City Administrator, Waconia
Sasha Bergman, Government Relations Representative, Minneapolis
Brooke Bordson, Sr. Project Coordinator, Metropolitan Council
Frank Boyles, City Manager, Prior Lake
Heather Butkowski, Administrator, Lauderdale
Bob Crawford, Mayor, Elko New Market
Vanessa Demuth, Councilmember, Rosemount
Jo Emerson, Mayor, White Bear Lake
Matt Freeman, Government Relations Associate, St. Paul
Jason Gadd, Councilmember, Hopkins
Rick Getschow, City Manager, Eden Prairie
Elizabeth Glidden, Councilmember, Minneapolis
Tom Goodwin, Councilmember, Apple Valley
Chuck Haas, Councilmember, Hugo
Gary Hansen, Councilmember, Eagan
Dana Hardie, Director Administrative Services, Burnsville
Elizabeth Kautz, Mayor, Burnsville
Mike Knight, Councilmember, Andover
Katie Knutson, Government Relations Manager, St. Paul
Melissa Lesch, Sr. Government Relations Representative, Minneapolis
Dan Lund, Councilmember, Newport
Tim McNeil, Mayor, Dayton
Mark Nagel, Assistant City Administrator, Elko New Market
Loren Olson, Government Relations Representative, Minneapolis
Molly Park, Mayor, Sunfish Lake
Aaron Parrish, Administrator, Forest Lake
Adam Prock, Government Relations Associate, St. Paul
Dan Ryan, Councilmember, Brooklyn Center
Judd Schetnan, Director of Government Affairs, Metropolitan Council
Craig Schlichting, Director of Comm. Assets & Development, New Brighton
Terry Schneider, Mayor, Minnetonka
Anne Smith, Councilmember, Lake Elmo
Ady Wickstrom, Councilmember, Shoreview
Janet Williams, Mayor, Savage

Municipal Revenue & Taxation

Kristi Luger (Chair), City Manager, Excelsior

Sasha Bergman, Government. Relations Rep., Minneapolis
Brooke Bordson, Sr. Project Coordinator, Metropolitan Council
Gary Carlson, IGR Director, League of Minnesota Cities
Mark Casey, City Manager, St. Anthony Village
Bill Coughlin, Councilmember, Burnsville
Bob Crawford, Mayor, Elko New Market
Bruce DeJong, Finance Director, Shorewood
Jim Dickinson, Administrator, Andover
Lori Economy-Scholler, Chief Financial Officer, Bloomington
Danna Elling Schultz, Councilmember, Hastings
Luke Fischer, Administrative Services Director, Plymouth
Matt Freeman, Government Relations Associate, St. Paul
Kelly Grinnell, Finance Director, Victoria
Dana Hardie, Director Administrative Services, Burnsville
Joe Hatch, Management Analyst/Human Resources Specialist, New Brighton
Sue Iverson, Interim City Administrator, Arden Hills
Marvin Johnson, Mayor, Independence
Irene Kao, IGR Counsel, League of Minnesota Cities
Merrill King, Finance Director, Minnetonka
Katie Knutson, Government Relations Manager, St. Paul
Sandra Krebsbach, Mayor, Mendota Heights
Kathy Lantry, Public Works Director, St. Paul
Tom Lawell, Administrator, Apple Valley
Melissa Lesch, Sr. Government Relations Representative, Minneapolis
Kristi Luger, City Manager, Excelsior
Scott Lund, Mayor, Fridley
Brad Martens, Administrator, Corcoran
John McCarthy, Chief Budget Analyst, St. Paul
Mark McNeill, Administrator, Mendota Heights
Melanie Mesko Lee, Administrator, Hastings
Rebecca Olson, Assistant to the City Manager, Shoreview
Candy Petersen, Councilmember, North St. Paul
Lori Peterson, Human Resources Director, Eagan
Adam Prock, Governmental Relations Associate, St. Paul
Gene Ranieri, Director, IGR, Minneapolis
Steven Stahmer, Administrator, Rogers
Kim Therres, Assistant City Manager, Human Resources Dir., Crystal
Steven Tyacke, Councilmember, Wayzata
Lisa Wieland Herbert, Finance Director, Rogers
Dick Woodruff, Councilmember, Shorewood

Transportation & General Government

Mary Hamann-Roland (Chair), Mayor, Apple Valley

Steve Albrecht, Public Works Director, Burnsville
Dick Allendorf, Councilmember, Minnetonka
Susan Arntz, Administrator, Waconia
Kristen Asher, Assistant Public Works Director/Engineer, Richfield
Myron Bailey, Mayor, Cottage Grove
Geralyn Barone, City Manager, Minnetonka
Sasha Bergman, Government Relations Representative, Minneapolis
Brooke Bordson, Sr. Project Coordinator, Metropolitan Council
Frank Boyles, City Manager, Prior Lake
Mary Brindle, Councilmember, Edina
Larry Brown, Public Works Director, Shorewood
Gary Carlson, IGR Director, League of Minnesota Cities
Heather Corcoran, IGR Member Relations Coord., League of Minnesota Cities
Scott Cordes, Director Budget & Innovation, St. Paul
Bob Crawford, Mayor, Elko New Market
Michael Douglas, Vice Chair, Aurora St. Anthony Neighborhood
Steve Elkins, Councilmember, Metropolitan Council
Danna Elling Schultz, Councilmember, Hastings
Anne Finn, Assistant IGR Director, League of Minnesota Cities
Matt Freeman, Government Relations Associate, St. Paul
Matt Fulton, City Manager, West St. Paul
Mike Funk, Assistant City Manager/Human Resources Director, Maplewood
Jason Gadd, Councilmember, Hopkins
Edwina Garcia, Councilmember, Richfield
Ruth Grendahl, Councilmember, Apple Valley
Gary Hansen, Councilmember, Eagan
Tom Harmening, City Manager, St. Louis Park
Laurie Hokkanen, City Manager, Victoria
James Hovland, Mayor, Edina
Craig Johnson, IGR Representative, League of Minnesota Cities
Irene Kao, IGR Counsel, League of Minnesota Cities
Karl Keel, Public Works Director, Bloomington
Jean Keely, Engineer, Blaine
Mike Knight, Councilmember, Andover
Katie Knutson, Government Relations Associate, St. Paul
Denny Laufenburger, Mayor, Chanhassen
Melissa Lesch, Sr. Government Relations Representative, Minneapolis
Kim Lindquist, Community Development Director, Rosemount
Ann Lindstrom, IGR Representative, League of Minnesota Cities
Dean Lotter, City Manager, New Brighton
Scott Lund, Mayor, Fridley
John Maczko, Transportation Director-Public Works, St. Paul
Mark Maloney, Public Works Director, Shoreview

Mary McComber, Mayor, Oak Park Heights
Mark McNeill, Administrator, Mendota Heights
Mike Mornson, City Manager, Hopkins
Heidi Nelson, Administrator, Maple Grove
Rebecca Noecker, Councilmember, St. Paul
Paul Oehme, City Engineer/Public Works Director, Chanhassen
Loren Olson, Government Relations Representative, Minneapolis
Jason Peters, Management/Planning Intern, Wayzata
Becky Petryk, Councilmember, Hugo
Adam Prock, Government Relations Associate, St. Paul
Gene Ranieri, Director IGR, Minneapolis
Michael Ridley, City Planner, Eagan
Dan Ryan, Councilmember, Brooklyn Center
Sue Sanger, Councilmember, St. Louis Park
Judd Schetnan, Director of Government Affairs, Metropolitan Council
Steve Schmidt, Councilmember, Anoka
Mary Sherry, Councilmember, Burnsville
Russ Stark, Councilmember, St. Paul
Dick Swanson, Councilmember, Blaine
Meg Tilley, Councilmember, Eagan
Bethany Tjornhom, Councilmember, Chanhassen
George Tourville, Mayor, Inver Grove Heights
Kevin Watson, Administrator, Vadnais Heights
Jim Weygand, Councilmember, Carver
Ady Wickstrom, Councilmember, Shoreview
Jeff Wosje, Councilmember, Plymouth
Laura Ziegler, IGR Liaison, League of Minnesota Cities

2017 City of Ramsey Legislative Platform

BACKGROUND

Annually, the City of Ramsey adopts a *Legislative Platform* for the purpose of defining a list of Legislative priorities of specific interest to the City of Ramsey. Upon adoption by the City Council, Ramsey's Legislative Platform will be used to communicate City priorities to County, State and Federal officials. Additionally, this document will be used internally by staff to guide legislative working priorities for 2017.

City of Ramsey Proposed Legislative Platform 2017

Issue	Allied Groups	Legislative Topic Area	Staff Resource	Actively Support	Support	Non-Priority
1. U.S. Hwy 10 Priority Projects	AC, COA, NMMA	Transportation	K. Ulrich B. Westby E. Tinklenberg	X		
2. Water Supply	NMMA	Environment Service Delivery	B. Westby		X	
3. Zip Code		NA	P. Brama	X		
4. Fiscal Disparities & LGA	AC, NMMA, MC	Tax/Fiscal	K. Ulrich D. Lund		X	
5. Funding for Non- State Aid Streets	LMC	Tax/Fiscal	K. Ulrich B. Westby		X	
6. Public Notices	LMC	Service Delivery	K. Ulrich J. Thieling		X	
7. Absentee Balloting	LMC	Service Delivery	K. Ulrich J. Thieling		X	
8. Metropolitan Council Governance	NMMA, MC	Governance	K. Ulrich		X	

AC = Anoka County
COA = City of Anoka
LMC = League of Minnesota Cities
MC = Metro Cities
NMMA = North Metro Mayor's Association

1. U.S. Highway 10 Priority Projects

ISSUE: U.S. Highway 10 is a principal arterial roadway providing significant transportation connections from Minneapolis – St. Paul to the northwest suburbs and Greater Minnesota. The 4-lane roadway (Anoka/Sherburne County line to the Rum River in Anoka) carries average daily traffic volumes ranging from 33,500 to 61,000 vehicles per day.

This corridor is commonly congested and has much higher than average crash and crash severity rates than comparable corridors. In addition, the corridor has four signalized intersections and numerous direct access points (14.5 per mile); which contribute to the degradation of the U.S. Highway 10. Over the past ten (10) years, thirteen (13) people have died in crashes on this 7-mile corridor. Four (4) fatalities were pedestrians; including (3) from 2013 to 2014.

Highway 10 has been studied numerous times over the past decade, each time a full-freeway status was identified as the ultimate solution. However, due to limited funding opportunities at the State and Federal level, full-freeway status would be difficult to achieve within the next 20 years.

As a result of funding constraints, MnDOT and Bolton & Menk completed a study to achieve freeway-like status for U.S. Highway 10 in the fall of 2014. This study is known as: *The U.S. Highway 10 Access Planning Study*. This study achieves 90% of the safety and operational benefits of a full-freeway for 50% of the cost. The intent of this study is to identify high-benefit improvements that are fiscally responsible so that improvements can be funded, programmed, and implemented incrementally. This study has been formally adopted by MnDOT, Anoka County, the City of Anoka and the City of Ramsey.

Information Source, Highway 10 Access Planning Study (link)

RECOMMENDATIONS:

A. Included in the U.S. Highway 10 access Planning Study is a recommended, prioritized, list of improvement projects. The City of Ramsey recommends State and Federal funding sources be secured to implement both “immediate” and “short-term” priority projects.

B. The City of Ramsey’s general position on U.S. Highway 10 is more resources must be dedicated to all components of the State’s transportation system, and local units of government must have access to resources and funding tools to meet growing needs.

C. The City of Ramsey’s position on rail crossing improvements along U.S. Highway 10 is the City opposes legislation and policies that disproportionately shift authority, costs, and/or liability away from railroad companies and onto units of government. Additionally, the City supports funding for separation of rail-vehicle traffic as a critical matter of public safety and congestion.

TOPIC IS CONSISTENT WITH THE FOLLOWING ORGANIZATION’S LEGISLATIVE PLATFORMS:

- Metro North Chamber: Transportation System Improvements
- Anoka County: Bonding for U.S. Highway 10 Projects
- League of Minnesota Cities: Adequate Funding for Transportation, LE-34
- League of Minnesota Cities: Railroads, LE-40
- Metro Cities: Transportation Funding, 5-A
- North Metro Mayors Association: Transportation Funding
- North Metro Mayors Association: North Metro Highway Construction Projects
- North Metro Mayors Association: Rail Crossings and Rail Safety

2. Water Supply

ISSUE: A clean and reliable source of water is critical to the function of any healthy community. In many cases, communities utilize aquifers as their primary source of water. The City of Ramsey is located in a "recharge zone" for aquifers utilized throughout the Twin Cities Metro region, known as the "Anoka County Sand Plain."

The City of Ramsey is a developing community and anticipates significant growth over the next two decades. As a result, additional water supply will be required to meet the demand of future development. In 2007, the City of Ramsey explored the ability to use surface waters, such as the Mississippi River for a municipal water supply as a possible benefit for regional water resources. The Minnesota DNR assisted with this effort in order to identify options for preserving existing, and future, ground water supplies of communities throughout the entire Twin Cities Metro region.

As a result, the City of Ramsey identified an option of using a surface water treatment plant sometime in the future, which would draw from the Mississippi River, but only it were part of a regional solution. Under a surface water option, the City would retain its ground water supply system as a back-up to a surface water supply. The estimated cost of the proposed surface water treatment plant in Ramsey is significant, at $36.5 million. Costs for retaining the ground water supply system will be minimal compared to the treatment facility costs. For this reason, significant funding from outside the City would be required.

Clearly, utilization of water resources is not solely a local issue, as aquifers and "recharging zones" span across the entire Twin Cities metro region. The need for the City of Ramsey to switch from a ground water system to a surface water system is not a result of development in the City of Ramsey alone; it is the result of demand across the entire Twin Cities metro region.

RECOMMENDATION: The City of Ramsey supports continued regional analysis and planning efforts to utilize ground and surface water throughout the Twin Cities as a whole, rather than community-by-community. The City of Ramsey opposes actions limiting the ability of Ramsey to develop in order to sustain, or allow new development, in other Twin Cities communities affected by the Anoka County Sand Plain "recharge zone." The City of Ramsey supports regional solutions to address regional ground water supply concerns; specifically including, regional equitable funding sources.

TOPIC IS CONSISTENT WITH THE FOLLOWING ORGANIZATION'S LEGISLATIVE PLATFORMS:

- League of Minnesota Cities: Municipal Public Water Supplies, SD-62
- Metro Cities: Water Supply, 2-Q
- North Metro Mayor's Association: Water

3. Zip Code

ISSUE: United States Postal Service (USPS) provides the City of Ramsey postal services from the Anoka Post Office, located near downtown Anoka (55303 Zip Code). For the past decade, the City of Ramsey and the Ramsey Economic Development Authority (EDA), have identified a need for the Ramsey to secure a unique zip code and post office. This item has been identified a priority for two major reasons (1) confusion by businesses, residents, and visitors about differentiating the City of Ramsey from the City of Anoka; which results in problems in multiple applications, and (2) degradation of community identity.

From an equity perspective, when the City of Ramsey is compared to nearby communities that do have zip codes/ post offices, the City of Ramsey appears to be a unique outlier in terms of current population. The City of Ramsey is one of twelve nearby cities with a current population of over 12,000 that does not have a unique post office and zip code. There are seven cities located nearby the City of Ramsey with populations ranging from 466 to 7,000 that have a unique post office and zip code. With current population comparisons in mind, it should be noted, the City of Ramsey is a rapidly growing community with several hundred acres of land available for future development. The demand for USPS services is expected to continuously increase with time.

RECOMMENDATION: in order for the City of Ramsey to move forward with a request to USPS for a new post office and zip code, the City of Ramsey needs to document clear and consistent support. Therefore, the City of Ramsey support the solicitation of letters of support from our County, State, and Federal elected officials for the purpose of advocating for a Ramsey-unique zip code via the USPS Northland District Manager, Anthony Williams: 100 1st Street South, Minneapolis, MN 55401.

4. Fiscal Disparities and Local Government Aid (LGA)

***ISSUE**:* Chief Authored by former Anoka State Legislator, Charles R. Weaver, the Twin Cities Area Fiscal Disparities Program, enacted in 1971, was created for the purposes of:

1. providing a way for local governments to share in the resources generated by the growth of the metropolitan area without removing existing resources;
2. promoting orderly development of the region by reducing the impact of fiscal considerations on the location of business and infrastructure;
3. establishing incentives for all parts of the area to work for the growth of the area as a whole;
4. helping communities at various stages of development; and
5. encouraging protection of the environment by reducing the impact of fiscal considerations to ensure protection of parks, open space, and wetlands.

Fiscal Disparities affects cities, counties, special taxing districts, and school districts within the seven-county metro area. It has reduced tax base disparity throughout the seven-county metropolitan area to a level of 3-to-1 (instead of the previous 10-to-1). Historically, the City of Ramsey (and Anoka County) have been a net recipients of fiscal disparities funding. Meaning, the amount of dollars Ramsey receives from the program is greater than the dollars Ramsey contributes to the program (about 1.63 factor in 2014 for Ramsey).

Local Government Aid for Ramsey has fluctuated (see chart below) from a high of $396,382 in 2001, to the current level of $0 in 2017. The basic formula was changed in 2014 and some level of LGA was restored for the next three years (approximately $100,000 per year), however the same formula has now resulted in the elimination of all LGA for Ramsey and similar developing suburbs.

FY 2000 -$359,771

FY 2001 - $396,382

FY 2002 - $303,894

FY 2003 through 2013 - $0

FY 2014 - $91,381

FY 2015 - $110,352

FY 2016 - $111,311

FY 2017 - $0

RECOMMENDATION: Any future legislation that would modify or impact the Fiscal Disparities program should only be considered within a framework of comprehensive reform efforts of the State's property tax, aids and credits system. Any proposed legislation that would modify or impact the Fiscal Disparities program must be evaluated utilizing the criteria of fairness, equity, stability, transparency and coherence in the treatment of cities and taxpayers across the metropolitan region, and must continue to serve the program's intended purposes.

The Ramsey City Council is in support of the Fiscal Disparities program. The Ramsey City Council opposes future diversion from the Fiscal Disparities Program to fund programs or projects that would contradict the purpose of the program. The City does not support efforts to exempt Ramsey (or Anoka County) from any future Fiscal Disparity program amendment discussions.

Ramsey supports revision of the LGA formula that recognizes the needs of developing suburbs and restores LGA to developing suburbs for long-term capital needs.

Similar language as 2016 Anoka County Adopted Legislative Platform
League of Minnesota Cities Policy FF-4 Funding Local Government Aid

5. Funding for Non-State Aid City Streets

ISSUE: Minnesota has over 141,000 miles of roadway, and more than 22,500 miles—or 16 percent--are owned and maintained by Minnesota's 853 cities. The Minnesota Constitution limits eligibility for dedicated Highway User Tax Distribution Fund dollars to up to twenty percent of streets in cities with populations over 5,000 (147 of 853 cities). This means almost 85 percent of municipal streets are ineligible for municipal state aid (MSA) funds and must be paid for with property taxes and special assessments. Funding challenges are compounded by city cost participation requirements in state and county highway projects, which divert resources from city-owned streets.

Recognizing the unique street funding needs in cities under 5,000 population, the 2015 legislature created the Small Cities Assistance Account (Minn. Stat. § 162.145). Funds in the account are distributed through a formula to all cities under 5,000 population for street maintenance and reconstruction. Unfortunately, funding for the account was only provided for one year.

Maintenance costs increase as road systems age, and no city--large or small—is spending enough on roadway capital improvements to maintain a 50-year lifecycle. For every one dollar spent on maintenance, a road authority--and therefore taxpayers--save seven dollars in repairs. According to a report released in late 2012 by the governor's Transportation Finance Advisory Committee, cities collectively need an additional $400 million per year to bring city streets up to an economically competitive standard.

RECOMMENDATIONS: City streets are a separate but integral piece of the network of roads supporting movement of people and goods. Cities need greater resources and flexible policies in order to meet growing demands for street improvements and maintenance. The City of Ramsey supports:

A. a dedicated and sustainable state funding source for non-MSA city streets in large and small cities statewide:

B. enabling legislation that would allow cities to create street improvement districts (similar to sidewalk improvement districts already allowed under Minn. Stat. § 435.44); and

C. the creation of a new fund within the Local Road Improvement Program that would provide grants to cities burdened by cost participation requirements related to trunk highway and county state-aid projects.

Similar language as 2016 LMC Legislative Platform, LE-37

6. Publishing Public Notices: Improving and Increasing Citizen Access to Information

ISSUE: State law requires that cities publish certain types of information in a "qualified" newspaper designated by the city. While the requirements vary based on city population size, most cities must publish: ordinances before they can take effect; advertisements for bids; various financial reports; meeting and hearing notices; notices of elections; dates for filing affidavits of candidacy; and sample ballots. Collectively, these items are referred to as "official notices," legal notices" and "public notices" in state statute.

There are several requirements in statute for a newspaper to be a "qualified" or "official" newspaper for the city. For instance, there can only be one newspaper chosen for the city; it must be printed in English in a newspaper format; if it is a daily newspaper, it must be distributed at least five days each week; if not a daily paper, it may be distributed twice a month with respect to the publishing of government public notices; it must be circulated in the city which it purports to serve, and either have at least 400 copies regularly delivered to paying subscribers or have at least 400 copies distributed without charge to local residents.

As technology has evolved, citizens have become more accustomed to the instantaneous availability of online information. Because cities are committed to providing information to citizens and responding to this demand, they have invested heavily in their websites and in growing a robust online presence. They survey citizens about what method of communication is preferred and based on this, cities update, reform, evolve, and advance communication tools and often, they do so with limited means and resources to ensure citizens have access to information about their city.

Because of the publishing mandate outlined in state statute, cities continue to publish in newspapers with limited resources while simultaneously providing information to citizens in the format they actually demand online. These requirements originated in 1949 and to ensure the original intent of the law – providing citizens access to their local government – it is time to eliminate these outdated requirements and make communicating with citizens more efficient.

RECOMMENDATION: The City of Ramsey supports legislation eliminating outdated and unnecessary publication requirements that are no longer relevant or representative of the technology we now have that has significantly increased access to government. Cities should have the authority to determine whether web publication should replace or supplement newspaper publication based on the unique needs of each community.

Similar language as 2017 LMC Legislative Platform, SD-15

7. Administering Absentee Balloting

ISSUE: Eligible voters in Minnesota may vote by absentee ballot prior to Election Day. Starting 46 days before the election, a voter can request an application for an absentee ballot and if approved, receive and cast an absentee ballot in one visit to their county or city election offices. Ballots can also be requested, applied for and received by mail and returned by the voter to the election office by 3:00 p.m. on Election Day or by 8:00 p.m. on Election Day if delivered by mail or package delivery. Absentee balloting results are not known until combined with polling place results when the polls close on Election Day. For those voting absentee in-person, the absentee ballot application process is burdensome and confusing as voters expect the same process they encounter in their polling place on Election Day. The application process should be replaced by having the voter verify their identity on a paper or electronic roster. Currently electronic signatures are not allowed by state law; having the authority to use electronic signatures would make the process more efficient. Streamlining the voter check-in procedures would increase efficiency and decrease the time voters spend in line waiting to cast their absentee ballot. Seven days before Election Day, elections administrators can begin processing absentee ballots received by mail and in-person absentee voters can place their ballots directly into a tabulator. Currently, a voter can request to place their ballot in a series of envelopes similar to those returned by mail to be processed after they have left the building. Following legislative changes in 2016 allowing voters to place their ballot into a tabulator, few, if any, voters request to place their ballot into envelopes. State law allows alternative sites for conducting absentee balloting but requires that these sites remain open for the full 46 days prior to Election Day. Because of the increase in voting before Election Day, cities should have the authority to conduct in-person absentee balloting in alternative sites for the time period during which voters are allowed to place their ballots directly into a tabulator. Additionally, to respond to the voter demand to vote early, this time period should be increased from seven to 14 days before Election Day. Current law allows for in-person absentee voting until 5:00 p.m. on the day before Election Day. This does not leave adequate time for election officials to process absentee ballots, prepare supplemental lists indicating which voters have already cast absentee ballots and deliver the lists to precincts prior to opening of the polls on Election Day. The current absentee voting process further requires that additional supplemental lists of final absentee voters be delivered to the polls after the last mail delivery on Election Day and often leads to administrative challenges and increased potential for errors in the process. As more and more voters choose to vote early with absentee balloting, improvements must be made to increase efficiency of administering absentee balloting before Election Day, reduce the potential for errors, and to improve voter experience

Similar language as 2017 LMC Legislative Platform, SD-66

RECOMMENDATIONS:

A. Replacing the in-person absentee ballot application process with paper or electronic rosters similarly to those used in polling places on Election Day and allow voters to use an electronic signature for electronic rosters;

B. Eliminating the option to place an in-person absentee ballot in a series of envelopes instead of a tabulator;

C. Increasing the time period that an in-person absentee voter can place their ballot directly into a tabulator from seven to 14 days;

D. Allowing alternative, in-person absentee voting sites to be established 14 days prior to Election Day instead of the full 46 days currently required by state law;

E. Establishing an earlier deadline for ending in-person absentee voting; and

F. Revising absentee ballot regulations to allow any person 18 and older to witness the absentee process and sign the envelope as a witness.

8. Metropolitan Council Governance

ISSUE: The issue of Metropolitan Council governance was an issue raised in 2016 in which the City adopted a resolution taking the position outlined below. Since this is an issue that is likely to continue into 2017, including this in the 2017 *Legislative Platform* acts to reaffirm the City's previous position that was adopted in March of 2016.

BACKGROUND: This topic was reviewed by the City Council at work session on April 23, 2016, and brought forward to the Council with modifications reflecting that discussion.

Recently, Anoka County and three other metropolitan counties, put together a coalition that is advocating for a change in the structure of the Metropolitan Council. As part of that meeting, the Council received documents explaining the County position, and documents outlining the position of the Metro Cities organization.

Below are the points/observations put together by staff for consideration:

- Staff supports considerations of options for a Metropolitan Council governance structure that may increase accountability and address concerns of regional stakeholders and policy makers.
- Staff believes that there should be opportunities for local communities to provide input on ideas before any legislative change in Metropolitan Council governance is made.
- Staff recognizes the support Metropolitan Council has provided for past projects in the City of Ramsey:
    - Parking Ramp
    - Sunwood Drive
    - Center Street
    - Sunwood Townhomes (TH 47)
    - Sunwood Village
    - The Draw Park and Amphitheater
    - Rail Station
- The Metropolitan Council has provided support for the planning and implementation of future projects:
    - Mississippi Skyway
    - Housing Projects in The COR
    - Housing Projects within the community as a whole
- The City of Ramsey expects to continue an ongoing partnership with the Metropolitan Council, especially as we endeavor upon updating our Comprehensive Plan
- Staff recognizes that the Metropolitan council has made progress toward making the Comprehensive Plan Update and Amendment processes more user friendly within the past 12 months.

RECOMMENDATIONS:

1) That reform to the Metropolitan Council should ensure that the Metropolitan Council is a responsible, responsive, and accountable partner for regional development and progress; and

2) That in order to recognize the responsibility that the Metropolitan Council has to local units of government, local governments shall have a decision role in the appointment process for representatives to the Metropolitan Council; and

3) That in order to promote the stability and continuity of governance, the terms of office for Metropolitan Council members shall be staggered.

ANOKA COUNTY

INTERGOVERNMENTAL AND COMMUNITY RELATIONS
COMMITTEE REPORT

FOR THE NOVEMBER 22, 2016, COUNTY BOARD MEETING

The Intergovernmental & Community Relations Committee meeting was held on November 17, 2016, in Master Conference Room #772, Anoka County Government Center, Anoka, Minnesota.

Persons Present: **Committee Members** – Commissioner Braastad (Chair), Commissioner Gamache (Vice Chair); and Commissioner Schulte

Absent: Commissioner West

Others Present: Commissioner Rhonda Sivarajah; Jerry Soma, County Administrator; Karen Skepper, Community and Government Relations Director; Dee Guthman, Deputy County Administrator; Doug Fischer, Transportation Division Manager; Jonell Sawyer, Property Records and Taxation Division Manager; Marcy Crain, Chief Deputy County Attorney; Cindy Reichert, Elections Manager; Martha Weaver, Public Information Manager; Troy Olson, North Metro Mayor's Association; Tim Kelly, Byron Westlund, Warren Hoffman, and Anthony Wilder, Coon Creek Watershed District; and Tina Pedersen, Principal Administrative Secretary

***Action Items**

*1. The committee recommends the county board approve the 2017 Anoka County Legislative Platform. **See attached** list of items.

*Requires county board approval.

Informational Items

2. For informational purposes, a joint meeting was held between the county board and the Coon Creek Watershed District Board. Byron Westlund, Coon Creek Watershed President; Warren Hoffman, Coon Creek Watershed Board member; Anthony Wilder, Coon Creek Watershed Board member; and Tim Kelly, Coon Creek Watershed District Administrator provided an overview of activities occurring within the district and discussed future plans.

3. For informational purposes, the committee reviewed the 2017 budget for the Governmental Relations department.

4. For informational purposes, the committee discussed the agenda for the Wednesday, December 7 Legislative Delegation Workshop. The workshop will take place at the State Capitol from 9:30 to 11:30 a.m.

5. The next Intergovernmental and Community Relations Committee meeting is scheduled for Thursday, December 15, 2016 starting at 9:00 a.m. The first meeting in January will take place on Thursday, January 19, 2017.

Anoka County Legislative Platform Ideas for 2017
County Board Decision-Making Chart

Active

	Potential Issues for 2017	Staff Expert	Supportive Groups	Legislative Topic Area	Include in AC Platform: Yes	No	County Supports
Gen 1	Fiscal Disparities – No change without comprehensive property tax reform	Jonell Sawyer		Tax/Fiscal Policy			
Gen 2	Comprehensive Property Tax Reform						
Gen 3	Metropolitan Council Governance Reform	Jerry Soma					
Parks 1	Technical amendment for appropriation reallocation funding from Regional Parks FY 2015 projects to FY 2017 projects	Jeff Perry		Environment			
Trans 1	Funding for TH 10 Expansion in Coon Rapids	Doug Fischer		Transportation			
Trans 2	Funding for TH 10 Hybrid Freeway Conversion in Anoka and Ramsey	Doug Fischer		Transportation			
Trans 3	Funding for Hanson Blvd./BNSF Railroad Grade Crossing	Doug Fischer		Transportation			
Trans 4	Funding for Columbus Interchange and Local Roads	Doug Fischer		Transportation			
Trans 5	Protect the Current Apportionment of the Leased Motor Vehicle Sales Tax	Doug Fischer		Transportation			
HS 1	Exemption for Family Members of Licensed Family Day Care Providers of Sudden Unexpected Infant Death and Abusive Head Trauma Training	Jerry Pederson		Human Services			

Support With Others

	Potential Issues for 2017	Staff Expert	Supporting Groups	Legislative Topic Area	Include in AC Platform? Yes*	No	Yes** Support
Gen 5	Expand the time period in which Direct Absentee Balloting occurs from 7 days prior to each election to 14 days prior to each election	Cindy Reichert	MACO, LMNC, etc.				
Parks 2	Continued Support of Funding for Regional Parks System – Capital Improvements (State Bonding)	Jeff Perry		Parks			
Parks 3	Continued Support of Funding for the Regional Parks System – Operations and Maintenance	Jeff Perry	Met Council	Parks			
Trans 6	Funding for Local Road Wetland Replacement Program	Doug Fischer		Transportation			
Trans 7	Funding for Local Road Improvement Program	Doug Fischer		Transportation			
Trans 8	Funding for Local Bridge Bonding	Doug Fischer		Transportation			
HS 2	Eliminate Cost Shifts to Counties	Cindy Cesare		Human Services			
HS 3	Funding for Rapid Development of Reliable MNSure/Medical Assistance Eligibility System	Jerry Vitzthum		Human Services			

Monitor

	Compassionate Care for Terminally Ill Patients	Gary Alberts					
	Exempt counties from Direct Care Wage Increases 5% COLA for providers	Jerry Pederson					
	Family Leave	Mike Roff					

*Yes, Lobby for it – means that Anoka County will lobby for the item and obtain chief authors and co-authors on legislation.
**County "Supports it" – means that another entity will actively lobby for the issue, but that Anoka County will assist others in supporting the issue.

CC Regular Session **7. 11.**

Meeting Date: 01/24/2017

Submitted For: Patrick Brama, Administrative Services

By: Patrick Brama, Administrative Services

Information

Title:

Approve Request for Exemption to EDA Revolving Loan Fund Guidelines

Purpose/Background:

PURPOSE

Consider request from Ramsey business to allow for an "exception" to the EDA RLF Guidelines, related to minimum equity. More specifically, to allow for a reduction in the required minimum amount of business equity, from 10% down to 5%, only in situations in which the Small Business Administration (SBA) 504 Loan Program is being used by a Ramsey business. The SBA 504 Program requires a minimum 10% equity--and the current EDA RLF guidelines also require a minimum 10% equity--which doesn't allow the City RLF program to provide financing (not already provided by the SBA loan). Under the proposed policy exemption, the City RLF could be considered as part of the 10% owner's equity and all financing sources could be "stacked" together to create a complete financing package..

PROCESS

(1) The purpose of this case is to provide the applicant approval of their "exemption" request to the City's EDA Revolving Loan Fund Guidelines, related to minimum equity. The purpose of this case is not to award a loan.

(2) In February, a follow up case will be brought to the City Council. In February, a formal loan application from American Print & Digital, and the subsequent credit analysis/underwriting, will be brought back to the EDA and Council for consideration. The purpose of this future case is to consider awarding a loan.

BACKGROUND

The intent of the EDA RLF program is to provide gap financing in situations in which conventional/ normal financing is not available for small/ medium sized businesses, to make good projects "GO." Please see attached EDA RLF guidelines for details. The SBA 504 Loan program is a very common financing solution for small/ medium sized businesses. Because of the 10% equity requirement in the EDA RLF guidelines, these two programs cannot stack.

NOTE: the SBA 504 Loan Program considers the EDA RLF as equity. Also, it should be noted, staff has received this general concern/ request in the past from other Ramsey businesses--this is not uncommon.

APPLICANT/ BUSINESS

The business considering the EDA RLF is American Print & Digital. They are located of Radium Street in eastern Ramsey, just south of Bunker Lake Boulevard. They currently lease about 5,000 sf in a multi-tenant spec building. They are a "broker" style printing firm. Meaning, they don't work with end-user customers directly--they only work with brokers. Brokers sign contracts with American Print & Digital for work. They have 7 full-time employees. The business started in 2009 and has steadily grown year-after-year.

American Print & Digital needs room to grow, at least 10,000 sf total. They recently placed an order for a very expensive piece of equipment, which they already have enough orders to run for a minimum 6-hours per week, and

expect at least 20-hours per week immediately when it's installed. The new piece of equipment allows them to expand their production capacity to larger runs, on physically larger pieces of material, and to produce product quicker/ cheaper.

Please see attached cover letter from American Print & Digital for details.

THE PROJECT

American Print & Digital has a purchase agreement in place for the former "All-Brite Printing" building located between Do-All Printing and Lano Equipment on US Highway 10 (6320 Highway 10). This building is just less than 15,000 sf, and is set up ideally for their operations. Some renovations are needed. This purchase will allow for expansion of their business, placement of their new machine, and room for small future expansion. Additionally, in the short term, American Print & Digital plans to sub-lease a small portion of the property until they need it (about 3,000 sf).

The project is about $1.4M total--in which American Print & Digital is seeking financing, with about $600,000 of the total project costs are the new machine. The Bank of Elk River has tentatively indicated they would fund 50%, the SBA (via the development corporation) has tentatively indicated they would fund 40%, and the owner has indicated they would like the EDA RLF to cover 5%, and for owner equity to be 5% (20 year term, Bank lien 1, SBA lien 2, City lien 3).

The owner is requesting 5% EDA RLF financing to allow equity dollars to be dedicated to ongoing business working capital needs. The printing industry requires a significant level of working capital to upgrade machines, repair machines, and purchase ever-changing software. It is not uncommon for these unexpected costs related to machines to cost several hundred thousand dollars. American Print & Digital can physically make the deal happen without without the EDA RLF. However, they want to be prudent/ smart about how they are growing their business planning--and they want to make sure they can digest their growth.

> NOTE: a common pit-fall for quickly growing small businesses is to not have enough money available in working capital, and outstrip their ability to digest their growth (i.e. they don't have enough working capital to pay for short term expenses incurred as a result of their quick growth). This can happen by putting too much equity into the upfront project, and not leaving dollars for working capital. American Print & Digital is attempting to avoid this potential problem via this request to the City.

SBA 504 PROGRAM

Please follow this link: http://www.cmdcbusinessloans.com/tools-resources/sba-504-sba-7-a-comparison

Notification:

Observations/Alternatives:

The EDA RLF has an adopted set of "Guidelines" which are attached to this case. These guidelines were adopted in 2005. It's staff understanding, only one EDA RLF loan has been made in the past decade (about 26K for equipment to Koru Fitness). Staff believes the EDA RLF has been used sparingly for two major reasons:

> (1) The guidelines require a minimum 3% interest rate. Since the great recession, interest rates available through private banking institutions have been very low. Additionally, traditional economic activity has been relatively sparse, until recently. As a result of these items, demand for this program has been low.
>
> (2) Small businesses commonly use the SBA 504 loan program. That program doesn't stack well with the EDA RLF program. As a result, businesses often cannot use the EDA RLF program.

With the above information in mind, and the request from American Print & Digital in-hand, staff believes it might

be worth it for the EDA to consider a exception and/ or amendment to the EDA RLF Guidelines. More specifically, to allow for equity to dip down to 5% in situations in which the SBA 504 Loan Program is being used by a business.

Here is a preview of what the EDA RLF would look like in this scenario:

50% Bank
40% SBA
5% EDA RLF*
5% Owner Equity

*10 year term, third lien, about $70,000.
NOTE: staff has received conflicting information on the minimum required term for the EDA RLF. Staff has the perspective to attempt to minimize the city's loan term. There is a chance the EDA RLF will be required to match the SBA 20 year term. In that scenario, we would also need to have an exception to our EDA RLF Guidelines on maximum loan term (from 15 years to the SBA required 20). This question (RE term) will be answered if/when an actual application is brought forward (i.e. February).

Funding Source:

EDA RLF: about $300,000 balance.

Recommendation:

ACG/ STAFF RECOMMENDATION

Attached to this case is a MEMO/ recommendation from ACG/ Mike Mulrooney (the City's Economic Development Consultant). Generally speaking, both staff and ACG are comfortable with this policy exception. However, we would note the items below, and importance of good credit analysis (this policy exception isn't a loan approval).

On the plus side:

- This amendment would allow for use of these dollars in more traditional economic development scenarios (i.e. the commonly used SBA 504 situations). This fund is not used often today.
- This scenario still requires 5% owner equity--some level of owner equity is always highly recommended in any project.
- This still requires strict underwriting, and a credit-worthy tenant--this is always highly recommended, and would be by staff/ ACG for this loan.

On the minus side:

- This puts the city in a greater position of risk (lower equity means greater chance of not being paid back in the event of a default).*
- The city's position would be third in SBA deals (which again, puts the city in a higher position of risk)*
  *NOTE: these items are not unique to this specific situation. The very essence of why the City EDA RLF exists--is to cover financing gaps that the private sector would not normally fund alone (i.e. riskier situations). The question here is shades of grey/ or various levels of comfort RE risk tolerance for the City. Are we okay with 5% equity rather than 10% on SBA deals--both are generally risky levels of equity--one is more risky.

EDA RECOMMENDATION

The EDA supported this exemption by a 5-0-1 vote on 01/10/2017. EDA Member Hardin abstained, as he is an employee of the Bank representing this project. The EDA felt the purpose of this program was to help Ramsey businesses. The program is very rarely used. Generally, this appears to be a reasonable request/ opportunity to expand the ability to use this program. The EDA will still rely heavily on the underwriting process to determine if the applicant is credit worthy. The EDA believes some level of equity is needed in any project the City was involved with--in this specific scenario, 5% appears to be reasonable. The EDA has requested staff bring back a future case to update the EDA Revolving Loan Fund Policy.

Action:

Motion to:

Allow for an exception to the EDA RLF Guidelines, to allow for minimum equity, in the amount of 5%, for American Print & Digital.

Process for American Print & Digital:

(1) EDA consider allowing policy exception (01/12/2017)
(2) City Council consider allowing policy exception (01/24/2017)
(3) EDA consider application/ underwriting/ awarding loan (02/09/2017)
(4) City Council consider application/ underwriting/ awarding loan (02/14/2017)

Attachments

EDA RLF Guidlines

ACG MEMO

American Print and Digital Cover Letter

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	01/19/2017 03:57 PM
Form Started By: Patrick Brama		Started On: 01/18/2017 02:52 PM
Final Approval Date: 01/19/2017		

City of Ramsey

Economic Development Revolving Loan Fund Guidelines

As Amended February 2005

City of Ramsey
Community Development Division
7550 Sunwood Drive NW
Ramsey, Minnesota 55303

Table of Contents

Economic Development Revolving Loan Guidelines

I	Purpose	Page 1
II	Authorization	Page 1
III	Mission	Page 1
IV	Program Objective	Page 1
V	Eligible Activities	Page 1
VI	Ineligible Activities	Page 2
VII	Loan and Term Conditions	Page 2
VIII	Administration	Page 5
IX	Delinquency	Page 9
X	Default	Page 9
XI	Recaptured Funds	Page 9
XII	Fund Acknowledgement	Page 10
XIII	State Economic Development Revolving Loan Fund Guidelines	Page 10

Economic Development Revolving Loan Guidelines

I. Purpose.

The purpose of these guidelines is to establish policies and procedures to regulate, coordinate, and facilitate the workflow for underwriting new financing requests, servicing revolving loans, and ensuring borrower compliance with loan terms and conditions.

II. Authorization and Funding Sources.

Chapter 469 of the Minnesota State Statutes, as amended, authorizes the City of Ramsey to make loans to prospective private businesses. The revolving loan fund was capitalized through funds made available by the City of Ramsey and the Minnesota Department of Employment and Economic Development.

III. Mission.

The mission of the revolving loan fund is to increase the City's tax base, create and retain permanent private sector jobs and improve economic opportunity and living standards for the citizens of Ramsey by promoting local business development and expansion, by attracting out-of-state business expansion, leveraging private sector funds, and assisting with the development of new technologies.

IV. Program Objective.

The objective of the revolving loan fund is to fill the financing gap between project costs and private debt financing and private equity by making direct low-interest rate loans for certain approved activities to businesses within the Ramsey city limits.

V. Eligible Activities.

A. Loan funds may be used to assist small businesses primarily by providing financial assistance for the following types of activities, including but not limited to: growth and expansion, rehabilitation, code compliance, employee recruitment and retention through housing initiatives, and facade enhancement.

B. Eligible costs. Eligible costs may include the following:

1. Land improvements. Improvements to the land which are a portion of the project cost including but not limited to: grading, new streets or street improvements, parking lots, utilities, and landscaping.

2. Purchase or renovation of building. Purchase and, if necessary, renovation of an existing industrial or commercial facility is permitted.

3. Purchase machinery or equipment. Purchase of major items of machinery and equipment independent of land and buildings. These items must be defined to have a useful life of at least *5* years.

4. Building construction. Construction of a new building and/or a major addition to an existing building.

5. Leasehold improvements. Revolving loan funds may be used for certain leasehold improvements provided the lease is equal to or greater than the term of the loan and the City secures a lien on the land or building, and improvements.

VI. Ineligible Activities. Certain applicants, projects, activities, and costs are ineligible for revolving loan funds.

A. Ineligible activities. Funds may not be used for nonprofit institutions, retail businesses, gambling organizations, lending or investment organizations, land speculation, or any activity deemed illegal by federal, state, or local law or ordinance.

B. Ineligible costs. Ineligible costs include but are not limited to: management fees, financing costs, franchise fees, debt repayment or consolidation, moving costs, refinancing, and operating costs or working capital.

VII. Loan Terms and Conditions

The City shall make available to eligible applicants direct low-interest loans for the purpose of encouraging economic development, job creation and job retention to meet business needs, and preservation of business districts in the City of

Ramsey.

A. Loan amount. There are maximum and minimum loan amounts for eligible projects.

1. Maximum loan amount. The maximum loan available from the revolving loan fund for each eligible project is limited to $300,000.00 or 40% of total project cost, whichever is less.

2. Minimum loan amount. The minimum loan amount available from the revolving loan fund for each eligible project is $25,000.00.

B. Interest rate. The interest rate shall be a fixed-rate and will be equal to the 10-year Treasury bond rate at the date of funding but shall not be less than 3.0%.

C. Term. The term of the loan will be tied to the useful life of the assets being financed. The following general terms apply:

1. Machinery/equipment. The term of the loan for machinery/equipment shall not exceed 7 years.

2. Land/building acquisition. The term of the loan for land/building shall not exceed 15 years.

3. New construction/renovation. The term of the loan for new construction/renovation shall not exceed 15 years.

4. Balance due. All balances will be due and payable if and when the loan recipient sells or otherwise transfers any or part or his/her interest in the property or fails to meet any of the guidelines established within this document before the maturity date of the loan or relocates any part or all of the business outside the City of Ramsey.

D. Wage and job goals.

1. Wage and Job goals shall be established for all loans in excess of $75,000. The wage and job goals will be identified in the Loan Agreement between the City of Ramsey and the borrower. The loan

agreement, must include: (1) the number of jobs created, which may include separate goals for the number of part-time or full-time jobs, or, in cases where job loss is specific and demonstrable, goals for the number of jobs retained; (2) wage goals for any jobs created or retained; and (3) wage goals for any jobs to be enhanced through increased wages. If the creation or retention of jobs is determined not to be a goal after a public hearing, the wage and job goals may be set at zero.

2. A business that receives revolving loan funds must agree to list any vacant or new position with the Minnesota Department of Employment and Economic Development.

E. Equity participation. There shall be a minimum 10% owner equity investment of total project costs required of all applicants.

F. Collateral requirements. All loan agreements will be secured by one or more of the following; promissory note, mortgage, or security agreement as required by the City; and

1. The revolving fund may take a subordinate position to the primary lender on the assets financed; and

2. Surety deposits shall be required for certain construction contracts as set forth in Minnesota Statutes 290.9705.

G. Letters of Commitment. Letters of commitment from all funding sources must be submitted for the application to be deemed complete.

H. Personal guaranty. Personal guarantees of persons with ownership interest of 20% or greater are required. Personal guarantees of persons with ownership interest between 5% to 19% may be required by the City but are discretionary.

I. Loan repayments. Loan payments must begin within one month of receipt of the Revolving Loan. The City of Ramsey may make exceptions to this rule on a case-by-case basis.

J. Loan prepayment. Prepayments are permitted where the Borrower makes the EDA whole for any losses or costs associated with the prepayment.

K. Notice of award or denial. Applicants will be notified in writing not more than fourteen (14) days after final action has been taken on their revolving loan fund application by the City.

L. Loan closing documents. The City will close the loan within sixty (60) days of final City approval of the loan application. At that time, the City will deliver to the Borrower all closing documents and a final debt service schedule. In exchange, the Borrower will deliver to the City its loan obligation which is defined as a bond, note, or other evidence of obligation issued by the Borrower to evidence it indebtedness under the loan agreement.

M. Post closing amendments and modifications. Requests for amendments and modifications following award, closing or disbursement of funds to the underwriting of the original request require City approval and shall be presented at the next scheduled meeting of the EDA.

N. Loan declination. The City will not make a loan if it determines the loan amount would place an undue burden on the financial resources of the Borrower or the Borrower cannot demonstrate adequate financial capacity to repay the loan or the City determines that making the loan is not in the best interest of the City.

O. Appeal. There will be a complaint and appeal procedure for aggrieved applicants:

1. Written notice. Applicants will receive written notice of denial of the loan and the reasons(s) for the determination within fourteen (14) days of the determination.

2. Petition. The aggrieved applicant may petition the EDA in writing for reconsideration within fourteen (14) days from date of the written notice of denial. Any request to appear before the EDA must be in writing and must be submit least seven (7) days prior to the EDA's scheduled meeting. Upon receipt of the written petition for reconsideration, the EDA shall consider the petition at it's next scheduled meeting and advise the petitioner in writing of its decision within fourteen (14) days of that meeting. The EDA's decision will be final.

3. Re-application. Applicants aggrieved by the EDA's final decision may re-apply for revolving loan funds after ninety (90) days if the concerns in the

preceding application are adequately and appropriately addressed.

VIII. Administration.

A. Loan review committee. The Ramsey EDA will serve as the loan review committee. The final determination on all revolving loan applications rests with the City Council.

B. Conflict of Interest. All city officials and employees shall comply with the applicable conflict of interest regulations set forth in the City Code.

C. Staff responsibility. Community development staff shall have the general responsibility for coordinating the application process, reviewing loan application, preparing applications and recommendations for review by the EDA, and coordinating the loan approval and service process as set forth in Subsections D -- G of this section.

D. Pre-application process. All parties seeking revolving loan funds must file a pre-application. Pre-application forms may be obtained from the Community Development Department.

1. There will be a pre-application form that must be completed and submitted to the Community Development Department for review and approval.

2. The pre-application form will request information regarding the applicant, project scope, and project costs.

3. Upon Community Development Department approval, the applicant will be forwarded a revolving loan fund application.

4. Pre-application forms may be submitted on an open basis throughout the year.

E. Application process. All parties seeking revolving loan funds must file an application. Application forms may be obtained from the Community Development Department.

1. Components of application. Only completed applications will be reviewed for consideration by community development staff. A completed application is one that satisfies the checklist provided below:

a. Business plan describing the scope of the project, including site plans, building plans, renderings, or blueprints;
b. Project budget;
c. Private financing commitment;
d. Equity investment commitment;
e. Proposed security;
f. Company financial statements (3 years);
g. Personal financial statements (2 years);
h. Credit check release;
i. Mortgage or lease of property to be improved;
j. Proof of insurance of property to be improved;
k. Number of jobs to be created or retained;
I. Wage information;
m. Amount of loan request; and
n. Other documentation as requested.

2. Incomplete applications. Community development staff, in its sole discretion, will determine if the application is complete and actionable. Incomplete applications will be assigned *pending* status and the applicant will be informed in writing of the missing documentation.

3. Transmittal. Applications transmitted by oral, telegraphic, facsimile, or e-mail will not be accepted.

4. Determination of eligibility. Applicant eligibility will be determined by community development staff using criteria enumerated in subsection D (1) of this section.

5. Site inspection. As part of the eligibility determination process, the city will inspect the property or building designated for improvements for compliance with the city administrative ordinances and zoning codes.

6. Credit check. A credit check for the company and each of its principal owners shall be conducted by community development staff.

F. Loan approval process. Community development staff will prepare loan app1ications and make recommendations to the EDA.

1. EDA agenda. Upon determining the eligibility of the completed application

and reviewing for credit worthiness and soundness of plan, community development staff will place loan application the on the agenda for the EDA's next scheduled meeting.

2. Criteria. The EDA will base their decision on the economic benefit to the City of Ramsey, credit underwriting typical to the lending community including the borrower's ability to repay the loan and the collateral offered to secure the loan, the number of jobs to be created or retained, wage rates of jobs created or retained, and increase in the local tax base.

3. EDA action. Upon placement on the agenda, the EDA shall approve, deny, or postpone for consideration at a future meeting the loan application request.

4. Notification of EDA action. The applicant shall be notified in writing within fourteen (14) days of the EDA's decision in accordance with the requirements set forth in Section VII, Subsection M of these guidelines.

5. Approval. If approved, the applicant will be sent a written commitment letter that will outline the terms and conditions of the loan approval. A copy of the commitment letter will be signed by the Borrowers and Guarantors signifying acceptance of the terms and conditions of the loan proposal and the conditions for funding. Upon the return of the executed commitment letter, community development staff will begin the loan closing process with the City Attorney.

6. Closing. The City Attorney will prepare documentation and coordinate the closing with the Borrower or the Borrower's counsel.

G. Loan servicing. Community development staff will coordinate loan servicing activities.

1. Monitoring. Community development staff will monitor loans for compliance with the accepted terms and conditions including job creation statistics and wage and benefit levels.

2. Reports. Community development staff and finance staff are responsible for ensuring that all required reports are filed in a timely manner.

3. Records. Computer files and conventional paper files will be maintained for the purpose of documenting, tracking, and monitoring program and project

activities. Program records will be maintained by the Community Development staff and financial records will be maintained primarily by the Finance Division. Where applicable, the following records will be maintained:

a. Program records. The following program information will be maintained in the program project file, including but not limited to:

i. Environmental report;
ii. Eligibility determination records as set forth in Section VIII, Subsection E (1) (a-n);
iii. Property inspection report;
iv. Progress reports;
v. EDA Resolutions;
vi. Correspondence;
vii. Loan documents; and
viii. Executed loan agreement.

b. Financial records. The following financial information will be maintained in the financial project file, including but not limited to:

i. Copy of the executed loan agreement;
ii. Disbursement data;
iii. Progress reports;
iv. Repayment data; and
v. Amortization tables.

4. Record retention. All program and financial records, supporting documents, statistical records, environmental review records and other records pertinent to the revolving loan program shall be maintained for a period of at least three (3) years from the final project report and project closeout date.

IX. Delinquency. There shall be a notification procedure for delinquent loans.

A. The finance officer is responsible for the timely posting and of all loan repayments.

B. Thirty day notice. Upon thirty (30) days delinquency, the finance officer will notify the Finance Director (FD) of the delinquency and the Director shall send the borrower a delinquency notice requesting payment within fifteen

(15) days. A copy of the letter shall be forwarded to the City Administrator (CA).

C. Forty-five day notice. If payment has not been received by the 45th day a second delinquency notice will be sent to the Borrower by the FD requesting payment within fifteen (15) days. A copy of the letter shall be forwarded to the CA.

D. Sixty day notice. If payment has not been received by the 60th day, the FD will attempt to contact the Borrower by telephone to the delinquency. The FD shall also send a notice of default to borrower via certified mail requesting immediate payment and advising the borrower the delinquency will be placed on the EDA agenda for discussion at the next scheduled meeting.

E. Ninety day notice. If no repayment plan is submitted by the Borrower, or if there is no attempt by the Borrower to negotiate the amount due, the FD will contact the CA and the City Attorney to sending a 90 day letter calling due the loan in full.

F. Negotiation. Throughout this process, every attempt will be made to preserve the company, the jobs, and the loan funds.

X. Default. If the EDA determines a loan to be in default it will pass a resolution declaring the entity in default and convey the matter to the City Attorney for disposition.

XI. Recaptured funds. The Ramsey Economic Development Revolving Loan Fund will serve as the repository for all loan repayments. These recaptured funds are available to other applicants for utilization as gap financing for certain approved economic development projects. The revolving loan fund shall be administered by a financial management system in compliance with all state and federal requirements.

XII. Funding acknowledgement. For projects financially supported by revolving loan funds the Borrower shall:

A. Acknowledge revolving loan fund support in certain written materials

including company brochures, reports, newsletters, and press releases; and

B. On the building or expansion construction site post a sign acknowledging financial support from the State of Minnesota and the City of Ramsey.

XIII. Guidelines for the regulation of State Economic Development Revolving Loan Funds.

A. General. The following rules, regulations, policies, and procedures govern state economic development revolving loan funds.

B. Incorporation by Reference. The dissemination, use, and regulation of state economic development revolving loan funds shall be generally governed by guidelines including:

1. The Minnesota Investment Fund (MS.116J.8731).

ACG
Economic Development Advisors

Memo

To: Ramsey EDA

From: Mike Mulrooney, Economic Development Consultant

CC: Patrick Brama

Date: January 5, 2017

Re: American Print & Digital Request for Exception to RLF Policy

---

The City of Ramsey has been approached by *American Print & Digital* regarding the Ramsey Revolving Loan Fund. *American Print & Digital* is a local Ramsey business who is interested in purchasing an existing building located at 6320 US Highway10.

The company has been exploring financing options to acquire the property. The financing option of choice appears to be the SBA 504 Loan Program. The 504 Loan Program provides growing businesses with long-term, fixed-rate financing for major fixed assets such as land, buildings, machinery and equipment. A typical 504 project includes a loan secured with a senior lien from a private-sector lender covering up to 50 percent of the project cost, a loan secured with a junior lien from a Certified Development Company (backed by a 100 percent SBA-guaranteed debenture) covering up to 40 percent of the cost, and an equity injection of at least 10 percent from the small business.

American Print & Digital has determined that while the SBA 504 program provides excellent financial leverage it will be difficult for them to inject 10% into the financing structure without potentially jeopardizing the company's working capital position. Therefore, additional financing options are being explored including the Ramsey Revolving Loan Fund to fill a perceived equity gap.

The current policy for the Ramsey Revolving Loan Fund also calls for an equity injection of 10% by the borrower. The company is requesting that the Ramsey EDA consider an "exception to policy" that would allow the Ramsey Revolving Loan Fund to inject 5% into the project financing structure over and above the SBA 504 Loan structure thereby achieving 95% leverage. This would amount to $70,000 of

within a $1.4 million project budget. The company has indicated to city staff that they have the ability to inject 5% equity into the project.

As Ramsey's Economic Development Consultant I have been asked to provide my perspective on whether the EDA should consider this request for an exception to policy or consider amending its RLF policy to allow for 5% minimum equity injections.

Policy Exceptions

Ramsey's RLF loan Policy has been around for some time and has undergone many changes since it was originally written. Records indicate that no changes have been made since 2005. After reviewing the current policy I have found that it does not provide any provision for exceptions.

Exceptions to loan policies are common. Even fundamentally sound credits may need policy exceptions from time to time as such credits may not always conform to all aspects of a loan policy. There may be mitigating circumstances that would justify the loan's approval. Ideally the loan policy should establish processes and procedures for presenting nonconforming or exception loan requests received from creditworthy borrowers. Having the ability to approve exceptions for solid credits would give the EDA the ability to approve a loan request or propose an alternative structure.

Keep in mind that frequent approval of policy exceptions may indicate a loosening of credit underwriting criteria and/or a policy that is too restrictive. The underlying reasons behind frequently granted exceptions should be assessed and appropriate actions should be taken to ensure the policy is appropriately conveying the risk profile desired by the EDA and City Council.

In short, the EDA and/or City Council may want to consider amending the Ramsey RLF Policy to establish review and approval procedures for exception loans, including loans with loan-to-value percentages in excess of desired limits.

The American Print & Digital Request

The type of request that American Print & Digital is making is not unusual. It is common for gap financing programs offered by cities involved in economic development to assist with increasing leverage beyond what other financing tools may provide. It is equally common and wise to require some level of equity on the part of any borrower to insure that risk is shared between all parties including the borrower as well as the lender. The art of economic development lending involves designing a plan that accomplishes the goals of the city while at the same time minimizing the risk.

In the absence of having a defined path for considering exceptions to the current loan policy I recommend that the EDA consider this request. **Keep in mind that this does not mean that you are providing credit approval. The City has not received a formal application and therefore no underwriting of the loan request has been initiated or completed.** The underwriting process may yield other options for meeting the needs of the borrower without approving an exception to current policy.

Final loan approval would be based on a review of information provided by the borrower, their primary lender and what underwriting uncovers during the loan review and underwriting process. Credit approval should not be considered until this work is completed.

Following receipt of all required information the current policy outlines the following path to credit approval.

1. All parties seeking revolving loan funds must file a pre-application. The pre-application requests basic information regarding the applicant, project scope, and project costs.
2. If the loan request appears to be eligible, a full revolving loan fund application is forwarded to the applicant.
3. Only complete applications are considered. Underwriting begins to determine the credit worthiness of the borrower when complete information is provided.
4. Following the underwriting process, the loan request is placed on the agenda for the EDA's next scheduled meeting.
5. The EDA bases its credit decision on the economic benefit to the City of Ramsey, credit underwriting typical to the lending community including the borrower's ability to repay the loan and the collateral offered to secure the loan, the number of jobs to be created or retained, wage rates of jobs created or retained, and increase in the local tax base.
6. The Ramsey EDA serves as the *loan review committee*. The policy states that final determination on all revolving loan applications rests with the City Council.

I hope you find this information helpful. I am available at any time to answer any questions you may have regarding my recommendation or the loan approval process.

American
PRINT & DIGITAL

1/5/2017

City of Ramsey
Patrick Brama
7550 Sunwood Drive NW
Ramsey, MN 55303

Dear Mr. Brama,

American Print & Digital is a wholesale printing company that was founded in 2009 and is based solely in Ramsey. Our core products are marketing materials, stationery, books, and business forms and we sell these to printing brokers and sales people around the country. Due to steady growth, we have decided to expand our business with new equipment and more space.

In early 2016 we began searching for and found equipment that will allow us to add tremendous capacity to our current production. In addition, this equipment will allow us to expand our product offerings and increase our competitiveness in other areas. As part of this expansion we are also in need of additional space. We currently occupy 5000 square feet and have discussed adding on another 5000. During this process, however, the building at 6320 Highway 10 became available.

6320 Highway 10 was previously occupied by a printing company. It already has all of the power capacity and distribution that we need for our equipment. The building is large enough for our business now and for growth in the future. We are planning to buy this property, make some upgrades inside and out, and begin operations there by April 2017.

I am applying for SBA financing for the equipment and building. This financing requires 10% equity and it is my hope that the City of Ramsey will help with a 5% loan. Partnering with the City of Ramsey will help ensure the success of our expansion by allowing us to retain some of our cash reserves for moving expenses and the additional costs that come with this type of expansion (inventory, support equipment, marketing, etc.). While our numbers aren't quite final, the whole package will be close to $1,400,000. $800,000 for the building and improvements. $600,000 for equipment.

Thank you for your consideration. Our company has been successful in Ramsey for over 7 years and we are very excited for this opportunity to stay and continue to grow here.

Sincerely,

Jason Farrell
President

13950 Radium St NW, Suite 400 • Ramsey, MN 55303
763-421-0611 • 877-364-4545 • Fax 763-712-9107

CC Regular Session **7. 12.**

Meeting Date: 01/24/2017

Submitted For: Patrick Brama, Administrative Services

By: Patrick Brama, Administrative Services

Information

Title:

Stone Brook Academy Purchase Agreement for 1-acre of City-Owned Land located within The COR [PORTIONS MAY BE CLOSED TO THE PUBLIC]

Purpose/Background:

PURPOSE

Stone Brook Academy has proposed to purchase roughly 1-acre portion of land located within The COR to establish a childcare and children's academy in Ramsey. The majority of sites they are considering, along with their #1 desired site, are city-owned properties.

The desired outcome of this case, for Stone Brook, is direction on what site location they can move forward with. Stone Brook strongly desires Site #1--just west of the existing Yolite intersection. Stone Brook is hoping to get clear direction from the City--as they want to enter into a formal purchase agreement and begin the entitlement process as soon as practicable (i.e. plat and site plan). They are hoping to have a project completed in 2017.

REVIEW

This case was reviewed by the EDA on 12/08/16 and 01/12/2017. This case was reviewed by the Planning Commission on 01/05/2017.

CASE PROCESS

This case is being addressed in several separate steps:

Step 1: Concept. The purpose of this case is to provide feedback to Stone Brook from a master developer perspective (site location feedback, review initial deal terms).

Step 2: Real Estate transaction. The purpose of this case will be to consider the formal purchase agreement and final details of a development agreement. This will be a future case.

Step 3: Land Use, zoning, and site approvals from City (also known as *Entitlements*).

BACKGROUND

Site Locations/Site Logs-

Attached to this case are logs for eight potential site locations. The first site (Site #1) contains the most information, as it has drawn the most discussion and continues to be Stone Brook's desired location. Sites #2 and #4 are potential alternative options--Stone Brook would accept these sites if the City opposed Site #1, and was able to obtain those sites at like costs. Sites #3, #5, #6, #7, and #8 are not options for Stone Brook (regardless of price). Included in these site logs are background information on each site, staff review comments, EDA review comments, and Planning Commission review comments.

Stone Brook/ Prestmore Academy-

Mr. Michael and Mrs. Kristen Johnson are former Ramsey residents (now Andover residents) and are both practicing professionals. They would like to establish a new children's academy in The COR.

This is a project they've been researching and planning for over two years. They have reviewed the project with two developers, an architect, and with two banks. At this point, they are ready to make their dream a

reality--they have their equity lined up--financing arranged--they are ready to apply for State Licensing--they are ready to go through the real estate entitlement process--they are ready to begin hiring/ training employees--and they are ready to enter into a purchase agreement with the City. Their goal is to begin construction in early summer 2017.

The new children's academy will be called Stone Brook. This startup company has an advantage in that Mrs. Johnson's father started a children's academy franchise in Florida called Prestmore Academy, therefore, Mr. and Mrs. Johnson will have the support of an experienced operator to assist with planning, preparation, and operation of the project. Here is a link to the Prestmore Academy website http://www.prestmoreacademy.com/. Please see "about" page for details. To begin, Mrs. Johnson will quit her current practice to operate Stone Brook. Mr. Johnson will continue his practice, until the businesses is self sustaining.

Mr. and Mrs. Johnson, Stone Brook Academy have described this venture as *much more than a business idea*. They believe this project is the accumulation of several personal and professional goals, that fulfills a deep-rooted passion to give back to the world--through the education and development of children. To them, this is their*dream*.

Mr. and Mrs. Johnson have also said it is very important for them to make strong connections to other users in The COR (and the community), to have a high-quality/ high-tech/ high-security facility, and to provide high-quality service offerings (academy). They have indicated they hope to be more than a childcare center, they are also an educational institution and asset to the community, and should not be compared to a purely traditional daycare center Horizon.

Both Mr. and Mrs. Johnson strongly believe in the vision of The COR-- especially the center of The COR. They believe in the principles of a walkable development, with close proximity to residential, close proximity to rail, high-quality architecture, and density. They believe their project is best located in (or near) the center of The COR, as a destination (140 kids, 20 employees). This is the main reason they want to be on Site #1.

Proposed Project-
The proposed 10,000 sf, 1-story, Stone Brook Academy & Daycare facility will include seven class rooms, a gym, kitchen, offices, reception area, and a playground. The academy will be staffed by 15-20 employees (including State certified instructors), and will serve 140 children. Mr. and Ms. Johnson have indicated they intend to construct a very nice looking building (including brick/ glass) and they generally understand design standards for The COR. Also, they want to create a facility that becomes an asset for the community, interacts with residents, and draws people to The COR.

Mr. and Ms. Johnson reviewed sites in Ramsey and neighboring cities (Coon Rapids, Andover, Elk River, Otsego, Rogers, etc.). The central part of The COR is their ideal location, and where they are proposing their new facility. They looked at multiple site locations within The COR. Site #1 is their most desired location. At this point, they estimate a need for 0.9-1-acres of land.

Notification:
NA

Observations/Alternatives:

OBSERVATIONS
Listed below are terms/ conditions/ observations related to the a future proposed purchase agreement that staff considers important to highlight for potential discussion. At this point, due to the unresolved site location discussion, staff did not attached a detailed/ actual purchase agreement.

(1) Offer Price
$3.00 per square foot is currently being offered by Stone Brook. Asking price is $5.00 per square foot. They expect to purchase about 1-acre ($130,680). Please reference Site #1 log for details on the land price negotiation process.

(2) Earnest Money
$10,000 or 5% (whichever is more).

(3) Contingency Period
07/01/2017. Closing takes place 10 days after.

(4) Extension Option
If the buyer decides to extend the PA, they will be required to place $2,500 of additional non-refundable dollars in earnest for each 30 day extension, maximum two extensions.

(5) Construction Deadline
This agreement does include a construction deadline. 9,900 sf commercial building must be constructed by 08/01/2018. If the buyer defaults, City can either collect a $25,000 payment or reclaim property.

(6) Assignment
The buyer intends to establish a new entity to own/ manage this project. The principals of that new entity will be Mr. and Ms. Johnson. Therefore, staff expects this agreement to be reassigned at some point. We intend to include language in this agreement that allows.

(7) Development Agreement
This agreement requires the buyer to complete the entitlement process before closing. This ensures the City knows what will be constructed, and that it will comply with zoning code.

CONSIDERATIONS

(A) An acre of development fees is estimated at about $60,000 (2016): $3,966 park, $1,090 trail, $6,131 water, $3,391 sewer, $4,577 storm water management, $40,000 COR storm water.

(B) Tax base is estimated at about $45,000 per year gross. Typically, the city receives about 1/4 of property taxes. However, in this particular scenario, the project is located in an existing TIF District (#14). Therefore, the City would collect roughly just over 50% of the tax base via TIF. This tax base is helpful for the city--as their is need to develop funding sources for other improvements in The COR.

(C) Stone Brook believes this project will drive 100+ families, and 15-20 employees, to The COR on a daily basis (2x). Increased traffic counts help drive retail and restaurants.

(D) Stone Brook has indicated they intend to construct an impressive looking building that will fit in well with The COR, and they intend to become engaged in the community and The COR--and would like to develop relationships with organizations such as PACT Charter School.

Funding Source:
NA

Recommendation:

ALTERNATIVE A

The City supports Stone Brook's originally proposed location (Outlot B, Site #1),

Stone Brook needs direction on whether or not Yolite Street is a required public road connection, or if a private stub road is sufficient. Also, an agreed upon land price per square foot is desired.

The EDA was generally in support of this alternative. The Planning Commission was generally opposed to this alternative. Please see attached Site #1 log for details.

ALTERNATIVE B

***The City DOES NOT support Stone Brook's originally proposed location (Outlot B, Site #1), however the city IS interested in helping with funding the financial gap on other sites via a*"formal business subsidy."**

Stone Brook is asking the City to address their questions/ and issues on other sites (mainly pricing). Likely, the gap in costs, from Site #1 to other sites (i.e. #2 and #4), would range from $335,000-$531,000. It should be noted, Stone Brook has made their opinion clear to staff, that even if they are able to get another site for like cost, they would still strongly prefer to be located on Site #1. They will only locate on another site if the City is telling them no to Site #1.

With this mind, Stone Brook needs 0.9 - 1.0 acre of land. If Site #1 was purchased at $3 per square foot (psf), it would cost $117,612 to $130,680. If Stone Brook paid 20% of arterial infrastructure costs (Yolite, $284,880) it would cost them about $56,976. The combined costs of the Site #1 and a 20% portion of Yolite would be roughly $174.588 for Stone Brook, as proposed.

The McDonald's site (Site #2) and the PSD site (Site #4) are the two other locations Stone Brook would consider. They range in cost from $522,720 to $705,672 (asking prices). Therefore, a gap of roughly $335,000 to $531,000 exists. Stone Brook is requesting, for the City to discount that gap, in order to make those sites "like costs." In summary, get prices on other sites down to $3-$3.50 psf. Below are some options to consider, to fill the funding gap.

(1) The City has the ability write down the cost of land (i.e. selling the land for less market rates). For example, the sites adjacent to McDonalds could be sold at $3-4 psf rather than $12 psf. Staff believes this level of discount goes beyond a standard land price negotiation process, and will trigger the need to comply with the City's "formal business subsidy" policy. Staff is concerned this project would require an "exception" to our business subsidy policy due an insufficient number of jobs being created at a high enough wage level. Staff is also generally uncomfortable with the general level of subsidy that would be required in this scenario (doesn't compare well to past projects, in which we have provided a formal business subsidy).

(2) The City has the ability to subsidize the project via Tax Increment Financing (TIF) via TIF District 14. This project is anticipated to collect $315,000 of PV TIF over the next 20 years (or $500,000 FV). Although we do have the "ability" to cover the gap for this project via TIF, staff is also cognizant of the City's many other financial obligations for The COR--in which TIF District 14 would be an ideal funding source. This option would also trigger the need to comply with the City's "formal business subsidy" policy.

The EDA and Planning Commission were generally opposed to this alternative. Please see attached Site #1 log for details.

ALTERNATIVE C

TheCity DOES NOT support Stone Brook's originally proposed location (Outlot B, Site #1), and the City IS NOT interested in helping out with the funding financial gap on other sites via a* "formal business subsidy" however, t*he City remains interested in selling city-owned land to Stone Brook

Stone Brook may need to reconsider their approach and expectations for this project altogether (land accusation costs, potentially timing, location, city willingness to formally subsidize, etc.). If this alternative is selected, staff would recommend the EDA provide Stone Brook with as much feedback as possible, so they can understand and consider their options moving forward. Examples below:

(1) The sites adjacent to McDonalds are available (Site #2), and the City believes these sites are a good fit for this project, the City encourages Stone Brook to make an offer on these sites. The City would be able to arrive at a non "formal business subsidy" negotiated price (i.e. the City still could agree on a price less than the asking price). Please see Site #2 log for details/ comments from Stone Brook/ Staff.

(2) The parcel sites adjacent to Casey's are available (Site #3), the City thinks these sites are a good fit for the project, the City encourages Stone Brook to make an offer on these sites. The City would be able to arrive at a non "formal business subsidy" negotiated price (i.e. the City still could agree on a price less than the asking price). Staff would note, these sites result in many land use questions/ concerns/ other project costs. Please see Site #3 log for details/ comments from Stone Brook/ Staff.

The Planning Commission was generally supportive of this alternative. Please see attached Site #1 log for details.

Action:

Please see "Recommendation Section" of this case and the attached "Site 1 Log" for details. Below are concept recommendations from the Economic Development Authority and Planning Commission.

EDA Recommendation: Motion to advise Stone Brook Academy:

(1) the City supports Site #1 as a location for their project
(2) the City will not require Yolite Street be constructed as a public road, but will require a private drive connection
(3) the City supports discussion of a cost-share arrangement for the private drive connection
(4) the City will require an approximate $3 psf price
(5) direction for staff to bring back a formal purchase agreement for this project in February

Planning Commission Recommendation: Motion to advise Stone Brook Academy:

(1) the City does not support Site #1 as a location for this project
(2) the City supports Sites #2 through #8 as alternative options, with an emphasis on Site #4.

Attachments

Site 1
Site 2
Site 3
Site 4
Site 5
Site 6
Site 7
Site 8
Site 1 Support Info (Yolite)
Site 1 Support Info (Ref Maps)
Site 1 Support Info (Example Master Plans)
CBRE MEMO (RE site 1)
CBRE MEMO 2 (RE Site 1)

Form Review

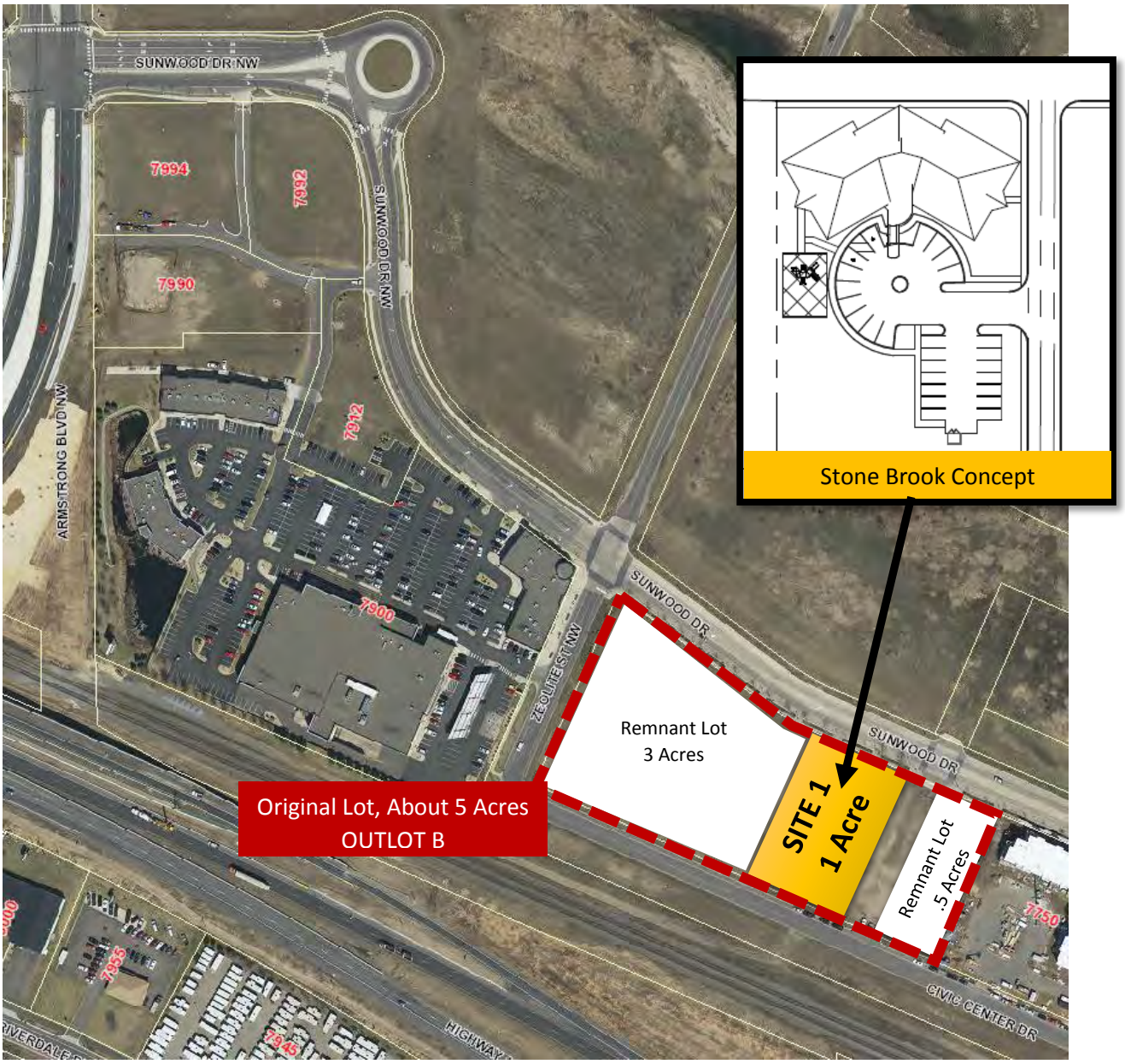
Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	01/18/2017 10:57 AM
Kurt Ulrich	Kurt Ulrich	01/19/2017 03:19 PM
Form Started By: Patrick Brama		Started On: 01/17/2017 12:04 PM
Final Approval Date: 01/19/2017		

Stone Brook Academy
(previously known as Prestmore Academy)
Site Selection Log

SITE 1

01/18/2017

SITE 1



Outlot B is a roughly 4.95-acre parcel. The user, Stone Brook Academy, would like to utilize a roughly 1-acre portion of the property. This site is located in the COR-2 Retail district, on the boarder of the COR-1 Mixed district.

The shape/ dimensions of this site is ideal for development (rectangular). This site will require fill (is low), which will increase project costs for Stone Brook. Infrastructure generally is in place, and surrounds this site. The one question mark RE infrastructure is the potential Yolite Street connection. The other item worth noting, is this project will solidify the two remnant lots.

(1) Stone Brook Feedback

A. This is the #1 desired site for Stone Brook (the buyer/ owner)

- Stone Brook has reviewed all available site locations in The COR on multiple occasions, over the past six months. This includes reviewing sites with developers, architects, banks, and walking sites. Stone Brook wants to purchase this property now (purchase agreement). They have been saving for the past two plus years—and are very interested in this specific site. They desire to begin construction in early summer 2017.

- Look/ feel/ vision are very important to Stone Brook. This site (in the central part of The COR) meets the vision of Stone Brook. They want a high-class, high-tech, high-amenity, well-respected, nice looking academy, that fronts Sunwood Drive, and fits in *WELL* with the surrounding area—which they believe is the center of The COR. This facility will be much more of a state-of-the-art children's academy, rather than simply just a daycare center. This will be an asset/ destination for this community.

- Stone Brook believes in the City's vision of The COR—and they are drawn to this specific site. They believe the heart of The COR is where family oriented uses/ destination uses are best located—like academy's, community centers, theaters, train stations, municipal, parks, etc. (details in location section below).

- Stone Brook believes destination users, located in the center of The COR, will produce significant ADT for The COR (in this particular case--140 children/ parents, nearly 20 employees 2x per day), which will help Ramsey achieve it's retail goals (especially on the west end).

B. Location is ideal for Stone Brook

- Being located in the center of The COR, versus on one end or the other, provides better ability for Stone Brook to evenly pull from Ramsey's major population areas (north and east of Ramsey Boulevard), and also to pull from future developable areas (west of new Armstrong interchange).

- Being located in the center of The COR allows Stone Brook to draw from nearby dense housing—including apartments, townhomes, and other residential developments within The COR—as a result, in many cases, this location may be walkable. Being located in the center of The COR may also attract people using the Northstar Commuter Rail.

- Stone Brook believes being located on Sunwood Drive, in the center of The COR, is important for fit/ feel/ safety of the academy. Traffic flow (ease of access, congestion) and nearby users impact the perceived safety/ fit of their facility. Stone Brook believes being located on either end of The COR detracts from these principles.

C. Price is very important, and is ideal at this particular location.

- Stone Brook is a quasi-start-up business (being modeled after Prestmore Academy in Florida, their parents started that group, and are mentoring Stone Brook). This business requires a lot of FFE (furniture fixtures and equipment), a lot of employees, several licenses, and significant working capital. As a result, Stone Brook will need to come up with significant equity to make this deal happen, and to fund their operations for the first year. The price of land will have a direct impact on the operations of this business (i.e. cash flow), and is very important to Stone Brook. They want to be below $3 psf.

- This type of business, a high-end children's academy, is not commonly seen in Anoka County, if at all (however, is common in Hennepin County for example). It is critically important, to the

owners, that they are able to *deliver* top-notch services in a high-class facility. They will not open a facility in Ramsey if they cannot achieve that goal. Stone Brook believes their pricing structure is very sensitive/ risky in Ramsey (unproven market for this product). They need to do everything they can to keep user costs as low as possible in Ramsey (hence their emphasis on the land price—something they have some control over).

- Price negotiation (1-acre)
  - City listing price is $5 psf ($217,800)
  - Stone Brook first offer $0 psf ($0)
  - Staff counter offer $4 psf ($174,240)
  - Stone Brook second offer $2.5 psf ($108,900)
  - EDA counter offer $3.5 psf ($152,460)
  - Stone Brook third offer $3 psf ($130,680)
  - EDA counter offer $3.30 psf ($148,745)

- Stone Brook believes other properties are too expensive in The COR, and restrict their ability to effectively operate their business (the higher the land cost, the more debt service, the lower the operating cash flow, the higher the user fees needed). Below is a snap shot.

  - McDonald's Pads
    - 1.23 acres, $12.00 psf, $642,945
    - 1.35 acres, $12.00 psf, $705,672
      *see site #2 for details

  - PSD LLC, $12.00 psf, 1 acre, $522,720*
    *see site #4 for details

D. General comment from Stone Brook:

- Stone Brook is open to purchasing other sites, if the City is willing to sell at "like-cost." For example, $150K-$200K for the sites near McDonald's (NOTE: that would be a roughly 350-550K reduction in land price). However, even if costs were the same, Stone Brook still prefers/ requests to be on this specific site (Site #1), in the center of The COR.

- With the above in mind, Stone Brook is generally concerned other site options will be significantly more expensive, and in some cases, open up even more policy discussions (re infrastructure and land use)—which will delay their project they hope to begin in early summer 2017.

E. Yolite Street issue, Stone Brook open to what works best for the City.

- Stone Brook doesn't desire the Yolite Street public road connection. However, they are open to the connection, if the city requires (at a 60/40 split, the 40 to be shared). They are more concerned about moving the project forward soon. Stone Brook is also open to the stub road design/ private road, if the city desires.

- Regardless if Yolite is constructed, or becomes a private road stub, Stone Brook wants to be located west of the Yolite Street intersection (due to lot width requirements for their facility and turn around/ drop off area). East of the intersection physically won't work—it is too narrow.

(2) Staff Feedback

A. YOLITE STREET CONNECTION, Background:

- Development of this site *could* trigger the construction of a 275' public roadway connection (known as Yolite Street)--which would connect Sunwood Drive with Veterans Drive. Yolite Street is the only potential public mid-block connection between Zeolite and Sapphire Street in The COR (which are a half mile apart). Requiring the construction of Yolite Street is a policy question for the City to answer—and is very important to this proposed development. Direction is needed in order to move this project forward on this particular site.

- Stone Brook Academy is proposing to pay for 20% of costs related to Yolite Street (if the City requires this road). Stone Brook would like to use the City's previously utilized cost share arrangement on public roads located in commercial areas in The COR--which is a 60/40 split (60% City, 40% developer). Stone Brook is proposing to pay 20%, as they are only utilizing one side of the road. They are proposing the user on the other side of Yolite Street pay for the remaining share of the 40% developer portion (i.e. 20%).

- If the City does require the construction of Yolite, staff's proposed funding source is TIF District #1 (an old TIF district with an available balance)--which is also the proposed funding source for Zeolite Street (in The COR). The City could also consider other funding sources (land proceeds, EDA dollars, County dollars, TIF 14 dollars, etc.). This item (source of city funding) can be discussed in further detail, if the construction of Yolite is required by the City.

Feasibility Report

- WSB completed a feasibility report to help the City understand the cost implications of the potential Yolite Street connection. The WSB feasibility analysis was very conservative, at $394,000. The WSB feasibility analysis was intended to be a starting point—and to include *ALL* potential costs.

- The City's Engineering team reviewed the WSB feasibility analysis, and was able to reduce the estimated project costs to $284,880. The City's Engineering Department feels another $10,000-

$50,000 could potentially be cut from the project. Below is a summary (this includes 10% contingency and 25% indirect costs).

	WSB Original	City Engineering Revised
Surface Improvements	$186,800	$134,000
Streetscape Improvements	$93,600	$39,380
Sanitary Improvements	$37,800	$37,800
Watermain Improvements	$52,000	$52,000
Storm Sewer Improvements	$24,700	$21,700
TOTAL	$394,500	$284,880

- Why the change? Many of the utilities will only need to run about 1/3 of the way into the site, not all the way through, as indicated by WSB. Storm water improvements are less than what WSB anticipated, as storm water outlets are available in Sunnwood and Veterans. Some landscaping was pulled. Likely, requirements will only be trees/ sod for the construction of this road. Sidewalks/ other landscaping will be required as part of the Stone Brook site plan. Roadway costs reduced due to good soils (no need to remove) and availability of city owned base materials.

- Below are example cost shares for the split of road costs ($284,880). The City does not have an official policy for sharing the cost to construct new public infrastructure. 60/40 is past practice.

	Party 1	Party 2
80% : 20%	$227,904	$56,976
60% : 40%	$170,928	$113,952
50% : 50%	$142,440	$142,440

B. YOLITE STREET CONNECTION, Staff Development Review Comments

- The current COR Master Plan (left) does *NOT* call for a public road connection at Yolite Street. The original COR Master Plan (right) *DOES*.

- Yolite Street is *NOT* accounted for in the City's capital improvement plan.

- Yolite has *NOT* been platted (ROW has not been secured) on the south side of Sunwood Drive (property currently being considered by Stone Brook). Yolite *HAS* been platted (ROW has been secured) on the north side of Sunwood Drive (to service a potential parking ramp).

- Sunwood Drive and Veteran's Drive were constructed ahead of development, based on the original COR Master Plan. Yolite Street was stubbed in on both Sunwood and Veteran's Drive. An intersection has been constructed on Sunwood (for the anticipated Yolite Street).

- There is an existing stormwater line that runs through the proposed Yolite Street connection (between Sunwood and Veteran's Drive). Therefore, even if the Yolite Street connection is not made, this storm water line will effect where buildings can be constructed (i.e. cannot be built over the stormwater line).

- From a traffic flow/public safety perspective, staff recommends the City make the proposed public road connection of Yolite Street between Sunwood Drive and Veterans Drive. At this point, there is no public road connection for about a half mile. In the event of an emergency or heavy traffic in The COR, having this connection, to allow for detours/ alternative routes, will be very important.

    i. Furthermore, if the Yolite Street connection is not made, and one of the two existing connections is blocked (in the case of an emergency/ major event/ construction), the next available connection will be more than a half mile away (which is a great distance in a dense/ walkable/ transit oriented development).

    ii. Staff is also concerned that existing private driveways (such as Residents at The COR) will continue to experience significant public through traffic, due to the lack of public road connections. As The COR develops, this problem is expected to worsen—especially if connections like Yolite are not made.

- From a real estate development perspective, staff believes the Yolite Street connection is not needed. And, it is possible to run a private stub road into the proposed Stone Brook site. This alternative would save the City money (at this point, an estimated $170,928).

- Additionally, from a real estate development perspective, an alternative does exist to wait for a developer that is willing to take down the entire available site (about 5 acres) at one time. In that scenario, circulation/ utilities/ infrastructure could be planned for the entire site as a whole, and would make this conversation much easier (they City wouldn't be in the role of master developer).

    i. This scenario (waiting for a private master developer) would not allow Stone Brook to move forward with this proposed site. Stone Brook has respectfully opposed this option, and asked the City to reconsider. This site continues to be Stone Brook's #1 desired location. The challenge with this site location for the city is—timing/ opportunity cost (we have Stone Brook here today, but we don't have a private master developer that wants to take down the entire site today).

C. REMNANT PARCELS, Staff Development Review Comments

- If Stone Brook was allowed to move forward with this proposed 1-acre site, it would create two remnant lots.

    i. The first remnant lot is roughly 1/2 acre, rectangular shaped, remnant parcel, located just east of the proposed 1-acre Stone Brook Academy site (just east of the potential Yolite Street connection). The lot would be roughly 85' wide and 275' deep.

This size of lot is not ideal/ and is not something the City should be seeking (staff would not recommend for standard practice). This size of lot will reduce the pool of potential projects/ users. This risk factor should be known.

However, considering it's location (within The COR), this remnant site still carries merit/ marketable value. The COR allows for zero setbacks/ green spaces, significant lot

coverages, on-street parking, and does not require storm water on-site. In fact, density is strongly encouraged in this development. These COR development characteristics allow for this particular remnant site to be viable and usable.

Staff anticipates a 4,000-8,000 sf "foot-print" building could be placed on this site (could be two stories). Water/ sewer stubs are available to this site. Furthermore, staff would like to note, this type sized lot/ building foot-print is not uncommon for downtowns/ urban developments in cities across the country.

In many ways, the 1/2 remnant parcel is the result of two previous decisions: (1) the Common Bond project, not extending their site to Yolite Street created the 1/2 parcel, and (2) the location of pre-installed/ pre-determined infrastructure on Sunwood and Veterans. These issues will need to be addressed, now or in the future (by the City as current master developer, or by a future master developer).

Lastly, staff would like to note, if Yolite Street was not required to be constructed, it is likely only a private stub road would be needed from Sunwood Drive (would not go through entire site). This alternative would likely increase the size of this remnant site from about .5 acres to about .75 acres (as the unused ROW would become available).

ii. The second remnant lot is roughly 3-acres, located just west of the proposed Stone Brook Academy 1-acre lot, and is generally rectangular shaped.

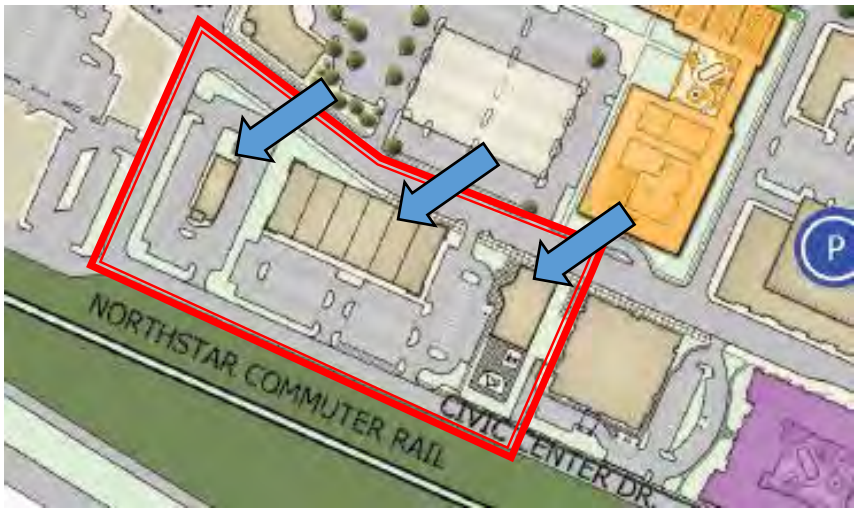
Although this lot is smaller than the original larger 5-acre lot, this remnant 3-acre parcel is still of considerable size, and holds strong merit to be marketed/ developed. Sewer/ water stubs exist. Good access points exist. Location is good.

- Water/ sewer service have been pre-determined, ahead of development, for the larger 5-acre site. Stubs have been placed in the proposed Yolite row/ intersection, on Sunwood Drive; and stubs have been placed about midway within the remaining portion of the site.

  i. The location of these stubs would allow for services to be provided to the proposed Stone Brook site, and the two remnant lots. In summary, the pre-determined location of stubs is not a barrier to this proposed Stone Brook site location.

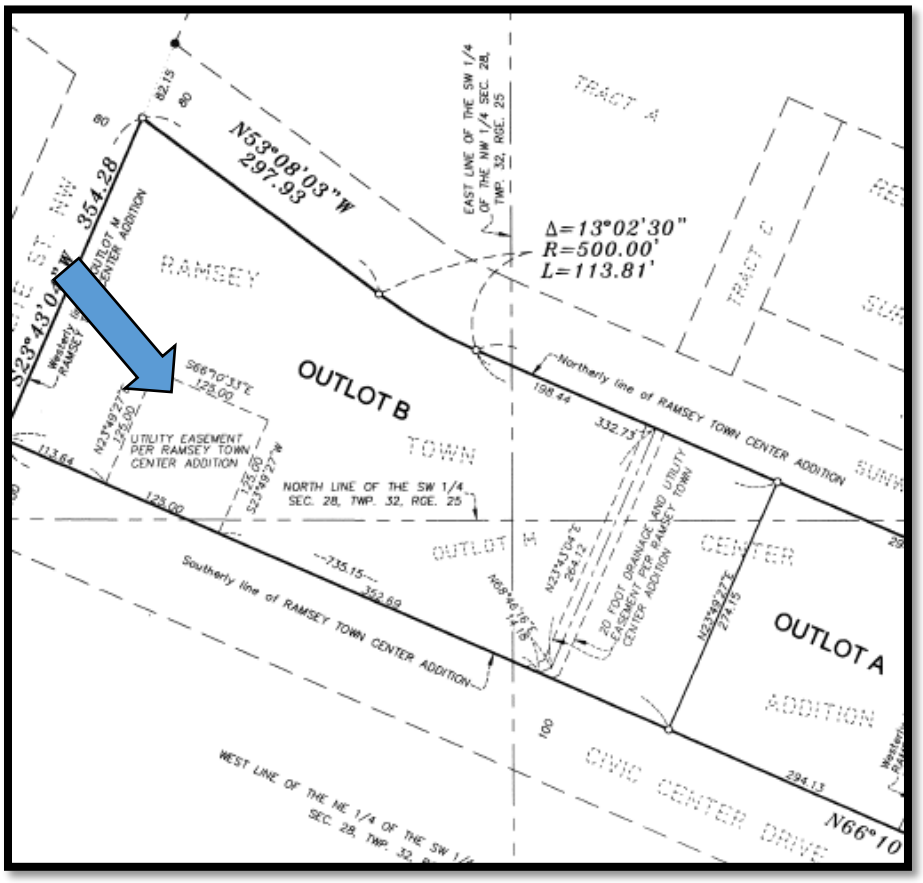
D. PROPOSED USE, Staff Development Review Comments

- The COR master plan coincidentally shows a day care center in this general location. This proposed use generally appears to be an allowed use in the designated zoning district (COR-2). The COR master plan generally shows three buildings on this site, at the following estimated sizes: 20-40K sf, 3-5k sf, and 4-8K sf.



E. WELL LOCATED ON LARGER PARCEL, Staff Development Review Comments

- There is a public well in the SW corner of the larger 5-acre site. This well includes a125' easement. The well/ easement is *NOT* located on the proposed Stone Brook site. However, it will affect the 3-acre remnant lot (located west of the 1-acre Stone Brook lot). Generally speaking, when the 3-acre remnant site is developed, the well easement it will restrict potential building layouts. Buildings can't be constructed over the easement—however, parking and greenspace may be allowed. Staff wanted to simply note this item. This will be an issue to deal with, regardless of Stone Brook.



(3) EDA Feedback

- The EDA reviewed this case 12/08/2016 and 01/12/2017. The EDA is generally supportive of moving forward with Site #1.

12/08/2016 NOTES

- The EDA is very interested in this project, and would like to welcome Stone Brook to Ramsey (and The COR). The EDA wants this deal to happen, and is excited to work with Stone Brook to find a solution. The EDA understands the many benefits this project can bring to Ramsey.

- The EDA was generally interested in obtaining more information from staff (RE the Yolite Street discussion/ the remnant lots), and hearing back from Stone Brook (on other potential site locations), before making a final recommendation on this particular site.

- The EDA was generally concerned about this specific site location/ site layout. The EDA is most interested in a comprehensive approach to developing this larger site (nearly 5 acres). The EDA generally believes a master developer can most effectively/ efficiently plan around the current site limitations/ challenges (listed below). The EDA would rather have Stone Brook located on another site, to avoid solidifying the development challenges for this site (listed below).

    - Yolite intersection/ connection.
      The EDA was concerned this connection is un-needed, and a waste of public dollars (originally $394K total cost, now about $284K). The COR master plan no longer calls for the Yolite connection. The EDA was generally open to discussing a private connection/ and or private stub road solution.

    - Remnant Parcels
      The EDA was concerned with the relatively fixed location of existing public infrastructure (below). These items create development layout/ lot size limitations—which restrict future development options. Please see "Staff Feedback Section" for details/ background.

        (A) Water/ sewer stub existing locations in Sunwood.
        (B) Location of existing public well in SW corner of larger site.
        (C) An existing storm water line running down the future Yolite Street.
        (D) Existing Yolite Street intersection on Sunwood Drive.

      This proposed Stone Brook 1-acre site will solidify two remnant parcels. The EDA is generally concerned about the potential affects these remnant parcels will have on future development projects. Please see "Staff Feedback Section" for details/ background.

01/12/2017 NOTES

- EDA supported moving forward with this site, with a 5-1 vote. The EDA felt that this project was a real project. Stone Brook is here today. It appears to be an acceptable use of Site #1. The user appears to be quality, and the proposed building should fit The COR. This site can be sold to Stone Brook without providing a formal business subsidy.

- The EDA supported making a counter offer to Stone Brook (@ $3.30 psf). The EDA supported the Planning Commission's request, that if a project was to move forward on this particular site, that a connection be made from Sunwood to Veterans Drive. The EDA understood the significant traffic Stone Brook will create, and wants to avoid the drop off/pick up taking place on Sunwood. The EDA does not think a public

road connection should be required, the EDA does support a private drive connection (like Residence at The COR). Generally, the EDA understood Stone Brook would likely desire to split the cost of a private drive with the City (50:50).

- The EDA did have a robust discussion. Many topics were covered. In most situations, the EDA acknowledged there was no single clear/ correct/ easy way to move forward with this project, and address all individual concerns. This was a very challenging discussion for the EDA.

- Some EDA members felt that this use was a good fit for this site—considering it's proximity to apartments, and the Northstar Rail. Some EDA members felt this use was a good transition user, from the apartments to traditional retail. Some EDA members believe that having a master developer/ large 1-time project for this site is ideal—however, were concerned that alternative has never occurred in reality, and will likely take a long time before it ever does (if at all). Some EDA members were concerned that, to make the project work on other sites, the level of subsidy needed could not be justified. Some EDA members indicated that getting this project moving forward will result in land proceeds, jobs, tax base, will provide a good service to the community, and will generate traffic in The COR. Some EDA members believe that the several development issues with Site #1 (remnant lots, Yolite, the well, etc.) are the result of previous decisions, and at some level are now a moot point—those issues are not Stone Brook issues.

- Some EDA members were concerned with allowing Stone Brook on this site. This action will confirm/ solidify many development issues: remnant lots, Yolite, the well, etc. These issues limit the City's ability to market sell remaining lots (specifically, the remnant half acre lot), and will eliminate the option for a master developer to take the entire site (and deploy creative solutions to address the issues of this site). One EDA member formally opposed Site #1 for this reason.

- Generally, the EDA was unclear what the City's vision was for this property. Below is their concern.

  <u>What is the vision for this parcel?</u>
  1. Is the vision traditional retail, as the adopted zoning district indicates?
  2. Is the vision apartments/ COR-1 density, to be consistent with the block?
  3. Is the vision a large, mixed-use, master planned, significant project(s), as the Planning Commission suggests?
  4. Is the vision large, multi-tenant retail/ commercial buildings, master planned, as the EDA has contemplated?
  5. Is the vision the current COR Master Plan, which shows three individual buildings/projects, one being a daycare center.
  6. Is the vision the old COR Master Plan, which shows 3-4 commercial (potentially mixed use) buildings?

(4) Planning Commission Feedback

01/05/2017 NOTES

- By consensus, the Planning Commission was opposed to the project being located on this site (Site #1).
    - The Planning Commission is uncomfortable with the many development issues that encumber this site (remnant lots, storm sewer, well, Yolite, etc.). The Planning Commission is uncomfortable with Stone Brook etching out a 1-acre parcel on this site, and further solidifying the various encumbrances on this site.
    - The Planning Commission believes great opportunity exists for the City on this site, and this project may remove the ability to make a large project(s) happen. The Planning Commission believes this site is better suited for a larger project(s), and/ or a master developer to take down the site all at once. The Planning Commission discussed several better-suited options for development on this site (including many larger destination users). One option discussed included destination type attractions, such as a ferris wheel. Another option included building a skyway/ or building over the Yolite connection. Another option included a mixed use building (living above and commercial below.
    - The Planning Commission does not agree with Stone Brook, that this project is best fit on this particular site (Site #1). The Planning Commission believes Stone Brook is best suited on other sites: (i.e. #2, #3, #4, #6, #7, #8).
- The Planning Commission indicated that, if this project moved forward on this site, they would recommend a connection be made between Sunwood and Veteran's drives. The Planning Commission was concerned about the large amount of traffic this user will generate, and that having direct access to Sunwood Drive would be problematic. The Planning Commission appeared to be open to discussing an private or public connection.
- Assuming this project is classified as a "daycare" user specifically (and academy as a secondary use), the Planning Commission believes this site generally works form a zoning/ COR master plan perspective.
    - Staff did check into this item (classification of user). Stone Brook will have a daycare/ childcare license through the State of Minnesota (Department of Human Resources). They are technically considered a childcare center. Daycares are technically a home based business (per the State of Minnesota).
    - The City of Ramsey uses the terms "childcare" and "daycare" interchangeably throughout zoning code.
    - To have a childcare center, Stone Brook must develop a written child care program plan, along with a plan for daily access for interest activities, plan for naps and rest, behavior guidance plan, proper furnishings/ equipment/ materials/ supplies for each age group, have a program for special needs, drop in programs/ supervision, sick child program, food/ snack program, parent information, emergency and accident policy, protective personal records program, health records, facility inspection (floor plan, occupancy, fire inspection, hazards, hygiene).
    - With the above in mind, Stone Brook will also be providing/ specializing in early childhood education services. They want to be more than simply a childcare center—education is very important to their brand/ strategy.

(5) What about creative options staff?

- Below are some other creative options, proposed by the EDA and staff, for this particular site (the 5-acre Outlot B). Included below each map are comments from Stone Brook.

Stone Brook Comments:

- Alternate A is physically too narrow, and too small to allow for what Stone Brook wants to accomplish (10,000 sf building plus a 1,500 sf playground). This was determined by their developer/ architect.

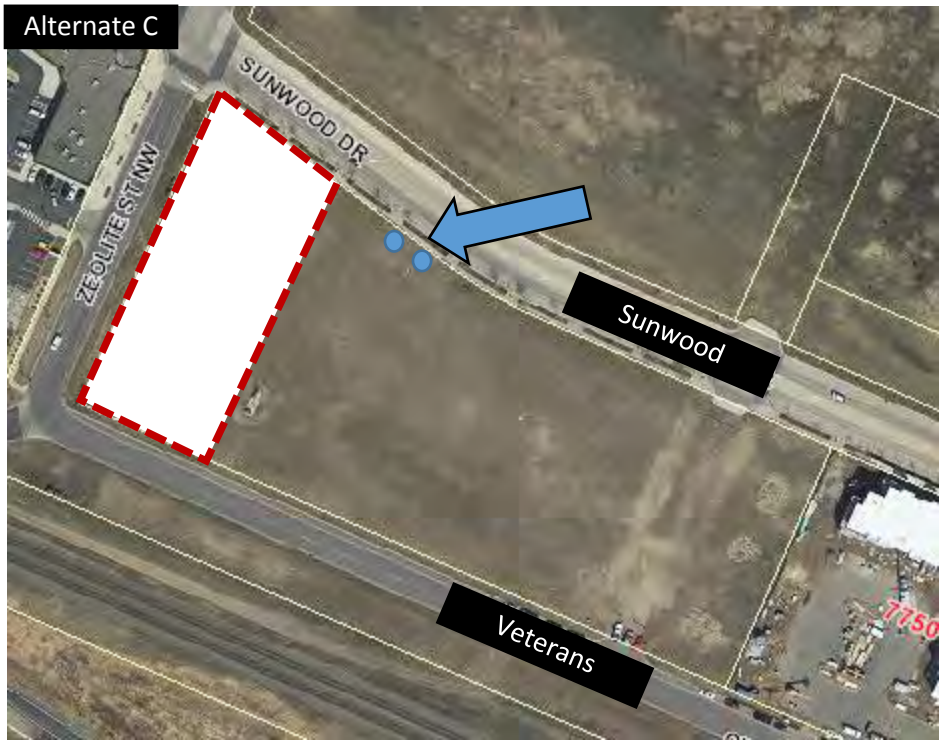
- Additionally, Stone Brook wants the focal point/ front of their building to be pressed up against Sunwood Drive (to be prominent). This layout would physically force the focal point of their building to be located central to the site (and the side of their building to be pressed against Sunwood). They feel this doesn't meet the "theme/vision" of The COR.

- Lastly, Stone Brook needs a round-about drop-off at their entrance—which requires a minimum 100' of site width (this remnant lot site is roughly 85' wide). Ideally, they want to have at least a 185' wide site.

Stone Brook Comments:

- Alternate B rendered identical comments from Stone Brook (compared to Alternate A).

- Although they are able to pick up additional land to the south, the shape/ constraints of the lot still make it undesirable (as they want to front Sunwood with their building, on the north). The shape of this lot creates issues with their desired site layout.



Stone Brook Comments:

- Alternate C works for Stone Brook. They understand the public well issue, and are willing to work around. This is not their #1 option—but would be willing to consider.

- Unfortunately, water/sewer stubs are located central to this site. Therefore, staff is concerned about how this user will access water/ sewer. One option is to punch into Sunwood Drive for new stubs (not recommended by staff). Another option is to run utilities internal to the property (also not recommended by staff).

    - RE the water/ sewer stubs--the easy/ desired route would be to require this lot to be taken down all at once, or at least require the Stone Brook lot to extend all the way out to the utility stubs. In that scenario, Stone Brook would be picking up nearly 2x the land they need (which they would oppose—as would staff recommend against).

- Staff would also like to note, this user may "fit" better on the east side of this site (the 5-acre Outlot B). The western portion of this 5-acre site may be better suited for retail (as it's located adjacent to retail). An academy/ daycare makes for a good transition (between residential/ retail).

- This option does have merit. If desired, staff would be happy to further investigate.

Stone Brook Academy
(previously known as Prestmore Academy)
Site Selection Log

SITE 2

01/17/2017

SITE 2

Site 2 includes three options. All options are nearly pad ready sites, and include internal infrastructure. Sites A and B have restrictive covenants in place from McDonald's for competing uses (NOTE: the restrictive covenants are expected to expire in the next 90 days). This area is zoned COR-2 Retail, and has been anticipated to be developed into restaurants and/ or small format retail. Access is good. Location is good. Visibility from Hwy 10 is fair.

(1) Stone Brook Feedback

A. These sites are generally acceptable, but not desired

- Stone Brook agrees these sites could work for their development, from a physical site layout perspective, and are willing to discuss. However, look/ feel/ vision are very important to Stone Brook. These sites don't meet their vision—and they don't believe having their facility located here meets the vision of The COR. Please see "Site 1 Log" for more information on their vision.

B. This location is not ideal for Stone Brook

- Being located in the center of The COR is very important to Stone Brook. Please see "Site Log 1" for more background on their feedback on location.

- They believe this site pulls them too far west—away from Ramsey Boulevard, too far away from a "walkable location", and too far away from Northstar commuters. Lastly, traffic/ retail development doesn't provide the fit/ sense of safety they desire.

C. Price is an issue with these sites

- These sites are more expensive than Stone Brook can afford (per square foot). Additionally, they are larger than what is needed (only 1 acre is needed—potentially .9 acres). As a result, placing Stone Brook on these sites will result in extra costs (land purchase), and wasted land.

- Stone Brook appears to like the 1.35 site (A) most—if they had to choose. However, the 1.23 site (B) results in less wasted land, and less cost for land. Site C only has about .45 acres of usable land available, and is too small for Stone Brook.

- Stone Brook would be happy to further consider these sites if the city was willing to drop the price down to $150,000-$200,000 per lot (similar to what they want to pay for the site near Yolite).

    - McDonald's Pads
        - 1.23 acres, $12.00 psf, $642,945
        - 1.35 acres, $12.00 psf, $705,672

(2) Staff Feedback

- Staff did not spent a significant amount of time reviewing these options. Generally, yes, these sites would work form a physical site layout perspective.

- These are nice sites (from a development readiness perspective). They include internal roadways, utilities, mass grading, have been platted, external arterial infrastructure in place, etc.

- Locating Stone Brook on these sites would make for a much easier/cleaner discussion for the City (from a real estate development perspective/ master developer perspective). These sites would generally allow for this type of use (from a zoning perspective).

- Staff would like to note—there are three potential issues with this site location for Stone Brook:

    - Stone Brook only needs 0.9 - 1.0 acres of land. Wasted land would result from development of Stone Brook on these pre-determined sized sites. Could range from about .25 acre to .45 acre of wasted land (depending on the site/ size of Stone Brook). Because of the pre-determined/ pre-platted lots—it would be challenging to reconfigure lots today. This would also result in a missed opportunity for tax base.

    - These sites are considered premium sties, listed at premium prices ($12 per square foot). These are arguably the only pad ready sites in The COR (most other sites will result in various policy/ development issues). Staff believes the City has the ability to capture more dollars in land proceeds on these sites (in comparison to what Stone Brook is offering—$3.00 psf). Selling these properties at $3.00 psf (or close to)—it would likely trigger a business subsidy process/ request—which Stone Brook is trying to avoid.

    - The policy question of “fit” does surface with this particular site location. Does a children’s academy fit here (from a master developer perspective)? Or, was this area visioned for more traditional retail/ restaurants? If the City does move forward with recommending this site location, staff believes this question may need to be discussed.

(3) EDA Feedback

- From the perspective of development readiness, the EDA does believe this site is well-suited for this project. From a development perspective, the EDA is comfortable with this site—they are little/ no issues—the site is ready to go (basically pad ready).

- If Stone Brook would be willing to purchase this site, within the City's acceptable deal range, the EDA would likely support Stone Brook being located on this site. However, Stone Brook has indicated they cannot pay full price for this site.

    - Generally, some EDA members were concerned with request from Stone Brook to sell this site at "like cost" in comparison to their preferred site (Site #1). That would be a swing of $12 psf down to $3psf roughly. Some EDA members felt that was too much of a gap, and the City would be leaving too much land proceeds on the table. Generally, reducing land costs by said amount would require a formal business subsidy—which some EDA members voiced opposition.

- Stone Brook only needs 0.9 to 1.0 acres. These sites are 1.23-1.35 acres. Some EDA members voiced concern about wasted space/ land.

(4) Planning Commission Feedback

- The Planning Commission did not discuss other sites in great detail. Generally, they were comfortable with this site location. Generally, the Planning Commission felt this site fits the project better, and meets The COR vision better. The Planning Commission would like to see Stone Brook moved to sites 2-4.

Stone Brook Academy
(previously known as Prestmore Academy)
Site Selection Log

SITE 3

01/17/2017

SITE 3

Site 3 includes several options. Shown above are two general/ logical options. This area zoned for office park, and has been visioned for a medical office park (or corporate campus). Generally, the proposed use should be able to fit within this zoning district (due to the academy focus)—however, this should be further reviewed from a zoning perspective.

This site is not pad ready. As depicted in the above map, many development/ land-use related questions remain. Due to these many outstanding questions, it might be challenging to provide answers in a short timeframe to Stone Brook (i.e. less than six months)—as these questions will require research/ analysis and policy discussions.

(1) Stone Brook Feedback

A. These sites are generally acceptable, but not desired

- Stone Brook agrees these sites could work for their development, from a physical site layout perspective. However, look/ feel/ vision are very important to Stone Brook. These sites don't meet their vision. Please see "Site 1 Log" for more information on their vision.

B. This location is not ideal for Stone Brook

- Being located in the center of The COR is very important to Stone Brook. Please see "Site Log 1" for more background on their feedback on location.

- They believe this site pulls them too far east—away from Armstrong Boulevard, too far away from a "walkable location", and too far away from Northstar commuters. Lastly, potential traffic issues with the private access drive/ and a gas station development don't provide the fit/ sense of safety they desire.

C. Price is an issue with these sites

- These sites are more expensive than Stone Brook can afford (per square foot)—this site is listed at $6.00. "Site Log 1" for more background on their feedback on price.

- Stone Brook would be happy to further consider these sites if the city was willing to drop the price down to $150,000-$200,000 per acre, or about $3 psf (similar to what they want to pay for the site near Yolite).

- Stone Brook is concerned these sites will create just as large, or even larger policy issues/ discussion RE remnant lots/ required public infrastructure (which will result in increased project costs, and delay their project).

(2) Staff Feedback

A. Staff has not spent a significant amount of time reviewing these options. Generally, yes, these sites would work form a physical site layout perspective.

B. These sites are nice in the fact that some arterial public infrastructure is in place today (however, much is not). These sites generally appear to be high and dry, and have access to utilities.

C. Pricing is still higher than what Stone Brook wants. However, negotiating down from $6.00 psf seems more reasonable than $12.00 (as is the case on most other COR sites).

D. Staff would like to note—there are other concerns with this site option:

- Staff is generally concerned about traffic congestion/ flow/ safety on Sunwood Drive in this area of The COR.

    i. Staff is concerned the private Casey's access drive is located too close to Ramsey Boulevard, and is offset from the access drive across the Sunwood Drive (north side, Allina). Staff is concerned the physical layout of these existing private accesses will cause problems now and into the future—especially as ADTs increase on Sunwood.

    ii. Furthermore, staff is concerned about adding additional users to the Casey's private access drive, and making the traffic problem worse. The Stone Brook Academy with 140 kids and 20 employees will generate significant traffic.

    iii. From a traffic/ safety perspective, staff believes future access to this site, from Sunwood Drive, should come from Peridot Street. Below are two exceptions:

        1. Low impact/ low traffic user wants to be located off the Casey's private access drive (example would be OGA or the Medical Examiners)
        2. Master developer/ master plan for the site all at once, that accounts for traffic flow globally.

- This site has been visioned for medical parks/ corporate parks/ etc.

    i. When considering the Casey's store. And, now, potentially a children's academy/ day care, staff feels we are pulling away from the vision for this part of The COR. Staff is comfortable with that direction—if it is the intention of our policy makers. However, it should be noted as a potential conflict to the vision for The COR.

    ii. If the City is seeking a corporate campus/ medical office park for this 11.5 acre site—they may be wise to be patient. Retaining maximum flexibility/ layout/ size is ideal for a future developer. Staff has received unofficial interest from PSD to combine lots to create an even larger/ more attractive corporate campus/ medical campus site (20+ acres). The more the City pulls away from our vision on this site, and the more we subdivide, the harder it will be to land a big project/ master developer in the future. Staff would like to note—a corporate campus/ medical campus will likely take years to attract (not a short term goal).

(3) EDA Feedback

- The EDA did not discuss this site in great detail.
- From a user perspective, the EDA generally appears willing to consider this site.
- If Stone Brook would be willing to purchase this site, within the City's acceptable deal range, the EDA would likely support Stone Brook being located on this site. However, Stone Brook has indicated they cannot pay full price for this site.
    - Generally, some EDA members were concerned with request from Stone Brook to sell this site at "like cost" in comparison to their preferred site (Site #1). That would be a swing of $6 psf down to $3psf roughly.
    - Furthermore, the cost of internal roads/ Peridot/ Veterans are all unknown at this point, would likely be significant, and would likely make this site not feasible for Stone Brook.
    - Some EDA members felt that was too much of a gap, and the City would be leaving too much land proceeds on the table. Generally, reducing land costs by said amount would require a formal business subsidy—which some EDA members voiced opposition.

(4) Planning Commission Feedback

- The Planning Commission did not discuss other sites in great detail. Generally, they were comfortable with this site location. Generally, the Planning Commission felt this site fits the project better, and meets The COR vision better. The Planning Commission would like to see Stone Brook moved to sites 2-4.

Stone Brook Academy
(previously known as Prestmore Academy)
Site Selection Log

SITE 4

01/17/2017

SITE 4

Site 4 includes several options. Shown above is a logical option. This area is zoned for office park, and has been visioned for a medical office park (or corporate campus). Generally, the proposed use should be able to fit within this zoning district (due to the academy focus)—however, this should be further reviewed from a zoning perspective. This site is nearly pad ready. Infrastructure is in place, perfect shape/ size lot. Good location for Stone Brook—near the center of The COR.

(1) Stone Brook Feedback

A. These site is desired by Stone Brook

- Stone Brook does desire this site (as their second most desired site). Generally, it meets all of their needs. Please see "Site 1 Log" for details.

B. This location is ideal for Stone Brook

- Being located in the center of The COR is very important to Stone Brook. Please see "Site Log 1" for more background on their feedback on location.

- PSD has expressed hesitancy towards this project. They would prefer owning the project and leasing back to Stone Brook. Stone Brook does not want to lease a project. With that said, PSD is willing to discuss selling land only if they can get $12 psf.

C. Price is an issue with this site

- This site is more expensive than Stone Brook can afford (per square foot)—this site is listed at $12.00 ($522,720). "Site Log 1" for more background on their feedback on price.

- Stone Brook would be happy to further consider this site if PSD was willing to drop the price down to $150,000-$200,000 per acre, or about $3 psf (similar to what they want to pay for the site near Yolite).

- PSD is NOT willing to drop the price.

(2) Staff Feedback

- The only major conflict with this site location is the funding gap. The gap here (between what PSD wants, and what the Stone Brook wants) is about $9 psf or $392K.

- Staff did a TIF run on this project (for The COR TIF district). Over about 20 years, it would pull about $510,000 in Future Value (FV) TIF or about $315K in Present Value (PV) TIF—@4.00% discount rate. The City could use TIF to fill this gap. However, staff would note, this will pull the City's property tax generation on this project for 20 years (and there are *many* projects within The COR that could use TIF funding).

- This route would also require a business subsidy process/ application. Likely, if possible, all parties involved would want to avoid said alternative.

- Lastly, this proposed TIF assistance ($315,000 PV/ $500,000 FV) on a roughly $2.5M project is significant, and may be cause for caution. For example, the roughly $20M PSD apartment project was subsidized $500,000 FV; the roughly $10M Platinum Properties project was subsidized $455,000 FV; the $7M Life Fitness project was subsidized at about $350,000 FV. This subsidy would likely stretch or exceed our policy guidelines for subsidies (based on preliminary staff review).

- With the above in mind, this site does present the least amount of "development/ land use/ infrastructure" concerns of all viable sites. This site is perfectly sized/ shaped, and in an ideal location for Stone Brook. If the City desires, staff may be able to find a creative solution to secure dollars to fill the funding gap on this project (via City subsidy). This alternative will likely delay the development process for Stone Brook by at least 60 days—which they are generally concerned with (as they still need to go through the entitlement/ state licensing processes). This alternative does carry the risk of uncertainty (PSD's official position, business subsidy process, public perception, etc.).

(3) EDA Feedback

- From the perspective of development readiness, the EDA does believe this site is well-suited for this project. From a development perspective, the EDA is comfortable with this site—they are little/ no issues—the site is ready to go (basically pad ready).

- If Stone Brook would be willing to purchase this site, within PSD's acceptable price range, the EDA would likely support Stone Brook being located on this site. However, Stone Brook has indicated they cannot pay full price for this site.

    - Generally, some EDA members were concerned with the request from Stone Brook to purchase this site at "like cost" in comparison to their preferred site (Site #1). That would be a swing of $12 psf down to $3psf roughly. Some EDA members felt that was too much of a gap, and that the City would be required to provide a formal business subsidy to cover the gap—which some EDA members voiced opposition.

(4) Planning Commission Feedback

- The Planning Commission did not discuss other sites in great detail. Generally, they were comfortable with this site location. Generally, the Planning Commission felt this site fits the project better, and meets The COR vision better. The Planning Commission would like to see Stone Brook moved to sites 2-4.

Stone Brook Academy
(previously known as Prestmore Academy)
Site Selection Log

SITE 5

12/30/2016

SITE 5

Site 5 includes a .37 acre option. This area is zoned for office park, and has been visioned for a medical office park (or corporate campus). Generally, the proposed use should be able to fit within this zoning district (due to the academy focus)—however, this should be further reviewed from a zoning perspective. This site is nearly pad ready. Infrastructure is in place and is perfect shaped lot. Fairly good location for Stone Brook.

(1) Stone Brook Feedback

- Stone Brook has indicated they have reviewed this site, and it is too small. They do not desire to further investigate. They generally liked the idea and location, and appreciate the suggestion.

(2) Staff Feedback

- NA—due to Stone Brook not willing to consider site.

(3) EDA Feedback

- TBD, XXXXXXXXXXXXXXX
- TBD, XXXXXXXXXXXXXXX
- TBD, XXXXXXXXXXXXXXX

(4) Planning Commission Feedback

- TBD, XXXXXXXXXXXXXXX
- TBD, XXXXXXXXXXXXXXX
- TBD, XXXXXXXXXXXXXXX

Stone Brook Academy
(previously known as Prestmore Academy)
Site Selection Log

SITE 6

12/30/2016

SITE 6

Site 5 includes multiple layout options (as it is nearly 5 acres). This site is not owned by the City—it is bank owned. This site includes multiple zoning districts, and would require policy discussions/ potential zoning amendments. This site is located adjacent to The COR. This area is zoned for office park, and has been visioned for a medical office park (or corporate campus).

(1) Stone Brook Feedback

- Stone Brook has indicated they have reviewed this site, and it is not appropriately located (within The COR, near center of The COR). They do not desire to further investigate.

(2) Staff Feedback

- NA—due to Stone Brook not willing to consider site.

(3) EDA Feedback

- TBD, XXXXXXXXXXXXXXX
- TBD, XXXXXXXXXXXXXXX
- TBD, XXXXXXXXXXXXXXX

(4) Planning Commission Feedback

- TBD, XXXXXXXXXXXXXXX
- TBD, XXXXXXXXXXXXXXX
- TBD, XXXXXXXXXXXXXXX

Stone Brook Academy
(previously known as Prestmore Academy)
Site Selection Log

SITE 7

12/30/2016

SITE 7

Site 5 includes multiple layout options (as it is about 2.5 acres). This is owned by the City. This site is zoned COR-2 retail. This site is located adjacent to The COR. This site is located adjacent to an existing old business park, with significant outside storage.

(1) Stone Brook Feedback

- Stone Brook has indicated they have reviewed this site, and it is not appropriately located (within The COR, near center of The COR). They are not okay with the neighboring uses. They do not desire to further investigate.

(2) Staff Feedback

- NA—due to Stone Brook not willing to consider site.

(3) EDA Feedback

- TBD, XXXXXXXXXXXXXXX
- TBD, XXXXXXXXXXXXXXX
- TBD, XXXXXXXXXXXXXXX

(4) Planning Commission Feedback

- TBD, XXXXXXXXXXXXXXX
- TBD, XXXXXXXXXXXXXXX
- TBD, XXXXXXXXXXXXXXX

Stone Brook Academy
(previously known as Prestmore Academy)
Site Selection Log

SITE 8

12/30/2016

SITE 8

Site 8 is about 1.23 acres. This is owned by the City, and within the price range of Stone Brook. This site is located off Highway 10/ Dolomite Street, and has great visibility. This site is not located within The COR. This site is located adjacent to an existing businesses significant outside storage.

(1) Stone Brook Feedback

- Stone Brook has indicated they have reviewed this site, and it is not appropriately located (within The COR, near center of The COR). They are not okay with the neighboring uses. They do not desire to further investigate.

(2) Staff Feedback

- NA—due to Stone Brook not willing to consider site.

(3) EDA Feedback

- TBD, XXXXXXXXXXXXXXX
- TBD, XXXXXXXXXXXXXXX
- TBD, XXXXXXXXXXXXXXX

(4) Planning Commission Feedback

- TBD, XXXXXXXXXXXXXXX
- TBD, XXXXXXXXXXXXXXX
- TBD, XXXXXXXXXXXXXXX

WSB & Associates, Inc.
engineering · planning · environmental · construction

701 Xenia Avenue South
Suite 300
Minneapolis, MN 55416
Tel: 763-541-4800
Fax: 763-541-1700

Memorandum

To: ***Patrick Brama,*** *City of Ramsey*

From: ***Jim Stremel, Project Manager,*** *WSB & Associates*

Date: ***December 2, 2016***

Re: ***Yolite Street Improvements –*** *Feasibility & Engineer Estimate*

Provided below is a brief feasibility with information and assumptions used to estimate the cost of constructing Yolite Street between Veterans Drive and Sunwood Drive NW. The total cost of street, storm sewer, watermain, and sanitary sewer improvements was estimated to be $394,900.

Existing Conditions

There is currently no roadway that connects Veterans Drive and Sunwood Drive NW in the proposed project area and no buildings exist on the adjacent sites. At each of the adjacent roadways, there are existing entry points into the site. Based on available aerial mapping, the width was measured to be 36' face-to-face.

It was assumed that storm sewer, watermain, and sanitary sewer do not exist within the proposed roadway corridor, but that stubs for these utilities are available at the entry point from Sunwood Drive NW.

No subsurface soil information was available for the preparation of this report. A conservative assumption that silty/clayey sands are located onsite was used.

Proposed Improvements

The proposed street section for Yolite Street was assumed to be a 275-foot long, 36-foot wide (face-to-face) urban street section between Veterans Drive and Sunwood Drive NW. The proposed street section will consist of 1.5 inches of bituminous wearing course, 2 inches of bituminous base course, 8 inches of Class 5 aggregate base, and 12 inches of select granular borrow over an acceptable, compacted subgrade. It was assumed that the future site uses would not generate a significant amount of truck traffic.

A geotechnical study was not provided by the City and so it was conservatively assumed that a 12 inch sand section will be added to the City standard detail for an urban street. Concrete curb and gutter will be installed on both sides of the street and will tie into the existing curb and gutter at Veterans Drive and Sunwood Drive NW at each end. A 6-foot wide 6" concrete walk is proposed on both the east and the west side of Yolite Street.

Streetscape improvements, in accordance with the Ramsey COR design standards, are proposed for the 6-foot wide boulevards between the proposed curb and concrete walk. These improvements include deciduous trees, two types of lighting units, irrigation systems, and benches for pedestrians.

Due to the short section of roadway proposed, it was assumed that the electrical and irrigation components needed for control and operation will be part of a larger system within the development and was not included with this scope of work.

To serve the proposed development, sanitary sewer was assumed to be required along the majority of Yolite Street and connect to an existing sanitary stub from the main on Sunwood Drive NW. One manhole with a new casting will be installed where the new sewer dead ends. A chimney seal is proposed to prevent inflow and infiltration. Eight inch service stubs were included in each direction from the manhole (capped at end) for future property owners to connect.

The proposed water main work includes looping the existing water main between Veterans Drive and Sunwood Drive NW with 8" ductile iron pipe. The proposed service to the west was assumed to be an 8-inch pipe (large lot) and the site to the east a 6-inch along with a gate valve for each service stub. A hydrant was also included along Yolite Street.

Proposed storm sewer installation includes two catch basins located at a low point in the new street and reinforced concrete pipe to connect these new structures to existing storm sewer on Sunwood Drive NW. It is also suggested that perforated PVC drain tile be placed behind the curb at the new structures if a sand subbase is installed. The storm sewer pipe was sized only for runoff within the street; a larger pipe may be required to convey runoff from the adjacent sites. The estimate also did not include costs for permanent stormwater management.

Cost Estimates

A detailed opinion of cost for the project area can be found attached to this memorandum. The opinions of cost incorporate estimated 2017 construction costs and include a 10% construction contingency factor. Indirect costs are projected at 25% of the construction cost and include engineering, legal, financing, and administrative costs.

Summary of Estimated Project Costs	
	Total
Surface Improvements	$186,800
Streetscape Improvements	$93,600
Sanitary Improvements	$37,800
Water Main Improvements	$52,000
Storm Improvements	$24,700
TOTAL	**$394,900**

It was assumed that the project as estimated will be bid and constructed as a stand-alone project. If the project is constructed in conjunction with other site improvements, costs may be less due to economy of scale. Information pertaining to project funding or construction schedules were not provided by the City.

Opinion of Probable Cost

WSB Project: Yolite Street Improvements — *Design By:* KJG
Project Location: City of Ramsey — *Checked By:* JLS
City Project No.:
WSB Project No: 01973-270 — *Date:* 12/1/2016

Item No.	MN/DOT Specification No.	Description	Unit	Estimated Total Quantity	Estimated Unit Price	Estimated Total Cost
A. SURFACE IMPROVEMENTS						
1	2021.501	MOBILIZATION	LUMP SUM	1	$10,500.00	$10,500.00
2	2104.501	REMOVE CURB AND GUTTER	LIN FT	20	$6.00	$120.00
3	2104.500	REMOVE CONCRETE PAVEMENT	SQ YD	20	$15.00	$300.00
4	2104.505	REMOVE BITUMINOUS PAVEMENT	SQ YD	20	$15.00	$300.00
5	2104.509	REMOVE POST	EACH	6	$70.00	$420.00
6	2104.511	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LIN FT	40	$5.00	$200.00
7	2104.513	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	40	$4.00	$160.00
8	2105.501	COMMON EXCAVATION (P)	CU YD	760	$20.00	$15,200.00
9	2105.507	SUBGRADE EXCAVATION	CU YD	420	$20.00	$8,400.00
10	2105.522	SELECT GRANULAR BORROW (CV)	CU YD	420	$20.00	$8,400.00
11	2112.501	SUBGRADE PREPARATION	ROAD STA	3	$300.00	$900.00
12	2123.610	STREET SWEEPER (WITH PICKUP BROOM)	HOUR	15	$100.00	$1,500.00
13	2211.501	AGGREGATE BASE CLASS 5	TON	820	$16.00	$13,120.00
14	2357.502	BITUMINOUS MATERIAL FOR TACK COAT	GALLON	60	$4.00	$240.00
15	2360.501	TYPE SP 9.5 WEARING COURSE MIX (2,B)	TON	90	$75.00	$6,750.00
16	2360.502	TYPE SP 12.5 NON WEAR COURSE MIX (2,B)	TON	120	$75.00	$9,000.00
17	2521.501	6" CONCRETE WALK	SQ FT	3,380	$10.00	$33,800.00
18	2531.501	CONCRETE CURB & GUTTER DESIGN B618	LIN FT	570	$14.00	$7,980.00
19	2531.507	8" CONCRETE DRIVEWAY PAVEMENT	SQ YD	100	$75.00	$7,500.00
20	2531.618	TRUNCATED DOMES	SQ FT	32	$45.00	$1,440.00
21	2563.601	TRAFFIC CONTROL	LUMP SUM	1	$2,000.00	$2,000.00
22	2564.537	INSTALL SIGN	EACH	4	$150.00	$600.00
23	2573.502	SILT FENCE, TYPE MS	LIN FT	300	$3.50	$1,050.00
24	2573.533	SEDIMENT CONTROL LOG TYPE WOOD FIBER	LIN FT	300	$4.00	$1,200.00
25	2574.525	COMMON TOPSOIL BORROW	CU YD	20	$30.00	$600.00
26	2575.505	SODDING TYPE LAWN	SQ YD	190	$8.00	$1,520.00
27	2582.502	12" SOLID LINE WHITE-EPOXY	LIN FT	32	$7.00	$224.00
28	2582.502	4" BROKEN LINE YELLOW - EPOXY	LIN FT	280	$2.50	$700.00
29	2582.503	CROSSWALK MARKING - EPOXY	SQ FT	80	$10.00	$800.00
30	2573.530	STORM DRAIN INLET PROTECTION	EACH	6	$150.00	$900.00

CONSTRUCTION TOTAL	**$135,820.00**
CONTINGENCY TOTAL (10%)	**$13,582.00**
SUBTOTAL TOTAL	**$149,402.00**
INDIRECT COST TOTAL (25%)	**$37,350.50**
TOTAL - SURFACE IMPROVEMENTS (RECONSTRUCTION)	**$186,800.00**

Opinion of Probable Cost

WSB Project: Yolite Street Improvements — *Design By:* KJG
Project Location: City of Ramsey — *Checked By:* JLS
City Project No.:
WSB Project No: 01973-270 — *Date:* 12/1/2016

Item No.	MN/DOT Specification No.	Description	Unit	Estimated Total Quantity	Estimated Unit Price	Estimated Total Cost
B. STREETSCAPE IMPROVEMENTS						
31	2101.502	PARK BENCH	EACH	2	$2,000.00	$4,000.00
32	2504.601	IRRIGATION SYSTEM	LUMP SUM	1	$8,000.00	$8,000.00
33	2545.511	LIGHTING UNIT TYPE SPECIAL (14')	EACH	3	$6,000.00	$18,000.00
34	2545.511	LIGHTING UNIT TYPE SPECIAL (24')	EACH	2	$9,000.00	$18,000.00
35	2545.523	2" NON-METALLIC CONDUIT	LIN FT	660	$3.00	$1,980.00
36	2545.531	UNDERGROUND WIRE 1 COND NO 6	LIN FT	660	$7.00	$4,620.00
37	2571.502	DECIDUOUS TREE 2.5" CAL B&B	EACH	16	$600.00	$9,600.00
38	2574.525	COMMON TOPSOIL BORROW	CU YD	30	$30.00	$900.00
39	2575.505	SODDING TYPE LAWN	SQ YD	370	$8.00	$2,960.00
					CONSTRUCTION TOTAL	**$68,060.00**
					CONTINGENCY TOTAL (10%)	**$6,806.00**
					SUBTOTAL TOTAL	**$74,866.00**
					INDIRECT COST TOTAL (25%)	**$18,716.50**
					TOTAL - STREETSCAPE IMPROVEMENTS	**$93,600.00**
C. SANITARY SEWER IMPROVEMENTS						
40	2104.501	REMOVE SEWER PIPE (SANITARY)	LIN FT	10	$100.00	$1,000.00
41	2503.602	8"X8" PVC WYE	EACH	2	$700.00	$1,400.00
42	2503.603	8" PVC PIPE SEWER - SDR 35	LIN FT	270	$60.00	$16,200.00
43	2503.602	CONNECT TO EXISTING SANITARY SEWER	EACH	1	$2,500.00	$2,500.00
44	2503.603	TELEVISE SANITARY SEWER	LIN FT	210	$2.50	$525.00
45	2506.602	CHIMNEY SEALS	EACH	1	$300.00	$300.00
46	2506.516	CASTING ASSEMBLY	EACH	1	$750.00	$750.00
47	2506.603	CONST. 48" DIA SAN SEWER MANHOLE	LIN FT	12	$400.00	$4,800.00
					CONSTRUCTION TOTAL	**$27,480.00**
					CONTINGENCY TOTAL (10%)	**$2,748.00**
					SUBTOTAL TOTAL	**$30,228.00**
					INDIRECT COST TOTAL (25%)	**$7,557.00**
					TOTAL - SANITARY SEWER IMPROVEMENTS	**$37,800.00**

Opinion of Probable Cost

WSB Project: Yolite Street Improvements — *Design By:* KJG
Project Location: City of Ramsey — *Checked By:* JLS
City Project No.:
WSB Project No: 01973-270 — *Date:* 12/1/2016

Item No.	MN/DOT Specification No.	Description	Unit	Estimated Total Quantity	Estimated Unit Price	Estimated Total Cost
D. WATER MAIN IMPROVEMENTS						
48	2104.501	REMOVE WATER MAIN	LIN FT	10	$15.00	$150.00
49	2503.511	6" DUCTILE IRON PIPE SEWER	LIN FT	30	$50.00	$1,500.00
50	2503.511	8" DUCTILE IRON PIPE SEWER	LIN FT	300	$60.00	$18,000.00
51	2504.602	CONNECT TO EXISTING WATER MAIN	EACH	2	$1,200.00	$2,400.00
52	2504.602	INSTALL HYDRANT & VALVE	EACH	1	$4,500.00	$4,500.00
53	2504.602	8" GATE VALVE AND BOX	EACH	2	$2,000.00	$4,000.00
54	2504.604	4" POLYSTYRENE INSULATION	SQ YD	30	$35.00	$1,050.00
55	2504.608	DUCTILE IRON FITTINGS	POUND	887	$7.00	$6,209.00
					CONSTRUCTION TOTAL	**$37,810.00**
					CONTINGENCY TOTAL (10%)	**$3,781.00**
					SUBTOTAL TOTAL	**$41,591.00**
					INDIRECT COST TOTAL (25%)	**$10,397.75**
					TOTAL - WATER MAIN IMPROVEMENTS	**$52,000.00**
E. DRAINAGE IMPROVEMENTS						
56	2502.541	6" PERF PVC PIPE DRAIN	LIN FT	210	$16.00	$3,360.00
57	2503.541	15" RC PIPE SEWER CLASS V	LIN FT	180	$40.00	$7,200.00
58	2503.602	CONNECT TO EXISTING STORM SEWER	EACH	1	$1,500.00	$1,500.00
59	2506.501	CONST DRAINAGE STRUCTURE DES 48-4020	LIN FT	12	$350.00	$4,200.00
60	2506.516	CASTING ASSEMBLY	EACH	2	$850.00	$1,700.00
					CONSTRUCTION TOTAL	**$17,960.00**
					CONTINGENCY TOTAL (10%)	**$1,796.00**
					SUBTOTAL TOTAL	**$19,756.00**
					INDIRECT COST TOTAL (25%)	**$4,939.00**
					TOTAL - DRAINAGE IMPROVEMENTS	**$24,700.00**
					Street and Utility Project Total	**$394,900.00**

COST ESTIMATE

YOLITE STREET IMPROVEMENTS

TOTAL CONSTRUCTION		102,124.00
Engineering, Legal, Administration	31%	31,658.44
TOTAL PROJECT COST		**133,782.44**

YOLITE STREET IMPROVEMENTS

No.		ITEM	UNIT	QTY	PRICE	EXTENSION
1	2021.501	MOBILIZATION	LS	1	10,500.00	10,500.00
4	2104.501	REMOVE CONCRETE CURB AND GUTTER	LIN FT	20	6.00	120.00
8	2104.503	REMOVE CONCRETE PAVEMENT	SQ YD	20	15.00	300.00
9	2104.505	REMOVE BITUMINOUS PAVEMENT	SQ YD	20	15.00	300.00
	2104.509	REMOVE POST	EACH	6	70.00	420.00
14	2104.511	SAWING CONCRETE PAVEMENT	LIN FT	40	5.00	200.00
14	2104.511	SAWING BITUMINOUS PAVEMENT	LIN FT	40	4.00	160.00
18	2105.501	COMMON EXCAVATION (P)	CY	760	20.00	15,200.00
	2105.507	SUBGRADE EXCAVATION	CY	0	20.00	0.00
20	2105.522	SELECT GRANULAR BORROW	CY	0	20.00	0.00
22	2112.501	SUBGRADE PREPARATION	STA	3	300.00	900.00
	2123.610	STREET SWEEPER (WITH PICKUP BROOM)	HOUR	15	100.00	1,500.00
23	2211.501	4" AGGREGATE BASE, CLASS 5 MODIFIED	TON	820	16.00	13,120.00
25	2357.502	BITUMINOUS MATERIAL FOR TACK COAT	GAL	60	4.00	240.00
26	2360.501	1.5" WEARING COURSE LV4WE45030B	TON	90	75.00	6,750.00
27	2360.502	2" NON-WEARING COURSE LV3NW35030BR	TON	120	75.00	9,000.00
56	2521.501	CONCRETE SIDEWALK 4" THICK	SQ FT	1,690	10.00	16,900.00
57	2531.501	CONCRETE CURB & GUTTER DESIGN B618	LIN FT	570	14.00	7,980.00
59	2531.507	8" CONCRETE DRIVEWAY PAVEMENT	SQ YD	100	75.00	7,500.00
60	2531.532	F & I PEDESTRIAN RAMP	EACH			0.00
61	2531.618	F & I TRUNCATED DOMES	SQ FT	32	45.00	1,440.00
63	2563.601	TRAFFIC CONTROL	LS	1	2,000.00	2,000.00
64	2564.537	INSTALL SIGN	EACH	4	150.00	600.00
67	2573.502	SILT FENCE, HEAVY DUTY	LIN FT	300	3.50	1,050.00
68	2573.530	INLET PROTECTION	EACH	1	1,200.00	1,200.00
	2574.525	COMMON TOPSOIL BORROW	CY	20	30.00	600.00
69	2575.505	SODDING TYPE LAWN SOD	SY	190	8.00	1,520.00
71	2582.502	12" SOLID LINE WHITE - EPOXY	LIN FT	32	7.00	224.00
72	2582.502	4" BROKEN LINE YELLOW - EPOXY	LIN FT	280	2.50	700.00
	2582.503	CROSSWALK MARKING EPOXY	SQ FT	80	10.00	800.00
73	2573.53	STORM DRAIN INLET PROTECTION	EACH	6	150.00	900.00
		TOTAL				102,124.00

YOLITE STREET IMPROVEMENTS

No.		ITEM	UNIT	QTY	PRICE	EXTENSION
B. Streetscape Improvements						
33	2545.511	Lighting Unit Type Special (14')	EACH	3	6,000.00	18,000.00
35	2545.523	2" Non Metallic Conduit	LIN FT	650	3.00	1,950.00
36	2545.531	Underground Wore 1 Cond no 6	LIN FT	690	7.00	4,830.00
38	2574.525	Common Topsoil Borrow	CU YD	30	30.00	900.00
39	2575.505	SODDING TYPE LAWN	SQ YD	370	8.00	2,960.00
					CONSTRUCTION TOTAL	28,640.00
					CONTINGENCY 10%	2,864.00
					SUBTOTAL	31,504.00
					INDIRECT COSTS 25%	7,876.00
					TOTAL - STREETSCAPE IMPROVEMENTS	39,380.00

Summary of Estimated Project Costs

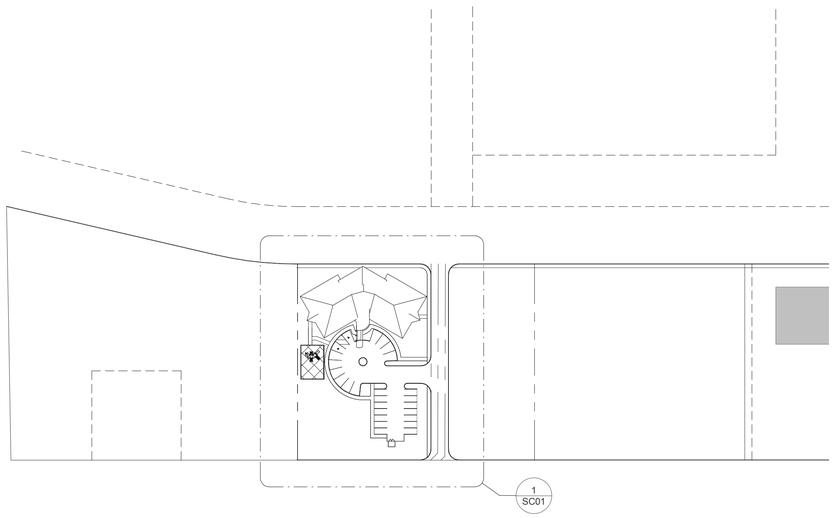
Surface Improvements	$134,000
Streetscape Improvements	$39,380
Sanitary Improvements	$37,800
Watermain Improvements	$52,000
Storm Sewer Improvements	$21,700
Total	**$284,880**

1 Mile = 5,280
About 0.45 mile, 2,300'
About 600'
About 0.3 mile, 1,600'
Yolite Street
148TH LN NW
BUNKER LAKE BLVD NW
ZEOLITE ST
147TH LN NW
147TH TER NW
WILLEMITE WAY NW
WILLEMITE ST
147TH LN NW
147TH CIR NW
147TH LN NW
147TH TER NW
ARMSTRONG BLVD NW
116
RAMSEY
TOWN CENTER DR
BUNKER LAKE BLVD NW
RHINESTONE ST
RAMSEY BLVD NW
SUNWOOD DR
146TH LN NW
146TH LN NW
146TH AVE NW
146TH AVE NW
RAMSEY PKWY
CENTER DR
145TH LN NW
145TH PL
EAST RAMSEY PKWY
EAST TOWN CENTER DR
THE DRAW
OLIVINE TRL
OLIVINE ST
OLIVINE WAY
OLIVINE TER
145TH PL
EAST RAMSEY PKWY
RAMSEY BLVD NW
SUNWOOD DR
HIGHWAY 10
RIVERDALE DR NW
NORTHSTAR RAMSEY STATION
RAMSEY LICENSE CENTER
RAMSEY CITY HALL POLICE
SUNWOOD DR
RHINESTONE ST NW
PERIDOT ST NW
PACT CHARTER SCHOOL
MIDWEST MEDICAL EXAMINERS OFFICE
CIVIC CENTER DR
HIGHWAY 10

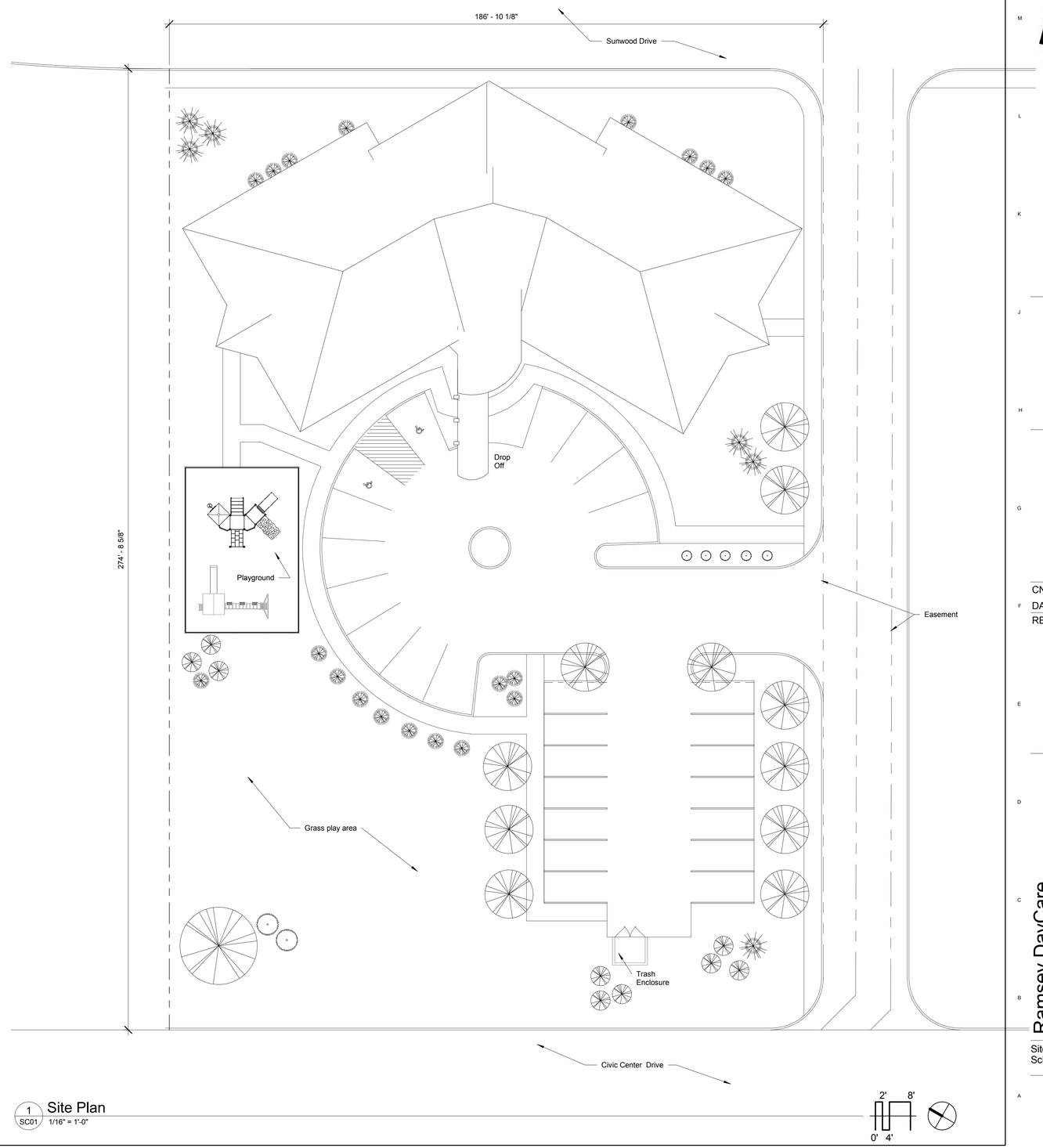
Remnant Lot Reference Map

Schematic Site Information:

Site: 51,334 square feet (or 1.17 Acres)
Building: 9,995 s.f.
Playground: 1,500 s.f.
Parking: 26 stalls (2 handicap accessible)



2 SC01 Site Plan - Overall
1" = 100'-0"



1 SC01 Site Plan
1/16" = 1'-0"

2' 8'
0' 4'

NOT FOR CONSTRUCTION

CNH ARCHITECTS
7300 WEST 147TH STREET SUITE 604 APPLE VALLEY, MN 55124-7580 (952) 431-4453
© COPYRIGHT BY CNH ARCHITECTS, INC.

CNH NO.: 16096
DATE: 11-28-16
REVISIONS:

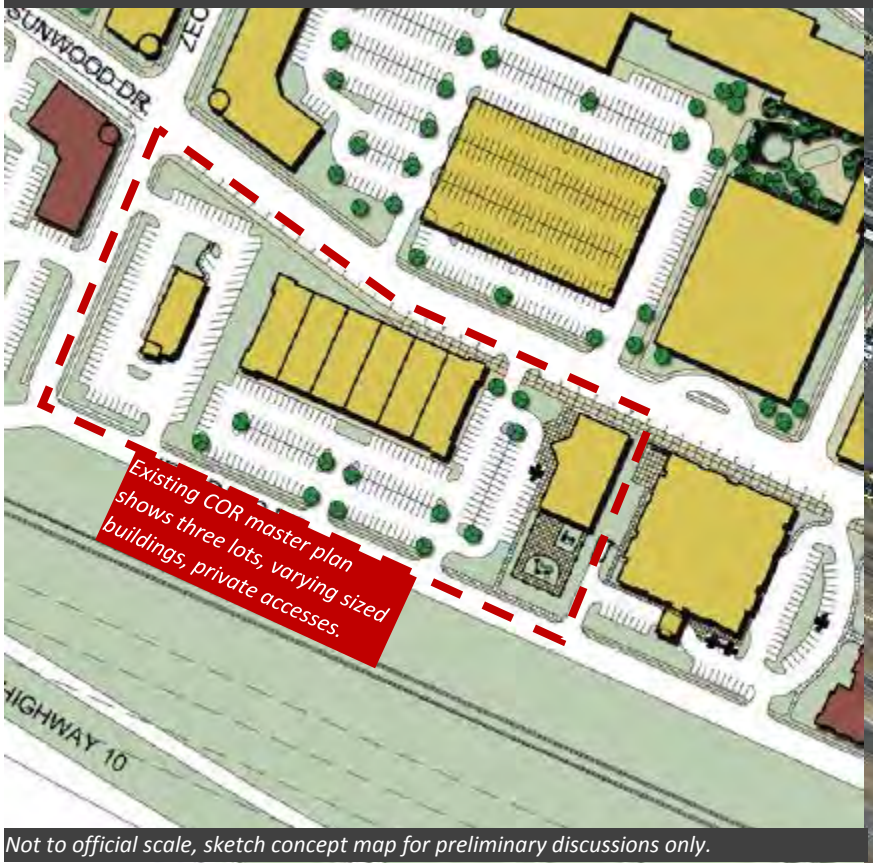
Ramsey DayCare
Sunwood Drive
Ramsey, MN

Site Plan -
Schematic Design

SC01

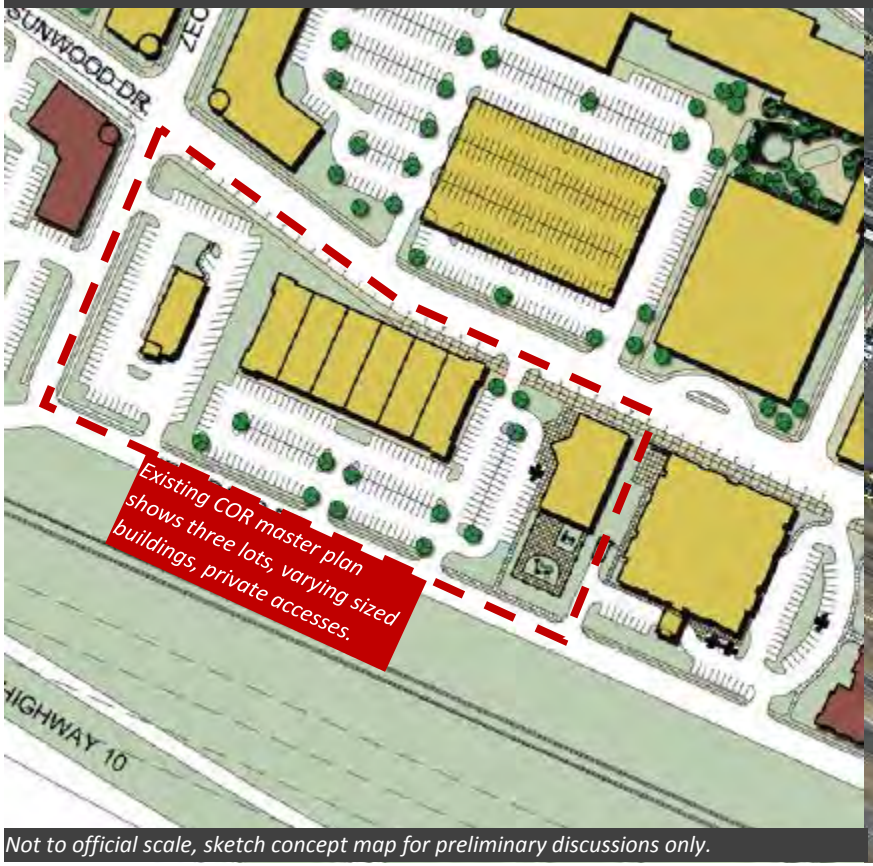
C:\Revit\Revit 2017\Ramsey Daycare_sjensen.rvt
11/29/2016 3:09:12 PM

EXAMPLE 1: *Stone Brook 1-acre site just west of Yolite (public road connection)*



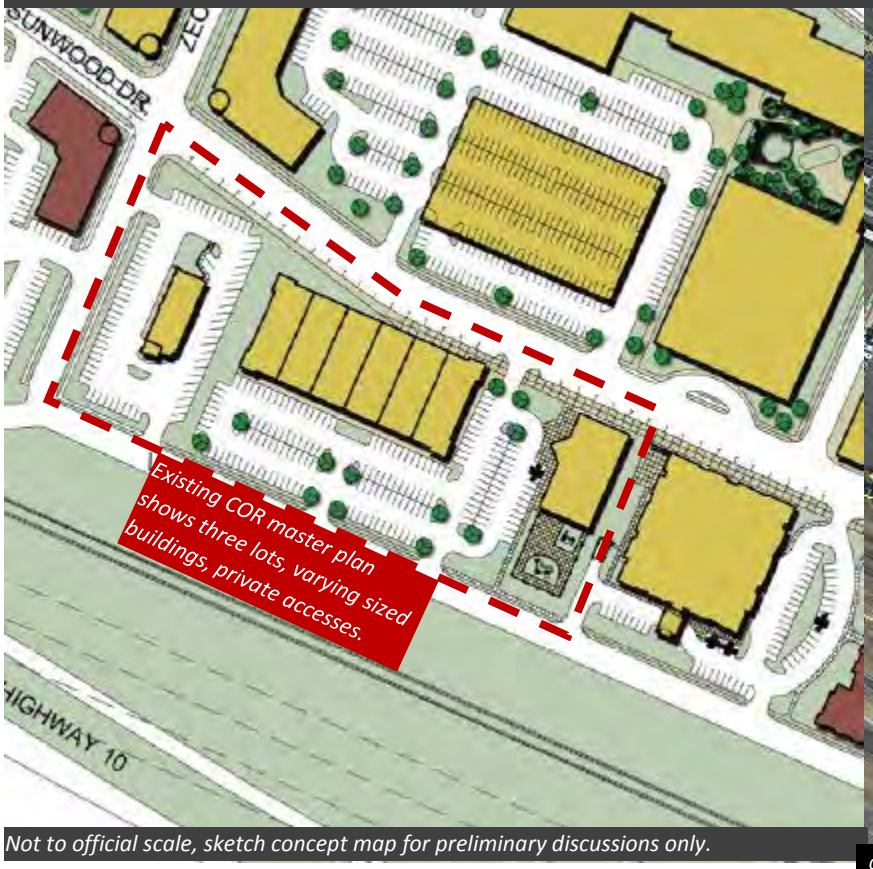
Not to official scale, sketch concept map for preliminary discussions only.

EXAMPLE 2: *Stone Brook 1-acre site just west of Yolite (private road stub)*



Not to official scale, sketch concept map for preliminary discussions only.

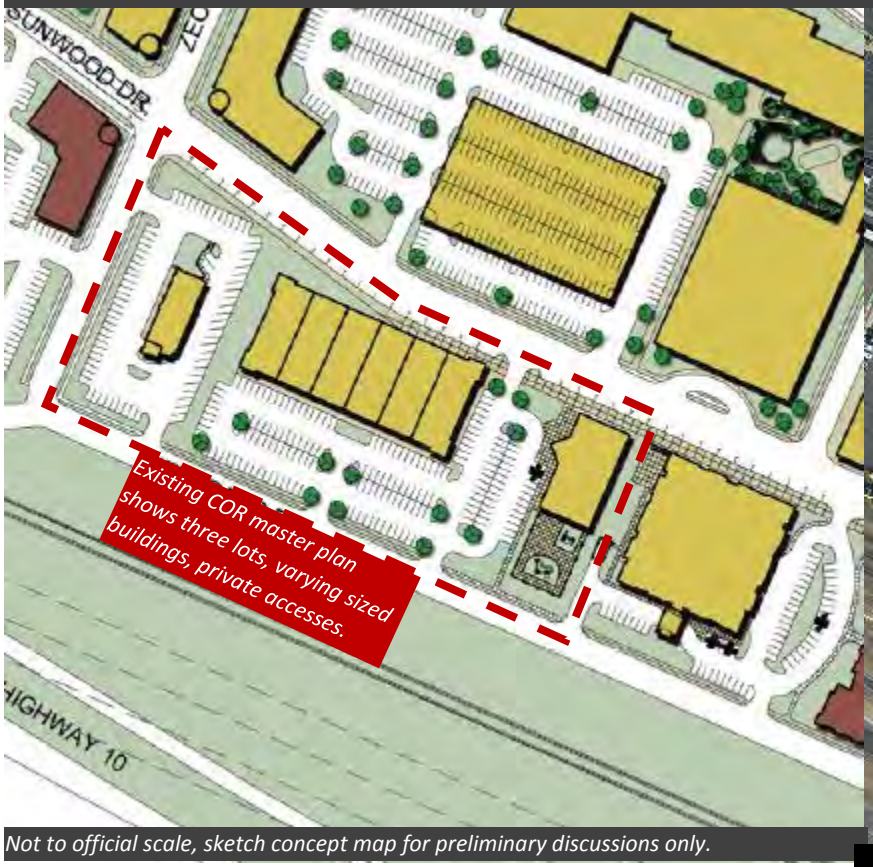
EXAMPLE 3: *Stone Brook 1-acre site just west of Yolite (public road connection), and two buildings on west lot*



Not to official scale, sketch concept map for preliminary discussions only.

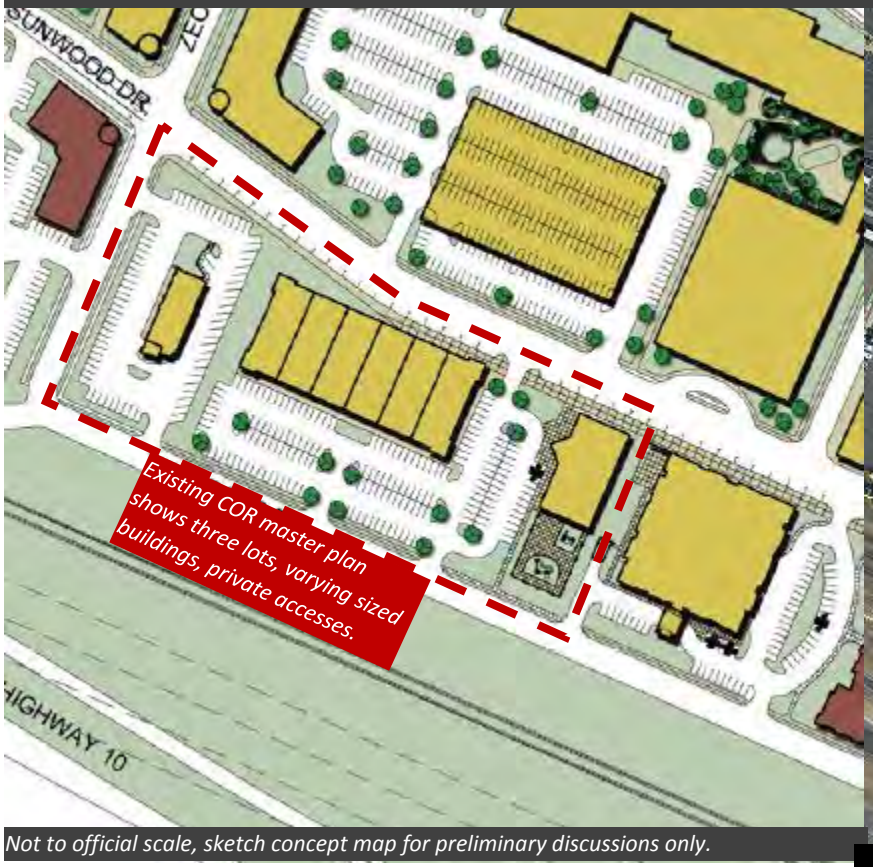
about 1.7 Acre Site	*about* 1.2 Acre Site	*about* 1 Acre Site	*about* .5 Acre Site
about 15-25K sf bldg	*about* 15-20K sf bldg	*about* 10-12K sf bldg	*about* 4-8K sf bldg

EXAMPLE 4: *No Stone Brook, one master developer, Yolite (public road connection), and two buildings on west lot*



Not to official scale, sketch concept map for preliminary discussions only.

EXAMPLE 5: *No Stone Brook, one master developer, Yolite (private accesses only), and two buildings on west lot*



Not to official scale, sketch concept map for preliminary discussions only.

about 4 Acre Site
about 30-40K sf per bldg

about .5 Acre Site
about 4-8K sf bldg

CBRE

COMMERCIAL REAL ESTATE SERVICES

M E M O

Date:	January 6, 2017
To:	Pat Brama-City of Ramsey Community Development Director
From:	Brian Pankratz, CBRE
Subject:	City of Ramsey Location for Stone Brook Academy
cc:	

Patrick

As part of the proposed Stone Brook development, I would support the Outlot B or the pads known as Parcel 42. The desire to create and continue retail development seems to be the focus of the City Council and the residents of Ramsey. The Stone Brook +/-10,000 SF daycare reviewed all the potential options within the COR and chose the 1 acre Outlot B location as their preferred choice.

For Outlot B I understand there are utilities installed adjacent to the site from prior development work that has some impact on layout/development. In my opinion Yolite is not a necessary access road for the development but I am looking at it from a real estate perspective and not policy. It will be key that Stone Brook and other users have access directly off of Sunwood. The location has existing utility service needed from what I understand for development. The parcel 42 parcels are contiguous to other retail creating synergy and right off of Armstrong providing better signage rights.

Stone Brook Academy has had numerous meetings with CBRE and City staff on potential locations, fees, development issues, and approval process.

The pricing at $3 PSF seems low but to encourage development feel the City moves forward with a slight increase to $3.50-4 PSF. They will make up the cost difference over time through building fees, property taxes, additional amenities to serve the COR/Ramsey, and provide new families with a service that is currently not available in the immediate area.

The remaining land east of the proposed daycare will leave a small land parcel that could be used for a small retail or office building or pocket park as options.

CBRE

COMMERCIAL REAL ESTATE SERVICES

M E M O

Date: January 19, 2017

To: Pat Brama-City of Ramsey Community Development Director

From: Brian Pankratz, CBRE

Subject: Stone Brook Academy Adjacent Land Parcels

cc:

Patrick

As part of the proposed Stone Brook development, there will be the two remaining parcels on the west of +/-3 acres and on the east of +/-.50 acres. The remaining land pieces both have some issues including infrastructure costs for the smaller piece (will they be responsible for road costs?) and the 3 acres with a well on it.

This overall parcel has drawn interest in the past from housing developers due to the incentives from government agencies for the proximity to the Northstar Rail. The larger piece could still handle a multifamily building to take advantage of the adjacent retail and Northstar ling creating the walkability that is popular now. Additional uses could include retail or medical office/office.

The smaller parcel could be a small retailer or office user like medical, law firm, or accountant. In addition the smaller parcel could also be a good location for a pocket park that is popular in urban design right now.

The COR design standards with on street parking, no onsite water ponds, and zero lot lines will eliminate some issues on either of the lots related to lot size, parking, and setbacks.

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

CC Regular Session **7. 13.**

Meeting Date: 01/24/2017

Submitted For: Patrick Brama, Administrative Services

By: Patrick Brama, Administrative Services

Information

Title:

Right-Of-Way Acquisition Loan Fund (RALF) Program: Case of 6401 Highway 10: Consider Purchase Agreement [CASE MAY BE CLOSED TO PUBLIC]

Purpose/Background:

PURPOSE

(1) Previous Case: on 09/13/2016, the Council approved the attached draft application for the Metropolitan Council Right-Of-Way Acquisition Loan Fund (RALF). The Council also authorized staff to complete the due-diligence work outlined in the attached budget, not-to-exceed $54,500.

(2) This Case: the purpose of this case is to consider approving the attached Purchase Agreement. Once approved, staff will enter into an Purchase Agreement with the Seller. Staff will then be in a position to complete the final required due-diligence (i.e. removal of tanks, and Phase II ESA).

(3) Future Case: in future case, once the Phase II ESA (i.e., environmental review) is completed, the Council will be ready to submit a final/ formal application to the Metropolitan Council for RALF funding. NOTE: the Metropolitan Council has previously approved Ramsey's pre-application, and encouraged the City to submit a final application, once due-diligence is completed.

(4) Close purchase agreement**: r**eceive Metropolitan Council funding.

(5) Demolish and clean-up site: site will be ready for U.S. Highway 10 improvements.

BACKGROUND

RALF Program

Land needed for future Highway 10 right-of-way can be lost to development (or redevelopment) because MnDOT is unable to purchase highway right-of-way until the time a road is programmed for actual construction. To address this, the 1982 Minnesota legislature established a revolving loan fund program to acquire undeveloped (or underdeveloped) property located within an officially-mapped metropolitan highway right-of-way that is threatened by development (or redevelopment).

In 2010 the Metropolitan Council suspended its 30-year old RALF program to assess its financial effectiveness, ensure that loans being made are consistent with the TPP, and determine what changes, if any, should be made to the program. The Metropolitan Council reinstated the program in 2014 with stricter eligibility requirements. Since then, however, the Metropolitan Council has not made any loans to the City of Ramsey (or any other city). The current balance of RALF is $14.3M.

City of Ramsey use of RALF (old plan)

In the early to mid-2000's the City of Ramsey purchased several properties located along U.S. Highway 10 via the Metropolitan Council Right-Of-Way Acquisition Loan Fund (RALF). These properties were purchased based on the "old" US Highway 10 plan that called for the highway to be completely shifted north, adjacent to the BNSF tracks, throughout the entire city. The City adopted the MnDOT/ Metropolitan required "Official Map" in 2004 to reflect our intention to purchase properties for future Highway 10 improvements.

Highway 10 Access Planning Study (new plan)
In 2014, MnDOT and Anoka County, in cooperation with the Cities of Ramsey and Anoka, conducted the Hwy 10 Access Planning Study to re-examine and identify the ultimate amount of access, types of access, and locations of access to Hwy 10 between the Anoka/Sherburne County line and the Rum River. This study was completed so that high-benefit improvements that are fiscally responsible could be identified so that improvements can be funded, programmed and implemented incrementally to improve the corridor's mobility and safety, for motorists and pedestrians, in a timely manner.

In summary, the new Highway 10 Access Planning Study (Highway 10 plan) does not require Highway 10 to be shifted north to the BNSF rail line throughout Ramsey, and results in a much lower demand for "full" property acquisition (in comparison to the former Highway 10 plan). Subsequently, the new Highway 10 plan reduces the demand on the RALF program. Please see attached maps for visuals/ details.
Link: http://www.dot.state.mn.us/metro/projects/hwy10study/

6401 Highway 10
Property was formerly a Shell gas station, which included two sub-lease tenants (Cousins Subs and Taco Johns). All businesses closed in early 2015. Owner listed property with Calhoun Companies previously, and is now listing with Colliers. Due to various local forces (changed access to site, and a low absorption of retail space) the next user for this site will need to convert from a gas station to another use (i.e. office or a different form of retail). The property owner has indicated his priority is to have 6401 Highway 10 sold by the end of 2016, regardless of the buyer.

The property owner is "willing seller" and is willing to sell this property below market value. This property is officially mapped, and is needed for full accusation in the old and new Highway 10 plans. Outside of helping accomplish the US Highway plans, by purchasing this property (and demolishing/ cleaning-up), the City would be able to clean up a blighted property, and improve the visibility of a struggling retail node.

RALF Application, 6401 Highway 10
Attached is the City's draft RALF application for 6401 Highway 10. The City Council approved this application in September 2016. The Metropolitan Council & MnDOT staff team approved Ramsey's pre-application, and have encouraged Ramsey to submit a final application, when all due diligence is completed.

A major component of the City Council's approval or the pre-application in September included the completion of due-diligence (environmental assessments, appraisal, pre-demo survey, title work, etc.). The attached work order generally outlines said work. At this point, most work has been completed (Phase I ESA, pre-demolition survey, title work, appraisal). Outstanding items include a Phase II ESA.

Notification:
NA

Observations/Alternatives:
Due Diligence Items

Pre-Demolition Survey
Generally, the purpose of the pre-demolition survey is to identify hazardous materials within a building, before they are disturbed during demolition. Based on the pre-demolition survey, and the age of the building (not old), no major issues are anticipated by staff during the demolition of this building. It should be noted,

two items were flagged as issues. One item was the car wash, and the several tanks of chemicals that remained on the site. Staff disclosed this concern with the seller. They have removed all liquids from the tanks. Staff has also added language to the PA to reflect this item. The second item was the underground oil tanks (discussed more below). Please see attached survey for details.

Phase I ESA

Generally, the purpose of a Phase I ESA is to do research on a property--to determine if physical testing of soils is needed. The Phase I ESA did come up with several recognized environmental conditions (REC). This gas station, was once a part of a larger site, which was home to several businesses over the years (several auto oriented). The larger site has experienced various environmental issues in the past, which have been documented with the MPCA. Additionally, this site is a gas station, which includes underground storage tanks for petroleum. With these two general items in mind, the various identified RECs will justify/ demand a Phase II ESA be completed on this project. NOTE: it appears that the MPCA has generally cleared (written closure letters) RE previous issues on the site. Please see attached ESA for details.

Phase II ESA

Generally, the purpose of a Phase II ESA is to physically test soils for potential contamination. Staff has been advised by Bruan InterTech (the company that completed the Phase I ESA), that we should consider completing tank removal, before we close on purchasing this site, for two reasons. First, if we purchase the site, with tanks remaining in the ground, we will hold some liability over those tanks, and any potential subsequent leaks (i.e. we are exposing the City to more potential liability). Secondly, regardless if we remove the tanks now, or after closing on a purchase, we will need to complete a Phase II ESA (mandated by the State after tank removal). The only difference is, if we wait until after we close on purchasing the property, we would then need to complete two Phase II ESAs. In summary, we can save money on Phase II ESAs by removing the tanks before closing. Please see attached ESA for details.

.

Appraisal

The asking price for this property is $695,000. The appraisal came back at $645,000. Staff has updated the attached purchase agreement accordingly. Staff is waiting to hear back from the seller on this item. Please see attached appraisal for details.

Title Work

The title work generally came back clean. The City Attorney did find a glitch in the chain of title (i.e. who the owner was). That item has been addressed by the Title Company, and the attached purchase agreement has been updated accordingly. Please see attached title work for details.

Funding Source:

Funding Source

-short term-

The City has a an account in place today, that captures revenues from all Ramsey-owned properties located along Highway 10, that were purchased via RALF, and are currently being leased to private organizations. This "Internal Ramsey RALF Fund" can *ONLY* be used on expenses related to RALF/ properties purchased via RALF. The balance of that account is $186,000 roughly. Staff is using this account as a temporary/ short-term project funding source (due-diligence costs).

-long term-

The long term/ permanent funding source proposed for this project is the RALF program. The the background section of this case describes the program. The attached application describes the City's proposal. Once the purchase agreement is closed, all costs will be funded via this new RALF program loan.

Staff Funding Source Comment

In the event the City doesn't close on this purchase agreement, we would not receive a new RALF award from the Metropolitan Council, we would be liable to cover our upfront due-diligence expenses (i.e. costs incurred before closing). In that situation, we those costs would be permanently charged to our "Internal Ramsey RALF Fund."

Project Budget

Please see that attached 2-page project budget. The overall project budget covers all costs. The due-diligence project budget only covers costs incurred to the City before closing.

From an overall project budget perspective, we are trending in the right direction (down slightly). From a due-diligence budget perspective, costs are trending higher. The reasons costs are higher, for the due diligence budget, is for two reasons:

First, staff's proposed strategy on the Phase II ESA/ tank removals has changed. We are proposing to remove the tanks before closing on the purchase of this property (i.e. during the due diligence process). Although it may appear this is a "new" project cost, it is not entirely—staff originally anticipated removing the tanks after closing, during demolition. Second, the cost to remove the tanks, and complete the required State testing/ documentation, was more than staff originally anticipated.

Recommendation:

Please see attached email MEMO from the City Attorney.

Staff recommends moving this project forward, and approving the attached purchase agreement. The major next hurdle is removing the underground petroleum tanks and completing the Phase II ESA. If that process is clean, we should be in a good position to close on the purchase. If not, we will need to bring back this case for further discussion (i.e. what is the scope of contamination/ remediation? how do we clean up the site? what will the funding source be?, etc.)

Action:

Motion to:

Approve the attached agreement with Series Sunfish of Athans Holdings, LLC for the purchase of Lot 2, Block 1, Sunfish Commons; subject to final review and amendments by the City Attorney.

--and--

To authorize staff to complete final due-diligence: including removing the underground storage tanks and completing a Phase II ESA.

Purchase Agreement Status

Attached to this case is the current draft of the purchase agreement. This agreement will be updated on Monday 01/23. Staff, various attorneys, and the buyer are currently negotiating final details.

Attachments

Final Clean PA

Pre Demolition Survey

Phase I ESA

PHASE II ESA (proposal)

Appraisal

Title Work

Attorney Email

Budgets (2 pages)

RALF Application (draft)

Braun Comments

Seller Redline PA

Buyer Redline PA

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Kurt Ulrich	01/19/2017 05:03 PM
Patrick Brama (Originator)	Patrick Brama	01/20/2017 01:56 PM
Form Started By: Patrick Brama		Started On: 01/18/2017 03:54 PM
Final Approval Date: 01/20/2017		

PURCHASE AGREEMENT

This Agreement is entered into by and between the **Series Sunfish of Athans Holdings, LLC**, an Illinois Limited Liability Company ("Seller"), and the **City of Ramsey**, a Minnesota municipal corporation ("Buyer").

In consideration of the Earnest Money, the mutual covenants set forth below, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Buyer agree as follows:

1. **EFFECTIVE DATE.** The effective date of this Agreement is January 27, 2017 (the "Effective Date").

2. **SALE OF PROPERTY.** Seller agrees to sell to Buyer, and Buyer agrees to buy from Seller, the Property within the City legally described as follows:

   Lot 2, Block 1, Sunfish Commons, County of Anoka, State of Minnesota

   and further identified by Anoka County by the following property identification number:

   34-32-25-14-0027

   with a street address of 6401 Highway 10, Ramsey, Minnesota 55303.

3. **PURCHASE PRICE.** The purchase price for the Property is $645,000 (the "Purchase Price").

4. **EARNEST MONEY.** Within five business days after the Effective Date, Buyer will deposit the sum of $5,000 (the "Earnest Money") with Title One Inc., 7533 Sunwood Drive NW, Ramsey, MN 55303 ("Escrow Agent"), via wire transfer or delivery of a certified check payable to Escrow Agent.

   a. Upon Seller's receipt of a Notice to Proceed from Buyer in accordance with Section 8(b), the Earnest Money becomes non-refundable (except in accordance with Section 21 as a result of a default by Seller).

   b. If Buyer does not provide a Notice to Proceed to Seller in accordance with Section 8(b), this Agreement automatically terminates and Escrow Agent must disburse the Earnest Money Escrow Agent holds to Buyer.

   c. At Closing, Buyer shall receive a credit against the Purchase Price owing at Closing in an amount equal to the amount of the Earnest Money.

5. **SURVEY.** Seller shall, at Seller's expense, obtain an ALTA survey (Table A, items 1-4 and 6, 8, 11a and 21) (the "**Survey**") from a duly licensed surveyor and deliver it to Buyer within thirty (30) days after the Effective Date. Buyer may arrange with the surveyor to include additional information on the Survey at Buyer's expense.

6. **TITLE COMMITMENT.**

   a. Within ten business days after the Effective Date, Buyer shall, at Seller's expense, obtain a commitment from Escrow Agent to issue an owner's policy of title insurance insuring Buyer's title to the Property (the "Title Commitment") and deliver the Title Commitment and copies of, or internet access to, copies of all recorded documents referenced in the Title Commitment to Buyer.

   b. Buyer shall have until the date ten business days after the receipt of the Title Commitment and the Survey (collectively, "**Title/Survey**") to review Title/Survey and to give Seller written notice of (i) any defects in the marketability of Seller title to the Property or any encumbrances on Seller's title to the Property that are objectionable to Buyer, and (ii) the specific actions Buyer requests that Seller take with respect to each such defect or encumbrance (a "**Title Objection Notice**"). Any defects in or encumbrances on Seller's title that Buyer does not identify in a timely Title Objection Notice are each a "**Permitted Exception**." Within three (3) business days after Seller's receipt of a Title Objection Notice from Buyer, Seller will notify Buyer, in writing, of the actions, if any, that Seller is willing to take with respect to each of the matters identified in the Title Objection Notice and the time frame in which Seller will take those actions ("**Seller's Title Notice**"). If Seller's Title Notice indicates that Seller unconditionally agrees to make Seller's title to the Property marketable on or before the closing date established pursuant to Section 12, the parties shall proceed to closing pursuant to the terms of this Agreement. If Seller's Title Notice indicates that Seller does not unconditionally agree to make Seller's Title to the Property marketable on or before the closing date, Buyer may, at any time with three (3) business days after Buyer's receipt of Seller's Title Notice, terminate this Agreement by written notice to Seller ("**Buyer's Title Termination Notice**") in which case this Agreement is terminated and Escrow Agent must disburse the Earnest Money to Buyer If Buyer does not deliver a Buyer's Title Termination Notice to Seller within the three (3) business days after Buyer's receipt of Seller's Title Notice, than Seller must perform in accordance with Seller's Title Notice, Buyer shall be deemed to have waived Buyer's objections to the extent Seller has not agreed to address them in Seller's Title Notice, the matters to which Buyer objected and Seller did not agree to resolve are deemed Permitted Exceptions, and the parties shall proceed to Closing in accordance with the terms of this Agreement and the terms of Seller's Title Notice.

7. **RIGHT OF ENTRY.** At all times after Buyer has deposited the Earnest Money with Seller and before the expiration of the Inspection Period (as defined in Section 8), Buyer

(and its employees, agents, and contractors) may enter the Property, upon at least 24 hours prior notice, for the purpose of conducting soil tests, environmental tests and additional survey work, subject to the following conditions:

a. Upon the earlier of the date one week after Buyer's completion of its activities on the Property or the date one week after the termination of this Agreement, if either Seller or Buyer terminate this Agreement in accordance with the provisions hereof prior to Closing, Buyer must repair and or restore any damage Buyer or its employees, agents or contractors cause to the Property and remove any personal property, refuse or debris Buyer or its employees, agents or contractors brought onto or authorized third parties to bring onto the Property.

b. Buyer must comply with and shall cause it employees, agents, and contractors to comply with all applicable laws, while on the Property.

c. The cost of any test or additional survey work will be borne solely by Buyer.

8. INSPECTION PERIOD.

a. Except as otherwise provided in Section 6, Buyer shall have from the date that Buyer deposits the Earnest Money with Escrow Agent to April 12, 2017, (the "**Inspection Period**") to investigate the Property and determine, in Buyer's sole judgment, whether the condition of the Property is suitable to Buyer's intended use.

    i. Seller agrees that investigation of the Property includes the right of Buyer to remove the existing canopy over the gas pump islands and removal of the underground storage tanks along with removal of whatever concrete in the vicinity of the pump islands reasonably necessary to complete the canopy and tank removal.

    ii. Buyer is responsible for the cost of the removal described in Section 8(a)(i), including the cost for disposal of all equipment, materials, structures and concrete removed.

    iii. Buyer shall fill and level any excavation with clean fill.

    iv. Buyer and/or its consultant shall provide Seller a Certificate of Insurance, the Seller as named Insured, in the amount of One Million Dollars ($1,000,000.00) to insure against any damages or injury occurring during any on-site inspection. To the extent allowed by law, Buyer shall indemnify and hold Seller harmless of and from any damages or injuries which may occur during the course of the inspection.

b. Buyer may, at any time on or before 5:00 p.m. on the last day of the Inspection Period, terminate the Agreement by written notice to Seller based on Buyer's determination, in Buyer's sole and absolute discretion, that the condition of the Property is not suitable for Buyer's intended use. In addition, this Agreement

automatically terminates at 5:00 p.m. on the last day of the Inspection Period unless, prior to that time Buyer delivers a written notice of Buyer's intention to proceed (a "**Notice to Proceed**") to Seller.

c. If, pursuant to Section 8(b), either Buyer terminates this Agreement or this Agreement is automatically terminated, the Escrow Agent must disburse to Buyer any Earnest Money Escrow Agent holds.

9. DEFINITIONS. As used in this Agreement:

"**Claim**" or "**Claims**" means any and all liabilities, suits, claims, counterclaims, causes of action, demands, penalties, debts, obligations, promises, acts, fines, judgments, damages, consequential damages, losses, costs, and expenses of every kind (including without limitation any attorney's fees, consultant's fees, costs, remedial action costs, cleanup costs and expenses which may be related to any claims).

"**Environmental Law**" means the Comprehensive Environmental Response, Compensation and Liability Act ("CERCLA"), 42 U.S.C. § 9601 et seq., the Resource Conservation and Recovery Act, 42 U.S.C. § 6901 et seq., the Federal Water Pollution Control Act (the Clean Water Act), 33 U.S.C. § 1251 et seq. the Clean Air Act, 42 U.S.C. § 7401 et seq., and the Toxic Substances Control Act, 15 U.S.C. § 2601 et seq., all as amended from time to time, and any other federal, state, local or other governmental statute, regulation, rule, law or ordinance dealing with the protection of human health, safety, natural resources or the environment now existing or hereafter enacted.

"**Hazardous Substance**" or "**Hazardous Substances**" means any pollutant, contaminant, hazardous substance or waste, solid waste, petroleum product, distillate, or fraction, radioactive material, chemical known to cause cancer or reproductive toxicity, polychlorinated biphenyl or any other chemical, substance or material listed or identified in or regulated by any Environmental Law.

10. ENVIRONMENTAL.

a. **Site Data.** Seller acknowledges that the Property was formerly used as a Shell gas station and the site still contains underground storage tanks (USTs) consistent with that use. Seller shall provide Buyer with the following within five days after the Effective Date:
   i. A copy of the underground tank affidavit required under Minnesota Statutes section 116.48, which shall be recorded as required by that statute.
   ii. A copy of all UST installation data in Seller's possession, including, if available, construction plans, specifications, technical data, and all permits and communications with the State concerning the tanks.
   iii. All notifications to the Minnesota Pollution Control Agency concerning any change in UST status or abandonment.
   iv. A copy of all available UST inspection records.

v. A copy of all environmental reports, tests, and investigations concerning the Property, including soil and UST tests, in Seller's possession.
vi. A copy of all available records generated by leak detection equipment used to monitor the USTs and associated piping and pumps.

b. **Car Wash.** Seller shall remove all liquids (e.g., soaps and other cleaning agents) located in the tanks in the car wash area by the end of the Inspection Period.

11. NOTICES. Notices permitted or required by this Agreement must be in writing and shall be deemed given when delivered in legible form to the party to whom addressed. Notices may be sent by certified mail, fax or e-mail. Notices are effective two business days after they are mailed via certified mail, return receipt requested or, if delivered in any other manner, when the party to whom the notice is directed actually receives the notice. If delivered at the Closing, a notice shall be deemed given when hand-delivered to the party's representative at the Closing. The business addresses of the parties are as follows:

Seller: George Athans
Series Sunfish of Athans Holdings, LLC
8195 Pyott Road
Lake in the Hills, IL 60156

Buyer: City Administrator
City of Ramsey
7550 Sunwood Drive N.W.
Ramsey, MN 55303

Notices not given in the manner or within the time limits set forth in this Agreement are of no effect and may be disregarded by the party to whom they are directed.

12. CLOSING. This transaction shall close on the date 10 business days after Buyer receives approval for funding from the Minnesota Right-of-way Acquisition Loan Fund (RALF) program and delivers a Notice to Proceed to Seller, or 30 days after the expiration of the Inspection Period, whichever is later. The Closing shall take place at the offices of the Escrow Agent, or at some other place as the parties may mutually agree prior to such date. At the option of either Party, the executed closing documents, Purchase Price and closing costs may be deposited with the Escrow Agent and disbursed by the Escrow Agent pursuant to avoid the necessity for a Closing at which the Parties are present. Notwithstanding anything set forth herein to the contrary, Seller shall have the absolute right to terminate this Agreement, which shall be deemed to be of no further force and effect, in the event Closing has not occurred by July 1, 2017, unless Buyer provides Seller with written notice of its desire to extend the Closing deadline until August 1, 2017, in which case Buyer shall deposit $25,000 with the Escrow Agent by July 1st. Said deposit is non-refundable and shall be applied towards the Purchase Price at Closing.

a. **Conditions to Closing.** As a condition to Buyer's obligation to close, (i) all of Seller's representations and warranties shall be true and correct as of the Closing Date, (ii) Seller shall have performed all of its obligations under this Agreement, (iii) no condemnation or eminent domain affecting the Property or access to the Property shall have occurred or be threatened, (iv) the title company shall be irrevocably and unconditionally be prepared to issue its final title policy to Buyer pursuant to the Title Commitment, subject only to the Permitted Exceptions and free from the standard exceptions with all endorsements that Buyer shall request in connection with its title and survey review. If all of conditions are not satisfied on or before the Closing Date, Buyer may terminate this Agreement and receive a refund of any Earnest Money without limitation of any other remedy if the failure of condition was due to a default by Seller under this Agreement.

b. **Seller's Obligations at Closing.** At Closing, Seller must deliver to Escrow Agent, for delivery to Buyer:

    i. A general warranty deed, duly executed and acknowledged on behalf of Seller, conveying title to the Property; and

    ii. Seller's affidavits (including such affidavits as required to induce the Title Company to remove the standard exceptions from the Title Policy), UST affidavit, well disclosure certificate (if required), settlement statement approved by Seller and Buyer, and any other documents required by the Escrow Agent.

c. **Buyer's Obligations at Closing.** At Closing, Buyer must:

    i. Wire Transfer (or deliver a certified check in) an amount equal to the amount of the Purchase Price adjusted for to reflect Buyer's prior payment of the Earnest Money to Escrow Agent for disbursement to Seller and others pursuant to this Agreement and the Settlement Statement; and

    ii. File or cause Escrow Agent to file an Electronic Certificate of Real Estate Value.

d. **Closing Costs.**

    i. At Closing, the following Seller closing costs and expenses must be paid from the Purchaser Price or, if the Purchase Price is not sufficient, paid by Seller:

        1. Seller's portion of the property taxes prorated to the date of closing.
        2. Seller's own attorney's fees.
        3. One-half the cost of any closing fees.
        4. State deed tax.

5. The cost of providing Title Commitment as prescribed in Section 6.
6. The cost of real estate broker commission fees as prescribed in Section 15.

ii. At Closing Buyer must pay the Purchase Price to Seller and the following costs and expenses:

1. Buyer's portion of prorated property taxes.
2. Buyer's own attorney's fees.
3. One-half the cost of any closing fees.
4. Documentary and recording fees for the deed(s).
5. The cost of the owner's title insurance policy if Buyer elects to purchase an Owner's title insurance policy.

e. **Possession.** Seller must deliver possession of the Property to Buyer at Closing.

13. REAL ESTATE BROKERS. Seller and Buyer represent and warrant to each other that they have dealt with no brokers other than Nathen Hansen of Colliers International, who represents Seller. Seller is solely responsible for paying its broker's commission. Seller and Buyer agree to indemnify each other and to hold each other harmless against all claims, damages, costs or expenses of or for any broker's fees or commissions resulting for their actions or agreements regarding the execution or performance of this Agreement, and will pay all costs of defending any action or lawsuit brought to recover any such fees or commissions incurred by the other party, including reasonable attorney's fees.

14. ASSIGNMENT. This Agreement may not be assigned without the written consent of the non-assigning Party.

15. THIRD PARTY BENEFICIARY. There are no third party beneficiaries of this Agreement, intended or otherwise.

16. JOINT VENTURE. Seller and Buyer, by entering into this Agreement and completing the transactions described herein, shall not be considered joint venturers or partners.

17. CAPTIONS. The paragraph headings or captions appearing in this Agreement are for convenience only, are not a part of this Agreement, and are not to be considered in interpreting this Agreement.

18. ENTIRE AGREEMENT / MODIFICATION. This written Agreement constitutes the complete agreement between the parties and supersedes any prior oral or written agreements between the parties regarding the Property. There are no verbal agreements that change this Agreement and no waiver or modification of any of its terms will be effective unless in writing executed by the parties.

19. BINDING EFFECT. This Agreement binds and benefits the Parties and their successors and assigns.

20. CONTROLLING LAW. This Agreement is made under the laws of the State of Minnesota and such laws will control its interpretation.

21. REMEDIES.

a. If Buyer fails to perform any of the terms or conditions of this Agreement within the specified time limits, Seller may declare this Agreement terminated pursuant to Minnesota Statutes section 559.21. Seller's sole remedy in the event of Buyer's default is retention of the Earnest Money, unless Buyer defaults under Section 7 or 10 of this Agreement, in which case Seller may retain the Earnest money or suspend the performance of its obligations under this Agreement and commence an action in Anoka County District Court to recover its actual damages arising from the default.

b. If Seller fails to perform any of the terms or conditions of this Agreement within the specified time limits, Buyer may declare this Agreement terminated in which case Escrow Agent and, if applicable, Seller, shall refund the Earnest Money to Buyer, or, in the alternative, Buyer may have this Agreement specifically enforced.

22. WAIVER. Failure of Seller or Buyer to insist upon the performance of any of the covenants, agreements and/or conditions of this Agreement or to exercise any right or privilege herein shall not be deemed a waiver of any such covenant, condition or right.

23. SURVIVAL OF TERMS AND CONDITIONS. The terms and conditions of this Agreement shall survive and be in full force and effect after the delivery of the deed, and shall not be deemed to have merged therein.

24. SEVERABILITY. Each provision of this Agreement shall apply to the extent permitted by applicable law and is intended to be severable. If any provision is illegal or invalid for any reason whatsoever, such illegality or invalidity shall not affect the legality or validity of the remainder of the Agreement.

25. CONSTRUCTION. The Parties acknowledge that this Agreement was initially prepared by Buyer solely as a convenience and that all Parties and their counsel hereto have read and fully negotiated all the language used in this Agreement. The Parties acknowledge that because all Parties and their counsel participated in negotiating and drafting this Agreement, no rule of construction shall apply to this Agreement to construe ambiguous or unclear language in favor of or against any Party.

26. COUNTERPARTS; DIGITAL COPIES. This Agreement may be executed in any number of counterparts and the signature pages of the separate counterparts combined into a single copy of this Agreement which will then constitute a fully executed version

of this Agreement. A facsimile, .pdf file or digital copy of a signed counterpart or of an assemblage of counterparts of this Agreement shall be deemed to be an original thereof.

27. **SALE AND CONDITION OF PURCHASED ASSETS**. Seller shall sell, assign, and deliver to Buyer and Buyer shall purchase and accept, on the Date of Closing, the Real Property and the Personal Property (together, the "Purchased Assets") on an "as is, where is," basis.

SELLER: Series Sunfish of Athans Holdings, LLC

By: _____ Dated: _____, 2016

Its: _____

By: _____

Its: _____

BUYER: The City of Ramsey, Minnesota

By: _____ Dated: _____, 2016
Sarah Strommen, Mayor

By: _____
Kurt Ulrich, City Administrator

M1121

Pre-Demolition Hazardous Building Materials Inspection Report

Gasoline Station/Convenience Store
6401 Highway 10
Ramsey, Minnesota

Prepared for

City of Ramsey

Project B1610732.00
November 28, 2016

Braun Intertec Corporation

BRAUN INTERTEC
The Science You Build On.

Braun Intertec Corporation
11001 Hampshire Avenue S
Minneapolis, MN 55438

Phone: 952.995.2000
Fax: 952.995.2020
Web: braunintertec.com

November 28, 2016

Project B1610732.00

Mr. Patrick Brama
Economic Development Manager/Assistant City Administrator
City of Ramsey
c/o SRF Consulting Group
1 Carlson Parkway North, Suite 150
Minneapolis, MN 55447

Re: Pre-Demolition Hazardous Building Materials Inspection Report
Gasoline Station/Convenience Store
6401 Highway 10
Ramsey, Minnesota

Dear Mr. Brama:

The enclosed report provides the results of the pre-demolition hazardous building materials inspection conducted on November 10 & 11, 2016, at the gas station/convenience store located at 6401 Highway 10 in Ramsey, Minnesota (Site). Braun Intertec Corporation was authorized to conduct this inspection in accordance with our Proposal QTB048371 dated November 8, 2016 and the Braun Intertec General Conditions.

If you have any questions or need further assistance, please call Eric Bieniek at 612.834.4627 or Derek Schilling at 952.995.2674.

Sincerely,

BRAUN INTERTEC CORPORATION

Eric W. Bieniek
Environmental Technician

Derek M. Schilling, PG, CHMM
Associate Principal – Senior Scientist

Attachments:
Pre-Demolition Hazardous Building Materials Inspection Report

AA/EOE

Table of Contents

Description **Page**

A. Scope of Services 1
B. Site Description 1
C. Results 1
C.1. Asbestos 1
C.1.a. Asbestos-Containing Materials 2
C.1.b. Non-Asbestos-Containing Materials 2
C.2. Lead-Based Paint 3
C.3. Miscellaneous Regulated Waste 3
C.3.a. Poly-Chlorinated Biphenyls (PCBs) 3
C.3.b. Mercury 3
C.3.c. Chlorofluorocarbons (CFCs) and Hydrochlorofluorocarbons (HCFCs) 3
C.3.d. Hazardous Waste 3
C.3.e. Miscellaneous 4
D. Discussion 4
D.1. Asbestos-Containing Materials 4
D.1.a. Category I Non-Friable ACM 4
D.2. Lead-Based Paint 4
D.3. Miscellaneous Regulated Waste 4
E. Limitations 5
F. Asbestos Inspector Certification 5

Appendices

A: Table I. Asbestos Building Inspection Results
B: Table II. Bulk Asbestos Analytical Results
C: Table III. Lead-Based Paint Testing Results
D: Bulk Asbestos Analysis Reports
E: Asbestos Inspector Certificate

A. Scope of Services

The scope of our services was limited to:

- Visually examine accessible areas and identify locations of suspect asbestos-containing material (ACM), lead, poly-chlorinated biphenyls (PCB), mercury, and other miscellaneous hazardous material.
- Collect and analyze representative bulk samples of materials suspected of containing asbestos.
- Conduct limited lead-based paint (LBP) testing of potential re-useable components with painted surfaces suspected of containing lead (where applicable). Testing will be accomplished using a Niton X-ray fluorescence (XRF) spectrum analyzer.
- Assign a hazard rating based on asbestos content with respect to the materials condition, friability, accessibility, and hazard potential.
- Document the various materials' current conditions and ACM quantities.
- Generate a final report documenting the sample locations, analysis results, conditions, ACM quantities and recommendations.

B. Site Description

The subject of the inspection is the gas station/convenience store located at 6401 Highway 10 in Ramsey, Minnesota. The building is a single level, slab-on-grade, metal structure. It was originally constructed in 2003 and encompasses approximately 9,950 square feet. The building is constructed of metal, concrete and concrete block foundation walls. The typical interior finishes included epoxy flooring, sheetrock/joint compound, and lay-in ceiling panels. The exterior of the building has a stucco finish with an assumed rubber membrane roof system. The property also has a metal canopy that encompasses approximately 6,100 square feet. The building was vacant and unoccupied at the time of the inspection.

C. Results

C.1. Asbestos

Twenty-eight (28) bulk samples were collected on November 10 & 11, 2016 and submitted to EMSL Analytical, Inc., a microscopy laboratory that is fully accredited for asbestos bulk analysis.

C.1.a. Asbestos-Containing Materials

The following is a summary of building materials found or assumed to contain greater than one percent asbestos (asbestos-containing materials by regulatory definition).

- Asphalt roof material (assumed), no roofing samples were collected to protect the integrity of the roofing systems

C.1.b. Non-Asbestos-Containing Materials

The following is a summary of building materials found to contain no asbestos or materials that contain one percent or less asbestos (non-asbestos-containing materials by regulatory definition).

- 2-foot by 2-foot lay-in ceiling panels (red), sheetrock with vinyl cover
- 2-foot by 2-foot lay-in ceiling panels (white), pocks & pinholes
- 2-foot by 2-foot lay-in ceiling panels (white), sheetrock with vinyl cover
- 2-foot by 4-foot lay-in ceiling panels (white), sheetrock with vinyl cover
- 4-inch baseboard (gray) with adhesive (tan)
- 8-inch by 8-inch concrete block & mortar
- Adhesive (tan) - behind fiberglass wall paneling
- Brick & mortar
- Caulk (brown) - window frames
- Caulk (gray) - vertical wall expansion joints
- Caulk (gray, rubbery) - concrete floor expansion joints
- Caulk (gray, tacky) - glass block window frames
- Caulk (gray/white) - window & door frames, wall expansion joints
- Caulk (purple) - door frame
- Caulk (tan) - horizontal wall expansion joints
- Caulk (tan/orange) - wall, window, & door frames
- Epoxy flooring (gray)
- Epoxy flooring (green)
- Gasket (white, cloth) - HVAC gaskets
- Glaze (black, rubbery) - on windows
- Red fire caulk
- Sheetrock/joint compound
- Stucco (green, tan, orange, & red)
- Wall partition paneling (brown)

Refer to Table I in Appendix A, which lists individual functional spaces of the building, the suspect materials identified in that functional space, whether the suspect material was identified by analysis to be an asbestos-containing material, an estimated amount of each suspect material for the functional space, and includes condition, assessment categories and hazard ratings based on subjective observations made by our representatives.

Refer to Table II in Appendix B, which lists the homogenous material sample numbers, sample locations, suspect material descriptions, and the analysis results for each sample. This table summarizes the results from the Bulk Asbestos Laboratory Report, which is attached in Appendix D.

Bulk asbestos analysis was conducted in accordance with the Environmental Protection Agency's (EPA) Method 40 CFR, Chapter 1, Part 763, Subpart F, and Appendix A (7/1/87 Edition).

C.2. Lead-Based Paint

Testing of limited building components for lead-based paint was accomplished utilizing a Niton XL X-Ray Fluorescence (XRF) field portable analyzer, Model No. XLP303A - Serial No. 22287, equipped with a 40-milocurie CD-109 source - Serial No. TR3277, installed on March 17, 2015.

Analysis decision-making protocols were based on compliance with the United States (US) EPA and Minnesota Department of Health (MDH), which consider any x-ray fluorescence (XRF) result of 1.0 milligram per square centimeter (mg/cm^2) or greater to be "lead-based paint." The following is a list of lead-based paints that were found on the limited building components tested.

- **No "lead-based paint" was detected in the surfaces tested at the time of the inspection.**

Refer to Table III in Appendix C, which lists the sample numbers, sample locations, component descriptions, XRF field results, and the paint condition for each sample.

C.3. Miscellaneous Regulated Waste

A visual inspection for miscellaneous regulated waste materials that require separate handling and disposal prior to disturbance during building demolition was also performed as part of this assessment. The following is a list of items documented at the site:

C.3.a. Poly-Chlorinated Biphenyls (PCBs)

- Light ballasts
- Transformers

C.3.b. Mercury

- Batteries – smoke detectors, emergency lighting, exit signs and security system.
- Electrical Systems – electrical panels, load meters, supply relays, control switches, fuses, motors, and pumps.
- Heating – natural gas furnace, gauges, space heater controls, thermostats, and unit heater controls.
- Lighting – fluorescent lamps, "silent" wall switches, explosion proof lighting, high-intensity discharge, neon and high-pressure sodium lamps.

C.3.c. Chlorofluorocarbons (CFCs) and Hydrochlorofluorocarbons (HCFCs)

- Fire extinguishers
- Refrigerants – heat pumps, roof-top air conditioners and walk-in coolers.

C.3.d. Hazardous Waste

- Chemicals – antifreeze, paint cans, paint drums, polyurethane, solvents, stains, industrial lubricants, chemical sealer, presoak/wall cleaner, and foaming polish.
- Lead – exit signs, lead-acid batteries, and security system.
- Petroleum products –oils in miscellaneous motors and door closers, machine oil, and machine pistons.

C.3.e. Miscellaneous

- 165-gallon tank (contents unknown)
- Air compressor
- Automotive parts
- Computer equipment
- Drive-thru system
- Meters
- Miscellaneous cleaning supplies
- Stove/oven
- Television
- Water heater
- Water softener

D. Discussion

D.1. Asbestos-Containing Materials

D.1.a. Category I Non-Friable ACM

The following asbestos-containing materials are classified as Category I non-friable materials according to EPA 40 CFR Part 61 National Emission Standard for Hazardous Air Pollutants (NESHAPs):

- Asphalt roof material (assumed), no roofing samples were collected to protect the integrity of the roofing systems.

Note: The various roofing materials were noted at the time of this inspection. Roofing materials were not sampled for asbestos content as part of this inspection in order to maintain the integrity of the roofing system. The roofing materials should be sampled for asbestos content prior to building renovation/demolition.

The above Category I non-friable ACMs were observed to be in good condition at the time of our assessment. These materials should be maintained in good condition to prevent potential exposure to asbestos. Category I non-friable ACMs are not considered a hazard unless cut, drilled, sanded, or otherwise abraded. However, any Category I material that may become friable during demolition must be removed prior to that activity. Secondly, if left in place, the crushing or recycling of demolition debris is strictly prohibited. In addition, all demolition debris containing Category I materials must be disposed of at a landfill specifically permitted to accept this type of waste.

D.2. Lead-Based Paint

No lead-based paint was identified on the surfaces tested during this inspection. In addition, given the date of construction (2003) it is unlikely that lead-based paint is present.

D.3. Miscellaneous Regulated Waste

In the case of building renovation/demolition, any of the miscellaneous regulated waste items listed in Section C.3 that will be disturbed, must be removed prior to disturbance and must be recycled or disposed of in accordance with state and federal guidelines.

E. Limitations

This inspection was limited to areas available for observation via non-destructive means. In any building, the potential exists for hazardous building materials to be located inside walls, above ceilings, under floors, and other inaccessible areas. Braun Intertec cannot be held responsible for the presence of any such hidden materials. In the case of building renovation/demolition, contractors involved in the project should be made aware of this potential. If previously unidentified suspect hazardous building materials are exposed during their activities they should be sampled and analyzed for content prior to any disturbance.

Note: A destructive ACM investigation is required by the MPCA prior to building renovation/demolition. It is recommended that the destructive ACM investigation is performed once the building is vacant.

Note: *It is assumed that pipe insulation may be present in currently inaccessible chases, wall cavities, and above hard ceilings.*

Note: It should also be noted that in order to maintain the integrity of the roof systems, no roofing materials were sampled. For the purpose of this report, the roofing and flashing materials are assumed to contain asbestos until proven otherwise by sampling and analysis.

Note: Various electrical systems were identified during the survey. These systems were believed to be currently "charged" and active. Suspect materials are located within these electrical boxes, control panels (breaker bars, insulation, and electrical wire insulation). For the purpose of this report, all electrical systems associated in these areas assessed are to be assumed to contain asbestos until proven otherwise by sampling and analysis.

In performing its services, Braun Intertec used that degree of care and skill ordinarily exercised under similar circumstances by reputable members of its profession currently practicing in the same locality. No warranty, express or implied, is made.

F. Asbestos Inspector Certification

I, the undersigned, do hereby certify that I am an accredited Asbestos Inspector in the State of Minnesota. A photocopy of my current asbestos inspector certificate is attached in Appendix E.

Signature: _____ Date: Nov 28 2016

Eric W. Bieniek

Environmental Technician III

Minnesota Department of Health Asbestos Inspector No: AI12781

Appendix A

Table I. Asbestos Building Inspection Results

BRAUN INTERTEC
The Science You Build On.

Table I. Asbestos Building Inspection Results

Client: City of Ramsey
Location: 6401 Highway 10, Ramsey, MN 55303
Date of Inspection: November 10 & 11, 2016
Project: B1610732.00

Functional Space	Homogeneous Material Description	Contains Asbestos (Yes/No)	Ref. Client Sample No. (See Table II)	Estimated Quantity Units	Material Condition[1]	Hazard Category[2]
Exterior	Stucco (green, tan, orange, & red)	No	1A-E	5,000 ft²	ND	0
Exterior	Brick & mortar	No	2	1,100 ft²	ND	0
Exterior	Caulk (gray) - vertical wall expansion joints	No	3	250 lin. ft.	ND	0
Exterior	Caulk (tan) - horizontal wall expansion joints	No	4	350 lin. ft.	ND	0
Exterior	Caulk (brown) - window frames	No	5	20 lin. ft. (visible)	ND	0
Exterior	Caulk (tan/orange) - wall, window, & door frames	No	6	300 lin. ft.	ND	0
Exterior	Caulk (gray, tacky) - glass block window frames	No	7	40 lin. ft.	ND	0
Exterior	8" x 8" concrete block & mortar	No	8	1,000 ft²	ND	0
Kitchen Spaces	Sheetrock/joint compound	No	9	Throughout	D	0
Kitchen Spaces	Caulk (gray, rubbery) - concrete floor expansion joints	No	10	175 lin. ft.	ND	0
Kitchen Spaces	2' x 4' lay-in ceiling panels (white), sheetrock with vinyl cover	No	11	1,000 ft²	D	0
Kitchen Spaces	2' x 2' lay-in ceiling panels (red), sheetrock with vinyl cover	No	12	200 ft²	ND	0
Kitchen Spaces	2' x 2' lay-in ceiling panels (white), pocks & pinholes	No	13	60 ft²	D	0
Kitchen Spaces	Adhesive (tan) - behind fiberglass wall paneling	No	14	1,500 ft²	ND	0
Kitchen Spaces	4" baseboard (gray) with adhesive (tan)	No	15	100 lin. ft.	ND	0
Kitchen Spaces	Glaze (black, rubbery) - on windows	No	16	70 lin. ft.	ND	0
Kitchen Spaces	Epoxy flooring (green)	No	17	650 ft²	ND	0
Kitchen Spaces	Epoxy flooring (gray)	No	18	1,200 ft²	ND	0
Dining & Sales Areas	Sheetrock/joint compound	No	9	Throughout	ND	0

Functional Space	Homogeneous Material Description	Contains Asbestos (Yes/No)	Ref. Client Sample No. (See Table II)	Estimated Quantity Units	Material Condition[1]	Hazard Category[2]
Dining & Sales Areas	Caulk (gray, rubbery) - concrete floor expansion joints	No	10	300 lin. ft.	ND	0
Dining & Sales Areas	2' x 2' lay-in ceiling panels (white), pocks & pinholes	No	13	650 ft²	ND	0
Dining & Sales Areas	Adhesive (tan) - behind fiberglass wall paneling	No	14	125 ft²	ND	0
Dining & Sales Areas	4" baseboard (gray) with adhesive (tan)	No	15	300 lin. ft.	ND	0
Dining & Sales Areas	Glaze (black, rubbery) - on windows	No	16	600 lin. ft.	ND	0
Dining & Sales Areas	Epoxy flooring (green)	No	17	200 ft²	ND	0
Dining & Sales Areas	Epoxy flooring (gray)	No	18	1,500 ft²	ND	0
Bathrooms	Sheetrock/joint compound	No	9	Throughout	ND	0
Bathrooms	Caulk (gray, rubbery) - concrete floor expansion joints	No	10	20 lin. ft.	ND	0
Bathrooms	Epoxy flooring (gray)	No	18	200 ft²	ND	0
Bathrooms	2' x 2' lay-in ceiling panels (white), sheetrock with vinyl cover	No	19	200 ft²	ND	0
North Offices	Sheetrock/joint compound	No	9	Throughout	ND	0
North Offices	Caulk (gray, rubbery) - concrete floor expansion joints	No	10	30 lin. ft.	ND	0
North Offices	2' x 2' lay-in ceiling panels (white), pocks & pinholes	No	13	250 ft²	ND	0
North Offices	4" baseboard (gray) with adhesive (tan)	No	15	90 lin. ft.	ND	0
North Offices	Glaze (black, rubbery) - on windows	No	16	56 lin. ft.	ND	0
North Offices	Epoxy flooring (gray)	No	18	250 ft²	ND	0
Walk-In Cooler	Epoxy flooring (gray)	No	18	400 ft²	ND	0
Walk-In Cooler	Gasket (white, cloth) - HVAC gaskets	No	20	6 lin. ft. (visible)	ND	0
Carwash	Glaze (black, rubbery) - on windows	No	16	100 lin. ft.	ND	0
Carwash	Caulk (purple) - door frame	No	21	18 lin. ft.	ND	0

Functional Space	Homogeneous Material Description	Contains Asbestos (Yes/No)	Ref. Client Sample No. (See Table II)	Estimated Quantity Units	Material Condition[1]	Hazard Category[2]
Carwash	Caulk (gray/white) - window & door frames, wall expansion joints	No	22	175 lin. ft.	ND	0
Carwash	Wall partition paneling (brown)	No	23	110 ft²	ND	0
West Sprinkler, Garage, Storage, & Electrical Rooms	Caulk (gray/white) - window & door frames, wall expansion joints	No	22	210 lin. ft.	ND	0
West Sprinkler, Garage, Storage, & Electrical Rooms	Red fire caulk	No	24	90 lin. ft.	ND	0
Recycling Room	Caulk (gray/white) - window & door frames, wall expansion joints	No	22	10 lin. ft.	ND	0
Recycling Room	Red fire caulk	No	24	25 lin. ft.	ND	0
Roof	**Roof materials**	**Assume**	**___**	**9,800 ft²**	**ND**	**1**

1. Condition of ACM:
   ND = Not Damaged
   D = Damaged
   SD = Significantly Damaged

2. Hazard Category:
   0 = No hazard - material does not contain asbestos
   1 = ACM with potential for damage
   2 = ACM with potential for significant damage
   3 = Damaged or significantly damaged asbestos-containing miscellaneous material
   4 = Damaged or significantly damaged friable asbestos-containing thermal system insulation
   5 = Damaged or significantly damaged friable asbestos-containing surfacing material

Appendix B

Table II. Bulk Asbestos Analytical Results

BRAUN INTERTEC
The Science You Build On.

Table II. Bulk Asbestos Analytical Results

Client: City of Ramsey
Location: 6401 Highway 10, Ramsey, MN 55303
Date of Inspection: November 10 & 11, 2016
Project: B1610732.00

Sample No.	Sample Location			Material	Asbestos Content (%)[1]
1A	Exterior	East Side	South End	Stucco (green, tan, orange, & red)	N.D.[2]
1B	Exterior	North Side	Above Garages	Stucco (green, tan, orange, & red)	N.D.
1C	Exterior	West Side	North End	Stucco (green, tan, orange, & red)	N.D.
1D	Exterior	West Side	Middle	Stucco (green, tan, orange, & red)	N.D.
1E	Exterior	West Side	South End	Stucco (green, tan, orange, & red)	N.D.
2	Exterior	East Side	SE Corner	Brick & mortar	N.D.
3	Exterior	East Side	South End	Caulk (gray) - vertical wall expansion joints	N.D.
4	Exterior	East Side	South End	Caulk (tan) - horizontal wall expansion joints	N.D.
5	Exterior	East Side	North End	Caulk (brown) - window frames	N.D.
6	Exterior	West Side	North End	Caulk (tan/orange) - wall, window, & door frames	N.D.
7	Exterior	West Side	South End	Caulk (gray, tacky) - glass block window frames	N.D.
8	Exterior	South End	By Entrance	8" x 8" concrete block & mortar	N.D.
9	Kitchen	South End	By Door	Sheetrock/joint compound	N.D.
10	Kitchen	By-Drive Thru Window	At Floor	Caulk (gray, rubbery) - concrete floor expansion joints	N.D.
11	Kitchen	South End	At Ceiling	2' x 4' lay-in ceiling panels (white), sheetrock with vinyl cover	N.D.
12	Kitchen	East Side	At Ceiling	2' x 2' lay-in ceiling panels (red), sheetrock with vinyl cover	N.D.
13	Kitchen	South End	At Ceiling	2' x 2' lay-in ceiling panels (white), pocks & pinholes	N.D.
14	Kitchen	South End	At Wall End	Adhesive (tan) - behind fiberglass wall paneling	N.D.
15	Kitchen	South End	By Door	4" baseboard (gray) with adhesive (tan)	N.D.
16	Kitchen	South End	At Window	Glaze (black, rubbery) - on windows	N.D.
17	Dining Room	North Side	At Door	Epoxy flooring (green)	N.D.
18	Dining Room	North Side	At Floor	Epoxy flooring (gray)	N.D.

Sample No.	Sample Location			Material	Asbestos Content (%)[1]
19	Women's Bathroom	Middle	At Ceiling	2' x 2' lay-in ceiling panels (white), sheetrock with vinyl cover	N.D.
20	Walk-In Cooler	At South End	On HVAC Debris	Gasket (white, cloth) - HVAC gaskets	N.D.
21	Carwash	North End	At Door	Caulk (purple) - door frame	N.D.
22	Carwash	North End	At Window	Caulk (gray/white) - window & door frames, wall expansion joints	N.D.
23	Carwash	South End	Above Door Frame	Wall partition paneling (brown)	N.D.
24	West Storage Room	North Side	On Wall	Red fire caulk	N.D.

* Materials containing 1 percent of asbestos or less are not considered to be asbestos-containing materials by the U.S. EPA.

1. Asbestos content is indicated as an approximate percent by area.
2. N.D. = None Detected

Appendix C

Table III. Lead-Based Paint Testing Results

BRAUN INTERTEC
The Science You Build On.

Table III. Lead-Based Paint Testing

Client: City of Ramsey
Location: 6401 Highway 10, Ramsey, MN 55303
Date of Inspection: November 10 & 11, 2016
Project: B1610732.00

Sample I.D. No.	Room/Area	Component Description			Results	Paint Condition G = Good P = Peeling
1	Calibration	Surface			1.10	NA
2	Calibration	Buried			1.10	NA
3	Calibration	Surface			1.00	NA
6401 Highway 10, Ramsey, MN 55303						
4	Kitchen, Dining, & Sales Areas	Wall	Sheetrock	Red	0.00	G
5	Kitchen, Dining, & Sales Areas	Wall	Sheetrock	Orange	0.00	G
6	Kitchen, Dining, & Sales Areas	Window	Metal	Maroon	0.00	G
7	Kitchen, Dining, & Sales Areas	Window Sill	Metal	Maroon	0.00	G
8	Kitchen, Dining, & Sales Areas	Floor	Epoxy	Green	0.00	G
9	Kitchen, Dining, & Sales Areas	Floor	Epoxy	Gray	0.00	G
10	Kitchen, Dining, & Sales Areas	Column	Metal	Beige	0.00	G
11	Kitchen, Dining, & Sales Areas	Door	Metal	Maroon	0.00	G
12	Kitchen, Dining, & Sales Areas	Door Frame	Metal	Maroon	0.00	G
13	Kitchen, Dining, & Sales Areas	Truss	Metal	Yellow	0.00	G
14	Kitchen, Dining, & Sales Areas	Roof Deck	Metal	Yellow	0.00	G
15	Kitchen, Dining, & Sales Areas	HVAC Duct	Metal	Yellow	0.00	G
16	Offices	Wall	Sheetrock	White	0.00	G
17	Carwash	Wall	Concrete Block	White	0.00	G
18	Carwash	Door	Metal	White	0.00	G
19	Carwash	Door Frame	Metal	White	0.00	G
20	Carwash	Floor	Concrete	White	0.00	G
21	Carwash	Floor	Concrete	Gray	0.00	G
22	Carwash	Washer Posts	Metal	Gray	0.23	G
23	Carwash	Carwash Track	Metal	Brown	0.00	G
24	Carwash	Carwash Track	Metal	Orange	0.00	G
25	Carwash	Carwash Track	Metal	Yellow	0.00	G
26	Sprinkler, Garage, Storage, & Electrical Rms	Roof Deck	Concrete	Gray	0.00	G
27	Sprinkler, Garage, Storage, & Electrical Rms	Roof Hatch	Metal	Brown	0.00	G
28	Sprinkler, Garage, Storage, & Electrical Rms	Stair Stringer	Metal	Gray	0.00	G
29	Sprinkler, Garage, Storage, & Electrical Rms	Stair Railing	Metal	Gray	0.00	G
30	Exterior	Wall	Concrete Block	Tan	0.00	G
31	Exterior	Canopy Column	Metal	White	0.00	G
32	Exterior	Safety Bumpers	Metal	Yellow	0.00	G
33	Exterior	Curb	Concrete	Yellow	0.00	P
34	Exterior	Canopy Soffit	Metal	White	0.00	G
35	Calibration	Surface			1.10	NA
36	Calibration	Buried			1.10	NA
37	Calibration	Surface			1.00	NA

mg/cm^2 = milligrams of lead per square centimeter of paint

Appendix D

Bulk Asbestos Analysis Reports

EMSL Analytical, Inc.

14375 23rd Avenue North Minneapolis, Mn 55447

Tel/Fax: (763) 449-4922 / (763) 449-4924

http://www.EMSL.com / minneapolislab@emsl.com

EMSL Order:	351607999
Customer ID:	BRAU50
Customer PO:	
Project ID:	

Attention:	Rob Nordby	**Phone:**	(952) 995-2000
	Braun Intertec	**Fax:**	(952) 995-2020
	11001 Hampshire Avenue South	**Received Date:**	11/11/2016 4:40 PM
	Bloomington, MN 55438	**Analysis Date:**	11/16/2016
		Collected Date:	11/11/2016
Project:	ANOKA C-STORE/B1610732.00		

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
1A-Gray Layer *351607999-0001*	EXTERIOR EAST SIDE SOUTH END, STUCCO (GRN, TAN, ORANGE, RED)	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
1A-Tan Layer *351607999-0001A*	EXTERIOR EAST SIDE SOUTH END, STUCCO (GRN, TAN, ORANGE, RED)	Tan/Green Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
Inseparable paint / coating layer included in analysis					
1B-Gray Layer *351607999-0002*	EXTERIOR NORTH SIDE ABOVE GARAGES, STUCCO (GRN, TAN, ORANGE, RED)	Gray Fibrous Homogeneous	15% Glass	85% Non-fibrous (Other)	None Detected
1B-Tan Layer *351607999-0002A*	EXTERIOR NORTH SIDE ABOVE GARAGES, STUCCO (GRN, TAN, ORANGE, RED)	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
1C-Gray Layer *351607999-0003*	EXTERIOR WEST SIDE NORTH END, STUCCO (GRN, TAN, ORANGE, RED)	Gray Fibrous Homogeneous	15% Glass	85% Non-fibrous (Other)	None Detected
1C-Tan Layer *351607999-0003A*	EXTERIOR WEST SIDE NORTH END, STUCCO (GRN, TAN, ORANGE, RED)	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
1D-Gray Layer *351607999-0004*	EXTERIOR WEST SIDE MIDDLE, STUCCO (GRN, TAN, ORANGE, RED)	Gray Fibrous Homogeneous	15% Glass	85% Non-fibrous (Other)	None Detected
1D-Tan Layer *351607999-0004A*	EXTERIOR WEST SIDE MIDDLE, STUCCO (GRN, TAN, ORANGE, RED)	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
1E-Gray Layer *351607999-0005*	EXTERIOR WEST SIDE SOUTH END, STUCCO (GRN, TAN, ORANGE, RED)	Gray Fibrous Homogeneous	15% Glass	85% Non-fibrous (Other)	None Detected
1E-Tan Layer *351607999-0005A*	EXTERIOR WEST SIDE SOUTH END, STUCCO (GRN, TAN, ORANGE, RED)	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
2-Brick *351607999-0006*	EXTERIOR EAST SIDE SE CORNER, BRICK & MORTAR	Red Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
2-Mortar *351607999-0006A*	EXTERIOR EAST SIDE SE CORNER, BRICK & MORTAR	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

Initial report from: 11/16/2016 17:51:27

EMSL Analytical, Inc.
14375 23rd Avenue North Minneapolis, Mn 55447
Tel/Fax: (763) 449-4922 / (763) 449-4924
http://www.EMSL.com / minneapolislab@emsl.com

EMSL Order: 351607999
Customer ID: BRAU50
Customer PO:
Project ID:

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
3 *351607999-0007*	EXTERIOR EAST SIDE SOUTH END, CAULK (GRAY) - VERT. WALL EXP. JOINTS	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
4 *351607999-0008*	EXTERIOR EAST SIDE SOUTH END, CAULK (TAN) - HORIZONTAL WALL EXP. JOINTS	Gray/Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
5 *351607999-0009*	EXTERIOR EAST SIDE NORTH END, CAULK (BRN) - WINDOW FRAMES	Brown Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
6 *351607999-0010*	EXTERIOR WEST SIDE NORTH END, CAULK (TAN/ORANGE) - WALL/WIND./DOOR FRAMES	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
7 *351607999-0011*	EXTERIOR WEST SIDE NORTH END, CAULK (GRAY/TACKY) - GLASS BLOCK WIND. FRAMES	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
8 *351607999-0012*	EXTERIOR SOUTH END BY ENTRANCE, 8x8" CONCRETE BLOCKS & MORTAR	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
9 *351607999-0013* *This is a composite result of sheetrock and jt. compound.*	KITCHEN SOUTH END BY DOOR, SR/JC	Brown/White Fibrous Heterogeneous	10% Cellulose 2% Glass	88% Non-fibrous (Other)	None Detected
10 *351607999-0014*	KITCHEN BY DRIVE-THRU WIND. @ FLOOR, CAULK (GRAY, RUBBERY) - CON. FL. EXP. JOINTS	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
11 *351607999-0015*	KITCHEN SOUTH END @ CEILING, 2x4' LAY-IN C.P. (WHITE) SR W/ VINYL COVER	Brown/White Fibrous Heterogeneous	10% Cellulose 2% Glass	88% Non-fibrous (Other)	None Detected
12 *351607999-0016*	KITCHEN EAST END @ CEILING, 2x2' LAY-IN C.P. (RED) SR W/ VINYL CORNER	Brown/White Fibrous Heterogeneous	10% Cellulose 2% Glass	88% Non-fibrous (Other)	None Detected
13 *351607999-0017*	KITCHEN SOUTH END @ CEILING, 2x2' LAY-IN E.P. (WHITE), POCKS/PINHOLES	Gray/White Fibrous Heterogeneous	50% Cellulose 30% Glass	15% Perlite 5% Non-fibrous (Other)	None Detected
14 *351607999-0018*	KITCHEN SOUTH END @ WALL END, ADHESIVE (TAN) - BEHIND F.G. WALL PANELS	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

Initial report from: 11/16/2016 17:51:27

EMSL Analytical, Inc.

14375 23rd Avenue North Minneapolis, Mn 55447

Tel/Fax: (763) 449-4922 / (763) 449-4924

http://www.EMSL.com / minneapolislab@emsl.com

EMSL Order:	351607999
Customer ID:	BRAU50
Customer PO:	
Project ID:	

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Description**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
15-Baseboard *351607999-0019*	KITCHEN SOUTH END BY DOOR, 4" BASEBOARD (GRAY) W/ ADH. (TAN)	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
15-Mastic *351607999-0019A*	KITCHEN SOUTH END BY DOOR, 4" BASEBOARD (GRAY) W/ ADH. (TAN)	Tan Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
16 *351607999-0020*	KITCHEN SOUTH END @ WIND., GLAZE (BLACK, RUBBERY) - ON WINDOWS	Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
17 *351607999-0021*	DINING ROOM NORTH SIDE @ FLOOR, EPOXY FLOORING (GREEN)	Gray/White/Green Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
18 *351607999-0022*	DINING ROOM NORTH SIDE @ FLOOR, EPOXY FLOORING (GRAY)	Gray/White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
19 *351607999-0023*	WOMENS BATHROOM MIDDLE @ CEILING, 2x2' LAY-IN C.P. (WHITE) SR W/ VINYL CORNER	Brown/White Fibrous Heterogeneous	10% Cellulose 2% Glass	88% Non-fibrous (Other)	None Detected
20-Gasket *351607999-0024*	WALK-IN COOLER @ SOUTH END ON HVAC DEBRIS, GASKET (WHITE CLOTH) - HVAC GASKETS	White Fibrous Homogeneous	100% Glass		None Detected
20-Caulk *351607999-0024A*	WALK-IN COOLER @ SOUTH END ON HVAC DEBRIS, GASKET (WHITE CLOTH) - HVAC GASKETS	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
21 *351607999-0025*	CAR WASH NORTH END @ DOOR, CAULK (PURPLE) - DOOR FRAME	Purple Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
22 *351607999-0026*	CAR WASH NORTH END @ WIND., CAULK (GRAY/WHITE) - WIND./DOOR/WALL EXP. JOINTS	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
23 *351607999-0027*	CAR WASH SOUTH END ABOVE DR. FRAME, WALL PARTITION PANELING (BROWN)	Brown Fibrous Homogeneous	95% Cellulose	5% Non-fibrous (Other)	None Detected
24 *351607999-0028*	W. STORAGE ROOM NORTH SIDE ON WALL, RED FIRE CAULK	Red Non-Fibrous Homogeneous	3% Glass	97% Non-fibrous (Other)	None Detected

Initial report from: 11/16/2016 17:51:27

EMSL Analytical, Inc.

14375 23rd Avenue North Minneapolis, Mn 55447

Tel/Fax: (763) 449-4922 / (763) 449-4924

http://www.EMSL.com / minneapolislab@emsl.com

EMSL Order:	351607999
Customer ID:	BRAU50
Customer PO:	
Project ID:	

Analyst(s)

Nicholas Asuncion (36)

Rachel Travis, Laboratory Manager
or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. This report relates only to the samples reported and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Samples received in good condition unless otherwise noted. Estimated accuracy, precision and uncertainty data available upon request. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Reporting limit is 1%

Samples analyzed by EMSL Analytical, Inc. Minneapolis, Mn NVLAP Lab Code 200019-0

Initial report from: 11/16/2016 17:51:27

OrderID: 351607999

EMSL ANALYTICAL, INC
LABORATORY-PRODUCTS-TRAINING

Asbestos Chain of Custody

EMSL Order Number (*Lab Use Only*): 7999

EMSL ANALYTICAL, INC.
200 ROUTE 130 NORTH
CINNAMINSON, NJ 08077
PHONE: (800) 220-3675
FAX: (856) 786-5974

Company Name : Braun Intertec Corporation	**EMSL Customer ID:**
Street: 11001 Hampshire Avenue South	**City: Bloomington** / **State/Province: MN**
Zip/Postal Code: 55438 / **Country: USA**	**Telephone #: 952.995.2424** / **Fax #: 952.995.2020**
Report To (Name): Robert Nordby & Eric Bieniek	**Please Provide Results:** ☐ Fax ☒ Email
Email Address: RNordby / EBieniek @braunintertec.com	**Purchase Order:**
Project Name/Number: ~~Amoco~~ C-STORE /B1610732.00	**EMSL Project ID** (*Internal Use Only*):
U.S. State Samples Taken: Minnesota	**CT Samples:** ☐ Commercial/Taxable ☐ Residential/Tax Exempt

EMSL-Bill to: ☐ Same ☒ Different - If Bill to is Different note instructions in Comments**
Third Party Billing requires written authorization from third party

Turnaround Time (TAT) Options* - Please Check

☐ 3 Hour | ☐ 6 Hour | ☐ 24 Hour | ☐ 48 Hour | ☒ 72 Hour | ☐ 96 Hour | ☐ 1 Week | ☐ 2 Week

*For TEM Air 3 hr through 6 hr, please call ahead to schedule *There is a premium charge for 3 Hour TEM AHERA or EPA Level II TAT. You will be asked to sign an authorization form for this service. Analysis completed in accordance with EMSL's Terms and Conditions located in the Analytical Price Guide

PCM - Air ☐ Check if samples are from NY
- ☐ NIOSH 7400
- ☐ w/ OSHA 8hr. TWA

PLM - Bulk (reporting limit)
- ☒ PLM EPA 600/R-93/116 (<1%)
- ☐ PLM EPA NOB (<1%)

Point Count
- ☐ 400 (<0.25%) ☐ 1000 (<0.1%)

Point Count w/Gravimetric
- ☐ 400 (<0.25%) ☐ 1000 (<0.1%)
- ☐ NYS 198.1 (friable in NY)
- ☐ NYS 198.6 NOB (non-friable-NY)
- ☐ NYS 198.8 SOF-V
- ☐ NIOSH 9002 (<1%)

TEM – Air ☐ **4-4.5hr TAT (AHERA only)**
- ☐ AHERA 40 CFR, Part 763
- ☐ NIOSH 7402
- ☐ EPA Level II
- ☐ ISO 10312

TEM - Bulk
- ☐ TEM EPA NOB
- ☐ NYS NOB 198.4 (non-friable-NY)
- ☐ Chatfield SOP
- ☐ TEM Mass Analysis-EPA 600 sec. 2.5

TEM – Water: EPA 100.2
- Fibers >10µm ☐ Waste ☐ Drinking
- All Fiber Sizes ☐ Waste ☐ Drinking

TEM- Dust
- ☐ Microvac - ASTM D 5755
- ☐ Wipe - ASTM D6480
- ☐ Carpet Sonication (EPA 600/J-93/167)

Soil/Rock/Vermiculite*
- ☐ PLM CARB 435 - A (0.25% sensitivity)
- ☐ PLM CARB 435 - B (0.1% sensitivity)
- ☐ TEM CARB 435 - B (0.1% sensitivity)
- ☐ TEM CARB 435 - C (0.01% sensitivity)
- ☐ TEM Qual. via Filtration Technique
- ☐ TEM Qual. via Drop-Mount Technique

*Can not accept New York State Loose Fill Vermiculite Samples

Other:
☒ **Point Count (400-non-grav) if <1%. Do not point count if None Detected.**

☒ **Check For Positive Stop – Clearly Identify Homogenous Group** | **Filter Pore Size (Air Samples):** ☐ **0.8µm** ☐ **0.45µm**

Samplers Name: Eric Bieniek | **Samplers Signature:** [signature]

Sample #	Sample Description	Volume/Area (Air) HA # (Bulk)	Date/Time Sampled
1A - 24	See Attached "Table II"	---	11/11/2016 AM/PM

Client Sample # (s): 1A - 24 **Total # of Samples:** 28

Relinquished (Client): [signature] **Date:** 11/11/2016 **Time:** 4:40 pm

Received (Lab): [signature] WI **Date:** 11/11/16 **Time:** 4:40

Comments/Special Instructions: Okay to send to other EMSL locations. Point count up to 5 samples; if >5 samples <1%, call for approval. Invoice: [redacted]@braunintertec.com) - same address.

JEN CROFT JCROFT

OrderID: 351607999

AN INTERTEC
The Science You Build On.

7999

Table II. Bulk Asbestos Analytical Results

Client:
Location: 6901 HWY 10, ANOKA, MN
Date of Inspection: 11/11/16
Project: B1610732.00

Sample No.	Sample Location			Material	Asbestos Content (%)[1]
1A	EXTERIOR	EAST SIDE	SOUTH END	STUCCO (GRN, TAN, ORANGE, RED)	
1B		NORTH SIDE	ABOVE GARAGES		
1C		WEST SIDE	NORTH END		
1D			MIDDLE		
1E			SOUTH END		
2		EAST SIDE	SE CORNER	BRICK & MORTAR	
3			SOUTH END	CAULK (GRAY) - VERT. WALL EXP. JOINTS	
4				CAULK (TAN) - HORIZONTAL WALL EXP. JOINTS	
5			NORTH END	CAULK (BRN) - WINDOW FRAMES	
6		WEST SIDE	"	CAULK (TAN/ORANGE) - WALL/WIND./DOOR FRAMES	
7			SOUTH END	CAULK (GRAY/TACKY) - GLASS BLOCK WIND. FRAMES	
8		SOUTH END	BY ENTRANCE	8x8" CONCRETE BLOCKS & MORTAR	
9	KITCHEN	SOUTH END	BY DOOR	SR/JC	
10		BY DRIVE-THRU WIND.	@ FLOOR	CAULK (GRAY, RUBBERY) - CON. FL. EXP. JOINTS	
11		SOUTH END	@ CEILING	2x4' LAY-IN C.P. (WHITE) SR w/ VINYL COVER	
12		EAST SIDE	"	2x2' LAY-IN C.P. (RED) SR w/ VINYL COVER	
13		SOUTH END	"	2x2' LAY-IN C.P. (WHITE), POCKS/PINHOLES	
14			@ WALL END	ADHESIVE (TAN) - BEHIND F.G. WALL PANELS	
15			BY DOOR	4" BASEBOARD (GRAY) w/ ADH. (TAN)	
16			@ WIND.	GLAZE (BLACK, RUBBERY) - ON WINDOWS	
17	DINING ROOM	NORTH SIDE	@ FLOOR	[illegible], EPOXY FLOORING (GREEN)	

7999

Table II. Bulk Asbestos Analytical Results
Address
Project #

Sample No.	Sample Location			Material	Asbestos Content (%)[1]
18	DINING ROOM	NORTH SIDE	@ FLOOR	EPOXY FLOORING (GRAY)	
19	WOMENS BATHROOM	MIDDLE	@ CEILING	2x2' LAY-IN CLG. (WHITE) SR w/ VINYL COVER	
20	WALK-IN COOLER	@ SOUTH END	ON HVAC DEBRIS	GASKET (WHITE) CLOTH) -HVAC GASKETS	
21	CAR WASH	NORTH END	@ DOOR	CAULK (PURPLE) -DOOR FRAME	
22	↓	↓	@ WIND.	CAULK (GRAY/WHITE) -WALL/DOOR/WALL EXP. JOINTS	
23	↓	SOUTH END	ABOVE DIV. FRAME	WALL PARTITION PANELING (BROWN)	
24	W. STORAGE ROOM	NORTH SIDE	ON WALL	RED FIRE CAULK	

* Materials containing 1 percent of asbestos or less are not considered to be asbestos-containing materials by the U.S.EPA.

1. Asbestos content is indicated as an approximate percent by area.
2 N.D. = None Detected

BRAUN INTERTEC

Appendix E

Asbestos Inspector Certificate

Certificate No: 5LM11081603IR *Expiration Date: November 8, 2017*

This is to certify that

Eric Bieniek

has attended and successfully completed an

ASBESTOS INSPECTOR REFRESHER TRAINING COURSE

permitted by
the State of Minnesota under Minnesota Rules 4620.3702 to 4620.3722
and meets the requirements of
Section 206 of Title II of the Toxic Substances Control Act (TSCA)
conducted by

Lake States Environmental, Ltd.

in

Hudson, WI on November 8, 2016
Examination Date: November 8, 2016

Lake States Environmental, Ltd
P. O. Box 645, Rice Lake, WI 54868
(800) 254-9811

Training Instructor

Phase I Environmental Site Assessment

Vacant Gasoline Station/Convenience Store
6401 Highway 10 NW
Ramsey, Minnesota

Prepared For

City of Ramsey

and

State of Minnesota

Project B1610732
January 10, 2017

Braun Intertec Corporation

BRAUN INTERTEC
The Science You Build On.

Braun Intertec Corporation
11001 Hampshire Avenue S
Minneapolis, MN 55438

Phone: 952.995.2000
Fax: 952.995.2020
Web: braunintertec.com

January 10, 2017 Project B1610732

Mr. Patrick Brama
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

Re: Phase I Environmental Site Assessment
Vacant Gasoline Station/Convenience Store
6401 Highway 10 NW
Ramsey, Minnesota

Dear Mr. Brama:

In accordance with your written authorization, Braun Intertec Corporation conducted a Phase I environmental site assessment (ESA) of the above-referenced site (Site). The objective of the Phase I ESA was to evaluate the Site for indications of recognized environmental conditions and to assist in satisfying All Appropriate Inquiries (AAI) standards and practices. The Phase I ESA was conducted in general conformance with the scope and limitations of American Society for Testing and Materials (ASTM) Practice E1527-13 and 40 Code of Federal Regulations (CFR) Part 312.

The Phase I ESA was prepared on behalf of, and for use by the City of Ramsey and the State of Minnesota. No other party has a right to rely on the contents of the Phase I ESA without written authorization by Braun Intertec. The Phase I ESA was prepared in association with the purchase of the Site. Please refer to the attached report for the scope, methods and conclusions of our assessment.

We appreciate the opportunity to provide our professional services for you for this project. If you have any questions regarding this letter or the attached report, please contact Kelly Brown at 952.995.2614 or James Stephan at 952.995.2676.

Sincerely,

BRAUN INTERTEC CORPORATION

Kelly W. Brown
Senior Scientist

James E. Stephan
Senior Scientist

Attachment:
Phase I Environmental Site Assessment Report

AA/EOE

Table of Contents

Description **Page**

Executive Summary ..... A
A. Introduction 1
A.1. Purpose 1
A.2. Scope of Services 2
A.3. User-Provided Information 3
A.3.a. Environmental Liens 4
A.3.b. Activity and Use Limitations 4
A.3.c. Specialized Environmental Knowledge 4
A.3.d. Valuation Reduction for Environmental Issues 5
A.3.e. Commonly Known or Reasonably Ascertainable Information 5
A.3.f. Degree of Obviousness 5
B. Records Review 5
B.1. Site Location 5
B.2. Physical Setting 6
B.2.a. Topography 6
B.2.b. Geology 6
B.2.c. Hydrogeology 7
B.3. Regulatory Report 7
B.3.a. Site 7
B.3.b. Adjoining Properties 9
B.3.c. Surrounding Area 10
B.3.d. Unmapped Sites 10
B.4. Additional Federal, State, and Local Environmental Records 10
B.4.a. Well Databases 10
B.4.b. State Regulatory Web Pages 10
B.5. Regulatory Agency File and Records Review 11
B.5.a. Leak #7134 11
B.5.b. Leak #7205 12
B.5.c. Leak #14065 12
B.5.d. Leak #14284 13
B.5.e. VP4770 13
B.5.f. VP4771 15
B.6. Historical-Use Information 17
B.6.a. Historical Maps/Fire Insurance Maps 17
B.6.b. Historical Topographic Maps 17
B.6.c. Aerial Photographs 18
B.6.d. City Directory Information 18
B.7. Previous Environmental Documents 19
C. Interviews 20
D. Site Reconnaissance 21
D.1. Methodology 21
D.2. Site Characteristics 22

Table of Contents *(Continued)*

D.3. Adjoining Property Use and Characteristics 22
D.4. Site Improvements and Layout 22
D.5. Pits, Ponds, Pools of Liquid, or Lagoons 23
D.6. Stained Soil, Pavement, or Corroded Surfaces 23
D.7. Solid Waste Disposal 23
D.8. Stressed Vegetation 23
D.9. Hazardous Substances 23
D.10. Petroleum Products 23
D.11. Storage Tanks 24
D.12. Unidentified Drums and Containers 24
D.13. Odors 24
D.14. Potential PCB-Containing Electrical and Hydraulic Equipment 24
D.15. Wastewater Discharges 24
D.16. Sewage Disposal System 25
D.17. Wells 25
D.18. Potable Water Supply 25
D.19. Additional On-Site Observations 25
E. Summary of Land-Use Activities 25
E.1. Historical Site and Adjoining Property Land Use 25
E.2. Current Site and Adjoining Property Land Use 26
F. Limiting Conditions and Data Gaps 26
G. Findings 27
H. Opinions 28
H.1. Recognized Environmental Conditions 28
H.2. Controlled Recognized Environmental Conditions 29
H.3. Historical Recognized Environmental Conditions 29
H.4. *De Minimis* Conditions 29
H.5. Additional Considerations 30
I. Conclusions 30
J. References 31
K. Environmental Professional Statement and Qualifications 31

Appendices

A: Site Location Map
B: Site Sketch
C: Anoka County Property Information
D: Environmental Risk Information Services, Ltd. Report
E: Fire Insurance Map No Coverage Letter
F: Historical Topographic Maps
G: Aerial Photographs
H: Site Photographs
I: References
J: Resumes

Executive Summary

Braun Intertec Corporation conducted a Phase I Environmental Site Assessment (ESA) of a vacant gasoline station/convenience store located at 6401 Highway 10 NW in Ramsey, Minnesota (Site) in general conformance with the scope and limitations of American Society for Testing and Materials (ASTM) Practice E1527-13 and 40 Code of Federal Regulations (CFR) Part 312.

At the time of this assessment, the Site consisted of an approximate 1.64-acre parcel developed with a vacant gasoline station/convenience store with an attached carwash. The building has been vacant for approximately the past three years. Four empty underground storage tanks are located on the Site. The surrounding area is developed for commercial uses.

Our research has revealed that the Site had been used as a farmstead from at least 1938 through at least 1957. The Site was then occupied by a commercial building from 1965 until 2001. The commercial building was located in the west-central portion of the Site and extended northwesterly onto what is now the adjoining parcel. Past occupants of the commercial building included automobile sales and services businesses and a sign and graphics business. The automobile dealerships were identified on the storage tank, leak site, hazardous waste generator, and Voluntary Investigation and Cleanup Program databases. Petroleum impacted soils and groundwater have been documented on the Site from the past automobile sales and services uses. The existing Site building was constructed in 2002-03 as a gasoline station/convenience store with an attached carwash. The surrounding area was historically developed as cultivated cropland with scattered farmsteads and has been progressively redeveloped for commercial use.

This assessment identified no recognized environmental conditions in connection with the Site, with the exception of the following:

- The Site was formerly occupied by automobile dealerships. The automobile dealerships were identified on the storage tank, leak site, hazardous waste generator, and Voluntary Investigation and Cleanup Program databases. Soil and groundwater impacts on the Site and the adjacent parcel to the west were documented in association with these database listings. This represents a recognized environmental condition.

- The existing Site building was constructed in 2002-03 as a gasoline station/convenience store with an attached carwash. Four empty underground storage tanks are located on the Site. There is a potential for past unreported releases associated with the use of the tanks. This represents a recognized environmental condition.

This assessment identified no controlled recognized environmental conditions or historical recognized environmental conditions in connection with the Site.

Additional Considerations

An additional consideration is a condition that does not meet the definition of a recognized environmental condition, controlled recognized environmental condition, or historical recognized environmental condition but, in our opinion, should be brought to the attention of the User. The following additional considerations were identified during the Phase I ESA.

Historically, farmstead buildings and a commercial building were located on the Site. It is unknown if the demolition debris associated with the buildings was buried on the Site or hauled away for disposal. The potential exists that buried materials are present at the Site that may require management as solid or hazardous waste if encountered during future earthwork or redevelopment activities. If fill soils, which could include demolition debris and other wastes, are encountered during such activities, then additional evaluation of the fill soils might be required for management and disposal purposes.

Braun Intertec prepared a hazardous material survey report on November 28, 2016 pertaining to the Site building that identified and quantified asbestos-containing materials (ACM), lead-based paint, and other hazardous materials that would require special management, handling and disposition prior to demolition.

A. Introduction

A.1. Purpose

Braun Intertec Corporation received authorization from Mr. Patrick Brama of the City of Ramsey (Client) to conduct a Phase I Environmental Site Assessment (ESA) of a vacant gasoline station/convenience store located at 6401 Highway 10 NW in Ramsey, Minnesota (Site). The objective of the Phase I ESA was to evaluate the Site for indications of recognized environmental conditions and to assist in satisfying All Appropriate Inquiries (AAI) standards and practices. The Phase I ESA was conducted in general conformance with the scope and limitations of American Society for Testing and Materials (ASTM) Practice E1527-13 and 40 Code of Federal Regulations (CFR) Part 312. No intentional deviations from the ASTM Practice E1527-13 were made in conducting this Phase I ESA for the Site. The Phase I ESA was prepared on behalf of, and for the use by the City of Ramsey and the State of Minnesota (Users) in accordance with the contract between the City of Ramsey and Braun Intertec, including the Braun Intertec General Conditions. No other party has a right to rely on the contents of the Phase I ESA without written authorization by Braun Intertec. All authorized parties are entitled to rely on the attached report according to our contract with Client, and under the same terms, conditions and circumstances. Please note that our contract with Client may contain a limitation of our total liability. If so, such limitation also applies to all those receiving this permission.

According to the User, the Phase I ESA was conducted in association with the purchase of the Site.

The purpose of this Phase I ESA was to evaluate the Site for indications of "recognized environmental conditions." A recognized environmental condition is defined by ASTM Practice E1527-13 as: "the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: 1) due to any release to the environment, 2) under conditions indicative of a release to the environment, or 3) under conditions that pose a material threat of a future release to the environment. *De minimis* conditions are not recognized environmental conditions."

In addition, a "controlled recognized environmental condition" is also a recognized environmental condition. A controlled recognized environmental condition is defined by ASTM Practice E1527-13 as "a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls."

A.2. Scope of Services

Services provided for this project included:

- Preparing a description of the Site location, current use and improvements, and surrounding area.
- Preparing a general description of the topography, soils, geology, and groundwater flow direction at the Site.
- Reviewing reasonably ascertainable and practically reviewable regulatory information published by state and federal agencies, health, and/or environmental agencies.
- Reviewing the history of the Site, including aerial photographs, fire insurance maps, directories, and other readily available Site development data.
- Conducting a reconnaissance and environmental review of the Site, including observations of the Site for indications of hazardous materials, petroleum products, polychlorinated biphenyls (PCBs), wells, storage tanks, solid waste disposal, pits and sumps, and utilities.
- Conducting an area reconnaissance, including a brief review of adjoining property uses and pertinent environmental information noted in the Site vicinity.
- Interviewing current owners and/or occupants of the Site and accessible past Site owners, operators and/or occupants, as available.
- Interviewing local government officials or agencies having jurisdiction over hazardous waste disposal or other environmental matters in the area of the Site, as available.
- Reviewing previous environmental reports prepared for the Site, if provided.
- Preparing a written report of our methods, results, and conclusions.

The Standard Scope of the ASTM Practice E1527-13 is not intended to provide a universal analysis of potential environmental risks and hazards. This assessment included no analysis of non-standard scope environmental risks and hazards unless otherwise listed above. Analysis of other non-standard scope issues by Braun Intertec would require additional contractual arrangements.

This assessment does not include vapor encroachment screening as defined in ASTM Practice E2600-10, *Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions*. ASTM Practice E2600-10 is not a requirement or component of "all appropriate inquiry," but a tool for evaluating vapor migration. Its results are not determinative of whether hazardous substances from a release are or may be present at the property for the sake of "all appropriate inquiry" or ASTM Practice E1527-13. An ASTM Practice E2600-10 vapor encroachment screen is not within the scope of this Phase I ESA and will not be conducted unless specifically requested by the User. However, vapors present or likely present from hazardous substances or petroleum products are considered no differently than hazardous substances or petroleum products present or likely present as a result of a release to the environment. Therefore, while a vapor encroachment screening per the ASTM Practice E2600-10 standard is not part of this assessment, the potential for impacts to the property from vapor migration that is a result of a release of hazardous substances and/or petroleum products to the environment will be considered when assessing for the presence of a recognized environmental condition as defined by ASTM E1527-13.

A.3. User-Provided Information

The purpose of this section is to describe tasks to be performed by the "User." The "User" as defined by ASTM Practice E1527-13, is "the party seeking to use ASTM Practice E1527-13 to complete an environmental site assessment of the property. A User may include, without limitation, a potential purchaser of property, a potential tenant of property, an owner of property, a lender, or a property manager."

As stated in 40 CFR 312 (the rule), the Brownfields Amendments provide important liability protections for Users who qualify as contiguous property owners, bona fide prospective purchasers, or innocent landowners. To meet the statutory requirements for any of these Landowner Liability Protections (LLPs), a User must meet certain threshold requirements and satisfy certain continuing obligations. To qualify as one of the three LLPs, the User must perform "all appropriate inquiries" (AAI) on or before the date on which the User acquired the Site. The rule defines AAI, which includes inquiries and activities performed by the User and an environmental professional (EP).

The rule allows (but does not mandate) the User performing AAI to conduct inquiries or activities that may include searches for environmental liens, assessments of any specialized knowledge on the part of the User, an assessment of commonly known or reasonably ascertainable information about the Site, and an assessment of the relationship of the purchase price to fair market value. However, if the User performing AAI conducts one or more of these inquiries and/or activities, the rule allows (but does not mandate) that the User may communicate information gathered from these inquiries and/or activities to their EP to identify a possible recognized environmental condition.

Braun Intertec provided a User Questionnaire to the Client as a means to communicate information gathered from these inquiries and/or activities to the EP. The User may elect whether to communicate this information to the EP and/or to communicate this information to the EP by other means (e.g., through conversation or submission of documents). As indicated in our contract, if multiple Users are requesting reliance on the Phase I ESA, the Client was responsible for forwarding a copy of the questionnaire to all appropriate entities (collectively the User).

User-supplied information is discussed in applicable sections of this report. Sections A.4.a through A.4.f present any information communicated to us by the User that the EP has determined to indicate the possible presence or likely presence of a recognized environmental condition.

A.3.a. Environmental Liens

An environmental lien is a charge, security, or encumbrance, upon title to the Site to secure the payment of a cost, damage, debt, obligation, or duty arising out of response actions, cleanup, or other remediation of environmental issues at the Site.

The User was not aware of a record or awareness of environmental liens recorded against the Site.

A.3.b. Activity and Use Limitations

Activity and Use Limitations (AULs) are legal or physical restrictions or limitations on the use of, or access to, a Site to reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil, soil vapor, groundwater, and/or surface water on the Site or to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. AULs, which may include institutional and/or engineering controls, are intended to prevent adverse impacts to individuals or populations that may be exposed to hazardous substances and petroleum products in the soil, groundwater, and/or surface water on the Site.

The User was not aware of a record or awareness of AULs recorded against the Site.

A.3.c. Specialized Environmental Knowledge

Specialized environmental knowledge includes any information and/or experience related to the Site or adjoining properties including, but not limited to, any obvious indicators that point to the presence or likely presence of environmental issues at the Site.

The User was not aware of specialized environmental knowledge for the Site.

A.3.d. Valuation Reduction for Environmental Issues

Valuation reduction for environmental issues includes the relationship of the purchase price to the fair market value of the property.

The User was not aware of information indicating any reduction in purchase price or fair market value due to environmental issues at this time and until completion of this Phase I ESA.

A.3.e. Commonly Known or Reasonably Ascertainable Information

Commonly known or reasonably ascertainable information includes information about the Site that generally is known to the public within the community where the Site is located and can be easily sought and found from individuals familiar with the Site or from easily attainable public sources of information.

The User was not aware of commonly known or reasonably ascertainable information for the Site except for the past use as a gasoline station.

A.3.f. Degree of Obviousness

The User must consider the degree of obviousness of the presence or likely presence of releases or threatened releases at the Site and the ability to detect releases or threatened releases by appropriate investigation.

The User was not aware of any obvious indications of the presence or likely presence of releases or threatened releases at the Site.

B. Records Review

The purpose of the records review is to obtain and review records that will help identify recognized environmental conditions in connection with the Site. We consulted only those regulatory and historical sources that were readily available, practically reviewable, and likely to be useful to develop a history of previous uses of the Site and surrounding area within the time and cost constraints of this Phase I ESA.

B.1. Site Location

We accessed various documents and online sources to obtain Site location information. The following is a summary our findings:

Address:	6401 Highway 10 NW
City:	Ramsey
County:	Anoka
State:	Minnesota
Property Identification Number:	34-32-25-14-0027
Construction Year:	2002-03
Owner:	Series Sunfish of Athans Holdings LLC
Legal Description:	Lot 2, Block 1, Sunfish Commons Addition
Latitude:	45.221 North
Longitude:	-93.430 West
Section, Township, Range:	SE ¼ of NE ¼ of Section 34, Township 32 North, Range 25 West
Size:	1.64 acres

A Site location map and Site sketch are attached in Appendices A and B, respectively. Information obtained from the Anoka County Property Information web page is attached in Appendix C.

The Site is occupied by a slab-on-grade, 8,583 square foot, vacant gasoline station/convenience store with an attached carwash.

B.2. Physical Setting

B.2.a. Topography

According to the United States Geological Survey (U.S.G.S) 7.5-minute topographic map series, Anoka, Minnesota quadrangle, the Site is located at an elevation of approximately 865 feet above mean sea level. The topography of the Site is relatively level with a slight downward slope to the south.

B.2.b. Geology

The unconsolidated sediment in the Site vicinity are Quaternary Wisconsin Episode Langdon Terrace deposits, which consist of sand and gravelly sand (Meyer, 2012).

The uppermost bedrock unit in the Site vicinity is the Upper Cambrian St. Lawrence Formation (Mossler, 2012). The St. Lawrence Formation is described as light gray to yellowish-gray and pale yellowish-green, dolomitic, feldspathic siltstone with interbedded very fine-grained sandstone and shale.

The depth to bedrock in the Site vicinity is approximately 150 feet to 200 feet below land surface (Mossler, 2012).

B.2.c. Hydrogeology

The depth to groundwater in the vicinity of the Site is estimated to be 15 to 30 feet below land surface. Based on previous investigations at the Site, groundwater was measured at depths of approximately 20 to 24 feet below land surface.

According to published geologic information, the regional groundwater flow direction within the unconsolidated deposits in the Site vicinity is generally south-southwest (Palen et al., 1993).

The Site-specific groundwater flow direction was not determined through direct measurement during this Phase I ESA. Additional field investigation, beyond the Scope of Services of this Phase I ESA, would be required to determine this information.

B.3. Regulatory Report

We obtained regulatory database information pertaining to the Site and surrounding area from Environmental Risk Information Services, Ltd. (ERIS). The ERIS report is a compilation of records of facilities that are included on current federal and state environmental regulatory databases. The databases were searched based on the specified minimum search distances from the Site as established by ASTM Practice E1527-13.

The ERIS report also includes a description, source reference, date of acquisition, and the specified approximate minimum search distance criteria for each database and list. A copy of the ERIS report is attached in Appendix D.

We reviewed the ERIS report to identify records that indicate known or potential recognized environmental conditions on the Site and/or surrounding area and to evaluate the likelihood for those recognized environmental conditions to impact the Site based on the information obtained in this Phase I ESA.

B.3.a. Site

The Site is listed on the following federal and/or state databases in the ERIS report:

- Sunfish Express, 6401 Highway 10. The ERIS report indicates that the Site is listed on the underground storage tank (UST) and What's In My Neighborhood (WIMN) databases. One 20,000-gallon gasoline UST, two 10,000-gallon gasoline USTs, and one 10,000-gallon diesel UST are registered to the Site. All four tanks are listed as installed on October 31, 2002 and as out of service (not formally temporarily closed). All of the tanks are double-walled fiberglass with spill containment, overfill protection, and leak detection.

- McKay's Rapids Auto Sales, 6415 Highway 10 NW, formerly located on the Site and extending onto the adjacent parcel to the northwest. The ERIS report indicates that the facility is listed on the UST, aboveground storage tank (AST), leak site (LEAKSITES), WIMN and Resource Conservation and Recovery Act (RCRA) Conditionally Exempt Small Quantity Generator (CESQG) databases.

  One 265-gallon bulk oil AST, two 265-gallon used oil ASTs, one 6,000-gallon gasoline UST, one 6,000-gallon fuel oil UST, one 4,000-gallon used oil UST, and one 560-gallon motor oil UST are registered to the facility. All of the ASTs are listed as active. All of the USTs are listed as removed in 1993.

  A petroleum tank release (hydraulic fluid) was reported on June 15, 2001 (Leak #14284). The file on the reported release was closed by the Minnesota Pollution Control Agency (MPCA) on March 14, 2002 indicating that the investigation/cleanup of the reported release has been completed to the satisfaction of the MPCA. The ERIS report indicates that contaminated soils reportedly remain.

  Identification of the facility on the RCRA CESQG database indicates that the facility is required to register their hazardous waste activity under RCRA and does not imply that a release has occurred at the facility. McKay's Auto Sales is listed as having generated tetrachloroethylene, ignitable waste, benzene and lead.

- Barnett Oldsmobile/Jeep/Eagle, 6415 Highway 10 NW, formerly located on the Site and extending onto the adjacent parcel to the northwest. The ERIS report indicates that the facility is listed on the LEAKSITES, WIMN and RCRA non-generator of hazardous waste (RCRA NON GEN) databases.

  A petroleum tank release (fuel oil) was reported on January 6, 1994 (Leak #7134). The file on the reported release was closed by the MPCA on August 22, 1995. The ERIS report indicates that groundwater was reportedly contaminated by the release.

  A petroleum tank release (gasoline) was reported on February 23, 1994 (Leak #7205). The file on the reported release was closed by the MPCA on September 26, 1995. The ERIS report indicates that groundwater was reportedly contaminated by the release.

  Barnett Oldsmobile/Jeep/Eagle is listed as having generated ignitable waste, halogenated solvents, and non-halogenated solvents.

- Barnett Olds, 6415 Highway 10 NW, formerly located on the Site and extending onto the adjacent parcel to the northwest. The ERIS report indicates that the facility is listed on the Voluntary Investigation and Cleanup (VIC) Program database. The ERIS report indicates the VIC file (VP4770) is inactive indicating that the MPCA is not currently involved with any actions or activities at the facility. The ERIS report indicates that soil is impacted with diesel range organics (DRO) and gasoline range organics (GRO), soil remediation was conducted in 1994, and a Limited No Action Letter was issued by the MPCA in 1995.

- Barnett Olds #2, 6415 Highway 10 NW, formerly located on the Site and extending onto the adjacent parcel to the northwest. The ERIS report indicates that the facility is listed on the VIC database. The ERIS report indicates the VIC file (VP4771) is inactive. The ERIS report indicates that a Response Action Plan (RAP) Approval letter was issued by the MPCA in 2001.

B.3.b. Adjoining Properties

The following facilities are identified on properties that adjoin the Site in the ERIS report:

- Parabody Inc., 6410 Highway 10, located on an adjoining property south of the Site across Highway 10. The ERIS report indicates that the facility is listed on the AST and WIMN databases. One active 265-gallon kerosene AST is registered to the facility. No releases have been reported in association with the tank.

- Listul Industries, 13900 Sunfish Lake Boulevard, located on an adjoining property north of the Site across the railroad tracks. The ERIS report indicates that the facility is listed on the RCRA CESQG database. No releases, violations, or enforcement actions pertaining to the generation, storage, or disposal of hazardous waste were noted.

- Peck Construction, 13900 Sunfish Lake Boulevard, located on an adjoining property north of the Site across the railroad tracks. The ERIS report indicates that the facility is listed on the leaking aboveground storage tank (LAST), Petroleum Brownfields (BROWNFIELDS) and WIMN databases. A petroleum tank release was reported in 2008 and was closed by the MPCA in 2009. The ERIS report indicates that contaminated soil reportedly remains; however, groundwater was not contaminated by the release.

- Midwest Overhead Crane Corp, 13900 Sunfish Lake Boulevard, located on an adjoining property north of the Site across the railroad tracks. The ERIS report indicates that the facility is listed on the WIMN database as an active small to minimal hazardous waste generator, as an inactive industrial stormwater permit site, and as an inactive air permit site.

- Amoco #14673, 6360 Highway 10, located on an adjoining property southeast of the Site across Highway 10 and Sunfish Lake Boulevard. The ERIS report indicates that the facility is listed on the UST, leaking underground storage tank (LUST) and WIMN databases. Three USTs are registered to the facility. All three tanks are listed as removed. A petroleum tank release was reported in July 2004 and was closed by the MPCA in December 2004. The ERIS report indicates that groundwater was not contaminated by the release.

B.3.c. Surrounding Area

We reviewed the ERIS report for facilities located beyond adjoining properties that may indicate a release or likely release of hazardous substances and/or petroleum products that may impact the Site. Based on factors that include regulatory status, distance from the Site, and/or location relative to the regional groundwater flow direction, as referenced in Section B.2., no facilities are identified in the ERIS report that warrant further consideration as potential recognized environmental conditions.

B.3.d. Unmapped Sites

The ERIS report identified unmappable sites, which, because of poor or inadequate address information could not be mapped by ERIS. Using online mapping resources, all unmappable sites were identified outside the appropriate minimum search distances for the Site or could not be located based on the information provided. It is our opinion the unmappable sites do not warrant further consideration as potential recognized environmental conditions.

B.4. Additional Federal, State, and Local Environmental Records

To enhance and supplement the regulatory database report, we obtained or reviewed practically reviewable or reasonably ascertainable local city and/or county records and/or additional state records to identify records that indicate known or potential recognized environmental conditions at the Site.

B.4.a. Well Databases

The Minnesota Geological Survey (MGS) maintains the Minnesota Well Index (MWI), which is a limited database of water well records. The MWI was accessed through the Minnesota Department of Health (MDH) website. Not all private water wells are listed in that database. Our review of the MWI database revealed no documentation of water wells located on the Site.

B.4.b. State Regulatory Web Pages

We accessed Minnesota Department of Agriculture (MDA) "What's In My Neighborhood" Agricultural Interactive Mapping web page and the MPCA's "What's In My Neighborhood" web pages for information regarding the potential for the Site, adjoining properties, or surrounding properties to be of

environmental concern that were not identified in the regulatory database report. We did not identify facilities on the state regulatory web pages we accessed that were not already listed in the ERIS report discussed in Section B.3 above with the exception of the following listing for the Site:

- Barnett Anoka Motor – F Bath, 6415 Highway 10 NW, formerly located on the Site and extending onto the adjacent parcel to the northwest. The MPCA WIMN web page lists this as a leak site. A petroleum tank release (unknown product) was reported on July 1, 2000 (Leak #14065). The file on the reported release was closed by the MPCA on August 18, 2005. The ERIS report indicates that groundwater was reportedly contaminated by the release.

B.5. Regulatory Agency File and Records Review

The purpose of the regulatory file review is to obtain sufficient information to assist in determining if a recognized environmental condition, historical recognized environmental condition, controlled recognized environmental condition, or a *de minimis* condition exists at the Site in connection with a regulatory report listing.

Based on our review of the regulatory report, it is our opinion that a regulatory agency file and records review is warranted to determine if a recognized environmental condition, historical recognized environmental condition, controlled recognized environmental condition, or a *de minimis* condition exists at the Site in connection with the LEAKSITES and VIC sites identified in Sections B.3.a and B.4.b. Braun Intertec was authorized to review the MPCA files pertaining to these LEAKSITES and VIC sites. The following is a discussion of the information reviewed.

B.5.a. Leak #7134

The information in the MPCA file was limited. A petroleum tank release was reported on January 6, 1994 following the removal of underground storage tanks. The MPCA closed the file on the reported release on August 22, 1995. The file apparently overlapped with the VIC file (VP4770).

An excavation report dated September 28, 1994 for Leak #7134 was in the VIC VP4770 file. According to the excavation report, a 6,000-gallon waste oil UST, an 8,000-gallon fuel oil UST, and a 560-gallon motor oil UST were removed in January 1994. The waste oil and fuel oil USTs were located along the west exterior wall of the auto dealership building (west of the Site). The motor oil tank was located in the northeast portion of the auto dealership building (on the Site). The excavations were completed to depths ranging from 4 to 10 feet below grade. Groundwater was not encountered in the excavations. Approximately 20 cubic yards of soil was excavated from the fuel oil tank basin and stockpiled on-site. Confirmation samples of the stockpiled soils were analyzed for DRO, benzene, toluene, ethylbenzene and

xylene (BTEX) and total lead; all analytical values were below the practical quantitation limit (PQL) with the exception of lead. The 20 cubic yards of stockpiled soil were later commingled with soil excavated from a nearby drainfield and was thinspread on the adjoining property to the north across the railroad tracks. Soils samples from the base of each excavation were collected and analyzed for DRO and BTEX. Samples from the bottom of the waste oil and fuel oil rank excavations did not indicate any residual petroleum compounds. One sample collected from the bottom of the motor oil tank (on the Site) nearest to the tank fill line and vent line had a DRO concentration of 68 parts per million (ppm). The motor oil tank excavation was backfilled and sealed with concrete. A hand boring was later advanced in the near the east end of the motor oil tank excavation; DRO and BTEX were not detected above the PQL. A Class V injection well drainfield was noted near the tank locations. The excavation report indicated that based on the field headspace readings and laboratory analyses, further remedial investigation associated with the removed tanks was not warranted at the time.

B.5.b. Leak #7205

The information in the MPCA file was limited. A petroleum tank release was reported on February 23, 1994 following the discovery of contaminated soil in the area of a former pump island that was removed in the 1970s. Contamination was encountered in the upper 10 feet of soil. Four groundwater monitoring wells associated with the investigation of the release were abandoned on September 8, 1995. The MPCA closed the file on the reported release on September 26, 1995. The file apparently overlapped with the VIC file (VP4770).

An excavation report dated October 7, 1994 for Leak #7205 was in the VIC VP4770 file. According to the excavation report, approximately 400 cubic yards of petroleum impacted soils were removed from the former dispensing island area (located on the Site) located south of the southeast corner of the former auto dealership building on July 19, 1994. The excavated soil was transported off-site to the adjoining property to the north across the railroad tracks for land application treatment. The excavation was completed to an average depth of 15 feet. Groundwater was encountered in the excavation at approximately 23 feet below ground surface. Soil samples were collected from the excavation sidewalls and bottom and were analyzed for GRO, BTEX and lead. GRO and BTEX were not detected above PQLs. Low levels of lead were detected in all five soil samples.

B.5.c. Leak #14065

The information in the MPCA file was limited to a Public Water Supply Well Assessment dated January 2002. A well (Unique Well Number 165575) was located at the southwest corner of the former auto dealership building (the well was located approximately 60 feet west of the Site). The well was sampled in August 1993 and January 1994. In August 1993, a concentration of 0.6 ug/l of 1,4-dichlorobenzene was detected. In January 1994, concentrations of 2.1 ug/l of benzene, 0.3 ug/l of xylenes, and 1.0 ug/l of styrene were detected. The well was listed as inactive and the former auto dealership had been demolished and replaced with the existing retail strip mall.

B.5.d. Leak #14284

A petroleum tank release was reported on June 15, 2001 following the removal of fifteen hydraulic lifts from the former auto dealership building; eight of the lifts appear to have been located on the Site. Each lift had an approximate 25-gallon hydraulic oil underground storage tank. The initial release was identified during the removal of lift #15 (located west of the Site) based on a slightly elevated PID reading. Subsequently obtained analytical testing results of soil samples obtained from beneath the other lifts indicated detectable DRO concentrations beneath eight of the fifteen lifts (including five lifts formerly located on the Site) and detectable concentrations of ethylbenzene, toluene and xylene beneath lift #15. The excavations were completed to depth of 8 feet below ground surface. Groundwater was not encountered in the excavations. A Supplemental Phase II Field Investigation was completed in August 2000 in the area of the lifts prior to their removal. Six probes were advanced as near as possible to several of the lifts; three of the probes appear to have been advanced on the Site. Soil samples were collected and analyzed for DRO, GRO, and petroleum volatile organic compounds (PVOCs) and groundwater samples were collected and analyzed for DRO and volatile organic compounds (VOCs). No impacts to soils were identified and a low level DRO impact to groundwater was identified in one of the sample locations (a probe that was advanced on the Site). The MPCA closed the file on the reported release on March 14, 2002. The file apparently overlapped with the VIC file (VP4771).

B.5.e. VP4770

A Phase I ESA was conducted in 1994 on a larger 6.75-acre property that included the Site. At the time, the larger property was occupied by an auto dealership building that included sales and repair services (the eastern portion of the building was located on the Site). The 1994 Phase I report indicates that auto dealership building was constructed in 1965, gasoline fuel sales occurred from 1969 to 1970, and that an addition of a new shop/service area was constructed in 1979. The 1994 Phase I ESA indicated the larger property was previously developed as a farmstead with a riding stable. The 1994 Phase I ESA identified several environmental conditions existing at the larger 6.75-acre property, including the Site. The environmental conditions included the presence of two sand traps (considered Class V injection wells) which have been used in the shop areas to collect shop wastewater and any small spills that may have occurred inside the building. The west sand trap was located just west of the Site and the east sand trap was located on the Site. Drainfields were associated with both sand traps. Three USTs (waste oil, fuel oil, and gasoline) were registered to the facility at the time. The gasoline UST was reportedly formerly located along the east boundary of the larger property (and the Site). A second gasoline UST was reportedly also located in this area. Both gasoline tanks were reportedly installed in 1969. One of the gasoline USTs was removed in 1971 and the second gasoline UST was removed in 1985 or 1986. The waste oil and fuel oil USTs, located on the west side of the auto dealership building, were removed in January 1994 along with an unused motor oil UST that was located under the north end of the building (on the Site).

The 1994 Phase I report also indicated that a water well was located near the southwest corner of the auto dealership building and a domestic septic system was located near the northeast corner of the auto dealership building (on the Site).

A 1994 Phase II Environmental Assessment discussed the results of investigations conducted to assess areas of concern identified in the 1994 Phase I ESA including a former gasoline UST basin (located on the Site near Sunfish Lake Boulevard), two former gasoline dispensing islands (located on the Site near the southeast corner of the former auto dealership building), a motor oil UST basin (located on the Site in the northeastern portion of the former auto dealership building), and two drainfields connected to sand traps located in the building (the east sand trap and drainfield were located on the Site). Groundwater was encountered at depths ranging from 20 to 22 feet below ground surface. Soil and groundwater contamination (GRO and BTEX) was encountered in the area of the former dispensing island to the south of the auto dealership building (located on the Site). One soil sample collected from the area of the motor oil UST (located on the Site) had no detectable concentrations of petroleum compounds (this was the hand auger sample previously discussed in Leak #7134). No soil or groundwater contamination (GRO or BTEX) was identified near the east dispensing island or along the eastern edge of the larger property near the location of the two former gasoline USTs (both areas located on the Site). No soil contamination (VOCs, RCRA metals or DRO) was identified near the east drainfield (located on the Site). Soil and groundwater contamination (VOCs including trichloroethene and tetrachloroethene, RCRA metals and/or DRO) was encountered in the area near the west drainfield (located just west of the Site). Further assessment was recommended in the areas of the former dispensing island to the south of the former auto dealership building and in the area of the west drainfield.

Approximately 400 cubic yards of petroleum impacted soil was excavated from the location of the former south dispensing island on July 19, 1994. The soil was landfarmed on the adjoining property to the north across the railroad tracks. The excavation appeared to be effective in removing all petroleum impacted soil above the water table in the area. Four groundwater monitoring wells were installed in the area of the former south dispensing island. The wells were sampled in November 1994 and March 1995. Low levels of PVOCs were detected in three of the wells during the November 1994 sampling event at concentrations below their Health Risk Limits (HRLs). Samples were analyzed for GRO and BTEX during the March 1995 sampling event. All compounds were less than the laboratory reporting limit with the exception of a low detection of xylene in one well. The petroleum release (Leak #7205) was closed on September 26, 1995.

A work plan was prepared to address excavation of the west drainfield and all impacted soil along with the installation of four additional groundwater monitoring wells. The work plan was approved by the MPCA in a letter dated August 3, 1994. Excavation of the west drainfield area occurred in September 1994. Approximately 350 cubic yards of contaminated soil was removed and was thin spread on the adjacent property to the north across the railroad tracks with the approval of the MPCA. Contamination

was encountered in the excavation between approximately six and nine feet below grade. Confirmatory samples from the sidewalls and bottom of the excavation were analyzed for VOCs, polynuclear aromatic hydrocarbons (PAHs), DRO, and eight metals. No VOCs, PAHs, or DRO were detected above method detection limits. Metals were detected at concentrations within natural background levels. The MPCA determined that no further soil monitoring of the soil thinspread on the adjoining property to the north in a letter dated August 22, 1995.

Four monitoring wells were installed in the area of the west drainfield in September 1994. During installation, soil samples were collected at 14 to 16 feet below grade. Soil samples were analyzed for VOCs, PAHs, DRO, and eight metals. No VOCs, PAHs or DRO were detected above method detection limits. Metals detected were all within natural background levels. Groundwater was encountered at 20 to 22 feet below grade. Two rounds of groundwater samples were collected and analyzed for VOCs, PAHs, eight metals, mercury and polychlorinated biphenyls (PCBs). PCBs were not detected above method detection limits. Metals, PAHs, and VOCs were detected at levels below their respective Health Risk Limits. All VOCs detected were petroleum related. The PAHs and VOCs together comprised the Identified Release. Based on the approved soil response action and a review of the environmental documents, the MPCA issued a No Action Determination letter pertaining to the Identified Release (VP4770) on June 14, 1995.

A VIC application was completed on April 18, 1994 for the purpose of obtaining a technical review and approval of voluntary response action plans that may lead to the MPCA entering into an agreement with the voluntary parties.

B.5.f. VP4771

A Phase I ESA was conducted in 2000 in regard to a larger 6.75-acre property (6415 Highway 10) that included the Site. At the time, the larger property was occupied by a one-story commercial building (offices, showroom and shop area) and a smaller office building. The larger commercial building was occupied by McKay's Auto Sales and Mark's Signs (located in one of the former service bays) and the smaller building was occupied by Value Auto Sales. The eastern half of the larger building was located on the Site with the remainder of the building located on what is now the adjoining parcel to the west. The smaller commercial building was located in the southcentral portion of the larger parcel (to the west of the Site). The 2000 Phase I ESA identified fifteen underground hydraulic oil lifts within the auto dealership building as being potential sources of petroleum impacts. As discussed in Section B.5.d, eight of the lifts appear to have been located on the Site.

Demolition of the former automobile dealership was completed in June 2001. As part of the demolition activities, the fifteen underground hydraulic lifts in the garage portion of the building were removed. A test pit was dug following the removal of each lift and a soil sample was collected from a depth of approximately 8 feet below grade at each lift. The soil samples were analyzed for DRO and BTEX. DRO

was detected in seven of the soils sample at concentrations ranging from 4 to 70 milligrams per kilogram (mg/kg). A petroleum tank release was reported to the State (Leak #14284). Contaminated soil was not excavated and stockpiled during lift removal activities since the samples did not indicated headspace readings exceeding 10 ppm. Approximately two cubic yards of soil became contaminated during the removal of the lifts. The contaminated soil was excavated and stockpiled on plastic. It was requested to thinspread the contaminated soil on-site beneath a parking or drive area. The footings for the existing building that were located in the area of past releases were screened with a PID. No elevated PID readings were noted.

A 2000 Supplemental Phase II Investigation Report was prepared that discussed the investigation of potential soil and groundwater impacts from the underground hydraulic hoists. Six test holes were advanced near the underground hydraulic hoists. No elevated PID headspace measurements were recorded in any of the soil samples collected. No impacts were detected in selected soil samples. Groundwater samples were collected and analyzed for DRO and VOCs from three of the test holes. No VOCs were detected above the laboratory reporting limits in any of the samples. DRO was detected at a concentration of 500 micrograms/liter (ug/l) in one sample (collected from the Site); DRO was not detected above the laboratory reporting limit in the other two groundwater samples.

The Phase II report concluded that soil impacts above the water table had been removed in the areas of the previously identified releases. A minimal amount of relatively low level petroleum contaminated soil is present beneath the former unused motor oil UST (on the Site). Groundwater impacts were found to consist mainly of low level petroleum related compounds. All of the contaminants were below their respective HRLs at the time the files were closed by the MPCA. The Phase II report states, “Based on the historical water samples and the low to non-detect results of the recently completed test holes, no further investigation or cleanup of groundwater appears necessary”.

A Development Response Action Plan (DRAP) was prepared and approved by the MPCA on June 4, 2001 to properly address any contamination that might be encountered during demolition of the automobile dealership building in the areas of the west drainfield, the east drainfield (on the Site), the former south dispensing island (on the Site), and the hydraulic lifts (eight of the lifts were located on the Site). An Implementation of the DRAP letter was prepared on November 30, 2001 that discussed the soil screening procedures used during the sub-grade redevelopment work. The water well associated with the former auto dealership was abandoned on May 25, 2001. DRO was detected during the removal of the hydraulic vehicle hoists within the dealership garage (Leak #14284), though at low concentrations that did not require soil removal or other response actions. The larger property, including the Site, entered into the VIC Program in April 2001 as VP4771 for the purpose of obtaining liability assurance letters regarding the historical releases identified at the larger property. Based on review of the environmental documents, the MPCA issued a Lender No Association Determination letter and a Retroactive No Association Determination letter both dated March 15, 2002. The Identified Release for the No Association letters was defined as petroleum-related VOCs and DRO impacted soils.

B.6. Historical-Use Information

The objective of the historical-use information review was to develop a history of the previous uses of the Site and surrounding area, and to help evaluate the likelihood of past uses having led to recognized environmental conditions in connection with the Site. The following table summarizes the historical information reviewed. Details regarding the information reviewed are provided in the sections below.

Historical Source	Provided By:	Years Available
Historical Maps	Historical Information Gatherers, Inc. (HIG)	No coverage
Topographic Maps	HIG	1902, 1955, 1967, 1972, 1980, 1993, 2013
Aerial Photographs	HIG	1938, 1947, 1953, 1957, 1966, 1970, 1980, 1984, 1991, 1997, 2000, 2003, 2008, 2015
City Directories	HIG	1977, 1982, 1987, 1992, 1997, 2002, 2007, 2012

B.6.a. Historical Maps/Fire Insurance Maps

According to HIG, no historic map coverage is available for the Site. A copy of the no coverage letter is attached in Appendix E.

B.6.b. Historical Topographic Maps

Copies of the historical topographic maps are attached in Appendix F. The following is a summary of the information reviewed.

1902

No structures are depicted at the Site. Roads border the Site to the south and east. A railroad track borders the Site to the north.

1955

Structures, typical of residences, are depicted at the Site and along Highway 10. Highway 10 appears to be in its current configuration. A road and a railroad track border the Site to the east and north, respectively.

1967 - 1993

A building is depicted on the Site similar to the commercial building apparent on the aerial photographs for the same time periods. The manufactured home community to the northwest of the Site is depicted. Roads border the Site to the south and east. A railroad track borders the Site to the north.

2013

The maps only depicts topography, roads, waterways, and railroad tracks with only some landmark buildings noted. Therefore, no buildings are depicted on the maps.

B.6.c. Aerial Photographs

Copies of the aerial photographs are attached in Appendix G. The following is a summary of the information reviewed.

1938 - 1957

The Site is developed as a multi-building farmstead, which extends onto the existing parcel to the northwest. A railroad track borders the Site to the north. A road borders the Site to the east. A divided road, similar to Highway 10, borders the Site to the South. The surrounding land is developed as cultivated cropland with scattered farmsteads to the north, east, southeast and northwest.

1966 - 2000

A commercial building is apparent in the west-central portion of the Site. An addition to the west side of the building is apparent by 1980 and extends onto the parcel to the northwest. Automobile parking or storage is apparent around the building and along Highway 10 extending onto parcel to the northwest. The Site is bordered by a railroad track to the north with the land further to the north progressively developed into its current commercial uses. The existing building adjacent to the north across the railroad tracks is first apparent in 1997. The farmstead to the east of Sunfish Lake Boulevard is redeveloped into commercial use. The land to the south of Highway 10 is a mixture of undeveloped land and residential and commercial development. The manufactured home community further to the northwest is apparent.

2003 - 2015

The existing gasoline station/convenience store is apparent in its current configuration. No significant changes are noted on the surrounding properties except that the existing multi-tenant commercial building adjacent northwest and the existing hotel adjacent southwest across Highway 10 are apparent.

B.6.d. City Directory Information

City directories were reviewed for Highway 10 and Sunfish Lake Boulevard. The following is a summary of the information reviewed.

The following occupants were listed as occupying the Site for the indicated years:

6401 Highway 10 NW
No listings (1977 - 2002)
Taco John's (2007)
Sunfish Express (2007 - 2012)

6415 Highway 10 NW
Greenberg's Inc. and/or Greenberg's Olds (1977 - 1987)
Mark Signs & Graphics (1997)
McKay's Rapids Auto Inc. (1997)
Various retail businesses associated with existing building (2002 - 2012)

Listing for surrounding properties along Highway 10 NW and Sunfish Lake Boulevard were predominately for commercial/light industrial uses from 1977 through 2012.

B.7. Previous Environmental Documents

No previous environmental documents regarding the Site were made available for review except the following documents in the MPCA file, as discussed in Section B.5:

- *Phase I Environmental Site Assessment, Barnett Oldsmobile/Jeep/Eagle, 6415 Highway 10 Northwest, Ramsey, Minnesota*, prepared by Science & Engineering Analysis Corporation (SEACOR), dated January 17, 1994.

- *Phase II Environmental Assessment, Barnett Oldsmobile/Jeep/Eagle, 6415 Highway 10 Northwest, Ramsey, Minnesota*, prepared by SEACOR, dated March 15, 1994.

- *Excavation Report for Petroleum Release Sites, Former Barnett Olds, 6415 Highway 10 NW, Ramsey, Minnesota, Leak 7134*, prepared by SEACOR, dated September 28, 1994.

- *Excavation Report for Petroleum Release Sites, Former Barnett Oldsmobile/Jeep/Eagle Dealership, 6415 Hwy 10 NW, Ramsey, Minnesota, Leak 7205*, prepared by SEACOR, dated October 7, 1994.

- *Phase II Report, Barnett Olds/Jeep/Eagle, Ramsey, Minnesota,* prepared by SEACOR, dated February 23, 1995.

- *Remedial Investigation Data, Former Barnett Olds Property, Ramsey, Minnesota,* prepared by SEACOR, dated March 22, 1995.

- *No Action Letter, Barnett Oldsmobile/Jeep/Eagle Site, 6415 Highway 10 Northwest, Ramsey, Minnesota,* prepared by the MPCA, dated June 14, 1995.

- *Petroleum Tank Release Site File Closure, Barnett Olds, Jeep, Eagle, 6415 Highway 10, Ramsey, Minnesota, Leak 7134*, prepared by the MPCA, dated August 22, 1995.

- *Petroleum Tank Release Site File Closure, Barnett Olds, 6415 Highway 10 Northwest, Ramsey, Minnesota, Leak 7205*, prepared by the MPCA, dated September 26, 1995.

- *Phase I Environmental Site Assessment, McKay Auto Sales, 6415 US Highway 10, Ramsey, Minnesota*, prepared by ProSource Technologies, Inc. (ProSource), dated May 3, 2000.

- *Supplemental Phase II Field Investigation Report, Former McKay's Auto, 6415 Highway 10 Northwest, Ramsey, Minnesota,* prepared by ProSource, dated August 1, 2000.

- *Excavation Report Worksheet for Petroleum Release Sites, Former McKay Auto, 6415 Highway 10 Northwest, Ramsey, Minnesota,* prepared by ProSource, dated November 30, 2001.

- *Implementation of Development Response Action Report, Former McKay Auto (Barnett Olds Property), Ramsey, Minnesota,* prepared by ProSource, dated November 30, 2001.

- *Public Water Supply Well Assessment, Barnett Anoka Motors, 6415 Highway 10 Northwest, Anoka, Minnesota, Leak 14065*, prepared by Terracon, dated January 2002.

- *Petroleum Tank Release Site File Closure (Hydraulic Lifts), Former McKay Auto, 6415 Highway 10, Ramsey, Minnesota, Leak 14284*, prepared by the MPCA, dated March 14, 2002.

C. Interviews

We contacted the following individuals to obtain knowledge or historical and current land-use information regarding the Site:

George Athans, Site owner

According to Mr. Athans, he has owned the Site for the past seven years. He indicated that the building has been vacant for approximately three years and that there is no product remaining in the underground storage tanks. Mr. Athans was not aware of any releases associated with the Site during his ownership. Mr. Athans confirmed the Site is connected to the municipal water and sanitary sewer systems and he was not aware of any past or current water wells or septic systems on the Site. Mr. Athans indicated there is a catch basin in the carwash that is connected to the municipal sewer system. Mr. Athans had no knowledge of any past releases on the Site or environmental liens against the Site.

We made inquiry to the following local government offices and/or officials with the city of Ramsey to obtain knowledge or records of historical and current land-use information regarding the Site and surrounding area:

Casey Schiferli, Fire Marshal, City of Ramsey

There have been no responses to our inquiry from Mr. Schiferli. An addendum will be provided if information is received after the issuance of this report that alters the findings of this report. Refer to Section F for a discussion regarding Data Gaps encountered during our inquiry.

D. Site Reconnaissance

The objective of the Site reconnaissance is to obtain information indicating the likelihood of identifying recognized environmental conditions in connection with the Site.

A Braun Intertec environmental professional, Kelly Brown, conducted a Site reconnaissance on November 11, 2016. Site access was provided by Matt Elder, real estate agent for Colliers International representing the Site owner; however, we were unaccompanied during the Site reconnaissance.

At the time of the Site reconnaissance, the weather was sunny and calm with a temperature of about 45 degrees Fahrenheit.

D.1. Methodology

Observations made at the time of the Site reconnaissance were conducted by physically traversing and visually observing the exterior aspects of the Site and its improvements, as well the interior areas, such as common, mechanical, storage, or other interior areas that were deemed representative of such Site improvements. Adjoining properties were visually observed from the Site boundaries or nearby public right-of-way areas.

D.2. Site Characteristics

At the time of the reconnaissance, the Site consisted of a parcel totaling approximately 1.64 acres. The Site was developed with a vacant gasoline station/convenience store with an attached carwash. Paved parking areas and driveways surround the building. The Site topography was relatively flat with a gentle slope downward toward the south.

D.3. Adjoining Property Use and Characteristics

The Site was bordered on the north by railroad tracks with commercial development located beyond; on the east by Sunfish Lake Boulevard with commercial development located beyond; on the south by Highway 10 with commercial and residential development located beyond; and on the west by a multi-tenant commercial building with a manufactured home community located beyond. The Site was located in a commercial area within the city of Ramsey.

No observations of environmental concern were noted on adjoining properties to the Site at the time of the reconnaissance.

D.4. Site Improvements and Layout

The Site was developed with a slab-on-grade 8,583 square-foot vacant gasoline station/convenience store constructed in 2002-03. A carwash tunnel was attached to the northwest side of the building. A portion of the building was also formerly occupied by an express service fast food restaurant. Seven dispensing pump islands and canopy were located along the east side of the building (the dispensing pumps were no longer present). Four underground storage tanks were located to the east of the dispensing pump islands. A vacuum station was located near the carwash entrance at the north end of the building. The building was centrally located with paved parking areas and driveways surrounding the building. The building was heated and cooled by natural gas-fired rooftop forced air units. The building was connected to the municipal water and sanitary sewer systems. Access to the Site was provided by bituminous driveways from Sunfish Lake Boulevard on the east side of the Site. A Site Sketch and Site Photographs are attached in Appendices B and H, respectively.

D.5. Pits, Ponds, Pools of Liquid, or Lagoons

No indications of pits, ponds, pools of liquid, or lagoons having the potential to contain hazardous substances or petroleum products were observed at the Site or on adjoining properties at the time of our reconnaissance.

D.6. Stained Soil, Pavement, or Corroded Surfaces

No stained soil, pavement, or surfaces such as floors, walls, or ceilings were observed at the Site at the time of our reconnaissance except for the floors in the carwash chemical storage area.

D.7. Solid Waste Disposal

At the time of the reconnaissance, no indications of waste disposal areas, observed fill, mounds, depressions, burn pits or graded areas by non-natural causes were observed at the Site that would indicate a potential for the presence of trash, construction debris, demolition debris, or other solid waste disposal.

D.8. Stressed Vegetation

No areas of stressed, discolored, stained or dead vegetation beyond what would be expected due to seasonal conditions were observed at the time of the Site reconnaissance.

D.9. Hazardous Substances

No indications of current and/or historic use, storage, staining, or spills of hazardous substances were observed at the Site at the time of the reconnaissance with the exception of very limited quantities of paints, Low pH Presoak and Wall Cleaner, High pH Presoak and Wheel Cleaner, Low pH Foaming Polish, Clear Coat Sealer, and Cable Pulling Lubricant stored in containers ranging from 1 to 5 gallons.

D.10. Petroleum Products

No indications of current and/or historic use, storage, staining, or spills of petroleum products were observed at the Site at the time of the reconnaissance except for the four underground storage tanks, as discussed below.

D.11. Storage Tanks

One 20,000-gallon gasoline UST, two 10,000-gallon gasoline USTs, and one 10,000-gallon diesel UST are registered to the Site and are located in the central portion of the eastern side of the Site. All four tanks are listed as installed on October 31, 2002. The Site owner stated that the product has been removed from all of the tanks. All of the tanks are double-walled fiberglass with spill containment, overfill protection, and leak detection.

As discussed in Section B.3.a, USTs and ASTs were registered to a former automobile dealership that occupied the Site and the existing adjoining parcel to the northwest.

A 165-gallon AST was observed in the carwash and appeared to be a flow-through tank for carwash chemicals. No evidence of a leak was observed.

D.12. Unidentified Drums and Containers

No drums containing unidentified substances suspected of being a hazardous substance or petroleum product were observed at the Site at the time of our reconnaissance.

D.13. Odors

No indications of strong, pungent, or noxious odors were observed at the time of the Site reconnaissance.

D.14. Potential PCB-Containing Electrical and Hydraulic Equipment

A slab-mounted electrical transformer was located near the southwest corner of the building. The transformer appeared to be in good condition with no indications of leaking or staining.

D.15. Wastewater Discharges

No indications of wastewater discharging into a drain, ditch, underground injection system, or stream on or adjacent to the Site were observed at the time of the reconnaissance.

Floor drains in the carwash discharge to sediment/flammable waste trap system. The system has a catch basin that is pumped out as needed. The system was connected to the municipal sewer system.

D.16. Sewage Disposal System

According to Mr. Athans, the Site is connected to municipal sewer services.

D.17. Wells

No indications of wells such as monitoring wells, dry wells, irrigation wells, injection wells, abandoned wells, or other non-potable wells were observed at the Site at the time of the reconnaissance.

D.18. Potable Water Supply

According to Mr. Athans, the Site is connected to municipal water services.

D.19. Additional On-Site Observations

An inedible restaurant grease container was located in a room in the southwest corner of the building. Staining was apparent on the wall and floor around the grease container.

Markers for a CenterPoint Energy natural gas pipeline were observed along the south and east boundaries of the Site parallel with Highway 10 and Sunfish Lake Boulevard, respectively.

Various suspect asbestos-containing materials (ACM) were observed in the Site building during the reconnaissance. Suspect materials observed included thermal system insulation, drywall, and various types of floor materials and ceiling materials. The observations conducted during this assessment are not intended to represent an asbestos building survey as defined by the MDH or other regulatory agencies.

E. Summary of Land-Use Activities

E.1. Historical Site and Adjoining Property Land Use

Our research has revealed that the Site had been used as a farmstead from at least 1938 through at least 1957. The Site was then occupied by a commercial building from 1965 until 2001. The commercial building was located in the west-central portion of the Site and extended northwesterly onto what is now the adjoining parcel. Past occupants of the commercial building included automobile sales and services businesses and a sign and graphics business. The automobile dealerships were identified on the storage

tank, leak site, hazardous waste generator, and Voluntary Investigation and Cleanup Program databases. Petroleum impacted soils and groundwater have been documented on the Site from the past automobile sales and services uses. The existing Site building was constructed in 2002-03 as a gasoline station/convenience store with an attached carwash. The surrounding area was historically developed as cultivated cropland with scattered farmsteads and has been progressively redeveloped for commercial uses.

E.2. Current Site and Adjoining Property Land Use

At the time of this assessment, the Site consisted of an approximate 1.64-acre parcel developed with a vacant gasoline station/convenience store with an attached carwash. The building has been vacant for approximately the past three years. Four empty underground storage tanks are located on the Site. The surrounding area is developed for commercial uses.

F. Limiting Conditions and Data Gaps

The findings and conclusions presented in this report are based on procedures described in ASTM Practice E1527-13, inquiries with public officials, available literature cited in this report, conditions noted at the time of our Phase I ESA, and our interpretation of the information obtained as part of this Phase I ESA. Our findings and conclusions are limited to the specific project and properties described in this report and by the accuracy and completeness of information provided by others.

An environmental site assessment cannot wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with a property within reasonable limits of time and cost.

In performing its services, Braun Intertec used that degree of care and skill ordinarily exercised under similar circumstances by reputable members of its profession currently practicing in the same locality. No warranty, express or implied, is made.

No data gaps were identified during the Phase I ESA process, with the exception of the following:

- Responses to our inquiries to local government offices and/or officials were not received prior to issuance of the assessment.

The identified data gaps did not affect the environmental professional's ability to render opinions regarding conditions indicative of a release or threatened release.

G. Findings

The findings include identified known or suspect recognized environmental conditions, controlled recognized environmental conditions, historical recognized conditions, *de minimis* conditions and additional issues in connection with the Site.

The following findings are based on the results of our assessment:

- Information regarding the Site was available back to 1938. The information indicates that the Site was developed at that time with an apparent farmstead that extended northwesterly onto the adjoining parcel. Based on available information, it is reasonable to assume that the first developed use of the Site was as a farmstead.

- The Site was occupied by a commercial building from 1965 until 2001. The commercial building was located in the west-central portion of the Site and extended northwesterly onto the adjoining parcel. Past occupants of the commercial building included automobile sales and services businesses and a sign and graphics business. The automobile dealership was identified on the storage tank, leak site, hazardous waste generator, and Voluntary Investigation and Cleanup Program databases.

- Underground storage tanks, fuel dispensing pumps, sand traps with drainfields, in-ground hydraulic lifts, a water well, and a domestic septic system were associated with the automobile dealerships. Some of the underground storage tanks, the fuel dispensing pumps, one of the sand traps and drainfields, some of the in-ground hydraulic lifts, and the domestic septic system were located on the Site. The automobile dealership building and the systems discussed above were demolished, sealed, and/or removed by 2001.

- Four petroleum tank releases have been reported at the Site in association with the former automobile dealerships. The Site is also listed twice on the VIC database. All of the leak and VIC files have been closed by the MPCA indicating that investigation/cleanup of the reported releases had been completed to the satisfaction of the MPCA. A review of the regulatory files indicates that some petroleum-related contaminated soils remained on the Site and that low level petroleum impacts to groundwater on the Site were documented.

- The existing Site building was constructed in 2002-03 as a gasoline station/convenience store with an attached carwash. The Site building has been vacant for the past three years. No releases of hazardous substances or petroleum products have been reported in association with the existing building.

- Four underground storage tanks are located on the Site. The tanks are empty of product.
- Very limited quantities of paints and car washing chemicals are present at the Site.
- The city of Ramsey is considering purchasing the Site and demolishing the existing structures.
- The government database records review identified several regulated facilities within the vicinity of the Site.

H. Opinions

According to the User, the Phase I ESA was conducted in association with the purchase of the Site. Opinions expressed herein are influenced by the stated reason for conducting the Phase I ESA. Furthermore, the expressed opinions might not be applicable to alternate reasons for reliance on the content of the Phase I ESA.

H.1. Recognized Environmental Conditions

A recognized environmental condition is defined by ASTM Practice E1527-13 as: "the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: 1) due to any release to the environment, 2) under conditions indicative of a release to the environment, or 3) under conditions that pose a material threat of a future release to the environment. *De minimis* conditions are not recognized environmental conditions."

This assessment identified no recognized environmental conditions in connection with the Site, with the exception of the following:

- The Site was formerly occupied by automobile dealerships. The automobile dealerships were identified on the storage tank, leak site, hazardous waste generator, and Voluntary Investigation and Cleanup Program databases. Soil and groundwater impacts on the Site and the adjacent parcel to the west were documented in association with these database listings. This represents a recognized environmental condition.
- The existing Site building was constructed in 2002-03 as a gasoline station/convenience store with an attached carwash. Four empty underground storage tanks are located on the Site. There is a potential for past unreported releases associated with the use of the tanks. This represents a recognized environmental condition.

H.2. Controlled Recognized Environmental Conditions

A controlled recognized environmental condition is defined by ASTM Practice E1527-13 as "a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls."

This assessment identified no controlled recognized environmental conditions in connection with the Site.

H.3. Historical Recognized Environmental Conditions

A historical recognized environmental condition is defined by ASTM Practice E1527-13 as "a past release of any hazardous substances or petroleum products that has occurred in connection with the Site and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the Site to any required controls."

This assessment identified no historical recognized environmental conditions in connection with the Site.

H.4. *De Minimis* Conditions

A *de minimis* condition is defined by ASTM Practice E1527-13 as "a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies."

The following findings are considered *de minimis* conditions:

- The Site was used for farmstead purposes from at least 1938 through 1957. It is our opinion that the use of the Site for farmstead purposes is considered a *de minimis* condition for the Site.

- The government database records review identified several regulated facilities in the vicinity of the Site. Based on mitigating factors that affect the apparent significance of the identified facilities on the Site, such as regulatory status, distance from the Site, location of the facility in relation to the groundwater flow direction, and/or the database(s) the identified regulated facilities are listed on, it is our opinion that the identified regulated facilities are considered *de minimis* conditions.

H.5. Additional Considerations

An additional consideration is a condition that does not meet the definition of a recognized environmental condition, controlled recognized environmental condition, or historical recognized environmental condition but, in our opinion, should be brought to the attention of the User. The following additional considerations were identified during the Phase I ESA.

Historically, farmstead buildings and a commercial building were located on the Site. It is unknown if the demolition debris associated with the buildings was buried on the Site or hauled away for disposal. The potential exists that buried materials are present at the Site that may require management as solid or hazardous waste if encountered during future earthwork or redevelopment activities. If fill soils, which could include demolition debris and other wastes, are encountered during such activities, then additional evaluation of the fill soils might be required for management and disposal purposes.

Braun Intertec prepared a hazardous material survey report on November 28, 2016 pertaining to the Site building that identified and quantified asbestos-containing materials (ACM), lead-based paint, and other hazardous materials that would require special management, handling and disposition prior to demolition.

I. Conclusions

We have conducted this Phase I ESA of the Site in general conformance with the scope and limitations of ASTM Practice E1527-13. Any exceptions to, or deletions from, this practice are described in Section F of this report.

This assessment identified no recognized environmental conditions in connection with the Site, with the exception of the following:

- The Site was formerly occupied by automobile dealerships. The automobile dealerships were identified on the storage tank, leak site, hazardous waste generator, and Voluntary Investigation and Cleanup Program databases. Soil and groundwater impacts on the Site and the adjacent parcel to the west were documented in association with these database listings. This represents a recognized environmental condition.

- The existing Site building was constructed in 2002-03 as a gasoline station/convenience store with an attached carwash. Four empty underground storage tanks are located on the Site. There is a potential for past unreported releases associated with the use of the tanks. This represents a recognized environmental condition.

This assessment identified no controlled recognized environmental conditions or historical recognized environmental conditions in connection with the Site.

J. References

References are listed in Appendix I.

K. Environmental Professional Statement and Qualifications

We have the specific qualifications based on education, training, and experience to assess a property of the nature, history and setting of the subject property. We have developed and performed the all-appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Qualifications of the environmental professional and the qualifications of the personnel conducting the site reconnaissance and interviews, if conducted by someone other than an environmental professional, are attached in Appendix J.

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312.

BRAUN INTERTEC CORPORATION

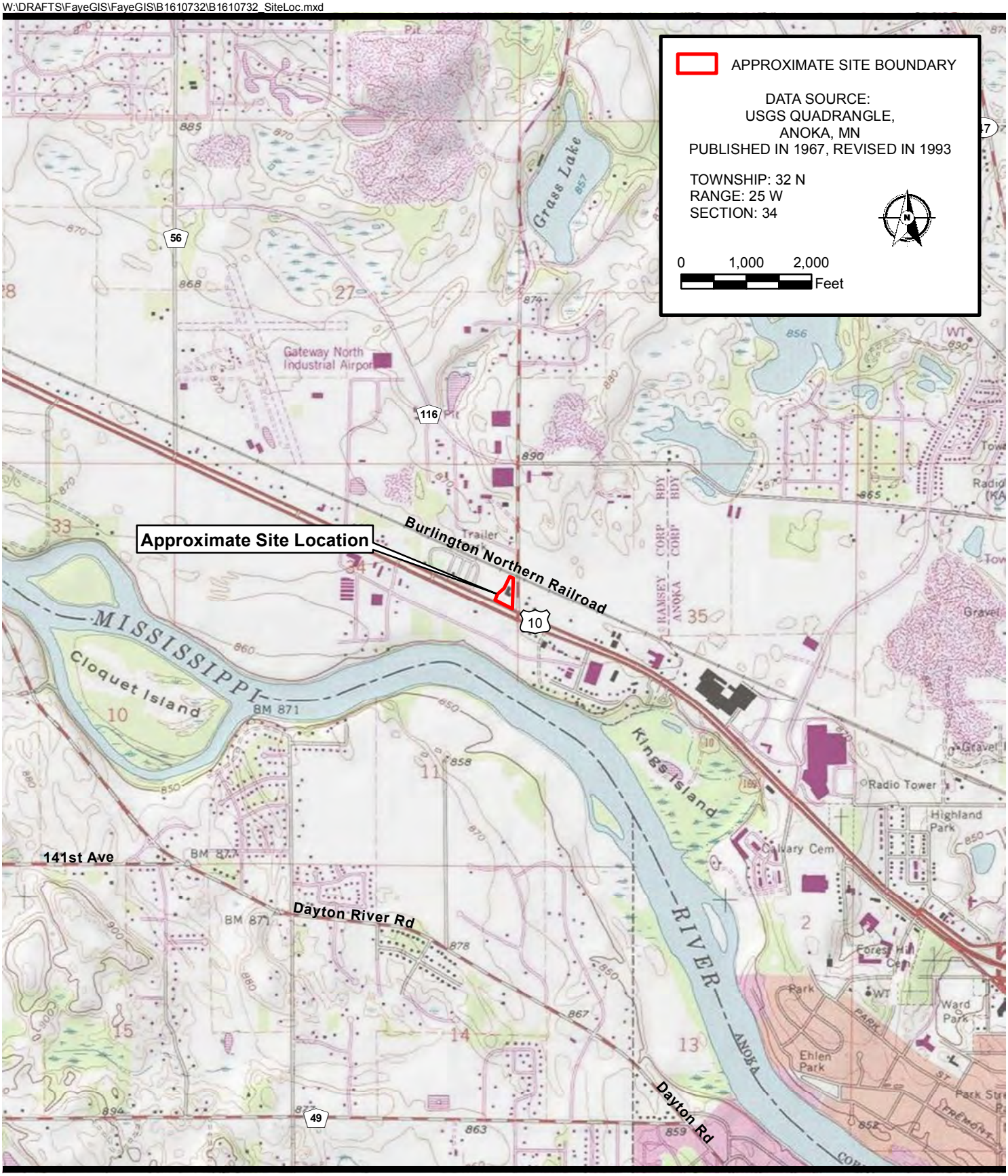
Kelly W. Brown
Senior Scientist

James E. Stephan
Senior Scientist

Appendix A

Site Location Map

W:\DRAFTS\FayeGIS\FayeGIS\B1610732\B1610732_SiteLoc.mxd



Sheet: 1 of 1

Fig. 1

Project No:	B1610732
Drawing No.	B1610732_SiteLoc
Scale:	1 in = 2,000 ft
Drawn By:	FER
Date Drawn:	11/10/16
Checked By:	KWB
Last Modified:	11/10/16

SITE LOCATION MAP

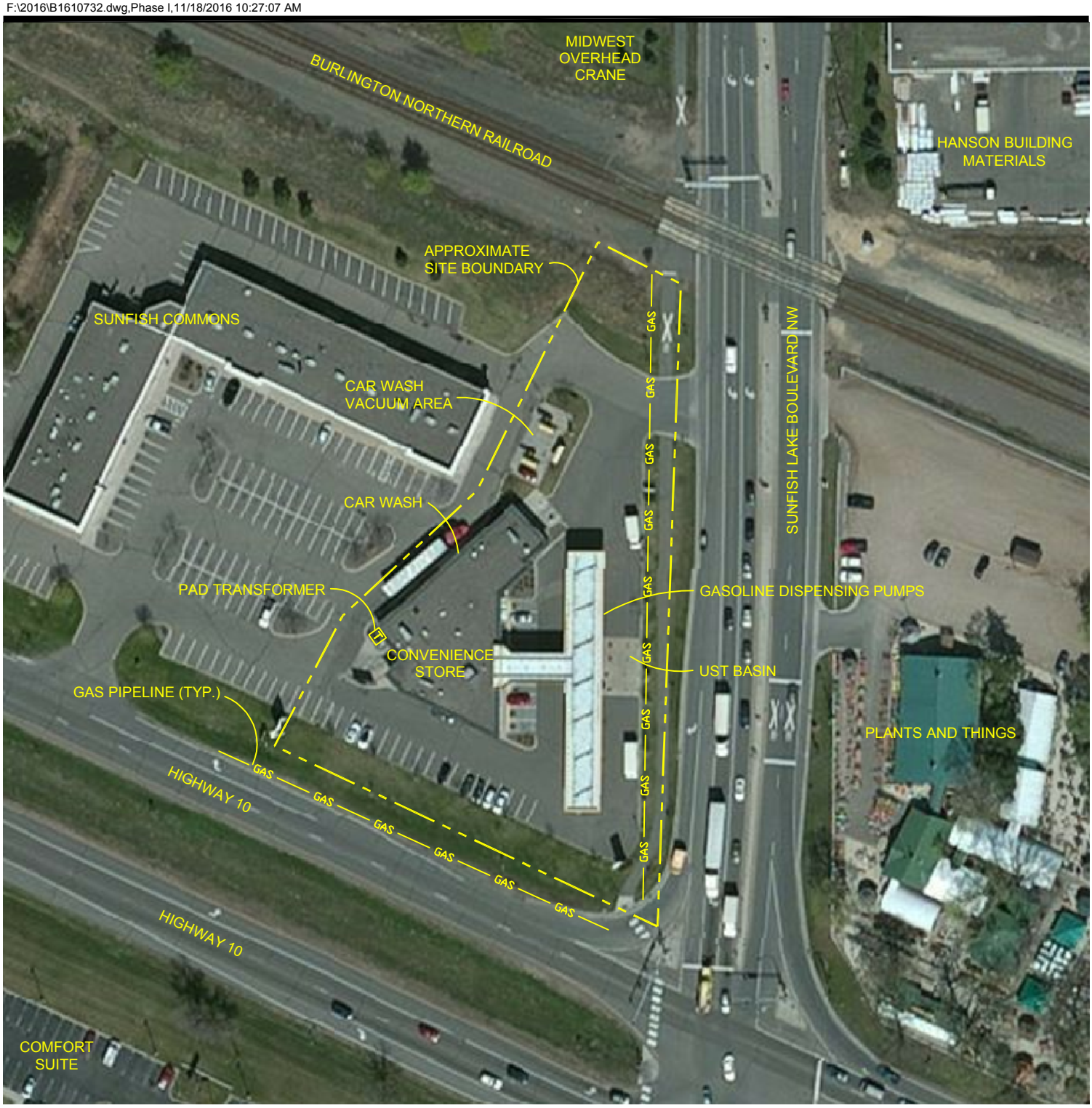
GASOLINE STATION - CONVENIENCE STORE
6401 HIGHWAY 10
RAMSEY, MINNESOTA

BRAUN INTERTEC
11001 Hampshire Avenue So.
Minneapolis, MN 55438
PH. (952) 995-2000
FAX (952) 995-2020

Appendix B

Site Sketch

F:\2016\B1610732.dwg,Phase I,11/18/2016 10:27:07 AM



N

50 0 100

SCALE: 1" = 100'

Sheet: of

Fig: 2

Project No:	B1610732
Drawing No:	B1610732
Scale:	1" = 100'
Drawn By:	JMS
Date Drawn:	11/15/16
Checked By:	KWB
Last Modified:	11/18/16

SITE SKETCH

PHASE I ENVIRONMENTAL SITE ASSESSMENT
GASOLINE STATION - CONVENIENCE STORE
6401 HIGHWAY 10
RAMSEY, MINNESOTA

BRAUN INTERTEC
The Science You Build On.
11001 Hampshire Avenue S
Minneapolis, MN 55438
PH. (952) 995-2000
FAX (952) 995-2020

Appendix C

Anoka County Property Information

Identify
Select the feature type you would like to identify from the dropdown below, then click a point on the map to find features at that location
PARCELS
Base Map
2014 Aerial
13900
SUNFISH LAKE BLVD N
6390
6250
6415
6401
6255
6440
HIGHWAY 10
HIGHWAY 10
ANOKA COUNTY

Welcome to the Web site of
Anoka County
Minnesota

Property Account Summary

Current General Information	
Property ID	34-32-25-14-0027
Situs Address	6401 HWY 10 NW , RAMSEY, MN 55303-0000
Property Description	LOT 2 BLOCK 1 SUNFISH COMMONS, SUBJ TO EASE OF REC
Last Sale Price	1,558,514.00
Last Sale Date	12/10/2008
Last Sale Document Type	WDEE WARRANTY DEED
Linked Property Group Position	
Status	Active
Abstract/Torrens	Abstract

Parties	
Role	Name
Owner	SERIES SUNFISH OF ATHANS HOLDINGS LLC

Document Recording Process Dates	
Abstract Documents Have Been Recorded Through	10/27/2016
Abstract Documents Have Been Mailed Through	10/27/2016
Torrens Documents Have Been Recorded Through	10/28/2016
Torrens Documents Have Been Mailed Through	10/28/2016

Active Certificates Of Title		
Type	Certificate Number	Certificate Date
No Certificates Found		

Documents Recorded Within 30 Days Of "Recorded Through" Dates Above			
Type	Abstract/Torrens	Recorded Number	Recorded Date
No Documents Found			

Property Characteristics	
Lot Size	NE70*445*298*409
Year Built	2003

* Lot Size: Approximate lot size in feet, clockwise beginning with the direction the lot faces

Tax District Information	
City Name	RAMSEY
School District Number and Name	ANOKA-HENNEPIN SCHOOL DISTRICT #11

Property Classification		
Tax Year	Classification	
2016	3A-Commercial/Industrial/Public Utility	
2015	3A-Commercial/Industrial/Public Utility	

Property Values		
Tax Year	Description	Amount
2017	Est Market Land (MKLND)	450,700
2017	Est Market Improvement (MKIMP)	562,200
2017	Market Value Prior to Hstd Excl. (TMVP)	1,012,900
2017	Taxable Market (TMTV)	1,012,900
2017	Est Market (MKTTL)	1,012,900
2016	Taxable Market (TMTV)	986,000
2016	Est Market (MKTTL)	986,000
2016	Market Value Prior to Hstd Excl. (TMVP)	986,000
2015	Taxable Market (TMTV)	979,600
2015	Est Market (MKTTL)	979,600
2015	Market Value Prior to Hstd Excl. (TMVP)	979,600

Tax Amounts for M1PR

Tax Year	Description	Amount
2016	Total Tax Amounts - Before Payments	38,490.07
2016	Special Assessments (Included in Total)	3,488.93

Payment History for Past Three Years

Date Paid	Tax Year	Principal	Interests, Penalties and Costs	Amount Paid
10/12/2016	2016	19,245.04	0.00	19,245.04
05/16/2016	2016	19,245.03	0.00	19,245.03
10/13/2015	2015	18,232.89	0.00	18,232.89
05/15/2015	2015	18,232.88	0.00	18,232.88
10/14/2014	2014	24,591.86	0.00	24,591.86
05/14/2014	2014	24,591.86	0.00	24,591.86

No Charges are currently due.

Developed by Manatron, Inc.
@2010 All rights reserved.
Version 1.0.5590.10027

Appendix D

Environmental Risk Information Services, Ltd. Report

ENVIRONMENTAL RISK INFORMATION SERVICES

DATABASE REPORT

Project Property:	*Gasoline Station/Convenience Store* *6401 Highway 10* *Ramsey MN 55303*
Project No:	*B1610732*
Report Type:	*Database Report*
Order No:	*20161109074*
Requested by:	*Braun Intertec Corporation*
Date Completed:	*November 9, 2016*

Environmental Risk Information Services
A division of Glacier Media Inc.
P: 1.866.517.5204
E: info@erisinfo.com

www.erisinfo.com

Table of Contents

Table of Contents.....2
Executive Summary.....3
Executive Summary: Report Summary.....4
Executive Summary: Site Report Summary - Project Property.....7
Executive Summary: Site Report Summary - Surrounding Properties.....8
Executive Summary: Summary by Data Source.....20
Map.....35
Aerial.....38
Detail Report.....39
Unplottable Summary.....211
Unplottable Report.....213
Appendix: Database Descriptions.....236
Definitions.....244

Notice: IMPORTANT LIMITATIONS and YOUR LIABILITY

Reliance on information in Report: This report DOES NOT replace a full Phase I Environmental Site Assessment but is solely intended to be used as database review of environmental records.

License for use of information in Report: No page of this report can be used without this cover page, this notice and the project property identifier. The information in Report(s) may not be modified or re-sold.

Your Liability for misuse: Using this Service and/or its reports in a manner contrary to this Notice or your agreement will be in breach of copyright and contract and ERIS may obtain damages for such mis-use, including damages caused to third parties, and gives ERIS the right to terminate your account, rescind your license to any previous reports and to bar you from future use of the Service.

No warranty of Accuracy or Liability for ERIS: The information contained in this report has been produced by ERIS Information Inc. ("ERIS") using various sources of information, including information provided by Federal and State government departments. The report applies only to the address and up to the date specified on the cover of this report, and any alterations or deviation from this description will require a new report. This report and the data contained herein does not purport to be and does not constitute a guarantee of the accuracy of the information contained herein and does not constitute a legal opinion nor medical advice. Although ERIS has endeavored to present you with information that is accurate, ERIS disclaims, any and all liability for any errors, omissions, or inaccuracies in such information and data, whether attributable to inadvertence, negligence or otherwise, and for any consequences arising therefrom. Liability on the part of ERIS is limited to the monetary value paid for this report.

Trademark and Copyright: You may not use the ERIS trademarks or attribute any work to ERIS other than as outlined above. This Service and Report(s) are protected by copyright owned by ERIS Information Inc. Copyright in data used in the Service or Report(s) (the "Data") is owned by ERIS or its licensors. The Service, Report(s) and Data may not be copied or reproduced in whole or in any substantial part without prior written consent of ERIS.

Executive Summary

Property Information:

Project Property: *Gasoline Station/Convenience Store*
6401 Highway 10 Ramsey MN 55303

Project No: *B1610732*

Coordinates:

Latitude:	*45.221155*
Longitude:	*-93.429888*
UTM Northing:	*5,007,608.28*
UTM Easting:	*466,248.83*
UTM Zone:	*UTM Zone 15T*

Elevation: *863 FT*

Order Information:

Order No: *20161109074*
Date Requested: *November 9, 2016*
Requested by: *Braun Intertec Corporation*
Report Type: *Database Report*

Historicals/Products:

Executive Summary: Report Summary

Database	Searched	Search Radius	Project Property	Within 0.12mi	.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
Standard Environmental Records								
Federal								
NPL	Y	1	0	0	0	0	0	0
PROPOSED NPL	Y	1	0	0	0	0	0	0
DELETED NPL	Y	.5	0	0	0	0	-	0
SEMS	Y	.5	0	0	0	0	-	0
SEMS ARCHIVE	Y	.5	0	0	0	0	-	0
CERCLIS	Y	.5	0	0	0	0	-	0
CERCLIS NFRAP	Y	.5	0	0	0	0	-	0
CERCLIS LIENS	Y	PO	0	-	-	-	-	0
RCRA CORRACTS	Y	1	0	0	0	0	1	1
RCRA TSD	Y	.5	0	0	0	0	-	0
RCRA LQG	Y	.25	0	0	0	-	-	0
RCRA SQG	Y	.25	0	0	0	-	-	0
RCRA CESQG	Y	.25	0	2	9	-	-	11
RCRA NON GEN	Y	.25	0	1	5	-	-	6
FED ENG	Y	.5	0	0	0	0	-	0
FED INST	Y	.5	0	0	0	0	-	0
ERNS 1982 TO 1986	Y	PO	0	-	-	-	-	0
ERNS 1987 TO 1989	Y	PO	0	-	-	-	-	0
ERNS	Y	PO	0	-	-	-	-	0
FED BROWNFIELDS	Y	.5	0	0	0	0	-	0
FEMA UST	Y	.25	0	0	0	-	-	0
State								
PLP	Y	1	0	0	0	0	0	0
WIMN	Y	.5	1	7	16	75	-	99
SHWS	Y	.5	0	0	0	0	-	0
SWF/LF	Y	.5	0	0	0	2	-	2
LCP	Y	.5	0	0	0	0	-	0
UNPERMITTED LF	Y	.5	0	0	0	2	-	2

Database	Searched	Search Radius	Project Property	Within 0.12mi	.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
LUST	Y	.5	0	1	0	3	-	4
DEL LUST	Y	.5	0	0	0	0	-	0
LAST	Y	.5	0	1	0	2	-	3
LEAKSITES	Y	.5	0	3	2	0	-	5
DELISTED LST	Y	.5	0	0	0	0	-	0
UST	Y	.25	1	2	1	-	-	4
AST	Y	.25	0	2	1	-	-	3
TANKS	Y	.25	0	0	0	-	-	0
INST	Y	.5	0	0	0	0	-	0
VIC	Y	.5	0	2	0	7	-	9
BROWNFIELDS	Y	.5	0	1	0	0	-	1
Tribal								
INDIAN LUST	Y	.5	0	0	0	0	-	0
INDIAN UST	Y	.25	0	0	0	-	-	0
DELISTED ILST	Y	.5	0	0	0	0	-	0
DELISTED IUST	Y	.25	0	0	0	-	-	0
County	***No County standard environmental record sources available for this State.***							
Additional Environmental Records								
Federal								
DELISTED FED DRY	Y	.25	0	0	0	-	-	0
FINDS/FRS	Y	PO	0	-	-	-	-	0
TRIS	Y	PO	0	-	-	-	-	0
HMIRS	Y	.125	0	0	-	-	-	0
NCDL	Y	PO	0	-	-	-	-	0
ODI	Y	.5	0	0	0	0	-	0
IODI	Y	.5	0	0	0	0	-	0
TSCA	Y	.125	0	0	-	-	-	0
HIST TSCA	Y	.125	0	0	-	-	-	0
FTTS ADMIN	Y	PO	0	-	-	-	-	0
FTTS INSP	Y	PO	0	-	-	-	-	0
PRP	Y	PO	0	-	-	-	-	0
SCRD DRYCLEANER	Y	.5	0	0	0	0	-	0
ICIS	Y	PO	0	-	-	-	-	0
FED DRYCLEANERS	Y	.25	0	0	0	-	-	0
FUDS	Y	1	0	0	0	0	0	0
MLTS	Y	PO	0	-	-	-	-	0
HIST MLTS	Y	PO	0	-	-	-	-	0
MINES	Y	.25	0	0	0	-	-	0
State								

Database	Searched	Search Radius	Project Property	Within 0.12mi	.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
SPILLS	Y	.125	0	0	-	-	-	0
AG SPILLS	Y	.125	0	0	-	-	-	0
CDL	Y	PO	0	-	-	-	-	0
FEEDLOTS	Y	.5	0	0	0	1	-	1
Tribal	***No Tribal additional environmental record sources available for this State.***							
County	***No County additional environmental record sources available for this State.***							
Total:			2	22	34	92	1	151

**** PO – Property Only***
**** 'Property and adjoining properties' database search radii are set at 0.25 miles.***

Executive Summary: Site Report Summary - Project Property

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
1	WIMN	Sunfish Express	6401 W Highway 10 (null) Ramsey MN 55303	S	0.02 / 80.41	-1	39
1	UST	Sunfish Express	6401 W Highway 10 Ramsey MN 55303	S	0.02 / 80.41	-1	39
			Tank Site / Active?: *123312 / No* ***Tank Status Code / MPCA Tank No / Tank Status:*** *10 / Out of Service, 10 / Out of Service, 10 / Out of Service, 10 / Out of Service*				

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
2	AST	Mckays Rapids Auto Sales, Leasing	6415 Highway 10 NW Ramsey MN 553034551	W	0.07 / 376.98	-2	45
			Tank Site / Active?: 4548 / Yes ***Tank Status Code / Mpca Tank NO / Tank Status:*** 3 / Active, 3 / Active, 3 / Active				
2	LEAKSITES	Barnett Oldsmobile/Jeep/Eagle	6415 Hwy 10 NW Ramsey MN 55303	W	0.07 / 376.98	-2	51
2	LEAKSITES	Barnett Oldsmobile/Jeep/Eagle	6415 Hwy 10 NW Ramsey MN 55303	W	0.07 / 376.98	-2	53
2	LEAKSITES	Former McKay Auto	6415 Hwy 10 NW Ramsey MN 55303	W	0.07 / 376.98	-2	54
2	WIMN	McKay's Auto Sales	6415 Highway 10 NW (null) Ramsey MN 55303	W	0.07 / 376.98	-2	56
2	WIMN	Barnett Olds Amc Jeep Renault	6415 Highway 10 NW (null) Ramsey MN 55303	W	0.07 / 376.98	-2	56
2	WIMN	Barnett Oldsmobile	6415 Hwy 10 NW (null) Ramsey MN 55303	W	0.07 / 376.98	-2	56
2	RCRA CESQG	MCKAY`S AUTO SALES	6415 HIGHWAY 10 NW RAMSEY MN 553034551	W	0.07 / 376.98	-2	57
2	RCRA NON GEN	BARNETT OLDS AMC JEEP RENAULT	6415 HIGHWAY 10 NW ANOKA MN 553034551	W	0.07 / 376.98	-2	59
2	UST	Mckays Rapids Auto Sales, Leasing	6415 Highway 10 NW Ramsey MN 553034551	W	0.07 / 376.98	-2	60
			Tank Site / Active?: 4548 / Yes ***Tank Status Code / MPCA Tank No / Tank Status:*** 5 / Removed, 5 / Removed, 5 / Removed, 5 / Removed				
2	VIC	Barnett Olds	6415 Highway 10 Northwest Ramsey MN 55303	W	0.07 / 376.98	-2	67
2	VIC	Barnett Olds #2	6415 Highway 10 Northwest Ramsey MN 55303	W	0.07 / 376.98	-2	72

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
3	AST	Parabody, Inc	6410 Highway 10 Anoka MN 55303	S	0.08 / 399.68	-3	77
			Tank Site / Active?: 55434 / Yes ***Tank Status Code / Mpca Tank NO / Tank Status:*** 3 / Active				
3	WIMN	Parabody, Inc	6410 Highway 10 (null) Ramsey MN 55303	S	0.08 / 399.68	-3	80
4	RCRA CESQG	LISTUL INDUSTRIES	13900 SUNFISH LAKE BLVD RAMSEY MN 55303	NNE	0.12 / 633.11	5	80
5	LUST	Former Amoco #14673	6360 Highway 10 NW Ramsey MN 55303	SE	0.12 / 648.53	-2	81
5	WIMN	Amoco #14673	6360 Highway 10 NW (null) Ramsey MN 55303	SE	0.12 / 648.53	-2	83
5	UST	Amoco #14673	6360 Highway 10 NW Ramsey MN 55303	SE	0.12 / 648.53	-2	83
			Tank Site / Active?: 20820 / Yes ***Tank Status Code / MPCA Tank No / Tank Status:*** 5 / Removed, 5 / Removed, 5 / Removed				
6	BROWNFIELDS	Peck Construction	13900 Sunfish Lake Blvd NW Ramsey MN 55303	S	0.12 / 652.18	-4	90
			Tank Site / Active?: 4542 / No				
6	LAST	Peck Construction	13900 Sunfish Lake Blvd NW Ramsey MN 55303	S	0.12 / 652.18	-4	91
			Tank Site / Active?: 17432 / No ***Leaksite Type Desc / Complete Site Closure Dt:*** Both Leak/PBP Site - 06/08/2009 00:00:00				
6	WIMN	Midwest Overhead Crane Corp	13900 Sunfish Lake Blvd NW (null) Ramsey MN 55303	S	0.12 / 652.18	-4	92
6	WIMN	Peck Construction	13900 Sunfish Lake Blvd NW (null) Ramsey MN 55303	S	0.12 / 652.18	-4	93
7	WIMN	Jac Auto Repair & Sales	6336 Highway 10 NW (null) Ramsey MN 55303	SE	0.15 / 807.41	-2	93
7	RCRA CESQG	JAC AUTO REPAIR & SALES	6336 HIGHWAY 10 NW RAMSEY MN 553034527	SE	0.15 / 807.41	-2	93
8	WIMN	All-Brite Graphics LLC	6320 Highway 10 NW (null) Ramsey MN 55303	SE	0.17 / 905.93	-2	94

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
8	RCRA CESQG	ALL BRITE GRAPHICS	6320 HIGHWAY 10 NW ANOKA MN 553034500	SE	0.17 / 905.93	-2	95
9	WIMN	JDI Signs & Graphics	6451 McKinley St NW Ste P (null) Ramsey MN 55303	NNW	0.17 / 917.41	5	96
9	RCRA CESQG	JDI SIGNS & GRAPHICS	6451 MCKINLEY ST NW STE P RAMSEY MN 55303	NNW	0.17 / 917.41	5	96
10	AST	Command Tooling Systems	13931 Sunfish Lake Blvd NW Ramsey MN 55303 ***Tank Site / Active?:*** 119666 / Yes ***Tank Status Code / Mpca Tank NO / Tank Status:*** 3 / Active	NNE	0.17 / 918.43	6	97
10	WIMN	Command Tooling Systems	13931 Sunfish Lake Blvd NW (null) Ramsey MN 55303	NNE	0.17 / 918.43	6	99
10	RCRA CESQG	COMMAND TOOLING SYSTEMS	13931 SUNFISH LAKE BLVD NW RAMSEY MN 55303	NNE	0.17 / 918.43	6	100
11	WIMN	Oak Terrace Mobile Home Park	6545 Highway 10 NW (null) Ramsey MN 55303	WNW	0.18 / 926.94	-2	101
12	WIMN	Digital Tool & Automation	6501 McKinley St NW (null) Ramsey MN 55303	NW	0.19 / 989.07	4	101
12	RCRA CESQG	DIGITAL TOOL & AUTOMATION	6501 MCKINLEY ST NW RAMSEY MN 553039121	NW	0.19 / 989.07	4	102
13	WIMN	Carbon Products/Division of Graphel Corp	6251 McKinley St NW (null) Ramsey MN 55303	ENE	0.20 / 1,034.04	6	102
14	LEAKSITES	Hunts Bus Co	14000 Sunfish Lake Blvd Ramsey MN 55303	N	0.21 / 1,106.79	8	103
14	WIMN	American Trade A Bus Inc	14000 Sunfish Lake Blvd NW (null) Ramsey MN 55303	N	0.21 / 1,106.79	8	104
14	WIMN	V-Tech Motorsports Inc	14000 Sunfish Lake Blvd Ste I (null) Ramsey MN 55303	N	0.21 / 1,106.79	8	105

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
14	WIMN	T&g Land Inc	14000 Sunfish Lake Blvd (null) Ramsey MN 55303	N	0.21 / 1,106.79	8	105
14	RCRA CESQG	V-TECH MOTORSPORTS INC	14000 SUNFISH LAKE BLVD STE I RAMSEY MN 55303	N	0.21 / 1,106.79	8	105
14	RCRA NON GEN	AMERICAN TRADE A BUS INC	14000 SUNFISH LAKE BLVD NW RAMSEY MN 553034541	N	0.21 / 1,106.79	8	106
14	RCRA NON GEN	TRADE A BUS	14000 SUNFISH LANE BLVD ANOKA MN 55303	N	0.21 / 1,106.79	8	107
14	RCRA NON GEN	T AND G LAND INC	14000 SUNFISH LAKE BLVD ANOKA MN 55303	N	0.21 / 1,106.79	8	109
14	UST	T&g Land Inc	14000 Sunfish Lake Blvd Ramsey MN 55303	N	0.21 / 1,106.79	8	110
			Tank Site / Active?: 11464 / No ***Tank Status Code / MPCA Tank No / Tank Status:*** 5 / Removed, 5 / Removed, 5 / Removed, 5 / Removed				
15	LEAKSITES	Blue Line Collision Inc	6260 Highway 10 NW Ramsey MN 55303	SE	0.22 / 1,136.46	-2	116
15	WIMN	Blue Line Collision Center	6260 Highway 10 NW (null) Ramsey MN 55303	SE	0.22 / 1,136.46	-2	118
15	WIMN	Blue Line Collision Inc	6260 Highway 10 NW (null) Ramsey MN 55303	SE	0.22 / 1,136.46	-2	118
15	RCRA CESQG	BLUE LINE COLLISION CENTER	6260 HIGHWAY 10 NW RAMSEY MN 55303	SE	0.22 / 1,136.46	-2	119
16	WIMN	Anoka Ramsey Automotive - Hwy 10	6262 Highway 10 NW (null) Ramsey MN 55303	SE	0.22 / 1,145.34	-2	120
16	RCRA NON GEN	ANOKA RAMSEY AUTOMOTIVE - HWY 10	6262 HIGHWAY 10 NW RAMSEY MN 55303	SE	0.22 / 1,145.34	-2	121
17	WIMN	Accent Home & Kitchen Center Inc	6250 McKinley St NW (null) Ramsey MN 55303	ENE	0.22 / 1,146.48	7	122

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
17	RCRA CESQG	ACCENT PRECISION WOOD PRODUCTS	6250 MCKINLEY ST NW RAMSEY MN 553039116	ENE	0.22 / 1,146.48	7	122
18	RCRA NON GEN	CARPET STUDIO	6260 N HWY 10 RAMSEY MN 55303	SE	0.22 / 1,153.84	-2	123
19	WIMN	Quality Forklift Sales & Service Inc	6246 Highway 10 (null) Ramsey MN 55303	SE	0.23 / 1,237.01	-2	124
20	WIMN	Automated EDM Inc	6231 McKinley St NW (null) Ramsey MN 55303	ENE	0.25 / 1,295.70	6	125
20	RCRA CESQG	AUTOMATED EDM INC	6231 MCKINLEY ST NW RAMSEY MN 55303	ENE	0.25 / 1,295.70	6	125
21	WIMN	Dynamic Group Inc - Ramsey	13911 Unity St NW (null) Ramsey MN 55303	ENE	0.26 / 1,355.89	4	126
22	WIMN	Lano Equipment	6228 Highway 10 NW (null) Ramsey MN 55303	SE	0.27 / 1,416.45	-2	126
22	VIC	Lano Equipment Inc	6228 Highway 10 NW Ramsey MN 55303	SE	0.27 / 1,416.45	-2	127
22	VIC	Lano Equipment Inc #2	6228 Highway 10 NW Ramsey MN 55303	SE	0.27 / 1,416.45	-2	131
23	WIMN	Arrow Components Corp	6230 Mckinley St NW Ste A (null) Ramsey MN 55303	E	0.28 / 1,475.11	4	136
23	WIMN	Plateworks Inc - Ramsey	6230 McKinley St NW Ste B (null) Ramsey MN 55303	E	0.28 / 1,475.11	4	136
23	WIMN	Mat Inc	6230 McKinley St NW Ste E (null) Ramsey MN 55303	E	0.28 / 1,475.11	4	136
23	WIMN	Solo Manufacturing Inc	6230 McKinley St NW Ste C (null) Ramsey MN 55303	E	0.28 / 1,475.11	4	137

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
24	WIMN	Northern Oxygen Service Inc	6650 Highway 10 NW (null) Ramsey MN 55303	WNW	0.30 / 1,588.96	-3	137
25	WIMN	Integrity Tool & Engineering	6221 Mckinley St NW (null) Ramsey MN 55303	E	0.30 / 1,601.81	3	137
26	WIMN	Sauter & Sons Inc - Azurite St	14050 Azurite St NW (null) Ramsey MN 55303	NNW	0.30 / 1,608.85	7	138
26	WIMN	Tims Rv Service	14050 Azurite St NW (null) Ramsey MN 55303	NNW	0.30 / 1,608.85	7	138
26	WIMN	Pearsons Trucking Inc	14050 Azurite Blvd (null) Ramsey MN 55303	NNW	0.30 / 1,608.85	7	138
27	WIMN	Vance Brothers Inc	14021 Azurite St NW (null) Ramsey MN 55303	NNW	0.31 / 1,637.72	7	138
28	LUST	Ace Solid Waste	6601 McKinley St NW Ramsey MN 55303	NW	0.31 / 1,639.87	7	139
28	WIMN	Ace Solid Waste Inc - Ramsey	6601 McKinley St NW (null) Ramsey MN 55303	NW	0.31 / 1,639.87	7	140
28	WIMN	Ace Solid Waste Office & Truck Facility	6601 McKinley St NW (null) Ramsey MN 55303	NW	0.31 / 1,639.87	7	141
28	WIMN	Ace Solid Waste	6601 McKinley St NW (null) Ramsey MN 55303	NW	0.31 / 1,639.87	7	141
28	SWF/LF	Ace Solid Waste Recycling Transfer PBR	6601 McKinley St NW Ramsey MN 55303	NW	0.31 / 1,639.87	7	141
28	VIC	Ace Solid Waste - Ramsey	6601 McKinley Street NW Ramsey MN 55303	NW	0.31 / 1,639.87	7	142
29	WIMN	Cullinan Rigging & Erecting Inc	6815 McKinley St NW (null) Ramsey MN 55303	NW	0.32 / 1,677.47	7	152
30	WIMN	Dahlheimer Beverage LLC	13554 Tungsten St NW (null) Ramsey MN 55303	SE	0.32 / 1,698.04	-7	152

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
31	WIMN	Alpha Power & Technology	14000 Unity St (null) Ramsey MN 55303	NE	0.32 / 1,707.14	8	152
31	WIMN	Addition to Dedicated Networks	14000 Unity Street NW (null) Ramsey MN 55303	NE	0.32 / 1,707.14	8	152
32	WIMN	Minnesota Tool & Die Works Inc	6220 McKinley St NW (null) Ramsey MN 55303	E	0.33 / 1,755.49	2	153
33	WIMN	Welsh Engine Sales	6150 Highway 10 NW (null) Ramsey MN 55303	ESE	0.34 / 1,769.27	-3	153
34	WIMN	Coated Abrasive Products Co	14059 Sunfish Lake Blvd (null) Ramsey MN 55303	N	0.34 / 1,801.55	24	153
35	WIMN	Kovar Sales	14047 Azurite St NW (null) Ramsey MN 55303	NNW	0.34 / 1,820.89	7	153
36	WIMN	Westside Auto Body	6140 1/2 NW Highway 10 (null) Ramsey MN 55303	ESE	0.35 / 1,862.98	-3	154
37	WIMN	Marshall Concrete Products Inc	14041 Unity St NW (null) Ramsey MN 55303	NE	0.37 / 1,929.19	6	154
38	WIMN	Mississippi River Trail	Address Unknown (null) Ramsey MN 55303	W	0.37 / 1,931.03	-4	154
39	WIMN	Lano Equipment Inc	6140 Highway 10 NW (null) Ramsey MN 55303	ESE	0.37 / 1,957.06	-3	155
40	WIMN	Sign-Zone Inc - Ramsey	6400 Bunker Lake Blvd NW (null) Andover MN 55303	N	0.38 / 2,022.41	26	155
41	WIMN	Mate Punch & Die Co	6400 Industry Ave (null) Ramsey MN 55303	N	0.38 / 2,031.09	26	155
42	WIMN	Boart Longyear Co - Anoka	6300 Industry Ave (null) Ramsey MN 55303	NNE	0.39 / 2,051.15	27	156

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
42	WIMN	Utili Trax Contracting Partnership	6300 Industry Ave (null) Ramsey MN 55303	NNE	0.39 / 2,051.15	27	156
43	WIMN	Superior Striping Inc	14021 Basalt St NW (null) Ramsey MN 55303	NW	0.39 / 2,065.37	7	156
44	WIMN	Rockford Autobody	14000 Basalt St NW (null) Ramsey MN 55303	NW	0.40 / 2,101.88	7	156
45	WIMN	Gibbs Lawn	6300 Bunker Lake Blvd NW (null) Ramsey MN 55303	NNE	0.40 / 2,101.99	27	157
46	WIMN	Marshall Concrete Products Inc - Ramsey	14141 Unity St NW (null) Ramsey MN 55303	NE	0.40 / 2,124.35	19	157
47	WIMN	Tag Machine - Ramsey - CSW	See location description (null) Ramsey MN 55303	NNW	0.41 / 2,156.77	6	157
48	WIMN	Casey General Stores #1988	14131 Sunfish Lake Blvd (null) Ramsey MN 55303	N	0.41 / 2,158.17	28	157
49	WIMN	Baker White Inc	6111 Highway 10 NW (null) Ramsey MN 55303	ESE	0.42 / 2,199.07	-3	158
50	WIMN	Chips Tool Repair Inc	6250 Bunker Lake Blvd Ste 206 (null) Ramsey MN 55303	NNE	0.42 / 2,207.09	22	158
51	WIMN	Blue Chip Engineering Inc	6250 Bunker Lake Blvd NW Ste 111 (null) Ramsey MN 55303	NNE	0.42 / 2,208.44	23	158
51	WIMN	Specialized Coatings Inc	6250 Bunker Lake Blvd NW Ste 214 (null) Ramsey MN 55303	NNE	0.42 / 2,208.44	23	159
51	WIMN	JR Data Solutions Inc	6250 Bunker Lake Blvd NW Ste 204 (null) Ramsey MN 55303	NNE	0.42 / 2,208.44	23	159
51	WIMN	Countryside Printing Inc	6250 Bunker Lake Blvd NW Ste 113 (null) Ramsey MN 55303	NNE	0.42 / 2,208.44	23	159

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
51	WIMN	First Cut Products Inc	6250 Bunker Lake Blvd NW Ste 104 (null) Ramsey MN 55303	NNE	0.42 / 2,208.44	23	159
51	WIMN	Bailey Woodworking	6250 Bunker Lake Blvd NW Ste 216 (null) Ramsey MN 55303	NNE	0.42 / 2,208.44	23	160
51	WIMN	AR Honing	6250 Bunker Lake Blvd NW Ste 219 (null) Ramsey MN 55303	NNE	0.42 / 2,208.44	23	160
51	WIMN	Quail Manufacturing Co Inc	6250 Bunker Lake Blvd NW Ste 222 (null) Ramsey MN 55303	NNE	0.42 / 2,208.44	23	160
52	LUST	Dannys Trannys	14050 Basalt St NW Ramsey MN 55303	NW	0.42 / 2,211.23	7	161
52	WIMN	St. Paul Terminals - Ramsey	14050 Basalt St NW (null) Ramsey MN 55303	NW	0.42 / 2,211.23	7	162
52	WIMN	St. Paul Terminal - Ramsey #2	14050 Basalt St NW (null) Ramsey MN 55303	NW	0.42 / 2,211.23	7	163
52	WIMN	St Paul Terminals dba SPTs Metal Express	14050 Basalt St NW (null) Ramsey MN 55303	NW	0.42 / 2,211.23	7	163
52	VIC	St. Paul Terminal - Ramsey	14050 Basalt Street Northwest Ramsey MN 55303	NW	0.42 / 2,211.23	7	163
52	VIC	St. Paul Terminal - Ramsey #2	14050 Basalt Street Northwest Ramsey MN 55303	NW	0.42 / 2,211.23	7	169
52	VIC	St. Paul Terminal - Ramsey #3	14050 Basalt Street Northwest Ramsey MN 55303	NW	0.42 / 2,211.23	7	176
53	WIMN	Julian M Johnson Construction Corp	6191 140th Ave NW (null) Ramsey MN 55303	ENE	0.42 / 2,229.15	8	183
54	LAST	City Of Ramsey Industrial Lot	14140 Azurite St NW Ramsey MN 55303	NNW	0.42 / 2,230.23	5	183

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
			Tank Site / Active?: 16117 / No ***Leaksite Type Desc / Complete Site Closure Dt:*** Both Leak/PBP Site - 06/24/2005 00:00:00				
54	WIMN	Outside Services Inc	14140 Azurite St (null) Ramsey MN 55303	NNW	0.42 / 2,230.23	5	185
54	WIMN	City Of Ramsey Industrial Lot	14140 Azurite St NW (null) Ramsey MN 55303	NNW	0.42 / 2,230.23	5	185
54	VIC	14140 Azurite	14140 Azurite NW Ramsey MN 55303	NNW	0.42 / 2,230.23	5	185
55	WIMN	Detail Tool & Engineering Inc	6511 Industry Ave (null) Ramsey MN 55303	NNW	0.43 / 2,249.16	7	190
56	WIMN	Simhof Manufacturing Tech	6250 Industry Ave Ste 112 (null) Ramsey MN 55303	NNE	0.43 / 2,255.02	20	190
56	WIMN	Just Precision Inc	6250 Bunker Lake Blvd Ste 213 (null) Ramsey MN 55303	NNE	0.43 / 2,255.02	20	191
56	WIMN	Spider Staging Corp	6250 Industry Ave Ste 108 (null) Ramsey MN 55303	NNE	0.43 / 2,255.02	20	191
56	WIMN	Tech One Motorsports Inc	6250 Industry Ave Ste 106 (null) Ramsey MN 55303	NNE	0.43 / 2,255.02	20	191
57	FEEDLOTS	Fred Peterson Farm	6106 Highway 10 NW Anoka MN 55303	ESE	0.44 / 2,314.65	-3	191
57	LUST	Anoka Independent Grain And Feed	6106 Highway 10 NW Ramsey MN 55303	ESE	0.44 / 2,314.65	-3	193
57	WIMN	Anoka Independent Grain And Feed	6106 Highway 10 NW (null) Ramsey MN 55303	ESE	0.44 / 2,314.65	-3	195
57	WIMN	Fred Peterson Farm	6106 Highway 10 NW (null) Anoka MN 55303	ESE	0.44 / 2,314.65	-3	195
58	WIMN	Midwest Car Care - Ramsey	6745 Highway 10 NW (null) Ramsey MN 55303	WNW	0.44 / 2,345.75	0	195

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
59	WIMN	Hitech Motorsport Inc - Ramsey	13915 Radium St NW Ste C (null) Ramsey MN 55303	ENE	0.45 / 2,359.57	5	196
59	WIMN	Die Concepts Inc	13915 Radium St NW Ste F (null) Ramsey MN 55303	ENE	0.45 / 2,359.57	5	196
59	WIMN	Gibbs Lawn - Radium Street	13915 Radium St NW Ste D (null) Ramsey MN 55303	ENE	0.45 / 2,359.57	5	196
60	WIMN	Zero Zone Refrigeration	6151 140th Ave NW (null) Ramsey MN 55303	ENE	0.45 / 2,374.38	6	196
61	WIMN	Anoka County State Hospital Demo Fill	See location description (null) Ramsey MN 55303	NNE	0.46 / 2,408.23	22	197
61	UNPERMITTED LF	Anoka County State Hospital Demo Fill	See location description (null) Ramsey MN 55303	NNE	0.46 / 2,408.23	22	197
62	LAST	Parabody Inc	6043 Highway 10 NW Ste 1 Ramsey MN 55303	ESE	0.46 / 2,431.80	-3	197
			Tank Site / Active?: 11062 / No ***Leaksite Type Desc / Complete Site Closure Dt:*** Leak Site - 06/29/1998 00:00:00				
62	WIMN	Burg Electronic Recovery	6043 Highway 10 NW Ste 1 (null) Anoka MN 55303	ESE	0.46 / 2,431.80	-3	199
62	WIMN	Earth First Computer Recycling	6043 Highway 10 NW Ste 3 (null) Anoka MN 55303	ESE	0.46 / 2,431.80	-3	199
62	SWF/LF	Burg Electronic Recovery E-PBR	6043 Highway 10 NW Ste 1 Ramsey MN 55303	ESE	0.46 / 2,431.80	-3	200
63	WIMN	Noard Machine Tool Inc - Anoka	6760 Highway 10 NW (null) Ramsey MN 55303	WNW	0.46 / 2,437.91	-1	200
63	WIMN	Anoka Ramsey Sport Center	6760 Highway 10 NW (null) Ramsey MN 55303	WNW	0.46 / 2,437.91	-1	201
64	WIMN	Blass Automotive	6100 Industry Ave (null) Ramsey MN 55303	NE	0.47 / 2,476.61	17	201

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
64	WIMN	Renolette Trucking	6100 Industry Ave Ste 201 (null) Ramsey MN 55303	NE	0.47 / 2,476.61	17	201
65	WIMN	Basalt Properties, LLC	14100 Basalt St NW (null) Ramsey MN 55303	NNW	0.47 / 2,488.24	5	202
66	WIMN	Ve-Ve, Inc Caustic Soaps	See location description (null) Ramsey MN 55303	NNW	0.48 / 2,509.75	7	202
66	UNPERMITTED LF	Ve-Ve, Inc Caustic Soaps	See location description (null) Ramsey MN 55303	NNW	0.48 / 2,509.75	7	202
67	WIMN	Pro Power Sports & Marine Inc	6781 Highway 10 NW (null) Ramsey MN 55303	WNW	0.49 / 2,610.83	1	203
68	RCRA CORRACTS	IMI CORNELIUS INC	1055 WEST MAIN STREET ANOKA MN 553030000	ESE	0.93 / 4,919.09	13	203

Executive Summary: Summary by Data Source

Standard

Federal

RCRA CORRACTS - RCRA CORRACTS-Corrective Action

A search of the RCRA CORRACTS database, dated Sep 6, 2016 has found that there are 1 RCRA CORRACTS site(s) within approximately 1.00 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
IMI CORNELIUS INC	1055 WEST MAIN STREET ANOKA MN 553030000	ESE	0.93 / 4,919.09	68

RCRA CESQG - RCRA Conditionally Exempt Small Quantity Generators List

A search of the RCRA CESQG database, dated Sep 6, 2016 has found that there are 11 RCRA CESQG site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
LISTUL INDUSTRIES	13900 SUNFISH LAKE BLVD RAMSEY MN 55303	NNE	0.12 / 633.11	4
JDI SIGNS & GRAPHICS	6451 MCKINLEY ST NW STE P RAMSEY MN 55303	NNW	0.17 / 917.41	9
COMMAND TOOLING SYSTEMS	13931 SUNFISH LAKE BLVD NW RAMSEY MN 55303	NNE	0.17 / 918.43	10
DIGITAL TOOL & AUTOMATION	6501 MCKINLEY ST NW RAMSEY MN 553039121	NW	0.19 / 989.07	12
V-TECH MOTORSPORTS INC	14000 SUNFISH LAKE BLVD STE I RAMSEY MN 55303	N	0.21 / 1,106.79	14
ACCENT PRECISION WOOD PRODUCTS	6250 MCKINLEY ST NW RAMSEY MN 553039116	ENE	0.22 / 1,146.48	17
AUTOMATED EDM INC	6231 MCKINLEY ST NW RAMSEY MN 55303	ENE	0.25 / 1,295.70	20

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
MCKAY`S AUTO SALES	6415 HIGHWAY 10 NW RAMSEY MN 553034551	W	0.07 / 376.98	2
JAC AUTO REPAIR & SALES	6336 HIGHWAY 10 NW RAMSEY MN 553034527	SE	0.15 / 807.41	7
ALL BRITE GRAPHICS	6320 HIGHWAY 10 NW ANOKA MN 553034500	SE	0.17 / 905.93	8
BLUE LINE COLLISION CENTER	6260 HIGHWAY 10 NW RAMSEY MN 55303	SE	0.22 / 1,136.46	15

RCRA NON GEN - RCRA Non-Generators

A search of the RCRA NON GEN database, dated Sep 6, 2016 has found that there are 6 RCRA NON GEN site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
T AND G LAND INC	14000 SUNFISH LAKE BLVD ANOKA MN 55303	N	0.21 / 1,106.79	14
TRADE A BUS	14000 SUNFISH LANE BLVD ANOKA MN 55303	N	0.21 / 1,106.79	14
AMERICAN TRADE A BUS INC	14000 SUNFISH LAKE BLVD NW RAMSEY MN 553034541	N	0.21 / 1,106.79	14

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
BARNETT OLDS AMC JEEP RENAULT	6415 HIGHWAY 10 NW ANOKA MN 553034551	W	0.07 / 376.98	2
ANOKA RAMSEY AUTOMOTIVE - HWY 10	6262 HIGHWAY 10 NW RAMSEY MN 55303	SE	0.22 / 1,145.34	16
CARPET STUDIO	6260 N HWY 10 RAMSEY MN 55303	SE	0.22 / 1,153.84	18

State

WIMN - What's in My Neighborhood - Contaminated Sites

A search of the WIMN database, dated Jun 22, 2016 has found that there are 99 WIMN site(s) within approximately 0.50 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
JDI Signs & Graphics	6451 McKinley St NW Ste P (null) Ramsey MN 55303	NNW	0.17 / 917.41	9
Command Tooling Systems	13931 Sunfish Lake Blvd NW (null) Ramsey MN 55303	NNE	0.17 / 918.43	10
Digital Tool & Automation	6501 McKinley St NW (null) Ramsey MN 55303	NW	0.19 / 989.07	12
Carbon Products/Division of Graphel Corp	6251 McKinley St NW (null) Ramsey MN 55303	ENE	0.20 / 1,034.04	13
American Trade A Bus Inc	14000 Sunfish Lake Blvd NW (null) Ramsey MN 55303	N	0.21 / 1,106.79	14
V-Tech Motorsports Inc	14000 Sunfish Lake Blvd Ste I (null) Ramsey MN 55303	N	0.21 / 1,106.79	14
T&g Land Inc	14000 Sunfish Lake Blvd (null) Ramsey MN 55303	N	0.21 / 1,106.79	14
Accent Home & Kitchen Center Inc	6250 McKinley St NW (null) Ramsey MN 55303	ENE	0.22 / 1,146.48	17
Automated EDM Inc	6231 McKinley St NW (null) Ramsey MN 55303	ENE	0.25 / 1,295.70	20
Dynamic Group Inc - Ramsey	13911 Unity St NW (null) Ramsey MN 55303	ENE	0.26 / 1,355.89	21
Arrow Components Corp	6230 Mckinley St NW Ste A (null) Ramsey MN 55303	E	0.28 / 1,475.11	23
Plateworks Inc - Ramsey	6230 McKinley St NW Ste B (null) Ramsey MN 55303	E	0.28 / 1,475.11	23

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
Mat Inc	6230 McKinley St NW Ste E (null) Ramsey MN 55303	E	0.28 / 1,475.11	23
Solo Manufacturing Inc	6230 McKinley St NW Ste C (null) Ramsey MN 55303	E	0.28 / 1,475.11	23
Integrity Tool & Engineering	6221 Mckinley St NW (null) Ramsey MN 55303	E	0.30 / 1,601.81	25
Sauter & Sons Inc - Azurite St	14050 Azurite St NW (null) Ramsey MN 55303	NNW	0.30 / 1,608.85	26
Tims Rv Service	14050 Azurite St NW (null) Ramsey MN 55303	NNW	0.30 / 1,608.85	26
Pearsons Trucking Inc	14050 Azurite Blvd (null) Ramsey MN 55303	NNW	0.30 / 1,608.85	26
Vance Brothers Inc	14021 Azurite St NW (null) Ramsey MN 55303	NNW	0.31 / 1,637.72	27
Ace Solid Waste Inc - Ramsey	6601 McKinley St NW (null) Ramsey MN 55303	NW	0.31 / 1,639.87	28
Ace Solid Waste Office & Truck Facility	6601 McKinley St NW (null) Ramsey MN 55303	NW	0.31 / 1,639.87	28
Ace Solid Waste	6601 McKinley St NW (null) Ramsey MN 55303	NW	0.31 / 1,639.87	28
Cullinan Rigging & Erecting Inc	6815 McKinley St NW (null) Ramsey MN 55303	NW	0.32 / 1,677.47	29
Alpha Power & Technology	14000 Unity St (null) Ramsey MN 55303	NE	0.32 / 1,707.14	31
Addition to Dedicated Networks	14000 Unity Street NW (null) Ramsey MN 55303	NE	0.32 / 1,707.14	31

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
Minnesota Tool & Die Works Inc	6220 McKinley St NW (null) Ramsey MN 55303	E	0.33 / 1,755.49	32
Coated Abrasive Products Co	14059 Sunfish Lake Blvd (null) Ramsey MN 55303	N	0.34 / 1,801.55	34
Kovar Sales	14047 Azurite St NW (null) Ramsey MN 55303	NNW	0.34 / 1,820.89	35
Marshall Concrete Products Inc	14041 Unity St NW (null) Ramsey MN 55303	NE	0.37 / 1,929.19	37
Sign-Zone Inc - Ramsey	6400 Bunker Lake Blvd NW (null) Andover MN 55303	N	0.38 / 2,022.41	40
Mate Punch & Die Co	6400 Industry Ave (null) Ramsey MN 55303	N	0.38 / 2,031.09	41
Boart Longyear Co - Anoka	6300 Industry Ave (null) Ramsey MN 55303	NNE	0.39 / 2,051.15	42
Utili Trax Contracting Partnership	6300 Industry Ave (null) Ramsey MN 55303	NNE	0.39 / 2,051.15	42
Superior Striping Inc	14021 Basalt St NW (null) Ramsey MN 55303	NW	0.39 / 2,065.37	43
Rockford Autobody	14000 Basalt St NW (null) Ramsey MN 55303	NW	0.40 / 2,101.88	44
Gibbs Lawn	6300 Bunker Lake Blvd NW (null) Ramsey MN 55303	NNE	0.40 / 2,101.99	45
Marshall Concrete Products Inc - Ramsey	14141 Unity St NW (null) Ramsey MN 55303	NE	0.40 / 2,124.35	46
Tag Machine - Ramsey - CSW	See location description (null) Ramsey MN 55303	NNW	0.41 / 2,156.77	47

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
Casey General Stores #1988	14131 Sunfish Lake Blvd (null) Ramsey MN 55303	N	0.41 / 2,158.17	48
Chips Tool Repair Inc	6250 Bunker Lake Blvd Ste 206 (null) Ramsey MN 55303	NNE	0.42 / 2,207.09	50
Blue Chip Engineering Inc	6250 Bunker Lake Blvd NW Ste 111 (null) Ramsey MN 55303	NNE	0.42 / 2,208.44	51
Specialized Coatings Inc	6250 Bunker Lake Blvd NW Ste 214 (null) Ramsey MN 55303	NNE	0.42 / 2,208.44	51
JR Data Solutions Inc	6250 Bunker Lake Blvd NW Ste 204 (null) Ramsey MN 55303	NNE	0.42 / 2,208.44	51
Countryside Printing Inc	6250 Bunker Lake Blvd NW Ste 113 (null) Ramsey MN 55303	NNE	0.42 / 2,208.44	51
First Cut Products Inc	6250 Bunker Lake Blvd NW Ste 104 (null) Ramsey MN 55303	NNE	0.42 / 2,208.44	51
Bailey Woodworking	6250 Bunker Lake Blvd NW Ste 216 (null) Ramsey MN 55303	NNE	0.42 / 2,208.44	51
AR Honing	6250 Bunker Lake Blvd NW Ste 219 (null) Ramsey MN 55303	NNE	0.42 / 2,208.44	51
Quail Manufacturing Co Inc	6250 Bunker Lake Blvd NW Ste 222 (null) Ramsey MN 55303	NNE	0.42 / 2,208.44	51
St. Paul Terminals - Ramsey	14050 Basalt St NW (null) Ramsey MN 55303	NW	0.42 / 2,211.23	52
St. Paul Terminal - Ramsey #2	14050 Basalt St NW (null) Ramsey MN 55303	NW	0.42 / 2,211.23	52
St Paul Terminals dba SPTs Metal Express	14050 Basalt St NW (null) Ramsey MN 55303	NW	0.42 / 2,211.23	52

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
Julian M Johnson Construction Corp	6191 140th Ave NW (null) Ramsey MN 55303	ENE	0.42 / 2,229.15	53
Outside Services Inc	14140 Azurite St (null) Ramsey MN 55303	NNW	0.42 / 2,230.23	54
City Of Ramsey Industrial Lot	14140 Azurite St NW (null) Ramsey MN 55303	NNW	0.42 / 2,230.23	54
Detail Tool & Engineering Inc	6511 Industry Ave (null) Ramsey MN 55303	NNW	0.43 / 2,249.16	55
Simhof Manufacturing Tech	6250 Industry Ave Ste 112 (null) Ramsey MN 55303	NNE	0.43 / 2,255.02	56
Just Precision Inc	6250 Bunker Lake Blvd Ste 213 (null) Ramsey MN 55303	NNE	0.43 / 2,255.02	56
Spider Staging Corp	6250 Industry Ave Ste 108 (null) Ramsey MN 55303	NNE	0.43 / 2,255.02	56
Tech One Motorsports Inc	6250 Industry Ave Ste 106 (null) Ramsey MN 55303	NNE	0.43 / 2,255.02	56
Midwest Car Care - Ramsey	6745 Highway 10 NW (null) Ramsey MN 55303	WNW	0.44 / 2,345.75	58
Hitech Motorsport Inc - Ramsey	13915 Radium St NW Ste C (null) Ramsey MN 55303	ENE	0.45 / 2,359.57	59
Die Concepts Inc	13915 Radium St NW Ste F (null) Ramsey MN 55303	ENE	0.45 / 2,359.57	59
Gibbs Lawn - Radium Street	13915 Radium St NW Ste D (null) Ramsey MN 55303	ENE	0.45 / 2,359.57	59
Zero Zone Refrigeration	6151 140th Ave NW (null) Ramsey MN 55303	ENE	0.45 / 2,374.38	60

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
Anoka County State Hospital Demo Fill	See location description (null) Ramsey MN 55303	NNE	0.46 / 2,408.23	61
Blass Automotive	6100 Industry Ave (null) Ramsey MN 55303	NE	0.47 / 2,476.61	64
Renolette Trucking	6100 Industry Ave Ste 201 (null) Ramsey MN 55303	NE	0.47 / 2,476.61	64
Basalt Properties, LLC	14100 Basalt St NW (null) Ramsey MN 55303	NNW	0.47 / 2,488.24	65
Ve-Ve, Inc Caustic Soaps	See location description (null) Ramsey MN 55303	NNW	0.48 / 2,509.75	66
Pro Power Sports & Marine Inc	6781 Highway 10 NW (null) Ramsey MN 55303	WNW	0.49 / 2,610.83	67

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
Sunfish Express	6401 W Highway 10 (null) Ramsey MN 55303	S	0.02 / 80.41	1
McKay's Auto Sales	6415 Highway 10 NW (null) Ramsey MN 55303	W	0.07 / 376.98	2
Barnett Olds Amc Jeep Renault	6415 Highway 10 NW (null) Ramsey MN 55303	W	0.07 / 376.98	2
Barnett Oldsmobile	6415 Hwy 10 NW (null) Ramsey MN 55303	W	0.07 / 376.98	2
Parabody, Inc	6410 Highway 10 (null) Ramsey MN 55303	S	0.08 / 399.68	3
Amoco #14673	6360 Highway 10 NW (null) Ramsey MN 55303	SE	0.12 / 648.53	5
Midwest Overhead Crane Corp	13900 Sunfish Lake Blvd NW (null) Ramsey MN 55303	S	0.12 / 652.18	6

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
Peck Construction	13900 Sunfish Lake Blvd NW (null) Ramsey MN 55303	S	0.12 / 652.18	6
Jac Auto Repair & Sales	6336 Highway 10 NW (null) Ramsey MN 55303	SE	0.15 / 807.41	7
All-Brite Graphics LLC	6320 Highway 10 NW (null) Ramsey MN 55303	SE	0.17 / 905.93	8
Oak Terrace Mobile Home Park	6545 Highway 10 NW (null) Ramsey MN 55303	WNW	0.18 / 926.94	11
Blue Line Collision Center	6260 Highway 10 NW (null) Ramsey MN 55303	SE	0.22 / 1,136.46	15
Blue Line Collision Inc	6260 Highway 10 NW (null) Ramsey MN 55303	SE	0.22 / 1,136.46	15
Anoka Ramsey Automotive - Hwy 10	6262 Highway 10 NW (null) Ramsey MN 55303	SE	0.22 / 1,145.34	16
Quality Forklift Sales & Service Inc	6246 Highway 10 (null) Ramsey MN 55303	SE	0.23 / 1,237.01	19
Lano Equipment	6228 Highway 10 NW (null) Ramsey MN 55303	SE	0.27 / 1,416.45	22
Northern Oxygen Service Inc	6650 Highway 10 NW (null) Ramsey MN 55303	WNW	0.30 / 1,588.96	24
Dahlheimer Beverage LLC	13554 Tungsten St NW (null) Ramsey MN 55303	SE	0.32 / 1,698.04	30
Welsh Engine Sales	6150 Highway 10 NW (null) Ramsey MN 55303	ESE	0.34 / 1,769.27	33
Westside Auto Body	6140 1/2 NW Highway 10 (null) Ramsey MN 55303	ESE	0.35 / 1,862.98	36

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
Mississippi River Trail	Address Unknown (null) Ramsey MN 55303	W	0.37 / 1,931.03	38
Lano Equipment Inc	6140 Highway 10 NW (null) Ramsey MN 55303	ESE	0.37 / 1,957.06	39
Baker White Inc	6111 Highway 10 NW (null) Ramsey MN 55303	ESE	0.42 / 2,199.07	49
Anoka Independent Grain And Feed	6106 Highway 10 NW (null) Ramsey MN 55303	ESE	0.44 / 2,314.65	57
Fred Peterson Farm	6106 Highway 10 NW (null) Anoka MN 55303	ESE	0.44 / 2,314.65	57
Burg Electronic Recovery	6043 Highway 10 NW Ste 1 (null) Anoka MN 55303	ESE	0.46 / 2,431.80	62
Earth First Computer Recycling	6043 Highway 10 NW Ste 3 (null) Anoka MN 55303	ESE	0.46 / 2,431.80	62
Noard Machine Tool Inc - Anoka	6760 Highway 10 NW (null) Ramsey MN 55303	WNW	0.46 / 2,437.91	63
Anoka Ramsey Sport Center	6760 Highway 10 NW (null) Ramsey MN 55303	WNW	0.46 / 2,437.91	63

SWF/LF - Permitted Solid Waste Facilities

A search of the SWF/LF database, dated Sep 1, 2016 has found that there are 2 SWF/LF site(s) within approximately 0.50 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
Ace Solid Waste Recycling Transfer PBR	6601 McKinley St NW Ramsey MN 55303	NW	0.31 / 1,639.87	28

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
Burg Electronic Recovery E-PBR	6043 Highway 10 NW Ste 1 Ramsey MN 55303	ESE	0.46 / 2,431.80	62

UNPERMITTED LF - Unpermitted Dump Sites

A search of the UNPERMITTED LF database, dated Sep 12, 2016 has found that there are 2 UNPERMITTED LF site(s) within approximately 0.50 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
Anoka County State Hospital Demo Fill	See location description (null) Ramsey MN 55303	NNE	0.46 / 2,408.23	61
Ve-Ve, Inc Caustic Soaps	See location description (null) Ramsey MN 55303	NNW	0.48 / 2,509.75	66

LUST - Leaking Underground Storage Tanks

A search of the LUST database, dated Sep 1, 2016 has found that there are 4 LUST site(s) within approximately 0.50 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
Ace Solid Waste	6601 McKinley St NW Ramsey MN 55303	NW	0.31 / 1,639.87	28
Dannys Trannys	14050 Basalt St NW Ramsey MN 55303	NW	0.42 / 2,211.23	52

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
Former Amoco #14673	6360 Highway 10 NW Ramsey MN 55303	SE	0.12 / 648.53	5
Anoka Independent Grain And Feed	6106 Highway 10 NW Ramsey MN 55303	ESE	0.44 / 2,314.65	57

LAST - Leaking Aboveground Storage Tanks

A search of the LAST database, dated Sep 1, 2016 has found that there are 3 LAST site(s) within approximately 0.50 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
City Of Ramsey Industrial Lot	14140 Azurite St NW Ramsey MN 55303	NNW	0.42 / 2,230.23	54

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
	***Tank Site / Active?**: 16117 / No* ***Leaksite Type Desc / Complete Site Closure Dt**: Both Leak/PBP Site - 06/24/2005 00:00:00*			

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
Peck Construction	13900 Sunfish Lake Blvd NW Ramsey MN 55303	S	0.12 / 652.18	6
	***Tank Site / Active?**: 17432 / No* ***Leaksite Type Desc / Complete Site Closure Dt**: Both Leak/PBP Site - 06/08/2009 00:00:00*			
Parabody Inc	6043 Highway 10 NW Ste 1 Ramsey MN 55303	ESE	0.46 / 2,431.80	62
	***Tank Site / Active?**: 11062 / No* ***Leaksite Type Desc / Complete Site Closure Dt**: Leak Site - 06/29/1998 00:00:00*			

LEAKSITES - Leak Sites

A search of the LEAKSITES database, dated Sep 1, 2016 has found that there are 5 LEAKSITES site(s) within approximately 0.50 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
Hunts Bus Co	14000 Sunfish Lake Blvd Ramsey MN 55303	N	0.21 / 1,106.79	14

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
Former McKay Auto	6415 Hwy 10 NW Ramsey MN 55303	W	0.07 / 376.98	2
Barnett Oldsmobile/Jeep/Eagle	6415 Hwy 10 NW Ramsey MN 55303	W	0.07 / 376.98	2
Barnett Oldsmobile/Jeep/Eagle	6415 Hwy 10 NW Ramsey MN 55303	W	0.07 / 376.98	2
Blue Line Collision Inc	6260 Highway 10 NW Ramsey MN 55303	SE	0.22 / 1,136.46	15

UST - Underground Storage Tanks

A search of the UST database, dated Sep 1, 2016 has found that there are 4 UST site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
T&g Land Inc	14000 Sunfish Lake Blvd Ramsey MN 55303	N	0.21 / 1,106.79	14

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
	***Tank Site / Active?**: 11464 / No* ***Tank Status Code / MPCA Tank No / Tank Status**: 5 / Removed, 5 / Removed, 5 / Removed, 5 / Removed*			

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
Sunfish Express	6401 W Highway 10 Ramsey MN 55303	S	0.02 / 80.41	1
	***Tank Site / Active?**: 123312 / No* ***Tank Status Code / MPCA Tank No / Tank Status**: 10 / Out of Service, 10 / Out of Service, 10 / Out of Service, 10 / Out of Service*			
Mckays Rapids Auto Sales, Leasing	6415 Highway 10 NW Ramsey MN 553034551	W	0.07 / 376.98	2
	***Tank Site / Active?**: 4548 / Yes* ***Tank Status Code / MPCA Tank No / Tank Status**: 5 / Removed, 5 / Removed, 5 / Removed, 5 / Removed*			
Amoco #14673	6360 Highway 10 NW Ramsey MN 55303	SE	0.12 / 648.53	5
	***Tank Site / Active?**: 20820 / Yes* ***Tank Status Code / MPCA Tank No / Tank Status**: 5 / Removed, 5 / Removed, 5 / Removed*			

AST - Minnesota Above Ground Storage Tanks

A search of the AST database, dated Sep 1, 2016 has found that there are 3 AST site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
Command Tooling Systems	13931 Sunfish Lake Blvd NW Ramsey MN 55303	NNE	0.17 / 918.43	10
	***Tank Site / Active?**: 119666 / Yes* ***Tank Status Code / Mpca Tank NO / Tank Status**: 3 / Active*			

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
Mckays Rapids Auto Sales, Leasing	6415 Highway 10 NW Ramsey MN 553034551	W	0.07 / 376.98	2
	***Tank Site / Active?**: 4548 / Yes* ***Tank Status Code / Mpca Tank NO / Tank Status**: 3 / Active, 3 / Active, 3 / Active*			
Parabody, Inc	6410 Highway 10 Anoka MN 55303	S	0.08 / 399.68	3
	***Tank Site / Active?**: 55434 / Yes* ***Tank Status Code / Mpca Tank NO / Tank Status**: 3 / Active*			

VIC - Voluntary Investigation and Cleanup Program List

A search of the VIC database, dated Aug 04, 2016 has found that there are 9 VIC site(s) within approximately 0.50 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
Ace Solid Waste - Ramsey	6601 McKinley Street NW Ramsey MN 55303	NW	0.31 / 1,639.87	28

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
St. Paul Terminal - Ramsey #3	14050 Basalt Street Northwest Ramsey MN 55303	NW	0.42 / 2,211.23	52
St. Paul Terminal - Ramsey #2	14050 Basalt Street Northwest Ramsey MN 55303	NW	0.42 / 2,211.23	52
St. Paul Terminal - Ramsey	14050 Basalt Street Northwest Ramsey MN 55303	NW	0.42 / 2,211.23	52
14140 Azurite	14140 Azurite NW Ramsey MN 55303	NNW	0.42 / 2,230.23	54

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
Barnett Olds	6415 Highway 10 Northwest Ramsey MN 55303	W	0.07 / 376.98	2
Barnett Olds #2	6415 Highway 10 Northwest Ramsey MN 55303	W	0.07 / 376.98	2
Lano Equipment Inc #2	6228 Highway 10 NW Ramsey MN 55303	SE	0.27 / 1,416.45	22
Lano Equipment Inc	6228 Highway 10 NW Ramsey MN 55303	SE	0.27 / 1,416.45	22

BROWNFIELDS - Petroleum Brownfields Program Sites

A search of the BROWNFIELDS database, dated Sep 1, 2016 has found that there are 1 BROWNFIELDS site(s) within approximately 0.50 miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
Peck Construction	13900 Sunfish Lake Blvd NW Ramsey MN 55303 ***Tank Site / Active?**: 4542 / No*	S	0.12 / 652.18	6

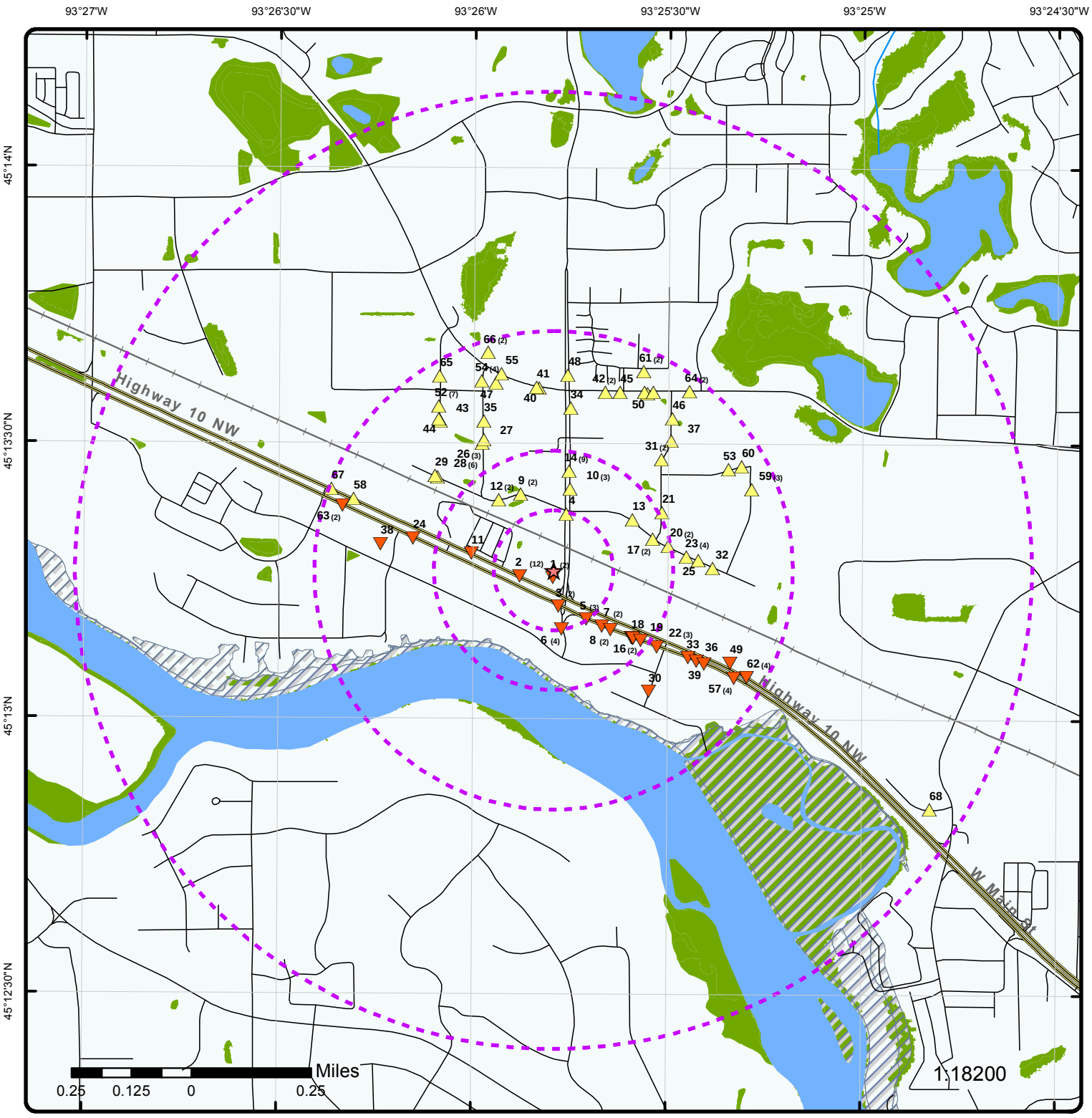
Non Standard

State

FEEDLOTS - Animal Feedlots

A search of the FEEDLOTS database, dated Sep 7, 2016 has found that there are 1 FEEDLOTS site(s) within approximately 0.50 miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
Fred Peterson Farm	6106 Highway 10 NW Anoka MN 55303	ESE	0.44 / 2,314.65	57



Map : 1 Mile Radius

Order No: 20161109074

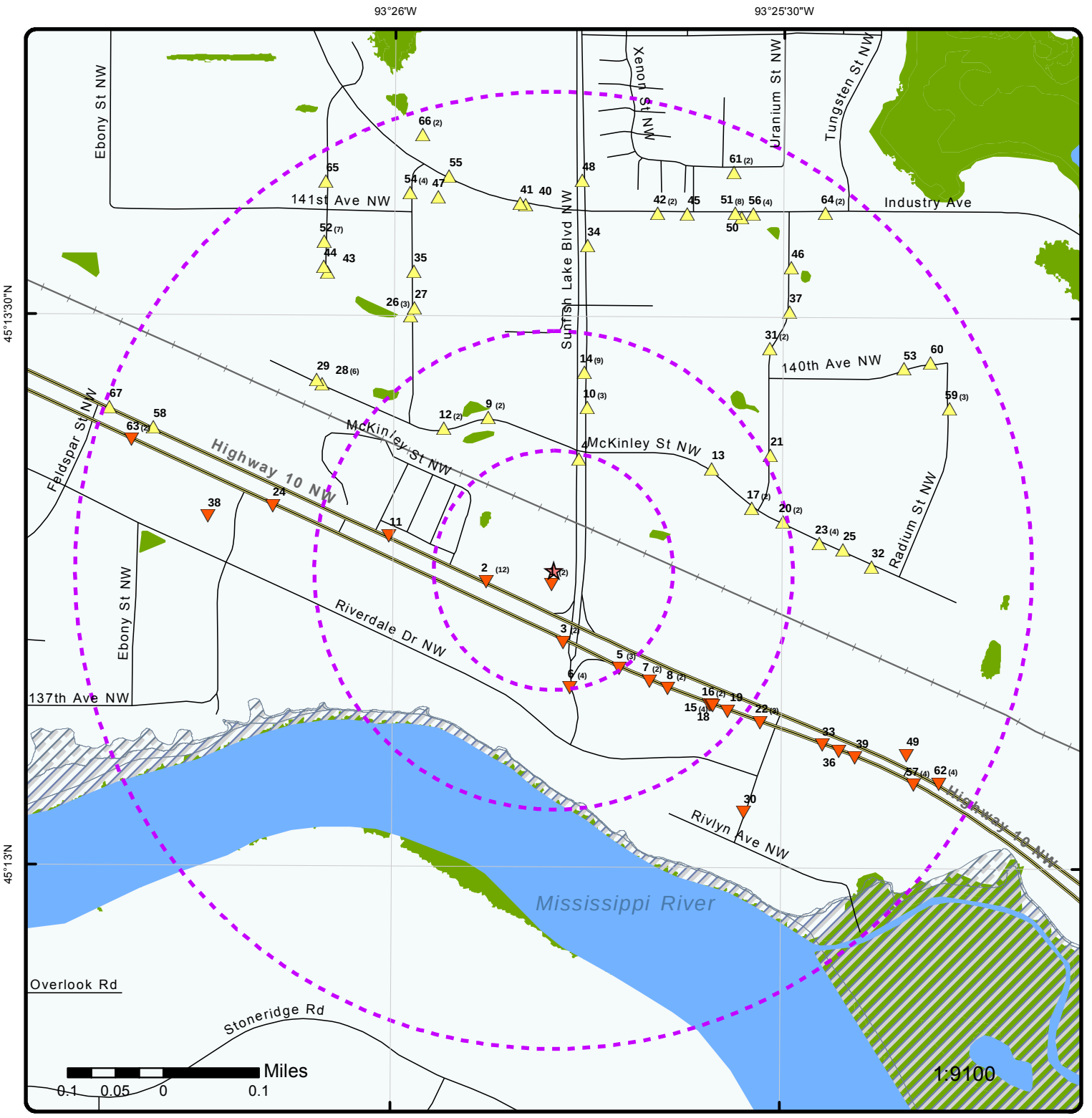
Address: 6401 Highway 10, Ramsey, MN, 55303

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

Project Property	Rails	State Boundary	FWS Special Designation Areas
Buffer Outline	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Higher Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Same Elevation	Major Roads	Indian Reserve Land	State Superfund Areas:Dept. of Defense
Eris Sites with Lower Elevation	Major Roads Ramps	Historic Fill	State Superfund Areas:NPL
Eris Sites with Unknown Elevation	Secondary Roads	100 Year Flood Zone	WQARF Areas
County Boundary	Secondary Roads Ramps	500 Year Flood Zone	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		

Source: © 2016 ESRI

© ERIS Information Inc.



Map : 0.5 Mile Radius

Order No: 20161109074

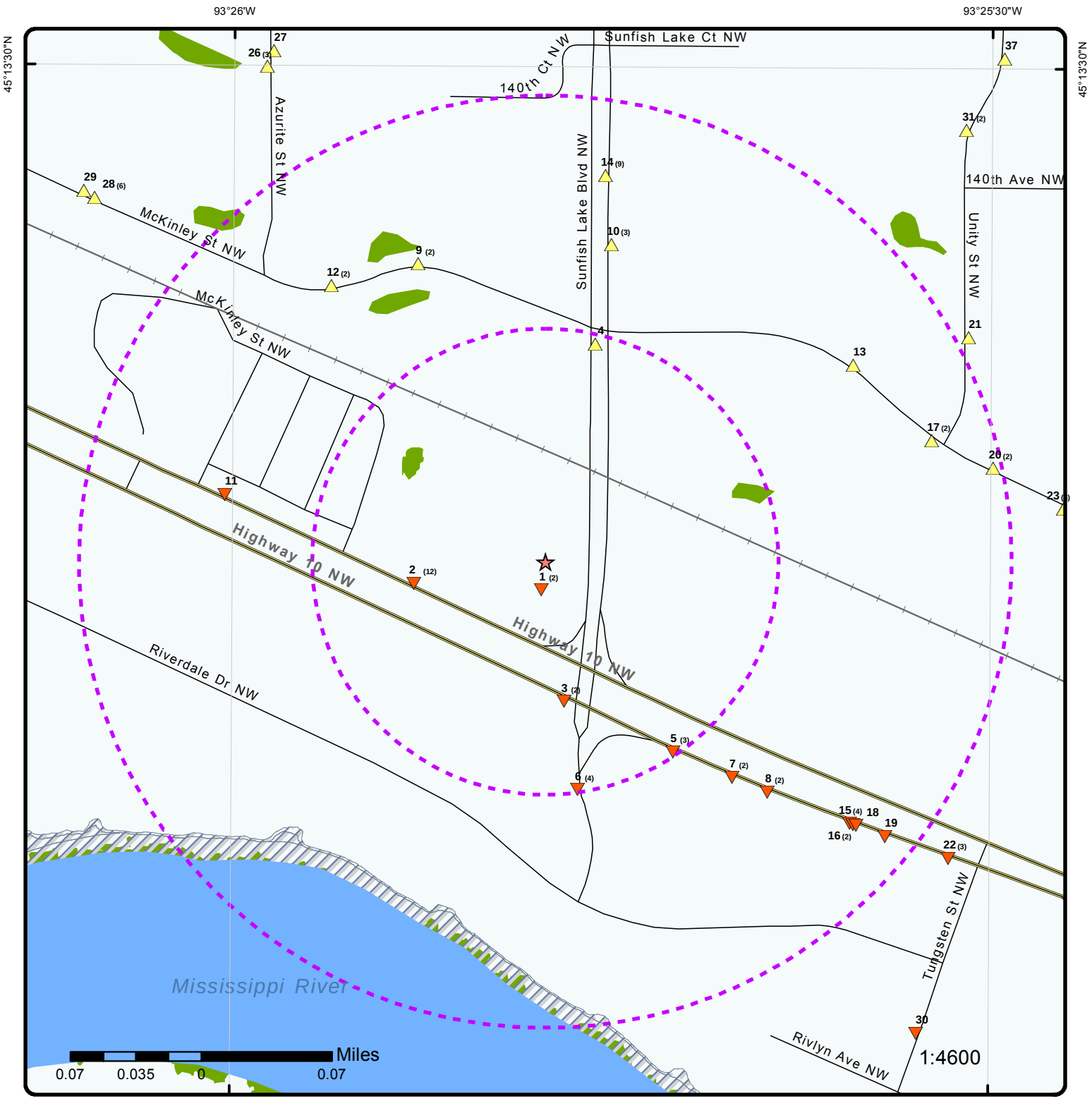
Address: 6401 Highway 10, Ramsey, MN, 55303

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

Project Property	Rails	State Boundary	FWS Special Designation Areas
Buffer Outline	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Higher Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Same Elevation	Major Roads	Indian Reserve Land	State Superfund Areas:Dept. of Defense
Eris Sites with Lower Elevation	Major Roads Ramps	Historic Fill	State Superfund Areas:NPL
Eris Sites with Unknown Elevation	Secondary Roads	100 Year Flood Zone	WQARF Areas
County Boundary	Secondary Roads Ramps	500 Year Flood Zone	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		

Source: © 2016 ESRI

© ERIS Information Inc.



Map : 0.25 Mile Radius

Order No: 20161109074

Address: 6401 Highway 10, Ramsey, MN, 55303

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES

Project Property	Rails	State Boundary	FWS Special Designation Areas
Buffer Outline	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Higher Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Same Elevation	Major Roads	Indian Reserve Land	State Superfund Areas:Dept. of Defense
Eris Sites with Lower Elevation	Major Roads Ramps	Historic Fill	State Superfund Areas:NPL
Eris Sites with Unknown Elevation	Secondary Roads	100 Year Flood Zone	WQARF Areas
County Boundary	Secondary Roads Ramps	500 Year Flood Zone	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		

Source: © 2016 ESRI

© ERIS Information Inc.

Aerial

Order No: 20161109074

Address: 6401 Highway 10, Ramsey, MN, 55303

ENVIRONMENTAL RISK INFORMATION SERVICES

© ERIS Information Inc.

Source: ESRI World Imagery

Detail Report

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
1	1 of 2	S	0.02 / 80.41	862.56	Sunfish Express 6401 W Highway 10 (null) Ramsey MN 55303	WIMN

Site ID: 232043
Watershed Name: Mississippi River - Twin Cities
Latitude: 45.22111711
Longitude: -93.43000699
Industrial Classif: (null)
County Name: Anoka
Coodinate Method: Digitized - Map Tool

--- Details ---
Activity ID: 123312
Active: No
Program Name: Tanks & Leaks
HUC 8: 7010206
Activity Type Name: Tank Site
Activ Sub Type N: (null)
Legislative District: 48B

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
1	2 of 2	S	0.02 / 80.41	862.56	Sunfish Express 6401 W Highway 10 Ramsey MN 55303	UST

Prog Int ID: 274022
Site ID: 232043
Interest Type Cd: TS
Interest Type Dsc: Tank Site
ADDR ID: 389958
Tank Site: 123312
Interest Phone: NO CORE PI PH.
Interest Start Dt: 10/21/2003 00:00:00
Interest End Dt: 09/14/2006 14:50:46
Active?: No
Timestamp Added: 09/14/2006 14:50:46
Timestamp Updt: 11/10/2014 08:17:05
Staff ID Updt: RGAGLE
Pgm Int Source: CORE
Coord Src Type:
Coord Src Desc:
Org Name Source:
Foreign State:
Foreign Zone:
Addr Timestmp Add: 09/14/2006 14:50:30
Addr Timestamp Lst Updt: 08/01/2007 21:44:47
Addr Updater Staff ID: SYSTEM
Lat/Long Timestamp Added: 03/29/2010 19:03:02
Lat/Long Tmstmp Last Upd: 10/31/2014 11:15:01
Lat/Long Updater Staff ID: MAPTOOL
Lat/Long Desc:
Coord Coll Method Desc: Digitized - Map Tool
Coord Coll Method Code: DM
Comments:

Address Source: CORE
Township Name: Oak Grove
State County Code: 2
County Name: Anoka
Country: USA
Lat/Long ID: 171010
Lat Degrees: 45
Lat Minutes: 13
Lat Seconds: 16.02
Long Degrees: -93
Long Minutes: 25
Long Seconds: 48.02
Lat/Long Source: CORE
Lat/Long Site ID: 232043
Lat/Long Spatial ID: 51438320
Collection Date: 10/31/2014 11:14:55
FIPS County Cd1: 003
Map Scale Code:

Tank Information

MPCA Tank Number: 001
Tank Type: This is a below ground storage tank.
Tank Status: The tank is out of service, not formally temporarily closed.
Piping Cathodic Protection: Cathodic protection is not needed for the piping.
Tank Cath Prot: Cathodic protection is not needed for this tank.
Stored Product: Gasoline

Client Tank Number:	001
AST Base Material:	
Piping Material:	
Second Containment Tank:	Secondary containment consists of a doublewall tank.
Second Containment Pipe:	
Tank Const Material:	The tank is made of fiberglass.
Tank Dispenser Type:	The tank has a submersible type dispenser.
Tank Storage Capacity:	20000
Tank Registration Date:	10/20/2003 00:00:00
Unreg Tank Reported Date:	
Compartmental Tank:	
Heating Product:	
HW Generator ID:	
Product Release Date:	
Sludge Disposal Facility:	
Comments:	
Compliant:	Y
Serial Number:	
Tank Dual Use:	No
Tank Reg Status:	Federal+State tank regulation

UST Information

Spill Containment:	Yes
Overfill Protection None:	
Overfill Protection Ballfloat:	
Overfill Protection Autoshut:	Yes
Overfill Protection Type Unk:	
Overfill Protection No Info:	
Overfill Protection Alarm:	
RD Daily Stick:	
RD Tightness Test:	
RD Manual Gauging:	
RD Auto Gauging:	Yes
RD Soil Vapor Monitor:	
RD GW Monitor:	
Interstit Monitor:	
RD SIR Approve Date:	
RD SIR Vendor Number:	
RD SIR Report Date:	
RD Other:	
RD Other Desc:	
PRD Auto Ln Leak Detection:	Yes
PRD Annual Tightness Test:	
PRD Vapor Monitor:	
PRD GW Monitor:	
PRD Interstit Monitor:	
PRD Three Year Tightness:	
PRD Euro Suct:	
PRD SIR Approve Date:	
PRD SIR Vendor Number:	
PRD SIR Report Date:	
PRD Other:	
Manual:	
Overfill Protection Manual:	
SIR Tank Leak Detection:	
SIR Pipe Leak Detection:	
PRD Other Desc:	
Date Added:	10/21/2003 09:52:04
Last Update:	10/21/2003 09:52:04
Staff ID Last Update:	JHENRY
NSTD Compliant:	
Stage1 Vapor Installed:	
Stage1 Vapor Used:	
CP Next Test Date:	
CP Survey Passed:	

Compartments

Compartment Number: 1
Stored Product:
Compartment Capacity: 20000
Heating: N
Other Desc:

Action

Tank Action ID: 883185
Tank Action: Install Tank
Contractor Number: 607
Supervisor Number: 934
Action Date: 10/31/2002 00:00:00
Corrosion Expert Name:
Lab:

Tank Information

MPCA Tank Number: 003
Tank Type: This is a below ground storage tank.
Tank Status: The tank is out of service, not formally temporarily closed.
Piping Cathodic Protection: Cathodic protection is not needed for the piping.
Tank Cath Prot: Cathodic protection is not needed for this tank.
Stored Product: Gasoline
Client Tank Number: 003
AST Base Material:
Piping Material:
Second Containment Tank: Secondary containment consists of a doublewall tank.
Second Containment Pipe:
Tank Const Material: The tank is made of fiberglass.
Tank Dispenser Type: The tank has a submersible type dispenser.
Tank Storage Capacity: 10000
Tank Registration Date: 10/20/2203 00:00:00
Unreg Tank Reported Date:
Compartmental Tank:
Heating Product:
HW Generator ID:
Product Release Date:
Sludge Disposal Facility:
Comments:
Compliant: Y
Serial Number:
Tank Dual Use: No
Tank Reg Status: Federal+State tank regulation

UST Information

Spill Containment: Yes
Overfill Protection None:
Overfill Protection Ballfloat:
Overfill Protection Autoshut: Yes
Overfill Protection Type Unk:
Overfill Protection No Info:
Overfill Protection Alarm:
RD Daily Stick:
RD Tightness Test:
RD Manual Gauging:
RD Auto Gauging: Yes
RD Soil Vapor Monitor:
RD GW Monitor:
Interstit Monitor:
RD SIR Approve Date:
RD SIR Vendor Number:
RD SIR Report Date:
RD Other:
RD Other Desc:
PRD Auto Ln Leak Detection: Yes

PRD Annual Tightness Test:
PRD Vapor Monitor:
PRD GW Monitor:
PRD Interstit Monitor:
PRD Three Year Tightness:
PRD Euro Suct:
PRD SIR Approve Date:
PRD SIR Vendor Number:
PRD SIR Report Date:
PRD Other:
Manual:
Overfill Protection Manual:
SIR Tank Leak Detection:
SIR Pipe Leak Detection:
PRD Other Desc:
Date Added: 10/21/2003 09:54:30
Last Update: 10/21/2003 09:54:30
Staff ID Last Update: JHENRY
NSTD Compliant:
Stage1 Vapor Installed:
Stage1 Vapor Used:
CP Next Test Date:
CP Survey Passed:

Compartments

Compartment Number: 1
Stored Product:
Compartment Capacity: 10000
Heating: N
Other Desc:

Action

Tank Action ID: 883187
Tank Action: Install Tank
Contractor Number: 607
Supervisor Number: 934
Action Date: 10/31/2002 00:00:00
Corrosion Expert Name:
Lab:

Tank Information

MPCA Tank Number: 004
Tank Type: This is a below ground storage tank.
Tank Status: The tank is out of service, not formally temporarily closed.
Piping Cathodic Protection: Cathodic protection is not needed for the piping.
Tank Cath Prot: Cathodic protection is not needed for this tank.
Stored Product: Diesel
Client Tank Number: 004
AST Base Material:
Piping Material:
Second Containment Tank: Secondary containment consists of a doublewall tank.
Second Containment Pipe:
Tank Const Material: The tank is made of fiberglass.
Tank Dispenser Type: The tank has a submersible type dispenser.
Tank Storage Capacity: 10000
Tank Registration Date: 10/20/2003 00:00:00
Unreg Tank Reported Date:
Compartmental Tank:
Heating Product:
HW Generator ID:
Product Release Date:
Sludge Disposal Facility:
Comments:
Compliant: Y
Serial Number:

Tank Dual Use: No
Tank Reg Status: Federal+State tank regulation

UST Information

Spill Containment: Yes
Overfill Protection None:
Overfill Protection Ballfloat:
Overfill Protection Autoshut: Yes
Overfill Protection Type Unk:
Overfill Protection No Info:
Overfill Protection Alarm:
RD Daily Stick:
RD Tightness Test:
RD Manual Gauging:
RD Auto Gauging: Yes
RD Soil Vapor Monitor:
RD GW Monitor:
Interstit Monitor:
RD SIR Approve Date:
RD SIR Vendor Number:
RD SIR Report Date:
RD Other:
RD Other Desc:
PRD Auto Ln Leak Detection: Yes
PRD Annual Tightness Test:
PRD Vapor Monitor:
PRD GW Monitor:
PRD Interstit Monitor:
PRD Three Year Tightness:
PRD Euro Suct:
PRD SIR Approve Date:
PRD SIR Vendor Number:
PRD SIR Report Date:
PRD Other:
Manual:
Overfill Protection Manual:
SIR Tank Leak Detection:
SIR Pipe Leak Detection:
PRD Other Desc:
Date Added: 10/21/2003 09:55:45
Last Update: 10/21/2003 09:55:45
Staff ID Last Update: JHENRY
NSTD Compliant:
Stage1 Vapor Installed:
Stage1 Vapor Used:
CP Next Test Date:
CP Survey Passed:

Compartments

Compartment Number: 1
Stored Product:
Compartment Capacity: 10000
Heating: N
Other Desc:

Action

Tank Action ID: 883188
Tank Action: Install Tank
Contractor Number: 607
Supervisor Number: 934
Action Date: 10/31/2002 00:00:00
Corrosion Expert Name:
Lab:

Tank Information

MPCA Tank Number:	002
Tank Type:	This is a below ground storage tank.
Tank Status:	The tank is out of service, not formally temporarily closed.
Piping Cathodic Protection:	Cathodic protection is not needed for the piping.
Tank Cath Prot:	Cathodic protection is not needed for this tank.
Stored Product:	Gasoline
Client Tank Number:	002
AST Base Material:	
Piping Material:	
Second Containment Tank:	Secondary containment consists of a doublewall tank.
Second Containment Pipe:	
Tank Const Material:	The tank is made of fiberglass.
Tank Dispenser Type:	The tank has a submersible type dispenser.
Tank Storage Capacity:	10000
Tank Registration Date:	10/20/2003 00:00:00
Unreg Tank Reported Date:	
Compartmental Tank:	
Heating Product:	
HW Generator ID:	
Product Release Date:	
Sludge Disposal Facility:	
Comments:	
Compliant:	Y
Serial Number:	
Tank Dual Use:	No
Tank Reg Status:	Federal+State tank regulation

UST Information

Spill Containment:	Yes
Overfill Protection None:	
Overfill Protection Ballfloat:	
Overfill Protection Autoshut:	Yes
Overfill Protection Type Unk:	
Overfill Protection No Info:	
Overfill Protection Alarm:	
RD Daily Stick:	
RD Tightness Test:	
RD Manual Gauging:	
RD Auto Gauging:	Yes
RD Soil Vapor Monitor:	
RD GW Monitor:	
Interstit Monitor:	
RD SIR Approve Date:	
RD SIR Vendor Number:	
RD SIR Report Date:	
RD Other:	
RD Other Desc:	
PRD Auto Ln Leak Detection:	Yes
PRD Annual Tightness Test:	
PRD Vapor Monitor:	
PRD GW Monitor:	
PRD Interstit Monitor:	
PRD Three Year Tightness:	
PRD Euro Suct:	
PRD SIR Approve Date:	
PRD SIR Vendor Number:	
PRD SIR Report Date:	
PRD Other:	
Manual:	
Overfill Protection Manual:	
SIR Tank Leak Detection:	
SIR Pipe Leak Detection:	
PRD Other Desc:	
Date Added:	10/21/2003 09:53:32
Last Update:	10/21/2003 09:53:32
Staff ID Last Update:	JHENRY

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

NSTD Compliant:
Stage1 Vapor Installed:
Stage1 Vapor Used:
CP Next Test Date:
CP Survey Passed:

Compartments

Compartment Number: 1
Stored Product:
Compartment Capacity: 10000
Heating: N
Other Desc:

Action

Tank Action ID: 883186
Tank Action: Install Tank
Contractor Number: 607
Supervisor Number: 934
Action Date: 10/31/2002 00:00:00
Corrosion Expert Name:
Lab:

Tabsite

Facility: Service Station
Above or Underground: Under Ground
Indian Reservation: N
UST Registration Date: 10/20/2003 00:00:00
AST Registration Date:
Max Monthly Gallons:
Vapor Recovery Installed:
Vapor Notification Required:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
2	1 of 12	W	0.07 / 376.98	861.28	***Mckays Rapids Auto Sales, Leasing*** ***6415 Highway 10 NW*** ***Ramsey MN 553034551***	AST

Prog Int ID: 193963
Site ID: 171803
Interest Type Cd: TS
Interest Type Dsc: Tank Site
ADDR ID: 45702
Tank Site: 4548
Interest Phone: NO CORE PI PH.
Interest Start Dt: 07/23/1992 19:11:05
Interest End Dt:
Active?: Yes
Timestamp Added: 08/29/2006 07:46:39
Timestamp Updt: 10/31/2014 11:18:24
Staff ID Updt: SFRYE
Pgm Int Source: CORE
Coord Src Type: 2
Coord Src Desc:
Org Name Source: MPCA
Foreign State:
Foreign Zone:
Addr Timestmp Add: 07/08/1999 13:45:23
Addr Timestamp Lst Updt: 08/01/2007 21:43:57
Addr Updater Staff ID: SYSTEM
Lat/Long Timestamp Added: 05/09/2006 16:16:18
Lat/Long Tmstmp Last Upd: 10/31/2014 11:32:09
Lat/Long Updater Staff ID: MAPTOOL
Lat/Long Desc: Center of Site

Address Source: CORE
Township Name:
State County Code: 2
County Name: Anoka
Country: USA
Lat/Long ID: 124037
Lat Degrees: 45
Lat Minutes: 13
Lat Seconds: 16.94
Long Degrees: -93
Long Minutes: 25
Long Seconds: 50.07
Lat/Long Source: CORE
Lat/Long Site ID: 171803
Lat/Long Spatial ID: 51377366
Collection Date: 10/31/2014 11:32:09
FIPS County Cd1: 003
Map Scale Code: N

Coord Coll Method Desc: Digitized - Map Tool
Coord Coll Method Code: DM
Comments:

Tank Information

MPCA Tank Number: 1003
Tank Type: This is an above ground storage tank.
Tank Status: The tank is active and being used.
Piping Cathodic Protection:
Tank Cath Prot:
Stored Product: Petroleum Other
Client Tank Number: 3
AST Base Material: Above ground storage tank has a base that is unknown/other.
Piping Material: NONE
Second Containment Tank:
Second Containment Pipe:
Tank Const Material: The tank is made of metal.
Tank Dispenser Type:
Tank Storage Capacity: 265
Tank Registration Date: 01/31/1995 00:00:00
Unreg Tank Reported Date:
Compartmental Tank:
Heating Product:
HW Generator ID:
Product Release Date:
Sludge Disposal Facility:
Comments:
Compliant: Y
Serial Number:
Tank Dual Use: No
Tank Reg Status: Non-regulated tank

AST Information

Dike Side Material: The dike around the tank is made of sand or earth.
Dike Bottom Material: There is no dike around the tank.
AST Permit: No
Load Rack: N
Pipe Cathodic:
Pipe Double Walled:
Pipe Level:
Rack Curbed: No
Rack Paved: Yes
SPCC: Y
Labeling:
Gauging:
Diagram of Site:
Temp Tank:
Indoor Tank:
Within 500ft of Water:
Date Added: 10/18/1999 09:43:28
Last Update: 05/04/2002 07:55:11
Staff ID Last Update: TANKS
AST Monthly Throughput(gal): 100
Spill Box:
Pad:
Spill Containment:
Overfill Protection None:
Overfill Protection Ballfloat:
Overfill Protection Autoshut:
Overfill Protection Type Unk:
Overfill Protection No Info:
Overfill Protection Alarm:
Daily Stick:
RD Tightness Test:
RD Manual Gauging:
RD Auto Gauging:

RD Soil Vapor Monitor:
RD GW Monitor:
RD Interstit Monitor:
RD SIR Approve Date:
RD SIR Vendor Number:
RD SIR Report Date:
RD Other:
RD Other Desc:
PRD Auto Ln Leak Detection:
PRD Annual Tightness Test:
PRD Vapor Monitor:
PRD GW Monitor:
PRD Interstit Monitor:
PRD Three Year Tightness:
PRD Euro Suct:
PRD SIR Approve Date:
PRD SIR Vendor Number:
PRD SIR Report Date:
PRD Other:
Manual:
Overfill Protection Manual:
SIR Tank Leak Detection:
SIR Pipe Leak Detection:
PRD Other Desc:
Mounted Sight Glass Guage:
RD Visual Monitor:
Monthly Reconciliation:
PRD Tracer Gas Monitor:
PRD Hydrostatic Monitor:
PRD Lock Down Monitor:
PRD Sensor Monitor:
PRD Above or Underground:
Soil Permability:
Soil Permability Units:
Leak Monitor Weekly:
Leak Monitor 72hr:
Percent Capacity Containment:
CP Next Test Date:

Compartments

Compartment Number: 1
Stored Product: BULK OIL
Compartment Capacity: 265
Heating:
Other Desc:

Action

Tank Action ID: 341923
Tank Action: Install Tank
Contractor Number:
Supervisor Number:
Action Date: 01/01/1901 00:00:00
Corrosion Expert Name:
Lab:

Tank Information

MPCA Tank Number: 1002
Tank Type: This is an above ground storage tank.
Tank Status: The tank is active and being used.
Piping Cathodic Protection:
Tank Cath Prot:
Stored Product: Used Or Waste Oil
Client Tank Number: 2
AST Base Material: Above ground storage tank has a base that is unknown/other.
Piping Material: NONE

Second Containment Tank:
Second Containment Pipe:
Tank Const Material: The tank is made of metal.
Tank Dispenser Type:
Tank Storage Capacity: 265
Tank Registration Date: 01/31/1995 00:00:00
Unreg Tank Reported Date:
Compartmental Tank:
Heating Product:
HW Generator ID:
Product Release Date:
Sludge Disposal Facility:
Comments:
Compliant: Y
Serial Number:
Tank Dual Use: No
Tank Reg Status: Non-regulated tank

AST Information

Dike Side Material: The dike around the tank is made of sand or earth.
Dike Bottom Material: There is no dike around the tank.
AST Permit: No
Load Rack: N
Pipe Cathodic:
Pipe Double Walled:
Pipe Level:
Rack Curbed: No
Rack Paved: Yes
SPCC: Y
Labeling:
Gauging:
Diagram of Site:
Temp Tank:
Indoor Tank:
Within 500ft of Water:
Date Added: 10/18/1999 09:43:28
Last Update: 05/04/2002 07:55:11
Staff ID Last Update: TANKS
AST Monthly Throughput(gal): 50
Spill Box:
Pad:
Spill Containment:
Overfill Protection None:
Overfill Protection Ballfloat:
Overfill Protection Autoshut:
Overfill Protection Type Unk:
Overfill Protection No Info:
Overfill Protection Alarm:
Daily Stick:
RD Tightness Test:
RD Manual Gauging:
RD Auto Gauging:
RD Soil Vapor Monitor:
RD GW Monitor:
RD Interstit Monitor:
RD SIR Approve Date:
RD SIR Vendor Number:
RD SIR Report Date:
RD Other:
RD Other Desc:
PRD Auto Ln Leak Detection:
PRD Annual Tightness Test:
PRD Vapor Monitor:
PRD GW Monitor:
PRD Interstit Monitor:
PRD Three Year Tightness:
PRD Euro Suct:

PRD SIR Approve Date:
PRD SIR Vendor Number:
PRD SIR Report Date:
PRD Other:
Manual:
Overfill Protection Manual:
SIR Tank Leak Detection:
SIR Pipe Leak Detection:
PRD Other Desc:
Mounted Sight Glass Guage:
RD Visual Monitor:
Monthly Reconciliation:
PRD Tracer Gas Monitor:
PRD Hydrostatic Monitor:
PRD Lock Down Monitor:
PRD Sensor Monitor:
PRD Above or Underground:
Soil Permability:
Soil Permability Units:
Leak Monitor Weekly:
Leak Monitor 72hr:
Percent Capacity Containment:
CP Next Test Date:

Compartments

Compartment Number: 1
Stored Product: WASTE OIL
Compartment Capacity: 265
Heating:
Other Desc:

Action

Tank Action ID: 341924
Tank Action: Install Tank
Contractor Number:
Supervisor Number:
Action Date: 01/01/1901 00:00:00
Corrosion Expert Name:
Lab:

Tank Information

MPCA Tank Number: 1001
Tank Type: This is an above ground storage tank.
Tank Status: The tank is active and being used.
Piping Cathodic Protection:
Tank Cath Prot:
Stored Product: Used Or Waste Oil
Client Tank Number: 1
AST Base Material: Above ground storage tank has a base that is unknown/other.
Piping Material: NONE
Second Containment Tank:
Second Containment Pipe:
Tank Const Material: The tank is made of metal.
Tank Dispenser Type:
Tank Storage Capacity: 265
Tank Registration Date: 01/31/1995 00:00:00
Unreg Tank Reported Date:
Compartmental Tank:
Heating Product:
HW Generator ID:
Product Release Date:
Sludge Disposal Facility:
Comments:
Compliant: Y
Serial Number:

Tank Dual Use: No
Tank Reg Status: Non-regulated tank

AST Information

Dike Side Material: The dike around the tank is made of sand or earth.
Dike Bottom Material: There is no dike around the tank.
AST Permit: No
Load Rack: N
Pipe Cathodic:
Pipe Double Walled:
Pipe Level:
Rack Curbed: No
Rack Paved: Yes
SPCC: Y
Labeling:
Gauging:
Diagram of Site:
Temp Tank:
Indoor Tank:
Within 500ft of Water:
Date Added: 10/18/1999 09:43:28
Last Update: 05/04/2002 07:55:11
Staff ID Last Update: TANKS
AST Monthly Throughput(gal): 50
Spill Box:
Pad:
Spill Containment:
Overfill Protection None:
Overfill Protection Ballfloat:
Overfill Protection Autoshut:
Overfill Protection Type Unk:
Overfill Protection No Info:
Overfill Protection Alarm:
Daily Stick:
RD Tightness Test:
RD Manual Gauging:
RD Auto Gauging:
RD Soil Vapor Monitor:
RD GW Monitor:
RD Interstit Monitor:
RD SIR Approve Date:
RD SIR Vendor Number:
RD SIR Report Date:
RD Other:
RD Other Desc:
PRD Auto Ln Leak Detection:
PRD Annual Tightness Test:
PRD Vapor Monitor:
PRD GW Monitor:
PRD Interstit Monitor:
PRD Three Year Tightness:
PRD Euro Suct:
PRD SIR Approve Date:
PRD SIR Vendor Number:
PRD SIR Report Date:
PRD Other:
Manual:
Overfill Protection Manual:
SIR Tank Leak Detection:
SIR Pipe Leak Detection:
PRD Other Desc:
Mounted Sight Glass Guage:
RD Visual Monitor:
Monthly Reconciliation:
PRD Tracer Gas Monitor:
PRD Hydrostatic Monitor:
PRD Lock Down Monitor:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

PRD Sensor Monitor:
PRD Above or Underground:
Soil Permability:
Soil Permability Units:
Leak Monitor Weekly:
Leak Monitor 72hr:
Percent Capacity Containment:
CP Next Test Date:

Compartments

Compartment Number: 1
Stored Product: WASTE OIL
Compartment Capacity: 265
Heating:
Other Desc:

Action

Tank Action ID: 341925
Tank Action: Install Tank
Contractor Number:
Supervisor Number:
Action Date: 01/01/1901 00:00:00
Corrosion Expert Name:
Lab:

Tabsite

Facility: Vehicle/Trlr Dlr/Car Rent
Above or Underground: Both
Indian Reservation: N
UST Registration Date: 05/30/1986 00:00:00
AST Registration Date: 01/31/1995 00:00:00
Max Monthly Gallons:
Vapor Recovery Installed: U
Vapor Notification Required: U

2	2 of 12	W	0.07 / 376.98	861.28	**Barnett Oldsmobile/Jeep/Eagle** **6415 Hwy 10 NW** **Ramsey MN 55303**	LEAKSITES

Prog Int ID: 219756
Site ID: 171803
Interest Type Cd: LS
Interest Type Dsc: Leak Site
ADDR ID: 453755
Tank Site: 7134
Interest Phone: NO CORE PI PH.
Interest Start Dt: 10/23/1997 00:00:00
Interest End Dt: 10/31/2014 11:18:03
Active?: No
Timestamp Added: 03/24/2006 13:05:45
Timestamp Updt: 11/10/2014 08:17:05
Staff ID Updt: RGAGLE
Pgm Int Source: CORE
Coord Src Type: 2
Coord Src Desc:
Org Name Source: MPCA
Foreign State:
Foreign Zone:
Addr Timestmp Add: 11/09/2005 10:15:34
Addr Timestamp Lst Updt: 08/01/2007 21:44:35
Addr Updater Staff ID: SYSTEM
Lat/Long Timestamp Added: 05/09/2006 16:16:18
Lat/Long Tmstmp Last Upd: 10/31/2014 11:32:09

Address Source: CORE
Township Name:
State County Code: 2
County Name: Anoka
Country: USA
Lat/Long ID: 124037
Lat Degrees: 45
Lat Minutes: 13
Lat Seconds: 16.94
Long Degrees: -93
Long Minutes: 25
Long Seconds: 50.07
Lat/Long Source: CORE
Lat/Long Site ID: 171803
Lat/Long Spatial ID: 51070338
Collection Date: 10/31/2014 11:32:09
FIPS County Cd1: 003
Map Scale Code: N

Lat/Long Updater Staff ID: MAPTOOL
Lat/Long Desc: Center of Site
Coord Coll Method Desc: Digitized - Map Tool
Coord Coll Method Code: DM
Comments:

Leaksite

Leaksite Type: Both Leak/PBP Site
Leaksite Type Def: Both leak and a PBP site.
File Archive Box: 26
File Archive Lot: 98/206
Soil Digout Date: 01/05/1994 00:00:00
Cubic Yds Excavated: 20
Cond Closure Date:
Complete Site Closure Date: 08/22/1995 00:00:00
Contam Soils Remaining: N
Enf Action Begin Date: 01/19/1994 00:00:00
LUST TRUST Eligible: No
Offsite Contam: U
REIMB Awarded: No
Release Discovered Date: 01/05/1994 00:00:00
Leak Report Date: 01/06/1994 00:00:00
STD Letter Response Date:
Surface Water Impact: U
Utility Project: No
Date Added: 12/04/1999 14:03:48
Last Update: 08/04/2010 13:23:09
Staff ID Last Update: JMUELLE
Release from AST: No
Release from UST: No
Tank Reg Status Code: U
VPIC Application date:
VPIC Acres:
Vapor Intrusion Checked:
Vapor Intrusion Action:
Vapor Intrusion Comments:
Soil Gas Data Collected:
Soil Gas Action Level:
Soil Gas Data Comments:
Sub Slab Sample Collected:
Indoor Air Collected:
Residence Type Code:

GW Information

DW Supply Contam:
Free Product Observed:
Free Product Thickness:
Ground Water Contam: S
GW Cleanup Goal: 0
GW Exceeds Cleanup Goal:
Cleanup Goal Achieved:
Water Supply Exceeds Ral:
Well Type Code:
Impacted Aquifer Code:
MTBE Present Now:
MTBE Present Historically:
MTBE High UG per Liter:
MTBE High Level Date:
Free Product at Close:
Staff ID Wellhead Area Assess:
PWS Well Impacted:
Protected Area:
Sensitive Area:
Affected Residential Props:
Affected Non Residential Props:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Product Released

Product Released Seq ID:	321983
Product:	Fuel Oil 1 & 2
Product Defn:	The product is fuel oil 1 & 2.

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
2	3 of 12	W	0.07 / 376.98	861.28	**Barnett Oldsmobile/Jeep/Eagle** **6415 Hwy 10 NW** **Ramsey MN 55303**	LEAKSITES

Prog Int ID:	219824	***Address Source:***	CORE
Site ID:	171803	***Township Name:***	
Interest Type Cd:	LS	***State County Code:***	2
Interest Type Dsc:	Leak Site	***County Name:***	Anoka
ADDR ID:	453755	***Country:***	USA
Tank Site:	7205	***Lat/Long ID:***	124037
Interest Phone:	NO CORE PI PH.	***Lat Degrees:***	45
Interest Start Dt:	10/15/1997 00:00:00	***Lat Minutes:***	13
Interest End Dt:	10/31/2014 11:17:50	***Lat Seconds:***	16.94
Active?:	No	***Long Degrees:***	-93
Timestamp Added:	03/24/2006 13:05:45	***Long Minutes:***	25
Timestamp Updt:	11/10/2014 08:17:05	***Long Seconds:***	50.07
Staff ID Updt:	RGAGLE	***Lat/Long Source:***	CORE
Pgm Int Source:	CORE	***Lat/Long Site ID:***	171803
Coord Src Type:	2	***Lat/Long Spatial ID:***	51070352
Coord Src Desc:		***Collection Date:***	10/31/2014 11:32:09
Org Name Source:	MPCA	***FIPS County Cd1:***	003
Foreign State:		***Map Scale Code:***	N
Foreign Zone:			

Addr Timestmp Add:	11/09/2005 10:15:34
Addr Timestamp Lst Updt:	08/01/2007 21:44:35
Addr Updater Staff ID:	SYSTEM
Lat/Long Timestamp Added:	05/09/2006 16:16:18
Lat/Long Tmstmp Last Upd:	10/31/2014 11:32:09
Lat/Long Updater Staff ID:	MAPTOOL
Lat/Long Desc:	Center of Site
Coord Coll Method Desc:	Digitized - Map Tool
Coord Coll Method Code:	DM
Comments:	

Leaksite

Leaksite Type:	Leak Site
Leaksite Type Def:	Leak site (tank and petroleum contamination).
File Archive Box:	25
File Archive Lot:	98/206
Soil Digout Date:	
Cubic Yds Excavated:	330
Cond Closure Date:	08/22/1995 00:00:00
Complete Site Closure Date:	09/26/1995 00:00:00
Contam Soils Remaining:	U
Enf Action Begin Date:	02/25/1994 00:00:00
LUST TRUST Eligible:	Yes
Offsite Contam:	U
REIMB Awarded:	No
Release Discovered Date:	02/22/1994 00:00:00
Leak Report Date:	02/23/1994 00:00:00
STD Letter Response Date:	03/23/1994 00:00:00
Surface Water Impact:	U
Utility Project:	No
Date Added:	12/04/1999 14:03:48
Last Update:	05/04/2002 09:24:22
Staff ID Last Update:	TANKS
Release from AST:	No
Release from UST:	No
Tank Reg Status Code:	F

VPIC Application date:
VPIC Acres:
Vapor Intrusion Checked:
Vapor Intrusion Action:
Vapor Intrusion Comments:
Soil Gas Data Collected:
Soil Gas Action Level:
Soil Gas Data Comments:
Sub Slab Sample Collected:
Indoor Air Collected:
Residence Type Code:

Cleanup Actions

Leak Action Seq ID: 332179
Leak Action Code: RI Monitoring
Leak Action Approval Date:
Leak Action Begin Date: 11/16/1994 00:00:00
Leak Action End Date: 03/01/1995 00:00:00
Product Recovered (gal):
Product Removed (gal):
Treated Water (gal):
Corrective Reason Code:

GW Information

DW Supply Contam:
Free Product Observed: N
Free Product Thickness:
Ground Water Contam: Y
GW Cleanup Goal: 1
GW Exceeds Cleanup Goal:
Cleanup Goal Achieved: Yes
Water Supply Exceeds Ral:
Well Type Code:
Impacted Aquifer Code: 2
MTBE Present Now:
MTBE Present Historically:
MTBE High UG per Liter:
MTBE High Level Date:
Free Product at Close:
Staff ID Wellhead Area Assess:
PWS Well Impacted:
Protected Area:
Sensitive Area:
Affected Residential Props:
Affected Non Residential Props:

Product Released

Product Released Seq ID: 322028
Product: Gasoline, Unleaded
Product Defn: Unleaded Gasoline

2	4 of 12	W	0.07 / 376.98	861.28	***Former McKay Auto*** ***6415 Hwy 10 NW*** ***Ramsey MN 55303***	***LEAKSITES***

Prog Int ID:	231186	***Address Source:***	CORE
Site ID:	171803	***Township Name:***	
Interest Type Cd:	LS	***State County Code:***	2
Interest Type Dsc:	Leak Site	***County Name:***	Anoka
ADDR ID:	453755	***Country:***	USA
Tank Site:	14284	***Lat/Long ID:***	124037
Interest Phone:	NO CORE PI PH.	***Lat Degrees:***	45
Interest Start Dt:	06/19/2001 00:00:00	***Lat Minutes:***	13

Interest End Dt:	10/31/2014 11:18:15	***Lat Seconds:***	16.94
Active?:	No	***Long Degrees:***	-93
Timestamp Added:	03/24/2006 13:06:21	***Long Minutes:***	25
Timestamp Updt:	11/10/2014 08:17:05	***Long Seconds:***	50.07
Staff ID Updt:	RGAGLE	***Lat/Long Source:***	CORE
Pgm Int Source:	CORE	***Lat/Long Site ID:***	171803
Coord Src Type:	2	***Lat/Long Spatial ID:***	51071418
Coord Src Desc:		***Collection Date:***	10/31/2014 11:32:09
Org Name Source:	MPCA	***FIPS County Cd1:***	003
Foreign State:		***Map Scale Code:***	N
Foreign Zone:			
Addr Timestmp Add:	11/09/2005 10:15:34		
Addr Timestamp Lst Updt:	08/01/2007 21:44:35		
Addr Updater Staff ID:	SYSTEM		
Lat/Long Timestamp Added:	05/09/2006 16:16:18		
Lat/Long Tmstmp Last Upd:	10/31/2014 11:32:09		
Lat/Long Updater Staff ID:	MAPTOOL		
Lat/Long Desc:	Center of Site		
Coord Coll Method Desc:	Digitized - Map Tool		
Coord Coll Method Code:	DM		
Comments:			

Leaksite

Leaksite Type:	Both Leak/PBP Site
Leaksite Type Def:	Both leak and a PBP site.
File Archive Box:	
File Archive Lot:	
Soil Digout Date:	06/15/2001 00:00:00
Cubic Yds Excavated:	2
Cond Closure Date:	
Complete Site Closure Date:	03/14/2002 00:00:00
Contam Soils Remaining:	Y
Enf Action Begin Date:	06/20/2001 00:00:00
LUST TRUST Eligible:	No
Offsite Contam:	N
REIMB Awarded:	No
Release Discovered Date:	06/15/2001 00:00:00
Leak Report Date:	06/15/2001 00:00:00
STD Letter Response Date:	02/04/2002 00:00:00
Surface Water Impact:	N
Utility Project:	No
Date Added:	06/19/2001 09:24:02
Last Update:	02/24/2014 09:45:21
Staff ID Last Update:	DBOETTC
Release from AST:	No
Release from UST:	No
Tank Reg Status Code:	N
VPIC Application date:	
VPIC Acres:	
Vapor Intrusion Checked:	
Vapor Intrusion Action:	
Vapor Intrusion Comments:	
Soil Gas Data Collected:	
Soil Gas Action Level:	
Soil Gas Data Comments:	
Sub Slab Sample Collected:	
Indoor Air Collected:	
Residence Type Code:	

GW Information

DW Supply Contam:	
Free Product Observed:	
Free Product Thickness:	
Ground Water Contam:	
GW Cleanup Goal:	
GW Exceeds Cleanup Goal:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Cleanup Goal Achieved:
Water Supply Exceeds Ral:
Well Type Code:
Impacted Aquifer Code:
MTBE Present Now:
MTBE Present Historically:
MTBE High UG per Liter:
MTBE High Level Date:
Free Product at Close:
Staff ID Wellhead Area Assess:
PWS Well Impacted:
Protected Area:
Sensitive Area:
Affected Residential Props:
Affected Non Residential Props:

Product Released

Product Released Seq ID: 27730
Product: Hydraulic Fluid
Product Defn: The product is hydraulic fluid.

---

2 ***5 of 12*** ***W*** ***0.07 / 376.98*** ***861.28*** ***McKay's Auto Sales***
6415 Highway 10 NW (null)
Ramsey MN 55303 ***WIMN***

Site ID: 35672
Watershed Name: Mississippi River - Twin Cities
Latitude: 45.22137306
Longitude: -93.430576
Industrial Classif: New and used car dealers
County Name: Anoka
Coodinate Method: Digitized - Map Tool

--- Details ---

Activity ID: MND022705834
Active: Yes
Program Name: Hazardous Waste
HUC 8: 7010206
Activity Type Name: Hazardous Waste, Small to Minimal QG
Activ Sub Type N: (null)
Legislative District: 48B

---

2 ***6 of 12*** ***W*** ***0.07 / 376.98*** ***861.28*** ***Barnett Olds Amc Jeep Renault***
6415 Highway 10 NW (null)
Ramsey MN 55303 ***WIMN***

Site ID: 33636
Watershed Name: Mississippi River - Twin Cities
Latitude: 45.22137308
Longitude: -93.4305721
Industrial Classif: (null)
County Name: Anoka
Coodinate Method: Digitized - Map Tool

--- Details ---

Activity ID: MND981798309
Active: No
Program Name: Hazardous Waste
HUC 8: 7010206
Activity Type Name: Hazardous Waste, Small to Minimal QG
Activ Sub Type N: (null)
Legislative District: 48B

---

2 ***7 of 12*** ***W*** ***0.07 / 376.98*** ***861.28*** ***Barnett Oldsmobile***
6415 Hwy 10 NW (null)
Ramsey MN 55303 ***WIMN***

Site ID: 171803
Watershed Name: Mississippi River - Twin Cities
Latitude: 45.22137306
Longitude: -93.430576
Industrial Classif: (null)
County Name: Anoka
Coodinate Method: Digitized - Map Tool

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

--- Details ---

Activity ID:	4548	**Activity Type Name:**	Tank Site
Active:	Yes	**Activ Sub Type N:**	(null)
Program Name:	Tanks & Leaks	**Legislative District:**	48B
HUC 8:	7010206		
+			
Activity ID:	14065	**Activity Type Name:**	Leak Site
Active:	No	**Activ Sub Type N:**	(null)
Program Name:	Tanks & Leaks	**Legislative District:**	48B
HUC 8:	7010206		
+			
Activity ID:	14284	**Activity Type Name:**	Leak Site
Active:	No	**Activ Sub Type N:**	(null)
Program Name:	Tanks & Leaks	**Legislative District:**	48B
HUC 8:	7010206		
+			
Activity ID:	VP4770	**Activity Type Name:**	Voluntary Investigation & Cleanup (VIC)
Active:	No	**Activ Sub Type N:**	(null)
Program Name:	Investigation & Cleanup	**Legislative District:**	48B
HUC 8:	7010206		
+			
Activity ID:	VP4771	**Activity Type Name:**	Voluntary Investigation & Cleanup (VIC)
Active:	No	**Activ Sub Type N:**	(null)
Program Name:	Investigation & Cleanup	**Legislative District:**	48B
HUC 8:	7010206		
+			
Activity ID:	7134	**Activity Type Name:**	Leak Site
Active:	No	**Activ Sub Type N:**	(null)
Program Name:	Tanks & Leaks	**Legislative District:**	48B
HUC 8:	7010206		
+			
Activity ID:	7205	**Activity Type Name:**	Leak Site
Active:	No	**Activ Sub Type N:**	(null)
Program Name:	Tanks & Leaks	**Legislative District:**	48B
HUC 8:	7010206		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
2	8 of 12	W	0.07 / 376.98	861.28	MCKAY`S AUTO SALES 6415 HIGHWAY 10 NW RAMSEY MN 553034551	RCRA CESQG

County Name:	ANOKA
County Code:	MN003
EPA Handler ID:	MND022705834
Current Site Name:	MCKAY`S AUTO SALES
Generator Status Universe:	Conditionally Exempt Small Quantity Generator
Land Type:	Private
Activity Location:	MN
TSD Activity:	No
Mixed Waste Generator:	No
Importer Activity:	No
Transporter Activity:	No
Transfer Facility:	No
Recycler Activity:	No
Onsite Burner Exemption:	No

Furnace Exemption: No
Underground Inject Activity: No
Rece Waste From Off Site: No
Used Oil Transporter:
Used Oil Transfer Facility:
Used Oil Processor:
Used Oil Refiner:
Used Oil Burner:
Used Oil Market Burner:
Used Oil Spec Marketer:
Mailing Address: 6415 HIGHWAY 10 NW, , RAMSEY, MN, 553034551, US
Contact Name: JAMES TURNWALL
Contact Address: 2710 COON RAPIDS BLVD NW, , COON RAPIDS, MN, 55433, US
Contact Email:
Location Street 2:

Owner/Operator Information

Owner/Operator Indicator: CO
Owner/Operator Name: MCKAY`S AUTO SALES
Owner/Operator Address: 6415 HIGHWAY 10 NW RAMSEY MN US 553034551
Owner/Operator Phone: 6128726300
Owner/Operator Type: P
Date Became Current: 19990726
Date Ended Current:

Owner/Operator Indicator: CO
Owner/Operator Name: MCKAY LTD LIABILITY PROPRIETORS
Owner/Operator Address: 2393 COON RAPIDS BLVD COON RAPIDS MN 55433
Owner/Operator Phone: 6127554480
Owner/Operator Type: P
Date Became Current:
Date Ended Current:

Owner/Operator Indicator: CP
Owner/Operator Name: NAME NOT REPORTED
Owner/Operator Address: ADDRESS NOT REPORTED CITY NOT REPORTED AK 99998
Owner/Operator Phone: 3125551212
Owner/Operator Type: P
Date Became Current:
Date Ended Current:

NAICS Information

Handler Information

Date Received: 19850930
Facility Name: MCKAY`S AUTO SALES
Classification: Conditionally Exempt Small Quantity

Hazardous Waste Information

Waste Code: D000
Waste: DESCRIPTION

Waste Code: D039
Waste: TETRACHLOROETHYLENE

Waste Code: D001
Waste: IGNITABLE WASTE

Waste Code: D018
Waste: BENZENE

Waste Code: D008
Waste: LEAD

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Violation/Evaluation Information

Evaluation Start Date:	19870422
Evaluation Agency:	S
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description:	
Violation Determined Date:	
Actual Return to Compliance Date:	
Violation Responsible Agency:	
Enforcement Action Date:	
Enforcement Agency:	
Disposition Status Date:	
Disposition Status:	
Enforcement Type Description:	
Proposed Penalty Amount:	
Paid Amount:	
Final Amount:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
2	9 of 12	W	0.07 / 376.98	861.28	BARNETT OLDS AMC JEEP RENAULT 6415 HIGHWAY 10 NW ANOKA MN 553034551	RCRA NON GEN

County Name:	ANOKA
County Code:	MN003
EPA Handler ID:	MND981798309
Current Site Name:	BARNETT OLDS AMC JEEP RENAULT
Generator Status Universe:	No Report
Land Type:	Private
Activity Location:	MN
TSD Activity:	No
Mixed Waste Generator:	No
Importer Activity:	No
Transporter Activity:	No
Transfer Facility:	No
Recycler Activity:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Inject Activity:	No
Rece Waste From Off Site:	No
Used Oil Transporter:	
Used Oil Transfer Facility:	
Used Oil Processor:	
Used Oil Refiner:	
Used Oil Burner:	
Used Oil Market Burner:	
Used Oil Spec Marketer:	
Mailing Address:	6415 HIGHWAY 10 NW, , ANOKA, MN, 553034551, US
Contact Name:	
Contact Address:	
Contact Email:	
Location Street 2:	

Owner/Operator Information

Owner/Operator Indicator:	CP
Owner/Operator Name:	NAME NOT REPORTED
Owner/Operator Address:	ADDRESS NOT REPORTED CITY NOT REPORTED AK 99998
Owner/Operator Phone:	3125551212
Owner/Operator Type:	P
Date Became Current:	
Date Ended Current:	

Owner/Operator Indicator:	CO
Owner/Operator Name:	BARNETT OLDS AMC JEEP RENAULT

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Owner/Operator Address: 6415 HIGHWAY 10 NW ANOKA MN US 553034551
Owner/Operator Phone: NONE
Owner/Operator Type: P
Date Became Current: 19990726
Date Ended Current: 19990514

NAICS Information

Handler Information

Date Received: 19870105
Facility Name: BARNETT OLDS AMC JEEP RENAULT

Hazardous Waste Information

Waste Code: D001
Waste: IGNITABLE WASTE

Waste Code: D000
Waste: DESCRIPTION

Waste Code: F002
Waste: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Waste Code: F004
Waste: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: CRESOLS, CRESYLIC ACID, AND NITROBENZENE; AND THE STILL BOTTOMS FROM THE RECOVERY OF THESE SOLVENTS; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Violation/Evaluation Information

2	10 of 12	W	0.07 / 376.98	861.28	Mckays Rapids Auto Sales, Leasing 6415 Highway 10 NW Ramsey MN 553034551	UST

Prog Int ID: 193963
Site ID: 171803
Interest Type Cd: TS
Interest Type Dsc: Tank Site
ADDR ID: 45702
Tank Site: 4548
Interest Phone: NO CORE PI PH.
Interest Start Dt: 07/23/1992 19:11:05
Interest End Dt:
Active?: Yes
Timestamp Added: 08/29/2006 07:46:39
Timestamp Updt: 10/31/2014 11:18:24
Staff ID Updt: SFRYE
Pgm Int Source: CORE
Coord Src Type: 2
Coord Src Desc:
Org Name Source: MPCA
Foreign State:
Foreign Zone:
Addr Timestmp Add: 07/08/1999 13:45:23

Address Source: CORE
Township Name:
State County Code: 2
County Name: Anoka
Country: USA
Lat/Long ID: 124037
Lat Degrees: 45
Lat Minutes: 13
Lat Seconds: 16.94
Long Degrees: -93
Long Minutes: 25
Long Seconds: 50.07
Lat/Long Source: CORE
Lat/Long Site ID: 171803
Lat/Long Spatial ID: 51377366
Collection Date: 10/31/2014 11:32:09
FIPS County Cd1: 003
Map Scale Code: N

Addr Timestamp Lst Updt: 08/01/2007 21:43:57
Addr Updater Staff ID: SYSTEM
Lat/Long Timestamp Added: 05/09/2006 16:16:18
Lat/Long Tmstmp Last Upd: 10/31/2014 11:32:09
Lat/Long Updater Staff ID: MAPTOOL
Lat/Long Desc: Center of Site
Coord Coll Method Desc: Digitized - Map Tool
Coord Coll Method Code: DM
Comments:

Tank Information

MPCA Tank Number: 001
Tank Type: This is a below ground storage tank.
Tank Status: The tank has been removed.
Piping Cathodic Protection: The piping has no cathodic protection.
Tank Cath Prot: The tank has no cathodic protection.
Stored Product: Gasoline
Client Tank Number: 001
AST Base Material:
Piping Material:
Second Containment Tank:
Second Containment Pipe:
Tank Const Material: The tank is made of bare/paint/asph coat steel.
Tank Dispenser Type: The tank has a suction type dispenser.
Tank Storage Capacity: 6000
Tank Registration Date: 05/30/1986 00:00:00
Unreg Tank Reported Date:
Compartmental Tank:
Heating Product: U
HW Generator ID:
Product Release Date:
Sludge Disposal Facility:
Comments:
Compliant: N
Serial Number:
Tank Dual Use: No
Tank Reg Status: Federal+State tank regulation

UST Information

Spill Containment:
Overfill Protection None:
Overfill Protection Ballfloat:
Overfill Protection Autoshut:
Overfill Protection Type Unk:
Overfill Protection No Info: Yes
Overfill Protection Alarm:
RD Daily Stick: Yes
RD Tightness Test: Yes
RD Manual Gauging: No
RD Auto Gauging: No
RD Soil Vapor Monitor: No
RD GW Monitor: No
Interstit Monitor: No
RD SIR Approve Date:
RD SIR Vendor Number: 0
RD SIR Report Date:
RD Other: No
RD Other Desc:
PRD Auto Ln Leak Detection: No
PRD Annual Tightness Test: No
PRD Vapor Monitor: No
PRD GW Monitor: No
PRD Interstit Monitor: No
PRD Three Year Tightness: No
PRD Euro Suct: Yes
PRD SIR Approve Date:

PRD SIR Vendor Number: 0
PRD SIR Report Date:
PRD Other: No
Manual:
Overfill Protection Manual:
SIR Tank Leak Detection:
SIR Pipe Leak Detection:
PRD Other Desc:
Date Added: 10/18/1999 09:31:16
Last Update: 05/23/2003 09:21:34
Staff ID Last Update: SYS
NSTD Compliant:
Stage1 Vapor Installed: U
Stage1 Vapor Used: U
CP Next Test Date:
CP Survey Passed:

Compartments

Compartment Number: 1
Stored Product: GASOLINE
Compartment Capacity: 6000
Heating: U
Other Desc:

Action

Tank Action ID: 304552
Tank Action: Install Tank
Contractor Number:
Supervisor Number:
Action Date: 07/01/1972 00:00:00
Corrosion Expert Name:
Lab:

Tank Information

MPCA Tank Number: 003
Tank Type: This is a below ground storage tank.
Tank Status: The tank has been removed.
Piping Cathodic Protection: The piping has no cathodic protection.
Tank Cath Prot: The tank has no cathodic protection.
Stored Product: Fuel Oil
Client Tank Number: 003
AST Base Material:
Piping Material:
Second Containment Tank:
Second Containment Pipe:
Tank Const Material: The tank is made of bare/paint/asph coat steel.
Tank Dispenser Type: The tank has a suction type dispenser.
Tank Storage Capacity: 6000
Tank Registration Date: 05/30/1986 00:00:00
Unreg Tank Reported Date:
Compartmental Tank:
Heating Product: Y
HW Generator ID:
Product Release Date:
Sludge Disposal Facility:
Comments:
Compliant: Y
Serial Number:
Tank Dual Use: No
Tank Reg Status: State tank regulation

UST Information

Spill Containment:
Overfill Protection None:

Overfill Protection Ballfloat:	
Overfill Protection Autoshut:	
Overfill Protection Type Unk:	
Overfill Protection No Info:	Yes
Overfill Protection Alarm:	
RD Daily Stick:	Yes
RD Tightness Test:	Yes
RD Manual Gauging:	No
RD Auto Gauging:	No
RD Soil Vapor Monitor:	No
RD GW Monitor:	No
Interstit Monitor:	No
RD SIR Approve Date:	
RD SIR Vendor Number:	0
RD SIR Report Date:	
RD Other:	No
RD Other Desc:	
PRD Auto Ln Leak Detection:	No
PRD Annual Tightness Test:	No
PRD Vapor Monitor:	No
PRD GW Monitor:	No
PRD Interstit Monitor:	No
PRD Three Year Tightness:	No
PRD Euro Suct:	Yes
PRD SIR Approve Date:	
PRD SIR Vendor Number:	0
PRD SIR Report Date:	
PRD Other:	No
Manual:	
Overfill Protection Manual:	
SIR Tank Leak Detection:	
SIR Pipe Leak Detection:	
PRD Other Desc:	
Date Added:	10/18/1999 09:31:16
Last Update:	05/23/2003 09:21:34
Staff ID Last Update:	SYS
NSTD Compliant:	
Stage1 Vapor Installed:	U
Stage1 Vapor Used:	U
CP Next Test Date:	
CP Survey Passed:	

Compartments

Compartment Number:	1
Stored Product:	FUEL OIL
Compartment Capacity:	6000
Heating:	U
Other Desc:	

Action

Tank Action ID:	263597
Tank Action:	Remove Tank
Contractor Number:	
Supervisor Number:	
Action Date:	01/03/1993 00:00:00
Corrosion Expert Name:	
Lab:	N

Tank Action ID:	311101
Tank Action:	Install Tank
Contractor Number:	
Supervisor Number:	
Action Date:	10/01/1979 00:00:00
Corrosion Expert Name:	
Lab:	

INSREM Action

INSREM Project ID:	202102
INSREM Action ID:	371825
INSREM Action Code:	4
INSREM Product:	FUEL OIL
Tank Const Material Code:	1
Piping Material:	STEEL/IRON
Action Completed Date:	
INSREM Project Number:	1
Total Tank Capacity Qty:	6000
Number of Dispensers:	

Tank Information

MPCA Tank Number:	002
Tank Type:	This is a below ground storage tank.
Tank Status:	The tank has been removed.
Piping Cathodic Protection:	The piping has no cathodic protection.
Tank Cath Prot:	The tank has no cathodic protection.
Stored Product:	Used Or Waste Oil
Client Tank Number:	002
AST Base Material:	
Piping Material:	
Second Containment Tank:	
Second Containment Pipe:	
Tank Const Material:	The tank is made of bare/paint/asph coat steel.
Tank Dispenser Type:	The tank has a suction type dispenser.
Tank Storage Capacity:	4000
Tank Registration Date:	05/30/1986 00:00:00
Unreg Tank Reported Date:	
Compartmental Tank:	
Heating Product:	U
HW Generator ID:	
Product Release Date:	
Sludge Disposal Facility:	
Comments:	
Compliant:	N
Serial Number:	
Tank Dual Use:	No
Tank Reg Status:	Federal+State tank regulation

UST Information

Spill Containment:	
Overfill Protection None:	
Overfill Protection Ballfloat:	
Overfill Protection Autoshut:	
Overfill Protection Type Unk:	
Overfill Protection No Info:	Yes
Overfill Protection Alarm:	
RD Daily Stick:	Yes
RD Tightness Test:	Yes
RD Manual Gauging:	No
RD Auto Gauging:	No
RD Soil Vapor Monitor:	No
RD GW Monitor:	No
Interstit Monitor:	No
RD SIR Approve Date:	
RD SIR Vendor Number:	0
RD SIR Report Date:	
RD Other:	No
RD Other Desc:	
PRD Auto Ln Leak Detection:	No
PRD Annual Tightness Test:	No
PRD Vapor Monitor:	No
PRD GW Monitor:	No
PRD Interstit Monitor:	No

PRD Three Year Tightness: No
PRD Euro Suct: Yes
PRD SIR Approve Date:
PRD SIR Vendor Number: 0
PRD SIR Report Date:
PRD Other: No
Manual:
Overfill Protection Manual:
SIR Tank Leak Detection:
SIR Pipe Leak Detection:
PRD Other Desc:
Date Added: 10/18/1999 09:31:16
Last Update: 05/23/2003 09:21:34
Staff ID Last Update: SYS
NSTD Compliant:
Stage1 Vapor Installed: U
Stage1 Vapor Used: U
CP Next Test Date:
CP Survey Passed:

Compartments

Compartment Number: 1
Stored Product: WASTE OIL
Compartment Capacity: 4000
Heating: U
Other Desc:

Action

Tank Action ID: 324174
Tank Action: Install Tank
Contractor Number:
Supervisor Number:
Action Date: 10/01/1979 00:00:00
Corrosion Expert Name:
Lab:

Tank Action ID: 271345
Tank Action: Remove Tank
Contractor Number:
Supervisor Number:
Action Date: 01/03/1993 00:00:00
Corrosion Expert Name:
Lab: N

INSREM Action

INSREM Project ID: 202102
INSREM Action ID: 371826
INSREM Action Code: 4
INSREM Product: WASTE OIL
Tank Const Material Code: 1
Piping Material: STEEL/IRON
Action Completed Date:
INSREM Project Number: 1
Total Tank Capacity Qty: 4000
Number of Dispensers:

Tank Information

MPCA Tank Number: 004
Tank Type: This is a below ground storage tank.
Tank Status: The tank has been removed.
Piping Cathodic Protection: The piping has no cathodic protection.
Tank Cath Prot: The tank has no cathodic protection.
Stored Product: Motor Oil
Client Tank Number: 004

AST Base Material:	
Piping Material:	
Second Containment Tank:	
Second Containment Pipe:	
Tank Const Material:	The tank is made of bare/paint/asph coat steel.
Tank Dispenser Type:	The tank has a submersible type dispenser.
Tank Storage Capacity:	560
Tank Registration Date:	
Unreg Tank Reported Date:	12/23/1993 00:00:00
Compartmental Tank:	
Heating Product:	N
HW Generator ID:	
Product Release Date:	
Sludge Disposal Facility:	
Comments:	
Compliant:	N
Serial Number:	
Tank Dual Use:	No
Tank Reg Status:	Federal+State tank regulation

UST Information

Spill Containment:	No
Overfill Protection None:	
Overfill Protection Ballfloat:	
Overfill Protection Autoshut:	
Overfill Protection Type Unk:	
Overfill Protection No Info:	Yes
Overfill Protection Alarm:	
RD Daily Stick:	No
RD Tightness Test:	No
RD Manual Gauging:	No
RD Auto Gauging:	No
RD Soil Vapor Monitor:	No
RD GW Monitor:	No
Interstit Monitor:	No
RD SIR Approve Date:	
RD SIR Vendor Number:	0
RD SIR Report Date:	
RD Other:	No
RD Other Desc:	
PRD Auto Ln Leak Detection:	No
PRD Annual Tightness Test:	No
PRD Vapor Monitor:	No
PRD GW Monitor:	No
PRD Interstit Monitor:	No
PRD Three Year Tightness:	No
PRD Euro Suct:	No
PRD SIR Approve Date:	
PRD SIR Vendor Number:	0
PRD SIR Report Date:	
PRD Other:	No
Manual:	
Overfill Protection Manual:	
SIR Tank Leak Detection:	
SIR Pipe Leak Detection:	
PRD Other Desc:	
Date Added:	10/18/1999 09:31:16
Last Update:	05/23/2003 09:21:34
Staff ID Last Update:	SYS
NSTD Compliant:	
Stage1 Vapor Installed:	U
Stage1 Vapor Used:	U
CP Next Test Date:	
CP Survey Passed:	

Compartments

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Compartment Number:	1
Stored Product:	MOTOR OIL
Compartment Capacity:	560
Heating:	N
Other Desc:	

Action

Tank Action ID:	271344
Tank Action:	Remove Tank
Contractor Number:	
Supervisor Number:	
Action Date:	01/03/1993 00:00:00
Corrosion Expert Name:	
Lab:	

INSREM Action

INSREM Project ID:	202102
INSREM Action ID:	371824
INSREM Action Code:	4
INSREM Product:	MOTOR OIL
Tank Const Material Code:	1
Piping Material:	STEEL/IRON
Action Completed Date:	
INSREM Project Number:	1
Total Tank Capacity Qty:	560
Number of Dispensers:	

Tabsite

Facility:	Vehicle/Trlr Dlr/Car Rent
Above or Underground:	Both
Indian Reservation:	N
UST Registration Date:	05/30/1986 00:00:00
AST Registration Date:	01/31/1995 00:00:00
Max Monthly Gallons:	
Vapor Recovery Installed:	U
Vapor Notification Required:	U

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
2	11 of 12	W	0.07 / 376.98	861.28	**Barnett Olds** **6415 Highway 10 Northwest** **Ramsey MN 55303**	VIC

Site ID:	VP4770	**Created By:**	Unknown
Core Prgm Int ID:	335597	**Created Date:**	9/1/1994
Link ID:	3961	**Last Update:**	4/2/1998
Active:	FALSE	**Alphsort:**	
Site Type:	Vehicle Maint.	**City:**	638
MPCA region:	Metro	**County:**	2
HRS Score:	0	**Legal District:**	48B
NPL:	FALSE	**PLS Method:**	M
PLP:	FALSE	**Pls Scal:**	A
District:	Metro	**Township:**	
Pgm Ref From:	Tanks & Spills	**Range:**	
Pgmint:	VIC	**Range E W:**	W
Cleanup Cost:		**Section:**	
Reservation:	FALSE	**Qtr 160:**	
Reservation Name:		**Qtr 40:**	
MPCA Wells:	FALSE	**Qtr 10:**	
Federal Facility:	FALSE	**Qtr 2 5:**	
Primary Fund:		**Quad:**	1226
EPA ID:		**NAD No:**	83
MPCA ID:		**Coordpt Desc:**	
Methcol:		**Coordsrc Type:**	
Coldate:		**Coordsrc Org:**	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Coldat Equal:		**Mpcapgmac:**	
Basin Code:		**Mapscale:**	
Major Wtrshed:		**Verif Meth:**	
Minor Wtrshed:		**Horiz Ref:**	
File Location:	Archival Storage	**Utm Source:**	2
VIC App GIS:	FALSE	**Utm Method:**	I1
PBP:	FALSE	**Utm Scale:**	A
Wl Risk:		**Utm Accuracy:**	
Wl Loe:		**Utm East:**	466182.7589
Wl Mult:		**Utm North:**	5007629.7191
County Name:	Anoka	**Utm Zone:**	15
Pay Complete:	FALSE	**Pls Meth 2:**	
Site size:	1	**Pls Scal 2:**	
Congression Dist:	6	**Township 2:**	
Enf Lead Agency:	MPCA	**Range 2:**	
Feddef Pilot:	FALSE	**Rge E W 2:**	
Site Class A:	FALSE	**Section 2:**	
Site Class B:	FALSE	**Qtr 160 2:**	
Site Class C:	FALSE	**Qtr 40 2:**	
Site Class D:	FALSE	**Qtr 10 2:**	
Fundfin:	FALSE	**Qtr 2 5 2:**	
Natresdmg:	FALSE	**Quad 2:**	

Physical Location: None
Address 2:
Address 1: 6415 Highway 10 Northwest

NOTE:

Contaminant Information

Contaminant ID:	WI-DRO
Contaminant:	Diesel Range Organics
Media ID:	2
Media Type:	Soil
Cleanup Level:	5
Units:	mg/Kg
Cleanup Level Basis:	Other
Maximum Residual Contamination:	
Record ID:	695
Last Update:	

Contaminant Information

Contaminant ID:	WI-GRO
Contaminant:	Gasoline Range Organics
Media ID:	2
Media Type:	Soil
Cleanup Level:	5
Units:	mg/Kg
Cleanup Level Basis:	Other
Maximum Residual Contamination:	
Record ID:	696
Last Update:	

Impacts Response Actions

Number of GW Receptors:	
Ecological Receptors Present:	FALSE
Type of Ecological Receptors:	
Acres of Contaminated Soil:	0.02
Volume of Contaminated Soil:	350
Acres of Surface Water Impacted:	
Acres of Wetland Impacted:	
Acres of Sediment Impacted:	
Ground Water Plume Area(acres):	
Was Cleanup Conducted?:	TRUE

Acres of Contaminated Soil Remediated at Site:	0.02
Volume of Soil Cleaned at Site:	350
Number of Municipal Wells Contaminated:	
Number of Domestic Wells Contaminated:	
Number of Surface Water Intakes Contaminated:	
Number of Drums Removed from Site:	
Year Soil Remediated:	1994
Acres of Soil with Restricted Access:	
Year Institutional Control Remedy Completed:	
Year GW Remedy Completed:	
Year GW IC Completed:	
Acres of Wetland or Sediment Remediated:	
Public Financing?:	FALSE
Assurance Help?:	TRUE
Land Use Classification at Site:	Commercial
Land Use In Vicinty Of Site:	Commercial
Deed Notification Present on Site?:	FALSE
Restrictive Covenant Present?:	FALSE
Is Ground Water Pump & Treat Being Used at Site?:	FALSE
Environmental Covenant Present?:	FALSE
Restrictive Covenant Basis/Desc:	
Miscellaneous Comments:	
Quaternary Perched:	FALSE
Quaternary Water Table:	FALSE
Quaternary Confined:	FALSE
Cretaceous:	FALSE
Plattville:	FALSE
St. Peter:	FALSE
Prairie Du Chien:	FALSE
Jordan:	FALSE
Ironton/Galesville:	FALSE
Mt Simon - Hinckley:	FALSE
Precambrian, Undifferentiated:	FALSE
Other or Unknown Aquifer:	FALSE
Date Site Info Last Updated:	3/26/1998
Date Institutional Control Info Last Updated:	
Location where the IC was filed:	
Surface Water Classification (Primary):	
Surface Water Classification (Secondary):	
Comments Related to Surface Water:	

Site Event Log

Event ID:	43
Event:	Limited No Action Letter Sent
Additional Info:	None
Start Date:	
End Date:	06/14/95
Planned Start Date:	
Planned End Date:	
Last Update:	3/26/1998
Record No:	650

Site Event Log

Event ID:	41
Event:	VIC Program Participation Dates (Start/End)
Additional Info:	None
Start Date:	04/20/94

End Date: 06/14/95
Planned Start Date:
Planned End Date:
Last Update: 1/14/1998
Record No: 3314

Site Event Log

Event ID: 145
Event: Removal Action (state by whom in "Additional Information" field)
Additional Info: By RP or VP:
Start Date: 09/01/94
End Date: 09/10/94
Planned Start Date:
Planned End Date:
Last Update: 7/25/2001
Record No: 4246

Site Event Log

Event ID: 42
Event: No Action Letter Sent
Additional Info: None
Start Date:
End Date: 06/14/95
Planned Start Date:
Planned End Date:
Last Update: 8/12/1998
Record No: 5306

Contact Information

Contact Last Name: Schultz
Contact First Name: Cathy
Contact Middle Name:
Contact Type: FTA
Invoiced Party: FALSE
Contact Name: MPCA
Contact Address Street: 520 Lafayette Rd N
Contact Address Street2:
Contact City: St. Paul
Contact State: MN
Contact Zip: 55155
Province:
Country:
Postal Code:
Contact Phone: (612) 296-7999
Contact Phone Extension:
Contact Fax: (612) 296-9707
Contact Cell:
Contact Mail:
Last Update: 01/28/99
REC ID: 866
REC ID Archive: 2200
Contact Add Info:
Staff ID Number: 16542
Org ID: 0
Org NAme:
Org Type:
Person ID: 0
MPCA Org ID: 1715
Org Check:
Person. Check:

Contact Information

Contact Last Name: Sarappo
Contact First Name: Wayne

Contact Middle Name:
Contact Type: FPL
Invoiced Party: FALSE
Contact Name: MPCA
Contact Address Street: 520 Lafayette Rd N
Contact Address Street2:
Contact City: St. Paul
Contact State: MN
Contact Zip: 55155
Province:
Country:
Postal Code:
Contact Phone: (651) 757-7297
Contact Phone Extension:
Contact Fax: (651) 296-9707
Contact Cell:
Contact Mail:
Last Update:
REC ID: 867
REC ID Archive: 2201
Contact Add Info:
Staff ID Number: 3387
Org ID: 0
Org NAme:
Org Type:
Person ID: 0
MPCA Org ID: 1715
Org Check:
Person. Check:

Contact Information

Contact Last Name: Barnett
Contact First Name: James
Contact Middle Name:
Contact Type: VOL
Invoiced Party: TRUE
Contact Name: Barnett Oldsmobile & Jeep Eagel
Contact Address Street: 3610 North Highway 61
Contact Address Street2:
Contact City: White Bear Lake
Contact State: MN
Contact Zip: 55110
Province:
Country:
Postal Code:
Contact Phone: (612) 429-3391
Contact Phone Extension:
Contact Fax:
Contact Cell:
Contact Mail:
Last Update:
REC ID: 868
REC ID Archive: 2202
Contact Add Info:
Staff ID Number: 0
Org ID: -4116
Org NAme: Barnett Oldsmobile & Jeep Eagel
Org Type: 100
Person ID: -13900
MPCA Org ID:
Org Check:
Person. Check:

Contact Information

Contact Last Name: Barnett
Contact First Name: James

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Contact Middle Name:
Contact Type: VIC
Invoiced Party: FALSE
Contact Name: Barnett Properties
Contact Address Street: 3610 North Highway 61
Contact Address Street2:
Contact City: WHite Bear Lake
Contact State: MN
Contact Zip: 55110
Province:
Country:
Postal Code:
Contact Phone:
Contact Phone Extension:
Contact Fax:
Contact Cell:
Contact Mail:
Last Update: 08/12/98
REC ID: 3418
REC ID Archive: 5926
Contact Add Info:
Staff ID Number: 0
Org ID: -4322
Org NAme: Barnett Properties
Org Type: 100
Person ID: -13900
MPCA Org ID:
Org Check:
Person. Check:

Contact Information

Contact Last Name: Barnett
Contact First Name: Bruce
Contact Middle Name:
Contact Type: VIC
Invoiced Party: FALSE
Contact Name: Barnett Properties
Contact Address Street: 3610 North highway 61
Contact Address Street2:
Contact City: WHite Bear Lake
Contact State: MN
Contact Zip: 55110
Province:
Country:
Postal Code:
Contact Phone:
Contact Phone Extension:
Contact Fax:
Contact Cell:
Contact Mail:
Last Update: 08/12/98
REC ID: 3419
REC ID Archive: 5927
Contact Add Info:
Staff ID Number: 0
Org ID: -4322
Org NAme: Barnett Properties
Org Type: 100
Person ID: -11716
MPCA Org ID:
Org Check:
Person. Check:

2	***12 of 12***	***W***	***0.07 / 376.98***	***861.28***	***Barnett Olds #2*** ***6415 Highway 10 Northwest***	***VIC***

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Ramsey MN 55303

Site ID:	VP4771	***Created By:***	Pjensen
Core Prgm Int ID:	55131896	***Created Date:***	4/6/2001
Link ID:	3961	***Last Update:***	11/1/2004
Active:	FALSE	***Alphsort:***	
Site Type:	Vehicle Maint.	***City:***	638
MPCA region:	Metro	***County:***	2
HRS Score:	0	***Legal District:***	48B
NPL:	FALSE	***PLS Method:***	M
PLP:	FALSE	***Pls Scal:***	A
District:	Metro	***Township:***	120
Pgm Ref From:	Tanks & Spills	***Range:***	22
Pgmint:	VIC	***Range E W:***	W
Cleanup Cost:		***Section:***	11
Reservation:	FALSE	***Qtr 160:***	
Reservation Name:		***Qtr 40:***	
MPCA Wells:	FALSE	***Qtr 10:***	
Federal Facility:	FALSE	***Qtr 2 5:***	
Primary Fund:		***Quad:***	1226
EPA ID:		***NAD No:***	83
MPCA ID:		***Coordpt Desc:***	
Methcol:		***Coordsrc Type:***	
Coldate:		***Coordsrc Org:***	
Coldat Equal:		***Mpcapgmac:***	
Basin Code:		***Mapscale:***	
Major Wtrshed:		***Verif Meth:***	
Minor Wtrshed:		***Horiz Ref:***	
File Location:	Archival Storage	***Utm Source:***	2
VIC App GIS:	FALSE	***Utm Method:***	I1
PBP:	FALSE	***Utm Scale:***	A
Wl Risk:		***Utm Accuracy:***	
Wl Loe:		***Utm East:***	466182.7589
Wl Mult:		***Utm North:***	5007629.7191
County Name:	Anoka	***Utm Zone:***	15
Pay Complete:	FALSE	***Pls Meth 2:***	
Site size:	6.75	***Pls Scal 2:***	
Congression Dist:	6	***Township 2:***	
Enf Lead Agency:	MPCA	***Range 2:***	
Feddef Pilot:	FALSE	***Rge E W 2:***	
Site Class A:	FALSE	***Section 2:***	
Site Class B:	FALSE	***Qtr 160 2:***	
Site Class C:	FALSE	***Qtr 40 2:***	
Site Class D:	FALSE	***Qtr 10 2:***	
Fundfin:	FALSE	***Qtr 2 5 2:***	
Natresdmg:	FALSE	***Quad 2:***	
Physical Location:	None		
Address 2:			
Address 1:	6415 Highway 10 Northwest		

NOTE:

Impacts Response Actions

Number of GW Receptors:	
Ecological Receptors Present:	FALSE
Type of Ecological Receptors:	
Acres of Contaminated Soil:	
Volume of Contaminated Soil:	
Acres of Surface Water Impacted:	
Acres of Wetland Impacted:	
Acres of Sediment Impacted:	
Ground Water Plume Area(acres):	
Was Cleanup Conducted?:	FALSE
Acres of Contaminated Soil Remediated at Site:	

Volume of Soil Cleaned at Site:
Number of Municipal Wells Contaminated:
Number of Domestic Wells Contaminated:
Number of Surface Water Intakes Contaminated:
Number of Drums Removed from Site:
Year Soil Remediated:
Acres of Soil with Restricted Access:
Year Institutional Control Remedy Completed:
Year GW Remedy Completed:
Year GW IC Completed:
Acres of Wetland or Sediment Remediated:
Public Financing?: FALSE
Assurance Help?: FALSE
Land Use Classification at Site:
Land Use In Vicinty Of Site:
Deed Notification Present on Site?: FALSE
Restrictive Covenant Present?: FALSE
Is Ground Water Pump & Treat Being Used at Site?: FALSE
Environmental Covenant Present?: FALSE
Restrictive Covenant Basis/Desc:
Miscellaneous Comments:
Quaternary Perched: FALSE
Quaternary Water Table: FALSE
Quaternary Confined: FALSE
Cretaceous: FALSE
Plattville: FALSE
St. Peter: FALSE
Prairie Du Chien: FALSE
Jordan: FALSE
Ironton/Galesville: FALSE
Mt Simon - Hinckley: FALSE
Precambrian, Undifferentiated: FALSE
Other or Unknown Aquifer: FALSE
Date Site Info Last Updated:
Date Institutional Control Info Last Updated:
Location where the IC was filed:
Surface Water Classification (Primary):
Surface Water Classification (Secondary):
Comments Related to Surface Water:

Site Event Log

Event ID: 156
Event: RAP Approval Letter
Additional Info: Contingency Plan for site development
Start Date:
End Date: 06/04/01
Planned Start Date:
Planned End Date:
Last Update: 6/4/2001
Record No: 11102

Site Event Log

Event ID: 41
Event: VIC Program Participation Dates (Start/End)
Additional Info: None Entered
Start Date: 04/06/01
End Date: 03/15/02
Planned Start Date:

Planned End Date:
Last Update: 4/6/2001
Record No: 10807

Site Event Log

Event ID: 46
Event: Retroactive No Association Determination Issued
Additional Info: None Entered
Start Date:
End Date: 03/15/02
Planned Start Date:
Planned End Date:
Last Update: 3/15/2002
Record No: 13502

Site Event Log

Event ID: 45
Event: No Association Determination Issued
Additional Info: lender letter to bank
Start Date:
End Date: 03/15/02
Planned Start Date:
Planned End Date:
Last Update: 3/15/2002
Record No: 13503

Contact Information

Contact Last Name: Sarappo
Contact First Name: Wayne
Contact Middle Name:
Contact Type: FPL
Invoiced Party: FALSE
Contact Name: MPCA
Contact Address Street: 520 Lafayette Rd N
Contact Address Street2:
Contact City: St. Paul
Contact State: MN
Contact Zip: 551554194
Province:
Country:
Postal Code:
Contact Phone: (651) 757-7297
Contact Phone Extension:
Contact Fax:
Contact Cell:
Contact Mail:
Last Update: 04/06/01
REC ID: 8566
REC ID Archive: 12647
Contact Add Info:
Staff ID Number: 3387
Org ID: 0
Org NAme:
Org Type:
Person ID: 0
MPCA Org ID: 1715
Org Check:
Person. Check:

Contact Information

Contact Last Name: Connolly
Contact First Name: Mike
Contact Middle Name:
Contact Type: FTA

Invoiced Party: FALSE
Contact Name: MPCA
Contact Address Street: 520 Lafayette Rd N
Contact Address Street2:
Contact City: St. Paul
Contact State: MN
Contact Zip: 551554194
Province:
Country:
Postal Code:
Contact Phone: (651) 757-8279
Contact Phone Extension:
Contact Fax: 651-296-9707
Contact Cell:
Contact Mail: mike.connolly@state.mn.us
Last Update: 04/06/01
REC ID: 8567
REC ID Archive: 12648
Contact Add Info:
Staff ID Number: 3219
Org ID: 0
Org NAme:
Org Type:
Person ID: 0
MPCA Org ID: 1715
Org Check:
Person. Check:

Contact Information

Contact Last Name: Lee
Contact First Name: Rodney
Contact Middle Name:
Contact Type: OWN
Invoiced Party: FALSE
Contact Name: Sunfish Properties, LLC
Contact Address Street: 10732 Hanson Boulevard
Contact Address Street2:
Contact City: Coon Rapids
Contact State: MN
Contact Zip: 55433
Province:
Country:
Postal Code:
Contact Phone: (763) 862-2005
Contact Phone Extension:
Contact Fax: (763) 862-1925
Contact Cell:
Contact Mail:
Last Update: 04/06/01
REC ID: 8568
REC ID Archive: 12649
Contact Add Info:
Staff ID Number: 0
Org ID: -5425
Org NAme: Sunfish Properties LLC
Org Type: 100
Person ID: -17548
MPCA Org ID:
Org Check:
Person. Check:

Contact Information

Contact Last Name: Meneghini
Contact First Name: Paul
Contact Middle Name:
Contact Type: CON

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Invoiced Party:	FALSE
Contact Name:	ProSource Technologies, Inc.
Contact Address Street:	277 Coon Rapids Boulevard #304
Contact Address Street2:	
Contact City:	Coon Rapids
Contact State:	MN
Contact Zip:	55433
Province:	
Country:	
Postal Code:	
Contact Phone:	(763) 786-1445
Contact Phone Extension:	
Contact Fax:	(763) 786-1030
Contact Cell:	
Contact Mail:	
Last Update:	04/06/01
REC ID:	8569
REC ID Archive:	12650
Contact Add Info:	
Staff ID Number:	0
Org ID:	-1259
Org NAme:	ProSource Technologies Inc
Org Type:	100
Person ID:	-16865
MPCA Org ID:	
Org Check:	
Person. Check:	

Contact Information

Contact Last Name:	Foster
Contact First Name:	Bob
Contact Middle Name:	
Contact Type:	LEC
Invoiced Party:	FALSE
Contact Name:	Foster, Wentzel, Hedback & Breven, LLC
Contact Address Street:	201 Anthony Place
Contact Address Street2:	2855 Anthony Lane South
Contact City:	St. Anthony
Contact State:	MN
Contact Zip:	55418
Province:	
Country:	
Postal Code:	
Contact Phone:	(612) 789-1331
Contact Phone Extension:	
Contact Fax:	
Contact Cell:	
Contact Mail:	
Last Update:	04/06/01
REC ID:	8570
REC ID Archive:	12651
Contact Add Info:	
Staff ID Number:	0
Org ID:	-5426
Org NAme:	Foster Wentzel Hedback & Breven LLC
Org Type:	100
Person ID:	-11485
MPCA Org ID:	
Org Check:	
Person. Check:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
3	***1 of 2***	***S***	***0.08 / 399.68***	***860.34***	***Parabody, Inc*** ***6410 Highway 10*** ***Anoka MN 55303***	***AST***

Prog Int ID:	211514	**Address Source:**	CORE
Site ID:	211630	**Township Name:**	Oak Grove
Interest Type Cd:	TS	**State County Code:**	2
Interest Type Dsc:	Tank Site	**County Name:**	Anoka
ADDR ID:	188201	**Country:**	USA
Tank Site:	55434	**Lat/Long ID:**	155822
Interest Phone:	NO CORE PI PH.	**Lat Degrees:**	45
Interest Start Dt:	11/10/1997 11:29:29	**Lat Minutes:**	13
Interest End Dt:		**Lat Seconds:**	12.25
Active?:	Yes	**Long Degrees:**	-93
Timestamp Added:	08/25/2006 08:49:29	**Long Minutes:**	25
Timestamp Updt:	08/25/2006 08:49:29	**Long Seconds:**	47.03
Staff ID Updt:	RSUCHAN	**Lat/Long Source:**	CORE
Pgm Int Source:	CORE	**Lat/Long Site ID:**	211630
Coord Src Type:		**Lat/Long Spatial ID:**	51365162
Coord Src Desc:		**Collection Date:**	03/22/2010 17:46:55
Org Name Source:		**FIPS County Cd1:**	003
Foreign State:		**Map Scale Code:**	
Foreign Zone:			

Addr Timestmp Add:	08/25/2006 08:49:08
Addr Timestamp Lst Updt:	11/04/2008 21:13:53
Addr Updater Staff ID:	SYSTEM
Lat/Long Timestamp Added:	03/22/2010 18:25:55
Lat/Long Tmstmp Last Upd:	03/22/2010 18:25:55
Lat/Long Updater Staff ID:	MAPT_NC
Lat/Long Desc:	
Coord Coll Method Desc:	Address Matching House Number
Coord Coll Method Code:	A1
Comments:	

Tank Information

MPCA Tank Number:	1001
Tank Type:	This is an above ground storage tank.
Tank Status:	The tank is active and being used.
Piping Cathodic Protection:	
Tank Cath Prot:	
Stored Product:	Kerosene
Client Tank Number:	1001
AST Base Material:	This above ground storage tank is on supports.
Piping Material:	STEEL/IRON
Second Containment Tank:	
Second Containment Pipe:	
Tank Const Material:	The tank is made of metal.
Tank Dispenser Type:	
Tank Storage Capacity:	265
Tank Registration Date:	06/27/1997 00:00:00
Unreg Tank Reported Date:	
Compartmental Tank:	
Heating Product:	
HW Generator ID:	
Product Release Date:	
Sludge Disposal Facility:	
Comments:	
Compliant:	Y
Serial Number:	
Tank Dual Use:	No
Tank Reg Status:	Non-regulated tank

AST Information

Dike Side Material:	The dike around the tank is made of sand or earth.
Dike Bottom Material:	There is no dike around the tank.
AST Permit:	No
Load Rack:	N
Pipe Cathodic:	
Pipe Double Walled:	
Pipe Level:	A

Rack Curbed: No
Rack Paved: No
SPCC: Y
Labeling:
Gauging:
Diagram of Site:
Temp Tank:
Indoor Tank:
Within 500ft of Water:
Date Added: 10/18/1999 09:43:50
Last Update: 05/04/2002 08:54:29
Staff ID Last Update: TANKS
AST Monthly Throughput(gal): 50
Spill Box:
Pad:
Spill Containment:
Overfill Protection None:
Overfill Protection Ballfloat:
Overfill Protection Autoshut:
Overfill Protection Type Unk:
Overfill Protection No Info:
Overfill Protection Alarm:
Daily Stick:
RD Tightness Test:
RD Manual Gauging:
RD Auto Gauging:
RD Soil Vapor Monitor:
RD GW Monitor:
RD Interstit Monitor:
RD SIR Approve Date:
RD SIR Vendor Number:
RD SIR Report Date:
RD Other:
RD Other Desc:
PRD Auto Ln Leak Detection:
PRD Annual Tightness Test:
PRD Vapor Monitor:
PRD GW Monitor:
PRD Interstit Monitor:
PRD Three Year Tightness:
PRD Euro Suct:
PRD SIR Approve Date:
PRD SIR Vendor Number:
PRD SIR Report Date:
PRD Other:
Manual:
Overfill Protection Manual:
SIR Tank Leak Detection:
SIR Pipe Leak Detection:
PRD Other Desc:
Mounted Sight Glass Guage:
RD Visual Monitor:
Monthly Reconciliation:
PRD Tracer Gas Monitor:
PRD Hydrostatic Monitor:
PRD Lock Down Monitor:
PRD Sensor Monitor:
PRD Above or Underground:
Soil Permability:
Soil Permability Units:
Leak Monitor Weekly:
Leak Monitor 72hr:
Percent Capacity Containment:
CP Next Test Date:

Compartments

Compartment Number: 1

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Stored Product: KEROSENE
Compartment Capacity: 265
Heating:
Other Desc:

Action

Tank Action ID: 820144
Tank Action: Install Tank
Contractor Number:
Supervisor Number:
Action Date: 01/01/1990 00:00:00
Corrosion Expert Name:
Lab:

Tabsite

Facility: Industry/Manufacturing
Above or Underground: Above Ground
Indian Reservation: N
UST Registration Date:
AST Registration Date: 06/27/1997 00:00:00
Max Monthly Gallons:
Vapor Recovery Installed: U
Vapor Notification Required: U

3	*2 of 2*	*S*	*0.08 / 399.68*	*860.34*	***Parabody, Inc*** ***6410 Highway 10 (null)*** ***Ramsey MN 55303***	***WIMN***

Site ID: 211630
Watershed Name: Mississippi River - Twin Cities
Latitude: 45.22007088
Longitude: -93.42973314
Industrial Classif: (null)
County Name: Anoka
Coodinate Method: Address Matching House Number

--- Details ---

Activity ID: 55434
Active: Yes
Program Name: Tanks & Leaks
HUC 8: 7010206
Activity Type Name: Tank Site
Activ Sub Type N: (null)
Legislative District: 35A

4	*1 of 1*	*NNE*	*0.12 / 633.11*	*868.12*	***LISTUL INDUSTRIES*** ***13900 SUNFISH LAKE BLVD*** ***RAMSEY MN 55303***	***RCRA CESQG***

County Name: ANOKA
County Code: MN003
EPA Handler ID: MNR000027862
Current Site Name: LISTUL INDUSTRIES
Generator Status Universe: Conditionally Exempt Small Quantity Generator
Land Type: Private
Activity Location: MN
TSD Activity: No
Mixed Waste Generator: No
Importer Activity: No
Transporter Activity: No
Transfer Facility: No
Recycler Activity: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Inject Activity: No
Rece Waste From Off Site: No
Used Oil Transporter:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Used Oil Transfer Facility:
Used Oil Processor:
Used Oil Refiner:
Used Oil Burner:
Used Oil Market Burner:
Used Oil Spec Marketer:
Mailing Address: 13900 SUNFISH LAKE BLVD, , RAMSEY, MN, 55303,
Contact Name: KEVIN CLONE
Contact Address: 13900 SUNFISH LAKE BLVD, , RAMSEY, MN, 55303, US
Contact Email:
Location Street 2:

Owner/Operator Information

Owner/Operator Indicator: CO
Owner/Operator Name: LISTUL PAUL
Owner/Operator Address: 14200 COUNCIL CIRCLE MINNETONKA MN 55305
Owner/Operator Phone: 6125911588
Owner/Operator Type: P
Date Became Current:
Date Ended Current:

NAICS Information

Handler Information

Date Received: 19961030
Facility Name: LISTUL INDUSTRIES
Classification: Conditionally Exempt Small Quantity

Hazardous Waste Information

Waste Code: F003
Waste: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Waste Code: D001
Waste: IGNITABLE WASTE

Waste Code: F005
Waste: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Violation/Evaluation Information

5	1 of 3	SE	0.12 / 648.53	861.21	**Former Amoco #14673** **6360 Highway 10 NW** **Ramsey MN 55303**	LUST

Prog Int ID: 294296
Site ID: 228194
Interest Type Cd: LS
Interest Type Dsc: Leak Site
ADDR ID: 206310
Address Source: CORE
Township Name: Oak Grove
State County Code: 2
County Name: Anoka
Country: USA

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Tank Site:	15763	**Lat/Long ID:**	166058
Interest Phone:	NO CORE PI PH.	**Lat Degrees:**	45
Interest Start Dt:	07/09/2004 00:00:00	**Lat Minutes:**	13
Interest End Dt:	01/09/2014 17:03:04	**Lat Seconds:**	10.01
Active?:	No	**Long Degrees:**	-93
Timestamp Added:	12/06/2006 07:31:34	**Long Minutes:**	25
Timestamp Updt:	11/10/2014 08:17:05	**Long Seconds:**	43.72
Staff ID Updt:	RGAGLE	**Lat/Long Source:**	CORE
Pgm Int Source:	CORE	**Lat/Long Site ID:**	228194
Coord Src Type:		**Lat/Long Spatial ID:**	51863166
Coord Src Desc:		**Collection Date:**	01/09/2014 17:00:39
Org Name Source:		**FIPS County Cd1:**	003
Foreign State:		**Map Scale Code:**	
Foreign Zone:			

Addr Timestmp Add:	09/14/2006 06:59:42
Addr Timestamp Lst Updt:	05/06/2009 15:07:15
Addr Updater Staff ID:	MKIMLIN
Lat/Long Timestamp Added:	03/29/2010 18:44:46
Lat/Long Tmstmp Last Upd:	01/09/2014 17:00:39
Lat/Long Updater Staff ID:	MAPTOOL
Lat/Long Desc:	
Coord Coll Method Desc:	Digitized - Map Tool
Coord Coll Method Code:	DM
Comments:	

Leaksite

Leaksite Type:	Leak Site
Leaksite Type Def:	Leak site (tank and petroleum contamination).
File Archive Box:	
File Archive Lot:	
Soil Digout Date:	
Cubic Yds Excavated:	
Cond Closure Date:	
Complete Site Closure Date:	12/17/2004 00:00:00
Contam Soils Remaining:	U
Enf Action Begin Date:	
LUST TRUST Eligible:	No
Offsite Contam:	U
REIMB Awarded:	No
Release Discovered Date:	06/23/2004 00:00:00
Leak Report Date:	07/08/2004 00:00:00
STD Letter Response Date:	
Surface Water Impact:	U
Utility Project:	No
Date Added:	07/09/2004 15:10:34
Last Update:	12/29/2004 16:00:03
Staff ID Last Update:	DMITZUK
Release from AST:	No
Release from UST:	Yes
Tank Reg Status Code:	F
VPIC Application date:	
VPIC Acres:	
Vapor Intrusion Checked:	
Vapor Intrusion Action:	
Vapor Intrusion Comments:	
Soil Gas Data Collected:	
Soil Gas Action Level:	
Soil Gas Data Comments:	
Sub Slab Sample Collected:	
Indoor Air Collected:	
Residence Type Code:	

GW Information

DW Supply Contam:	
Free Product Observed:	
Free Product Thickness:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Ground Water Contam: N
GW Cleanup Goal:
GW Exceeds Cleanup Goal:
Cleanup Goal Achieved:
Water Supply Exceeds Ral:
Well Type Code:
Impacted Aquifer Code:
MTBE Present Now:
MTBE Present Historically:
MTBE High UG per Liter:
MTBE High Level Date:
Free Product at Close:
Staff ID Wellhead Area Assess:
PWS Well Impacted:
Protected Area:
Sensitive Area:
Affected Residential Props:
Affected Non Residential Props:

Product Released

Product Released Seq ID: 45309
Product: Gasoline, Type Unknown
Product Defn: The product is an unknown type of gasoline.

5	2 of 3	SE	0.12 / 648.53	861.21	**Amoco #14673** **6360 Highway 10 NW (null)** **Ramsey MN 55303**	WIMN

Site ID: 228194
Watershed Name: Mississippi River - Twin Cities
Latitude: 45.21944878
Longitude: -93.42881287
Industrial Classif: (null)
County Name: Anoka
Coodinate Method: Digitized - Map Tool

--- Details ---

Activity ID: 15763
Activity Type Name: Leak Site
Active: No
Activ Sub Type N: (null)
Program Name: Tanks & Leaks
Legislative District: 48B
HUC 8: 7010206

+

Activity ID: 20820
Activity Type Name: Tank Site
Active: Yes
Activ Sub Type N: (null)
Program Name: Tanks & Leaks
Legislative District: 48B
HUC 8: 7010206

5	3 of 3	SE	0.12 / 648.53	861.21	**Amoco #14673** **6360 Highway 10 NW** **Ramsey MN 55303**	UST

Prog Int ID: 207790
Site ID: 228194
Interest Type Cd: TS
Interest Type Dsc: Tank Site
ADDR ID: 206310
Tank Site: 20820
Interest Phone: NO CORE PI PH.
Interest Start Dt: 10/21/1998 13:39:53
Interest End Dt:
Active?: Yes
Timestamp Added: 09/14/2006 07:00:23
Timestamp Updt: 01/09/2014 17:03:07
Staff ID Updt: SFRYE
Address Source: CORE
Township Name: Oak Grove
State County Code: 2
County Name: Anoka
Country: USA
Lat/Long ID: 166058
Lat Degrees: 45
Lat Minutes: 13
Lat Seconds: 10.01
Long Degrees: -93
Long Minutes: 25
Long Seconds: 43.72
Lat/Long Source: CORE

Pgm Int Source:	CORE	***Lat/Long Site ID:***	228194
Coord Src Type:		***Lat/Long Spatial ID:***	51430287
Coord Src Desc:		***Collection Date:***	01/09/2014 17:00:39
Org Name Source:		***FIPS County Cd1:***	003
Foreign State:		***Map Scale Code:***	
Foreign Zone:			
Addr Timestmp Add:	09/14/2006 06:59:42		
Addr Timestamp Lst Updt:	05/06/2009 15:07:15		
Addr Updater Staff ID:	MKIMLIN		
Lat/Long Timestamp Added:	03/29/2010 18:44:46		
Lat/Long Tmstmp Last Upd:	01/09/2014 17:00:39		
Lat/Long Updater Staff ID:	MAPTOOL		
Lat/Long Desc:			
Coord Coll Method Desc:	Digitized - Map Tool		
Coord Coll Method Code:	DM		
Comments:			

Tank Information

MPCA Tank Number:	766
Tank Type:	This is a below ground storage tank.
Tank Status:	The tank has been removed.
Piping Cathodic Protection:	Cathodic protection is not needed for the piping.
Tank Cath Prot:	The piping has anode cathodic protection.
Stored Product:	Gasoline
Client Tank Number:	766
AST Base Material:	
Piping Material:	APT PLASTIC
Second Containment Tank:	
Second Containment Pipe:	
Tank Const Material:	The tank is made of sti-p3.
Tank Dispenser Type:	The tank has a submersible type dispenser.
Tank Storage Capacity:	20000
Tank Registration Date:	07/23/1998 00:00:00
Unreg Tank Reported Date:	
Compartmental Tank:	
Heating Product:	N
HW Generator ID:	
Product Release Date:	
Sludge Disposal Facility:	
Comments:	
Compliant:	Y
Serial Number:	
Tank Dual Use:	No
Tank Reg Status:	Federal+State tank regulation

UST Information

Spill Containment:	Yes
Overfill Protection None:	
Overfill Protection Ballfloat:	
Overfill Protection Autoshut:	
Overfill Protection Type Unk:	
Overfill Protection No Info:	
Overfill Protection Alarm:	Yes
RD Daily Stick:	Yes
RD Tightness Test:	No
RD Manual Gauging:	No
RD Auto Gauging:	Yes
RD Soil Vapor Monitor:	No
RD GW Monitor:	No
Interstit Monitor:	No
RD SIR Approve Date:	
RD SIR Vendor Number:	0
RD SIR Report Date:	
RD Other:	Yes
RD Other Desc:	
PRD Auto Ln Leak Detection:	Yes

PRD Annual Tightness Test:	No
PRD Vapor Monitor:	No
PRD GW Monitor:	No
PRD Interstit Monitor:	No
PRD Three Year Tightness:	No
PRD Euro Suct:	No
PRD SIR Approve Date:	
PRD SIR Vendor Number:	0
PRD SIR Report Date:	
PRD Other:	Yes
Manual:	
Overfill Protection Manual:	
SIR Tank Leak Detection:	Yes
SIR Pipe Leak Detection:	Yes
PRD Other Desc:	
Date Added:	11/12/1999 16:26:38
Last Update:	05/23/2003 09:21:28
Staff ID Last Update:	SYS
NSTD Compliant:	
Stage1 Vapor Installed:	U
Stage1 Vapor Used:	U
CP Next Test Date:	
CP Survey Passed:	

Compartments

Compartment Number:	1
Stored Product:	GASOLINE
Compartment Capacity:	20000
Heating:	N
Other Desc:	

Action

Tank Action ID:	833662
Tank Action:	Install Tank
Contractor Number:	
Supervisor Number:	
Action Date:	09/23/1996 00:00:00
Corrosion Expert Name:	
Lab:	

Tank Action ID:	816582
Tank Action:	Repair Or Upgrade Tank
Contractor Number:	37
Supervisor Number:	1634
Action Date:	07/29/1998 00:00:00
Corrosion Expert Name:	
Lab:	

Tank Action ID:	816024
Tank Action:	Repair Or Upgrade Piping
Contractor Number:	37
Supervisor Number:	1634
Action Date:	07/29/1998 00:00:00
Corrosion Expert Name:	
Lab:	

INSREM Action

INSREM Project ID:	888156
INSREM Action ID:	888158
INSREM Action Code:	5
INSREM Product:	
Tank Const Material Code:	
Piping Material:	
Action Completed Date:	
INSREM Project Number:	0

Total Tank Capacity Qty: 10000
Number of Dispensers:

INSREM Project ID: 212815
INSREM Action ID: 387691
INSREM Action Code: 3
INSREM Product: GASOLINE
Tank Const Material Code: 6
Piping Material: APT PLASTIC
Action Completed Date:
INSREM Project Number: 1
Total Tank Capacity Qty: 10000
Number of Dispensers:

Tank Information

MPCA Tank Number: 757
Tank Type: This is a below ground storage tank.
Tank Status: The tank has been removed.
Piping Cathodic Protection: Cathodic protection is not needed for the piping.
Tank Cath Prot: The piping has anode cathodic protection.
Stored Product: Gasoline
Client Tank Number: 757
AST Base Material:
Piping Material: APT PLASTIC
Second Containment Tank:
Second Containment Pipe:
Tank Const Material: The tank is made of sti-p3.
Tank Dispenser Type: The tank has a submersible type dispenser.
Tank Storage Capacity: 10000
Tank Registration Date: 07/23/1998 00:00:00
Unreg Tank Reported Date:
Compartmental Tank:
Heating Product: N
HW Generator ID:
Product Release Date:
Sludge Disposal Facility:
Comments:
Compliant: Y
Serial Number:
Tank Dual Use: No
Tank Reg Status: Federal+State tank regulation

UST Information

Spill Containment: Yes
Overfill Protection None:
Overfill Protection Ballfloat:
Overfill Protection Autoshut:
Overfill Protection Type Unk:
Overfill Protection No Info:
Overfill Protection Alarm: Yes
RD Daily Stick: Yes
RD Tightness Test: No
RD Manual Gauging: No
RD Auto Gauging: No
RD Soil Vapor Monitor: No
RD GW Monitor: No
Interstit Monitor: No
RD SIR Approve Date:
RD SIR Vendor Number: 0
RD SIR Report Date:
RD Other: Yes
RD Other Desc:
PRD Auto Ln Leak Detection: Yes
PRD Annual Tightness Test: No
PRD Vapor Monitor: No
PRD GW Monitor: No

PRD Interstit Monitor: No
PRD Three Year Tightness: No
PRD Euro Suct: No
PRD SIR Approve Date:
PRD SIR Vendor Number: 0
PRD SIR Report Date:
PRD Other: Yes
Manual:
Overfill Protection Manual:
SIR Tank Leak Detection: Yes
SIR Pipe Leak Detection: Yes
PRD Other Desc:
Date Added: 11/12/1999 16:26:38
Last Update: 05/23/2003 09:21:28
Staff ID Last Update: SYS
NSTD Compliant:
Stage1 Vapor Installed: U
Stage1 Vapor Used: U
CP Next Test Date:
CP Survey Passed:

Compartments

Compartment Number: 1
Stored Product: GASOLINE
Compartment Capacity: 10000
Heating: N
Other Desc:

Action

Tank Action ID: 816688
Tank Action: Repair Or Upgrade Tank
Contractor Number: 37
Supervisor Number: 1634
Action Date: 07/29/1998 00:00:00
Corrosion Expert Name:
Lab:

Tank Action ID: 833661
Tank Action: Install Tank
Contractor Number:
Supervisor Number:
Action Date: 09/23/1996 00:00:00
Corrosion Expert Name:
Lab:

Tank Action ID: 816169
Tank Action: Repair Or Upgrade Piping
Contractor Number: 37
Supervisor Number: 1634
Action Date: 07/29/1998 00:00:00
Corrosion Expert Name:
Lab:

INSREM Action

INSREM Project ID: 888156
INSREM Action ID: 888157
INSREM Action Code: 5
INSREM Product:
Tank Const Material Code:
Piping Material:
Action Completed Date:
INSREM Project Number: 3
Total Tank Capacity Qty: 10000
Number of Dispensers:

INSREM Project ID:	212815
INSREM Action ID:	387692
INSREM Action Code:	3
INSREM Product:	GASOLINE
Tank Const Material Code:	6
Piping Material:	APT PLASTIC
Action Completed Date:	
INSREM Project Number:	1
Total Tank Capacity Qty:	20000
Number of Dispensers:	

Tank Information

MPCA Tank Number:	767
Tank Type:	This is a below ground storage tank.
Tank Status:	The tank has been removed.
Piping Cathodic Protection:	Cathodic protection is not needed for the piping.
Tank Cath Prot:	The piping has anode cathodic protection.
Stored Product:	Gasoline
Client Tank Number:	767
AST Base Material:	
Piping Material:	APT PLASTIC
Second Containment Tank:	
Second Containment Pipe:	
Tank Const Material:	The tank is made of sti-p3.
Tank Dispenser Type:	The tank has a submersible type dispenser.
Tank Storage Capacity:	10000
Tank Registration Date:	07/23/1998 00:00:00
Unreg Tank Reported Date:	
Compartmental Tank:	
Heating Product:	N
HW Generator ID:	
Product Release Date:	
Sludge Disposal Facility:	
Comments:	
Compliant:	Y
Serial Number:	
Tank Dual Use:	No
Tank Reg Status:	Federal+State tank regulation

UST Information

Spill Containment:	Yes
Overfill Protection None:	
Overfill Protection Ballfloat:	
Overfill Protection Autoshut:	
Overfill Protection Type Unk:	
Overfill Protection No Info:	
Overfill Protection Alarm:	Yes
RD Daily Stick:	Yes
RD Tightness Test:	No
RD Manual Gauging:	No
RD Auto Gauging:	No
RD Soil Vapor Monitor:	No
RD GW Monitor:	No
Interstit Monitor:	No
RD SIR Approve Date:	
RD SIR Vendor Number:	0
RD SIR Report Date:	
RD Other:	Yes
RD Other Desc:	
PRD Auto Ln Leak Detection:	Yes
PRD Annual Tightness Test:	No
PRD Vapor Monitor:	No
PRD GW Monitor:	No
PRD Interstit Monitor:	No
PRD Three Year Tightness:	No
PRD Euro Suct:	No

PRD SIR Approve Date:
PRD SIR Vendor Number: 0
PRD SIR Report Date:
PRD Other: Yes
Manual:
Overfill Protection Manual:
SIR Tank Leak Detection: Yes
SIR Pipe Leak Detection: Yes
PRD Other Desc:
Date Added: 11/12/1999 16:26:38
Last Update: 05/23/2003 09:21:28
Staff ID Last Update: SYS
NSTD Compliant:
Stage1 Vapor Installed: U
Stage1 Vapor Used: U
CP Next Test Date:
CP Survey Passed:

Compartments

Compartment Number: 1
Stored Product:
Compartment Capacity: 6000
Heating: N
Other Desc:

Compartment Number: 2
Stored Product:
Compartment Capacity: 4000
Heating: N
Other Desc: GASOLINE

Action

Tank Action ID: 833663
Tank Action: Install Tank
Contractor Number:
Supervisor Number:
Action Date: 09/23/1996 00:00:00
Corrosion Expert Name:
Lab:

Tank Action ID: 816030
Tank Action: Repair Or Upgrade Piping
Contractor Number: 37
Supervisor Number: 1634
Action Date: 07/29/1998 00:00:00
Corrosion Expert Name:
Lab:

Tank Action ID: 816360
Tank Action: Repair Or Upgrade Tank
Contractor Number: 37
Supervisor Number: 1634
Action Date: 07/29/1998 00:00:00
Corrosion Expert Name:
Lab:

INSREM Action

INSREM Project ID: 888156
INSREM Action ID: 888159
INSREM Action Code: 5
INSREM Product:
Tank Const Material Code:
Piping Material:
Action Completed Date:
INSREM Project Number: 0

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Total Tank Capacity Qty: 20000
Number of Dispensers:

INSREM Project ID: 212815
INSREM Action ID: 387690
INSREM Action Code: 3
INSREM Product: GASOLINE
Tank Const Material Code: 6
Piping Material: APT PLASTIC
Action Completed Date:
INSREM Project Number: 1
Total Tank Capacity Qty: 10000
Number of Dispensers:

Tabsite

Facility: Service Station
Above or Underground: Under Ground
Indian Reservation: N
UST Registration Date: 07/23/1998 00:00:00
AST Registration Date:
Max Monthly Gallons:
Vapor Recovery Installed: U
Vapor Notification Required: U

6	1 of 4	S	0.12 / 652.18	859.12	***Peck Construction*** ***13900 Sunfish Lake Blvd NW*** ***Ramsey MN 55303***	***BROWNFIELDS***

Prog Int ID: 68396113
Site ID: 55118749
Interest Type Cd: PT
Interest Type Dsc: Petroleum Brownfield
ADDR ID: 55118746
Tank Site: 4542
Interest Phone: NO CORE PI PH.
Interest Start Dt: 03/31/2014 00:00:00
Interest End Dt: 04/29/2014 00:00:00
Active?: No
Timestamp Added: 04/02/2014 13:52:54
Timestamp Updt: 10/29/2014 09:13:40
Staff ID Updt: BSCHULL
Pgm Int Source: CORE
Coord Src Type:
Coord Src Desc:
Org Name Source:
Foreign State:
Foreign Zone:
VPIC Appl Date:
VPIC Acres: .3
Addr Timestmp Add: 10/28/2008 13:20:42
Addr Timestamp Last Updated: 05/14/2014 09:51:20
Addr Updater Staff ID: SFRYE
Lat/Long Timestamp Added: 06/03/2009 15:21:07
Lat/Long Timestamp Last Updated: 05/14/2014 09:59:56
Lat/Long Updater Staff ID: MAPTOOL
Lat/Long Desc:
Coord Collection Method Desc: 20
Coord Collection Method Code: DM
Brownfield App Type Code: 60256332
Coord Collection Method Desc: Digitized - Map Tool
Comments:

Address Source: CORE
Township Name:
State County Code: 2
County Name: Anoka
Country: USA
Lat/Long ID: 145907
Lat Degrees: 45
Lat Minutes: 13
Lat Seconds: 21.65
Long Degrees: -93
Long Minutes: 25
Long Seconds: 48.47
Lat/Long Source: CORE
Lat/Long Site ID: 55118749
Lat/Long Spatial ID: 68396114
Collection Date: 05/14/2014 09:59:54
FIPS County Code1: 3
Map Scale Code:
Bill Auth. Date:
Idstry Tp Desc: Misc.

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
6	2 of 4	S	0.12 / 652.18	859.12	Peck Construction 13900 Sunfish Lake Blvd NW Ramsey MN 55303	LAST

Prog Int ID:	55118752	**Address Source:**	CORE
Site ID:	55118749	**Township Name:**	
Interest Type Cd:	LS	**State County Code:**	2
Interest Type Dsc:	Leak Site	**County Name:**	Anoka
ADDR ID:	55118746	**Country:**	USA
Tank Site:	17432	**Lat/Long ID:**	145907
Interest Phone:	NO CORE PI PH.	**Lat Degrees:**	45
Interest Start Dt:	10/28/2008 00:00:00	**Lat Minutes:**	13
Interest End Dt:	05/14/2014 09:51:22	**Lat Seconds:**	21.65
Active?:	No	**Long Degrees:**	-93
Timestamp Added:	10/28/2008 13:21:50	**Long Minutes:**	25
Timestamp Updt:	11/10/2014 08:17:06	**Long Seconds:**	48.47
Staff ID Updt:	RGAGLE	**Lat/Long Source:**	CORE
Source:	CORE	**Lat/Long Site ID:**	55118749
Coord Src Type:		**Lat/Long Spatial ID:**	55118753
Coord Src Desc:		**Collection Date:**	05/14/2014 09:59:54
Org Name Source:		**FIPS County Cd1:**	003
Foreign State:		**Map Scale Code:**	
Foreign Zone:			
Addr Timestmp Add:	10/28/2008 13:20:42		
Addr Timestamp Lst Updt:	05/14/2014 09:51:20		
Addr Updater Staff ID:	SFRYE		
Lat/Long Timestamp Added:	06/03/2009 15:21:07		
Lat/Long Tmstmp Last Upd:	05/14/2014 09:59:56		
Lat/Long Updater Staff ID:	MAPTOOL		
Lat/Long Desc:			
Coord Coll Method Desc:	Digitized - Map Tool		
Coord Coll Method Code:	DM		
Comments:			

Leaksite

Leaksite Type:	Both Leak/PBP Site
Leaksite Type Def:	Both leak and a PBP site.
File Archive Box:	
File Archive Lot:	
Soil Digout Date:	
Cubic Yds Excavated:	
Cond Closure Date:	
Complete Site Closure Date:	06/08/2009 00:00:00
Contam Soils Remaining:	Y
Enf Action Begin Date:	11/03/2008 00:00:00
LUST TRUST Eligible:	No
Offsite Contam:	N
REIMB Awarded:	No
Release Discovered Date:	10/27/2008 00:00:00
Leak Report Date:	10/27/2008 00:00:00
STD Letter Response Date:	11/10/2008 00:00:00
Surface Water Impact:	N
Utility Project:	No
Date Added:	10/28/2008 14:38:22
Last Update:	06/24/2014 15:02:47
Staff ID Last Update:	PFOSTER
Release from AST:	Yes
Release from UST:	No
Tank Reg Status Code:	N
VPIC Application date:	
VPIC Acres:	4
Vapor Intrusion Checked:	Yes
Vapor Intrusion Action:	
Vapor Intrusion Comments:	
Soil Gas Data Collected:	Yes
Soil Gas Action Level:	
Soil Gas Data Comments:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Sub Slab Sample Collected:
Indoor Air Collected:
Residence Type Code:

GW Information

DW Supply Contam:
Free Product Observed:
Free Product Thickness:
Ground Water Contam: N
GW Cleanup Goal:
GW Exceeds Cleanup Goal:
Cleanup Goal Achieved:
Water Supply Exceeds Ral:
Well Type Code:
Impacted Aquifer Code:
MTBE Present Now:
MTBE Present Historically:
MTBE High UG per Liter:
MTBE High Level Date:
Free Product at Close: No
Staff ID Wellhead Area Assess: 3369
PWS Well Impacted: No
Protected Area: No
Sensitive Area: No
Affected Residential Props:
Affected Non Residential Props:

Product Released

Product Released Seq ID: 117180
Product: Diesel
Product Defn: The product is diesel oil.

6	*3 of 4*	*S*	*0.12 / 652.18*	*859.12*	***Midwest Overhead Crane Corp*** ***13900 Sunfish Lake Blvd NW (null)*** ***Ramsey MN 55303***	*WIMN*

Site ID:	2730	***Industrial Classif:***	Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance
Watershed Name:	Mississippi River - Twin Cities	***County Name:***	Anoka
Latitude:	45.22268125	***Coodinate Method:***	Digitized - Map Tool
Longitude:	-93.43012952		

--- Details ---

Activity ID:	A00002353	***Activity Type Name:***	Industrial Stormwater Permit
Active:	No	***Activ Sub Type N:***	(null)
Program Name:	Water Quality	***Legislative District:***	48B
HUC 8:	7010206		
+			
Activity ID:	MNR000027802	***Activity Type Name:***	Hazardous Waste, Small to Minimal QG
Active:	Yes	***Activ Sub Type N:***	(null)
Program Name:	Hazardous Waste	***Legislative District:***	48B
HUC 8:	7010206		
+			
Activity ID:	300201	***Activity Type Name:***	Air Permit
Active:	No	***Activ Sub Type N:***	(null)
Program Name:	Air Quality	***Legislative District:***	48B
HUC 8:	7010206		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
6	4 of 4	S	0.12 / 652.18	859.12	Peck Construction 13900 Sunfish Lake Blvd NW (null) Ramsey MN 55303	WIMN

Site ID: 55118749
Watershed Name: Mississippi River - Twin Cities
Latitude: 45.22268225
Longitude: -93.43013202
Industrial Classif: (null)
County Name: Anoka
Coodinate Method: Digitized - Map Tool

--- Details ---

Activity ID: 4542
Active: No
Program Name: Tanks & Leaks
HUC 8: 7010206
Activity Type Name: Petroleum Brownfield
Activ Sub Type N: (null)
Legislative District: 48B

+

Activity ID: 17432
Active: No
Program Name: Tanks & Leaks
HUC 8: 7010206
Activity Type Name: Leak Site
Activ Sub Type N: (null)
Legislative District: 48B

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
7	1 of 2	SE	0.15 / 807.41	861.20	Jac Auto Repair & Sales 6336 Highway 10 NW (null) Ramsey MN 55303	WIMN

Site ID: 35207
Watershed Name: Mississippi River - Twin Cities
Latitude: 45.21934913
Longitude: -93.42744574
Industrial Classif: General Automotive Repair
County Name: Anoka
Coodinate Method: Address Matching House Number

--- Details ---

Activity ID: MND985704634
Active: Yes
Program Name: Hazardous Waste
HUC 8: 7010206
Activity Type Name: Hazardous Waste, Small to Minimal QG
Activ Sub Type N: (null)
Legislative District: 35A

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
7	2 of 2	SE	0.15 / 807.41	861.20	JAC AUTO REPAIR & SALES 6336 HIGHWAY 10 NW RAMSEY MN 553034527	RCRA CESQG

County Name: ANOKA
County Code: MN003
EPA Handler ID: MND985704634
Current Site Name: JAC AUTO REPAIR & SALES
Generator Status Universe: Conditionally Exempt Small Quantity Generator
Land Type: Private
Activity Location: MN
TSD Activity: No
Mixed Waste Generator: No
Importer Activity: No
Transporter Activity: No
Transfer Facility: No
Recycler Activity: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Inject Activity: No
Rece Waste From Off Site: No
Used Oil Transporter:
Used Oil Transfer Facility:
Used Oil Processor:
Used Oil Refiner:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Used Oil Burner:
Used Oil Market Burner:
Used Oil Spec Marketer:
Mailing Address: 6336 HIGHWAY 10 NW, , RAMSEY, MN, 553034527, US
Contact Name: JERRY BARBER
Contact Address: 6336 HIGHWAY 10 NW, , RAMSEY, MN, 553034527, US
Contact Email:
Location Street 2:

Owner/Operator Information

Owner/Operator Indicator: CP
Owner/Operator Name: JAC AUTO REPAIR & SALES
Owner/Operator Address: 6336 HIGHWAY 10 NW RAMSEY MN US 553034527
Owner/Operator Phone: 7634212705
Owner/Operator Type: P
Date Became Current: 19990726
Date Ended Current:

NAICS Information

Naics Code: 811111
Naics Description: GENERAL AUTOMOTIVE REPAIR

Handler Information

Date Received: 19910429
Facility Name: JAC AUTO REPAIR & SALES
Classification: Conditionally Exempt Small Quantity

Hazardous Waste Information

Waste Code: D001
Waste: IGNITABLE WASTE

Violation/Evaluation Information

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
8	1 of 2	SE	0.17 / 905.93	861.53	***All-Brite Graphics LLC*** ***6320 Highway 10 NW (null)*** ***Ramsey MN 55303***	WIMN

Site ID: 33389
Watershed Name: Mississippi River - Twin Cities
Latitude: 45.21927746
Longitude: -93.42718748
Industrial Classif: Quick Printing
County Name: Anoka
Coodinate Method: Address Matching House Number

--- Details ---

Activity ID: MNRNE35D6
Activity Type Name: Industrial Stormwater Permit
Active: No
Activ Sub Type N: (null)
Program Name: Water Quality
Legislative District: 35A
HUC 8: 7010206
+
Activity ID: MND985752195
Activity Type Name: Hazardous Waste, Small to Minimal QG
Active: Yes
Activ Sub Type N: (null)
Program Name: Hazardous Waste
Legislative District: 35A
HUC 8: 7010206
+
Activity ID: MNRNE39NV
Activity Type Name: Industrial Stormwater Permit
Active: Yes
Activ Sub Type N: (null)
Program Name: Water Quality
Legislative District: 35A

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
HUC 8:	7010206					
8	2 of 2	SE	0.17 / 905.93	861.53	ALL BRITE GRAPHICS 6320 HIGHWAY 10 NW ANOKA MN 553034500	RCRA CESQG

County Name: ANOKA
County Code: MN003
EPA Handler ID: MND985752195
Current Site Name: ALL BRITE GRAPHICS
Generator Status Universe: Conditionally Exempt Small Quantity Generator
Land Type: Private
Activity Location: MN
TSD Activity: No
Mixed Waste Generator: No
Importer Activity: No
Transporter Activity: No
Transfer Facility: No
Recycler Activity: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Inject Activity: No
Rece Waste From Off Site: No
Used Oil Transporter:
Used Oil Transfer Facility:
Used Oil Processor:
Used Oil Refiner:
Used Oil Burner:
Used Oil Market Burner:
Used Oil Spec Marketer:
Mailing Address: 6320 HIGHWAY 10 NW, , ANOKA, MN, 553034500, US
Contact Name: SHERRY ANDERSON
Contact Address: 6320 HIGHWAY 10 NW, , ANOKA, MN, 553034500, US
Contact Email:
Location Street 2:

Owner/Operator Information

Owner/Operator Indicator: CO
Owner/Operator Name: ALL BRITE GRAPHICS
Owner/Operator Address: 6320 HIGHWAY 10 NW ANOKA MN US 553034500
Owner/Operator Phone: 6517868787
Owner/Operator Type: P
Date Became Current: 19990726
Date Ended Current:

NAICS Information

Handler Information

Date Received: 19960222
Facility Name: ALL BRITE GRAPHICS
Classification: Conditionally Exempt Small Quantity

Hazardous Waste Information

Waste Code: F005
Waste: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Waste Code: D000

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Waste: DESCRIPTION

Waste Code: D001
Waste: IGNITABLE WASTE

Waste Code: F003
Waste: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Violation/Evaluation Information

9	1 of 2	NNW	0.17 / 917.41	868.47	**JDI Signs & Graphics** **6451 McKinley St NW Ste P (null)** **Ramsey MN 55303**	WIMN

Site ID: 53828240
Watershed Name: Mississippi River - Twin Cities
Latitude: 45.22348367
Longitude: -93.43115118
Industrial Classif: Sign Manufacturing
County Name: Anoka
Coodinate Method: Address Matching House Number

--- Details ---

Activity ID: MNS000130245
Active: Yes
Program Name: Hazardous Waste
HUC 8: 7010206
Activity Type Name: Hazardous Waste, Small to Minimal QG
Activ Sub Type N: (null)
Legislative District: 35A

9	2 of 2	NNW	0.17 / 917.41	868.47	**JDI SIGNS & GRAPHICS** **6451 MCKINLEY ST NW STE P** **RAMSEY MN 55303**	RCRA CESQG

County Name: ANOKA
County Code: MN003
EPA Handler ID: MNS000130245
Current Site Name: JDI SIGNS & GRAPHICS
Generator Status Universe: Conditionally Exempt Small Quantity Generator
Land Type: Private
Activity Location: MN
TSD Activity: No
Mixed Waste Generator: No
Importer Activity: No
Transporter Activity: No
Transfer Facility: No
Recycler Activity: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Inject Activity: No
Rece Waste From Off Site: No
Used Oil Transporter:
Used Oil Transfer Facility:
Used Oil Processor:
Used Oil Refiner:
Used Oil Burner:
Used Oil Market Burner:
Used Oil Spec Marketer:
Mailing Address: PO BOX 241, , CHAMPLIN, MN, 553160241, US
Contact Name: MICHAEL DICK
Contact Address: PO BOX 241, , CHAMPLIN, MN, 553160241, US

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Contact Email:
Location Street 2:

Owner/Operator Information

Owner/Operator Indicator: CP
Owner/Operator Name: JDI SIGNS & GRAPHICS
Owner/Operator Address: PO BOX 241 CHAMPLIN MN US 553160241
Owner/Operator Phone: 7637863825
Owner/Operator Type: P
Date Became Current: 20071108
Date Ended Current:

NAICS Information

Naics Code: 33995
Naics Description: SIGN MANUFACTURING

Handler Information

Date Received: 20071106
Facility Name: JDI SIGNS & GRAPHICS
Classification: Conditionally Exempt Small Quantity

Hazardous Waste Information

Violation/Evaluation Information

10	1 of 3	NNE	0.17 / 918.43	869.79	**Command Tooling Systems** **13931 Sunfish Lake Blvd NW** **Ramsey MN 55303**	AST

Prog Int ID: 226587
Site ID: 34120
Interest Type Cd: TS
Interest Type Dsc: Tank Site
ADDR ID: 44150
Tank Site: 119666
Interest Phone: NO CORE PI PH.
Interest Start Dt: 03/13/2000 00:00:00
Interest End Dt:
Active?: Yes
Timestamp Added: 09/14/2006 13:37:10
Timestamp Updt: 01/05/2012 16:40:00
Staff ID Updt: MKIMLIN
Pgm Int Source: CORE
Coord Src Type: 2
Coord Src Desc:
Org Name Source: MPCA
Foreign State:
Foreign Zone:

Address Source: CORE
Township Name:
State County Code: 2
County Name: Anoka
Country: USA
Lat/Long ID: 41314
Lat Degrees: 45
Lat Minutes: 13
Lat Seconds: 24.37
Long Degrees: -93
Long Minutes: 25
Long Seconds: 39.24
Lat/Long Source: CORE
Lat/Long Site ID: 34120
Lat/Long Spatial ID: 51436497
Collection Date: 05/14/2014 10:00:49
FIPS County Cd1: 003
Map Scale Code: E

Addr Timestmp Add: 07/08/1999 13:45:16
Addr Timestamp Lst Updt: 08/01/2007 21:43:57
Addr Updater Staff ID: SYSTEM
Lat/Long Timestamp Added: 08/28/2000 10:31:58
Lat/Long Tmstmp Last Upd: 05/14/2014 10:00:49
Lat/Long Updater Staff ID: MAPTOOL
Lat/Long Desc:
Coord Coll Method Desc: Digitized - Map Tool
Coord Coll Method Code: DM
Comments:

Tank Information

MPCA Tank Number: 1001

Tank Type:	This is an above ground storage tank.
Tank Status:	The tank is active and being used.
Piping Cathodic Protection:	
Tank Cath Prot:	
Stored Product:	Lube Oil
Client Tank Number:	1001
AST Base Material:	This above ground storage tank is located on concrete.
Piping Material:	
Second Containment Tank:	
Second Containment Pipe:	
Tank Const Material:	The tank is made of metal.
Tank Dispenser Type:	
Tank Storage Capacity:	265
Tank Registration Date:	03/08/2000 00:00:00
Unreg Tank Reported Date:	
Compartmental Tank:	
Heating Product:	
HW Generator ID:	
Product Release Date:	
Sludge Disposal Facility:	
Comments:	
Compliant:	Y
Serial Number:	
Tank Dual Use:	No
Tank Reg Status:	Non-regulated tank

AST Information

Dike Side Material:	The dike around the tank is made of concrete.
Dike Bottom Material:	The dike around the tank is made of concrete.
AST Permit:	
Load Rack:	
Pipe Cathodic:	
Pipe Double Walled:	
Pipe Level:	
Rack Curbed:	
Rack Paved:	
SPCC:	
Labeling:	
Gauging:	
Diagram of Site:	
Temp Tank:	
Indoor Tank:	Y
Within 500ft of Water:	
Date Added:	03/13/2000 07:35:36
Last Update:	05/04/2002 09:48:17
Staff ID Last Update:	TANKS
AST Monthly Throughput(gal):	
Spill Box:	
Pad:	
Spill Containment:	
Overfill Protection None:	
Overfill Protection Ballfloat:	
Overfill Protection Autoshut:	
Overfill Protection Type Unk:	
Overfill Protection No Info:	
Overfill Protection Alarm:	
Daily Stick:	
RD Tightness Test:	
RD Manual Gauging:	
RD Auto Gauging:	
RD Soil Vapor Monitor:	
RD GW Monitor:	
RD Interstit Monitor:	
RD SIR Approve Date:	
RD SIR Vendor Number:	
RD SIR Report Date:	
RD Other:	

RD Other Desc:
PRD Auto Ln Leak Detection:
PRD Annual Tightness Test:
PRD Vapor Monitor:
PRD GW Monitor:
PRD Interstit Monitor:
PRD Three Year Tightness:
PRD Euro Suct:
PRD SIR Approve Date:
PRD SIR Vendor Number:
PRD SIR Report Date:
PRD Other:
Manual:
Overfill Protection Manual:
SIR Tank Leak Detection:
SIR Pipe Leak Detection:
PRD Other Desc:
Mounted Sight Glass Guage:
RD Visual Monitor:
Monthly Reconciliation:
PRD Tracer Gas Monitor:
PRD Hydrostatic Monitor:
PRD Lock Down Monitor:
PRD Sensor Monitor:
PRD Above or Underground:
Soil Permability:
Soil Permability Units:
Leak Monitor Weekly:
Leak Monitor 72hr:
Percent Capacity Containment:
CP Next Test Date:

Compartments

Compartment Number: 1
Stored Product:
Compartment Capacity: 265
Heating: N
Other Desc:

Action

Tank Action ID: 857487
Tank Action: Install Tank
Contractor Number:
Supervisor Number:
Action Date: 05/01/1997 00:00:00
Corrosion Expert Name:
Lab:

Tabsite

Facility: Industry/Manufacturing
Above or Underground: Above Ground
Indian Reservation: N
UST Registration Date:
AST Registration Date: 03/08/2000 00:00:00
Max Monthly Gallons:
Vapor Recovery Installed: U
Vapor Notification Required: U

10	*2 of 3*	*NNE*	*0.17 / 918.43*	*869.79*	***Command Tooling Systems*** ***13931 Sunfish Lake Blvd NW (null)*** ***Ramsey MN 55303***	*WIMN*

Site ID: 34120 ***Industrial Classif:*** Cutting Tool and Machine Tool Accessory

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Manufacturing

Watershed Name: Mississippi River - Twin Cities
Latitude: 45.2234373
Longitude: -93.42756891
County Name: Anoka
Coodinate Method: Digitized - Map Tool

--- Details ---

Activity ID: MNRNE34P3
Activity Type Name: Industrial Stormwater Permit
Active: No
Activ Sub Type N: (null)
Program Name: Water Quality
Legislative District: 48B
HUC 8: 7010206

+

Activity ID: MNR000042424
Activity Type Name: Hazardous Waste, Small to Minimal QG
Active: Yes
Activ Sub Type N: (null)
Program Name: Hazardous Waste
Legislative District: 48B
HUC 8: 7010206

+

Activity ID: 119666
Activity Type Name: Tank Site
Active: Yes
Activ Sub Type N: (null)
Program Name: Tanks & Leaks
Legislative District: 48B
HUC 8: 7010206

+

Activity ID: MNRNE3BKG
Activity Type Name: Industrial Stormwater Permit
Active: Yes
Activ Sub Type N: (null)
Program Name: Water Quality
Legislative District: 48B
HUC 8: 7010206

10	3 of 3	NNE	0.17 / 918.43	869.79	COMMAND TOOLING SYSTEMS 13931 SUNFISH LAKE BLVD NW RAMSEY MN 55303	RCRA CESQG

County Name: ANOKA
County Code: MN003
EPA Handler ID: MNR000042424
Current Site Name: COMMAND TOOLING SYSTEMS
Generator Status Universe: Conditionally Exempt Small Quantity Generator
Land Type: Private
Activity Location: MN
TSD Activity: No
Mixed Waste Generator: No
Importer Activity: No
Transporter Activity: No
Transfer Facility: No
Recycler Activity: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Inject Activity: No
Rece Waste From Off Site: No
Used Oil Transporter:
Used Oil Transfer Facility:
Used Oil Processor:
Used Oil Refiner:
Used Oil Burner:
Used Oil Market Burner:
Used Oil Spec Marketer:
Mailing Address: 13931 SUNFISH LAKE BLVD NW, , RAMSEY, MN, 55303, US
Contact Name: SCOTT FLAWS
Contact Address: 13931 SUNFISH LAKE BLVD NW, , RAMSEY, MN, 55303, US
Contact Email:
Location Street 2:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Owner/Operator Information

Owner/Operator Indicator: CP
Owner/Operator Name: COMMAND TOOLING SYSTEMS
Owner/Operator Address: 13931 SUNFISH LAKE BLVD NW RAMSEY MN US 55303
Owner/Operator Phone: 7635766910
Owner/Operator Type: P
Date Became Current: 19990726
Date Ended Current:

NAICS Information

Naics Code: 333515
Naics Description: CUTTING TOOL AND MACHINE TOOL ACCESSORY MANUFACTURING

Handler Information

Date Received: 19980427
Facility Name: COMMAND TOOLING SYSTEMS
Classification: Conditionally Exempt Small Quantity

Hazardous Waste Information

Waste Code: D009
Waste: MERCURY

Waste Code: D008
Waste: LEAD

Violation/Evaluation Information

---

11 | ***1 of 1*** | ***WNW*** | ***0.18 / 926.94*** | ***861.47*** | ***Oak Terrace Mobile Home Park***
6545 Highway 10 NW (null)
Ramsey MN 55303 | ***WIMN***

Site ID: 160235
Watershed Name: Mississippi River - Twin Cities
Latitude: 45.22149171
Longitude: -93.43278813
Industrial Classif: (null)
County Name: Anoka
Coodinate Method: Address Matching House Number

--- Details ---

Activity ID: MNU000661
Active: Yes
Program Name: Water Quality
HUC 8: 7010206
Activity Type Name: Wastewater Discharger
Activ Sub Type N: SDS permit
Legislative District: 35A

---

12 | ***1 of 2*** | ***NW*** | ***0.19 / 989.07*** | ***867.47*** | ***Digital Tool & Automation***
6501 McKinley St NW (null)
Ramsey MN 55303 | ***WIMN***

Site ID: 70752
Watershed Name: Mississippi River - Twin Cities
Latitude: 45.22344601
Longitude: -93.43304946
Industrial Classif: (null)
County Name: Anoka
Coodinate Method: Address Matching House Number

--- Details ---

Activity ID: MNR000077495
Active: Yes
Program Name: Hazardous Waste
HUC 8: 7010206
Activity Type Name: Hazardous Waste, Small to Minimal QG
Activ Sub Type N: (null)
Legislative District: 35A

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
12	2 of 2	NW	0.19 / 989.07	867.47	DIGITAL TOOL & AUTOMATION 6501 MCKINLEY ST NW RAMSEY MN 553039121	RCRA CESQG

County Name: ANOKA
County Code: MN003
EPA Handler ID: MNR000077495
Current Site Name: DIGITAL TOOL & AUTOMATION
Generator Status Universe: Conditionally Exempt Small Quantity Generator
Land Type: Private
Activity Location: MN
TSD Activity: No
Mixed Waste Generator: No
Importer Activity: No
Transporter Activity: No
Transfer Facility: No
Recycler Activity: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Inject Activity: No
Rece Waste From Off Site: No
Used Oil Transporter:
Used Oil Transfer Facility:
Used Oil Processor:
Used Oil Refiner:
Used Oil Burner:
Used Oil Market Burner:
Used Oil Spec Marketer:
Mailing Address: 6501 MCKINLEY ST NW, , RAMSEY, MN, 553039121, US
Contact Name: DAVID ACKLAND
Contact Address: 6501 MCKINLEY ST NW, , RAMSEY, MN, 553039121, US
Contact Email:
Location Street 2:

Owner/Operator Information

Owner/Operator Indicator: CO
Owner/Operator Name: S & A PARTNERS
Owner/Operator Address: 10907 93RD AVE N MAPLE GROVE MN US 55369
Owner/Operator Phone: 7634210400
Owner/Operator Type: P
Date Became Current: 20000424
Date Ended Current:

NAICS Information

Handler Information

Date Received: 20000309
Facility Name: DIGITAL TOOL & AUTOMATION
Classification: Conditionally Exempt Small Quantity

Hazardous Waste Information

Waste Code: D009
Waste: MERCURY

Violation/Evaluation Information

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
13	1 of 1	ENE	0.20 / 1,034.04	869.18	Carbon Products/Division of Graphel Corp 6251 McKinley St NW (null) Ramsey MN 55303	WIMN

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Site ID:	54730331	**Industrial Classif:**	(null)
Watershed Name:	Mississippi River - Twin Cities	**County Name:**	Anoka
Latitude:	45.22217545	**Coodinate Method:**	Address Matching House Number
Longitude:	-93.42557218		

--- Details ---

Activity ID:	MNRNE39NX	**Activity Type Name:**	Industrial Stormwater Permit
Active:	Yes	**Activ Sub Type N:**	(null)
Program Name:	Water Quality	**Legislative District:**	35A
HUC 8:	7010206		
+			
Activity ID:	MNRNE35J5	**Activity Type Name:**	Industrial Stormwater Permit
Active:	No	**Activ Sub Type N:**	(null)
Program Name:	Water Quality	**Legislative District:**	35A
HUC 8:	7010206		

14	1 of 9	N	0.21 / 1,106.79	871.03	**Hunts Bus Co** **14000 Sunfish Lake Blvd** **Ramsey MN 55303**	**LEAKSITES**

Prog Int ID:	217567	**Address Source:**	CORE
Site ID:	214138	**Township Name:**	Oak Grove
Interest Type Cd:	LS	**State County Code:**	2
Interest Type Dsc:	Leak Site	**County Name:**	Anoka
ADDR ID:	276178	**Country:**	USA
Tank Site:	4881	**Lat/Long ID:**	138727
Interest Phone:	NO CORE PI PH.	**Lat Degrees:**	45
Interest Start Dt:	12/18/1998 00:00:00	**Lat Minutes:**	13
Interest End Dt:	11/15/2006 07:19:19	**Lat Seconds:**	30.44
Active?:	No	**Long Degrees:**	-93
Timestamp Added:	11/15/2006 07:19:19	**Long Minutes:**	25
Timestamp Updt:	11/10/2014 08:17:06	**Long Seconds:**	48.34
Staff ID Updt:	RGAGLE	**Lat/Long Source:**	CORE
Pgm Int Source:	CORE	**Lat/Long Site ID:**	214138
Coord Src Type:		**Lat/Long Spatial ID:**	51744498
Coord Src Desc:		**Collection Date:**	02/21/2008 09:18:15
Org Name Source:		**FIPS County Cd1:**	003
Foreign State:		**Map Scale Code:**	
Foreign Zone:			

Addr Timestmp Add:	08/28/2006 09:19:35
Addr Timestamp Lst Updt:	11/04/2008 21:13:53
Addr Updater Staff ID:	SYSTEM
Lat/Long Timestamp Added:	02/21/2008 09:17:39
Lat/Long Tmstmp Last Upd:	02/21/2008 09:18:18
Lat/Long Updater Staff ID:	MAPTOOL
Lat/Long Desc:	
Coord Coll Method Desc:	Digitized - Map Tool
Coord Coll Method Code:	DM
Comments:	

Leaksite

Leaksite Type:	Leak Site
Leaksite Type Def:	Leak site (tank and petroleum contamination).
File Archive Box:	24
File Archive Lot:	99/85
Soil Digout Date:	
Cubic Yds Excavated:	0
Cond Closure Date:	
Complete Site Closure Date:	04/11/1997 00:00:00
Contam Soils Remaining:	S
Enf Action Begin Date:	12/11/1991 00:00:00
LUST TRUST Eligible:	Yes
Offsite Contam:	U

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

REIMB Awarded:	No
Release Discovered Date:	11/27/1991 00:00:00
Leak Report Date:	11/27/1991 00:00:00
STD Letter Response Date:	
Surface Water Impact:	U
Utility Project:	No
Date Added:	12/04/1999 14:03:46
Last Update:	08/28/2014 10:29:52
Staff ID Last Update:	DBOETTC
Release from AST:	No
Release from UST:	No
Tank Reg Status Code:	F
VPIC Application date:	
VPIC Acres:	
Vapor Intrusion Checked:	
Vapor Intrusion Action:	
Vapor Intrusion Comments:	
Soil Gas Data Collected:	
Soil Gas Action Level:	
Soil Gas Data Comments:	
Sub Slab Sample Collected:	
Indoor Air Collected:	
Residence Type Code:	

GW Information

DW Supply Contam:	
Free Product Observed:	Y
Free Product Thickness:	
Ground Water Contam:	Y
GW Cleanup Goal:	0
GW Exceeds Cleanup Goal:	
Cleanup Goal Achieved:	
Water Supply Exceeds Ral:	
Well Type Code:	
Impacted Aquifer Code:	
MTBE Present Now:	
MTBE Present Historically:	
MTBE High UG per Liter:	
MTBE High Level Date:	
Free Product at Close:	
Staff ID Wellhead Area Assess:	
PWS Well Impacted:	
Protected Area:	
Sensitive Area:	
Affected Residential Props:	
Affected Non Residential Props:	

Product Released

Product Released Seq ID:	320934
Product:	Gasoline Leaded
Product Defn:	The product is leaded gasoline.
Product Released Seq ID:	324652
Product:	Diesel
Product Defn:	The product is diesel oil.

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
14	2 of 9	N	0.21 / 1,106.79	871.03	**American Trade A Bus Inc** **14000 Sunfish Lake Blvd NW (null)** **Ramsey MN 55303**	WIMN

Site ID:	63662	**Industrial Classif:**	(null)
Watershed Name:	Mississippi River - Twin Cities	**County Name:**	Anoka
Latitude:	45.224274	**Coodinate Method:**	Address Matching House Number
Longitude:	-93.42940438		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

--- Details ---

Activity ID:	MND982071714	**Activity Type Name:**	Hazardous Waste, Small to Minimal QG
Active:	No	**Activ Sub Type N:**	(null)
Program Name:	Hazardous Waste	**Legislative District:**	35A
HUC 8:	7010206		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
14	3 of 9	N	0.21 / 1,106.79	871.03	**V-Tech Motorsports Inc** **14000 Sunfish Lake Blvd Ste I** **(null)** **Ramsey MN 55303**	WIMN

Site ID:	99933	**Industrial Classif:**	Other Personal and Household Goods Repair and Maintenance
Watershed Name:	Mississippi River - Twin Cities	**County Name:**	Anoka
Latitude:	45.224274	**Coodinate Method:**	Address Matching House Number
Longitude:	-93.42940438		

--- Details ---

Activity ID:	MNR000109900	**Activity Type Name:**	Hazardous Waste, Small to Minimal QG
Active:	Yes	**Activ Sub Type N:**	(null)
Program Name:	Hazardous Waste	**Legislative District:**	35A
HUC 8:	7010206		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
14	4 of 9	N	0.21 / 1,106.79	871.03	**T&g Land Inc** **14000 Sunfish Lake Blvd (null)** **Ramsey MN 55303**	WIMN

Site ID:	214138	**Industrial Classif:**	(null)
Watershed Name:	Mississippi River - Twin Cities	**County Name:**	Anoka
Latitude:	45.22512258	**Coodinate Method:**	Digitized - Map Tool
Longitude:	-93.43009507		

--- Details ---

Activity ID:	11464	**Activity Type Name:**	Tank Site
Active:	No	**Activ Sub Type N:**	(null)
Program Name:	Tanks & Leaks	**Legislative District:**	35A
HUC 8:	7010206		
+			
Activity ID:	4881	**Activity Type Name:**	Leak Site
Active:	No	**Activ Sub Type N:**	(null)
Program Name:	Tanks & Leaks	**Legislative District:**	35A
HUC 8:	7010206		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
14	5 of 9	N	0.21 / 1,106.79	871.03	**V-TECH MOTORSPORTS INC** **14000 SUNFISH LAKE BLVD STE I** **RAMSEY MN 55303**	RCRA CESQG

County Name:	ANOKA
County Code:	MN003
EPA Handler ID:	MNR000109900
Current Site Name:	V-TECH MOTORSPORTS INC
Generator Status Universe:	Conditionally Exempt Small Quantity Generator
Land Type:	Private
Activity Location:	MN
TSD Activity:	No
Mixed Waste Generator:	No
Importer Activity:	No

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Transporter Activity:	No
Transfer Facility:	No
Recycler Activity:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Inject Activity:	No
Rece Waste From Off Site:	No
Used Oil Transporter:	
Used Oil Transfer Facility:	
Used Oil Processor:	
Used Oil Refiner:	
Used Oil Burner:	
Used Oil Market Burner:	
Used Oil Spec Marketer:	
Mailing Address:	14000 SUNFISH LAKE BLVD STE I, , RAMSEY, MN, 55303, US
Contact Name:	MIKE ROEN
Contact Address:	14000 SUNFISH LAKE BLVD STE I, , RAMSEY, MN, 55303, US
Contact Email:	
Location Street 2:	

Owner/Operator Information

Owner/Operator Indicator:	CO
Owner/Operator Name:	V-TECH MOTORSPORTS INC
Owner/Operator Address:	22148 165TH ST NW ELK RIVER MN US 55330
Owner/Operator Phone:	7635761538
Owner/Operator Type:	P
Date Became Current:	20020327
Date Ended Current:	

NAICS Information

Handler Information

Date Received:	20020314
Facility Name:	V-TECH MOTORSPORTS INC
Classification:	Conditionally Exempt Small Quantity

Hazardous Waste Information

Waste Code:	D008
Waste:	LEAD
Waste Code:	D018
Waste:	BENZENE
Waste Code:	D000
Waste:	DESCRIPTION
Waste Code:	D001
Waste:	IGNITABLE WASTE
Waste Code:	D039
Waste:	TETRACHLOROETHYLENE

Violation/Evaluation Information

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
14	6 of 9	N	0.21 / 1,106.79	871.03	AMERICAN TRADE A BUS INC 14000 SUNFISH LAKE BLVD NW RAMSEY MN 553034541	RCRA NON GEN

County Name:	ANOKA
County Code:	MN003
EPA Handler ID:	MND982071714
Current Site Name:	AMERICAN TRADE A BUS INC

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Generator Status Universe: No Report
Land Type: Private
Activity Location: MN
TSD Activity: No
Mixed Waste Generator: No
Importer Activity: No
Transporter Activity: No
Transfer Facility: No
Recycler Activity: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Inject Activity: No
Rece Waste From Off Site: No
Used Oil Transporter:
Used Oil Transfer Facility:
Used Oil Processor:
Used Oil Refiner:
Used Oil Burner:
Used Oil Market Burner:
Used Oil Spec Marketer:
Mailing Address: 14000 SUNFISH LAKE BLVD NW, , RAMSEY, MN, 553034541, US
Contact Name:
Contact Address:
Contact Email:
Location Street 2:

Owner/Operator Information

Owner/Operator Indicator: CP
Owner/Operator Name: NAME NOT REPORTED
Owner/Operator Address: ADDRESS NOT REPORTED CITY NOT REPORTED AK 99998
Owner/Operator Phone: 3125551212
Owner/Operator Type: P
Date Became Current:
Date Ended Current:

Owner/Operator Indicator: CO
Owner/Operator Name: AMERICAN TRADE A BUS INC
Owner/Operator Address: 14000 SUNFISH LAKE BLVD NW RAMSEY MN US 553034541
Owner/Operator Phone: NONE
Owner/Operator Type: P
Date Became Current: 19991014
Date Ended Current: 19991015

NAICS Information

Handler Information

Date Received: 19871201
Facility Name: AMERICAN TRADE A BUS INC

Hazardous Waste Information

Waste Code: D001
Waste: IGNITABLE WASTE

Violation/Evaluation Information

14	*7 of 9*	*N*	*0.21 / 1,106.79*	*871.03*	***TRADE A BUS*** ***14000 SUNFISH LANE BLVD*** ***ANOKA MN 55303***	***RCRA NON GEN***

County Name: ANOKA
County Code: MN003
EPA Handler ID: MND982222135

Current Site Name:	TRADE A BUS
Generator Status Universe:	No Report
Land Type:	Private
Activity Location:	MN
TSD Activity:	No
Mixed Waste Generator:	No
Importer Activity:	No
Transporter Activity:	No
Transfer Facility:	No
Recycler Activity:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Inject Activity:	No
Rece Waste From Off Site:	No
Used Oil Transporter:	
Used Oil Transfer Facility:	
Used Oil Processor:	
Used Oil Refiner:	
Used Oil Burner:	
Used Oil Market Burner:	
Used Oil Spec Marketer:	
Mailing Address:	PO BOX 862, , ANOKA, MN, 55303,
Contact Name:	JOHN DICKENSON
Contact Address:	PO BOX 862, , ANOKA, MN, 55303, US
Contact Email:	
Location Street 2:	

Owner/Operator Information

Owner/Operator Indicator:	CP
Owner/Operator Name:	NAME NOT REPORTED
Owner/Operator Address:	ADDRESS NOT REPORTED CITY NOT REPORTED AK 99998
Owner/Operator Phone:	3125551212
Owner/Operator Type:	P
Date Became Current:	
Date Ended Current:	

Owner/Operator Indicator:	CO
Owner/Operator Name:	DICKENSON JOHN
Owner/Operator Address:	ADDRESS NOT REPORTED CITY NOT REPORTED AK 99998
Owner/Operator Phone:	3125551212
Owner/Operator Type:	P
Date Became Current:	
Date Ended Current:	

NAICS Information

Handler Information

Date Received:	19871123
Facility Name:	TRADE A BUS

Date Received:	20001030
Facility Name:	TRADE A BUS

Hazardous Waste Information

Waste Code:	D001
Waste:	IGNITABLE WASTE

Waste Code:	D000
Waste:	DESCRIPTION

Violation/Evaluation Information

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
14	8 of 9	N	0.21 / 1,106.79	871.03	T AND G LAND INC 14000 SUNFISH LAKE BLVD ANOKA MN 55303	RCRA NON GEN

County Name: ANOKA
County Code: MN003
EPA Handler ID: MNR000022509
Current Site Name: T AND G LAND INC
Generator Status Universe: No Report
Land Type: Private
Activity Location: MN
TSD Activity: No
Mixed Waste Generator: No
Importer Activity: No
Transporter Activity: No
Transfer Facility: No
Recycler Activity: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Inject Activity: No
Rece Waste From Off Site: No
Used Oil Transporter:
Used Oil Transfer Facility:
Used Oil Processor:
Used Oil Refiner:
Used Oil Burner:
Used Oil Market Burner:
Used Oil Spec Marketer:
Mailing Address: 14050 AZURITE ST, , ANOKA, MN, 55303,
Contact Name: THOMAS SAUTER
Contact Address: 14050 AZURITE ST, , ANOKA, MN, 55303, US
Contact Email:
Location Street 2:

Owner/Operator Information

Owner/Operator Indicator: CO
Owner/Operator Name: HUNT ROBERT
Owner/Operator Address: 210 5TH AVE PINE CITY MN 55063
Owner/Operator Phone: 6126292032
Owner/Operator Type: P
Date Became Current:
Date Ended Current:

NAICS Information

Handler Information

Date Received: 19960528
Facility Name: T AND G LAND INC
Classification: Large Quantity Generator

Date Received: 19981108
Facility Name: T AND G LAND INC

Hazardous Waste Information

Waste Code: D001
Waste: IGNITABLE WASTE

Waste Code: D008
Waste: LEAD

Waste Code: D018
Waste: BENZENE

Violation/Evaluation Information

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
14	9 of 9	N	0.21 / 1,106.79	871.03	T&g Land Inc 14000 Sunfish Lake Blvd Ramsey MN 55303	UST

Prog Int ID:	200413	**Address Source:**	CORE
Site ID:	214138	**Township Name:**	Oak Grove
Interest Type Cd:	TS	**State County Code:**	2
Interest Type Dsc:	Tank Site	**County Name:**	Anoka
ADDR ID:	276178	**Country:**	USA
Tank Site:	11464	**Lat/Long ID:**	138727
Interest Phone:	NO CORE PI PH.	**Lat Degrees:**	45
Interest Start Dt:	07/23/1992 19:11:05	**Lat Minutes:**	13
Interest End Dt:	08/28/2006 09:20:28	**Lat Seconds:**	30.44
Active?:	No	**Long Degrees:**	-93
Timestamp Added:	08/28/2006 09:20:28	**Long Minutes:**	25
Timestamp Updt:	11/10/2014 08:17:05	**Long Seconds:**	48.34
Staff ID Updt:	RGAGLE	**Lat/Long Source:**	CORE
Pgm Int Source:	CORE	**Lat/Long Site ID:**	214138
Coord Src Type:		**Lat/Long Spatial ID:**	51370732
Coord Src Desc:		**Collection Date:**	02/21/2008 09:18:15
Org Name Source:		**FIPS County Cd1:**	003
Foreign State:		**Map Scale Code:**	
Foreign Zone:			

Addr Timestmp Add:	08/28/2006 09:19:35
Addr Timestamp Lst Updt:	11/04/2008 21:13:53
Addr Updater Staff ID:	SYSTEM
Lat/Long Timestamp Added:	02/21/2008 09:17:39
Lat/Long Tmstmp Last Upd:	02/21/2008 09:18:18
Lat/Long Updater Staff ID:	MAPTOOL
Lat/Long Desc:	
Coord Coll Method Desc:	Digitized - Map Tool
Coord Coll Method Code:	DM
Comments:	

Tank Information

MPCA Tank Number:	201
Tank Type:	This is a below ground storage tank.
Tank Status:	The tank has been removed.
Piping Cathodic Protection:	The piping has no cathodic protection.
Tank Cath Prot:	The tank has no cathodic protection.
Stored Product:	Gasoline
Client Tank Number:	201
AST Base Material:	
Piping Material:	
Second Containment Tank:	
Second Containment Pipe:	
Tank Const Material:	The tank is made of bare/paint/asph coat steel.
Tank Dispenser Type:	The tank has a submersible type dispenser.
Tank Storage Capacity:	12000
Tank Registration Date:	11/12/1987 00:00:00
Unreg Tank Reported Date:	
Compartmental Tank:	
Heating Product:	U
HW Generator ID:	
Product Release Date:	
Sludge Disposal Facility:	
Comments:	
Compliant:	N
Serial Number:	
Tank Dual Use:	No
Tank Reg Status:	Federal+State tank regulation

UST Information

Spill Containment:	
Overfill Protection None:	
Overfill Protection Ballfloat:	
Overfill Protection Autoshut:	
Overfill Protection Type Unk:	
Overfill Protection No Info:	Yes
Overfill Protection Alarm:	
RD Daily Stick:	No
RD Tightness Test:	No
RD Manual Gauging:	No
RD Auto Gauging:	No
RD Soil Vapor Monitor:	No
RD GW Monitor:	No
Interstit Monitor:	No
RD SIR Approve Date:	
RD SIR Vendor Number:	0
RD SIR Report Date:	
RD Other:	No
RD Other Desc:	
PRD Auto Ln Leak Detection:	No
PRD Annual Tightness Test:	No
PRD Vapor Monitor:	No
PRD GW Monitor:	No
PRD Interstit Monitor:	No
PRD Three Year Tightness:	No
PRD Euro Suct:	No
PRD SIR Approve Date:	
PRD SIR Vendor Number:	0
PRD SIR Report Date:	
PRD Other:	No
Manual:	
Overfill Protection Manual:	
SIR Tank Leak Detection:	
SIR Pipe Leak Detection:	
PRD Other Desc:	
Date Added:	10/18/1999 09:32:30
Last Update:	05/23/2003 09:21:35
Staff ID Last Update:	SYS
NSTD Compliant:	
Stage1 Vapor Installed:	U
Stage1 Vapor Used:	U
CP Next Test Date:	
CP Survey Passed:	

Compartments

Compartment Number:	1
Stored Product:	GASOLINE
Compartment Capacity:	12000
Heating:	U
Other Desc:	

Action

Tank Action ID:	265544
Tank Action:	Remove Tank
Contractor Number:	82
Supervisor Number:	
Action Date:	11/15/1990 00:00:00
Corrosion Expert Name:	
Lab:	N

Tank Action ID:	313671
Tank Action:	Install Tank
Contractor Number:	
Supervisor Number:	
Action Date:	01/01/1970 00:00:00
Corrosion Expert Name:	

Lab:

Tank Information

MPCA Tank Number:	202
Tank Type:	This is a below ground storage tank.
Tank Status:	The tank has been removed.
Piping Cathodic Protection:	The piping has no cathodic protection.
Tank Cath Prot:	The tank has no cathodic protection.
Stored Product:	Diesel
Client Tank Number:	202
AST Base Material:	
Piping Material:	
Second Containment Tank:	
Second Containment Pipe:	
Tank Const Material:	The tank is made of bare/paint/asph coat steel.
Tank Dispenser Type:	The tank has a submersible type dispenser.
Tank Storage Capacity:	4000
Tank Registration Date:	11/12/1987 00:00:00
Unreg Tank Reported Date:	
Compartmental Tank:	
Heating Product:	U
HW Generator ID:	
Product Release Date:	
Sludge Disposal Facility:	
Comments:	
Compliant:	N
Serial Number:	
Tank Dual Use:	No
Tank Reg Status:	Federal+State tank regulation

UST Information

Spill Containment:	
Overfill Protection None:	
Overfill Protection Ballfloat:	
Overfill Protection Autoshut:	
Overfill Protection Type Unk:	
Overfill Protection No Info:	Yes
Overfill Protection Alarm:	
RD Daily Stick:	No
RD Tightness Test:	No
RD Manual Gauging:	No
RD Auto Gauging:	No
RD Soil Vapor Monitor:	No
RD GW Monitor:	No
Interstit Monitor:	No
RD SIR Approve Date:	
RD SIR Vendor Number:	0
RD SIR Report Date:	
RD Other:	No
RD Other Desc:	
PRD Auto Ln Leak Detection:	No
PRD Annual Tightness Test:	No
PRD Vapor Monitor:	No
PRD GW Monitor:	No
PRD Interstit Monitor:	No
PRD Three Year Tightness:	No
PRD Euro Suct:	No
PRD SIR Approve Date:	
PRD SIR Vendor Number:	0
PRD SIR Report Date:	
PRD Other:	No
Manual:	
Overfill Protection Manual:	
SIR Tank Leak Detection:	
SIR Pipe Leak Detection:	
PRD Other Desc:	

Date Added:	10/18/1999 09:32:30
Last Update:	05/23/2003 09:21:35
Staff ID Last Update:	SYS
NSTD Compliant:	
Stage1 Vapor Installed:	U
Stage1 Vapor Used:	U
CP Next Test Date:	
CP Survey Passed:	

Compartments

Compartment Number:	1
Stored Product:	DIESEL
Compartment Capacity:	4000
Heating:	U
Other Desc:	

Action

Tank Action ID:	261122
Tank Action:	Remove Tank
Contractor Number:	82
Supervisor Number:	
Action Date:	11/15/1990 00:00:00
Corrosion Expert Name:	
Lab:	N

Tank Action ID:	306920
Tank Action:	Install Tank
Contractor Number:	
Supervisor Number:	
Action Date:	01/01/1970 00:00:00
Corrosion Expert Name:	
Lab:	

Tank Information

MPCA Tank Number:	005
Tank Type:	This is a below ground storage tank.
Tank Status:	The tank has been removed.
Piping Cathodic Protection:	The piping has no cathodic protection.
Tank Cath Prot:	The tank has no cathodic protection.
Stored Product:	Fuel Oil
Client Tank Number:	001
AST Base Material:	
Piping Material:	
Second Containment Tank:	
Second Containment Pipe:	
Tank Const Material:	The tank is made of bare/paint/asph coat steel.
Tank Dispenser Type:	The tank has a submersible type dispenser.
Tank Storage Capacity:	10000
Tank Registration Date:	
Unreg Tank Reported Date:	06/17/1998 00:00:00
Compartmental Tank:	
Heating Product:	Y
HW Generator ID:	
Product Release Date:	
Sludge Disposal Facility:	
Comments:	
Compliant:	Y
Serial Number:	
Tank Dual Use:	No
Tank Reg Status:	State tank regulation

UST Information

Spill Containment:	No
Overfill Protection None:	

Overfill Protection Ballfloat:	
Overfill Protection Autoshut:	
Overfill Protection Type Unk:	
Overfill Protection No Info:	Yes
Overfill Protection Alarm:	
RD Daily Stick:	No
RD Tightness Test:	No
RD Manual Gauging:	No
RD Auto Gauging:	No
RD Soil Vapor Monitor:	No
RD GW Monitor:	No
Interstit Monitor:	No
RD SIR Approve Date:	
RD SIR Vendor Number:	0
RD SIR Report Date:	
RD Other:	No
RD Other Desc:	
PRD Auto Ln Leak Detection:	No
PRD Annual Tightness Test:	No
PRD Vapor Monitor:	No
PRD GW Monitor:	No
PRD Interstit Monitor:	No
PRD Three Year Tightness:	No
PRD Euro Suct:	No
PRD SIR Approve Date:	
PRD SIR Vendor Number:	0
PRD SIR Report Date:	
PRD Other:	No
Manual:	
Overfill Protection Manual:	
SIR Tank Leak Detection:	
SIR Pipe Leak Detection:	
PRD Other Desc:	
Date Added:	10/18/1999 09:32:30
Last Update:	05/23/2003 09:21:35
Staff ID Last Update:	SYS
NSTD Compliant:	
Stage1 Vapor Installed:	U
Stage1 Vapor Used:	U
CP Next Test Date:	
CP Survey Passed:	

Compartments

Compartment Number:	1
Stored Product:	FUEL OIL
Compartment Capacity:	10000
Heating:	N
Other Desc:	

Action

Tank Action ID:	268886
Tank Action:	Remove Tank
Contractor Number:	
Supervisor Number:	
Action Date:	12/21/1998 00:00:00
Corrosion Expert Name:	
Lab:	

INSREM Action

INSREM Project ID:	207206
INSREM Action ID:	379932
INSREM Action Code:	4
INSREM Product:	FUEL OIL
Tank Const Material Code:	1
Piping Material:	STEEL/IRON

Action Completed Date:
INSREM Project Number: 782
Total Tank Capacity Qty: 10000
Number of Dispensers:

INSREM Project ID: 207207
INSREM Action ID: 379933
INSREM Action Code: 4
INSREM Product: FUEL OIL
Tank Const Material Code: 1
Piping Material: STEEL/IRON
Action Completed Date:
INSREM Project Number: 783
Total Tank Capacity Qty: 10000
Number of Dispensers:

Tank Information

MPCA Tank Number: 203
Tank Type: This is a below ground storage tank.
Tank Status: The tank has been removed.
Piping Cathodic Protection: The piping has no cathodic protection.
Tank Cath Prot: The tank has no cathodic protection.
Stored Product: Diesel
Client Tank Number: 203
AST Base Material:
Piping Material:
Second Containment Tank:
Second Containment Pipe:
Tank Const Material: The tank is made of bare/paint/asph coat steel.
Tank Dispenser Type: The tank has a submersible type dispenser.
Tank Storage Capacity: 4000
Tank Registration Date: 11/12/1987 00:00:00
Unreg Tank Reported Date:
Compartmental Tank:
Heating Product: U
HW Generator ID:
Product Release Date:
Sludge Disposal Facility:
Comments:
Compliant: N
Serial Number:
Tank Dual Use: No
Tank Reg Status: Federal+State tank regulation

UST Information

Spill Containment:
Overfill Protection None:
Overfill Protection Ballfloat:
Overfill Protection Autoshut:
Overfill Protection Type Unk:
Overfill Protection No Info: Yes
Overfill Protection Alarm:
RD Daily Stick: No
RD Tightness Test: No
RD Manual Gauging: No
RD Auto Gauging: No
RD Soil Vapor Monitor: No
RD GW Monitor: No
Interstit Monitor: No
RD SIR Approve Date:
RD SIR Vendor Number: 0
RD SIR Report Date:
RD Other: No
RD Other Desc:
PRD Auto Ln Leak Detection: No
PRD Annual Tightness Test: No

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

PRD Vapor Monitor:	No
PRD GW Monitor:	No
PRD Interstit Monitor:	No
PRD Three Year Tightness:	No
PRD Euro Suct:	No
PRD SIR Approve Date:	
PRD SIR Vendor Number:	0
PRD SIR Report Date:	
PRD Other:	No
Manual:	
Overfill Protection Manual:	
SIR Tank Leak Detection:	
SIR Pipe Leak Detection:	
PRD Other Desc:	
Date Added:	10/18/1999 09:32:30
Last Update:	05/23/2003 09:21:35
Staff ID Last Update:	SYS
NSTD Compliant:	
Stage1 Vapor Installed:	U
Stage1 Vapor Used:	U
CP Next Test Date:	
CP Survey Passed:	

Compartments

Compartment Number:	1
Stored Product:	DIESEL
Compartment Capacity:	4000
Heating:	U
Other Desc:	

Action

Tank Action ID:	253271
Tank Action:	Remove Tank
Contractor Number:	82
Supervisor Number:	
Action Date:	11/15/1990 00:00:00
Corrosion Expert Name:	
Lab:	N

Tank Action ID:	293621
Tank Action:	Install Tank
Contractor Number:	
Supervisor Number:	
Action Date:	01/01/1970 00:00:00
Corrosion Expert Name:	
Lab:	

Tabsite

Facility:	Industry/Manufacturing
Above or Underground:	Under Ground
Indian Reservation:	N
UST Registration Date:	11/12/1987 00:00:00
AST Registration Date:	
Max Monthly Gallons:	
Vapor Recovery Installed:	U
Vapor Notification Required:	U

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
15	1 of 4	SE	0.22 / 1,136.46	861.23	**Blue Line Collision Inc** **6260 Highway 10 NW** **Ramsey MN 55303**	LEAKSITES

Prog Int ID:	219792	**Address Source:**	CORE
Site ID:	243764	**Township Name:**	Oak Grove

Interest Type Cd:	LS	***State County Code:***	2
Interest Type Dsc:	Leak Site	***County Name:***	Anoka
ADDR ID:	43799	***Country:***	USA
Tank Site:	7170	***Lat/Long ID:***	131430
Interest Phone:	NO CORE PI PH.	***Lat Degrees:***	45
Interest Start Dt:	06/18/1996 14:48:40	***Lat Minutes:***	13
Interest End Dt:	02/13/2009 14:45:45	***Lat Seconds:***	7.82
Active?:	No	***Long Degrees:***	-93
Timestamp Added:	11/20/2006 07:20:03	***Long Minutes:***	25
Timestamp Updt:	11/10/2014 08:17:06	***Long Seconds:***	36.09
Staff ID Updt:	RGAGLE	***Lat/Long Source:***	CORE
Pgm Int Source:	CORE	***Lat/Long Site ID:***	243764
Coord Src Type:		***Lat/Long Spatial ID:***	51817577
Coord Src Desc:		***Collection Date:***	02/26/2008 11:24:10
Org Name Source:		***FIPS County Cd1:***	003
Foreign State:		***Map Scale Code:***	
Foreign Zone:			
Addr Timestmp Add:	07/08/1999 13:45:14		
Addr Timestamp Lst Updt:	08/01/2007 21:43:57		
Addr Updater Staff ID:	SYSTEM		
Lat/Long Timestamp Added:	11/20/2006 07:20:12		
Lat/Long Tmstmp Last Upd:	02/26/2008 11:24:13		
Lat/Long Updater Staff ID:	MAPTOOL		
Lat/Long Desc:			
Coord Coll Method Desc:	Digitized - Map Tool		
Coord Coll Method Code:	DM		
Comments:			

Leaksite

Leaksite Type:	Both Leak/PBP Site
Leaksite Type Def:	Both leak and a PBP site.
File Archive Box:	01
File Archive Lot:	96/307
Soil Digout Date:	
Cubic Yds Excavated:	0
Cond Closure Date:	
Complete Site Closure Date:	04/22/1994 00:00:00
Contam Soils Remaining:	N
Enf Action Begin Date:	02/04/1994 00:00:00
LUST TRUST Eligible:	Yes
Offsite Contam:	N
REIMB Awarded:	No
Release Discovered Date:	09/29/1993 00:00:00
Leak Report Date:	02/02/1994 00:00:00
STD Letter Response Date:	02/02/1994 00:00:00
Surface Water Impact:	N
Utility Project:	No
Date Added:	12/04/1999 14:03:48
Last Update:	04/25/2005 08:19:42
Staff ID Last Update:	DMITZUK
Release from AST:	No
Release from UST:	No
Tank Reg Status Code:	F
VPIC Application date:	
VPIC Acres:	
Vapor Intrusion Checked:	
Vapor Intrusion Action:	
Vapor Intrusion Comments:	
Soil Gas Data Collected:	
Soil Gas Action Level:	
Soil Gas Data Comments:	
Sub Slab Sample Collected:	
Indoor Air Collected:	
Residence Type Code:	

Cleanup Actions

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Leak Action Seq ID: 332173
Leak Action Code: RI Monitoring
Leak Action Approval Date:
Leak Action Begin Date: 03/10/1994 00:00:00
Leak Action End Date: 03/11/1994 00:00:00
Product Recovered (gal):
Product Removed (gal):
Treated Water (gal):
Corrective Reason Code:

GW Information

DW Supply Contam: N
Free Product Observed: N
Free Product Thickness:
Ground Water Contam: Y
GW Cleanup Goal: 10
GW Exceeds Cleanup Goal: No
Cleanup Goal Achieved:
Water Supply Exceeds Ral:
Well Type Code:
Impacted Aquifer Code: 2
MTBE Present Now:
MTBE Present Historically:
MTBE High UG per Liter:
MTBE High Level Date:
Free Product at Close:
Staff ID Wellhead Area Assess:
PWS Well Impacted:
Protected Area:
Sensitive Area:
Affected Residential Props:
Affected Non Residential Props:

Product Released

Product Released Seq ID: 322007
Product: Diesel
Product Defn: The product is diesel oil.

Product Released Seq ID: 324888
Product: Gasoline, Type Unknown
Product Defn: The product is an unknown type of gasoline.

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
15	2 of 4	SE	0.22 / 1,136.46	861.23	**Blue Line Collision Center** **6260 Highway 10 NW (null)** **Ramsey MN 55303**	WIMN

Site ID: 33769
Industrial Classif: Automotive Body, Paint, and Interior Repair and Maintenance
Watershed Name: Mississippi River - Twin Cities
County Name: Anoka
Latitude: 45.21882842
Coodinate Method: Digitized - Map Tool
Longitude: -93.42669689

--- Details ---

Activity ID: MND985720952
Activity Type Name: Hazardous Waste, Small to Minimal QG
Active: Yes
Activ Sub Type N: (null)
Program Name: Hazardous Waste
Legislative District: 48B
HUC 8: 7010206

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
15	3 of 4	SE	0.22 / 1,136.46	861.23	**Blue Line Collision Inc** **6260 Highway 10 NW (null)** **Ramsey MN 55303**	WIMN

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Site ID:	243764	**Industrial Classif:**	(null)
Watershed Name:	Mississippi River - Twin Cities	**County Name:**	Anoka
Latitude:	45.21883892	**Coodinate Method:**	Digitized - Map Tool
Longitude:	-93.42669392		

--- Details ---

Activity ID:	7170	**Activity Type Name:**	Leak Site
Active:	No	**Activ Sub Type N:**	(null)
Program Name:	Tanks & Leaks	**Legislative District:**	35A
HUC 8:	7010206		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
15	4 of 4	SE	0.22 / 1,136.46	861.23	BLUE LINE COLLISION CENTER 6260 HIGHWAY 10 NW RAMSEY MN 55303	RCRA CESQG

County Name:	ANOKA
County Code:	MN003
EPA Handler ID:	MND985720952
Current Site Name:	BLUE LINE COLLISION CENTER
Generator Status Universe:	Conditionally Exempt Small Quantity Generator
Land Type:	Private
Activity Location:	MN
TSD Activity:	No
Mixed Waste Generator:	No
Importer Activity:	No
Transporter Activity:	No
Transfer Facility:	No
Recycler Activity:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Inject Activity:	No
Rece Waste From Off Site:	No
Used Oil Transporter:	
Used Oil Transfer Facility:	
Used Oil Processor:	
Used Oil Refiner:	
Used Oil Burner:	
Used Oil Market Burner:	
Used Oil Spec Marketer:	
Mailing Address:	6260 HIGHWAY 10 NW, , RAMSEY, MN, 55303, US
Contact Name:	ROBERT TWEAT
Contact Address:	6260 HIGHWAY 10 NW, , RAMSEY, MN, 55303, US
Contact Email:	
Location Street 2:	

Owner/Operator Information

Owner/Operator Indicator:	CP
Owner/Operator Name:	RELIABLE AUTO COLLISION EXPERTS
Owner/Operator Address:	26024 14TH ST W ZIMMERMAN MN US 55398
Owner/Operator Phone:	7634212867
Owner/Operator Type:	P
Date Became Current:	19990726
Date Ended Current:	

Owner/Operator Indicator:	CO
Owner/Operator Name:	CARLSON TROY M
Owner/Operator Address:	6821 146TH CIR NW RAMSEY MN 55303
Owner/Operator Phone:	6123232083
Owner/Operator Type:	P
Date Became Current:	
Date Ended Current:	

NAICS Information

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Naics Code: 811121
Naics Description: AUTOMOTIVE BODY, PAINT, AND INTERIOR REPAIR AND MAINTENANCE

Handler Information

Date Received: 20031201
Facility Name: BLUE LINE COLLISION CENTER
Classification: Conditionally Exempt Small Quantity

Date Received: 19980505
Facility Name: BLUE LINE COLLISION CENTER
Classification: Conditionally Exempt Small Quantity

Hazardous Waste Information

Waste Code: D001
Waste: IGNITABLE WASTE

Waste Code: F003
Waste: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Waste Code: D000
Waste: DESCRIPTION

Waste Code: D007
Waste: CHROMIUM

Waste Code: F005
Waste: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Violation/Evaluation Information

16	1 of 2	SE	0.22 / 1,145.34	861.23	**Anoka Ramsey Automotive - Hwy 10** **6262 Highway 10 NW (null)** **Ramsey MN 55303**	WIMN

Site ID: 33486
Industrial Classif: Automotive Body, Paint, and Interior Repair and Maintenance
Watershed Name: Mississippi River - Twin Cities
County Name: Anoka
Latitude: 45.21903507
Coodinate Method: Address Matching House Number
Longitude: -93.42624436

--- Details ---

Activity ID: MND985705292
Activity Type Name: Hazardous Waste, Small to Minimal QG
Active: No
Activ Sub Type N: (null)
Program Name: Hazardous Waste
Legislative District: 35A
HUC 8: 7010206

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
16	2 of 2	SE	0.22 / 1,145.34	861.23	ANOKA RAMSEY AUTOMOTIVE - HWY 10 6262 HIGHWAY 10 NW RAMSEY MN 55303	RCRA NON GEN

County Name: ANOKA
County Code: MN003
EPA Handler ID: MND985705292
Current Site Name: ANOKA RAMSEY AUTOMOTIVE - HWY 10
Generator Status Universe: No Report
Land Type: Private
Activity Location: MN
TSD Activity: No
Mixed Waste Generator: No
Importer Activity: No
Transporter Activity: No
Transfer Facility: No
Recycler Activity: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Inject Activity: No
Rece Waste From Off Site: No
Used Oil Transporter:
Used Oil Transfer Facility:
Used Oil Processor:
Used Oil Refiner:
Used Oil Burner:
Used Oil Market Burner:
Used Oil Spec Marketer:
Mailing Address: 128 PLEASANT ST STE A, , ANOKA, MN, 55303, US
Contact Name: RICK WOOD
Contact Address: 901 W HIGHWAY 10, , ANOKA, MN, 55303, US
Contact Email:
Location Street 2:

Owner/Operator Information

Owner/Operator Indicator: CP
Owner/Operator Name: ANOKA RAMSEY AUTOMOTIVE
Owner/Operator Address: 901 W HIGHWAY 10 ANOKA MN US 55303
Owner/Operator Phone: 7634218880
Owner/Operator Type: P
Date Became Current: 19990726
Date Ended Current: 20060807

NAICS Information

Naics Code: 811121
Naics Description: AUTOMOTIVE BODY, PAINT, AND INTERIOR REPAIR AND MAINTENANCE

Handler Information

Date Received: 19910508
Facility Name: ANOKA RAMSEY AUTOMOTIVE - HWY 10

Date Received: 20060801
Facility Name: ANOKA RAMSEY AUTOMOTIVE - HWY 10

Hazardous Waste Information

Waste Code: D000
Waste: DESCRIPTION

Waste Code: D001
Waste: IGNITABLE WASTE

Waste Code: D008

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Waste: LEAD

Waste Code: D002
Waste: CORROSIVE WASTE

Violation/Evaluation Information

---

17 | ***1 of 2*** | ***ENE*** | ***0.22 / 1,146.48*** | ***870.45*** | ***Accent Home & Kitchen Center Inc***
6250 McKinley St NW (null)
Ramsey MN 55303 | ***WIMN***

Site ID: 61441
Industrial Classif: Other Millwork (including Flooring); Wood Kitchen Cabinet and Countertop Manufacturing
Watershed Name: Mississippi River - Twin Cities
County Name: Anoka
Latitude: 45.22208918
Coodinate Method: Address Matching House Number
Longitude: -93.42566815

--- Details ---

Activity ID: 300222
Activity Type Name: Air Permit
Active: Yes
Activ Sub Type N: (null)
Program Name: Air Quality
Legislative District: 35A
HUC 8: 7010206
+
Activity ID: MNR000058230
Activity Type Name: Hazardous Waste, Small to Minimal QG
Active: Yes
Activ Sub Type N: (null)
Program Name: Hazardous Waste
Legislative District: 35A
HUC 8: 7010206

---

17 | ***2 of 2*** | ***ENE*** | ***0.22 / 1,146.48*** | ***870.45*** | ***ACCENT PRECISION WOOD PRODUCTS***
6250 MCKINLEY ST NW
RAMSEY MN 553039116 | ***RCRA CESQG***

County Name: ANOKA
County Code: MN003
EPA Handler ID: MNR000058230
Current Site Name: ACCENT PRECISION WOOD PRODUCTS
Generator Status Universe: Conditionally Exempt Small Quantity Generator
Land Type: Private
Activity Location: MN
TSD Activity: No
Mixed Waste Generator: No
Importer Activity: No
Transporter Activity: No
Transfer Facility: No
Recycler Activity: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Inject Activity: No
Rece Waste From Off Site: No
Used Oil Transporter:
Used Oil Transfer Facility:
Used Oil Processor:
Used Oil Refiner:
Used Oil Burner:
Used Oil Market Burner:
Used Oil Spec Marketer:
Mailing Address: 6250 MCKINLEY ST NW, , RAMSEY, MN, 553039116, US
Contact Name: DUANE R JONES
Contact Address: 6250 MCKINLEY ST NW, , RAMSEY, MN, 55303, US
Contact Email:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Location Street 2:

Owner/Operator Information

Owner/Operator Indicator: CO
Owner/Operator Name: ACCENT HOME & KITCHEN CENTER INC
Owner/Operator Address: 6250 MCKINLEY ST NW RAMSEY MN US 55303
Owner/Operator Phone: 7634271200
Owner/Operator Type: P
Date Became Current: 19990726
Date Ended Current:

Owner/Operator Indicator: CP
Owner/Operator Name: ACCENT HOME & KITCHEN CENTER INC
Owner/Operator Address: 6250 MCKINLEY ST NW RAMSEY MN US 55303
Owner/Operator Phone: 7634271200
Owner/Operator Type: P
Date Became Current: 19990726
Date Ended Current:

NAICS Information

Naics Code: 33711
Naics Description: WOOD KITCHEN CABINET AND COUNTERTOP MANUFACTURING

Naics Code: 321918
Naics Description: OTHER MILLWORK (INCLUDING FLOORING)

Handler Information

Date Received: 20130130
Facility Name: ACCENT PRECISION WOOD PRODUCTS
Classification: Conditionally Exempt Small Quantity

Date Received: 19980120
Facility Name: ACCENT PRECISION WOOD PRODUCTS
Classification: Small Quantity Generator

Hazardous Waste Information

Waste Code: F005
Waste: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Waste Code: D001
Waste: IGNITABLE WASTE

Violation/Evaluation Information

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
18	1 of 1	SE	0.22 / 1,153.84	861.37	CARPET STUDIO 6260 N HWY 10 RAMSEY MN 55303	RCRA NON GEN

County Name: ANOKA
County Code: MN003
EPA Handler ID: MND114265960
Current Site Name: CARPET STUDIO
Generator Status Universe: No Report
Land Type: Other
Activity Location: MN

TSD Activity:	No
Mixed Waste Generator:	No
Importer Activity:	No
Transporter Activity:	No
Transfer Facility:	No
Recycler Activity:	No
Onsite Burner Exemption:	No
Furnace Exemption:	No
Underground Inject Activity:	No
Rece Waste From Off Site:	No
Used Oil Transporter:	
Used Oil Transfer Facility:	
Used Oil Processor:	
Used Oil Refiner:	
Used Oil Burner:	
Used Oil Market Burner:	
Used Oil Spec Marketer:	
Mailing Address:	50 S NINTH ST NO200, , MINNEAPOLIS, MN, 55402, US
Contact Name:	MIKE LARSON
Contact Address:	50 S NINTH ST NO200, , MINNEAPOLIS, MN, 55402, US
Contact Email:	
Location Street 2:	

Owner/Operator Information

Owner/Operator Indicator:	CO
Owner/Operator Name:	NAMMACHER THOMAS
Owner/Operator Address:	ADDRESS NOT REPORTED CITY NOT REPORTED AK 99998
Owner/Operator Phone:	3125551212
Owner/Operator Type:	P
Date Became Current:	
Date Ended Current:	

Owner/Operator Indicator:	CP
Owner/Operator Name:	NAME NOT REPORTED
Owner/Operator Address:	ADDRESS NOT REPORTED CITY NOT REPORTED AK 99998
Owner/Operator Phone:	3125551212
Owner/Operator Type:	P
Date Became Current:	
Date Ended Current:	

NAICS Information

Handler Information

Date Received:	19890310
Facility Name:	CARPET STUDIO
Classification:	Small Quantity Generator

Date Received:	19981110
Facility Name:	CARPET STUDIO

Hazardous Waste Information

Waste Code:	D001
Waste:	IGNITABLE WASTE

Violation/Evaluation Information

19	*1 of 1*	*SE*	*0.23 / 1,237.01*	*861.47*	***Quality Forklift Sales & Service Inc 6246 Highway 10 (null) Ramsey MN 55303***	*WIMN*

Site ID:	75414231	***Industrial Classif:***	Commercial and Industrial Machinery and Equipment (except Automotive and

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Electronic) Repair and Maintenance

Watershed Name: (null)
Latitude: (null)
Longitude: (null)
County Name: Anoka
Coodinate Method: No coordinates. Will not show up on map.

--- Details ---

Activity ID: MNS000224642
Activity Type Name: Hazardous Waste, Small to Minimal QG
Active: Yes
Activ Sub Type N: (null)
Program Name: Hazardous Waste
Legislative District: (null)
HUC 8: (null)

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
20	1 of 2	ENE	0.25 / 1,295.70	869.38	Automated EDM Inc 6231 McKinley St NW (null) Ramsey MN 55303	WIMN

Site ID: 120212
Watershed Name: Mississippi River - Twin Cities
Latitude: 45.22172514
Longitude: -93.42434016
Industrial Classif: (null)
County Name: Anoka
Coodinate Method: Address Matching House Number

--- Details ---

Activity ID: MNR000115139
Activity Type Name: Hazardous Waste, Small to Minimal QG
Active: Yes
Activ Sub Type N: (null)
Program Name: Hazardous Waste
Legislative District: 35A
HUC 8: 7010206

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
20	2 of 2	ENE	0.25 / 1,295.70	869.38	AUTOMATED EDM INC 6231 MCKINLEY ST NW RAMSEY MN 55303	RCRA CESQG

County Name: ANOKA
County Code: MN003
EPA Handler ID: MNR000115139
Current Site Name: AUTOMATED EDM INC
Generator Status Universe: Conditionally Exempt Small Quantity Generator
Land Type: Private
Activity Location: MN
TSD Activity: No
Mixed Waste Generator: No
Importer Activity: No
Transporter Activity: No
Transfer Facility: No
Recycler Activity: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Inject Activity: No
Rece Waste From Off Site: No
Used Oil Transporter:
Used Oil Transfer Facility:
Used Oil Processor:
Used Oil Refiner:
Used Oil Burner:
Used Oil Market Burner:
Used Oil Spec Marketer:
Mailing Address: 6231 MCKINLEY ST NW, , RAMSEY, MN, 55303, US
Contact Name: MALINDA STENSRUD
Contact Address: 6231 MCKINLEY ST NW, , RAMSEY, MN, 55303, US
Contact Email:
Location Street 2:

Owner/Operator Information

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Owner/Operator Indicator: CP
Owner/Operator Name: DONALD ZOUBEK
Owner/Operator Address: 6231 NCKINLEY ST NW RAMSEY MN US 55303
Owner/Operator Phone: 7635766946
Owner/Operator Type: P
Date Became Current: 20021216
Date Ended Current:

Owner/Operator Indicator: CO
Owner/Operator Name: AUTOMATED EDM INC
Owner/Operator Address: 6231 MCKINLEY ST NW RAMSEY MN US 55303
Owner/Operator Phone: 7635766946
Owner/Operator Type: P
Date Became Current: 20030205
Date Ended Current:

NAICS Information

Naics Code: 335999
Naics Description: ALL OTHER MISCELLANEOUS ELECTRICAL EQUIPMENT AND COMPONENT MANUFACTURING

Handler Information

Date Received: 20021216
Facility Name: AUTOMATED EDM INC
Classification: Conditionally Exempt Small Quantity

Hazardous Waste Information

Violation/Evaluation Information

21	1 of 1	ENE	0.26 / 1,355.89	867.73	**Dynamic Group Inc - Ramsey** **13911 Unity St NW (null)** **Ramsey MN 55303**	WIMN

Site ID: 78856
Watershed Name: Mississippi River - Twin Cities
Latitude: 45.22228081
Longitude: -93.42527629
Industrial Classif: Special Die and Tool, Die Set, Jig, and Fixture Manufacturing
County Name: Anoka
Coodinate Method: Address Matching House Number

--- Details ---

Activity ID: MNR000103978
Active: Yes
Program Name: Hazardous Waste
HUC 8: 7010206
Activity Type Name: Hazardous Waste, Small to Minimal QG
Activ Sub Type N: (null)
Legislative District: 35A

22	1 of 3	SE	0.27 / 1,416.45	861.33	**Lano Equipment** **6228 Highway 10 NW (null)** **Ramsey MN 55303**	WIMN

Site ID: 35466
Watershed Name: Mississippi River - Twin Cities
Latitude: 45.218518
Longitude: -93.42576494
Industrial Classif: (null)
County Name: Anoka
Coodinate Method: Digitized - Map Tool

--- Details ---

Activity ID: 21144
Active: Yes
Program Name: Tanks & Leaks
HUC 8: 7010206
Activity Type Name: Tank Site
Activ Sub Type N: (null)
Legislative District: 35A

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

+

Activity ID:	VP33031	**Activity Type Name:**	Voluntary Investigation & Cleanup (VIC)
Active:	No	**Activ Sub Type N:**	(null)
Program Name:	Investigation & Cleanup	**Legislative District:**	35A
HUC 8:	7010206		

+

Activity ID:	MND981961451	**Activity Type Name:**	Hazardous Waste, Small to Minimal QG
Active:	No	**Activ Sub Type N:**	(null)
Program Name:	Hazardous Waste	**Legislative District:**	35A
HUC 8:	7010206		

+

Activity ID:	VP33030	**Activity Type Name:**	Voluntary Investigation & Cleanup (VIC)
Active:	No	**Activ Sub Type N:**	(null)
Program Name:	Investigation & Cleanup	**Legislative District:**	35A
HUC 8:	7010206		

---

22 **2 of 3** **SE** **0.27 / 1,416.45** **861.33** **Lano Equipment Inc**
6228 Highway 10 NW
Ramsey MN 55303 **VIC**

Site ID:	VP33030	**Created By:**	A. Nichols
Core Prgm Int ID:	75371093	**Created Date:**	7/29/2015
Link ID:	8340	**Last Update:**	9/9/2015
Active:	FALSE	**Alphsort:**	
Site Type:	Vehicle Maint.	**City:**	638
MPCA region:	Metro	**County:**	2
HRS Score:		**Legal District:**	
NPL:	FALSE	**PLS Method:**	
PLP:	FALSE	**Pls Scal:**	
District:		**Township:**	
Pgm Ref From:		**Range:**	
Pgmint:	VIC	**Range E W:**	
Cleanup Cost:		**Section:**	
Reservation:	FALSE	**Qtr 160:**	
Reservation Name:		**Qtr 40:**	
MPCA Wells:	FALSE	**Qtr 10:**	
Federal Facility:	FALSE	**Qtr 2 5:**	
Primary Fund:		**Quad:**	
EPA ID:		**NAD No:**	
MPCA ID:		**Coordpt Desc:**	
Methcol:		**Coordsrc Type:**	
Coldate:		**Coordsrc Org:**	MPCA Delta database
Coldat Equal:		**Mpcapgmac:**	
Basin Code:		**Mapscale:**	
Major Wtrshed:		**Verif Meth:**	
Minor Wtrshed:		**Horiz Ref:**	
File Location:	OnBase	**Utm Source:**	
VIC App GIS:	FALSE	**Utm Method:**	
PBP:	FALSE	**Utm Scale:**	
Wl Risk:		**Utm Accuracy:**	
Wl Loe:		**Utm East:**	466558.908
Wl Mult:		**Utm North:**	5007310.508
County Name:	Anoka	**Utm Zone:**	
Pay Complete:	FALSE	**Pls Meth 2:**	
Site size:	0.88	**Pls Scal 2:**	
Congression Dist:		**Township 2:**	
Enf Lead Agency:		**Range 2:**	
Feddef Pilot:	FALSE	**Rge E W 2:**	
Site Class A:	FALSE	**Section 2:**	
Site Class B:	FALSE	**Qtr 160 2:**	
Site Class C:	FALSE	**Qtr 40 2:**	

Site Class D:	FALSE	***Qtr 10 2:***	
Fundfin:	FALSE	***Qtr 2 5 2:***	
Natresdmg:	FALSE	***Quad 2:***	
Physical Location:			
Address 2:			
Address 1:	6228 Highway 10 NW		

NOTE:

Site Event Log

Event ID:	41
Event:	VIC Program Participation Dates (Start/End)
Additional Info:	None Entered
Start Date:	07/29/15
End Date:	09/09/15
Planned Start Date:	
Planned End Date:	
Last Update:	8/11/2015
Record No:	41096

Site Event Log

Event ID:	45
Event:	No Association Determination Issued
Additional Info:	Lender NAD: Bank of the West
Start Date:	
End Date:	09/04/15
Planned Start Date:	
Planned End Date:	
Last Update:	9/8/2015
Record No:	41180

Site Event Log

Event ID:	45
Event:	No Association Determination Issued
Additional Info:	None Entered
Start Date:	
End Date:	09/09/15
Planned Start Date:	
Planned End Date:	
Last Update:	9/9/2015
Record No:	41192

Contact Information

Contact Last Name:	Anderson
Contact First Name:	Jeremy & Sally
Contact Middle Name:	
Contact Type:	VOL
Invoiced Party:	TRUE
Contact Name:	RCA Properties, Inc.
Contact Address Street:	18170 Erkium St NW
Contact Address Street2:	
Contact City:	Anoka
Contact State:	MN
Contact Zip:	55303
Province:	
Country:	
Postal Code:	
Contact Phone:	(612) 804-9554
Contact Phone Extension:	
Contact Fax:	
Contact Cell:	
Contact Mail:	Sally@excelaccnt.com

Last Update:	08/11/15
REC ID:	28098
REC ID Archive:	48556
Contact Add Info:	
Staff ID Number:	0
Org ID:	75371113
Org NAme:	RCA Properties, Inc.
Org Type:	100
Person ID:	75371104
MPCA Org ID:	
Org Check:	
Person. Check:	

Contact Information

Contact Last Name:	Johnson
Contact First Name:	Allen
Contact Middle Name:	
Contact Type:	VIC
Invoiced Party:	FALSE
Contact Name:	Bank of the West
Contact Address Street:	230 Adam Circle
Contact Address Street2:	
Contact City:	Carver
Contact State:	MN
Contact Zip:	553154506
Province:	
Country:	
Postal Code:	
Contact Phone:	(651) 302-3387
Contact Phone Extension:	
Contact Fax:	
Contact Cell:	
Contact Mail:	
Last Update:	08/11/15
REC ID:	28099
REC ID Archive:	48557
Contact Add Info:	
Staff ID Number:	0
Org ID:	-9368
Org NAme:	Bank of the West
Org Type:	100
Person ID:	-11114
MPCA Org ID:	
Org Check:	
Person. Check:	

Contact Information

Contact Last Name:	Larson
Contact First Name:	Loren
Contact Middle Name:	
Contact Type:	CON
Invoiced Party:	FALSE
Contact Name:	Caltha LLP
Contact Address Street:	2125 Urbandale Ln N
Contact Address Street2:	
Contact City:	Plymouth
Contact State:	MN
Contact Zip:	55447
Province:	
Country:	
Postal Code:	
Contact Phone:	(612) 386-6695
Contact Phone Extension:	
Contact Fax:	(000) 000-0000
Contact Cell:	
Contact Mail:	llarson@calthacompany.com

Last Update:	08/11/15
REC ID:	28100
REC ID Archive:	48558
Contact Add Info:	
Staff ID Number:	0
Org ID:	71224576
Org NAme:	Caltha LLP
Org Type:	100
Person ID:	-15703
MPCA Org ID:	
Org Check:	
Person. Check:	

Contact Information

Contact Last Name:	Grosslein
Contact First Name:	Dana
Contact Middle Name:	
Contact Type:	OWN
Invoiced Party:	FALSE
Contact Name:	G-B Properties
Contact Address Street:	500 Rice St
Contact Address Street2:	
Contact City:	Anoka
Contact State:	MN
Contact Zip:	55303
Province:	
Country:	
Postal Code:	
Contact Phone:	(612) 750-8008
Contact Phone Extension:	
Contact Fax:	
Contact Cell:	
Contact Mail:	ricest@live.com
Last Update:	08/11/15
REC ID:	28101
REC ID Archive:	48559
Contact Add Info:	
Staff ID Number:	0
Org ID:	-9369
Org NAme:	GB Properties
Org Type:	100
Person ID:	-12395
MPCA Org ID:	
Org Check:	
Person. Check:	

Contact Information

Contact Last Name:	Nichols
Contact First Name:	Andrew
Contact Middle Name:	
Contact Type:	PL
Invoiced Party:	FALSE
Contact Name:	MPCA
Contact Address Street:	520 Lafayette Rd N
Contact Address Street2:	
Contact City:	St. Paul
Contact State:	MN
Contact Zip:	551554194
Province:	
Country:	
Postal Code:	
Contact Phone:	(651) 757-2612
Contact Phone Extension:	
Contact Fax:	(651) 296-9707
Contact Cell:	
Contact Mail:	andrew.nichols@state.mn.us

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Last Update:	08/12/15
REC ID:	28114
REC ID Archive:	48579
Contact Add Info:	
Staff ID Number:	3359
Org ID:	0
Org NAme:	
Org Type:	
Person ID:	0
MPCA Org ID:	1715
Org Check:	
Person. Check:	

Contact Information

Contact Last Name:	Nichols
Contact First Name:	Andrew
Contact Middle Name:	
Contact Type:	TA
Invoiced Party:	FALSE
Contact Name:	MPCA
Contact Address Street:	520 Lafayette Rd N
Contact Address Street2:	
Contact City:	St. Paul
Contact State:	MN
Contact Zip:	551554194
Province:	
Country:	
Postal Code:	
Contact Phone:	(651) 757-2612
Contact Phone Extension:	
Contact Fax:	(651) 296-9707
Contact Cell:	
Contact Mail:	andrew.nichols@state.mn.us
Last Update:	08/12/15
REC ID:	28115
REC ID Archive:	48580
Contact Add Info:	
Staff ID Number:	3359
Org ID:	0
Org NAme:	
Org Type:	
Person ID:	0
MPCA Org ID:	1715
Org Check:	
Person. Check:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
22	3 of 3	SE	0.27 / 1,416.45	861.33	**Lano Equipment Inc #2** **6228 Highway 10 NW** **Ramsey MN 55303**	VIC

Site ID:	VP33031	**Created By:**	A. Nichols
Core Prgm Int ID:	76721704	**Created Date:**	1/20/2016
Link ID:	8340	**Last Update:**	3/24/2016
Active:	FALSE	**Alphsort:**	
Site Type:	Vehicle Maint.	**City:**	638
MPCA region:	Metro	**County:**	2
HRS Score:		**Legal District:**	
NPL:	FALSE	**PLS Method:**	
PLP:	FALSE	**Pls Scal:**	
District:		**Township:**	
Pgm Ref From:		**Range:**	
Pgmint:	VIC	**Range E W:**	
Cleanup Cost:		**Section:**	
Reservation:	FALSE	**Qtr 160:**	
Reservation Name:		**Qtr 40:**	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

MPCA Wells:	FALSE	**Qtr 10:**	
Federal Facility:	FALSE	**Qtr 2 5:**	
Primary Fund:		**Quad:**	
EPA ID:		**NAD No:**	
MPCA ID:		**Coordpt Desc:**	
Methcol:		**Coordsrc Type:**	
Coldate:		**Coordsrc Org:**	MPCA Delta database
Coldat Equal:		**Mpcapgmac:**	
Basin Code:		**Mapscale:**	
Major Wtrshed:		**Verif Meth:**	
Minor Wtrshed:		**Horiz Ref:**	
File Location:	OnBase	**Utm Source:**	
VIC App GIS:	FALSE	**Utm Method:**	
PBP:	FALSE	**Utm Scale:**	
Wl Risk:		**Utm Accuracy:**	
Wl Loe:		**Utm East:**	466558.908
Wl Mult:		**Utm North:**	5007310.508
County Name:	Anoka	**Utm Zone:**	
Pay Complete:	FALSE	**Pls Meth 2:**	
Site size:	0.88	**Pls Scal 2:**	
Congression Dist:		**Township 2:**	
Enf Lead Agency:		**Range 2:**	
Feddef Pilot:	FALSE	**Rge E W 2:**	
Site Class A:	FALSE	**Section 2:**	
Site Class B:	FALSE	**Qtr 160 2:**	
Site Class C:	FALSE	**Qtr 40 2:**	
Site Class D:	FALSE	**Qtr 10 2:**	
Fundfin:	FALSE	**Qtr 2 5 2:**	
Natresdmg:	FALSE	**Quad 2:**	

Physical Location:
Address 2:
Address 1: 6228 Highway 10 NW

NOTE:

Impacts Response Actions

Number of GW Receptors:	
Ecological Receptors Present:	FALSE
Type of Ecological Receptors:	
Acres of Contaminated Soil:	
Volume of Contaminated Soil:	
Acres of Surface Water Impacted:	
Acres of Wetland Impacted:	
Acres of Sediment Impacted:	
Ground Water Plume Area(acres):	
Was Cleanup Conducted?:	FALSE
Acres of Contaminated Soil Remediated at Site:	
Volume of Soil Cleaned at Site:	
Number of Municipal Wells Contaminated:	
Number of Domestic Wells Contaminated:	
Number of Surface Water Intakes Contaminated:	
Number of Drums Removed from Site:	
Year Soil Remediated:	
Acres of Soil with Restricted Access:	
Year Institutional Control Remedy Completed:	
Year GW Remedy Completed:	
Year GW IC Completed:	
Acres of Wetland or Sediment Remediated:	
Public Financing?:	FALSE

Assurance Help?:	FALSE
Land Use Classification at Site:	
Land Use In Vicinty Of Site:	
Deed Notification Present on Site?:	FALSE
Restrictive Covenant Present?:	FALSE
Is Ground Water Pump & Treat Being Used at Site?:	FALSE
Environmental Covenant Present?:	FALSE
Restrictive Covenant Basis/Desc:	
Miscellaneous Comments:	
Quaternary Perched:	FALSE
Quaternary Water Table:	FALSE
Quaternary Confined:	FALSE
Cretaceous:	FALSE
Plattville:	FALSE
St. Peter:	FALSE
Prairie Du Chien:	FALSE
Jordan:	FALSE
Ironton/Galesville:	FALSE
Mt Simon - Hinckley:	FALSE
Precambrian, Undifferentiated:	FALSE
Other or Unknown Aquifer:	FALSE
Date Site Info Last Updated:	8/18/2015 12:45:24 PM
Date Institutional Control Info Last Updated:	
Location where the IC was filed:	
Surface Water Classification (Primary):	
Surface Water Classification (Secondary):	
Comments Related to Surface Water:	

Site Event Log

Event ID:	42
Event:	No Action Letter Sent
Additional Info:	None Entered
Start Date:	
End Date:	01/28/16
Planned Start Date:	
Planned End Date:	
Last Update:	3/24/2016
Record No:	42076

Site Event Log

Event ID:	41
Event:	VIC Program Participation Dates (Start/End)
Additional Info:	None Entered
Start Date:	01/20/16
End Date:	01/28/16
Planned Start Date:	
Planned End Date:	
Last Update:	1/21/2016
Record No:	41748

Contact Information

Contact Last Name:	Anderson
Contact First Name:	Jeremy & Sally
Contact Middle Name:	
Contact Type:	OWN
Invoiced Party:	FALSE
Contact Name:	RCA Properties, Inc.
Contact Address Street:	18170 Erkium St NW
Contact Address Street2:	
Contact City:	Anoka
Contact State:	MN
Contact Zip:	55303

Province:
Country:
Postal Code:
Contact Phone: (612) 804-9554
Contact Phone Extension:
Contact Fax:
Contact Cell:
Contact Mail: Sally@excelaccnt.com
Last Update: 08/11/15
REC ID: 28868
REC ID Archive:
Contact Add Info:
Staff ID Number: 0
Org ID: 75371113
Org NAme: RCA Properties, Inc.
Org Type: 100
Person ID: 75371104
MPCA Org ID:
Org Check:
Person. Check:

Contact Information

Contact Last Name: Grosslein
Contact First Name: Dana
Contact Middle Name:
Contact Type: VOL
Invoiced Party: TRUE
Contact Name: G-B Properties
Contact Address Street: 500 Rice St
Contact Address Street2:
Contact City: Anoka
Contact State: MN
Contact Zip: 55303
Province:
Country:
Postal Code:
Contact Phone: (612) 750-8008
Contact Phone Extension:
Contact Fax:
Contact Cell:
Contact Mail: ricest@live.com
Last Update: 08/11/15
REC ID: 28871
REC ID Archive:
Contact Add Info:
Staff ID Number: 0
Org ID: -9369
Org NAme: GB Properties
Org Type: 100
Person ID: -12395
MPCA Org ID:
Org Check:
Person. Check:

Contact Information

Contact Last Name: Nichols
Contact First Name: Andrew
Contact Middle Name:
Contact Type: PL
Invoiced Party: FALSE
Contact Name: MPCA
Contact Address Street: 520 Lafayette Rd N
Contact Address Street2:
Contact City: St. Paul
Contact State: MN
Contact Zip: 551554194

Province:
Country:
Postal Code:
Contact Phone: (651) 757-2612
Contact Phone Extension:
Contact Fax: (651) 296-9707
Contact Cell:
Contact Mail: andrew.nichols@state.mn.us
Last Update: 08/12/15
REC ID: 28872
REC ID Archive:
Contact Add Info:
Staff ID Number: 3359
Org ID: 0
Org NAme:
Org Type:
Person ID: 0
MPCA Org ID: 1715
Org Check:
Person. Check:

Contact Information

Contact Last Name: Nichols
Contact First Name: Andrew
Contact Middle Name:
Contact Type: TA
Invoiced Party: FALSE
Contact Name: MPCA
Contact Address Street: 520 Lafayette Rd N
Contact Address Street2:
Contact City: St. Paul
Contact State: MN
Contact Zip: 551554194
Province:
Country:
Postal Code:
Contact Phone: (651) 757-2612
Contact Phone Extension:
Contact Fax: (651) 296-9707
Contact Cell:
Contact Mail: andrew.nichols@state.mn.us
Last Update: 08/12/15
REC ID: 28873
REC ID Archive:
Contact Add Info:
Staff ID Number: 3359
Org ID: 0
Org NAme:
Org Type:
Person ID: 0
MPCA Org ID: 1715
Org Check:
Person. Check:

Contact Information

Contact Last Name: Peterson
Contact First Name: Sara
Contact Middle Name: J
Contact Type: LEC
Invoiced Party: FALSE
Contact Name: Parkway Law
Contact Address Street: 1925 Innsbruck Pkwy
Contact Address Street2:
Contact City: Minneapolis
Contact State: MN
Contact Zip: 55421

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Province:
Country:
Postal Code:
Contact Phone: (763) 226-6168
Contact Phone Extension:
Contact Fax:
Contact Cell:
Contact Mail: sara.peterson@parkwaylaw.com
Last Update: 01/21/16
REC ID: 28874
REC ID Archive:
Contact Add Info:
Staff ID Number: 0
Org ID: -8810
Org NAme: Parkway Law
Org Type: 100
Person ID: -17766
MPCA Org ID:
Org Check:
Person. Check:

23	*1 of 4*	*E*	*0.28 / 1,475.11*	*867.46*	***Arrow Components Corp*** ***6230 Mckinley St NW Ste A (null)*** ***Ramsey MN 55303***	*WIMN*

Site ID: 55552538
Watershed Name: Mississippi River - Twin Cities
Latitude: 45.22162589
Longitude: -93.42440645
Industrial Classif: All Other Miscellaneous Manufacturing
County Name: Anoka
Coodinate Method: Address Matching House Number

--- Details ---

Activity ID: MNS000143404
Active: Yes
Program Name: Hazardous Waste
HUC 8: 7010206
Activity Type Name: Hazardous Waste, Small to Minimal QG
Activ Sub Type N: (null)
Legislative District: 35A

23	*2 of 4*	*E*	*0.28 / 1,475.11*	*867.46*	***Plateworks Inc - Ramsey*** ***6230 McKinley St NW Ste B (null)*** ***Ramsey MN 55303***	*WIMN*

Site ID: 75291
Watershed Name: Mississippi River - Twin Cities
Latitude: 45.22162589
Longitude: -93.42440645
Industrial Classif: Prepress Services
County Name: Anoka
Coodinate Method: Address Matching House Number

--- Details ---

Activity ID: MNR000080648
Active: No
Program Name: Hazardous Waste
HUC 8: 7010206
Activity Type Name: Hazardous Waste, Small to Minimal QG
Activ Sub Type N: (null)
Legislative District: 35A

+

Activity ID: MNRNE33WZ
Active: No
Program Name: Water Quality
HUC 8: 7010206
Activity Type Name: Industrial Stormwater Permit
Activ Sub Type N: (null)
Legislative District: 35A

23	*3 of 4*	*E*	*0.28 / 1,475.11*	*867.46*	***Mat Inc*** ***6230 McKinley St NW Ste E (null)*** ***Ramsey MN 55303***	*WIMN*

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Site ID: 36394
Watershed Name: Mississippi River - Twin Cities
Latitude: 45.22162589
Longitude: -93.42440645
Industrial Classif: (null)
County Name: Anoka
Coodinate Method: Address Matching House Number

--- Details ---

Activity ID: MNR000058859
Activity Type Name: Hazardous Waste, Small to Minimal QG
Active: Yes
Activ Sub Type N: (null)
Program Name: Hazardous Waste
Legislative District: 35A
HUC 8: 7010206

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
23	4 of 4	E	0.28 / 1,475.11	867.46	Solo Manufacturing Inc 6230 McKinley St NW Ste C (null) Ramsey MN 55303	WIMN

Site ID: 55026667
Watershed Name: Mississippi River - Twin Cities
Latitude: 45.22194445
Longitude: -93.42555556
Industrial Classif: Metal stampings, nec; Special dies, tools, jigs & fixtures
County Name: Anoka
Coodinate Method: GPS - Other

--- Details ---

Activity ID: A00022596
Activity Type Name: Industrial Stormwater Permit
Active: No
Activ Sub Type N: (null)
Program Name: Water Quality
Legislative District: 35A
HUC 8: 7010206

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
24	1 of 1	WNW	0.30 / 1,588.96	860.27	Northern Oxygen Service Inc 6650 Highway 10 NW (null) Ramsey MN 55303	WIMN

Site ID: 211575
Watershed Name: Mississippi River - Twin Cities
Latitude: 45.22191626
Longitude: -93.43537778
Industrial Classif: (null)
County Name: Anoka
Coodinate Method: Address Matching House Number

--- Details ---

Activity ID: 234
Activity Type Name: Tank Site
Active: No
Activ Sub Type N: (null)
Program Name: Tanks & Leaks
Legislative District: 35A
HUC 8: 7010206

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
25	1 of 1	E	0.30 / 1,601.81	866.30	Integrity Tool & Engineering 6221 Mckinley St NW (null) Ramsey MN 55303	WIMN

Site ID: 33634
Watershed Name: Mississippi River - Twin Cities
Latitude: 45.22153357
Longitude: -93.42374487
Industrial Classif: Machine Shops
County Name: Anoka
Coodinate Method: Address Matching House Number

--- Details ---

Activity ID: MNR000051607
Activity Type Name: Hazardous Waste, Small to Minimal QG
Active: Yes
Activ Sub Type N: (null)
Program Name: Hazardous Waste
Legislative District: 35A
HUC 8: 7010206

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
26	1 of 3	NNW	0.30 / 1,608.85	870.61	Sauter & Sons Inc - Azurite St 14050 Azurite St NW (null) Ramsey MN 55303	WIMN

Site ID: 63668
Watershed Name: Mississippi River - Twin Cities
Latitude: 45.22499647
Longitude: -93.4330119
Industrial Classif: (null)
County Name: Anoka
Coodinate Method: Address Matching House Number

--- Details ---

Activity ID: MND099055691
Activity Type Name: Hazardous Waste, Small to Minimal QG
Active: Yes
Activ Sub Type N: (null)
Program Name: Hazardous Waste
Legislative District: 35A
HUC 8: 7010206

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
26	2 of 3	NNW	0.30 / 1,608.85	870.61	Tims Rv Service 14050 Azurite St NW (null) Ramsey MN 55303	WIMN

Site ID: 63669
Watershed Name: Mississippi River - Twin Cities
Latitude: 45.22499647
Longitude: -93.4330119
Industrial Classif: (null)
County Name: Anoka
Coodinate Method: Address Matching House Number

--- Details ---

Activity ID: MND985749522
Activity Type Name: Hazardous Waste, Small to Minimal QG
Active: No
Activ Sub Type N: (null)
Program Name: Hazardous Waste
Legislative District: 35A
HUC 8: 7010206

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
26	3 of 3	NNW	0.30 / 1,608.85	870.61	Pearsons Trucking Inc 14050 Azurite Blvd (null) Ramsey MN 55303	WIMN

Site ID: 36205
Watershed Name: Mississippi River - Twin Cities
Latitude: 45.22499647
Longitude: -93.4330119
Industrial Classif: (null)
County Name: Anoka
Coodinate Method: Address Matching House Number

--- Details ---

Activity ID: MND982212532
Activity Type Name: Hazardous Waste, Small to Minimal QG
Active: No
Activ Sub Type N: (null)
Program Name: Hazardous Waste
Legislative District: 35A
HUC 8: 7010206

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
27	1 of 1	NNW	0.31 / 1,637.72	870.42	Vance Brothers Inc 14021 Azurite St NW (null) Ramsey MN 55303	WIMN

Site ID: 37306
Watershed Name: Mississippi River - Twin Cities
Latitude: 45.22407371
Longitude: -93.43284093
Industrial Classif: (null)
County Name: Anoka
Coodinate Method: Address Matching House Number

--- Details ---

Activity ID: MND982619983
Activity Type Name: Hazardous Waste, Small to Minimal QG
Active: Yes
Activ Sub Type N: (null)
Program Name: Hazardous Waste
Legislative District: 35A
HUC 8: 7010206

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
28	1 of 6	NW	0.31 / 1,639.87	870.20	Ace Solid Waste 6601 McKinley St NW Ramsey MN 55303	LUST

Prog Int ID:	256054	**Address Source:**	CORE
Site ID:	231254	**Township Name:**	Oak Grove
Interest Type Cd:	LS	**State County Code:**	2
Interest Type Dsc:	Leak Site	**County Name:**	Anoka
ADDR ID:	126028	**Country:**	USA
Tank Site:	15092	**Lat/Long ID:**	138747
Interest Phone:	NO CORE PI PH.	**Lat Degrees:**	45
Interest Start Dt:	01/03/2003 00:00:00	**Lat Minutes:**	13
Interest End Dt:	02/13/2009 14:52:54	**Lat Seconds:**	27.77
Active?:	No	**Long Degrees:**	-93
Timestamp Added:	12/05/2006 07:34:16	**Long Minutes:**	26
Timestamp Updt:	11/10/2014 08:17:05	**Long Seconds:**	1.98
Staff ID Updt:	RGAGLE	**Lat/Long Source:**	CORE
Pgm Int Source:	CORE	**Lat/Long Site ID:**	231254
Coord Src Type:		**Lat/Long Spatial ID:**	51860732
Coord Src Desc:		**Collection Date:**	02/21/2008 15:54:04
Org Name Source:		**FIPS County Cd1:**	003
Foreign State:		**Map Scale Code:**	
Foreign Zone:			
Addr Timestmp Add:	07/26/2000 12:53:23		
Addr Timestamp Lst Updt:	04/25/2014 09:38:56		
Addr Updater Staff ID:	KKIRCHO		
Lat/Long Timestamp Added:	02/21/2008 15:52:01		
Lat/Long Tmstmp Last Upd:	02/21/2008 15:54:14		
Lat/Long Updater Staff ID:	MAPTOOL		
Lat/Long Desc:			
Coord Coll Method Desc:	Digitized - Map Tool		
Coord Coll Method Code:	DM		
Comments:			

Leaksite

Leaksite Type:	Leak Site
Leaksite Type Def:	Leak site (tank and petroleum contamination).
File Archive Box:	
File Archive Lot:	
Soil Digout Date:	
Cubic Yds Excavated:	
Cond Closure Date:	
Complete Site Closure Date:	08/31/2005 00:00:00
Contam Soils Remaining:	Y
Enf Action Begin Date:	01/07/2003 00:00:00
LUST TRUST Eligible:	No
Offsite Contam:	N
REIMB Awarded:	No
Release Discovered Date:	01/02/2003 00:00:00
Leak Report Date:	01/02/2003 00:00:00
STD Letter Response Date:	07/01/2003 00:00:00
Surface Water Impact:	N
Utility Project:	No
Date Added:	01/03/2003 14:41:05
Last Update:	11/24/2009 08:44:13
Staff ID Last Update:	KFUNK
Release from AST:	No
Release from UST:	Yes
Tank Reg Status Code:	F
VPIC Application date:	
VPIC Acres:	
Vapor Intrusion Checked:	
Vapor Intrusion Action:	
Vapor Intrusion Comments:	
Soil Gas Data Collected:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Soil Gas Action Level:
Soil Gas Data Comments:
Sub Slab Sample Collected:
Indoor Air Collected:
Residence Type Code:

GW Information

DW Supply Contam:
Free Product Observed:
Free Product Thickness:
Ground Water Contam: N
GW Cleanup Goal:
GW Exceeds Cleanup Goal:
Cleanup Goal Achieved:
Water Supply Exceeds Ral:
Well Type Code:
Impacted Aquifer Code:
MTBE Present Now:
MTBE Present Historically:
MTBE High UG per Liter:
MTBE High Level Date:
Free Product at Close: No
Staff ID Wellhead Area Assess: 2350
PWS Well Impacted:
Protected Area:
Sensitive Area:
Affected Residential Props:
Affected Non Residential Props:

Product Released

Product Released Seq ID: 38833
Product: Diesel
Product Defn: The product is diesel oil.

28	*2 of 6*	*NW*	*0.31 / 1,639.87*	*870.20*	***Ace Solid Waste Inc - Ramsey*** ***6601 McKinley St NW (null)*** ***Ramsey MN 55303***	*WIMN*

Site ID: 81331
Watershed Name: Mississippi River - Twin Cities
Latitude: 45.22388369
Longitude: -93.43447895
Industrial Classif: Solid Waste Collection
County Name: Anoka
Coodinate Method: Address Matching House Number

--- Details ---

Activity ID: VP18690
Activity Type Name: Voluntary Investigation & Cleanup (VIC)
Active: No
Activ Sub Type N: (null)
Program Name: Investigation & Cleanup
Legislative District: 35A
HUC 8: 7010206

+

Activity ID: PBR001080
Activity Type Name: Solid Waste, Permit By Rule
Active: Yes
Activ Sub Type N: (null)
Program Name: Solid Waste
Legislative District: 35A
HUC 8: 7010206

+

Activity ID: MNR0538SZ
Activity Type Name: Industrial Stormwater Permit
Active: Yes
Activ Sub Type N: (null)
Program Name: Water Quality
Legislative District: 35A
HUC 8: 7010206

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

+

Activity ID:	MNR000105924	**Activity Type Name:**	Hazardous Waste, Small to Minimal QG
Active:	Yes	**Activ Sub Type N:**	(null)
Program Name:	Hazardous Waste	**Legislative District:**	35A
HUC 8:	7010206		

+

Activity ID:	MNR053738	**Activity Type Name:**	Industrial Stormwater Permit
Active:	No	**Activ Sub Type N:**	(null)
Program Name:	Water Quality	**Legislative District:**	35A
HUC 8:	7010206		

---

28 | **3 of 6** | **NW** | **0.31 / 1,639.87** | **870.20** | **Ace Solid Waste Office & Truck Facility**
6601 McKinley St NW (null)
Ramsey MN 55303 | **WIMN**

Site ID:	74134	**Industrial Classif:**	(null)
Watershed Name:	Mississippi River - Twin Cities	**County Name:**	Anoka
Latitude:	45.22388369	**Coodinate Method:**	Address Matching House Number
Longitude:	-93.43447895		

--- Details ---

Activity ID:	C00006911	**Activity Type Name:**	Construction Stormwater Permit
Active:	No	**Activ Sub Type N:**	(null)
Program Name:	Water Quality	**Legislative District:**	35A
HUC 8:	7010206		

---

28 | **4 of 6** | **NW** | **0.31 / 1,639.87** | **870.20** | **Ace Solid Waste**
6601 McKinley St NW (null)
Ramsey MN 55303 | **WIMN**

Site ID:	231254	**Industrial Classif:**	(null)
Watershed Name:	Mississippi River - Twin Cities	**County Name:**	Anoka
Latitude:	45.22438294	**Coodinate Method:**	Digitized - Map Tool
Longitude:	-93.43388433		

--- Details ---

Activity ID:	121648	**Activity Type Name:**	Tank Site
Active:	Yes	**Activ Sub Type N:**	(null)
Program Name:	Tanks & Leaks	**Legislative District:**	35A
HUC 8:	7010206		

+

Activity ID:	15092	**Activity Type Name:**	Leak Site
Active:	No	**Activ Sub Type N:**	(null)
Program Name:	Tanks & Leaks	**Legislative District:**	35A
HUC 8:	7010206		

---

28 | **5 of 6** | **NW** | **0.31 / 1,639.87** | **870.20** | **Ace Solid Waste Recycling Transfer PBR**
6601 McKinley St NW
Ramsey MN 55303 | **SWF/LF**

Program Int ID:	68547438	**Epa Region NO:**	5
Site ID:	81331	**Primary Name:**	Ace Solid Waste Inc - Ramsey
Active Flag:	YES	**Tmsp Pls L Updt:**	8/1/2007 10:03:00 PM
Program Code:	SW	**Tmsp Added:**	4/25/2014 9:37:37 AM

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Interest Type:	13	**Tmsp Last Updt:**	4/25/2014 9:39:20 AM
Preferred ID:	PBR001080	**Staff ID Last Updt:**	KKIRCHO
Interest Start Dt:	4/25/2014 12:00:00 AM	**Tmsp Added2:**	8/16/2001 1:09:00 PM
Interest End Dt:		**Tmsp Last Updt2:**	4/25/2014 6:24:00 PM
Start Date Qual:	3	**Staff ID Last Updt2:**	MAPT_NC
End Date Qual:		**Tmsp Added3:**	7/26/2000 12:53:23 PM
Sic Code1:		**Tmsp Last Updt3:**	4/25/2014 9:38:56 AM
Sic Code2:		**Staff ID Last Updt3:**	KKIRCHO
Sic Code3:		**Tmsp Last Updt4:**	4/25/2014 6:24:16 PM
Sic Code4:		**Staff ID Last Updt4:**	MAPT_NC
Sic Code5:		**Pls Township:**	
Mpca D Code:	4K	**Range:**	
MCD Code:	53026	**Range Dir:**	
Spatial ID:	68547439	**Section:**	
Site ID3:	81331	**Quarters:**	
Latitude:	451325.9813	**Twsp Required:**	
Longitude:	-932604.1242	**Addr ID Mail:**	126028
Addr ID:	126028	**Address1:**	6601 McKinley St NW
State Code:	MN	**Address2:**	
Country Code:	USA	**City Name:**	Ramsey
Foreign State:		**Zip Code:**	55303
Foreign Zone:		**Coord Source ID:**	125562
Owner Org ID1:	82356	**Coord Point Type:**	P
Owner Org ID2:		**Coord Point Seq:**	
Owner Org ID3:		**Coord Point Desc:**	Center of Site
Fips County Code1:	3	**Conv From:**	
Fips County Code2:		**Vert Meas:**	
Fips County Code3:		**Vert Meas Meth:**	
Township Name:		**Tmsp Created:**	5/9/2006 4:16:38 PM
Cong Dist:	6	**Lat Dec Degree:**	45.2238836
Leg Dist1:	35A	**Long Dec Degree:**	-93.4344789
Leg Dist2:		**Utm North:**	5007913.337
Leg Dist3:		**Utm East:**	465890.035
Site Loc In Twsp:	NO	**Source Format:**	UTM
Loc Desc:			
Mpca Major Facility Flag:	NO		
Exclu From Scrubber Flag:	NO		
MDNR Major Watershed C:	20		
MDNR Watershed Code:	20041		
WQ Dt Preprints Expended:			
Comments:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
28	6 of 6	NW	0.31 / 1,639.87	870.20	**Ace Solid Waste - Ramsey** **6601 McKinley Street NW** **Ramsey MN 55303**	VIC

Site ID:	VP18690	**Created By:**	Pjensen
Core Prgm Int ID:	337381	**Created Date:**	3/1/2004
Link ID:	6143	**Last Update:**	7/15/2009
Active:	FALSE	**Alphsort:**	
Site Type:	Other	**City:**	638
MPCA region:	Metro	**County:**	2
HRS Score:		**Legal District:**	48B
NPL:	FALSE	**PLS Method:**	
PLP:	FALSE	**Pls Scal:**	
District:	Metro	**Township:**	
Pgm Ref From:		**Range:**	
Pgmint:	VIC	**Range E W:**	
Cleanup Cost:		**Section:**	
Reservation:	FALSE	**Qtr 160:**	
Reservation Name:		**Qtr 40:**	
MPCA Wells:	FALSE	**Qtr 10:**	
Federal Facility:	FALSE	**Qtr 2 5:**	
Primary Fund:		**Quad:**	
EPA ID:		**NAD No:**	83
MPCA ID:		**Coordpt Desc:**	

Methcol:		**Coordsrc Type:**	
Coldate:		**Coordsrc Org:**	
Coldat Equal:		**Mpcapgmac:**	
Basin Code:		**Mapscale:**	
Major Wtrshed:		**Verif Meth:**	
Minor Wtrshed:		**Horiz Ref:**	
File Location:	Archival Storage	**Utm Source:**	U
VIC App GIS:	FALSE	**Utm Method:**	M1
PBP:	FALSE	**Utm Scale:**	A
Wl Risk:		**Utm Accuracy:**	U
Wl Loe:		**Utm East:**	465829.27
Wl Mult:		**Utm North:**	5008128.48
County Name:	Anoka	**Utm Zone:**	15
Pay Complete:	FALSE	**Pls Meth 2:**	
Site size:	9	**Pls Scal 2:**	
Congression Dist:		**Township 2:**	
Enf Lead Agency:	MPCA	**Range 2:**	
Feddef Pilot:	FALSE	**Rge E W 2:**	
Site Class A:	FALSE	**Section 2:**	
Site Class B:	FALSE	**Qtr 160 2:**	
Site Class C:	FALSE	**Qtr 40 2:**	
Site Class D:	FALSE	**Qtr 10 2:**	
Fundfin:	FALSE	**Qtr 2 5 2:**	
Natresdmg:	FALSE	**Quad 2:**	
Physical Location:			
Address 2:			
Address 1:	6601 McKinley Street NW		

NOTE:

Contaminant Information

Contaminant ID:	00-00-0
Contaminant:	[Spaceholder]
Media ID:	4
Media Type:	Ground Water
Cleanup Level:	
Units:	
Cleanup Level Basis:	
Maximum Residual Contamination:	
Record ID:	14167
Last Update:	3/5/2004

Contaminant Information

Contaminant ID:	7429-90-5
Contaminant:	Aluminum
Media ID:	2
Media Type:	Soil
Cleanup Level:	100000
Units:	mg/Kg
Cleanup Level Basis:	SRV (Soil Reference Value)
Maximum Residual Contamination:	72000
Record ID:	14168
Last Update:	3/5/2004

Contaminant Information

Contaminant ID:	7440-43-9
Contaminant:	Cadmium
Media ID:	2
Media Type:	Soil
Cleanup Level:	4.4
Units:	mg/Kg
Cleanup Level Basis:	SLV (Soil Leaching Value)
Maximum Residual Contamination:	15

Record ID: 14169
Last Update: 3/5/2004

Contaminant Information

Contaminant ID: 18540-29-9
Contaminant: Chromium (total); (Chromium VI)
Media ID: 2
Media Type: Soil
Cleanup Level: 18
Units: mg/Kg
Cleanup Level Basis: SLV (Soil Leaching Value)
Maximum Residual Contamination: 220
Record ID: 14170
Last Update: 3/5/2004

Contaminant Information

Contaminant ID: 7440-50-8
Contaminant: Copper
Media ID: 2
Media Type: Soil
Cleanup Level: 400
Units: mg/Kg
Cleanup Level Basis: SLV (Soil Leaching Value)
Maximum Residual Contamination: 4200
Record ID: 14171
Last Update: 3/5/2004

Contaminant Information

Contaminant ID: 7439-92-1
Contaminant: Lead
Media ID: 2
Media Type: Soil
Cleanup Level: 525
Units: mg/Kg
Cleanup Level Basis: SLV (Soil Leaching Value)
Maximum Residual Contamination: 700
Record ID: 14172
Last Update: 3/5/2004

Contaminant Information

Contaminant ID: 7439-98-7
Contaminant: Molybdenum
Media ID: 2
Media Type: Soil
Cleanup Level: 6
Units: mg/Kg
Cleanup Level Basis: SLV (Soil Leaching Value)
Maximum Residual Contamination: 13
Record ID: 14173
Last Update: 3/5/2004

Contaminant Information

Contaminant ID: 7440-22-4
Contaminant: Silver
Media ID: 2
Media Type: Soil
Cleanup Level: 3.9
Units: mg/Kg
Cleanup Level Basis: SLV (Soil Leaching Value)
Maximum Residual Contamination: 95
Record ID: 14174
Last Update: 3/5/2004

Contaminant Information

Contaminant ID: 7440-66-6
Contaminant: Zinc
Media ID: 2
Media Type: Soil
Cleanup Level: 1500
Units: mg/Kg
Cleanup Level Basis: SLV (Soil Leaching Value)
Maximum Residual Contamination: 3300
Record ID: 14175
Last Update: 3/5/2004

Contaminant Information

Contaminant ID:
Media ID: 2
Media Type: Soil
Cleanup Level:
Units:
Cleanup Level Basis:
Maximum Residual Contamination:
Record ID: 14176
Last Update: 3/5/2004

Contaminant Information

Contaminant ID: WI-DRO
Contaminant: Diesel Range Organics
Media ID: 2
Media Type: Soil
Cleanup Level:
Units: mg/Kg
Cleanup Level Basis:
Maximum Residual Contamination: 3500
Record ID: 14177
Last Update: 3/5/2004

Contaminant Information

Contaminant ID: 67-64-1
Contaminant: Acetone
Media ID: 2
Media Type: Soil
Cleanup Level: 0.7
Units: mg/Kg
Cleanup Level Basis: SLV (Soil Leaching Value)
Maximum Residual Contamination: 1200
Record ID: 14178
Last Update: 3/5/2004

Contaminant Information

Contaminant ID: 75-69-4
Contaminant: Trichlorofluoromethane
Media ID: 2
Media Type: Soil
Cleanup Level: 22
Units: mg/Kg
Cleanup Level Basis: SLV (Soil Leaching Value)
Maximum Residual Contamination: 58
Record ID: 14179
Last Update: 3/5/2004

Contaminant Information

Contaminant ID: 108-67-8
Contaminant: 1,3,5-Trimethylbenzene; (Mesitylene)

Media ID: 2
Media Type: Soil
Cleanup Level: 10
Units: mg/Kg
Cleanup Level Basis: SRV (Soil Reference Value)
Maximum Residual Contamination: 1600
Record ID: 14180
Last Update: 3/5/2004

Contaminant Information

Contaminant ID: 99-87-6
Contaminant: p-Isopropyltoluene
Media ID: 2
Media Type: Soil
Cleanup Level:
Units: mg/Kg
Cleanup Level Basis:
Maximum Residual Contamination: 920
Record ID: 14181
Last Update: 3/5/2004

Contaminant Information

Contaminant ID: WI-DRO
Contaminant: Diesel Range Organics
Media ID: 4
Media Type: Ground Water
Cleanup Level:
Units: ug/L
Cleanup Level Basis:
Maximum Residual Contamination: 170
Record ID: 14182
Last Update: 3/5/2004

Contaminant Information

Contaminant ID: 74-87-3
Contaminant: Chloromethane; (Methyl chloride)
Media ID: 4
Media Type: Ground Water
Cleanup Level:
Units: ug/L
Cleanup Level Basis:
Maximum Residual Contamination: 2
Record ID: 14183
Last Update: 3/5/2004

Contaminant Information

Contaminant ID: 156-59-2
Contaminant: 1,2-Dichloroethylene (cis-)
Media ID: 4
Media Type: Ground Water
Cleanup Level: 70
Units: ug/L
Cleanup Level Basis: HRL (Health Risk Limit)
Maximum Residual Contamination: 9.8
Record ID: 14184
Last Update: 3/5/2004

Contaminant Information

Contaminant ID: 127-18-4
Contaminant: Tetrachloroethylene; (Perchloroethylene)
Media ID: 4
Media Type: Ground Water
Cleanup Level: 7

Units:	ug/L
Cleanup Level Basis:	HRL (Health Risk Limit)
Maximum Residual Contamination:	19
Record ID:	14185
Last Update:	3/5/2004

Contaminant Information

Contaminant ID:	79-01-6
Contaminant:	Trichloroethylene; (TCE)
Media ID:	4
Media Type:	Ground Water
Cleanup Level:	5
Units:	ug/L
Cleanup Level Basis:	MCL (Maximum Contaminant Level)
Maximum Residual Contamination:	1.6
Record ID:	14186
Last Update:	3/5/2004

Impacts Response Actions

Number of GW Receptors:	
Ecological Receptors Present:	FALSE
Type of Ecological Receptors:	
Acres of Contaminated Soil:	
Volume of Contaminated Soil:	
Acres of Surface Water Impacted:	
Acres of Wetland Impacted:	
Acres of Sediment Impacted:	
Ground Water Plume Area(acres):	
Was Cleanup Conducted?:	FALSE
Acres of Contaminated Soil Remediated at Site:	
Volume of Soil Cleaned at Site:	
Number of Municipal Wells Contaminated:	
Number of Domestic Wells Contaminated:	
Number of Surface Water Intakes Contaminated:	
Number of Drums Removed from Site:	
Year Soil Remediated:	
Acres of Soil with Restricted Access:	
Year Institutional Control Remedy Completed:	
Year GW Remedy Completed:	
Year GW IC Completed:	
Acres of Wetland or Sediment Remediated:	
Public Financing?:	FALSE
Assurance Help?:	FALSE
Land Use Classification at Site:	
Land Use In Vicinty Of Site:	
Deed Notification Present on Site?:	FALSE
Restrictive Covenant Present?:	FALSE
Is Ground Water Pump & Treat Being Used at Site?:	FALSE
Environmental Covenant Present?:	FALSE
Restrictive Covenant Basis/Desc:	
Miscellaneous Comments:	
Quaternary Perched:	FALSE
Quaternary Water Table:	FALSE
Quaternary Confined:	FALSE
Cretaceous:	FALSE
Plattville:	FALSE
St. Peter:	FALSE
Prairie Du Chien:	FALSE
Jordan:	FALSE

Ironton/Galesville:	FALSE
Mt Simon - Hinckley:	FALSE
Precambrian, Undifferentiated:	FALSE
Other or Unknown Aquifer:	FALSE
Date Site Info Last Updated:	8/18/2015 12:45:24 PM
Date Institutional Control Info Last Updated:	
Location where the IC was filed:	
Surface Water Classification (Primary):	
Surface Water Classification (Secondary):	
Comments Related to Surface Water:	

Site Event Log

Event ID:	211
Event:	VIC General Comment Letter (including requests for additional information)
Additional Info:	E-Mail Comment Letter on Request for NAD Based on Adjacent Phase I
Start Date:	
End Date:	03/03/04
Planned Start Date:	
Planned End Date:	
Last Update:	3/3/2004
Record No:	18228

Site Event Log

Event ID:	41
Event:	VIC Program Participation Dates (Start/End)
Additional Info:	None Entered
Start Date:	03/01/04
End Date:	
Planned Start Date:	
Planned End Date:	
Last Update:	3/1/2004
Record No:	38852

Contact Information

Contact Last Name:	French
Contact First Name:	Karlene
Contact Middle Name:	
Contact Type:	FPL
Invoiced Party:	FALSE
Contact Name:	MPCA
Contact Address Street:	520 Lafayette Rd N
Contact Address Street2:	
Contact City:	St. Paul
Contact State:	MN
Contact Zip:	551554194
Province:	
Country:	
Postal Code:	
Contact Phone:	(651) 757-8330
Contact Phone Extension:	
Contact Fax:	(651) 296-9707
Contact Cell:	
Contact Mail:	Karlenee.French-Raschig@state.mn.us
Last Update:	03/01/04
REC ID:	13138
REC ID Archive:	18206
Contact Add Info:	
Staff ID Number:	6743
Org ID:	0
Org NAme:	
Org Type:	
Person ID:	0
MPCA Org ID:	1715

Org Check:
Person. Check:

Contact Information

Contact Last Name:	Hadiaris
Contact First Name:	Amy
Contact Middle Name:	
Contact Type:	FTA
Invoiced Party:	FALSE
Contact Name:	MPCA
Contact Address Street:	520 Lafayette Rd N
Contact Address Street2:	
Contact City:	St. Paul
Contact State:	MN
Contact Zip:	551554194
Province:	
Country:	
Postal Code:	
Contact Phone:	(651) 757-8947
Contact Phone Extension:	
Contact Fax:	(651) 296-9707
Contact Cell:	
Contact Mail:	amy.hadiaris@state.mn.us
Last Update:	03/01/04
REC ID:	13139
REC ID Archive:	18207
Contact Add Info:	
Staff ID Number:	222
Org ID:	0
Org NAme:	
Org Type:	
Person ID:	0
MPCA Org ID:	1715
Org Check:	
Person. Check:	

Contact Information

Contact Last Name:	Berkspec
Contact First Name:	Michael
Contact Middle Name:	
Contact Type:	VOL
Invoiced Party:	TRUE
Contact Name:	Ace Solid Waste
Contact Address Street:	6601 McKinley Street NW
Contact Address Street2:	
Contact City:	Ramsey
Contact State:	MN
Contact Zip:	55303
Province:	
Country:	
Postal Code:	
Contact Phone:	(763) 398-1821
Contact Phone Extension:	
Contact Fax:	(763) 398-1818
Contact Cell:	
Contact Mail:	mike@acesolidwaste.com
Last Update:	03/01/04
REC ID:	13140
REC ID Archive:	18208
Contact Add Info:	
Staff ID Number:	0
Org ID:	-5299
Org NAme:	Ace Solid Waste
Org Type:	100
Person ID:	-16194
MPCA Org ID:	

Org Check:
Person. Check:

Contact Information

Contact Last Name:	Carlson
Contact First Name:	Wade
Contact Middle Name:	
Contact Type:	CON
Invoiced Party:	FALSE
Contact Name:	ProSource Technologies, Inc.
Contact Address Street:	277 Coon Rapids Boulevard, Ste. 304
Contact Address Street2:	
Contact City:	Coon Rapids
Contact State:	MN
Contact Zip:	55433
Province:	
Country:	
Postal Code:	
Contact Phone:	(763) 786-1445
Contact Phone Extension:	
Contact Fax:	(763) 786-1030
Contact Cell:	
Contact Mail:	wcarlson@prosourcetech.com
Last Update:	03/01/04
REC ID:	13141
REC ID Archive:	18209
Contact Add Info:	
Staff ID Number:	0
Org ID:	-1259
Org NAme:	ProSource Technologies Inc
Org Type:	100
Person ID:	-18905
MPCA Org ID:	
Org Check:	
Person. Check:	

Contact Information

Contact Last Name:	Hurley
Contact First Name:	Mike
Contact Middle Name:	
Contact Type:	LEC
Invoiced Party:	FALSE
Contact Name:	Barna, Guzy, Steffen Ltd.
Contact Address Street:	200 Coon Rapids Blvd NW
Contact Address Street2:	400 Northtown Financial Plaza
Contact City:	Coon Rapids
Contact State:	MN
Contact Zip:	55433-5894
Province:	
Country:	
Postal Code:	
Contact Phone:	(763) 783-5117
Contact Phone Extension:	
Contact Fax:	(763) 780-1777
Contact Cell:	
Contact Mail:	
Last Update:	03/01/04
REC ID:	13142
REC ID Archive:	18210
Contact Add Info:	
Staff ID Number:	0
Org ID:	-1058
Org NAme:	Barna, Guzy & Steffen LTD
Org Type:	100
Person ID:	-16419
MPCA Org ID:	

Org Check:
Person. Check:

Contact Information

Contact Last Name:	Sarappo
Contact First Name:	Wayne
Contact Middle Name:	
Contact Type:	FPL
Invoiced Party:	FALSE
Contact Name:	MPCA
Contact Address Street:	520 Lafayette Rd N
Contact Address Street2:	
Contact City:	St. Paul
Contact State:	MN
Contact Zip:	551554194
Province:	
Country:	
Postal Code:	
Contact Phone:	(651) 757-7297
Contact Phone Extension:	
Contact Fax:	(651) 296-9707
Contact Cell:	
Contact Mail:	wayne.sarappo@state.mn.us
Last Update:	10/20/05
REC ID:	15703
REC ID Archive:	32031
Contact Add Info:	
Staff ID Number:	3387
Org ID:	0
Org NAme:	
Org Type:	
Person ID:	0
MPCA Org ID:	1715
Org Check:	
Person. Check:	

Contact Information

Contact Last Name:	Betcher
Contact First Name:	John
Contact Middle Name:	
Contact Type:	TA
Invoiced Party:	FALSE
Contact Name:	MPCA
Contact Address Street:	520 Lafayette Rd N
Contact Address Street2:	
Contact City:	St. Paul
Contact State:	MN
Contact Zip:	551554194
Province:	
Country:	
Postal Code:	
Contact Phone:	(651) 757-7821
Contact Phone Extension:	
Contact Fax:	(651) 296-9707
Contact Cell:	
Contact Mail:	john.betcher@state.mn.us
Last Update:	11/21/05
REC ID:	15856
REC ID Archive:	32214
Contact Add Info:	
Staff ID Number:	3196
Org ID:	0
Org NAme:	
Org Type:	
Person ID:	0
MPCA Org ID:	1715

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
Org Check:						
Person. Check:						

29	1 of 1	NW	0.32 / 1,677.47	870.31	Cullinan Rigging & Erecting Inc 6815 McKinley St NW (null) Ramsey MN 55303	WIMN

Site ID:	55087001	Industrial Classif:	Other Building Equipment Contractors
Watershed Name:	Mississippi River - Twin Cities	County Name:	Anoka
Latitude:	45.22432972	Coodinate Method:	Address Matching House Number
Longitude:	-93.43586709		

--- Details ---

Activity ID:	MNS000140152	Activity Type Name:	Hazardous Waste, Small to Minimal QG
Active:	Yes	Activ Sub Type N:	(null)
Program Name:	Hazardous Waste	Legislative District:	35A
HUC 8:	7010206		

30	1 of 1	SE	0.32 / 1,698.04	856.14	Dahlheimer Beverage LLC 13554 Tungsten St NW (null) Ramsey MN 55303	WIMN

Site ID:	34896	Industrial Classif:	Beer and Ale Merchant Wholesalers
Watershed Name:	Mississippi River - Twin Cities	County Name:	Anoka
Latitude:	45.21734128	Coodinate Method:	Address Matching House Number
Longitude:	-93.4259202		

--- Details ---

Activity ID:	MND006220719	Activity Type Name:	Hazardous Waste, Small to Minimal QG
Active:	Yes	Activ Sub Type N:	(null)
Program Name:	Hazardous Waste	Legislative District:	35A
HUC 8:	7010206		

31	1 of 2	NE	0.32 / 1,707.14	871.08	Alpha Power & Technology 14000 Unity St (null) Ramsey MN 55303	WIMN

Site ID:	33384	Industrial Classif:	(null)
Watershed Name:	Mississippi River - Twin Cities	County Name:	Anoka
Latitude:	45.22415272	Coodinate Method:	Address Matching House Number
Longitude:	-93.42537836		

--- Details ---

Activity ID:	MNR000027722	Activity Type Name:	Hazardous Waste, Small to Minimal QG
Active:	Yes	Activ Sub Type N:	(null)
Program Name:	Hazardous Waste	Legislative District:	35A
HUC 8:	7010206		

31	2 of 2	NE	0.32 / 1,707.14	871.08	Addition to Dedicated Networks 14000 Unity Street NW (null) Ramsey MN 55303	WIMN

Site ID:	76137975	Industrial Classif:	(null)
Watershed Name:	(null)	County Name:	Anoka
Latitude:	(null)	Coodinate Method:	No coordinates. Will not show up on map.
Longitude:	(null)		

--- Details ---

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Activity ID:	C00041585	**Activity Type Name:**	Construction Stormwater Permit
Active:	Yes	**Activ Sub Type N:**	(null)
Program Name:	Water Quality	**Legislative District:**	(null)
HUC 8:	(null)		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
32	1 of 1	E	0.33 / 1,755.49	865.27	**Minnesota Tool & Die Works Inc** **6220 McKinley St NW (null)** **Ramsey MN 55303**	WIMN

Site ID:	233154	**Industrial Classif:**	(null)
Watershed Name:	Mississippi River - Twin Cities	**County Name:**	Anoka
Latitude:	45.22143313	**Coodinate Method:**	Address Matching House Number
Longitude:	-93.42380744		

--- Details ---

Activity ID:	MNR000069252	**Activity Type Name:**	Hazardous Waste, Small to Minimal QG
Active:	Yes	**Activ Sub Type N:**	(null)
Program Name:	Hazardous Waste	**Legislative District:**	35A
HUC 8:	7010206		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
33	1 of 1	ESE	0.34 / 1,769.27	860.78	**Welsh Engine Sales** **6150 Highway 10 NW (null)** **Ramsey MN 55303**	WIMN

Site ID:	37420	**Industrial Classif:**	(null)
Watershed Name:	Mississippi River - Twin Cities	**County Name:**	Anoka
Latitude:	45.2179921	**Coodinate Method:**	Address Matching House Number
Longitude:	-93.42240313		

--- Details ---

Activity ID:	MN0000234179	**Activity Type Name:**	Hazardous Waste, Small to Minimal QG
Active:	Yes	**Activ Sub Type N:**	(null)
Program Name:	Hazardous Waste	**Legislative District:**	35A
HUC 8:	7010206		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
34	1 of 1	N	0.34 / 1,801.55	886.86	**Coated Abrasive Products Co** **14059 Sunfish Lake Blvd (null)** **Ramsey MN 55303**	WIMN

Site ID:	62411699	**Industrial Classif:**	(null)
Watershed Name:	Mississippi River - Twin Cities	**County Name:**	Anoka
Latitude:	45.22521444	**Coodinate Method:**	Address Matching House Number
Longitude:	-93.42926192		

--- Details ---

Activity ID:	MND985738293	**Activity Type Name:**	Hazardous Waste, Small to Minimal QG
Active:	No	**Activ Sub Type N:**	(null)
Program Name:	Hazardous Waste	**Legislative District:**	35A
HUC 8:	7010206		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
35	1 of 1	NNW	0.34 / 1,820.89	870.34	**Kovar Sales** **14047 Azurite St NW (null)** **Ramsey MN 55303**	WIMN

Site ID:	71275509	**Industrial Classif:**	Rolling Mill and Other Metalworking Machinery Manufacturing
Watershed Name:	Mississippi River - Twin Cities	**County Name:**	Anoka
Latitude:	45.22487458	**Coodinate Method:**	Address Matching House Number

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Longitude: -93.43285452

--- Details ---

Activity ID:	MNS000214106	**Activity Type Name:**	Hazardous Waste, Small to Minimal QG
Active:	Yes	**Activ Sub Type N:**	(null)
Program Name:	Hazardous Waste	**Legislative District:**	35A
HUC 8:	7010206		

---

36 | **1 of 1** | **ESE** | **0.35 / 1,862.98** | **860.59** | **Westside Auto Body**
6140 1/2 NW Highway 10 (null)
Ramsey MN 55303 | **WIMN**

Site ID:	37438	**Industrial Classif:**	(null)
Watershed Name:	Mississippi River - Twin Cities	**County Name:**	Anoka
Latitude:	45.21790738	**Coodinate Method:**	Digitized - Map Tool
Longitude:	-93.42329467		

--- Details ---

Activity ID:	MN0000010769	**Activity Type Name:**	Hazardous Waste, Small to Minimal QG
Active:	Yes	**Activ Sub Type N:**	(null)
Program Name:	Hazardous Waste	**Legislative District:**	48B
HUC 8:	7010206		

---

37 | **1 of 1** | **NE** | **0.37 / 1,929.19** | **869.48** | **Marshall Concrete Products Inc**
14041 Unity St NW (null)
Ramsey MN 55303 | **WIMN**

Site ID:	58006135	**Industrial Classif:**	Ready-Mix Concrete Manufacturing
Watershed Name:	Mississippi River - Twin Cities	**County Name:**	Anoka
Latitude:	45.225092	**Coodinate Method:**	Digitized - Permit Application Map
Longitude:	-93.424685		

--- Details ---

Activity ID:	MNR0533X2	**Activity Type Name:**	Industrial Stormwater Permit
Active:	No	**Activ Sub Type N:**	(null)
Program Name:	Water Quality	**Legislative District:**	35A
HUC 8:	7010206		

+

Activity ID:	80233158	**Activity Type Name:**	Industrial Stormwater Permit
Active:	No	**Activ Sub Type N:**	(null)
Program Name:	Water Quality	**Legislative District:**	35A
HUC 8:	7010206		

---

38 | **1 of 1** | **W** | **0.37 / 1,931.03** | **859.28** | **Mississippi River Trail**
Address Unknown (null)
Ramsey MN 55303 | **WIMN**

Site ID:	67204596	**Industrial Classif:**	(null)
Watershed Name:	Mississippi River - Twin Cities	**County Name:**	Anoka
Latitude:	45.22195	**Coodinate Method:**	Digitized - Permit Application Map
Longitude:	-93.4373		

--- Details ---

Activity ID:	C00037274	**Activity Type Name:**	Construction Stormwater Permit
Active:	Yes	**Activ Sub Type N:**	(null)
Program Name:	Water Quality	**Legislative District:**	35A
HUC 8:	7010206		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
39	1 of 1	ESE	0.37 / 1,957.06	860.36	Lano Equipment Inc 6140 Highway 10 NW (null) Ramsey MN 55303	WIMN

Site ID: 34250
Watershed Name: Mississippi River - Twin Cities
Latitude: 45.21790738
Longitude: -93.42329467
Industrial Classif: (null)
County Name: Anoka
Coodinate Method: Digitized - Map Tool

--- Details ---

Activity ID: MND981802390
Activity Type Name: Hazardous Waste, Small to Minimal QG
Active: Yes
Activ Sub Type N: (null)
Program Name: Hazardous Waste
Legislative District: 48B
HUC 8: 7010206

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
40	1 of 1	N	0.38 / 2,022.41	888.88	Sign-Zone Inc - Ramsey 6400 Bunker Lake Blvd NW (null) Andover MN 55303	WIMN

Site ID: 169632
Watershed Name: Mississippi River - Twin Cities
Latitude: 45.21963056
Longitude: -93.36235278
Industrial Classif: Sign Manufacturing; Other Services Related to Advertising
County Name: Anoka
Coodinate Method: GPS - Other

--- Details ---

Activity ID: MNRNE34WJ
Activity Type Name: Industrial Stormwater Permit
Active: No
Activ Sub Type N: (null)
Program Name: Water Quality
Legislative District: 35B
HUC 8: 7010206

+

Activity ID: MNS000115212
Activity Type Name: Hazardous Waste, Small to Minimal QG
Active: Yes
Activ Sub Type N: (null)
Program Name: Hazardous Waste
Legislative District: 35B
HUC 8: 7010206

+

Activity ID: MNRNE39F7
Activity Type Name: Industrial Stormwater Permit
Active: Yes
Activ Sub Type N: (null)
Program Name: Water Quality
Legislative District: 35B
HUC 8: 7010206

+

Activity ID: 300236
Activity Type Name: Air Permit
Active: Yes
Activ Sub Type N: (null)
Program Name: Air Quality
Legislative District: 35B
HUC 8: 7010206

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
41	1 of 1	N	0.38 / 2,031.09	889.38	Mate Punch & Die Co 6400 Industry Ave (null) Ramsey MN 55303	WIMN

Site ID: 35654
Watershed Name: Mississippi River - Twin Cities
Latitude: 45.22655383
Longitude: -93.42947016
Industrial Classif: (null)
County Name: Anoka
Coodinate Method: Address Matching House Number

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

--- Details ---

Activity ID:	MND057087678	**Activity Type Name:**	Hazardous Waste, Small to Minimal QG
Active:	No	**Activ Sub Type N:**	(null)
Program Name:	Hazardous Waste	**Legislative District:**	35A
HUC 8:	7010206		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
42	1 of 2	NNE	0.39 / 2,051.15	890.13	Boart Longyear Co - Anoka 6300 Industry Ave (null) Ramsey MN 55303	WIMN

Site ID:	33774	**Industrial Classif:**	Drilling Oil and Gas Wells
Watershed Name:	Mississippi River - Twin Cities	**County Name:**	Anoka
Latitude:	45.22653839	**Coodinate Method:**	Address Matching House Number
Longitude:	-93.42700324		

--- Details ---

Activity ID:	MN0000380881	**Activity Type Name:**	Hazardous Waste, Small to Minimal QG
Active:	Yes	**Activ Sub Type N:**	(null)
Program Name:	Hazardous Waste	**Legislative District:**	35A
HUC 8:	7010206		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
42	2 of 2	NNE	0.39 / 2,051.15	890.13	Utili Trax Contracting Partnership 6300 Industry Ave (null) Ramsey MN 55303	WIMN

Site ID:	37254	**Industrial Classif:**	Power and Communication Line and Related Structures Construction
Watershed Name:	Mississippi River - Twin Cities	**County Name:**	Anoka
Latitude:	45.22653839	**Coodinate Method:**	Address Matching House Number
Longitude:	-93.42700324		

--- Details ---

Activity ID:	MNR000056887	**Activity Type Name:**	Hazardous Waste, Small to Minimal QG
Active:	Yes	**Activ Sub Type N:**	(null)
Program Name:	Hazardous Waste	**Legislative District:**	35A
HUC 8:	7010206		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
43	1 of 1	NW	0.39 / 2,065.37	870.42	Superior Striping Inc 14021 Basalt St NW (null) Ramsey MN 55303	WIMN

Site ID:	72369	**Industrial Classif:**	Painting and Wall Covering Contractors
Watershed Name:	Mississippi River - Twin Cities	**County Name:**	Anoka
Latitude:	45.22586146	**Coodinate Method:**	Address Matching House Number
Longitude:	-93.4347216		

--- Details ---

Activity ID:	MNR000004333	**Activity Type Name:**	Hazardous Waste, Small to Minimal QG
Active:	Yes	**Activ Sub Type N:**	(null)
Program Name:	Hazardous Waste	**Legislative District:**	35A
HUC 8:	7010206		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
44	1 of 1	NW	0.40 / 2,101.88	870.42	Rockford Autobody 14000 Basalt St NW (null) Ramsey MN 55303	WIMN

Site ID:	36560	**Industrial Classif:**	(null)
Watershed Name:	Mississippi River - Twin Cities	**County Name:**	Anoka

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Latitude: 45.22568153
Longitude: -93.43488186
Coodinate Method: Address Matching House Number

--- Details ---

Activity ID: MND982219297
Activity Type Name: Hazardous Waste, Small to Minimal QG
Active: No
Activ Sub Type N: (null)
Program Name: Hazardous Waste
Legislative District: 35A
HUC 8: 7010206

---

45 | **1 of 1** | **NNE** | **0.40 / 2,101.99** | **890.42** | **Gibbs Lawn**
6300 Bunker Lake Blvd NW (null)
Ramsey MN 55303 | **WIMN**

Site ID: 62208713
Watershed Name: Rum River
Latitude: 45.289024
Longitude: -93.423639
Industrial Classif: Landscaping Services
County Name: Anoka
Coodinate Method: Zip Code Centroid

--- Details ---

Activity ID: MNS000177170
Activity Type Name: Hazardous Waste, Small to Minimal QG
Active: No
Activ Sub Type N: (null)
Program Name: Hazardous Waste
Legislative District: 35A
HUC 8: 7010207

---

46 | **1 of 1** | **NE** | **0.40 / 2,124.35** | **881.85** | **Marshall Concrete Products Inc - Ramsey**
14141 Unity St NW (null)
Ramsey MN 55303 | **WIMN**

Site ID: 64229
Watershed Name: Mississippi River - Twin Cities
Latitude: 45.22652229
Longitude: -93.42480555
Industrial Classif: (null)
County Name: Anoka
Coodinate Method: Address Matching House Number

--- Details ---

Activity ID: MND985714658
Activity Type Name: Hazardous Waste, Small to Minimal QG
Active: Yes
Activ Sub Type N: (null)
Program Name: Hazardous Waste
Legislative District: 35A
HUC 8: 7010206

---

47 | **1 of 1** | **NNW** | **0.41 / 2,156.77** | **869.41** | **Tag Machine - Ramsey - CSW**
See location description (null)
Ramsey MN 55303 | **WIMN**

Site ID: 54943877
Watershed Name: Mississippi River - Twin Cities
Latitude: 45.2268
Longitude: -93.4324
Industrial Classif: (null)
County Name: Anoka
Coodinate Method: GPS - Other

--- Details ---

Activity ID: C00026497
Activity Type Name: Construction Stormwater Permit
Active: No
Activ Sub Type N: (null)
Program Name: Water Quality
Legislative District: 35A
HUC 8: 7010206

---

48 | **1 of 1** | **N** | **0.41 / 2,158.17** | **891.23** | **Casey General Stores #1988**
14131 Sunfish Lake Blvd (null)
Ramsey MN 55303 | **WIMN**

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Site ID: 227336
Watershed Name: Mississippi River - Twin Cities
Latitude: 45.22744807
Longitude: -93.42929205
Industrial Classif: (null)
County Name: Anoka
Coodinate Method: Address Matching House Number

--- Details ---

Activity ID: 20015
Activity Type Name: Tank Site
Active: Yes
Activ Sub Type N: (null)
Program Name: Tanks & Leaks
Legislative District: 35A
HUC 8: 7010206

---

49 | **1 of 1** | **ESE** | **0.42 / 2,199.07** | **860.22** | **Baker White Inc**
6111 Highway 10 NW (null)
Ramsey MN 55303 | **WIMN**

Site ID: 77110
Watershed Name: Mississippi River - Twin Cities
Latitude: 45.21877603
Longitude: -93.42201087
Industrial Classif: All Other Basic Organic Chemical Manufacturing
County Name: Anoka
Coodinate Method: Digitized - Map Tool

--- Details ---

Activity ID: MNR000101824
Activity Type Name: Hazardous Waste, LQG
Active: Yes
Activ Sub Type N: (null)
Program Name: Hazardous Waste
Legislative District: 48B
HUC 8: 7010206

---

50 | **1 of 1** | **NNE** | **0.42 / 2,207.09** | **885.27** | **Chips Tool Repair Inc**
6250 Bunker Lake Blvd Ste 206
(null)
Ramsey MN 55303 | **WIMN**

Site ID: 54271720
Watershed Name: Rum River
Latitude: 45.289024
Longitude: -93.423639
Industrial Classif: Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance
County Name: Anoka
Coodinate Method: Zip Code Centroid

--- Details ---

Activity ID: MNS000133942
Activity Type Name: Hazardous Waste, Small to Minimal QG
Active: Yes
Activ Sub Type N: (null)
Program Name: Hazardous Waste
Legislative District: 35A
HUC 8: 7010207

---

51 | **1 of 8** | **NNE** | **0.42 / 2,208.44** | **886.26** | **Blue Chip Engineering Inc**
6250 Bunker Lake Blvd NW Ste 111 (null)
Ramsey MN 55303 | **WIMN**

Site ID: 33767
Watershed Name: Mississippi River - Twin Cities
Latitude: 45.22649002
Longitude: -93.43003082
Industrial Classif: Machine Shops
County Name: Anoka
Coodinate Method: Address Matching House Number

--- Details ---

Activity ID: MNR000054825
Activity Type Name: Hazardous Waste, Small to Minimal QG
Active: Yes
Activ Sub Type N: (null)

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Program Name: Hazardous Waste
Legislative District: 35A
HUC 8: 7010206

---

51 | **2 of 8** | **NNE** | **0.42 / 2,208.44** | **886.26** | **Specialized Coatings Inc**
6250 Bunker Lake Blvd NW Ste
214 (null)
Ramsey MN 55303 | **WIMN**

Site ID: 73133
Industrial Classif: Metal Coating, Engraving (except Jewelry and Silverware), and Allied Services to Manufacturers
Watershed Name: Mississippi River - Twin Cities
County Name: Anoka
Latitude: 45.22636032
Coodinate Method: Address Matching House Number
Longitude: -93.43006134

--- Details ---

Activity ID: MNR000080069
Activity Type Name: Hazardous Waste, Small to Minimal QG
Active: Yes
Activ Sub Type N: (null)
Program Name: Hazardous Waste
Legislative District: 35A
HUC 8: 7010206

---

51 | **3 of 8** | **NNE** | **0.42 / 2,208.44** | **886.26** | **JR Data Solutions Inc**
6250 Bunker Lake Blvd NW Ste
204 (null)
Ramsey MN 55303 | **WIMN**

Site ID: 105492
Industrial Classif: Commercial Lithographic Printing
Watershed Name: Mississippi River - Twin Cities
County Name: Anoka
Latitude: 45.22650528
Coodinate Method: Address Matching House Number
Longitude: -93.42591095

--- Details ---

Activity ID: MNR000112235
Activity Type Name: Hazardous Waste, Small to Minimal QG
Active: Yes
Activ Sub Type N: (null)
Program Name: Hazardous Waste
Legislative District: 35A
HUC 8: 7010206

---

51 | **4 of 8** | **NNE** | **0.42 / 2,208.44** | **886.26** | **Countryside Printing Inc**
6250 Bunker Lake Blvd NW Ste
113 (null)
Ramsey MN 55303 | **WIMN**

Site ID: 54731568
Industrial Classif: Book printing
Watershed Name: Rum River
County Name: Anoka
Latitude: 45.289024
Coodinate Method: Zip Code Centroid
Longitude: -93.423639

--- Details ---

Activity ID: MNRNE373P
Activity Type Name: Industrial Stormwater Permit
Active: No
Activ Sub Type N: (null)
Program Name: Water Quality
Legislative District: 35A
HUC 8: 7010207

---

51 | **5 of 8** | **NNE** | **0.42 / 2,208.44** | **886.26** | **First Cut Products Inc**
6250 Bunker Lake Blvd NW Ste
104 (null)
Ramsey MN 55303 | **WIMN**

Site ID: 76473
Industrial Classif: (null)

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Watershed Name: Mississippi River - Twin Cities
Latitude: 45.22658157
Longitude: -93.43000793
County Name: Anoka
Coodinate Method: Address Matching House Number

--- Details ---

Activity ID: MNR000100057
Activity Type Name: Hazardous Waste, Small to Minimal QG
Active: Yes
Activ Sub Type N: (null)
Program Name: Hazardous Waste
Legislative District: 35A
HUC 8: 7010206

---

51 | 6 of 8 | NNE | 0.42 / 2,208.44 | 886.26 | **Bailey Woodworking**
6250 Bunker Lake Blvd NW Ste 216 (null)
Ramsey MN 55303 | WIMN

Site ID: 120085
Industrial Classif: Nonupholstered Wood Household Furniture Manufacturing
Watershed Name: Rum River
Latitude: 45.289024
Longitude: -93.423639
County Name: Anoka
Coodinate Method: Zip Code Centroid

--- Details ---

Activity ID: MNR000115022
Activity Type Name: Hazardous Waste, Small to Minimal QG
Active: No
Activ Sub Type N: (null)
Program Name: Hazardous Waste
Legislative District: 35A
HUC 8: 7010207

---

51 | 7 of 8 | NNE | 0.42 / 2,208.44 | 886.26 | **AR Honing**
6250 Bunker Lake Blvd NW Ste 219 (null)
Ramsey MN 55303 | WIMN

Site ID: 33327
Industrial Classif: Machine Shops
Watershed Name: Mississippi River - Twin Cities
Latitude: 45.22279739
Longitude: -93.42465973
County Name: Anoka
Coodinate Method: Address Matching House Number

--- Details ---

Activity ID: MNR000114918
Activity Type Name: Hazardous Waste, Small to Minimal QG
Active: Yes
Activ Sub Type N: (null)
Program Name: Hazardous Waste
Legislative District: 35A
HUC 8: 7010206

---

51 | 8 of 8 | NNE | 0.42 / 2,208.44 | 886.26 | **Quail Manufacturing Co Inc**
6250 Bunker Lake Blvd NW Ste 222 (null)
Ramsey MN 55303 | WIMN

Site ID: 130553
Industrial Classif: Coated and Laminated Packaging Paper and Plastics Film Manufacturing
Watershed Name: Rum River
Latitude: 45.289024
Longitude: -93.423639
County Name: Anoka
Coodinate Method: Zip Code Centroid

--- Details ---

Activity ID: MNS000100776
Activity Type Name: Hazardous Waste, Small to Minimal QG
Active: No
Activ Sub Type N: (null)
Program Name: Hazardous Waste
Legislative District: 35A
HUC 8: 7010207

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
52	1 of 7	NW	0.42 / 2,211.23	870.42	Dannys Trannys 14050 Basalt St NW Ramsey MN 55303	LUST

Prog Int ID:	228206	**Address Source:**	CORE
Site ID:	173179	**Township Name:**	
Interest Type Cd:	LS	**State County Code:**	2
Interest Type Dsc:	Leak Site	**County Name:**	Anoka
ADDR ID:	1137	**Country:**	USA
Tank Site:	13549	**Lat/Long ID:**	125571
Interest Phone:	NO CORE PI PH.	**Lat Degrees:**	45
Interest Start Dt:	08/07/2000 00:00:00	**Lat Minutes:**	13
Interest End Dt:	07/11/2001 00:00:00	**Lat Seconds:**	35.01
Active?:	No	**Long Degrees:**	-93
Timestamp Added:	03/24/2006 13:06:18	**Long Minutes:**	26
Timestamp Updt:	03/19/2013 13:26:55	**Long Seconds:**	7.62
Staff ID Updt:	RSUCHAN	**Lat/Long Source:**	CORE
Pgm Int Source:	CORE	**Lat/Long Site ID:**	173179
Coord Src Type:	2	**Lat/Long Spatial ID:**	51071325
Coord Src Desc:		**Collection Date:**	03/22/2010 18:33:31
Org Name Source:	MPCA	**FIPS County Cd1:**	003
Foreign State:		**Map Scale Code:**	N
Foreign Zone:			

Addr Timestmp Add:	06/11/1996 20:14:49
Addr Timestamp Lst Updt:	08/01/2007 21:43:45
Addr Updater Staff ID:	SYSTEM
Lat/Long Timestamp Added:	05/09/2006 16:16:38
Lat/Long Tmstmp Last Upd:	03/22/2010 18:59:52
Lat/Long Updater Staff ID:	MAPT_NC
Lat/Long Desc:	Center of Site
Coord Coll Method Desc:	Address Matching House Number
Coord Coll Method Code:	A1
Comments:	

Leaksite

Leaksite Type:	Both Leak/PBP Site
Leaksite Type Def:	Both leak and a PBP site.
File Archive Box:	
File Archive Lot:	
Soil Digout Date:	
Cubic Yds Excavated:	
Cond Closure Date:	
Complete Site Closure Date:	07/11/2001 00:00:00
Contam Soils Remaining:	U
Enf Action Begin Date:	08/10/2000 00:00:00
LUST TRUST Eligible:	No
Offsite Contam:	U
REIMB Awarded:	No
Release Discovered Date:	07/31/2000 00:00:00
Leak Report Date:	07/31/2000 00:00:00
STD Letter Response Date:	09/05/2000 00:00:00
Surface Water Impact:	U
Utility Project:	No
Date Added:	08/07/2000 13:06:39
Last Update:	10/28/2015 07:10:27
Staff ID Last Update:	DBOETTC
Release from AST:	No
Release from UST:	Yes
Tank Reg Status Code:	U
VPIC Application date:	03/17/2004 00:00:00
VPIC Acres:	.4
Vapor Intrusion Checked:	
Vapor Intrusion Action:	
Vapor Intrusion Comments:	
Soil Gas Data Collected:	

Soil Gas Action Level:
Soil Gas Data Comments:
Sub Slab Sample Collected:
Indoor Air Collected:
Residence Type Code:

GW Information

DW Supply Contam:
Free Product Observed:
Free Product Thickness:
Ground Water Contam:
GW Cleanup Goal:
GW Exceeds Cleanup Goal:
Cleanup Goal Achieved:
Water Supply Exceeds Ral:
Well Type Code:
Impacted Aquifer Code:
MTBE Present Now:
MTBE Present Historically:
MTBE High UG per Liter:
MTBE High Level Date:
Free Product at Close:
Staff ID Wellhead Area Assess:
PWS Well Impacted:
Protected Area:
Sensitive Area:
Affected Residential Props:
Affected Non Residential Props:

Product Released

Product Released Seq ID: 22961
Product: Fuel Oil 1 & 2
Product Defn: The product is fuel oil 1 & 2.

52	2 of 7	NW	0.42 / 2,211.23	870.42	***St. Paul Terminals - Ramsey*** ***14050 Basalt St NW (null)*** ***Ramsey MN 55303***	***WIMN***

Site ID: 173179
Watershed Name: Mississippi River - Twin Cities
Latitude: 45.22613666
Longitude: -93.43486939
Industrial Classif: (null)
County Name: Anoka
Coodinate Method: Address Matching House Number

--- Details ---

Activity ID: VP18800
Activity Type Name: Voluntary Investigation & Cleanup (VIC)
Active: No
Activ Sub Type N: (null)
Program Name: Investigation & Cleanup
Legislative District: 35A
HUC 8: 7010206

+

Activity ID: VP18802
Activity Type Name: Voluntary Investigation & Cleanup (VIC)
Active: No
Activ Sub Type N: (null)
Program Name: Investigation & Cleanup
Legislative District: 35A
HUC 8: 7010206

+

Activity ID: 13549
Activity Type Name: Leak Site
Active: No
Activ Sub Type N: (null)
Program Name: Tanks & Leaks
Legislative District: 35A
HUC 8: 7010206

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
52	3 of 7	NW	0.42 / 2,211.23	870.42	St. Paul Terminal - Ramsey #2 14050 Basalt St NW (null) Ramsey MN 55303	WIMN

Site ID: 55060780
Watershed Name: Mississippi River - Twin Cities
Latitude: 45.22639271
Longitude: -93.43545196
Industrial Classif: (null)
County Name: Anoka
Coodinate Method: GPS - Unknown

--- Details ---

Activity ID: VP18801
Active: No
Program Name: Investigation & Cleanup
HUC 8: 7010206
Activity Type Name: Voluntary Investigation & Cleanup (VIC)
Activ Sub Type N: (null)
Legislative District: 35A

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
52	4 of 7	NW	0.42 / 2,211.23	870.42	St Paul Terminals dba SPTs Metal Express 14050 Basalt St NW (null) Ramsey MN 55303	WIMN

Site ID: 648
Watershed Name: Mississippi River - Twin Cities
Latitude: 45.22613666
Longitude: -93.43486939
Industrial Classif: Secondary Smelting and Alloying of Aluminum
County Name: Anoka
Coodinate Method: Address Matching House Number

--- Details ---

Activity ID: 300011
Active: No
Program Name: Air Quality
HUC 8: 7010206
Activity Type Name: Air Permit
Activ Sub Type N: (null)
Legislative District: 35A

+

Activity ID: A00002332
Active: No
Program Name: Water Quality
HUC 8: 7010206
Activity Type Name: Industrial Stormwater Permit
Activ Sub Type N: (null)
Legislative District: 35A

+

Activity ID: MND982640476
Active: Yes
Program Name: Hazardous Waste
HUC 8: 7010206
Activity Type Name: Hazardous Waste, Small to Minimal QG
Activ Sub Type N: (null)
Legislative District: 35A

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
52	5 of 7	NW	0.42 / 2,211.23	870.42	St. Paul Terminal - Ramsey 14050 Basalt Street Northwest Ramsey MN 55303	VIC

Site ID: VP18800
Core Prgm Int ID: 337393
Link ID: 6154
Active: FALSE
Site Type: Other
MPCA region: Metro
HRS Score:
NPL: FALSE
PLP: FALSE
District: Metro
Pgm Ref From:
Pgmint: VIC
Created By: Pjensen
Created Date: 3/17/2004
Last Update: 8/14/2007
Alphsort:
City: 638
County: 2
Legal District: 48B
PLS Method:
Pls Scal:
Township:
Range:
Range E W:

Cleanup Cost:		**Section:**	
Reservation:	FALSE	**Qtr 160:**	
Reservation Name:		**Qtr 40:**	
MPCA Wells:	FALSE	**Qtr 10:**	
Federal Facility:	FALSE	**Qtr 2 5:**	
Primary Fund:		**Quad:**	
EPA ID:		**NAD No:**	83
MPCA ID:		**Coordpt Desc:**	
Methcol:		**Coordsrc Type:**	
Coldate:		**Coordsrc Org:**	
Coldat Equal:		**Mpcapgmac:**	
Basin Code:		**Mapscale:**	
Major Wtrshed:		**Verif Meth:**	
Minor Wtrshed:		**Horiz Ref:**	
File Location:	Lektriever (St. Paul Office)	**Utm Source:**	U
VIC App GIS:	FALSE	**Utm Method:**	M1
PBP:	FALSE	**Utm Scale:**	A
Wl Risk:		**Utm Accuracy:**	U
Wl Loe:		**Utm East:**	465815.13
Wl Mult:		**Utm North:**	5008192.5
County Name:	Anoka	**Utm Zone:**	15
Pay Complete:	FALSE	**Pls Meth 2:**	
Site size:	0.4	**Pls Scal 2:**	
Congression Dist:		**Township 2:**	
Enf Lead Agency:	MPCA	**Range 2:**	
Feddef Pilot:	FALSE	**Rge E W 2:**	
Site Class A:	FALSE	**Section 2:**	
Site Class B:	FALSE	**Qtr 160 2:**	
Site Class C:	FALSE	**Qtr 40 2:**	
Site Class D:	FALSE	**Qtr 10 2:**	
Fundfin:	FALSE	**Qtr 2 5 2:**	
Natresdmg:	FALSE	**Quad 2:**	
Physical Location:			
Address 2:			
Address 1:	14050 Basalt Street Northwest		

NOTE:

Contaminant Information

Contaminant ID:	00-00-0
Contaminant:	[Spaceholder]
Media ID:	4
Media Type:	Ground Water
Cleanup Level:	
Units:	
Cleanup Level Basis:	
Maximum Residual Contamination:	
Record ID:	15317
Last Update:	1/3/2005

Impacts Response Actions

Number of GW Receptors:	
Ecological Receptors Present:	FALSE
Type of Ecological Receptors:	
Acres of Contaminated Soil:	
Volume of Contaminated Soil:	
Acres of Surface Water Impacted:	
Acres of Wetland Impacted:	
Acres of Sediment Impacted:	
Ground Water Plume Area(acres):	
Was Cleanup Conducted?:	FALSE
Acres of Contaminated Soil Remediated at Site:	
Volume of Soil Cleaned at Site:	

Number of Municipal Wells Contaminated:	
Number of Domestic Wells Contaminated:	
Number of Surface Water Intakes Contaminated:	
Number of Drums Removed from Site:	
Year Soil Remediated:	
Acres of Soil with Restricted Access:	
Year Institutional Control Remedy Completed:	
Year GW Remedy Completed:	
Year GW IC Completed:	
Acres of Wetland or Sediment Remediated:	
Public Financing?:	FALSE
Assurance Help?:	FALSE
Land Use Classification at Site:	
Land Use In Vicinty Of Site:	
Deed Notification Present on Site?:	FALSE
Restrictive Covenant Present?:	FALSE
Is Ground Water Pump & Treat Being Used at Site?:	FALSE
Environmental Covenant Present?:	FALSE
Restrictive Covenant Basis/Desc:	
Miscellaneous Comments:	
Quaternary Perched:	FALSE
Quaternary Water Table:	FALSE
Quaternary Confined:	FALSE
Cretaceous:	FALSE
Plattville:	FALSE
St. Peter:	FALSE
Prairie Du Chien:	FALSE
Jordan:	FALSE
Ironton/Galesville:	FALSE
Mt Simon - Hinckley:	FALSE
Precambrian, Undifferentiated:	FALSE
Other or Unknown Aquifer:	FALSE
Date Site Info Last Updated:	10/18/2005
Date Institutional Control Info Last Updated:	10/18/2005
Location where the IC was filed:	
Surface Water Classification (Primary):	
Surface Water Classification (Secondary):	
Comments Related to Surface Water:	

Site Event Log

Event ID:	41
Event:	VIC Program Participation Dates (Start/End)
Additional Info:	None Entered
Start Date:	03/17/04
End Date:	06/20/06
Planned Start Date:	
Planned End Date:	
Last Update:	3/17/2004
Record No:	18321

Site Event Log

Event ID:	211
Event:	VIC General Comment Letter (including requests for additional information)
Additional Info:	Additional Investigation and Revised RAP
Start Date:	
End Date:	04/20/05
Planned Start Date:	
Planned End Date:	

Last Update: 12/28/2012
Record No: 35863

Site Event Log

Event ID: 139
Event: Site Decision Summary
Additional Info: Closure Letters
Start Date:
End Date: 04/14/05
Planned Start Date:
Planned End Date:
Last Update: 12/28/2012
Record No: 35864

Site Event Log

Event ID: 155
Event: Work Plan Approval Letter
Additional Info: None Entered
Start Date:
End Date: 03/04/05
Planned Start Date:
Planned End Date:
Last Update: 12/28/2012
Record No: 35865

Contact Information

Contact Last Name: French
Contact First Name: Karlene
Contact Middle Name:
Contact Type: FTA
Invoiced Party: FALSE
Contact Name: MPCA
Contact Address Street: 520 Lafayette Rd N
Contact Address Street2:
Contact City: St. Paul
Contact State: MN
Contact Zip: 551554194
Province:
Country:
Postal Code:
Contact Phone: (651) 757-8330
Contact Phone Extension:
Contact Fax: (651) 296-9707
Contact Cell:
Contact Mail: Karlenee.French-Raschig@state.mn.us
Last Update: 03/17/04
REC ID: 13241
REC ID Archive: 18340
Contact Add Info:
Staff ID Number: 6743
Org ID: 0
Org NAme:
Org Type:
Person ID: 0
MPCA Org ID: 1715
Org Check:
Person. Check:

Contact Information

Contact Last Name: Sarappo
Contact First Name: Wayne
Contact Middle Name:
Contact Type: FPL
Invoiced Party: FALSE

Contact Name:	MPCA
Contact Address Street:	520 Lafayette Rd N
Contact Address Street2:	
Contact City:	St. Paul
Contact State:	MN
Contact Zip:	551554194
Province:	
Country:	
Postal Code:	
Contact Phone:	(651) 757-7297
Contact Phone Extension:	
Contact Fax:	(651) 296-9707
Contact Cell:	
Contact Mail:	wayne.sarappo@state.mn.us
Last Update:	03/17/04
REC ID:	13242
REC ID Archive:	18341
Contact Add Info:	
Staff ID Number:	3387
Org ID:	0
Org NAme:	
Org Type:	
Person ID:	0
MPCA Org ID:	1715
Org Check:	
Person. Check:	

Contact Information

Contact Last Name:	Schott
Contact First Name:	Jeff
Contact Middle Name:	
Contact Type:	VOL
Invoiced Party:	TRUE
Contact Name:	St. Paul Terminals, Inc.
Contact Address Street:	1220 Brick Avenue
Contact Address Street2:	
Contact City:	Red Wing
Contact State:	MN
Contact Zip:	55066
Province:	
Country:	
Postal Code:	
Contact Phone:	(612) 385-0333
Contact Phone Extension:	
Contact Fax:	
Contact Cell:	
Contact Mail:	hlhove@sptmetalexpress.com
Last Update:	03/17/04
REC ID:	13243
REC ID Archive:	18342
Contact Add Info:	
Staff ID Number:	0
Org ID:	55256761
Org NAme:	St. Paul Terminals, Inc.
Org Type:	100
Person ID:	-14219
MPCA Org ID:	
Org Check:	
Person. Check:	

Contact Information

Contact Last Name:	Braun
Contact First Name:	William
Contact Middle Name:	
Contact Type:	CON
Invoiced Party:	FALSE

Contact Name:	ERG
Contact Address Street:	1000 IDS Center
Contact Address Street2:	80 South Eighth Street
Contact City:	Minneapolis
Contact State:	MN
Contact Zip:	55402
Province:	
Country:	
Postal Code:	
Contact Phone:	(612) 339-4814
Contact Phone Extension:	
Contact Fax:	(612) 339-4990
Contact Cell:	
Contact Mail:	wabraun@ergltd.com
Last Update:	03/17/04
REC ID:	13244
REC ID Archive:	18343
Contact Add Info:	
Staff ID Number:	0
Org ID:	-1132
Org NAme:	Environmental Resource Group LLC
Org Type:	100
Person ID:	-11390
MPCA Org ID:	
Org Check:	
Person. Check:	

Contact Information

Contact Last Name:	Martinson
Contact First Name:	Brad
Contact Middle Name:	
Contact Type:	LEC
Invoiced Party:	FALSE
Contact Name:	Bradley J. Martinson, P.A.
Contact Address Street:	333 South Seventh Street, Ste. 1170
Contact Address Street2:	
Contact City:	Minneapolis
Contact State:	MN
Contact Zip:	55402
Province:	
Country:	
Postal Code:	
Contact Phone:	(612) 335-9300
Contact Phone Extension:	
Contact Fax:	(612) 335-9302
Contact Cell:	
Contact Mail:	bmartlaw@aol.com
Last Update:	03/17/04
REC ID:	13245
REC ID Archive:	18344
Contact Add Info:	
Staff ID Number:	0
Org ID:	-6496
Org NAme:	Bradley J Martinson PA
Org Type:	100
Person ID:	-11551
MPCA Org ID:	
Org Check:	
Person. Check:	

Contact Information

Contact Last Name:	Betcher
Contact First Name:	John
Contact Middle Name:	
Contact Type:	TA
Invoiced Party:	FALSE

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Contact Name:	MPCA
Contact Address Street:	520 Lafayette Rd N
Contact Address Street2:	
Contact City:	St. Paul
Contact State:	MN
Contact Zip:	551554194
Province:	
Country:	
Postal Code:	
Contact Phone:	(651) 757-7821
Contact Phone Extension:	
Contact Fax:	(651) 296-9707
Contact Cell:	
Contact Mail:	john.betcher@state.mn.us
Last Update:	11/21/05
REC ID:	15857
REC ID Archive:	32215
Contact Add Info:	
Staff ID Number:	3196
Org ID:	0
Org NAme:	
Org Type:	
Person ID:	0
MPCA Org ID:	1715
Org Check:	
Person. Check:	

Contact Information

Contact Last Name:	Crowl
Contact First Name:	Jim
Contact Middle Name:	
Contact Type:	CON
Invoiced Party:	FALSE
Contact Name:	ProSource Technologies, Inc.
Contact Address Street:	277 Coon Rapids Boulevard, Suite 30
Contact Address Street2:	
Contact City:	Coon Rapids
Contact State:	MN
Contact Zip:	55433
Province:	
Country:	
Postal Code:	
Contact Phone:	(763) 786-1445
Contact Phone Extension:	
Contact Fax:	(763) 786-1030
Contact Cell:	
Contact Mail:	
Last Update:	04/17/06
REC ID:	16465
REC ID Archive:	33008
Contact Add Info:	
Staff ID Number:	0
Org ID:	-1259
Org NAme:	ProSource Technologies Inc
Org Type:	100
Person ID:	-14397
MPCA Org ID:	
Org Check:	
Person. Check:	

52	***6 of 7***	***NW***	***0.42 / 2,211.23***	***870.42***	***St. Paul Terminal - Ramsey #2 14050 Basalt Street Northwest Ramsey MN 55303***	***VIC***

Site ID:	VP18801	***Created By:***	Pjensen

Core Prgm Int ID:	55060828	**Created Date:**	2/23/2005
Link ID:	6154	**Last Update:**	11/2/2015
Active:	FALSE	**Alphsort:**	
Site Type:	Other	**City:**	638
MPCA region:	Metro	**County:**	2
HRS Score:		**Legal District:**	48B
NPL:	FALSE	**PLS Method:**	
PLP:	FALSE	**Pls Scal:**	
District:	Metro	**Township:**	
Pgm Ref From:		**Range:**	
Pgmint:	VIC	**Range E W:**	
Cleanup Cost:		**Section:**	
Reservation:	FALSE	**Qtr 160:**	
Reservation Name:		**Qtr 40:**	
MPCA Wells:	FALSE	**Qtr 10:**	
Federal Facility:	FALSE	**Qtr 2 5:**	
Primary Fund:		**Quad:**	
EPA ID:		**NAD No:**	83
MPCA ID:		**Coordpt Desc:**	
Methcol:		**Coordsrc Type:**	
Coldate:		**Coordsrc Org:**	
Coldat Equal:		**Mpcapgmac:**	
Basin Code:		**Mapscale:**	
Major Wtrshed:		**Verif Meth:**	
Minor Wtrshed:		**Horiz Ref:**	
File Location:	Lektriever (St. Paul Office)	**Utm Source:**	U
VIC App GIS:	FALSE	**Utm Method:**	M1
PBP:	FALSE	**Utm Scale:**	A
Wl Risk:		**Utm Accuracy:**	U
Wl Loe:		**Utm East:**	465815.15
Wl Mult:		**Utm North:**	5008192.48
County Name:	Anoka	**Utm Zone:**	15
Pay Complete:	FALSE	**Pls Meth 2:**	
Site size:	0.4	**Pls Scal 2:**	
Congression Dist:	6	**Township 2:**	
Enf Lead Agency:	MPCA	**Range 2:**	
Feddef Pilot:	FALSE	**Rge E W 2:**	
Site Class A:	FALSE	**Section 2:**	
Site Class B:	FALSE	**Qtr 160 2:**	
Site Class C:	FALSE	**Qtr 40 2:**	
Site Class D:	FALSE	**Qtr 10 2:**	
Fundfin:	FALSE	**Qtr 2 5 2:**	
Natresdmg:	FALSE	**Quad 2:**	
Physical Location:			
Address 2:			
Address 1:	14050 Basalt Street Northwest		

NOTE:

Contaminant Information

Contaminant ID:	00-00-0
Contaminant:	[Spaceholder]
Media ID:	4
Media Type:	Ground Water
Cleanup Level:	
Units:	
Cleanup Level Basis:	
Maximum Residual Contamination:	
Record ID:	15603
Last Update:	1/3/2005

Impacts Response Actions

Number of GW Receptors:	
Ecological Receptors Present:	FALSE

Type of Ecological Receptors:	
Acres of Contaminated Soil:	
Volume of Contaminated Soil:	
Acres of Surface Water Impacted:	
Acres of Wetland Impacted:	
Acres of Sediment Impacted:	
Ground Water Plume Area(acres):	
Was Cleanup Conducted?:	FALSE
Acres of Contaminated Soil Remediated at Site:	
Volume of Soil Cleaned at Site:	
Number of Municipal Wells Contaminated:	
Number of Domestic Wells Contaminated:	
Number of Surface Water Intakes Contaminated:	
Number of Drums Removed from Site:	
Year Soil Remediated:	
Acres of Soil with Restricted Access:	
Year Institutional Control Remedy Completed:	
Year GW Remedy Completed:	
Year GW IC Completed:	
Acres of Wetland or Sediment Remediated:	
Public Financing?:	FALSE
Assurance Help?:	FALSE
Land Use Classification at Site:	
Land Use In Vicinty Of Site:	
Deed Notification Present on Site?:	FALSE
Restrictive Covenant Present?:	FALSE
Is Ground Water Pump & Treat Being Used at Site?:	FALSE
Environmental Covenant Present?:	FALSE
Restrictive Covenant Basis/Desc:	
Miscellaneous Comments:	
Quaternary Perched:	FALSE
Quaternary Water Table:	FALSE
Quaternary Confined:	FALSE
Cretaceous:	FALSE
Plattville:	FALSE
St. Peter:	FALSE
Prairie Du Chien:	FALSE
Jordan:	FALSE
Ironton/Galesville:	FALSE
Mt Simon - Hinckley:	FALSE
Precambrian, Undifferentiated:	FALSE
Other or Unknown Aquifer:	FALSE
Date Site Info Last Updated:	10/18/2005
Date Institutional Control Info Last Updated:	10/18/2005
Location where the IC was filed:	
Surface Water Classification (Primary):	
Surface Water Classification (Secondary):	
Comments Related to Surface Water:	

Site Event Log

Event ID:	41
Event:	VIC Program Participation Dates (Start/End)
Additional Info:	None Entered
Start Date:	02/23/05
End Date:	12/14/12
Planned Start Date:	
Planned End Date:	
Last Update:	2/23/2005

Record No: 23089

Site Event Log

Event ID: 155
Event: Work Plan Approval Letter
Additional Info: approved with modifications
Start Date:
End Date: 03/04/05
Planned Start Date:
Planned End Date:
Last Update: 3/10/2005
Record No: 23149

Site Event Log

Event ID: 211
Event: VIC General Comment Letter (including requests for additional information)
Additional Info: comment letter on RAP
Start Date:
End Date: 04/20/05
Planned Start Date:
Planned End Date:
Last Update: 4/22/2005
Record No: 23379

Site Event Log

Event ID: 156
Event: RAP Approval Letter
Additional Info: None Entered
Start Date:
End Date: 04/29/05
Planned Start Date:
Planned End Date:
Last Update: 5/4/2005
Record No: 23452

Site Event Log

Event ID: 156
Event: RAP Approval Letter
Additional Info: RAP Implementation Approval
Start Date:
End Date: 12/14/12
Planned Start Date:
Planned End Date:
Last Update: 12/28/2012
Record No: 35857

Site Event Log

Event ID: 218
Event: No Further Action Letter Sent
Additional Info: None Entered
Start Date:
End Date: 03/11/11
Planned Start Date:
Planned End Date:
Last Update: 1/8/2013
Record No: 35892

Contact Information

Contact Last Name: French
Contact First Name: Karlene
Contact Middle Name:
Contact Type: FTA

Invoiced Party: FALSE
Contact Name: MPCA
Contact Address Street: 520 Lafayette Rd N
Contact Address Street2:
Contact City: St. Paul
Contact State: MN
Contact Zip: 551554194
Province:
Country:
Postal Code:
Contact Phone: (651) 757-8330
Contact Phone Extension:
Contact Fax:
Contact Cell:
Contact Mail: Karlenee.French-Raschig@state.mn.us
Last Update: 03/17/04
REC ID: 14736
REC ID Archive: 30770
Contact Add Info:
Staff ID Number: 6743
Org ID: 0
Org NAme:
Org Type:
Person ID: 0
MPCA Org ID: 1715
Org Check:
Person. Check:

Contact Information

Contact Last Name: Sarappo
Contact First Name: Wayne
Contact Middle Name:
Contact Type: FPL
Invoiced Party: FALSE
Contact Name: MPCA
Contact Address Street: 520 Lafayette Rd N
Contact Address Street2:
Contact City: St. Paul
Contact State: MN
Contact Zip: 551554194
Province:
Country:
Postal Code:
Contact Phone: (651) 757-7297
Contact Phone Extension:
Contact Fax:
Contact Cell:
Contact Mail: wayne.sarappo@state.mn.us
Last Update: 03/17/04
REC ID: 14737
REC ID Archive: 30771
Contact Add Info:
Staff ID Number: 3387
Org ID: 0
Org NAme:
Org Type:
Person ID: 0
MPCA Org ID: 1715
Org Check:
Person. Check:

Contact Information

Contact Last Name: Schott
Contact First Name: Jeff
Contact Middle Name:
Contact Type: OWN

Invoiced Party: FALSE
Contact Name: St. Paul Terminals, Inc.
Contact Address Street: 1220 Brick Avenue
Contact Address Street2:
Contact City: Red Wing
Contact State: MN
Contact Zip: 55066
Province:
Country:
Postal Code:
Contact Phone: (612) 385-0333
Contact Phone Extension:
Contact Fax:
Contact Cell:
Contact Mail:
Last Update: 03/17/04
REC ID: 14738
REC ID Archive: 30772
Contact Add Info:
Staff ID Number: 0
Org ID: 55256761
Org NAme: St. Paul Terminals, Inc.
Org Type: 100
Person ID: -14219
MPCA Org ID:
Org Check:
Person. Check:

Contact Information

Contact Last Name: Sullivan
Contact First Name: Sean
Contact Middle Name:
Contact Type: VOL
Invoiced Party: TRUE
Contact Name: Ramsey city of
Contact Address Street: 7550 Sunwood Drive Northwest
Contact Address Street2:
Contact City: Ramsey
Contact State: MN
Contact Zip: 55303
Province:
Country:
Postal Code:
Contact Phone: (763) 427-1410
Contact Phone Extension:
Contact Fax:
Contact Cell:
Contact Mail:
Last Update: 02/23/05
REC ID: 14739
REC ID Archive: 30775
Contact Add Info:
Staff ID Number: 0
Org ID: 101523
Org NAme: Ramsey city of
Org Type: 200
Person ID: -17874
MPCA Org ID:
Org Check:
Person. Check:

Contact Information

Contact Last Name: Crowl
Contact First Name: Jim
Contact Middle Name:
Contact Type: CON

Invoiced Party: FALSE
Contact Name: ProSource Technologies, Inc.
Contact Address Street: 9219 East River Road Northwest
Contact Address Street2:
Contact City: Coon Rapids
Contact State: MN
Contact Zip: 55433
Province:
Country:
Postal Code:
Contact Phone: (763) 786-1445
Contact Phone Extension:
Contact Fax: (763) 786-1030
Contact Cell:
Contact Mail: jcrowl@prosourcetech.com
Last Update: 02/23/05
REC ID: 14740
REC ID Archive: 30776
Contact Add Info:
Staff ID Number: 0
Org ID: 60950697
Org NAme: ProSource Technologies, Inc.
Org Type: 100
Person ID: -14399
MPCA Org ID:
Org Check:
Person. Check:

Contact Information

Contact Last Name: Goodrich
Contact First Name: William
Contact Middle Name:
Contact Type: LEC
Invoiced Party: FALSE
Contact Name: William Goodrich
Contact Address Street: 2140 Fourth Avenue North
Contact Address Street2:
Contact City: Anoka
Contact State: MN
Contact Zip: 55303
Province:
Country:
Postal Code:
Contact Phone: (763) 421-5424
Contact Phone Extension:
Contact Fax:
Contact Cell:
Contact Mail: bgood@rdglaw.com
Last Update: 02/23/05
REC ID: 14741
REC ID Archive: 30777
Contact Add Info:
Staff ID Number: 0
Org ID: -6852
Org NAme: William Goodrich
Org Type: 100
Person ID: -19018
MPCA Org ID:
Org Check:
Person. Check:

Contact Information

Contact Last Name: Betcher
Contact First Name: John
Contact Middle Name:
Contact Type: TA

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Invoiced Party:	FALSE
Contact Name:	MPCA
Contact Address Street:	520 Lafayette Rd N
Contact Address Street2:	
Contact City:	St. Paul
Contact State:	MN
Contact Zip:	551554194
Province:	
Country:	
Postal Code:	
Contact Phone:	(651) 757-7821
Contact Phone Extension:	
Contact Fax:	(651) 296-9707
Contact Cell:	
Contact Mail:	john.betcher@state.mn.us
Last Update:	11/21/05
REC ID:	15858
REC ID Archive:	32216
Contact Add Info:	
Staff ID Number:	3196
Org ID:	0
Org NAme:	
Org Type:	
Person ID:	0
MPCA Org ID:	1715
Org Check:	
Person. Check:	

Contact Information

Contact Last Name:	Jensen
Contact First Name:	Patrice
Contact Middle Name:	
Contact Type:	FPL
Invoiced Party:	FALSE
Contact Name:	MPCA
Contact Address Street:	520 Lafayette Rd N
Contact Address Street2:	
Contact City:	St. Paul
Contact State:	MN
Contact Zip:	551554194
Province:	
Country:	
Postal Code:	
Contact Phone:	(651) 757-7744
Contact Phone Extension:	
Contact Fax:	(651) 296-9707
Contact Cell:	
Contact Mail:	patrice.jensen@state.mn.us
Last Update:	02/26/08
REC ID:	18965
REC ID Archive:	36492
Contact Add Info:	
Staff ID Number:	3289
Org ID:	0
Org NAme:	
Org Type:	
Person ID:	0
MPCA Org ID:	1715
Org Check:	
Person. Check:	

52	***7 of 7***	***NW***	***0.42 / 2,211.23***	***870.42***	***St. Paul Terminal - Ramsey #3 14050 Basalt Street Northwest Ramsey MN 55303***	***VIC***

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Site ID:	VP18802	**Created By:**	Pjensen
Core Prgm Int ID:	53979621	**Created Date:**	12/14/2007
Link ID:	6154	**Last Update:**	6/18/2009
Active:	FALSE	**Alphsort:**	
Site Type:	Other	**City:**	638
MPCA region:	Metro	**County:**	2
HRS Score:		**Legal District:**	48B
NPL:	FALSE	**PLS Method:**	
PLP:	FALSE	**Pls Scal:**	
District:	Metro	**Township:**	
Pgm Ref From:		**Range:**	
Pgmint:	VIC	**Range E W:**	
Cleanup Cost:		**Section:**	
Reservation:	FALSE	**Qtr 160:**	
Reservation Name:		**Qtr 40:**	
MPCA Wells:	FALSE	**Qtr 10:**	
Federal Facility:	FALSE	**Qtr 2 5:**	
Primary Fund:		**Quad:**	
EPA ID:		**NAD No:**	83
MPCA ID:		**Coordpt Desc:**	
Methcol:		**Coordsrc Type:**	
Coldate:		**Coordsrc Org:**	
Coldat Equal:		**Mpcapgmac:**	
Basin Code:		**Mapscale:**	
Major Wtrshed:		**Verif Meth:**	
Minor Wtrshed:		**Horiz Ref:**	
File Location:	Staff Member's Desk	**Utm Source:**	U
VIC App GIS:	FALSE	**Utm Method:**	M1
PBP:	FALSE	**Utm Scale:**	A
Wl Risk:		**Utm Accuracy:**	U
Wl Loe:		**Utm East:**	465815.13
Wl Mult:		**Utm North:**	5008192.5
County Name:	Anoka	**Utm Zone:**	15
Pay Complete:	FALSE	**Pls Meth 2:**	
Site size:	1.4	**Pls Scal 2:**	
Congression Dist:		**Township 2:**	
Enf Lead Agency:	MPCA	**Range 2:**	
Feddef Pilot:	FALSE	**Rge E W 2:**	
Site Class A:	FALSE	**Section 2:**	
Site Class B:	FALSE	**Qtr 160 2:**	
Site Class C:	FALSE	**Qtr 40 2:**	
Site Class D:	FALSE	**Qtr 10 2:**	
Fundfin:	FALSE	**Qtr 2 5 2:**	
Natresdmg:	FALSE	**Quad 2:**	
Physical Location:			
Address 2:			
Address 1:	14050 Basalt Street Northwest		

NOTE:

Contaminant Information

Contaminant ID:	00-00-0
Contaminant:	[Spaceholder]
Media ID:	4
Media Type:	Ground Water
Cleanup Level:	
Units:	
Cleanup Level Basis:	
Maximum Residual Contamination:	
Record ID:	21071
Last Update:	1/3/2005

Impacts Response Actions

Number of GW Receptors:

Ecological Receptors Present:	FALSE
Type of Ecological Receptors:	
Acres of Contaminated Soil:	
Volume of Contaminated Soil:	
Acres of Surface Water Impacted:	
Acres of Wetland Impacted:	
Acres of Sediment Impacted:	
Ground Water Plume Area(acres):	
Was Cleanup Conducted?:	FALSE
Acres of Contaminated Soil Remediated at Site:	
Volume of Soil Cleaned at Site:	
Number of Municipal Wells Contaminated:	
Number of Domestic Wells Contaminated:	
Number of Surface Water Intakes Contaminated:	
Number of Drums Removed from Site:	
Year Soil Remediated:	
Acres of Soil with Restricted Access:	
Year Institutional Control Remedy Completed:	
Year GW Remedy Completed:	
Year GW IC Completed:	
Acres of Wetland or Sediment Remediated:	
Public Financing?:	FALSE
Assurance Help?:	FALSE
Land Use Classification at Site:	
Land Use In Vicinty Of Site:	
Deed Notification Present on Site?:	FALSE
Restrictive Covenant Present?:	FALSE
Is Ground Water Pump & Treat Being Used at Site?:	FALSE
Environmental Covenant Present?:	FALSE
Restrictive Covenant Basis/Desc:	
Miscellaneous Comments:	
Quaternary Perched:	FALSE
Quaternary Water Table:	FALSE
Quaternary Confined:	FALSE
Cretaceous:	FALSE
Plattville:	FALSE
St. Peter:	FALSE
Prairie Du Chien:	FALSE
Jordan:	FALSE
Ironton/Galesville:	FALSE
Mt Simon - Hinckley:	FALSE
Precambrian, Undifferentiated:	FALSE
Other or Unknown Aquifer:	FALSE
Date Site Info Last Updated:	8/18/2015 12:45:24 PM
Date Institutional Control Info Last Updated:	
Location where the IC was filed:	
Surface Water Classification (Primary):	
Surface Water Classification (Secondary):	
Comments Related to Surface Water:	

Site Event Log

Event ID:	41
Event:	VIC Program Participation Dates (Start/End)
Additional Info:	None Entered
Start Date:	12/14/07
End Date:	12/14/12
Planned Start Date:	
Planned End Date:	

Last Update: 12/19/2007
Record No: 27999

Site Event Log

Event ID: 218
Event: No Further Action Letter Sent
Additional Info: None Entered
Start Date:
End Date: 12/14/12
Planned Start Date:
Planned End Date:
Last Update: 12/17/2012
Record No: 35789

Site Event Log

Event ID: 158
Event: Implementation Report Approval Letter
Additional Info: None Entered
Start Date:
End Date: 12/14/12
Planned Start Date:
Planned End Date:
Last Update: 12/17/2012
Record No: 35790

Contact Information

Contact Last Name: Jensen
Contact First Name: Patrice
Contact Middle Name:
Contact Type: FPL
Invoiced Party: FALSE
Contact Name: MPCA
Contact Address Street: 520 Lafayette Rd N
Contact Address Street2:
Contact City: St. Paul
Contact State: MN
Contact Zip: 551554194
Province:
Country:
Postal Code:
Contact Phone: (651) 757-7744
Contact Phone Extension:
Contact Fax: (651) 296-9707
Contact Cell:
Contact Mail: patrice.jensen@state.mn.us
Last Update: 02/26/08
REC ID: 18966
REC ID Archive: 36493
Contact Add Info:
Staff ID Number: 3289
Org ID: 0
Org NAme:
Org Type:
Person ID: 0
MPCA Org ID: 1715
Org Check:
Person. Check:

Contact Information

Contact Last Name: Sarappo
Contact First Name: Wayne
Contact Middle Name:
Contact Type: FPL
Invoiced Party: FALSE

Contact Name: MPCA
Contact Address Street: 520 Lafayette Rd N
Contact Address Street2:
Contact City: St. Paul
Contact State: MN
Contact Zip: 551554194
Province:
Country:
Postal Code:
Contact Phone: (651) 757-7297
Contact Phone Extension:
Contact Fax:
Contact Cell:
Contact Mail: wayne.sarappo@state.mn.us
Last Update: 03/17/04
REC ID: 18755
REC ID Archive: 36235
Contact Add Info:
Staff ID Number: 3387
Org ID: 0
Org NAme:
Org Type:
Person ID: 0
MPCA Org ID: 1715
Org Check:
Person. Check:

Contact Information

Contact Last Name: Betcher
Contact First Name: John
Contact Middle Name:
Contact Type: TA
Invoiced Party: FALSE
Contact Name: MPCA
Contact Address Street: 520 Lafayette Rd N
Contact Address Street2:
Contact City: St. Paul
Contact State: MN
Contact Zip: 551554194
Province:
Country:
Postal Code:
Contact Phone: (651) 757-7821
Contact Phone Extension:
Contact Fax:
Contact Cell:
Contact Mail: john.betcher@state.mn.us
Last Update: 11/21/05
REC ID: 18756
REC ID Archive: 36239
Contact Add Info:
Staff ID Number: 3196
Org ID: 0
Org NAme:
Org Type:
Person ID: 0
MPCA Org ID: 1715
Org Check:
Person. Check:

Contact Information

Contact Last Name: Crowl
Contact First Name: Jim
Contact Middle Name:
Contact Type: CON
Invoiced Party: FALSE

Contact Name:	ProSource Technologies, Inc.
Contact Address Street:	277 Coon Rapids Boulevard, Suite 30
Contact Address Street2:	
Contact City:	Coon Rapids
Contact State:	MN
Contact Zip:	55433
Province:	
Country:	
Postal Code:	
Contact Phone:	(763) 786-1445
Contact Phone Extension:	
Contact Fax:	
Contact Cell:	
Contact Mail:	
Last Update:	04/17/06
REC ID:	18757
REC ID Archive:	36240
Contact Add Info:	
Staff ID Number:	0
Org ID:	-1259
Org NAme:	ProSource Technologies Inc
Org Type:	100
Person ID:	-14397
MPCA Org ID:	
Org Check:	
Person. Check:	

Contact Information

Contact Last Name:	Berkopec
Contact First Name:	Mike
Contact Middle Name:	
Contact Type:	VOL
Invoiced Party:	TRUE
Contact Name:	Ace Solid Waste
Contact Address Street:	6601 McKinley Street Northwest
Contact Address Street2:	
Contact City:	Ramsey
Contact State:	MN
Contact Zip:	55303
Province:	
Country:	
Postal Code:	
Contact Phone:	(763) 427-3110
Contact Phone Extension:	
Contact Fax:	(763) 398-1818
Contact Cell:	
Contact Mail:	mike@acesolidwaste.com
Last Update:	12/19/07
REC ID:	18758
REC ID Archive:	36241
Contact Add Info:	
Staff ID Number:	0
Org ID:	-5299
Org NAme:	Ace Solid Waste
Org Type:	100
Person ID:	-16355
MPCA Org ID:	
Org Check:	
Person. Check:	

Contact Information

Contact Last Name:	Sullivan
Contact First Name:	Sean
Contact Middle Name:	
Contact Type:	OWN
Invoiced Party:	FALSE

Contact Name:	City of Ramsey
Contact Address Street:	7550 Sunwood Drive Northwest
Contact Address Street2:	
Contact City:	Ramsey
Contact State:	MN
Contact Zip:	55303
Province:	
Country:	
Postal Code:	
Contact Phone:	(763) 433-9829
Contact Phone Extension:	
Contact Fax:	(763) 427-5543
Contact Cell:	
Contact Mail:	ssullivan@ci.ramsey.mn.us
Last Update:	12/19/07
REC ID:	18759
REC ID Archive:	36242
Contact Add Info:	
Staff ID Number:	0
Org ID:	101523
Org NAme:	Ramsey city of
Org Type:	200
Person ID:	-17874
MPCA Org ID:	
Org Check:	
Person. Check:	

Contact Information

Contact Last Name:	Hurley
Contact First Name:	Michael
Contact Middle Name:	
Contact Type:	LEC
Invoiced Party:	FALSE
Contact Name:	Barna, Guzy & Steffen, LTD
Contact Address Street:	200 Coon Rapids Blvd NW
Contact Address Street2:	400 Northtown Financial Plaza
Contact City:	Coon Rapids
Contact State:	MN
Contact Zip:	55433-5894
Province:	
Country:	
Postal Code:	
Contact Phone:	(763) 780-8500
Contact Phone Extension:	
Contact Fax:	(763) 780-1777
Contact Cell:	
Contact Mail:	mhurley@bgslaw.com
Last Update:	12/19/07
REC ID:	18760
REC ID Archive:	36243
Contact Add Info:	
Staff ID Number:	0
Org ID:	-1058
Org NAme:	Barna, Guzy & Steffen LTD
Org Type:	100
Person ID:	-16234
MPCA Org ID:	
Org Check:	
Person. Check:	

Contact Information

Contact Last Name:	Betcher
Contact First Name:	John
Contact Middle Name:	
Contact Type:	PL
Invoiced Party:	FALSE

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Contact Name:	MPCA
Contact Address Street:	520 Lafayette Rd N
Contact Address Street2:	
Contact City:	St. Paul
Contact State:	MN
Contact Zip:	551554194
Province:	
Country:	
Postal Code:	
Contact Phone:	(651) 757-2226
Contact Phone Extension:	
Contact Fax:	(651) 296-9707
Contact Cell:	
Contact Mail:	john.betcher@state.mn.us
Last Update:	02/13/15
REC ID:	27295
REC ID Archive:	47409
Contact Add Info:	
Staff ID Number:	3196
Org ID:	0
Org NAme:	
Org Type:	
Person ID:	0
MPCA Org ID:	1715
Org Check:	
Person. Check:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
53	1 of 1	ENE	0.42 / 2,229.15	871.75	Julian M Johnson Construction Corp 6191 140th Ave NW (null) Ramsey MN 55303	WIMN

Site ID:	35286	**Industrial Classif:**	New Single-Family Housing Construction (except Operative Builders)
Watershed Name:	Mississippi River - Twin Cities	**County Name:**	Anoka
Latitude:	45.22412752	**Coodinate Method:**	Address Matching House Number
Longitude:	-93.4248891		

--- Details ---

Activity ID:	MN0000367144	**Activity Type Name:**	Hazardous Waste, Small to Minimal QG
Active:	Yes	**Activ Sub Type N:**	(null)
Program Name:	Hazardous Waste	**Legislative District:**	35A
HUC 8:	7010206		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
54	1 of 4	NNW	0.42 / 2,230.23	867.90	City Of Ramsey Industrial Lot 14140 Azurite St NW Ramsey MN 55303	LAST

Prog Int ID:	320493	**Address Source:**	CORE
Site ID:	249251	**Township Name:**	Oak Grove
Interest Type Cd:	LS	**State County Code:**	2
Interest Type Dsc:	Leak Site	**County Name:**	Anoka
ADDR ID:	440627	**Country:**	USA
Tank Site:	16117	**Lat/Long ID:**	135280
Interest Phone:	NO CORE PI PH.	**Lat Degrees:**	45
Interest Start Dt:	06/22/2005 00:00:00	**Lat Minutes:**	13
Interest End Dt:	12/06/2006 07:36:11	**Lat Seconds:**	36.59
Active?:	No	**Long Degrees:**	-93
Timestamp Added:	12/06/2006 07:36:11	**Long Minutes:**	25
Timestamp Updt:	11/10/2014 08:17:05	**Long Seconds:**	59.87
Staff ID Updt:	RGAGLE	**Lat/Long Source:**	CORE
Source:	CORE	**Lat/Long Site ID:**	249251
Coord Src Type:	2	**Lat/Long Spatial ID:**	51863588
Coord Src Desc:		**Collection Date:**	06/22/2005 00:00:00

Org Name Source: Stacey Van Patten
FIPS County Cd1: 003
Foreign State:
Map Scale Code:
Foreign Zone:
Addr Timestmp Add: 12/06/2006 07:35:35
Addr Timestamp Lst Updt: 11/04/2008 21:13:55
Addr Updater Staff ID: SYSTEM
Lat/Long Timestamp Added: 12/06/2006 07:36:24
Lat/Long Tmstmp Last Upd: 12/06/2006 22:03:56
Lat/Long Updater Staff ID: COREUSER
Lat/Long Desc:
Coord Coll Method Desc: Digitized-DOQ
Coord Coll Method Code: I2
Comments:

Leaksite

Leaksite Type: Both Leak/PBP Site
Leaksite Type Def: Both leak and a PBP site.
File Archive Box:
File Archive Lot:
Soil Digout Date:
Cubic Yds Excavated:
Cond Closure Date:
Complete Site Closure Date: 06/24/2005 00:00:00
Contam Soils Remaining: N
Enf Action Begin Date:
LUST TRUST Eligible: No
Offsite Contam: N
REIMB Awarded: No
Release Discovered Date: 04/20/2005 00:00:00
Leak Report Date: 05/02/2005 00:00:00
STD Letter Response Date:
Surface Water Impact: N
Utility Project: No
Date Added: 06/22/2005 10:49:23
Last Update: 01/12/2009 13:04:36
Staff ID Last Update: TFINCH
Release from AST: Yes
Release from UST: No
Tank Reg Status Code: S
VPIC Application date: 06/03/2005 00:00:00
VPIC Acres: .9
Vapor Intrusion Checked:
Vapor Intrusion Action:
Vapor Intrusion Comments:
Soil Gas Data Collected:
Soil Gas Action Level:
Soil Gas Data Comments:
Sub Slab Sample Collected:
Indoor Air Collected:
Residence Type Code:

GW Information

DW Supply Contam:
Free Product Observed:
Free Product Thickness:
Ground Water Contam: Y
GW Cleanup Goal:
GW Exceeds Cleanup Goal:
Cleanup Goal Achieved:
Water Supply Exceeds Ral:
Well Type Code:
Impacted Aquifer Code:
MTBE Present Now:
MTBE Present Historically:
MTBE High UG per Liter:
MTBE High Level Date:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Free Product at Close:
Staff ID Wellhead Area Assess: 3433
PWS Well Impacted:
Protected Area:
Sensitive Area:
Affected Residential Props:
Affected Non Residential Props:

Product Released

Product Released Seq ID: 95848
Product: Fuel Oil 1 & 2
Product Defn: The product is fuel oil 1 & 2.

---

54 ***2 of 4*** ***NNW*** ***0.42 / 2,230.23*** ***867.90*** ***Outside Services Inc***
14140 Azurite St (null)
Ramsey MN 55303 ***WIMN***

Site ID: 36137
Watershed Name: Mississippi River - Twin Cities
Latitude: 45.22690209
Longitude: -93.43304487
Industrial Classif: (null)
County Name: Anoka
Coodinate Method: Address Matching House Number

--- Details ---

Activity ID: MN0000998948
Active: Yes
Program Name: Hazardous Waste
HUC 8: 7010206
Activity Type Name: Hazardous Waste, Small to Minimal QG
Activ Sub Type N: (null)
Legislative District: 35A

---

54 ***3 of 4*** ***NNW*** ***0.42 / 2,230.23*** ***867.90*** ***City Of Ramsey Industrial Lot***
14140 Azurite St NW (null)
Ramsey MN 55303 ***WIMN***

Site ID: 249251
Watershed Name: Mississippi River - Twin Cities
Latitude: 45.22683334
Longitude: -93.4332962
Industrial Classif: (null)
County Name: Anoka
Coodinate Method: Digitized-DOQ

--- Details ---

Activity ID: 16117
Active: No
Program Name: Tanks & Leaks
HUC 8: 7010206
Activity Type Name: Leak Site
Activ Sub Type N: (null)
Legislative District: 35A

+

Activity ID: VP20690
Active: No
Program Name: Investigation & Cleanup
HUC 8: 7010206
Activity Type Name: Voluntary Investigation & Cleanup (VIC)
Activ Sub Type N: (null)
Legislative District: 35A

---

54 ***4 of 4*** ***NNW*** ***0.42 / 2,230.23*** ***867.90*** ***14140 Azurite***
14140 Azurite NW
Ramsey MN 55303 ***VIC***

Site ID: VP20690
Core Prgm Int ID: 430036
Link ID: 6402
Active: FALSE
Site Type: Other
MPCA region: Metro
Created By: Pjensen
Created Date: 6/3/2005
Last Update: 8/22/2007
Alphsort:
City: 638
County: 2

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

HRS Score:		**Legal District:**	48B
NPL:	FALSE	**PLS Method:**	
PLP:	FALSE	**Pls Scal:**	
District:	Metro	**Township:**	32
Pgm Ref From:		**Range:**	22
Pgmint:	VIC	**Range E W:**	w
Cleanup Cost:		**Section:**	27
Reservation:	FALSE	**Qtr 160:**	SE
Reservation Name:		**Qtr 40:**	
MPCA Wells:	FALSE	**Qtr 10:**	
Federal Facility:	FALSE	**Qtr 2 5:**	
Primary Fund:		**Quad:**	
EPA ID:		**NAD No:**	83
MPCA ID:		**Coordpt Desc:**	
Methcol:		**Coordsrc Type:**	
Coldate:		**Coordsrc Org:**	
Coldat Equal:		**Mpcapgmac:**	
Basin Code:	2	**Mapscale:**	
Major Wtrshed:	17	**Verif Meth:**	
Minor Wtrshed:		**Horiz Ref:**	
File Location:	Archival Storage	**Utm Source:**	
VIC App GIS:	FALSE	**Utm Method:**	
PBP:	FALSE	**Utm Scale:**	
Wl Risk:		**Utm Accuracy:**	
Wl Loe:		**Utm East:**	465984.46
Wl Mult:		**Utm North:**	5008240.33
County Name:	Anoka	**Utm Zone:**	15
Pay Complete:	FALSE	**Pls Meth 2:**	
Site size:	0.9	**Pls Scal 2:**	
Congression Dist:		**Township 2:**	
Enf Lead Agency:	MPCA	**Range 2:**	
Feddef Pilot:	FALSE	**Rge E W 2:**	
Site Class A:	FALSE	**Section 2:**	
Site Class B:	FALSE	**Qtr 160 2:**	
Site Class C:	FALSE	**Qtr 40 2:**	
Site Class D:	FALSE	**Qtr 10 2:**	
Fundfin:	FALSE	**Qtr 2 5 2:**	
Natresdmg:	FALSE	**Quad 2:**	

Physical Location: Adjacent and NW of Azurite Street NW and 141st Ave, in Ramsey. Currently servs Outside Services, Inc., (a lawn care snow rmvl) w/ an existing slab on-grade, wood framebldg, w/ grass and asphalt areas. Rectangular shaped lot. Garage and two offices inside.Note: data in PHYSLOC field for some records is truncated from the source.

Address 2:

Address 1: 14140 Azurite NW

NOTE:

City owns and is seeking Retro NAD and No Axn letters for groundwater contam which has been reported (4/28/05). Consultant's recommendation for entering VIC for no association and no action for chloromethane in GW. Historical photos show, before 1938-1964+, Homested and Agland; sometime before 1978 to present, Industrial.

Contaminant Information

Contaminant ID:	74-87-3
Contaminant:	Chloromethane; (Methyl chloride)
Media ID:	4
Media Type:	Ground Water
Cleanup Level:	13
Units:	ug/L
Cleanup Level Basis:	HRL (Health Risk Limit)
Maximum Residual Contamination:	4.8
Record ID:	16423
Last Update:	6/21/2005

Impacts Response Actions

Number of GW Receptors:	
Ecological Receptors Present:	FALSE
Type of Ecological Receptors:	

Acres of Contaminated Soil:	
Volume of Contaminated Soil:	
Acres of Surface Water Impacted:	
Acres of Wetland Impacted:	
Acres of Sediment Impacted:	
Ground Water Plume Area(acres):	
Was Cleanup Conducted?:	FALSE
Acres of Contaminated Soil Remediated at Site:	
Volume of Soil Cleaned at Site:	
Number of Municipal Wells Contaminated:	
Number of Domestic Wells Contaminated:	
Number of Surface Water Intakes Contaminated:	
Number of Drums Removed from Site:	
Year Soil Remediated:	
Acres of Soil with Restricted Access:	
Year Institutional Control Remedy Completed:	
Year GW Remedy Completed:	
Year GW IC Completed:	
Acres of Wetland or Sediment Remediated:	
Public Financing?:	FALSE
Assurance Help?:	FALSE
Land Use Classification at Site:	
Land Use In Vicinty Of Site:	
Deed Notification Present on Site?:	FALSE
Restrictive Covenant Present?:	FALSE
Is Ground Water Pump & Treat Being Used at Site?:	FALSE
Environmental Covenant Present?:	FALSE
Restrictive Covenant Basis/Desc:	
Miscellaneous Comments:	
Quaternary Perched:	FALSE
Quaternary Water Table:	FALSE
Quaternary Confined:	FALSE
Cretaceous:	FALSE
Plattville:	FALSE
St. Peter:	FALSE
Prairie Du Chien:	FALSE
Jordan:	FALSE
Ironton/Galesville:	FALSE
Mt Simon - Hinckley:	FALSE
Precambrian, Undifferentiated:	FALSE
Other or Unknown Aquifer:	FALSE
Date Site Info Last Updated:	8/18/2015 12:45:24 PM
Date Institutional Control Info Last Updated:	
Location where the IC was filed:	
Surface Water Classification (Primary):	
Surface Water Classification (Secondary):	
Comments Related to Surface Water:	

Site Event Log

Event ID:	49
Event:	Technical Assistance Letter Sent
Additional Info:	No confirmed VIC Identified Release
Start Date:	
End Date:	06/29/05
Planned Start Date:	
Planned End Date:	
Last Update:	6/29/2005
Record No:	23745

Site Event Log

Event ID:	41
Event:	VIC Program Participation Dates (Start/End)
Additional Info:	None Entered
Start Date:	06/03/05
End Date:	09/19/05
Planned Start Date:	
Planned End Date:	
Last Update:	6/9/2005
Record No:	23626

Site Event Log

Event ID:	74
Event:	Phase I Investigation
Additional Info:	Northern Technolgies, for City of Ramsey
Start Date:	07/02/04
End Date:	07/12/04
Planned Start Date:	
Planned End Date:	
Last Update:	6/21/2005
Record No:	23668

Site Event Log

Event ID:	75
Event:	Phase II Investigation
Additional Info:	very limited in scope: 2 borings, one hand-auger
Start Date:	04/14/05
End Date:	05/27/05
Planned Start Date:	
Planned End Date:	
Last Update:	6/21/2005
Record No:	23669

Contact Information

Contact Last Name:	Olson
Contact First Name:	Ed
Contact Middle Name:	
Contact Type:	PL
Invoiced Party:	FALSE
Contact Name:	MPCA
Contact Address Street:	18 Wood Lake Drive SE
Contact Address Street2:	
Contact City:	Rochester
Contact State:	MN
Contact Zip:	55904
Province:	
Country:	
Postal Code:	
Contact Phone:	(651) 757-2627
Contact Phone Extension:	
Contact Fax:	(507) 280-5513
Contact Cell:	
Contact Mail:	edward.olson@state.mn.us
Last Update:	06/09/05
REC ID:	15188
REC ID Archive:	31336
Contact Add Info:	
Staff ID Number:	3366
Org ID:	0
Org NAme:	
Org Type:	
Person ID:	0
MPCA Org ID:	1715

Org Check:	
Person. Check:	

Contact Information

Contact Last Name:	Hadiaris
Contact First Name:	Amy
Contact Middle Name:	
Contact Type:	TA
Invoiced Party:	FALSE
Contact Name:	MPCA
Contact Address Street:	520 Lafayette Rd N
Contact Address Street2:	
Contact City:	St. Paul
Contact State:	MN
Contact Zip:	551554194
Province:	
Country:	
Postal Code:	
Contact Phone:	(651) 757-8947
Contact Phone Extension:	
Contact Fax:	(651) 296-9707
Contact Cell:	
Contact Mail:	amy.hadiaris@state.mn.us
Last Update:	06/09/05
REC ID:	15189
REC ID Archive:	31337
Contact Add Info:	
Staff ID Number:	222
Org ID:	0
Org NAme:	
Org Type:	
Person ID:	0
MPCA Org ID:	1715
Org Check:	
Person. Check:	

Contact Information

Contact Last Name:	Sullivan
Contact First Name:	Sean
Contact Middle Name:	
Contact Type:	VOL
Invoiced Party:	TRUE
Contact Name:	Ramsey city of
Contact Address Street:	15153 Nowthen Blvd NW
Contact Address Street2:	
Contact City:	Ramsey
Contact State:	MN
Contact Zip:	55303
Province:	
Country:	
Postal Code:	
Contact Phone:	(763) 433-9829
Contact Phone Extension:	
Contact Fax:	(763) 427-5543
Contact Cell:	
Contact Mail:	ssullivan@ci.ramsey.mn.us
Last Update:	06/09/05
REC ID:	15190
REC ID Archive:	31338
Contact Add Info:	
Staff ID Number:	0
Org ID:	-1262
Org NAme:	Ramsey city of
Org Type:	200
Person ID:	-17873
MPCA Org ID:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Org Check:
Person. Check:

Contact Information

Contact Last Name:	Hultgren
Contact First Name:	Mike
Contact Middle Name:	
Contact Type:	CON
Invoiced Party:	FALSE
Contact Name:	Pinnacle Engineering
Contact Address Street:	11541 95th Avenue North
Contact Address Street2:	
Contact City:	Maple Grove
Contact State:	MN
Contact Zip:	55369
Province:	
Country:	
Postal Code:	
Contact Phone:	(763) 315-4501
Contact Phone Extension:	
Contact Fax:	(763) 315-4507
Contact Cell:	
Contact Mail:	mhultgren@pineng.com
Last Update:	06/09/05
REC ID:	15191
REC ID Archive:	31339
Contact Add Info:	
Staff ID Number:	0
Org ID:	73749778
Org NAme:	Pinnacle Engineering
Org Type:	100
Person ID:	-16413
MPCA Org ID:	
Org Check:	
Person. Check:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
55	1 of 1	NNW	0.43 / 2,249.16	870.24	**Detail Tool & Engineering Inc** **6511 Industry Ave (null)** **Ramsey MN 55303**	WIMN

Site ID:	34378	**Industrial Classif:**	(null)
Watershed Name:	Mississippi River - Twin Cities	**County Name:**	Anoka
Latitude:	45.22730518	**Coodinate Method:**	Address Matching House Number
Longitude:	-93.43257971		

--- Details ---

Activity ID:	MNR000004036	**Activity Type Name:**	Hazardous Waste, Small to Minimal QG
Active:	Yes	**Activ Sub Type N:**	(null)
Program Name:	Hazardous Waste	**Legislative District:**	35A
HUC 8:	7010206		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
56	1 of 4	NNE	0.43 / 2,255.02	883.68	**Simhof Manufacturing Tech** **6250 Industry Ave Ste 112 (null)** **Ramsey MN 55303**	WIMN

Site ID:	70935	**Industrial Classif:**	(null)
Watershed Name:	Mississippi River - Twin Cities	**County Name:**	Anoka
Latitude:	45.22654156	**Coodinate Method:**	Address Matching House Number
Longitude:	-93.42592576		

--- Details ---

Activity ID:	MNR000078733	**Activity Type Name:**	Hazardous Waste, Small to Minimal QG

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Active:	Yes	**Activ Sub Type N:**	(null)		
Program Name:	Hazardous Waste	**Legislative District:**	35A		
HUC 8:	7010206				

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
56	2 of 4	NNE	0.43 / 2,255.02	883.68	**Just Precision Inc** **6250 Bunker Lake Blvd Ste 213** **(null)** **Ramsey MN 55303**	WIMN

Site ID:	70936	**Industrial Classif:**	General Automotive Repair
Watershed Name:	Mississippi River - Twin Cities	**County Name:**	Anoka
Latitude:	45.22649002	**Coodinate Method:**	Address Matching House Number
Longitude:	-93.43003082		

--- Details ---

Activity ID:	MNR000078725	**Activity Type Name:**	Hazardous Waste, Small to Minimal QG
Active:	No	**Activ Sub Type N:**	(null)
Program Name:	Hazardous Waste	**Legislative District:**	35A
HUC 8:	7010206		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
56	3 of 4	NNE	0.43 / 2,255.02	883.68	**Spider Staging Corp** **6250 Industry Ave Ste 108 (null)** **Ramsey MN 55303**	WIMN

Site ID:	36842	**Industrial Classif:**	(null)
Watershed Name:	Mississippi River - Twin Cities	**County Name:**	Anoka
Latitude:	45.22654156	**Coodinate Method:**	Address Matching House Number
Longitude:	-93.42592576		

--- Details ---

Activity ID:	MN0001025162	**Activity Type Name:**	Hazardous Waste, Small to Minimal QG
Active:	No	**Activ Sub Type N:**	(null)
Program Name:	Hazardous Waste	**Legislative District:**	35A
HUC 8:	7010206		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
56	4 of 4	NNE	0.43 / 2,255.02	883.68	**Tech One Motorsports Inc** **6250 Industry Ave Ste 106 (null)** **Ramsey MN 55303**	WIMN

Site ID:	37055	**Industrial Classif:**	(null)
Watershed Name:	Mississippi River - Twin Cities	**County Name:**	Anoka
Latitude:	45.22654156	**Coodinate Method:**	Address Matching House Number
Longitude:	-93.42592576		

--- Details ---

Activity ID:	MNR000056010	**Activity Type Name:**	Hazardous Waste, Small to Minimal QG
Active:	Yes	**Activ Sub Type N:**	(null)
Program Name:	Hazardous Waste	**Legislative District:**	35A
HUC 8:	7010206		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
57	1 of 4	ESE	0.44 / 2,314.65	860.58	**Fred Peterson Farm** **6106 Highway 10 NW** **Anoka MN 55303**	FEEDLOTS

AI ID:	56956	**Owner Name:**	Fred Peterson
INT Doc ID:	0	**Owner Phone:**	
AI Program List:	FE	**Ownr Mail Addr:**	6106 Highway 10 NW
Reg Activity ID:	REG20130001	**Ownr Mail City:**	Anoka

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Reg No:	025-69583	**Ownr Mail State:**	MN
County Reg No:	025-10009	**Ownr Mail Zip:**	55303
Reg Tite:	Feedlot Registration # 2	**Contact Name:**	Fred Peterson
Reg Type:	Feedlot Registration Update	**Contact Phone:**	
Reg Status:	Issued	**Contact Mail Addr:**	6106 Highway 10 NW
Reg Status Date:	10/8/2013	**Contact Mail City:**	Anoka
Reg Start Date:	10/8/2013	**Contact Mail State:**	MN
Reg End Date:	10/8/2017	**Contact Mail Zip:**	55303
Reg Active:	YES	**Subj Item Ctgry Cd:**	AREA
Permit Flag:	NO	**Subject Item ID:**	1
Per Activity ID:		**Site County Code:**	025
Permit No:		**Site County Name:**	Chisago
Per Tite:		**Cong Dist:**	8
Per Type:		**House Dist:**	32B
Per Status:		**Senate Dist:**	32
Per Status Date:		**HUC8 Code:**	07030005
Per Start Date:		**Watershed Name:**	Lower St. Croix River
Per End Date:		**HUC12 Code:**	070300050408
Permit Exp Flag:	NO	**HUC12 Name:**	Sunrise River
OLA Flag:	NO	**DWSMA Code:**	
OLA Activity ID:		**DWSMA Name:**	
TRDSQQ:	03521203ba	**OLA Status:**	
PLS Township:	035	**OLA Status Date:**	
Range:	21	**OLA Start Date:**	
Range Dir:	W	**OLA End Date:**	
Section:	03	**CAFO Flag:**	
Quarters:	ba	**Open Lot Flag:**	N
Latitude:	45.55569797000	**Building Flag:**	Y
Longitude:	-92.95092079000	**Pasture Flag:**	N
Coord Collect Meth:	DM	**Lqd Storage Flag:**	N
Coord Ref Pt Cd:	GEN	**Lqd Storage Cls Dt:**	
Coord Ref Pt Desc:	General Location	**Solid Storage Flag:**	Y
Coord Verified Flg:	NO	**Sld Storage Cls Dt:**	
Coord Collctn Dt:	9/27/2015	**River Stream Flag:**	N
Animal Count:	2700	**Shoreland Flag:**	NO
Primary Stock:	Turkeys >5 lbs	**Hold Area Wl Dist:**	30
Dairy Cattle Little:	0	**Manure Well Dist:**	300
Dairy Heifer:	0	**Last Animal Date:**	
Dairy Calf:	0	**Wtrbody Type Cd:**	UNKW
Dairy Cattle:	0	**AU Count:**	48.6
Loc Desc:			
Coord Collect Meth Desc:	Digitized - MPCA internal mapping application		
Item ID:	56956-AREA00000001		

--- Details ---

Beef Steer Stock:	0	**Beef Calf AU:**	0
Beef Heifer:	0	**Bull Mature AU:**	0
Beef Cow Calf:	0	**Veal Calf AU:**	0
Beef Calf:	0	**Swine Big AU:**	0
Bull Mature:	0	**Swine Medium AU:**	0
Veal Calf:	0	**Swine Little AU:**	0
Swine Big:	0	**Horse AU:**	0
Swine Medium:	0	**Sheep AU:**	0
Swine Little:	0	**Chk Lq Mnure AU:**	0
Horse:	0	**Chk Brler Big AU:**	0
Sheep:	0	**Chk Brlr Lttle AU:**	0
Chkn Liq Manure:	0	**Chk Layer Big AU:**	0
Chkn Broiler Big:	0	**Chk Lyr Lttle AU:**	0
Chckn Brler Little:	0	**Turkey Big AU:**	48.6
Chckn Layer Big:	0	**Turkey Little AU:**	0
Chkn Layer Little:	0	**Duck AU:**	0

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Turkey Big:	2700	**Duck Liq Mnure AU:**	0
Turkey Little:	0	**Alpacas AU:**	0
Duck:	0	**Bison AU:**	0
Duck Lqd Mnure:	0	**Camels AU:**	0
Alpacas:	0	**Deer AU:**	0
Bison:	0	**Donkey Mule AU:**	0
Camels:	0	**Elk AU:**	0
Deer:	0	**Emus Ostrchs AU:**	0
Donkey Mule:	0	**Fowl AU:**	0
Elk:	0	**Foxes AU:**	0
Emus Ostriches:	0	**Geese AU:**	0
Fowl:	0	**Goats AU:**	0
Foxes:	0	**Ponies AU:**	0
Geese:	0	**Llamas AU:**	0
Goats:	0	**Mink AU:**	0
Ponies:	0	**Rabbits AU:**	0
Llamas:	0	**Rndeer Crbou AU:**	0
Mink:	0	**Unknown AU:**	0
Rabbits:	0	**GRP Birds AU:**	48.6
Reindeer Caribou:	0	**GRP Bovines AU:**	0
Unknown:	0	**GRP Deerelk AU:**	0
Dairy Cttl Ltl AU:	0	**GRP Goatshp AU:**	0
Dairy Heifer AU:	0	**GRP Horses AU:**	0
Dairy Calf AU:	0	**GRP Lamaalpc AU:**	0
Dairy Cattle AU:	0	**GRP Pigs AU:**	0
Beef Str Stck AU:	0	**Grp Other Au:**	0
Beef Heifer AU:	0	**Beef Cow Clf AU:**	0

57	2 of 4	ESE	0.44 / 2,314.65	860.58	**Anoka Independent Grain And Feed** **6106 Highway 10 NW** **Ramsey MN 55303**	LUST

Prog Int ID:	301675	**Address Source:**	CORE
Site ID:	249153	**Township Name:**	Oak Grove
Interest Type Cd:	LS	**State County Code:**	2
Interest Type Dsc:	Leak Site	**County Name:**	Anoka
ADDR ID:	62330084	**Country:**	USA
Tank Site:	15881	**Lat/Long ID:**	140883
Interest Phone:	NO CORE PI PH.	**Lat Degrees:**	45
Interest Start Dt:	10/13/2004 00:00:00	**Lat Minutes:**	13
Interest End Dt:	03/28/2012 11:33:21	**Lat Seconds:**	2.5
Active?:	No	**Long Degrees:**	-93
Timestamp Added:	12/06/2006 07:31:39	**Long Minutes:**	25
Timestamp Updt:	11/10/2014 08:17:05	**Long Seconds:**	22.91
Staff ID Updt:	RGAGLE	**Lat/Long Source:**	CORE
Pgm Int Source:	CORE	**Lat/Long Site ID:**	249153
Coord Src Type:		**Lat/Long Spatial ID:**	51863301
Coord Src Desc:		**Collection Date:**	03/20/2012 09:08:36
Org Name Source:		**FIPS County Cd1:**	003
Foreign State:		**Map Scale Code:**	
Foreign Zone:			
Addr Timestmp Add:	03/28/2012 11:33:19		
Addr Timestamp Lst Updt:	03/28/2012 11:33:19		
Addr Updater Staff ID:	SFRYE		
Lat/Long Timestamp Added:	08/12/2008 10:27:41		
Lat/Long Tmstmp Last Upd:	03/20/2012 09:08:35		

Lat/Long Updater Staff ID: MAPTOOL
Lat/Long Desc:
Coord Coll Method Desc: Digitized - Map Tool
Coord Coll Method Code: DM
Comments:

Leaksite

Leaksite Type: Both Leak/PBP Site
Leaksite Type Def: Both leak and a PBP site.
File Archive Box:
File Archive Lot:
Soil Digout Date:
Cubic Yds Excavated:
Cond Closure Date:
Complete Site Closure Date: 08/13/2008 00:00:00
Contam Soils Remaining: U
Enf Action Begin Date: 10/14/2004 00:00:00
LUST TRUST Eligible: No
Offsite Contam: U
REIMB Awarded: No
Release Discovered Date: 09/29/2004 00:00:00
Leak Report Date: 10/12/2004 00:00:00
STD Letter Response Date:
Surface Water Impact: U
Utility Project: No
Date Added: 10/13/2004 11:00:44
Last Update: 04/23/2014 08:45:15
Staff ID Last Update: DBOETTC
Release from AST: No
Release from UST: Yes
Tank Reg Status Code: F
VPIC Application date:
VPIC Acres: 4
Vapor Intrusion Checked: No
Vapor Intrusion Action:
Vapor Intrusion Comments:
Soil Gas Data Collected: No
Soil Gas Action Level:
Soil Gas Data Comments:
Sub Slab Sample Collected:
Indoor Air Collected:
Residence Type Code:

GW Information

DW Supply Contam:
Free Product Observed:
Free Product Thickness:
Ground Water Contam: N
GW Cleanup Goal:
GW Exceeds Cleanup Goal:
Cleanup Goal Achieved:
Water Supply Exceeds Ral:
Well Type Code:
Impacted Aquifer Code:
MTBE Present Now:
MTBE Present Historically:
MTBE High UG per Liter:
MTBE High Level Date:
Free Product at Close: No
Staff ID Wellhead Area Assess: 3311
PWS Well Impacted: No
Protected Area: No
Sensitive Area: No
Affected Residential Props:
Affected Non Residential Props:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Product Released

Product Released Seq ID: 46946
Product: Motor Oil
Product Defn: The product is motor oil.

---

57 | ***3 of 4*** | ***ESE*** | ***0.44 / 2,314.65*** | ***860.58*** | ***Anoka Independent Grain And Feed***
6106 Highway 10 NW (null)
Ramsey MN 55303 | ***WIMN***

Site ID: 249153
Watershed Name: Mississippi River - Twin Cities
Latitude: 45.2173619
Longitude: -93.42303149
Industrial Classif: (null)
County Name: Anoka
Coodinate Method: Digitized - Map Tool

--- Details ---

Activity ID: 15881
Active: No
Program Name: Tanks & Leaks
HUC 8: 7010206
Activity Type Name: Leak Site
Activ Sub Type N: (null)
Legislative District: 35A

+

Activity ID: 20030
Active: No
Program Name: Tanks & Leaks
HUC 8: 7010206
Activity Type Name: Tank Site
Activ Sub Type N: (null)
Legislative District: 35A

---

57 | ***4 of 4*** | ***ESE*** | ***0.44 / 2,314.65*** | ***860.58*** | ***Fred Peterson Farm***
6106 Highway 10 NW (null)
Anoka MN 55303 | ***WIMN***

Site ID: 92174
Watershed Name: Lower St. Croix River
Latitude: 45.55569797
Longitude: -92.95092079
Industrial Classif: (null)
County Name: Chisago
Coodinate Method: Digitized - Map Tool

--- Details ---

Activity ID: 025-69583
Active: Yes
Program Name: Feedlots
HUC 8: 7030005
Activity Type Name: Feedlot
Activ Sub Type N: Registered Feedlot
Legislative District: 32B

---

58 | ***1 of 1*** | ***WNW*** | ***0.44 / 2,345.75*** | ***863.37*** | ***Midwest Car Care - Ramsey***
6745 Highway 10 NW (null)
Ramsey MN 55303 | ***WIMN***

Site ID: 71102
Watershed Name: Mississippi River - Twin Cities
Latitude: 45.22314154
Longitude: -93.43789844
Industrial Classif: General Automotive Repair
County Name: Anoka
Coodinate Method: Address Matching House Number

--- Details ---

Activity ID: MNR000078980
Active: No
Program Name: Hazardous Waste
HUC 8: 7010206
Activity Type Name: Hazardous Waste, Small to Minimal QG
Activ Sub Type N: (null)
Legislative District: 35A

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
59	1 of 3	ENE	0.45 / 2,359.57	868.73	Hitech Motorsport Inc - Ramsey 13915 Radium St NW Ste C (null) Ramsey MN 55303	WIMN

Site ID: 70269
Watershed Name: Mississippi River - Twin Cities
Latitude: 45.22157402
Longitude: -93.42211218
Industrial Classif: (null)
County Name: Anoka
Coodinate Method: Address Matching House Number

--- Details ---

Activity ID: MNR000066407
Active: No
Program Name: Hazardous Waste
HUC 8: 7010206
Activity Type Name: Hazardous Waste, Small to Minimal QG
Activ Sub Type N: (null)
Legislative District: 35A

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
59	2 of 3	ENE	0.45 / 2,359.57	868.73	Die Concepts Inc 13915 Radium St NW Ste F (null) Ramsey MN 55303	WIMN

Site ID: 128854
Watershed Name: Mississippi River - Twin Cities
Latitude: 45.22157402
Longitude: -93.42211218
Industrial Classif: (null)
County Name: Anoka
Coodinate Method: Address Matching House Number

--- Details ---

Activity ID: MNR000119271
Active: Yes
Program Name: Hazardous Waste
HUC 8: 7010206
Activity Type Name: Hazardous Waste, Small to Minimal QG
Activ Sub Type N: (null)
Legislative District: 35A

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
59	3 of 3	ENE	0.45 / 2,359.57	868.73	Gibbs Lawn - Radium Street 13915 Radium St NW Ste D (null) Ramsey MN 55303	WIMN

Site ID: 75289
Watershed Name: Mississippi River - Twin Cities
Latitude: 45.22157402
Longitude: -93.42211218
Industrial Classif: Landscaping Services
County Name: Anoka
Coodinate Method: Address Matching House Number

--- Details ---

Activity ID: MNR000080655
Active: No
Program Name: Hazardous Waste
HUC 8: 7010206
Activity Type Name: Hazardous Waste, Small to Minimal QG
Activ Sub Type N: (null)
Legislative District: 35A

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
60	1 of 1	ENE	0.45 / 2,374.38	869.41	Zero Zone Refrigeration 6151 140th Ave NW (null) Ramsey MN 55303	WIMN

Site ID: 76865
Watershed Name: Mississippi River - Twin Cities
Latitude: 45.2258507
Longitude: -93.42159435
Industrial Classif: Primary Aluminum Production
County Name: Anoka
Coodinate Method: Digitized - Map Tool

--- Details ---

Activity ID: MNRNE35LF
Active: No
Program Name: Water Quality
Activity Type Name: Industrial Stormwater Permit
Activ Sub Type N: (null)
Legislative District: 48B

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

HUC 8: 7010206
+
Activity ID: MNR000081034 **Activity Type Name:** Hazardous Waste, Small to Minimal QG
Active: Yes **Activ Sub Type N:** (null)
Program Name: Hazardous Waste **Legislative District:** 48B
HUC 8: 7010206
+
Activity ID: MNRNE37ZM **Activity Type Name:** Industrial Stormwater Permit
Active: Yes **Activ Sub Type N:** (null)
Program Name: Water Quality **Legislative District:** 48B
HUC 8: 7010206
+
Activity ID: MNRNE38ZX **Activity Type Name:** Industrial Stormwater Permit
Active: Yes **Activ Sub Type N:** (null)
Program Name: Water Quality **Legislative District:** 48B
HUC 8: 7010206

61	1 of 2	NNE	0.46 / 2,408.23	885.19	**Anoka County State Hospital** **Demo Fill** **See location description (null)** **Ramsey MN 55303**	WIMN

Site ID: 170004 **Industrial Classif:** (null)
Watershed Name: Mississippi River - Twin Cities **County Name:** Anoka
Latitude: 45.2271843 **Coodinate Method:** Digitized-DRG
Longitude: -93.42606354

--- Details ---
Activity ID: SA7100 **Activity Type Name:** State Assessment Site
Active: No **Activ Sub Type N:** (null)
Program Name: Investigation & Cleanup **Legislative District:** 35A
HUC 8: 7010206
+
Activity ID: REM03503 **Activity Type Name:** Unpermitted Dump Site
Active: No **Activ Sub Type N:** (null)
Program Name: Investigation & Cleanup **Legislative District:** 35A
HUC 8: 7010206

61	2 of 2	NNE	0.46 / 2,408.23	885.19	**Anoka County State Hospital** **Demo Fill** **See location description (null)** **Ramsey MN 55303**	UNPERMITTED LF

Site ID: 170004 **Owner Name:** Unknown
Program Name: Investigation & Cleanup **County Name:** Anoka
Active: NO **Watershed Name:** Mississippi River - Twin Cities
Activity ID: REM03503 **Legislative District:** 35A
Activity Type: Unpermitted Dump Site **HUC8:** 7010206
Activity Subtype: (null) **Latitude:** 45.2271843
Activity Name: Anoka County State Hospital Demo Fill **Longitude:** -93.42606354
Industrial Class: (null) **Coord Method:** Digitized-DRG

62	1 of 4	ESE	0.46 / 2,431.80	860.54	**Parabody Inc** **6043 Highway 10 NW Ste 1** **Ramsey MN 55303**	LAST

Prog Int ID:	223485	**Address Source:**	CORE
Site ID:	36160	**Township Name:**	
Interest Type Cd:	LS	**State County Code:**	2
Interest Type Dsc:	Leak Site	**County Name:**	Anoka
ADDR ID:	46190	**Country:**	USA
Tank Site:	11062	**Lat/Long ID:**	71972
Interest Phone:	NO CORE PI PH.	**Lat Degrees:**	45
Interest Start Dt:	10/06/1998 00:00:00	**Lat Minutes:**	12
Interest End Dt:	11/30/2006 06:52:11	**Lat Seconds:**	59.56
Active?:	No	**Long Degrees:**	-93
Timestamp Added:	11/30/2006 06:52:11	**Long Minutes:**	25
Timestamp Updt:	11/10/2014 08:17:06	**Long Seconds:**	7.06
Staff ID Updt:	RGAGLE	**Lat/Long Source:**	CORE
Source:	CORE	**Lat/Long Site ID:**	36160
Coord Src Type:	2	**Lat/Long Spatial ID:**	51833464
Coord Src Desc:		**Collection Date:**	03/17/2015 17:46:01
Org Name Source:	MPCA	**FIPS County Cd1:**	003
Foreign State:		**Map Scale Code:**	T
Foreign Zone:			

Addr Timestmp Add:	07/08/1999 13:45:25
Addr Timestamp Lst Updt:	03/17/2015 11:45:05
Addr Updater Staff ID:	KKIRCHO
Lat/Long Timestamp Added:	07/01/2002 13:29:25
Lat/Long Tmstmp Last Upd:	03/17/2015 17:53:42
Lat/Long Updater Staff ID:	MAPT_NC
Lat/Long Desc:	Site along road used for address match
Coord Coll Method Desc:	Address Matching House Number
Coord Coll Method Code:	A1
Comments:	

Leaksite

Leaksite Type:	Leak Site
Leaksite Type Def:	Leak site (tank and petroleum contamination).
File Archive Box:	16
File Archive Lot:	01/015
Soil Digout Date:	
Cubic Yds Excavated:	
Cond Closure Date:	
Complete Site Closure Date:	06/29/1998 00:00:00
Contam Soils Remaining:	U
Enf Action Begin Date:	01/16/1998 00:00:00
LUST TRUST Eligible:	No
Offsite Contam:	U
REIMB Awarded:	No
Release Discovered Date:	12/22/1997 00:00:00
Leak Report Date:	12/22/1997 00:00:00
STD Letter Response Date:	01/21/1998 00:00:00
Surface Water Impact:	U
Utility Project:	No
Date Added:	12/04/1999 14:03:51
Last Update:	07/01/2014 10:02:04
Staff ID Last Update:	DBOETTC
Release from AST:	Yes
Release from UST:	No
Tank Reg Status Code:	U
VPIC Application date:	
VPIC Acres:	
Vapor Intrusion Checked:	
Vapor Intrusion Action:	
Vapor Intrusion Comments:	
Soil Gas Data Collected:	
Soil Gas Action Level:	
Soil Gas Data Comments:	
Sub Slab Sample Collected:	
Indoor Air Collected:	
Residence Type Code:	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

GW Information

DW Supply Contam:	
Free Product Observed:	
Free Product Thickness:	
Ground Water Contam:	N
GW Cleanup Goal:	0
GW Exceeds Cleanup Goal:	
Cleanup Goal Achieved:	
Water Supply Exceeds Ral:	
Well Type Code:	
Impacted Aquifer Code:	
MTBE Present Now:	
MTBE Present Historically:	
MTBE High UG per Liter:	
MTBE High Level Date:	
Free Product at Close:	
Staff ID Wellhead Area Assess:	
PWS Well Impacted:	
Protected Area:	
Sensitive Area:	
Affected Residential Props:	
Affected Non Residential Props:	

Product Released

Product Released Seq ID:	36856
Product:	Kerosene
Product Defn:	The product is kerosene.

62	*2 of 4*	*ESE*	*0.46 / 2,431.80*	*860.54*	***Burg Electronic Recovery*** ***6043 Highway 10 NW Ste 1 (null)*** ***Anoka MN 55303***	*WIMN*

Site ID:	36160	***Industrial Classif:***	(null)
Watershed Name:	Mississippi River - Twin Cities	***County Name:***	Anoka
Latitude:	45.21654525	***Coodinate Method:***	Address Matching House Number
Longitude:	-93.41862949		

--- Details ---

Activity ID:	PBR001123	***Activity Type Name:***	Solid Waste, Permit By Rule
Active:	Yes	***Activ Sub Type N:***	(null)
Program Name:	Solid Waste	***Legislative District:***	35A
HUC 8:	7010206		
+			
Activity ID:	MND036144814	***Activity Type Name:***	Hazardous Waste, Small to Minimal QG
Active:	Yes	***Activ Sub Type N:***	(null)
Program Name:	Hazardous Waste	***Legislative District:***	35A
HUC 8:	7010206		
+			
Activity ID:	11062	***Activity Type Name:***	Leak Site
Active:	No	***Activ Sub Type N:***	(null)
Program Name:	Tanks & Leaks	***Legislative District:***	35A
HUC 8:	7010206		

62	*3 of 4*	*ESE*	*0.46 / 2,431.80*	*860.54*	***Earth First Computer Recycling*** ***6043 Highway 10 NW Ste 3 (null)*** ***Anoka MN 55303***	*WIMN*

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Site ID:	78414	**Industrial Classif:**	(null)
Watershed Name:	Rum River	**County Name:**	Anoka
Latitude:	45.19933982	**Coodinate Method:**	Address Matching House Number
Longitude:	-93.39244179		

--- Details ---

Activity ID:	MNR000103531	**Activity Type Name:**	Hazardous Waste, Small to Minimal QG
Active:	Yes	**Activ Sub Type N:**	(null)
Program Name:	Hazardous Waste	**Legislative District:**	35A
HUC 8:	7010207		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
62	4 of 4	ESE	0.46 / 2,431.80	860.54	Burg Electronic Recovery E-PBR 6043 Highway 10 NW Ste 1 Ramsey MN 55303	SWF/LF

Program Int ID:	73174327	**Epa Region NO:**	5
Site ID:	36160	**Primary Name:**	Burg Electronic Recovery
Active Flag:	YES	**Tmsp Pls L Updt:**	8/1/2007 10:02:00 PM
Program Code:	SW	**Tmsp Added:**	3/17/2015 11:51:43 AM
Interest Type:	13	**Tmsp Last Updt:**	3/17/2015 11:56:12 AM
Preferred ID:	PBR001123	**Staff ID Last Updt:**	KKIRCHO
Interest Start Dt:	3/17/2015 12:00:00 AM	**Tmsp Added2:**	7/26/1999 5:03:00 PM
Interest End Dt:		**Tmsp Last Updt2:**	3/17/2015 5:53:00 PM
Start Date Qual:	3	**Staff ID Last Updt2:**	MAPT_NC
End Date Qual:		**Tmsp Added3:**	7/8/1999 1:45:25 PM
Sic Code1:		**Tmsp Last Updt3:**	3/17/2015 11:45:05 AM
Sic Code2:		**Staff ID Last Updt3:**	KKIRCHO
Sic Code3:		**Tmsp Last Updt4:**	3/17/2015 5:53:42 PM
Sic Code4:		**Staff ID Last Updt4:**	MAPT_NC
Sic Code5:		**Pls Township:**	
Mpca D Code:	4B	**Range:**	
MCD Code:	1720	**Range Dir:**	
Spatial ID:	73174328	**Section:**	
Site ID3:	36160	**Quarters:**	
Latitude:	451259.5629	**Twsp Required:**	
Longitude:	-932507.0662	**Addr ID Mail:**	135518
Addr ID:	46190	**Address1:**	6043 Highway 10 NW Ste 1
State Code:	MN	**Address2:**	
Country Code:	USA	**City Name:**	Ramsey
Foreign State:		**Zip Code:**	55303
Foreign Zone:		**Coord Source ID:**	71972
Owner Org ID1:	79483	**Coord Point Type:**	P
Owner Org ID2:		**Coord Point Seq:**	
Owner Org ID3:		**Coord Point Desc:**	Site along road used for address match
Fips County Code1:	3	**Conv From:**	
Fips County Code2:		**Vert Meas:**	
Fips County Code3:		**Vert Meas Meth:**	
Township Name:		**Tmsp Created:**	7/1/2002 1:29:25 PM
Cong Dist:	6	**Lat Dec Degree:**	45.2165452
Leg Dist1:	35A	**Long Dec Degree:**	-93.4186294
Leg Dist2:		**Utm North:**	5007091.522
Leg Dist3:		**Utm East:**	467130.112
Site Loc In Twsp:	NO	**Source Format:**	DMS
Loc Desc:			
Mpca Major Facility Flag:	NO		
Exclu From Scrubber Flag:	NO		
MDNR Major Watershed C:	20		
MDNR Watershed Code:	20041		
WQ Dt Preprints Expended:			
Comments:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
63	1 of 2	WNW	0.46 / 2,437.91	862.71	Noard Machine Tool Inc - Anoka 6760 Highway 10 NW (null) Ramsey MN 55303	WIMN

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB

Site ID: 35948
Watershed Name: Mississippi River - Twin Cities
Latitude: 45.22293358
Longitude: -93.43852019
Industrial Classif: (null)
County Name: Anoka
Coodinate Method: Address Matching House Number

--- Details ---

Activity ID: MND982613234
Activity Type Name: Hazardous Waste, Small to Minimal QG
Active: Yes
Activ Sub Type N: (null)
Program Name: Hazardous Waste
Legislative District: 35A
HUC 8: 7010206

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
63	2 of 2	WNW	0.46 / 2,437.91	862.71	Anoka Ramsey Sport Center 6760 Highway 10 NW (null) Ramsey MN 55303	WIMN

Site ID: 33488
Watershed Name: Mississippi River - Twin Cities
Latitude: 45.22293358
Longitude: -93.43852019
Industrial Classif: Other Automotive Mechanical and Electrical Repair and Maintenance
County Name: Anoka
Coodinate Method: Address Matching House Number

--- Details ---

Activity ID: MNR000032169
Activity Type Name: Hazardous Waste, Small to Minimal QG
Active: Yes
Activ Sub Type N: (null)
Program Name: Hazardous Waste
Legislative District: 35A
HUC 8: 7010206

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
64	1 of 2	NE	0.47 / 2,476.61	880.51	Blass Automotive 6100 Industry Ave (null) Ramsey MN 55303	WIMN

Site ID: 33763
Watershed Name: Mississippi River - Twin Cities
Latitude: 45.22594802
Longitude: -93.42399656
Industrial Classif: (null)
County Name: Anoka
Coodinate Method: Digitized - Map Tool

--- Details ---

Activity ID: MND985709401
Activity Type Name: Hazardous Waste, Small to Minimal QG
Active: No
Activ Sub Type N: (null)
Program Name: Hazardous Waste
Legislative District: 48B
HUC 8: 7010206

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
64	2 of 2	NE	0.47 / 2,476.61	880.51	Renolette Trucking 6100 Industry Ave Ste 201 (null) Ramsey MN 55303	WIMN

Site ID: 36480
Watershed Name: Mississippi River - Twin Cities
Latitude: 45.22523617
Longitude: -93.4229742
Industrial Classif: (null)
County Name: Anoka
Coodinate Method: Digitized - Map Tool

--- Details ---

Activity ID: MND985764968
Activity Type Name: Hazardous Waste, Small to Minimal QG
Active: Yes
Activ Sub Type N: (null)
Program Name: Hazardous Waste
Legislative District: 48B
HUC 8: 7010206

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
65	1 of 1	NNW	0.47 / 2,488.24	867.96	Basalt Properties, LLC 14100 Basalt St NW (null) Ramsey MN 55303	WIMN

Site ID: 131240
Watershed Name: Mississippi River - Twin Cities
Latitude: 45.22665993
Longitude: -93.43485513
Industrial Classif: (null)
County Name: Anoka
Coodinate Method: Address Matching House Number

--- Details ---

Activity ID: C00011020
Activity Type Name: Construction Stormwater Permit
Active: Yes
Activ Sub Type N: (null)
Program Name: Water Quality
Legislative District: 35A
HUC 8: 7010206

+

Activity ID: 51998
Activity Type Name: Tank Site
Active: Yes
Activ Sub Type N: (null)
Program Name: Tanks & Leaks
Legislative District: 35A
HUC 8: 7010206

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
66	1 of 2	NNW	0.48 / 2,509.75	870.15	Ve-Ve, Inc Caustic Soaps See location description (null) Ramsey MN 55303	WIMN

Site ID: 172377
Watershed Name: Mississippi River - Twin Cities
Latitude: 45.22774124
Longitude: -93.43273163
Industrial Classif: (null)
County Name: Anoka
Coodinate Method: Digitized-DRG

--- Details ---

Activity ID: SA1009
Activity Type Name: State Assessment Site
Active: No
Activ Sub Type N: (null)
Program Name: Investigation & Cleanup
Legislative District: 35A
HUC 8: 7010206

+

Activity ID: REM05315
Activity Type Name: Unpermitted Dump Site
Active: No
Activ Sub Type N: (null)
Program Name: Investigation & Cleanup
Legislative District: 35A
HUC 8: 7010206

+

Activity ID: SA7043
Activity Type Name: State Assessment Site
Active: No
Activ Sub Type N: (null)
Program Name: Investigation & Cleanup
Legislative District: 35A
HUC 8: 7010206

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
66	2 of 2	NNW	0.48 / 2,509.75	870.15	Ve-Ve, Inc Caustic Soaps See location description (null) Ramsey MN 55303	UNPERMITTED LF

Site ID: 172377
Program Name: Investigation & Cleanup
Active: NO
Activity ID: REM05315
Activity Type: Unpermitted Dump Site
Activity Subtype: (null)
Activity Name: Ve-Ve, Inc Caustic Soaps
Industrial Class: (null)
Owner Name: Unknown
County Name: Anoka
Watershed Name: Mississippi River - Twin Cities
Legislative District: 35A
HUC8: 7010206
Latitude: 45.22774124
Longitude: -93.43273163
Coord Method: Digitized-DRG

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
67	1 of 1	WNW	0.49 / 2,610.83	864.06	Pro Power Sports & Marine Inc 6781 Highway 10 NW (null) Ramsey MN 55303	WIMN

Site ID: 36356
Watershed Name: Mississippi River - Twin Cities
Latitude: 45.22349341
Longitude: -93.43898754
Industrial Classif: Sporting Goods Stores
County Name: Anoka
Coodinate Method: Address Matching House Number

--- Details ---

Activity ID: MNR000023374
Active: Yes
Program Name: Hazardous Waste
HUC 8: 7010206
Activity Type Name: Hazardous Waste, Small to Minimal QG
Activ Sub Type N: (null)
Legislative District: 35A

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev (ft)	Site	DB
68	1 of 1	ESE	0.93 / 4,919.09	875.98	IMI CORNELIUS INC 1055 WEST MAIN STREET ANOKA MN 553030000	RCRA CORRACTS

County Code: MN003
County Name: ANOKA
EPA Handler ID: MND000826313
Current Site Name: IMI CORNELIUS INC
Generator Status Universe: No Report
Land Type: Private
Activity Location: MN
TSD Activity: No
Mixed Waste Generator: No
Importer Activity: No
Transporter Activity: No
Transfer Facility: No
Recycler Activity: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Inject Activity: No
Rece Waste From Off Site: No
Used Oil Transporter:
Used Oil Transfer Facility:
Used Oil Processor:
Used Oil Refiner:
Used Oil Burner:
Used Oil Market Burner:
Used Oil Spec Marketer:
Mailing Address: 1055, WEST MAIN STREET, , ANOKA, MN, 553030000, US
Contact Name: JERRY R CLEMENT
Contact Address: HIGHWAY 10 WEST, , ANOKA, MN, 55303, US
Contact Email:
Location Street 2:

Owner/Operator Information

Owner/Operator Indicator: CO
Owner/Operator Name: IMI CORNELIUS INC
Owner/Operator Address: 1055 WEST MAIN STREET ANOKA MN US 553030000
Owner/Operator Phone:
Owner/Operator Type: P
Date Became Current: 19820224
Date Ended Current:

Owner/Operator Indicator: CP
Owner/Operator Name: THE CORNELIUS CO
Owner/Operator Address: HIGHWAY 10 WEST CITY NOT REPORTED MN 99998

Owner/Operator Phone: 6124216120
Owner/Operator Type: P
Date Became Current:
Date Ended Current:

Owner/Operator Indicator: CO
Owner/Operator Name: IMI CORNELIUS INC
Owner/Operator Address: 1 CORNELIUS PL ANOKA MN US 55303
Owner/Operator Phone: 8604896748
Owner/Operator Type: P
Date Became Current: 19990809
Date Ended Current:

Owner/Operator Indicator: CP
Owner/Operator Name: IMI CORNELIUS INC
Owner/Operator Address: 1055 WEST MAIN STREET ANOKA MN US 553030000
Owner/Operator Phone:
Owner/Operator Type: P
Date Became Current: 19820224
Date Ended Current:

NAICS Information

Naics Code: 333415
Naics Description: AIR-CONDITIONING AND WARM AIR HEATING EQUIPMENT AND COMMERCIAL AND INDUSTRIAL REFRIGERATION EQUIPMENT MANUFACTURING

Naics Code: 333311
Naics Description: AUTOMATIC VENDING MACHINE MANUFACTURING

Handler Information

Date Received: 20060405
Facility Name: IMI CORNELIUS INC

Date Received: 19801118
Facility Name: CORNELIUS CO

Date Received: 19960103
Facility Name: IMI CORNELIUS INC
Classification: Large Quantity Generator

Date Received: 20040226
Facility Name: IMI CORNELIUS INC
Classification: Large Quantity Generator

Date Received: 19900621
Facility Name: CORNELIUS COMPANY, THE
Classification: Small Quantity Generator

Date Received: 19980305
Facility Name: IMI CORNELIUS INC
Classification: Large Quantity Generator

Date Received: 19800815
Facility Name: IMI CORNELIUS INC

Date Received: 19920217
Facility Name: IMI CORNELIUS INC
Classification: Large Quantity Generator

Date Received: 19940111
Facility Name: IMI CORNELIUS INC.
Classification: Large Quantity Generator

Date Received: 20000224
Facility Name: IMI CORNELIUS INC
Classification: Large Quantity Generator

Date Received: 20020225
Facility Name: IMI CORNELIUS INC
Classification: Large Quantity Generator

Hazardous Waste Information

Waste Code: D001
Waste: IGNITABLE WASTE

Waste Code: D002
Waste: CORROSIVE WASTE

Waste Code: D010
Waste: SELENIUM

Waste Code: F003
Waste: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NONHALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS, AND A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Waste Code: D007
Waste: CHROMIUM

Waste Code: D035
Waste: METHYL ETHYL KETONE

Waste Code: F001
Waste: THE FOLLOWING SPENT HALOGENATED SOLVENTS USED IN DEGREASING: TETRACHLOROETHYLENE, TRICHLORETHYLENE, METHYLENE CHLORIDE, 1,1,1-TRICHLOROETHANE, CARBON TETRACHLORIDE AND CHLORINATED FLUOROCARBONS; ALL SPENT SOLVENT MIXTURES/BLENDS USED IN DEGREASING CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F002, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Waste Code: F002
Waste: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE, METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2, TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F004, AND F005; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Waste Code: F005
Waste: THE FOLLOWING SPENT NONHALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NONHALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Waste Code: D019
Waste: CARBON TETRACHLORIDE

Waste Code: U154
Waste: METHANOL (I) (OR) METHYL ALCOHOL (I)

Waste Code: U220

Waste:	BENZENE, METHYL- (OR) TOLUENE
Waste Code:	D006
Waste:	CADMIUM
Waste Code:	D011
Waste:	SILVER
Waste Code:	F006
Waste:	WASTEWATER TREATMENT SLUDGES FROM ELECTROPLATING OPERATIONS, EXCEPT FROM THE FOLLOWING PROCESSES: (1) SULFURIC ACID ANODIZING OF ALUMINUM; (2) TIN PLATING ON CARBON STEEL; (3) ZINC PLATING (SEGREGATED BASIS) ON CARBON STEEL; (4) ALUMINUM OR ZINC-ALUMINUM PLATING ON CARBON STEEL; (5) CLEANING/STRIPPING ASSOCIATED WITH TIN, ZINC, AND ALUMINUM PLATING ON CARBON STEEL; AND (6) CHEMICAL ETCHING AND MILLING OF ALUMINUM.
Waste Code:	U228
Waste:	ETHENE, TRICHLORO- (OR) TRICHLOROETHYLENE
Waste Code:	D008
Waste:	LEAD
Waste Code:	D040
Waste:	TRICHLORETHYLENE

Violation/Evaluation Information

Evaluation Start Date:	19830120
Evaluation Agency:	S
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description:	
Violation Determined Date:	
Actual Return to Compliance Date:	
Violation Responsible Agency:	
Enforcement Action Date:	
Enforcement Agency:	
Disposition Status Date:	
Disposition Status:	
Enforcement Type Description:	
Proposed Penalty Amount:	
Paid Amount:	
Final Amount:	

Evaluation Start Date:	19870916
Evaluation Agency:	S
Evaluation Type Description:	FOCUSED COMPLIANCE INSPECTION
Violation Short Description:	Generators - General
Violation Determined Date:	19870916
Actual Return to Compliance Date:	19870929
Violation Responsible Agency:	S
Enforcement Action Date:	19870817
Enforcement Agency:	S
Disposition Status Date:	
Disposition Status:	
Enforcement Type Description:	Letter of Warning (LOW)
Proposed Penalty Amount:	
Paid Amount:	
Final Amount:	

Evaluation Start Date:	19880322
Evaluation Agency:	S
Evaluation Type Description:	FOCUSED COMPLIANCE INSPECTION
Violation Short Description:	
Violation Determined Date:	
Actual Return to Compliance Date:	
Violation Responsible Agency:	
Enforcement Action Date:	
Enforcement Agency:	

Disposition Status Date:
Disposition Status:
Enforcement Type Description:
Proposed Penalty Amount:
Paid Amount:
Final Amount:

Evaluation Start Date: 19881206
Evaluation Agency: S
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description:
Violation Determined Date:
Actual Return to Compliance Date:
Violation Responsible Agency:
Enforcement Action Date:
Enforcement Agency:
Disposition Status Date:
Disposition Status:
Enforcement Type Description:
Proposed Penalty Amount:
Paid Amount:
Final Amount:

Evaluation Start Date: 19860206
Evaluation Agency: S
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description:
Violation Determined Date:
Actual Return to Compliance Date:
Violation Responsible Agency:
Enforcement Action Date:
Enforcement Agency:
Disposition Status Date:
Disposition Status:
Enforcement Type Description:
Proposed Penalty Amount:
Paid Amount:
Final Amount:

Evaluation Start Date: 19870813
Evaluation Agency: S
Evaluation Type Description: FOCUSED COMPLIANCE INSPECTION
Violation Short Description: Generators - General
Violation Determined Date: 19870813
Actual Return to Compliance Date: 19870929
Violation Responsible Agency: S
Enforcement Action Date:
Enforcement Agency:
Disposition Status Date:
Disposition Status:
Enforcement Type Description:
Proposed Penalty Amount:
Paid Amount:
Final Amount:

Evaluation Start Date: 19811109
Evaluation Agency: S
Evaluation Type Description: COMPLIANCE SCHEDULE EVALUATION
Violation Short Description:
Violation Determined Date:
Actual Return to Compliance Date:
Violation Responsible Agency:
Enforcement Action Date:
Enforcement Agency:
Disposition Status Date:
Disposition Status:
Enforcement Type Description:
Proposed Penalty Amount:

Paid Amount:
Final Amount:

Evaluation Start Date: 19880322
Evaluation Agency: S
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description:
Violation Determined Date:
Actual Return to Compliance Date:
Violation Responsible Agency:
Enforcement Action Date:
Enforcement Agency:
Disposition Status Date:
Disposition Status:
Enforcement Type Description:
Proposed Penalty Amount:
Paid Amount:
Final Amount:

Evaluation Start Date: 19850108
Evaluation Agency: S
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description:
Violation Determined Date:
Actual Return to Compliance Date:
Violation Responsible Agency:
Enforcement Action Date:
Enforcement Agency:
Disposition Status Date:
Disposition Status:
Enforcement Type Description:
Proposed Penalty Amount:
Paid Amount:
Final Amount:

Evaluation Start Date: 19861209
Evaluation Agency: S
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description:
Violation Determined Date:
Actual Return to Compliance Date:
Violation Responsible Agency:
Enforcement Action Date:
Enforcement Agency:
Disposition Status Date:
Disposition Status:
Enforcement Type Description:
Proposed Penalty Amount:
Paid Amount:
Final Amount:

Evaluation Start Date: 19881206
Evaluation Agency: S
Evaluation Type Description: FOCUSED COMPLIANCE INSPECTION
Violation Short Description:
Violation Determined Date:
Actual Return to Compliance Date:
Violation Responsible Agency:
Enforcement Action Date:
Enforcement Agency:
Disposition Status Date:
Disposition Status:
Enforcement Type Description:
Proposed Penalty Amount:
Paid Amount:
Final Amount:

Evaluation Start Date: 20010626

Evaluation Agency: S
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: LDR - General
Violation Determined Date: 20010626
Actual Return to Compliance Date: 20080912
Violation Responsible Agency: S
Enforcement Action Date: 20010711
Enforcement Agency: S
Disposition Status Date:
Disposition Status:
Enforcement Type Description: Letter of Warning (LOW)
Proposed Penalty Amount:
Paid Amount:
Final Amount:

Evaluation Start Date: 20010626
Evaluation Agency: S
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: Generators - General
Violation Determined Date: 20010626
Actual Return to Compliance Date: 20080912
Violation Responsible Agency: S
Enforcement Action Date: 20010711
Enforcement Agency: S
Disposition Status Date:
Disposition Status:
Enforcement Type Description: Letter of Warning (LOW)
Proposed Penalty Amount:
Paid Amount:
Final Amount:

Evaluation Start Date: 19810819
Evaluation Agency: S
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description:
Violation Determined Date:
Actual Return to Compliance Date:
Violation Responsible Agency:
Enforcement Action Date:
Enforcement Agency:
Disposition Status Date:
Disposition Status:
Enforcement Type Description:
Proposed Penalty Amount:
Paid Amount:
Final Amount:

Evaluation Start Date: 20010626
Evaluation Agency: S
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION ON-SITE
Violation Short Description: Generators - Pre-transport
Violation Determined Date: 20010626
Actual Return to Compliance Date: 20080912
Violation Responsible Agency: S
Enforcement Action Date: 20010711
Enforcement Agency: S
Disposition Status Date:
Disposition Status:
Enforcement Type Description: Letter of Warning (LOW)
Proposed Penalty Amount:
Paid Amount:
Final Amount:

Event

Corrective Action Event Code: CA070NO
Corrective Action Event Description: DETERMINATION OF NEED FOR AN INVESTIGATION-INVESTIGATION IS NOT NECESSARY
Original Schedule Date of Event:

New Schedule Date of Event:
Actual Date of Event: 19930302

Corrective Action Event Code: CA999
Corrective Action Event Description: CA PROCESS IS TERMINATED
Original Schedule Date of Event:
New Schedule Date of Event:
Actual Date of Event: 19930302

Corrective Action Event Code: CA400
Corrective Action Event Description: REMEDY DECISION
Original Schedule Date of Event:
New Schedule Date of Event:
Actual Date of Event: 19930302

Corrective Action Event Code: CA725YE
Corrective Action Event Description: HUMAN EXPOSURES CONTROLLED DETERMINATION-YES, APPLICABLE AS OF THIS DATE
Original Schedule Date of Event:
New Schedule Date of Event:
Actual Date of Event: 19930302

Corrective Action Event Code: CA550
Corrective Action Event Description: REMEDY CONSTRUCTION
Original Schedule Date of Event:
New Schedule Date of Event:
Actual Date of Event: 19930302

Corrective Action Event Code: CA050
Corrective Action Event Description: RFA COMPLETED
Original Schedule Date of Event:
New Schedule Date of Event:
Actual Date of Event: 19921012

Corrective Action Event Code: CA750YE
Corrective Action Event Description: RELEASE TO GW CONTROLLED DETERMINATION-YES, APPLICABLE AS OF THIS DATE
Original Schedule Date of Event:
New Schedule Date of Event:
Actual Date of Event: 19930302

Unplottable Summary

Total: 14 Unplottable sites

DB	Company Name/Site Name	Address	City	Zip	ERIS ID
FINDS/FRS	THE CORNELIUS CO.	HIGHWAY 10 WEST	ANOKA MN	55303	815529725
FINDS/FRS	DICKENSON DIESEL	NW HIGHWAY 10	RAMSEY MN	55303	815465165
FINDS/FRS	TRADE A BUS	SUNFISH BLVD	RAMSEY MN	55303	815464464
HMIRS		HWY 10	RAMSEY MN		818424596
MLTS	NORTHERN TECHNOLOGIES, INC.	D STE N & O 1400 SUNFISH LAKE BLVD.	RAMSEY MN	55303	848652399
RCRA NON GEN	REMEL INCORPORATED-RAMSEY OPERATIONS	1400 UNITY STREET NW	RAMSEY MN	55303	821935516
SPILLS	Tow Truck Axle Break - Diseal Spill	Hwy 10- between Armstrong and Ramse	Ramsey MN		819458995
SPILLS	UNKNOWN	Highway 10 - mile POST 217	Anoka MN		819425889
SPILLS	Unknown abandoned waste	Highway 10 near Anoka Voc-tech	Anoka MN		819438443
SPILLS	Discovery Contamination - Mississippi Trail	SE of Rivliyn Avenue NW & Hwy 10	Anoka MN		822529657
SPILLS	NOONS RV CENTER	W Hwy 10	Ramsey MN		819467312
UST	Sanchez Enterprises Inc	7127 Azurite	Ramsey MN	55303	819348861

VIC	Waste Management Site	14280, 14605, 14805 Sunfish Lake Blvd Parcels L, K, M (no address)	Ramsey MN	55303	819153169
WIMN	Sanchez Enterprises Inc	7127 Azurite (null)	Ramsey MN	55303	825313941

Unplottable Report

Site: ***THE CORNELIUS CO.***
HIGHWAY 10 WEST ANOKA MN 55303

FINDS/FRS

Registry ID:	110045636148
FIPS Code:	
Program Acronyms:	OIL
HUC Code:	
Site Type Name:	STATIONARY
EPA Region Code:	05
Conveyor:	
County Name:	ANOKA
Source:	
SIC Codes:	
SIC Code Descriptions:	
Federal Facility Code:	
NAICS Codes:	
NAICS Code Descriptions:	
Federal Agency Name:	
US/Mexico Border Ind:	
Congressional Dist No:	
Census Block Code:	
Create Date:	02-JUN-2012 05:38:25
Update Date:	13-MAR-2014 20:12:50
Location Description:	
Supplemental Location:	HIGHWAY 10 WEST
Tribal Land Code:	
Tribal Land Name:	
Latitude:	
Longitude:	
Coord Collection Method:	
Accuracy Value:	
Datum:	NAD83
Reference Point:	
Interest Types:	SPCC
Facility Detail Rprt URL:	http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110045636148

Site: ***DICKENSON DIESEL***
NW HIGHWAY 10 RAMSEY MN 55303

FINDS/FRS

Registry ID:	110046017047
FIPS Code:	27003
Program Acronyms:	MN-DELTA
HUC Code:	
Site Type Name:	STATIONARY
EPA Region Code:	05
Conveyor:	
County Name:	ANOKA
Source:	
SIC Codes:	
SIC Code Descriptions:	
Federal Facility Code:	
NAICS Codes:	
NAICS Code Descriptions:	
Federal Agency Name:	
US/Mexico Border Ind:	
Congressional Dist No:	
Census Block Code:	
Create Date:	22-JUN-2012 19:56:05
Update Date:	28-SEP-2012 12:29:08

Location Description:
Supplemental Location: NW HIGHWAY 10
Tribal Land Code:
Tribal Land Name:
Latitude:
Longitude:
Coord Collection Method:
Accuracy Value:
Datum: NAD83
Reference Point:
Interest Types: STATE MASTER
Facility Detail Rprt URL: http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110046017047

Site: ***TRADE A BUS***
SUNFISH BLVD RAMSEY MN 55303 FINDS/FRS

Registry ID: 110008741380
FIPS Code: 27003
Program Acronyms: MN-DELTA
HUC Code:
Site Type Name: STATIONARY
EPA Region Code: 05
Conveyor:
County Name: ANOKA
Source:
SIC Codes:
SIC Code Descriptions:
Federal Facility Code:
NAICS Codes:
NAICS Code Descriptions:
Federal Agency Name:
US/Mexico Border Ind:
Congressional Dist No:
Census Block Code:
Create Date: 01-MAR-2000 00:00:00
Update Date: 28-SEP-2012 12:26:24
Location Description:
Supplemental Location: SUNFISH BLVD
Tribal Land Code:
Tribal Land Name:
Latitude:
Longitude:
Coord Collection Method:
Accuracy Value:
Datum: NAD83
Reference Point:
Interest Types: STATE MASTER
Facility Detail Rprt URL: http://ofmpub.epa.gov/enviro/fii_query_detail.disp_program_facility?p_registry_id=110008741380

Site:
HWY 10 RAMSEY MN HMIRS

Report No: I-1991081051
NRC No:
Date of Incident: 08/07/1991
Time of Incident: 0900
Fed DOT Agency Name:
Report Type: A hazardous material incident
Description of Events:
Recom Actions Taken:

Fd DOT Rep No:
Incident Cnty: ANOKA
Incident Occrrnce:

Carrier Information
-- --
Name: GREAT PLAINS GAS
Street Name: 7411 U.S. 10
City: ANOKA

State:	MN
Postal Code:	55303
Non US State:	
Country:	US
Fed Dot ID:	0
Hazmat Reg ID:	
Mode of Transportation:	Highway
Transportation Phase:	IN TRANSIT
--	--
Contact Information	
--	--
Name:	NOT REPORTED
Title:	
Business Name:	
Street:	
City:	
State:	
Postal Code:	
Non US State:	
Country:	US
--	--
Detail Information	
--	--
Commodity Name:	PROPANE
Technical Trade Name:	FLAMMABLE GAS
Identification Number:	UN1978
Hazardous Class Code:	2.1
Hazardous Class:	FLAMMABLE GAS
Quantity Released:	0
Unit of Measure:	
Hazmat Waste Indicator:	No
Hazmat Waste EPA Number:	
HMIS Toxic by Inhalation Ind:	No
TIH Hazard Zone:	
Failure Cause Description:	
Spillage Result Ind:	Yes
Fire Result Ind:	No
Explosion Result Ind:	No
Water Sewer Result Ind:	No
Gas Dispersion Result Ind:	Yes
Environ Damage Result:	No
No Release Result Ind:	No
Fire EMS Report Ind:	No
Fire EMS Report No:	
Police Report Ind:	No
Police Report No:	
In House Cleanup Ind:	No
Other Cleanup Ind:	No
Damage More Than 500:	No
Property Damage:	0
Remediation Cleanup Cost:	0
Total Hazmat Fatalities:	0
Total Hazmat Injuries:	0
Total Evacuated:	0
--	--

Site: ***NORTHERN TECHNOLOGIES, INC.***
D STE N & O 1400 SUNFISH LAKE BLVD. RAMSEY MN 55303

MLTS

Docket No:	3034674	***Contact State:***	ND
Contact Street:	2942 FIECHTNER DRIVE, SW	***Contact Zip:***	58103
Contact City:	FARGO	***Contact Phone:***	701-232-1822

Site: ***REMEL INCORPORATED-RAMSEY OPERATIONS***
1400 UNITY STREET NW RAMSEY MN 55303

RCRA NON GEN

County Name:	ANOKA
County Code:	MN003

EPA Handler ID: MNR000027722
Current Site Name: REMEL INCORPORATED-RAMSEY OPERATIONS
Generator Status Universe: No Report
Land Type: Private
Activity Location: MN
TSD Activity: No
Mixed Waste Generator: No
Importer Activity: No
Transporter Activity: No
Transfer Facility: No
Recycler Activity: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Inject Activity: No
Rece Waste From Off Site: No
Used Oil Transporter:
Used Oil Transfer Facility:
Used Oil Processor:
Used Oil Refiner:
Used Oil Burner:
Used Oil Market Burner:
Used Oil Spec Marketer:
Mailing Address: 12076, SANTA FE TRAIL DRIVE, SANTA FE TRAIL DRIVE, LENEXA, KS, 66215, US
Contact Name: BRAD S SORENSEN
Contact Address: 12076, SANTA FE TRAIL DRIVE, SANTA FE TRAIL DRIVE, LENEXA, KS, 66215, US
Contact Email: BSORENSEN@REMEL.COM
Location Street 2:

-- --
Owner/Operator Information
-- --
Owner/Operator Indicator: CO
Owner/Operator Name: REMEL INC
Owner/Operator Address: 12076 SANTA FE TRAIL DR LENEXA KS US 66215
Owner/Operator Phone: 9138954096
Owner/Operator Type: P
Date Became Current: 19990726
Date Ended Current: 20050803
-- --
Owner/Operator Indicator: CP
Owner/Operator Name: REMEL INC. -RAMSEY OPERATIONS
Owner/Operator Address: 1400 UNITY STREET NW RAMSEY MN US 55303
Owner/Operator Phone:
Owner/Operator Type: P
Date Became Current: 19960901
Date Ended Current:
-- --
Owner/Operator Indicator: CO
Owner/Operator Name: ERIE SCIENTIFIC CO
Owner/Operator Address: 20 POST RD PORTSMOUTH NH 038015840
Owner/Operator Phone: 8002580834
Owner/Operator Type: P
Date Became Current:
Date Ended Current:
-- --
Owner/Operator Indicator: CO
Owner/Operator Name: CENTENNIAL CAPITAL CORPORATION
Owner/Operator Address: 1400 UNITY STREET NW RAMSEY MN US 55303
Owner/Operator Phone:
Owner/Operator Type: P
Date Became Current: 19960901
Date Ended Current:
-- --
NAICS Information
-- --
Naics Code: 325413
Naics Description: IN-VITRO DIAGNOSTIC SUBSTANCE MANUFACTURING
-- --
Handler Information
-- --
Date Received: 20060217

Facility Name: REMEL INCORPORATED-RAMSEY OPERATIONS
Classification: Large Quantity Generator
-- --
Date Received: 19970527
Facility Name: REMEL INC RAMSEY OPERATIONS
-- --
Date Received: 20070105
Facility Name: REMEL INCORPORATED-RAMSEY OPERATIONS
-- --
Date Received: 20050803
Facility Name: REMEL INCORPORATED-RAMSEY OPERATIONS
Classification: Conditionally Exempt Small Quantity
-- --
Date Received: 20050803
Facility Name: REMEL INCORPORATED-RAMSEY OPERATIONS
-- --
Date Received: 20050802
Facility Name: REMEL INC RAMSEY OPERATIONS
-- --
Hazardous Waste Information
-- --
Waste Code: D003
Waste: REACTIVE WASTE
-- --
Waste Code: D011
Waste: SILVER
-- --
Waste Code: U003
Waste: ACETONITRILE (I,T)
-- --
Waste Code: D022
Waste: CHLOROFORM
-- --
Waste Code: D001
Waste: IGNITABLE WASTE
-- --
Waste Code: U188
Waste: PHENOL
-- --
Waste Code: D035
Waste: METHYL ETHYL KETONE
-- --
Waste Code: U239
Waste: BENZENE, DIMETHYL- (I,T) (OR) XYLENE (I)
-- --
Waste Code: D002
Waste: CORROSIVE WASTE
-- --
Waste Code: P105
Waste: SODIUM AZIDE
-- --
Waste Code: U002
Waste: 2-PROPANONE (I) (OR) ACETONE (I)
-- --
Waste Code: D000
Waste: DESCRIPTION
-- --
Waste Code: U031
Waste: 1-BUTANOL (I) (OR) N-BUTYL ALCOHOL (I)
-- --
Waste Code: U044
Waste: CHLOROFORM (OR) METHANE, TRICHLORO-
-- --
Waste Code: U122
Waste: FORMALDEHYDE
-- --
Waste Code: U154
Waste: METHANOL (I) (OR) METHYL ALCOHOL (I)
-- --
Waste Code: D009
Waste: MERCURY

--	--
Violation/Evaluation Information	
--	--

Site: ***Tow Truck Axle Break - Diseal Spill***
Hwy 10- between Armstrong and Ramse Ramsey MN

SPILLS

Program Int ID:	439364	***TMSP Added:***	07/17/2007 10:26:33
Site ID:	0	***TMSP Update:***	07/17/2007 10:26:33
Interest Type:	Spill Site	***Prgm Int Source:***	TALES
Preferred ID:	70364	***Address Source:***	TALES
Interest Start:	07/17/2007 10:26:33	***Interest Phone:***	
Interest End:		***Township:***	
Active?:		***County:***	Anoka

Comments: Caller reporting private citizen had an axle bust on old tow truck spilling material to ground for about 1/4 mile. Caller has questions on cleanup.

Spill Site

--	--
Spill Site Closure Date:	07/17/2007 00:00:00
Report Taken by:	3414
MPCA Project Manager:	3414
Spill Reported by:	Jerry Streich
Spill Date:	07/03/2007 00:00:00
Spill Report Date:	07/03/2007 07:10:59
Initial Cause:	
Initial Source:	Truck/Vehicle Fuel
Priority Code:	
Archive Lot:	
Archive Box:	
Date Added:	07/17/2007 10:26:33
Last Update:	07/17/2007 10:26:33
Staff ID Last Update:	JSTOCKI
Rep Phone:	7632860288
Rep Name:	Jerry Streich
MPCA Involvement:	Limited
Report Taken by Duty Officer:	
Public Safety Spill ID:	21646
Duty Officer Report Number:	89957
Response:	
--	--

Spill Incident Affected

--	--
Spill Incident Affected ID:	191799
Spill Incident Affected:	Street or Highway
Date Added:	07/17/2007 10:26:33
Last Update:	07/17/2007 10:26:33
Staff ID Last Update:	JSTOCKI
--	--

Spill Released Product

--	--
Spill Incident Accuracy ID:	191799
Spill Product:	Light Fuel Oil and Diesel
Spill Quantity Units:	Gallons
Spill Incident Accuracy:	Estimated
Spill Released Quantity:	30
Date Added:	07/17/2007 10:26:33
Last Update:	07/17/2007 10:26:33
Staff ID Last Update:	JSTOCKI
--	--

Site: ***UNKNOWN***
Highway 10 - mile POST 217 Anoka MN

SPILLS

Program Int ID:	176488	***TMSP Added:***	03/21/1996 00:00:00
Site ID:	0	***TMSP Update:***	05/04/2002 06:58:42
Interest Type:	Spill Site	***Prgm Int Source:***	TALES
Preferred ID:	18487	***Address Source:***	TALES
Interest Start:	03/21/1996 00:00:00	***Interest Phone:***	

Interest End:		***Township:***	
Active?:		***County:***	Anoka
Comments:	A five-gallon pail of waste oil was abandoned in the ditch along\n\nHighway 10 at mile post 217.		

Spill Site

--	--
Spill Site Closure Date:	10/19/1993 00:00:00
Report Taken by:	1612
MPCA Project Manager:	4146
Spill Reported by:	MIKE RITCHIE
Spill Date:	
Spill Report Date:	09/21/1993 00:00:00
Initial Cause:	
Initial Source:	
Priority Code:	4
Archive Lot:	
Archive Box:	
Date Added:	03/21/1996 00:00:00
Last Update:	04/11/2007 08:22:55
Staff ID Last Update:	RSUCHAN
Rep Phone:	
Rep Name:	
MPCA Involvement:	
Report Taken by Duty Officer:	
Public Safety Spill ID:	
Duty Officer Report Number:	
Response:	
--	--

Spill Released Product

--	--
Spill Incident Accuracy ID:	70833
Spill Product:	Motor/Lube Oil;Trans/Eng Fluid
Spill Quantity Units:	Gallons
Spill Incident Accuracy:	Known
Spill Released Quantity:	0
Date Added:	03/21/1996 00:00:00
Last Update:	05/04/2002 06:58:42
Staff ID Last Update:	TANKS
--	--

Site: ***Unknown abandoned waste***
Highway 10 near Anoka Voc-tech Anoka MN

SPILLS

Program Int ID:	186395	***TMSP Added:***	10/28/1998 10:08:19
Site ID:	0	***TMSP Update:***	02/11/2009 11:13:05
Interest Type:	Spill Site	***Prgm Int Source:***	TALES
Preferred ID:	29299	***Address Source:***	TALES
Interest Start:	10/28/1998 10:08:19	***Interest Phone:***	
Interest End:		***Township:***	
Active?:		***County:***	Anoka
Comments:	ABANDONED WASTE. PRODUCTS: STYRENE,POLYMER, PEROXIDES,RESINS, ETC\n\n 34 5 GALLON AND 1 GALLON CONTAINERS		

Spill Site

--	--
Spill Site Closure Date:	06/30/2000 00:00:00
Report Taken by:	3297
MPCA Project Manager:	3297
Spill Reported by:	LELAND OWENS, DNR-OFFICE
Spill Date:	10/26/1998 00:00:00
Spill Report Date:	10/26/1998 00:00:00
Initial Cause:	DISPOSAL/ABANDONMENT
Initial Source:	Barrels/Containers
Priority Code:	2
Archive Lot:	
Archive Box:	
Date Added:	10/28/1998 10:08:19
Last Update:	04/11/2007 08:23:02
Staff ID Last Update:	RSUCHAN

Rep Phone:
Rep Name:
MPCA Involvement:
Report Taken by Duty Officer:
Public Safety Spill ID:
Duty Officer Report Number:
Response:
-- --
Spill Action
-- --
Spill Action ID: 50416
Spill Action: File Established Followup Done
Spill Action Person:
Date Added: 10/28/1998 10:08:19
Last Update: 05/04/2002 07:29:55
Staff ID Last Update: TANKS
-- --
Spill Incident Affected
-- --
Spill Incident Affected ID: 59533
Spill Incident Affected: Not Applicable
Date Added: 10/28/1998 10:08:19
Last Update: 05/04/2002 07:29:55
Staff ID Last Update: TANKS
-- --
Spill Released Product
-- --
Spill Incident Accuracy ID: 80183
Spill Product: Unknown
Spill Quantity Units: Barrels
Spill Incident Accuracy: Known
Spill Released Quantity: 34
Date Added: 10/28/1998 10:08:19
Last Update: 05/04/2002 07:29:55
Staff ID Last Update: TANKS
-- --

Site: ***Discovery Contamination - Mississippi Trail***
SE of Rivliyn Avenue NW & Hwy 10 Anoka MN

SPILLS

Program Int ID: 70370045
Site ID: 0
Interest Type: Spill Site
Preferred ID: 91310
Interest Start: 09/25/2014 11:24:24
Interest End:
Active?:
TMSP Added: 09/25/2014 11:24:24
TMSP Update: 09/25/2014 11:24:24
Prgm Int Source: TALES
Address Source: TALES
Interest Phone:
Township:
County: Anoka
Comments: Caller reporting Wenck Associates was excavating for construction project when they came across some contaminated soil, looks like an old dump site, industrial to the east, residential further south. GPS coordinates are lattitude 45.21564, longitude -93.42344, this is close to the Mississippi River.Lab results came back with SVOC's: BAP 42 mg/kg, DRO 1500 mg/kg, PID 2.4 PPM. The native soil is silty sand, groundwater at 8-10 feet, Site water source is municipal, no free product or stained soils, 1000' cubic yards of soil has been removed and stockpiled onsite on poly and covering with poly. Caller would like to get in contact with MPCA as soon as possible.

Spill Site
-- --
Spill Site Closure Date: 09/25/2014 00:00:00
Report Taken by: 3414
MPCA Project Manager: 3414
Spill Reported by: Adam Zobel
Spill Date: 09/22/2014 00:00:00
Spill Report Date: 09/23/2014 14:13:48
Initial Cause:
Initial Source: Unknown
Priority Code:
Archive Lot:
Archive Box:
Date Added: 09/25/2014 11:24:24
Last Update: 09/25/2014 11:24:24

Staff ID Last Update: JSTOCKI
Rep Phone: 7634795145
Rep Name: Adam Zobel
MPCA Involvement: None
Report Taken by Duty Officer:
Public Safety Spill ID: 42461
Duty Officer Report Number: 145205
Response:
-- --
Spill Incident Affected
-- --
Spill Incident Affected ID: 238119
Spill Incident Affected: Soil
Date Added: 09/25/2014 11:24:24
Last Update: 09/25/2014 11:24:24
Staff ID Last Update: JSTOCKI
-- --
Spill Released Product
-- --
Spill Incident Accuracy ID: 238119
Spill Product: Other (Described In Remarks)
Spill Quantity Units: Not Applicable
Spill Incident Accuracy: Unknown
Spill Released Quantity:
Date Added: 09/25/2014 11:24:24
Last Update: 09/25/2014 11:24:24
Staff ID Last Update: JSTOCKI
-- --

Site: ***NOONS RV CENTER***
W Hwy 10 Ramsey MN

SPILLS

Program Int ID: 170579
Site ID: 0
Interest Type: Spill Site
Preferred ID: 8833
Interest Start: 03/21/1996 00:00:00
Interest End:
Active?:
Comments:

TMSP Added: 03/21/1996 00:00:00
TMSP Update: 05/04/2002 06:40:21
Prgm Int Source: TALES
Address Source: TALES
Interest Phone:
Township:
County: Anoka

Spill Site
-- --
Spill Site Closure Date: 01/01/1996 00:00:00
Report Taken by: 3297
MPCA Project Manager: 3297
Spill Reported by: ANONYMOUS
Spill Date:
Spill Report Date: 09/11/1989 00:00:00
Initial Cause: DUMPING
Initial Source:
Priority Code: 4
Archive Lot:
Archive Box:
Date Added: 03/21/1996 00:00:00
Last Update: 04/11/2007 08:22:51
Staff ID Last Update: RSUCHAN
Rep Phone:
Rep Name:
MPCA Involvement:
Report Taken by Duty Officer:
Public Safety Spill ID:
Duty Officer Report Number:
Response:
-- --
Spill Released Product
-- --
Spill Incident Accuracy ID: 65345
Spill Product: Petroleum, Unspecified
Spill Quantity Units: Unknown

Spill Incident Accuracy:	Unknown
Spill Released Quantity:	0
Date Added:	03/21/1996 00:00:00
Last Update:	05/04/2002 06:40:21
Staff ID Last Update:	TANKS
--	--

Site: ***Sanchez Enterprises Inc***
7127 Azurite Ramsey MN 55303

UST

Prog Int ID:	200412	***Address Source:***	CORE
Site ID:	214137	***Township Name:***	Oak Grove
Interest Type Cd:	TS	***State County Code:***	2
Interest Type Dsc:	Tank Site	***County Name:***	Anoka
ADDR ID:	199093	***Country:***	USA
Tank Site:	11463	***Lat/Long ID:***	156833
Interest Phone:	NO CORE PI PH.	***Lat Degrees:***	45
Interest Start Dt:	07/23/1992 19:11:05	***Lat Minutes:***	17
Interest End Dt:	08/28/2006 09:20:28	***Lat Seconds:***	20.48
Active?:	No	***Long Degrees:***	-93
Timestamp Added:	08/28/2006 09:20:28	***Long Minutes:***	25
Timestamp Updt:	11/10/2014 08:17:05	***Long Seconds:***	25.1
Staff ID Updt:	RGAGLE	***Lat/Long Source:***	CORE
Pgm Int Source:	CORE	***Lat/Long Site ID:***	214137
Coord Src Type:		***Lat/Long Spatial ID:***	51370730
Coord Src Desc:		***Collection Date:***	04/19/2010 17:54:46
Org Name Source:		***FIPS County Cd1:***	003
Foreign State:		***Map Scale Code:***	
Foreign Zone:			

Addr Timestmp Add:	08/28/2006 09:19:35
Addr Timestamp Lst Updt:	11/04/2008 21:13:53
Addr Updater Staff ID:	SYSTEM
Lat/Long Timestamp Added:	03/22/2010 18:26:21
Lat/Long Tmstmp Last Upd:	04/19/2010 19:06:27
Lat/Long Updater Staff ID:	MAPT_NC
Lat/Long Desc:	
Coord Coll Method Desc:	Zip Code Centroid
Coord Coll Method Code:	Z1
Comments:	

Tank Information

--	--
MPCA Tank Number:	301
Tank Type:	This is a below ground storage tank.
Tank Status:	The tank has been removed.
Piping Cathodic Protection:	The piping has no cathodic protection.
Tank Cath Prot:	The tank has no cathodic protection.
Stored Product:	Fuel Oil
Client Tank Number:	301
AST Base Material:	
Piping Material:	
Second Containment Tank:	
Second Containment Pipe:	
Tank Const Material:	The tank is made of bare/paint/asph coat steel.
Tank Dispenser Type:	The tank has a suction type dispenser.
Tank Storage Capacity:	3000
Tank Registration Date:	11/12/1987 00:00:00
Unreg Tank Reported Date:	
Compartmental Tank:	
Heating Product:	Y
HW Generator ID:	
Product Release Date:	
Sludge Disposal Facility:	
Comments:	
Compliant:	Y
Serial Number:	
Tank Dual Use:	No
Tank Reg Status:	State tank regulation
--	--

UST Information

-- --
Spill Containment:
Overfill Protection None:
Overfill Protection Ballfloat:
Overfill Protection Autoshut:
Overfill Protection Type Unk:
Overfill Protection No Info: Yes
Overfill Protection Alarm:
RD Daily Stick: No
RD Tightness Test: No
RD Manual Gauging: No
RD Auto Gauging: No
RD Soil Vapor Monitor: No
RD GW Monitor: No
Interstit Monitor: No
RD SIR Approve Date:
RD SIR Vendor Number: 0
RD SIR Report Date:
RD Other: No
RD Other Desc:
PRD Auto Ln Leak Detection: No
PRD Annual Tightness Test: No
PRD Vapor Monitor: No
PRD GW Monitor: No
PRD Interstit Monitor: No
PRD Three Year Tightness: No
PRD Euro Suct: Yes
PRD SIR Approve Date:
PRD SIR Vendor Number: 0
PRD SIR Report Date:
PRD Other: No
Manual:
Overfill Protection Manual:
SIR Tank Leak Detection:
SIR Pipe Leak Detection:
PRD Other Desc:
Date Added: 10/18/1999 09:32:30
Last Update: 05/23/2003 09:21:35
Staff ID Last Update: SYS
NSTD Compliant:
Stage1 Vapor Installed: U
Stage1 Vapor Used: U
CP Next Test Date:
CP Survey Passed:
-- --
Compartments
-- --
Compartment Number: 1
Stored Product: FUEL OIL
Compartment Capacity: 3000
Heating: U
Other Desc:
-- --
Action
-- --
Tank Action ID: 293697
Tank Action: Install Tank
Contractor Number:
Supervisor Number:
Action Date: 01/01/1900 00:00:00
Corrosion Expert Name:
Lab:
-- --
Tank Action ID: 253754
Tank Action: Remove Tank
Contractor Number:
Supervisor Number:
Action Date: 09/02/1989 00:00:00
Corrosion Expert Name:
Lab: N
-- --

Tank Information

--	--
MPCA Tank Number:	303
Tank Type:	This is a below ground storage tank.
Tank Status:	The tank has been removed.
Piping Cathodic Protection:	The piping has no cathodic protection.
Tank Cath Prot:	The tank has no cathodic protection.
Stored Product:	Diesel
Client Tank Number:	303
AST Base Material:	
Piping Material:	
Second Containment Tank:	
Second Containment Pipe:	
Tank Const Material:	The tank is made of bare/paint/asph coat steel.
Tank Dispenser Type:	The tank has a suction type dispenser.
Tank Storage Capacity:	10000
Tank Registration Date:	11/12/1987 00:00:00
Unreg Tank Reported Date:	
Compartmental Tank:	
Heating Product:	U
HW Generator ID:	
Product Release Date:	
Sludge Disposal Facility:	
Comments:	
Compliant:	N
Serial Number:	
Tank Dual Use:	No
Tank Reg Status:	Federal+State tank regulation
--	--

UST Information

--	--
Spill Containment:	
Overfill Protection None:	
Overfill Protection Ballfloat:	
Overfill Protection Autoshut:	
Overfill Protection Type Unk:	
Overfill Protection No Info:	Yes
Overfill Protection Alarm:	
RD Daily Stick:	No
RD Tightness Test:	No
RD Manual Gauging:	No
RD Auto Gauging:	No
RD Soil Vapor Monitor:	No
RD GW Monitor:	No
Interstit Monitor:	No
RD SIR Approve Date:	
RD SIR Vendor Number:	0
RD SIR Report Date:	
RD Other:	No
RD Other Desc:	
PRD Auto Ln Leak Detection:	No
PRD Annual Tightness Test:	No
PRD Vapor Monitor:	No
PRD GW Monitor:	No
PRD Interstit Monitor:	No
PRD Three Year Tightness:	No
PRD Euro Suct:	Yes
PRD SIR Approve Date:	
PRD SIR Vendor Number:	0
PRD SIR Report Date:	
PRD Other:	No
Manual:	
Overfill Protection Manual:	
SIR Tank Leak Detection:	
SIR Pipe Leak Detection:	
PRD Other Desc:	
Date Added:	10/18/1999 09:32:30
Last Update:	05/23/2003 09:21:35
Staff ID Last Update:	SYS
NSTD Compliant:	
Stage1 Vapor Installed:	U

Stage1 Vapor Used: U
CP Next Test Date:
CP Survey Passed:
-- --
Compartments
-- --
Compartment Number: 1
Stored Product: DIESEL
Compartment Capacity: 10000
Heating: U
Other Desc:
-- --
Action
-- --
Tank Action ID: 261121
Tank Action: Remove Tank
Contractor Number:
Supervisor Number:
Action Date: 09/02/1989 00:00:00
Corrosion Expert Name:
Lab: N
-- --
Tank Action ID: 306919
Tank Action: Install Tank
Contractor Number:
Supervisor Number:
Action Date: 01/01/1900 00:00:00
Corrosion Expert Name:
Lab:
-- --
Tank Information
-- --
MPCA Tank Number: 302
Tank Type: This is a below ground storage tank.
Tank Status: The tank has been removed.
Piping Cathodic Protection: The piping has no cathodic protection.
Tank Cath Prot: The tank has no cathodic protection.
Stored Product: Gasoline
Client Tank Number: 302
AST Base Material:
Piping Material:
Second Containment Tank:
Second Containment Pipe:
Tank Const Material: The tank is made of bare/paint/asph coat steel.
Tank Dispenser Type: The tank has a suction type dispenser.
Tank Storage Capacity: 3000
Tank Registration Date: 11/12/1987 00:00:00
Unreg Tank Reported Date:
Compartmental Tank:
Heating Product: U
HW Generator ID:
Product Release Date:
Sludge Disposal Facility:
Comments:
Compliant: N
Serial Number:
Tank Dual Use: No
Tank Reg Status: Federal+State tank regulation
-- --
UST Information
-- --
Spill Containment:
Overfill Protection None:
Overfill Protection Ballfloat:
Overfill Protection Autoshut:
Overfill Protection Type Unk:
Overfill Protection No Info: Yes
Overfill Protection Alarm:
RD Daily Stick: No
RD Tightness Test: No
RD Manual Gauging: No

RD Auto Gauging: No
RD Soil Vapor Monitor: No
RD GW Monitor: No
Interstit Monitor: No
RD SIR Approve Date:
RD SIR Vendor Number: 0
RD SIR Report Date:
RD Other: No
RD Other Desc:
PRD Auto Ln Leak Detection: No
PRD Annual Tightness Test: No
PRD Vapor Monitor: No
PRD GW Monitor: No
PRD Interstit Monitor: No
PRD Three Year Tightness: No
PRD Euro Suct: Yes
PRD SIR Approve Date:
PRD SIR Vendor Number: 0
PRD SIR Report Date:
PRD Other: No
Manual:
Overfill Protection Manual:
SIR Tank Leak Detection:
SIR Pipe Leak Detection:
PRD Other Desc:
Date Added: 10/18/1999 09:32:30
Last Update: 05/23/2003 09:21:35
Staff ID Last Update: SYS
NSTD Compliant:
Stage1 Vapor Installed: U
Stage1 Vapor Used: U
CP Next Test Date:
CP Survey Passed:
-- --
Compartments
-- --
Compartment Number: 1
Stored Product: GASOLINE
Compartment Capacity: 3000
Heating: U
Other Desc:
-- --
Action
-- --
Tank Action ID: 280495
Tank Action: Install Tank
Contractor Number:
Supervisor Number:
Action Date: 01/01/1900 00:00:00
Corrosion Expert Name:
Lab:
-- --
Tank Action ID: 245459
Tank Action: Remove Tank
Contractor Number:
Supervisor Number:
Action Date: 09/02/1989 00:00:00
Corrosion Expert Name:
Lab: N
-- --
Tabsite
-- --
Facility: Mail/Office Bldg/Park Lot
Above or Underground: Under Ground
Indian Reservation: N
UST Registration Date: 11/12/1987 00:00:00
AST Registration Date:
Max Monthly Gallons:
Vapor Recovery Installed: U
Vapor Notification Required: U
-- --

Site: ***Waste Management Site***
14280, 14605, 14805 Sunfish Lake Blvd Parcels L, K, M (no address) Ramsey MN 55303

VIC

Site ID:	VP15160	***Created By:***	Pjensen
Core Prgm Int ID:	336989	***Created Date:***	11/15/2001
Link ID:	5584	***Last Update:***	8/14/2007
Active:	FALSE	***Alphsort:***	
Site Type:	Other	***City:***	638
MPCA region:	Metro	***County:***	2
HRS Score:		***Legal District:***	48B
NPL:	FALSE	***PLS Method:***	M
PLP:	FALSE	***Pls Scal:***	A
District:	Metro	***Township:***	32
Pgm Ref From:		***Range:***	25
Pgmint:	VIC	***Range E W:***	w
Cleanup Cost:		***Section:***	26
Reservation:	FALSE	***Qtr 160:***	
Reservation Name:		***Qtr 40:***	
MPCA Wells:	FALSE	***Qtr 10:***	
Federal Facility:	FALSE	***Qtr 2 5:***	
Primary Fund:		***Quad:***	
EPA ID:		***NAD No:***	83
MPCA ID:		***Coordpt Desc:***	
Methcol:		***Coordsrc Type:***	
Coldate:		***Coordsrc Org:***	
Coldat Equal:		***Mpcapgmac:***	
Basin Code:		***Mapscale:***	
Major Wtrshed:		***Verif Meth:***	
Minor Wtrshed:		***Horiz Ref:***	
File Location:	Archival Storage	***Utm Source:***	U
VIC App GIS:	FALSE	***Utm Method:***	M1
PBP:	FALSE	***Utm Scale:***	A
Wl Risk:		***Utm Accuracy:***	
Wl Loe:		***Utm East:***	466298.72
Wl Mult:		***Utm North:***	5009398
County Name:	Anoka	***Utm Zone:***	15
Pay Complete:	FALSE	***Pls Meth 2:***	
Site size:	100	***Pls Scal 2:***	
Congression Dist:	6	***Township 2:***	
Enf Lead Agency:	MPCA	***Range 2:***	
Feddef Pilot:	FALSE	***Rge E W 2:***	
Site Class A:	FALSE	***Section 2:***	
Site Class B:	FALSE	***Qtr 160 2:***	
Site Class C:	FALSE	***Qtr 40 2:***	
Site Class D:	FALSE	***Qtr 10 2:***	
Fundfin:	FALSE	***Qtr 2 5 2:***	
Natresdmg:	FALSE	***Quad 2:***	

Physical Location: immediately south and east of closed Anoka Regional Landfill. VIC site includes parcels on both sides of SunFish Lake Blvd, approx 0.5 miles north of Industry Drive.
Address 2: Parcels L, K, M (no address)
Address 1: 14280, 14605, 14805 Sunfish Lake Blvd

NOTE:

City of Ramsey purchased the Site from Waste Management to develop the Sunfish Lake Business Park. Site is directly south (downgradient) of the closed Anoka Regional Landfill. Numerous parcels within the business park subsequently entered the VIC program for NADs.

Contaminant Information

--	--
Contaminant ID:	75-01-4
Contaminant:	Vinyl chloride; (chloroethene)
Media ID:	4
Media Type:	Ground Water
Cleanup Level:	0.2
Units:	ug/L
Cleanup Level Basis:	HRL (Health Risk Limit)
Maximum Residual Contamination:	7
Record ID:	11348

Last Update: 3/19/2002
-- --
Contaminant Information
-- --
Contaminant ID: 107-06-2
Contaminant: 1,2-Dichloroethane
Media ID: 4
Media Type: Ground Water
Cleanup Level: 4
Units: ug/L
Cleanup Level Basis: HRL (Health Risk Limit)
Maximum Residual Contamination: 29
Record ID: 11349
Last Update: 3/19/2002
-- --
Contaminant Information
-- --
Contaminant ID: 75-00-3
Contaminant: Chloroethane
Media ID: 4
Media Type: Ground Water
Cleanup Level:
Units: ug/L
Cleanup Level Basis:
Maximum Residual Contamination: 7.3
Record ID: 11350
Last Update: 3/19/2002
-- --
Contaminant Information
-- --
Contaminant ID: 75-71-8
Contaminant: Dichlorodifluoromethane
Media ID: 4
Media Type: Ground Water
Cleanup Level: 1000
Units: ug/L
Cleanup Level Basis: HRL (Health Risk Limit)
Maximum Residual Contamination: 4.5
Record ID: 11351
Last Update: 3/19/2002
-- --
Contaminant Information
-- --
Contaminant ID: 75-34-3
Contaminant: 1,1-Dichloroethane
Media ID: 4
Media Type: Ground Water
Cleanup Level: 70
Units: ug/L
Cleanup Level Basis: HRL (Health Risk Limit)
Maximum Residual Contamination: 7.5
Record ID: 11352
Last Update: 3/19/2002
-- --
Contaminant Information
-- --
Contaminant ID: 156-59-2
Contaminant: 1,2-Dichloroethylene (cis-)
Media ID: 4
Media Type: Ground Water
Cleanup Level: 70
Units: ug/L
Cleanup Level Basis: HRL (Health Risk Limit)
Maximum Residual Contamination: 5.6
Record ID: 11353
Last Update: 3/19/2002

--	--
Contaminant Information	
--	--
Contaminant ID:	156-60-5
Contaminant:	1,2-Dichloroethylene (trans-)
Media ID:	4
Media Type:	Ground Water
Cleanup Level:	100
Units:	ug/L
Cleanup Level Basis:	HRL (Health Risk Limit)
Maximum Residual Contamination:	0.2
Record ID:	11354
Last Update:	3/19/2002
--	--
Contaminant Information	
--	--
Contaminant ID:	75-43-4
Contaminant:	Dichlorofluoromethane
Media ID:	4
Media Type:	Ground Water
Cleanup Level:	
Units:	ug/L
Cleanup Level Basis:	
Maximum Residual Contamination:	23
Record ID:	11355
Last Update:	3/19/2002
--	--
Contaminant Information	
--	--
Contaminant ID:	78-87-5
Contaminant:	1,2-Dichloropropane
Media ID:	4
Media Type:	Ground Water
Cleanup Level:	5
Units:	ug/L
Cleanup Level Basis:	HRL (Health Risk Limit)
Maximum Residual Contamination:	0.7
Record ID:	11356
Last Update:	3/19/2002
--	--
Contaminant Information	
--	--
Contaminant ID:	60-29-7
Contaminant:	Ethyl ether
Media ID:	4
Media Type:	Ground Water
Cleanup Level:	1000
Units:	ug/L
Cleanup Level Basis:	HRL (Health Risk Limit)
Maximum Residual Contamination:	42
Record ID:	11357
Last Update:	3/19/2002
--	--
Contaminant Information	
--	--
Contaminant ID:	127-18-4
Contaminant:	Tetrachloroethylene; (Perchloroethylene)
Media ID:	4
Media Type:	Ground Water
Cleanup Level:	7
Units:	ug/L
Cleanup Level Basis:	HRL (Health Risk Limit)
Maximum Residual Contamination:	2
Record ID:	11358
Last Update:	3/19/2002
--	--

Contaminant Information	
--	--
Contaminant ID:	79-01-6
Contaminant:	Trichloroethylene; (TCE)
Media ID:	4
Media Type:	Ground Water
Cleanup Level:	30
Units:	ug/L
Cleanup Level Basis:	HRL (Health Risk Limit)
Maximum Residual Contamination:	1.2
Record ID:	11359
Last Update:	3/19/2002
--	--
Impacts Response Actions	
--	--
Number of GW Receptors:	
Ecological Receptors Present:	FALSE
Type of Ecological Receptors:	
Acres of Contaminated Soil:	
Volume of Contaminated Soil:	
Acres of Surface Water Impacted:	
Acres of Wetland Impacted:	
Acres of Sediment Impacted:	
Ground Water Plume Area(acres):	
Was Cleanup Conducted?:	FALSE
Acres of Contaminated Soil Remediated at Site:	
Volume of Soil Cleaned at Site:	
Number of Municipal Wells Contaminated:	
Number of Domestic Wells Contaminated:	
Number of Surface Water Intakes Contaminated:	
Number of Drums Removed from Site:	
Year Soil Remediated:	
Acres of Soil with Restricted Access:	
Year Institutional Control Remedy Completed:	
Year GW Remedy Completed:	
Year GW IC Completed:	
Acres of Wetland or Sediment Remediated:	
Public Financing?:	FALSE
Assurance Help?:	FALSE
Land Use Classification at Site:	
Land Use In Vicinty Of Site:	
Deed Notification Present on Site?:	FALSE
Restrictive Covenant Present?:	FALSE
Is Ground Water Pump & Treat Being Used at Site?:	FALSE
Environmental Covenant Present?:	FALSE
Restrictive Covenant Basis/Desc:	
Miscellaneous Comments:	
Quaternary Perched:	FALSE
Quaternary Water Table:	FALSE
Quaternary Confined:	FALSE
Cretaceous:	FALSE
Plattville:	FALSE
St. Peter:	FALSE
Prairie Du Chien:	FALSE
Jordan:	FALSE
Ironton/Galesville:	FALSE
Mt Simon - Hinckley:	FALSE
Precambrian, Undifferentiated:	FALSE
Other or Unknown Aquifer:	FALSE

Date Site Info Last Updated: 8/18/2015 12:45:24 PM
Date Institutional Control Info Last Updated:
Location where the IC was filed:
Surface Water Classification (Primary):
Surface Water Classification (Secondary):
Comments Related to Surface Water:
-- --
Site Event Log
-- --
Event ID: 41
Event: VIC Program Participation Dates (Start/End)
Additional Info: None Entered
Start Date: 11/15/01
End Date: 07/26/02
Planned Start Date:
Planned End Date:
Last Update: 11/16/2001
Record No: 12595
-- --
Site Event Log
-- --
Event ID: 45
Event: No Association Determination Issued
Additional Info: to City - for roads/utilities
Start Date:
End Date: 03/15/02
Planned Start Date:
Planned End Date:
Last Update: 3/15/2002
Record No: 13501
-- --
Site Event Log
-- --
Event ID: 46
Event: Retroactive No Association Determination Issued
Additional Info: to City for purchase, ownership, and easement
Start Date:
End Date: 03/21/02
Planned Start Date:
Planned End Date:
Last Update: 3/22/2002
Record No: 13582
-- --
Site Event Log
-- --
Event ID: 74
Event: Phase I Investigation
Additional Info: Blocks K, L, and M
Start Date:
End Date: 06/21/01
Planned Start Date:
Planned End Date:
Last Update: 3/21/2002
Record No: 13583
-- --
Site Event Log
-- --
Event ID: 74
Event: Phase I Investigation
Additional Info: 14280 Sunfish Lake Blvd.
Start Date:
End Date: 06/21/01
Planned Start Date:
Planned End Date:
Last Update: 3/21/2002
Record No: 13584
-- --

Site Event Log
-- --
Event ID: 74
Event: Phase I Investigation
Additional Info: 14605 Sunfish Lake Blvd.
Start Date:
End Date: 06/21/01
Planned Start Date:
Planned End Date:
Last Update: 3/21/2002
Record No: 13585
-- --
Site Event Log
-- --
Event ID: 74
Event: Phase I Investigation
Additional Info: 14805 Sunfish Lake Blvd.
Start Date:
End Date: 06/21/01
Planned Start Date:
Planned End Date:
Last Update: 3/21/2002
Record No: 13586
-- --
Site Event Log
-- --
Event ID: 74
Event: Phase I Investigation
Additional Info: update, for entire site
Start Date:
End Date: 11/13/01
Planned Start Date:
Planned End Date:
Last Update: 3/21/2002
Record No: 13587
-- --
Site Event Log
-- --
Event ID: 44
Event: Off-Site Source Determination Issued
Additional Info: for gw plume from Anoka SLF
Start Date:
End Date: 04/19/02
Planned Start Date:
Planned End Date:
Last Update: 3/1/2004
Record No: 18197
-- --
Contact Information
-- --
Contact Last Name: Hadiaris
Contact First Name: Amy
Contact Middle Name: K.
Contact Type: TA
Invoiced Party: FALSE
Contact Name: MPCA
Contact Address Street: 520 Lafayette Rd N
Contact Address Street2:
Contact City: St. Paul
Contact State: MN
Contact Zip: 551554194
Province:
Country:
Postal Code:
Contact Phone: (651) 757-8947
Contact Phone Extension:
Contact Fax: 651-296-9707
Contact Cell:
Contact Mail: amy.hadiaris@state.mn.us
Last Update: 11/16/01
REC ID: 9570

REC ID Archive: 13771
Contact Add Info:
Staff ID Number: 222
Org ID: 0
Org NAme:
Org Type:
Person ID: 0
MPCA Org ID: 1715
Org Check:
Person. Check:
-- --
Contact Information
-- --
Contact Last Name: Stahnke
Contact First Name: Gerald
Contact Middle Name:
Contact Type: FPL
Invoiced Party: FALSE
Contact Name: MPCA
Contact Address Street: 520 Lafayette Rd N
Contact Address Street2:
Contact City: St. Paul
Contact State: MN
Contact Zip: 551554194
Province:
Country:
Postal Code:
Contact Phone: (651) 757-1459
Contact Phone Extension:
Contact Fax:
Contact Cell:
Contact Mail:
Last Update: 11/16/01
REC ID: 9571
REC ID Archive: 13772
Contact Add Info:
Staff ID Number: 3408
Org ID: 0
Org NAme:
Org Type:
Person ID: 0
MPCA Org ID: 1715
Org Check:
Person. Check:
-- --
Contact Information
-- --
Contact Last Name: Norman
Contact First Name: James
Contact Middle Name:
Contact Type: VOL
Invoiced Party: TRUE
Contact Name: Ramsey city of
Contact Address Street: 15153 Nowthen Blvd NW
Contact Address Street2:
Contact City: Ramsey
Contact State: MN
Contact Zip: 55303
Province:
Country:
Postal Code:
Contact Phone: (763) 427-1410
Contact Phone Extension:
Contact Fax: (763) 427-5543
Contact Cell:
Contact Mail:
Last Update: 11/16/01
REC ID: 9572
REC ID Archive: 13773
Contact Add Info:
Staff ID Number: 0

Org ID: -1262
Org NAme: Ramsey city of
Org Type: 200
Person ID: -13969
MPCA Org ID:
Org Check:
Person. Check:
-- --
Contact Information
-- --
Contact Last Name: Vice President of Real Estate
Contact First Name:
Contact Middle Name:
Contact Type: OWN
Invoiced Party: FALSE
Contact Name: Waste Management of MN, Inc.
Contact Address Street: 720 East Butterfield Road
Contact Address Street2:
Contact City: Lombard
Contact State: IL
Contact Zip: 60148
Province:
Country:
Postal Code:
Contact Phone: (630) 572-6524
Contact Phone Extension:
Contact Fax: (630) 268-9521
Contact Cell:
Contact Mail:
Last Update: 11/16/01
REC ID: 9573
REC ID Archive: 13774
Contact Add Info:
Staff ID Number: 0
Org ID: -5704
Org NAme: Waste Management of MN Inc
Org Type: 100
Person ID: 0
MPCA Org ID:
Org Check:
Person. Check:
-- --
Contact Information
-- --
Contact Last Name: Whittington
Contact First Name: Mike
Contact Middle Name:
Contact Type: CON
Invoiced Party: FALSE
Contact Name: ProSource Technologies, Inc.
Contact Address Street: 277 Coon Rapids Boulevard #304
Contact Address Street2:
Contact City: Coon Rapids
Contact State: MN
Contact Zip: 55433
Province:
Country:
Postal Code:
Contact Phone: (763) 786-1445
Contact Phone Extension:
Contact Fax: (763) 786-1030
Contact Cell:
Contact Mail:
Last Update: 11/16/01
REC ID: 9574
REC ID Archive: 13775
Contact Add Info:
Staff ID Number: 0
Org ID: -1259
Org NAme: ProSource Technologies Inc
Org Type: 100

Person ID:	-16496
MPCA Org ID:	
Org Check:	
Person. Check:	
--	--
Contact Information	
--	--
Contact Last Name:	Goodrich
Contact First Name:	Bill
Contact Middle Name:	
Contact Type:	LEC
Invoiced Party:	FALSE
Contact Name:	Randall, Dean & Goodrich
Contact Address Street:	2140 4th Avenue North
Contact Address Street2:	
Contact City:	Anoka
Contact State:	MN
Contact Zip:	55303
Province:	
Country:	
Postal Code:	
Contact Phone:	(763) 421-5424
Contact Phone Extension:	
Contact Fax:	(763) 421-4213
Contact Cell:	
Contact Mail:	
Last Update:	11/16/01
REC ID:	9575
REC ID Archive:	13776
Contact Add Info:	
Staff ID Number:	0
Org ID:	-5705
Org NAme:	Randall Dean & Goodrich
Org Type:	100
Person ID:	-11410
MPCA Org ID:	
Org Check:	
Person. Check:	
--	--

Site: ***Sanchez Enterprises Inc***
7127 Azurite (null) Ramsey MN 55303

WIMN

Site ID:	214137	***Industrial Classif:***	(null)
Watershed Name:	Rum River	***County Name:***	Anoka
Latitude:	45.289024	***Coodinate Method:***	Zip Code Centroid
Longitude:	-93.423639		

--- Details ---

Activity ID:	11463	***Activity Type Name:***	Tank Site
Active:	No	***Activ Sub Type N:***	(null)
Program Name:	Tanks & Leaks	***Legislative District:***	35A
HUC 8:	7010207		

Appendix: Database Descriptions

Environmental Risk Information Services (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. ERIS updates databases as set out in ASTM Standard E1527-13, Section 8.1.8 Sources of Standard Source Information:

"Government information from nongovernmental sources may be considered current if the source updates the information at least every 90 days, or, for information that is updated less frequently than quarterly by the government agency, within 90 days of the date the government agency makes the information available to the public."

Standard Environmental Record Sources

Federal

National Priority List: NPL

National Priorities List (Superfund)-NPL: EPA's (United States Environmental Protection Agency) list of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. The NPL, which EPA is required to update at least once a year, is based primarily on the score a site receives from EPA's Hazard Ranking System. A site must be on the NPL to receive money from the Superfund Trust Fund for remedial action.

Government Publication Date: Jun 27, 2016

National Priority List - Proposed: PROPOSED NPL

Includes sites proposed (by the EPA, the state, or concerned citizens) for addition to the NPL due to contamination by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment.

Government Publication Date: Jun 27, 2016

Deleted NPL: DELETED NPL

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Government Publication Date: Jun 27, 2016

SEMS List 8R Active Site Inventory: SEMS

The Superfund Program has deployed the Superfund Enterprise Management System (SEMS), which integrates multiple legacy systems into a comprehensive tracking and reporting tool. This inventory contains active sites evaluated by the Superfund program that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The Active Site Inventory Report displays site and location information at active SEMS sites. An active site is one at which site assessment, removal, remedial, enforcement, cost recovery, or oversight activities are being planned or conducted.

Government Publication Date: Aug 5, 2016

SEMS List 8R Archive Sites: SEMS ARCHIVE

The Superfund Enterprise Management System (SEMS) Archived Site Inventory displays site and location information at sites archived from SEMS. An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time.

Government Publication Date: Aug 5, 2016

Comprehensive Environmental Response, Compensation and Liability Information System - CERCLIS: CERCLIS

Superfund is a program administered by the United States Environmental Protection Agency (EPA) to locate, investigate, and clean up the worst hazardous waste sites throughout the United States. CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The EPA administers the Superfund program in cooperation with individual states and tribal governments; this database is made available by the EPA.

Government Publication Date: Oct 25, 2013

CERCLIS - No Further Remedial Action Planned: CERCLIS NFRAP

An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. The Archive designation means that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Government Publication Date: Oct 25, 2013

CERCLIS Liens: CERCLIS LIENS

A Federal Superfund lien exists at any property where EPA has incurred Superfund costs to address contamination ("Superfund site") and has provided notice of liability to the property owner. A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Jan 30, 2014

RCRA CORRACTS-Corrective Action: RCRA CORRACTS

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. At these sites, the Corrective Action Program ensures that cleanups occur. EPA and state regulators work with facilities and communities to design remedies based on the contamination, geology, and anticipated use unique to each site.

Government Publication Date: Sep 6, 2016

RCRA non-CORRACTS TSD Facilities: RCRA TSD

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. This database includes Non-Corrective Action sites listed as treatment, storage and/or disposal facilities of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

Government Publication Date: Sep 6, 2016

RCRA Generator List: RCRA LQG

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Large Quantity Generators (LQGs) generate 1,000 kilograms per month or more of hazardous waste or more than one kilogram per month of acutely hazardous waste.

Government Publication Date: Sep 6, 2016

RCRA Small Quantity Generators List: RCRA SQG

RCRA Info is the EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Small Quantity Generators (SQGs) generate more than 100 kilograms, but less than 1,000 kilograms, of hazardous waste per month.

Government Publication Date: Sep 6, 2016

RCRA Conditionally Exempt Small Quantity Generators List: RCRA CESQG

RCRA Info is the EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Conditionally Exempt Small Quantity Generators (CESQG) generate 100 kilograms or less per month of hazardous waste or one kilogram or less per month of acutely hazardous waste.

Government Publication Date: Sep 6, 2016

RCRA Non-Generators: RCRA NON GEN

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Non-Generators do not presently generate hazardous waste.

Government Publication Date: Sep 6, 2016

Federal Engineering Controls-ECs: FED ENG

Engineering controls (ECs) encompass a variety of engineered and constructed physical barriers (e.g., soil capping, sub-surface venting systems, mitigation barriers, fences) to contain and/or prevent exposure to contamination on a property. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Jul 30, 2014

Federal Institutional Controls- ICs: FED INST

Institutional controls are non-engineered instruments, such as administrative and legal controls, that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Although it is EPA's (United States Environmental Protection Agency) expectation that treatment or engineering controls will be used to address principal threat wastes and that groundwater will be returned to its beneficial use whenever practicable, ICs play an important role in site remedies because they reduce exposure to contamination by limiting land or resource use and guide human behavior at a site.

Government Publication Date: Jul 30, 2014

Emergency Response Notification System: ERNS 1982 TO 1986

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1982-1986

Emergency Response Notification System: ERNS 1987 TO 1989

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1987-1989

Emergency Response Notification System: ERNS

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Oct 7, 2015

The Assessment, Cleanup and Redevelopment Exchange System (ACRES) Brownfield Database: FED BROWNFIELDS

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands. This database is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Jul 14, 2016

FEMA Underground Storage Tank Listing: FEMA UST

The Federal Emergency Management Agency (FEMA) of the Department of Homeland Security maintains a list of FEMA owned underground storage tanks.

Government Publication Date: Apr 19, 2016

State

Minnesota Permanent List of Priorities: PLP

The state Superfund sites in Minnesota are listed on the Minnesota Permanent List of Priorities (PLP). The hazardous waste sites on the PLP are in various stages of remediation. At these sites investigation and cleanup are needed, cleanup is underway, or cleanup has been completed and long-term monitoring or maintenance continues. This data is made available by the Minnesota Pollution Control Agency (MPCA). This database is state equivalent NPL.

Government Publication Date: Aug 04, 2016

What's in My Neighborhood - Contaminated Sites: WIMN

The Minnesota Pollution Control Agency (MPCA) has been aggressively searching for and helping to clean up contaminated properties, from very small to large. Retreived from MPCA's "What's in My Neighborhood" application, this database contains an inventory of contaminated properties, as well as sites that have already been cleaned up and those currently being investigated or cleaned up.

Government Publication Date: Jun 22, 2016

Minnesota Site Remediation Section Database: SHWS

The Site Remediation Section identifies, investigates, and determines appropriate cleanup plans for abandoned or uncontrolled hazardous waste sites where a release or potential release of a hazardous substance poses a risk to human health or the environment. This data is made available by the Minnesota Pollution Control Agency (MPCA)'s Site Remediation Section. This database is state equivalent CERCLIS.

Government Publication Date: Aug 04, 2016

Permitted Solid Waste Facilities: SWF/LF

The Minnesota Pollution Control Agency (MPCA) regulates and manages solid waste and landfill facilities. This is a listing of all permitted solid waste and landfill facilities. This list made available by Minnesota Pollution Control Agency (MPCA).

Government Publication Date: Sep 1, 2016

Closed Landfills Priority List: LCP

The Minnesota Legislature enacted the Landfill Cleanup Act (LCA) in 1994 to ensure the proper closure and post-closure care at up to 112 closed, permitted municipal sanitary landfills located throughout the state. Based on this legislation, the Minnesota Pollution Control Agency (MPCA) created the Closed Landfill Program (CLP) to administer the LCA mandates. This data made available by The Minnesota Pollution Control Agency (MPCA).

Government Publication Date: Mar 14, 2016

Unpermitted Dump Sites: UNPERMITTED LF

The Minnesota Pollution Control Agency (MPCA) defines "dumps" as those landfills that never held a valid permit from the MPCA. Generally, dumps existed prior to the permitting program established with the creation of the MPCA in 1967. This database made available by Minnesota Pollution Control Agency (MPCA).

Government Publication Date: Sep 12, 2016

Leaking Underground Storage Tanks: LUST

A list of leaking underground storage tanks (LUSTs) in the tanks database made available by the Minnesota Pollution Control Agency (MPCA).

Government Publication Date: Sep 1, 2016

Deleted Leaking Underground Storage Tanks: DEL LUST

A list of leaking underground storage tanks that are often deleted for various reasons. Deletion occurs primarily due to a duplication, or that the source was determined to not be from a tank. This list was provided by Minnesota Pollution Control Agency.

Government Publication Date: Jan 5, 2016

Leaking Aboveground Storage Tanks: LAST

A list of leaking aboveground storage tanks (LASTs) in the tanks database made available by the Minnesota Pollution Control Agency (MPCA).

Government Publication Date: Sep 1, 2016

Leak Sites: LEAKSITES

A list of leak sites that were neither determined as aboveground nor underground in the tanks database made available by the Minnesota Pollution Control Agency (MPCA).

Government Publication Date: Sep 1, 2016

Delisted Leaking Storage Tanks: DELISTED LST

This database contains a list of closed leaking storage tank sites that were removed from the Minnesota Pollution Control Agency (MPCA).

Government Publication Date: Sep 1, 2016

Underground Storage Tanks: UST

In Minnesota, there are about 18,000 regulated underground storage tanks (USTs) currently in use. The Underground Storage Tank Program in the Minnesota Pollution Control Agency (MPCA) was created to help prevent contamination caused by leaking tanks. This is a list that contains all regulated USTs. This data made available by The Minnesota Pollution Control Agency (MPCA).

Government Publication Date: Sep 1, 2016

Minnesota Above Ground Storage Tanks: AST

There are more than 20,000 regulated above-ground storage tanks (ASTs) currently in use across Minnesota. Most tanks located above ground containing liquid substances (i.e., not gaseous or solid at ambient temperature and pressure) are subject to the Minnesota Pollution Control Agency's (MPCA) rules for design and operation of ASTs. This list contains ASTs regulated by MPCA. This data made available by Minnesota Pollution Control Agency (MPCA).

Government Publication Date: Sep 1, 2016

Tank Sites: TANKS

A list of tank sites not included in AST or UST lists provided by the Minnesota Pollution Control Agency (MPCA).

Government Publication Date: Sep 1, 2016

Sites that have an Institutional Control Event: INST

The Minnesota's Pollution Control Agency (MPCA) keeps a list of all remediation sites that have institutional controls in place.

Government Publication Date: Oct 12, 2016

Voluntary Investigation and Cleanup Program List: VIC

The Minnesota Pollution Control Agency's (MPCA) Brownfield Program consists of an integrated program called the Voluntary Investigation and Cleanup (VIC) Program. This program handles hazardous substance contamination under Minnesota's Environmental Response and Liability Act (Minnesota Statutes § 115B). This database made available by Minnesota Pollution Control Agency (MPCA).

Government Publication Date: Aug 04, 2016

Petroleum Brownfields Program Sites: BROWNFIELDS

The Minnesota Pollution Control Agency (MPCA)'s Petroleum Brownfields Program handles petroleum contamination under the Petroleum Tank Release Cleanup Act (Minnesota Statutes § 115C). This data made available by The Minnesota Pollution Control Agency (MPCA).

Government Publication Date: Sep 1, 2016

Tribal

Leaking Underground Storage Tanks on Indian Lands: INDIAN LUST

LUSTs on Tribal/Indian Lands in Region 5, which includes Michigan, Minnesota, and Wisconsin.

Government Publication Date: Jan 31, 2016

Underground Storage Tanks (USTs) on Indian Lands: INDIAN UST

USTs on Tribal/Indian Lands in Region 5, which includes Michigan, Minnesota, and Wisconsin.

Government Publication Date: Jan 31, 2016

Delisted Tribal Leaking Storage Tanks: DELISTED ILST

Underground Storage Tank facilities which have been removed from the Regional Tribal UST lists made available by the EPA.

Government Publication Date: Jan 31, 2016

Delisted Tribal Underground Storage Tanks: DELISTED IUST

Underground Storage Tank facilities which have been removed from the Regional Tribal UST lists made available by the EPA.

Government Publication Date: Jan 31, 2016

County

No County standard environmental record sources available for this State.

Additional Environmental Record Sources

Federal

Delisted Drycleaner Facilities: DELISTED FED DRY

List of sites removed from the list of Drycleaner Facilities (sites in the EPA's Integrated Compliance Information System (ICIS) with NAIC or SIC codes identifying the business as a drycleaner establishment).

Government Publication Date: Sep 14, 2016

Facility Registry Service/Facility Index: FINDS/FRS

The US Environmental Protection Agency (EPA)'s Facility Registry System (FRS) is a centrally managed database that identifies facilities, sites or places subject to environmental regulations or of environmental interest. FRS creates high-quality, accurate, and authoritative facility identification records through rigorous verification and management procedures that incorporate information from program national systems, state master facility records, data collected from EPA's Central Data Exchange registrations and data management personnel.

Government Publication Date: Mar 9, 2016

Toxics Release Inventory (TRI) Program: TRIS

The EPA's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of over 650 toxic chemicals from thousands of U.S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment. One of TRI's primary purposes is to inform communities about toxic chemical releases to the environment.

Government Publication Date: Dec 31, 2014

Hazardous Materials Information Reporting System: HMIRS

US DOT - Department of Transportation Pipeline and Hazardous Materials Safety Administration (PHMSA) Incidents Reports Database taken from Hazmat Intelligence Portal, U.S. Department of Transportation.

Government Publication Date: Sep 08, 2016

National Clandestine Drug Labs: NCDL

The U.S. Department of Justice ("the Department") provides this data as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy.

Government Publication Date: May 17, 2016

Inventory of Open Dumps, June 1985: ODI

The Resource Conservation and Recovery Act (RCRA of the Act) provides for publication of an inventory of open dumps. The Act defines "open dumps" as facilities which do not comply with EPA's "Criteria for Classification of Solid Waste Disposal Facilities and Practices" (40 CFR 257).

Government Publication Date: Jun 1985

EPA Report on the Status of Open Dumps on Indian Lands: IODI

Public Law 103-399, The Indian Lands Open Dump Cleanup Act of 1994, enacted October 22, 1994, identified ongressional concerns that solid waste open dump sites located on American Indian or Alaska Native (AI/AN) lands threaten the health and safety of residents of those lands and contiguous areas. The purpose of the Act is to identify the location of open dumps on Indian lands, assess the relative health and environment hazards posed by those sites, and provide financial and technical assistance to Indian tribal governments to close such dumps in compliance with Federal standards and regulations or standards promulgated by Indian Tribal governments or Alaska Native entities.

Government Publication Date: Dec 31, 1998

Toxic Substances Control Act: TSCA

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The CDR enables EPA to collect and publish information on the manufacturing, processing, and use of commercial chemical substances and mixtures (referred to hereafter as chemical substances) on the TSCA Chemical Substance Inventory (TSCA Inventory). This includes current information on chemical substance production volumes, manufacturing sites, and how the chemical substances are used. This information helps the Agency determine whether people or the environment are potentially exposed to reported chemical substances. EPA publishes submitted CDR data that is not Confidential Business Information (CBI).

Government Publication Date: Jun 30, 2014

Hist TSCA: HIST TSCA

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.

The 2006 IUR data summary report includes information about chemicals manufactured or imported in quantities of 25,000 pounds or more at a single site during calendar year 2005. In addition to the basic manufacturing information collected in previous reporting cycles, the 2006 cycle is the first time EPA collected information to characterize exposure during manufacturing, processing and use of organic chemicals. The 2006 cycle also is the first time manufacturers of inorganic chemicals were required to report basic manufacturing information.

Government Publication Date: 2006

FTTS Administrative Case Listing: FTTS ADMIN

An administrative case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

FTTS Inspection Case Listing: FTTS INSP

An inspection case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

Potentially Responsible Parties List: PRP

Early in the cleanup process, the Environmental Protection Agency (EPA) conducts a search to find the potentially responsible parties (PRPs). EPA looks for evidence to determine liability by matching wastes found at the site with parties that may have contributed wastes to the site.

Government Publication Date: Nov 12, 2013

State Coalition for Remediation of Drycleaners Listing: SCRD DRYCLEANER

The State Coalition for Remediation of Drycleaners (SCRD) was established in 1998, with support from the U.S. Environmental Protection Agency (EPA) Office of Superfund Remediation and Technology Innovation. Coalition members are states with mandated programs and funding for drycleaner site remediation. Current members are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Government Publication Date: Sep 1, 2016

Integrated Compliance Information System (ICIS): ICIS

The Integrated Compliance Information System (ICIS) is a system that provides information for the Federal Enforcement and Compliance (FE&C) and the National Pollutant Discharge Elimination System (NPDES) programs. The FE&C component supports the Environmental Protection Agency's (EPA) Civil Enforcement and Compliance program activities. These activities include Compliance Assistance, Compliance Monitoring and Enforcement. The NPDES program supports tracking of NPDES permits, limits, discharge monitoring data and other program reports.

Government Publication Date: May 24, 2016

Drycleaner Facilities: FED DRYCLEANERS

A list of drycleaner facilities from the Integrated Compliance Information System (ICIS). The Environmental Protection Agency (EPA) tracks facilities that possess NAIC and SIC codes that classify businesses as drycleaner establishments.

Government Publication Date: Sep 14, 2016

Formerly Used Defense Sites: FUDS

Formerly Used Defense Sites (FUDS) are properties that were formerly owned by, leased to, or otherwise possessed by and under the jurisdiction of the Secretary of Defense prior to October 1986, where the Department of Defense (DoD) is responsible for an environmental restoration. This list is published by the U.S. Army Corps of Engineers.

Government Publication Date: Dec 31, 2013

Material Licensing Tracking System (MLTS): MLTS

A list of sites that store radioactive material subject to the Nuclear Regulatory Commission (NRC) licensing requirements. This list is maintained by the NRC.

Government Publication Date: Jul 13, 2016

Historic Material Licensing Tracking System (MLTS) sites: HIST MLTS

A historic list of sites that have inactive licenses and/or removed from the Material Licensing Tracking System (MLTS). In some cases, a site is removed from the MLTS when the state becomes an "Agreement State". An Agreement State is a State that has signed an agreement with the Nuclear Regulatory Commission (NRC) authorizing the State to regulate certain uses of radioactive materials within the State.

Government Publication Date: Jan 31, 2010

Mines Master Index File: MINES

The Master Index File (MIF) contains mine identification numbers issued by the Department of Labor Mine Safety and Health Administration (MSHA) for mines active or opened since 1971. Note that addresses may or may not correspond with the physical location of the mine itself.

Government Publication Date: Feb 19, 2016

State

Spills reported to the Pollution Control Agency: SPILLS

The Minn. Stat. §115.061, which has been in effect since 1969, describes the duty of people to notify the Minnesota Pollution Control Agency (MPCA) when spills occur. This is the list of spills reported to MPCA, and the list maintained by The Minnesota Pollution Control Agency (MPCA).

Government Publication Date: Sep 1, 2016

Department of Agriculture Spills: AG SPILLS

The Minnesota Department of Agriculture Incident Response Unit is the regulatory authority of Agricultural Chemical (Ag-Chem) Incidents in Minnesota. This list contains pesticide and fertilizer incidents reported to the Response Unit. This data made available by The Minnesota Department of Agriculture, Incident Response Unit.

Government Publication Date: Sep 7, 2016

Clandestine Drug Labs: CDL

The Methamphetamine Laboratory Program at the Minnesota Department of Health (MDH) works to protect human health by providing technical advice on the remediation of clandestine methamphetamine production laboratories (meth labs) and decontamination of property exposed to meth lab activities.

Government Publication Date: Sep 13, 2016

Animal Feedlots: FEEDLOTS

The Minnesota Pollution Control Agency (MPCA) tracks locations of animal feedlot facilities. The locations of animal feedlots provide information and context to support decisions on animal health, land use, and maintaining environmental quality.

Government Publication Date: Sep 7, 2016

Tribal

No Tribal additional environmental record sources available for this State.

County

No County additional environmental record sources available for this State.

Definitions

Database Descriptions: This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

Detail Report: This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

Distance: The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

Direction: The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

Elevation: The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

Executive Summary: This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

Map Key: The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

Unplottables: These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.

Appendix E

Fire Insurance Map No Coverage Letter

Fire Insurance Maps No Coverage Statement

Site Location
Gasoline Station/Convenience Store
6401 Highway 10
Ramsey , MN

Requested by
Braun Intertec Corporation
11001 Hampshire Ave S None
Bloomington, MN

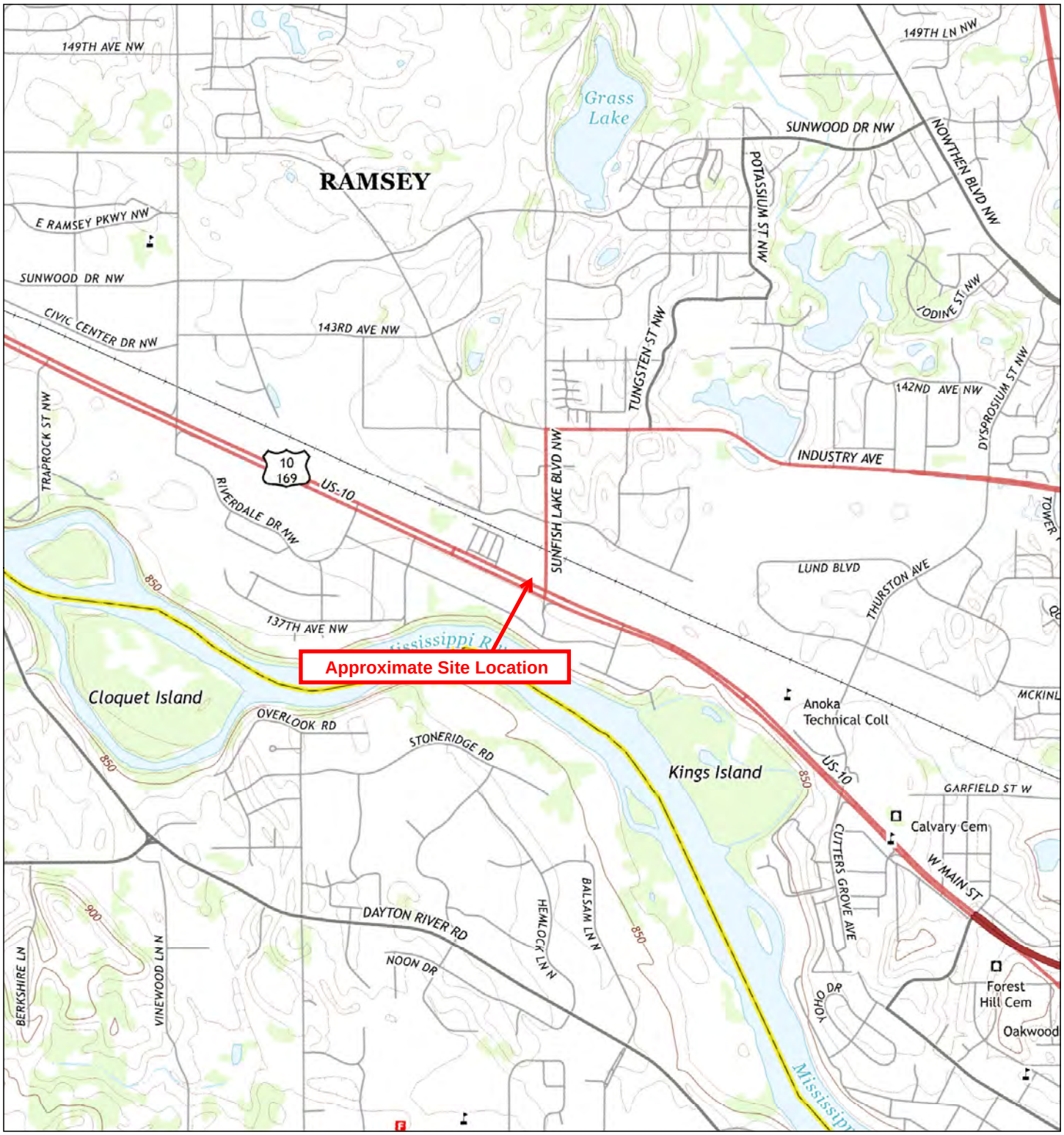
HIG Project #
1642262
Client Project #
B1610732
Date Created
11/11/2016

Historical Information Gatherers

The HIG Historical Map Collection and the United States Library of Congress Map Collection were searched for fire insurance maps (FIM), real estate atlases and similar maps for the site location and adjoining properties. No FIMs or similar maps were identified for the site location and/or adjacent properties.

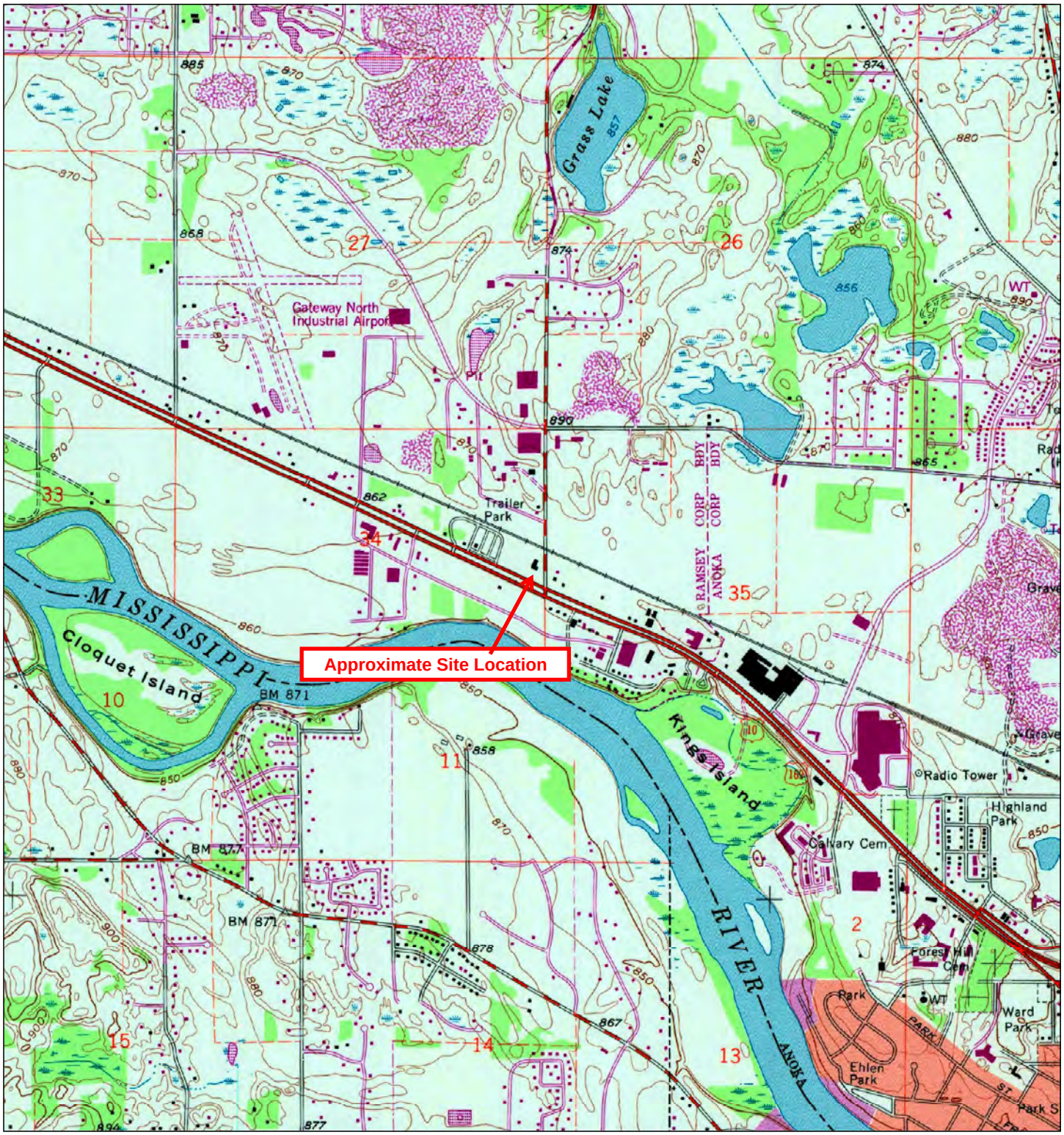
Appendix F

Historical Topographic Maps



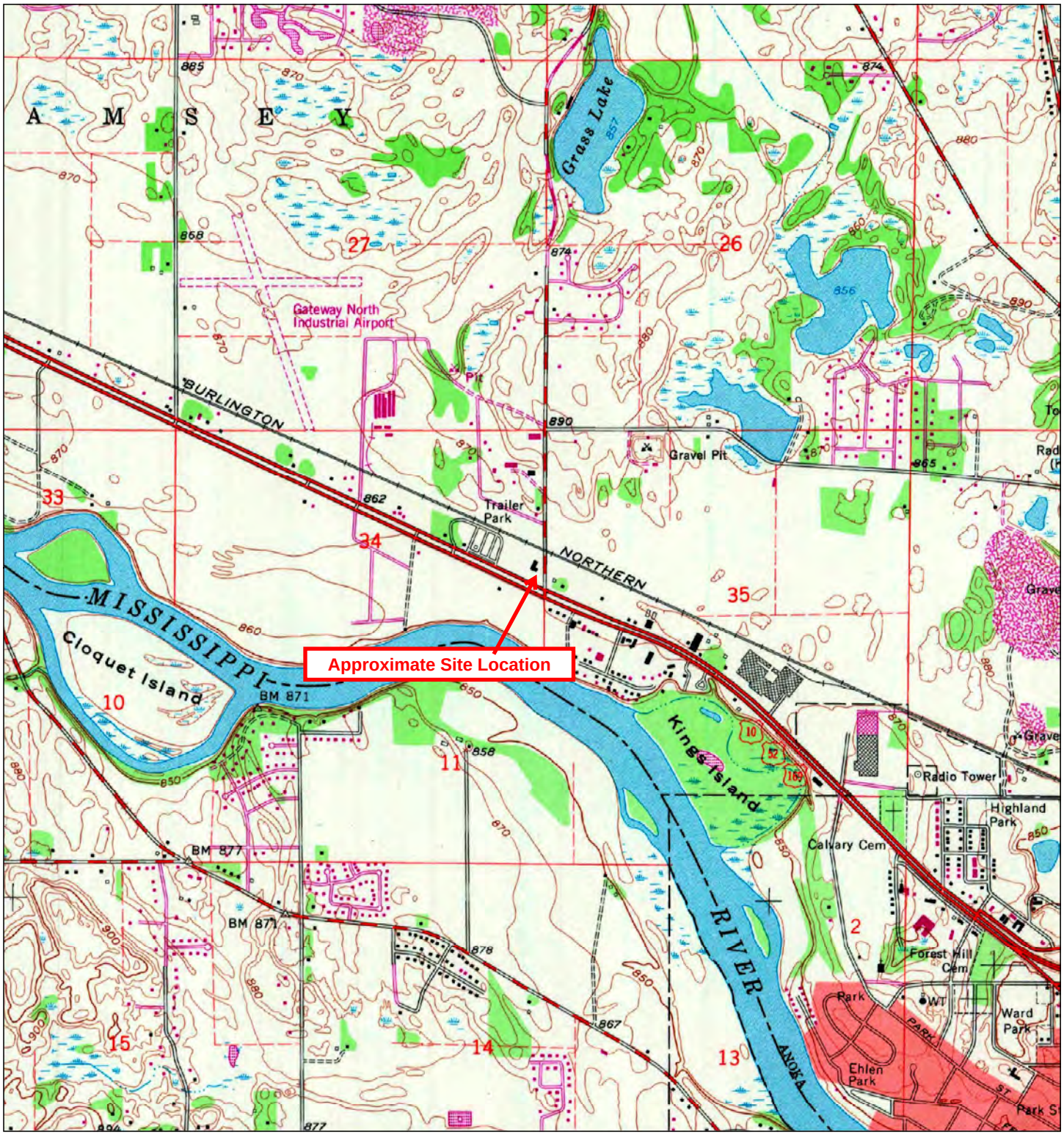
2013	0 Distance in Miles 1 1: 24,000 (1"=2,000') NAD 1983 UTM Zone 15N	Site information: Gasoline Station/Convenience Store 6401 Highway 10 Ramsey , MN
Unified maps show subdued modern topo features where corresponding maps of the same year were not published.	Braun Intertec Corporation project #B1610732 HIG #1642262 completed: 11/10/2016	

Zone	Topographic Map Name	Publisher	Map Size	Base Map	Aerial Photo Topo Updates Photo Year	Inspected	Revised
All	Anoka, MN	USGS	7½' x 7½'	2013	--	--	--



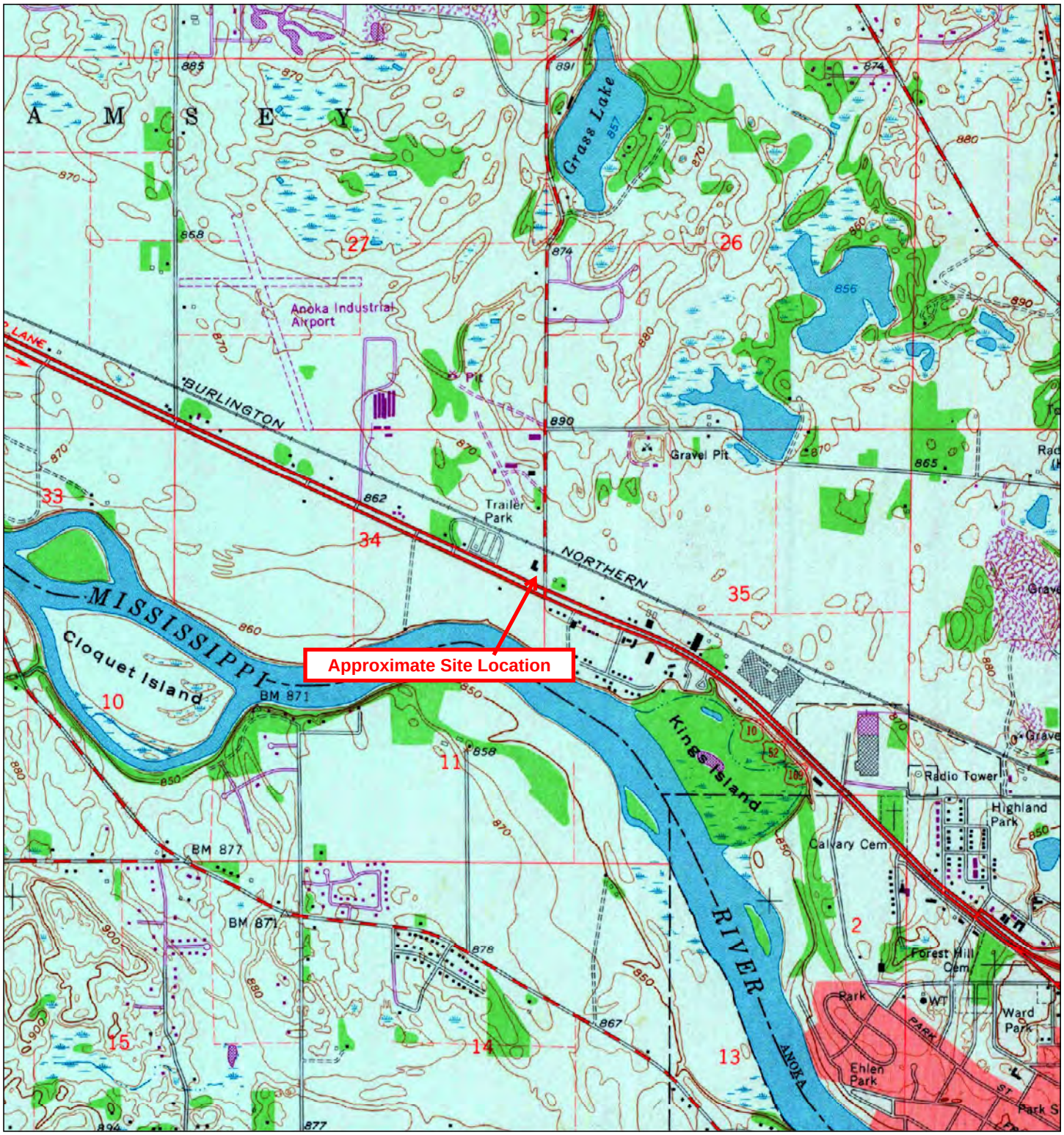
1993	0 Distance in Miles 1 1: 24,000 (1"=2,000') NAD 1983 UTM Zone 15N	Site information: Gasoline Station/Convenience Store 6401 Highway 10 Ramsey , MN
Unified maps show subdued modern topo features where corresponding maps of the same year were not published.	Braun Intertec Corporation project #B1610732 HIG #1642262 completed: 11/10/2016	

Zone	Topographic Map Name	Publisher	Map Size	Base Map	Aerial Photo Topo Updates Photo Year	Inspected	Revised
All	Anoka, MN	USGS	7½' x 7½'	1967	1991	--	1993



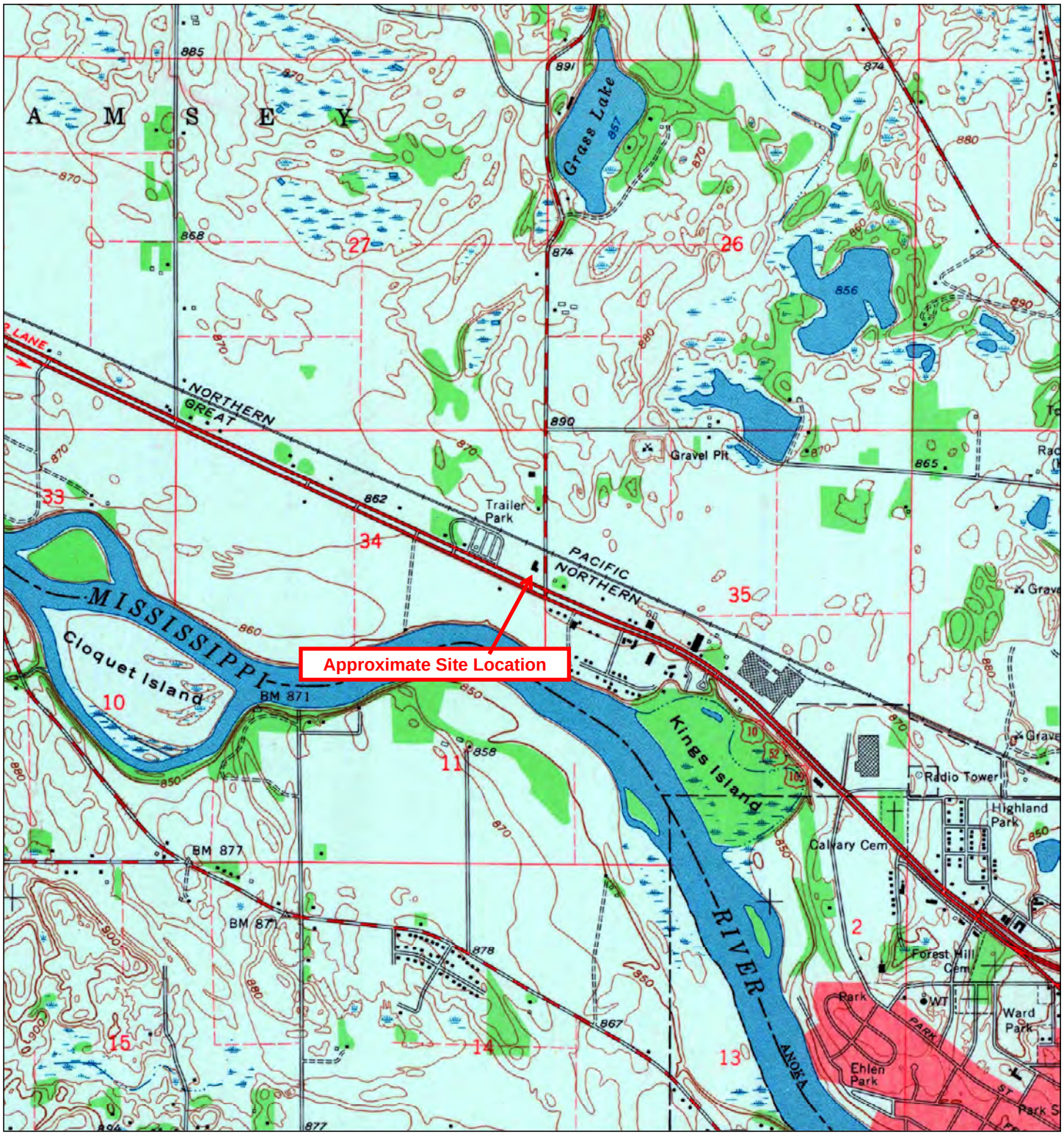
1980	0 Distance in Miles 1 1: 24,000 (1"=2,000') NAD 1983 UTM Zone 15N	Site information: Gasoline Station/Convenience Store 6401 Highway 10 Ramsey , MN
Unified maps show subdued modern topo features where corresponding maps of the same year were not published.	Braun Intertec Corporation project #B1610732 HIG #1642262 completed: 11/10/2016	

Zone	Topographic Map Name	Publisher	Map Size	Base Map	Aerial Photo Topo Updates Photo Year	Inspected	Revised
All	Anoka, MN	USGS	7½' x 7½'	1967	1977	--	1980



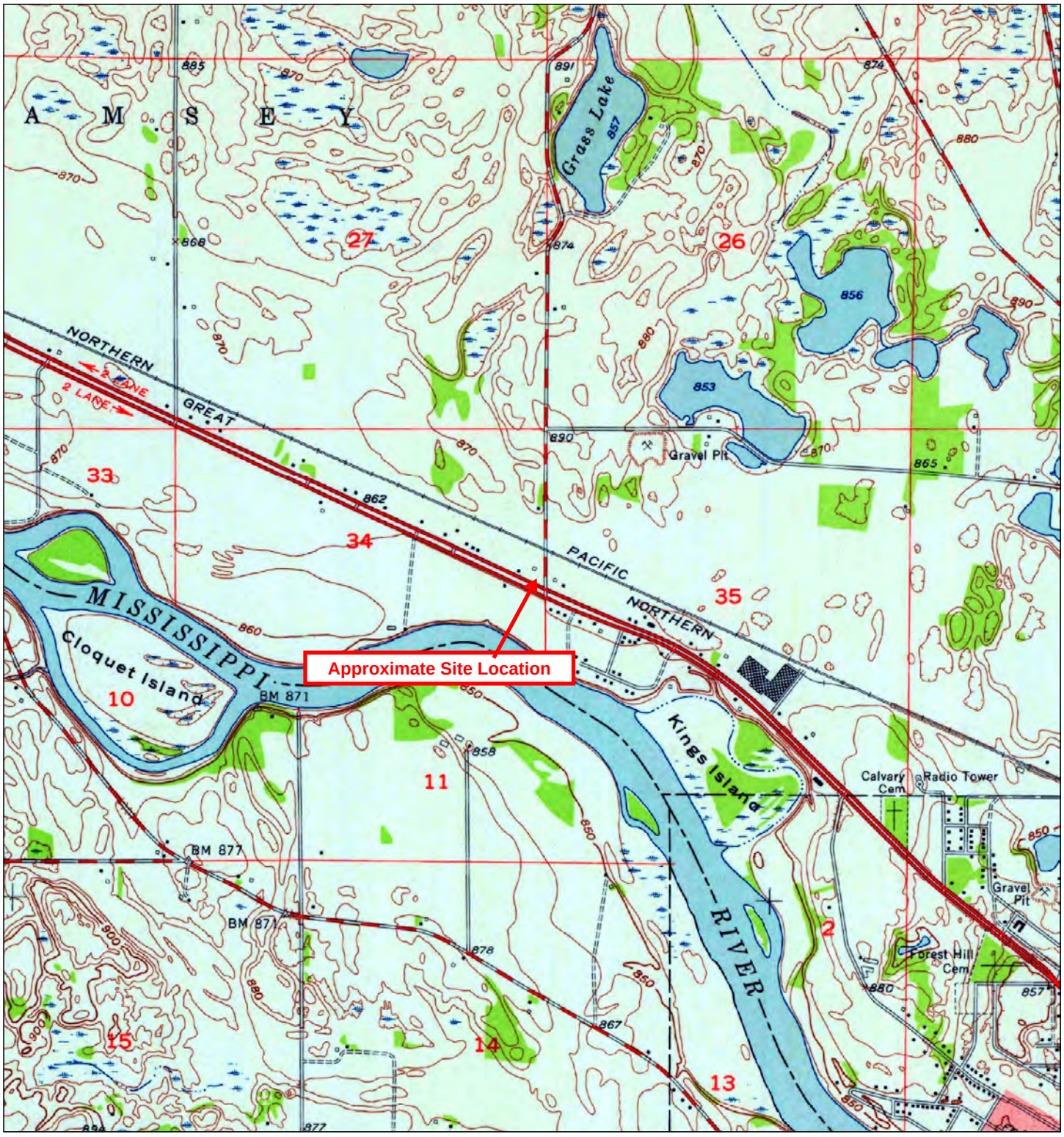
1972	0 Distance in Miles 1 1: 24,000 (1"=2,000') NAD 1983 UTM Zone 15N	Site information: Gasoline Station/Convenience Store 6401 Highway 10 Ramsey , MN
Unified maps show subdued modern topo features where corresponding maps of the same year were not published.	Braun Intertec Corporation project #B1610732 HIG #1642262 completed: 11/10/2016	

Zone	Topographic Map Name	Publisher	Map Size	Base Map	Aerial Photo Topo Updates Photo Year	Inspected	Revised
All	Anoka, MN	USGS	7½' x 7½'	1967	1972	--	1972



1967	0 Distance in Miles 1 1: 24,000 (1"=2,000') NAD 1983 UTM Zone 15N	Site information: Gasoline Station/Convenience Store 6401 Highway 10 Ramsey , MN
Unified maps show subdued modern topo features where corresponding maps of the same year were not published.	Braun Intertec Corporation project #B1610732 HIG #1642262 completed: 11/10/2016	

Zone	Topographic Map Name	Publisher	Map Size	Base Map	Aerial Photo Topo Updates Photo Year	Inspected	Revised
All	Anoka, MN	USGS	7½' x 7½'	1967	1947	--	--

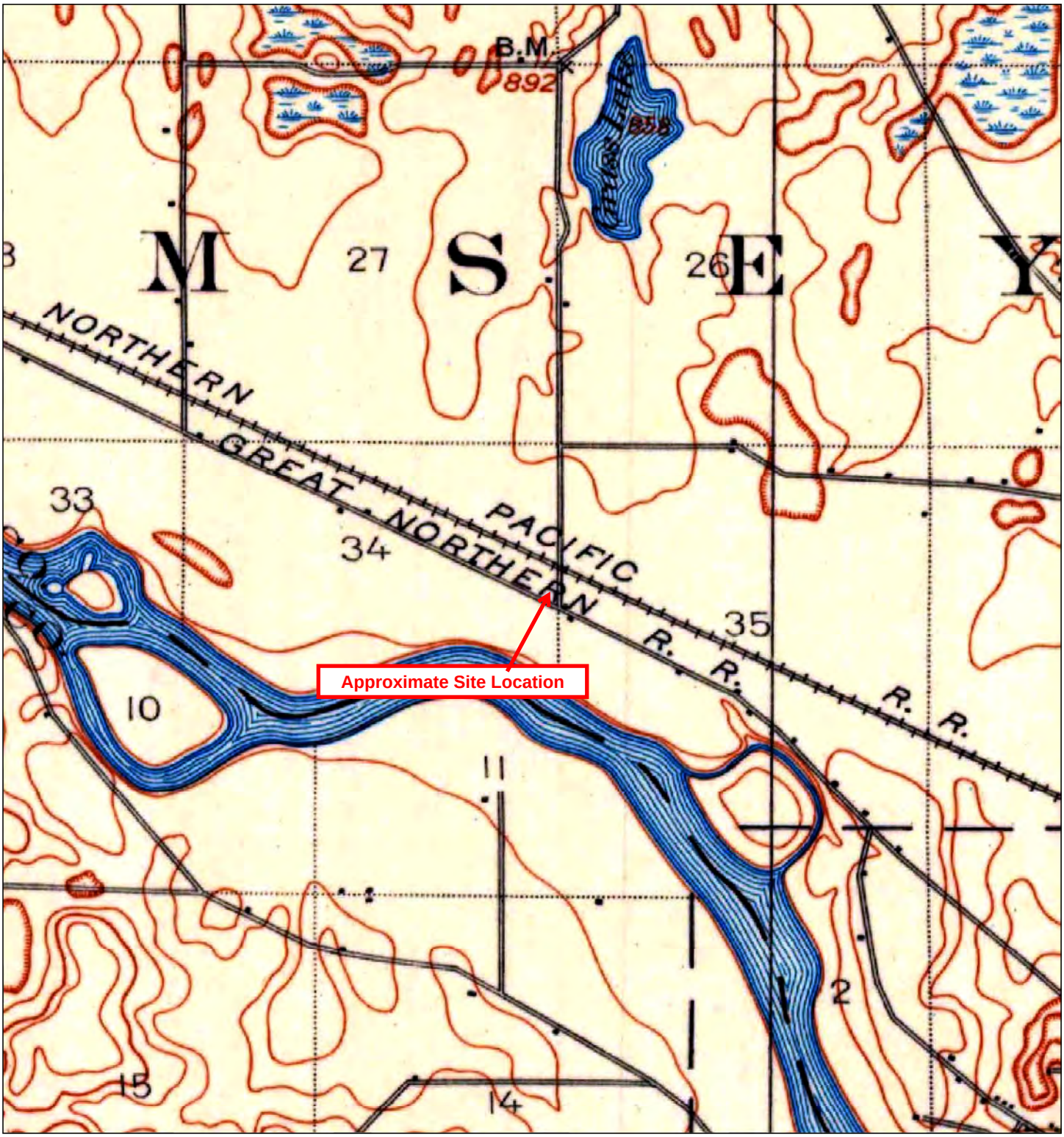


1955	0 Distance in Miles 1 1: 24,000 (1"=2,000') NAD 1983 UTM Zone 15N	Site information: Gasoline Station/Convenience Store 6401 Highway 10 Ramsey , MN
Unified maps show subdued modern topo features where corresponding maps of the same year were not published.		Braun Intertec Corporation project #B1610732 HIG #1642262 completed: 11/10/2016

Zone	Topographic Map Name	Publisher	Map Size	Base Map	Aerial Photo Year	Topo Updates Inspected	Topo Updates Revised
All	Anoka, MN	USGS	7½' x 7½'	1955	1947	--	--

1955	0 Distance in Miles 1 1: 24,000 (1"=2,000') NAD 1983 UTM Zone 15N	Site information: Gasoline Station/Convenience Store 6401 Highway 10 Ramsey , MN
Unified maps show subdued modern topo features where corresponding maps of the same year were not published.	Braun Intertec Corporation project #B1610732 HIG #1642262 completed: 11/10/2016	

Zone	Topographic Map Name	Publisher	Map Size	Base Map	Aerial Photo Topo Updates Photo Year	Inspected	Revised
All	Anoka, MN	USGS	15' x 15'	1955	1947	--	--



1902	0 Distance in Miles 1 1: 24,000 (1"=2,000') NAD 1983 UTM Zone 15N	Site information: Gasoline Station/Convenience Store 6401 Highway 10 Ramsey , MN	HIG
Unified maps show subdued modern topo features where corresponding maps of the same year were not published.		Braun Intertec Corporation project #B1610732 HIG #1642262 completed: 11/10/2016	

Zone	Topographic Map Name	Publisher	Map Size	Base Map	Aerial Photo Topo Updates Photo Year	Inspected	Revised
All	Anoka, MN	USGS	15' x 15'	1902	--	--	--

Appendix G

Aerial Photographs

W:\DRAFTS\FayeGIS\FayeGIS\B1610732\B1610732_Historical.mxd

Sheet: 1 of 14

Fig. 3

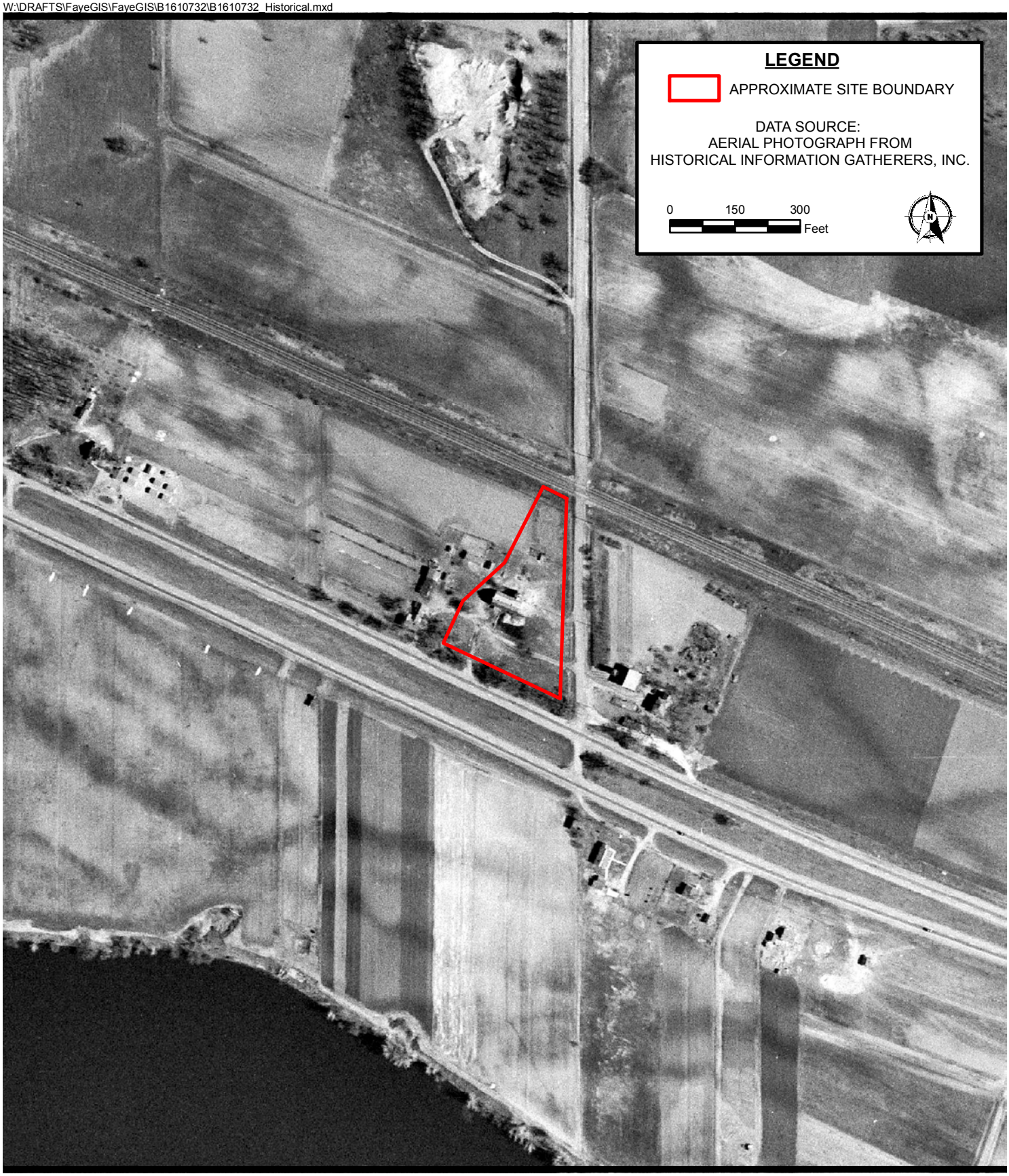
Project No:	B1610732
Drawing No.	B1610732_Historical
Scale:	1 in = 300 ft
Drawn By:	FER
Date Drawn:	11/11/16
Checked By:	KWB
Last Modified:	11/11/16

HISTORICAL AERIAL PHOTOGRAPH - 1938

GASOLINE STATION - CONVENIENCE STORE
6401 HIGHWAY 10
RAMSEY, MINNESOTA

BRAUN INTERTEC
11001 Hampshire Avenue So.
Minneapolis, MN 55438
PH. (952) 995-2000
FAX (952) 995-2020

W:\DRAFTS\FayeGIS\FayeGIS\B1610732\B1610732_Historical.mxd



Sheet: 2 of 14

Fig. 3

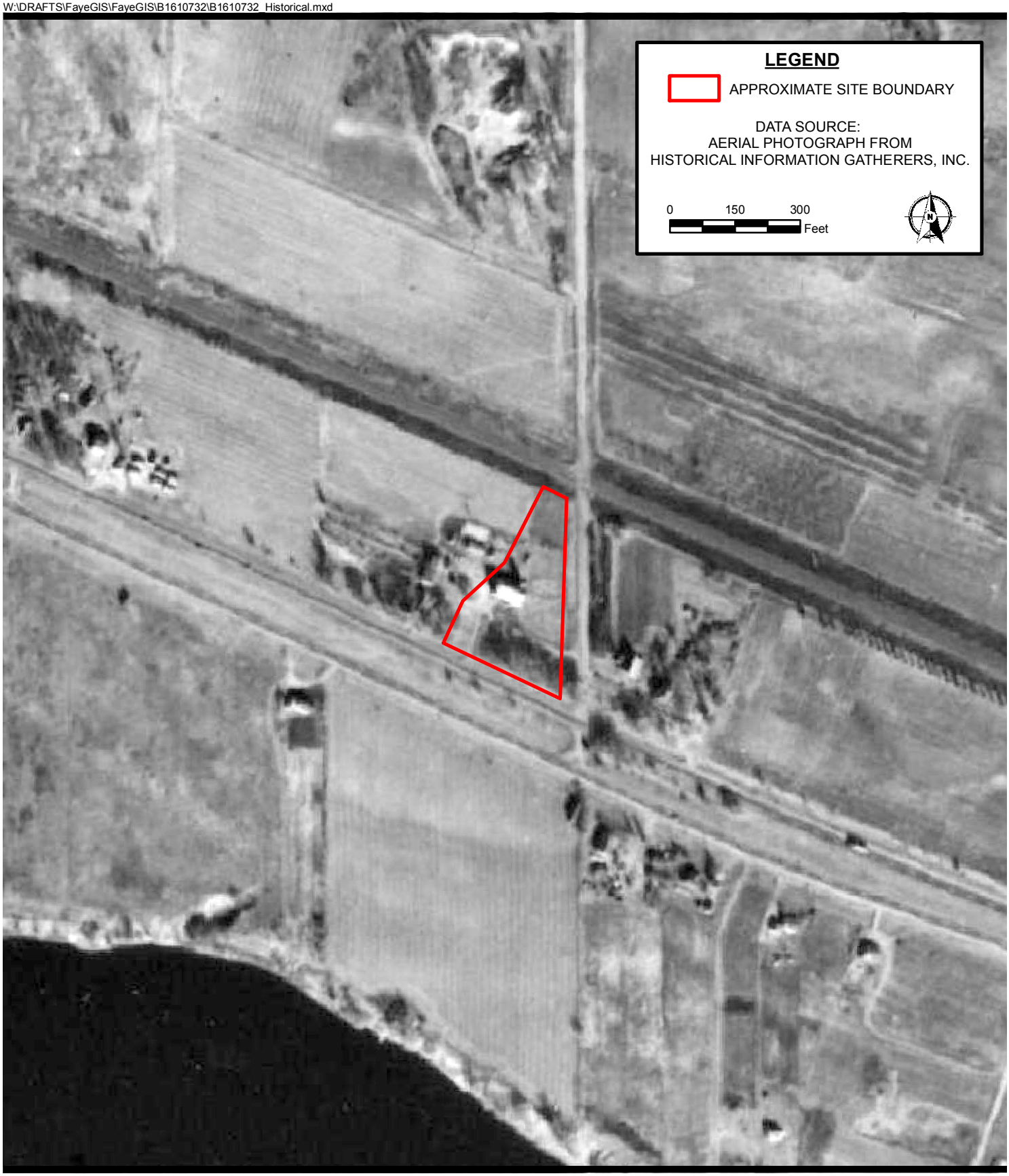
Project No:	B1610732
Drawing No.	B1610732_Historical
Scale:	1 in = 300 ft
Drawn By:	FER
Date Drawn:	11/11/16
Checked By:	KWB
Last Modified:	11/11/16

HISTORICAL AERIAL PHOTOGRAPH - 1947

GASOLINE STATION - CONVENIENCE STORE
6401 HIGHWAY 10
RAMSEY, MINNESOTA

BRAUN INTERTEC
11001 Hampshire Avenue So.
Minneapolis, MN 55438
PH. (952) 995-2000
FAX (952) 995-2020

W:\DRAFTS\FayeGIS\FayeGIS\B1610732\B1610732_Historical.mxd



Sheet: 3 of 14

Fig. 3

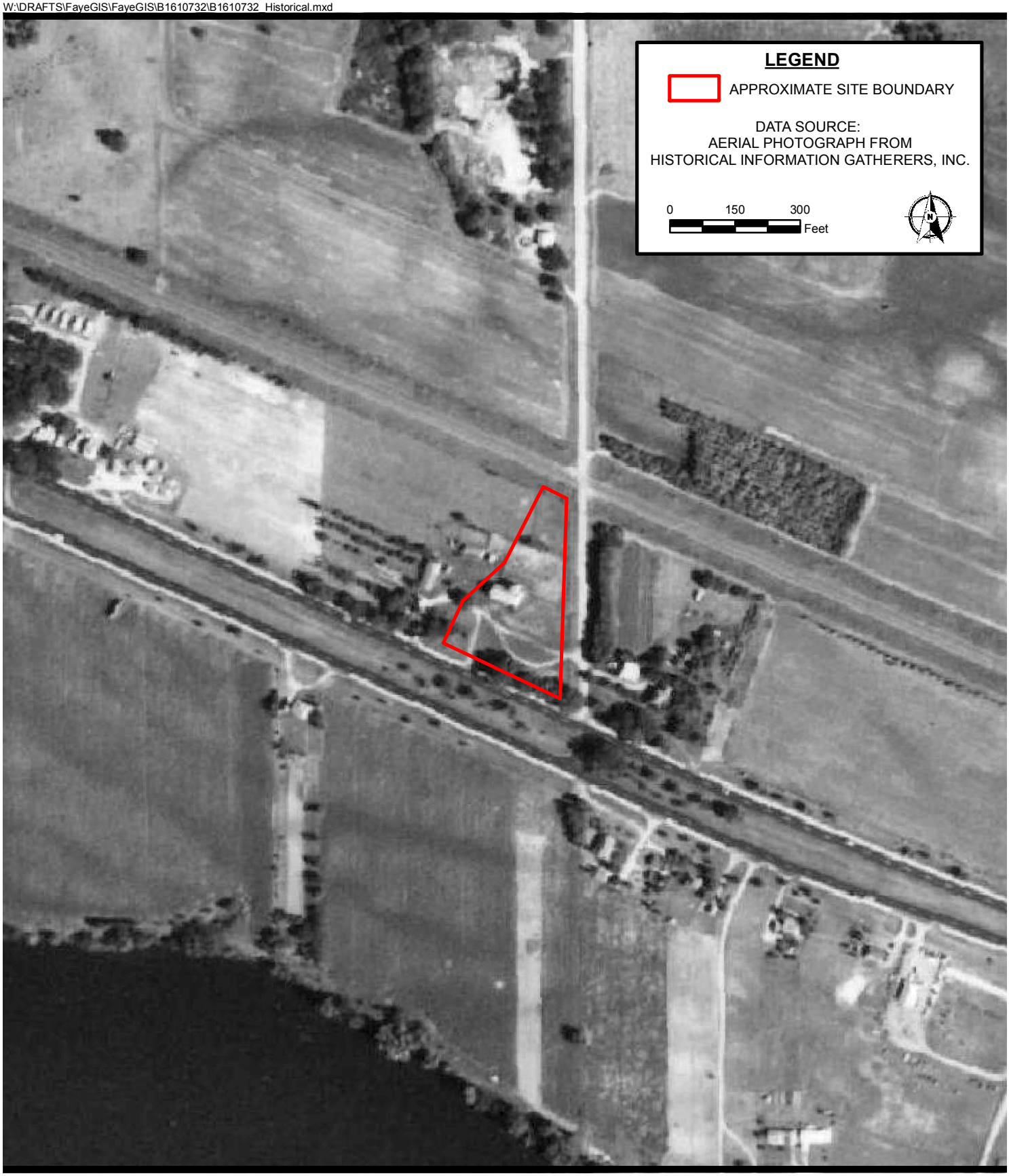
Project No:	B1610732
Drawing No.	B1610732_Historical
Scale:	1 in = 300 ft
Drawn By:	FER
Date Drawn:	11/11/16
Checked By:	KWB
Last Modified:	11/11/16

HISTORICAL AERIAL PHOTOGRAPH - 1953

GASOLINE STATION - CONVENIENCE STORE
6401 HIGHWAY 10
RAMSEY, MINNESOTA

BRAUN INTERTEC
11001 Hampshire Avenue So.
Minneapolis, MN 55438
PH. (952) 995-2000
FAX (952) 995-2020

W:\DRAFTS\FayeGIS\FayeGIS\B1610732\B1610732_Historical.mxd



Sheet: 4 of 14

Fig. 3

Project No:	B1610732
Drawing No.	B1610732_Historical
Scale:	1 in = 300 ft
Drawn By:	FER
Date Drawn:	11/11/16
Checked By:	KWB
Last Modified:	11/11/16

HISTORICAL AERIAL PHOTOGRAPH - 1957

GASOLINE STATION - CONVENIENCE STORE
6401 HIGHWAY 10
RAMSEY, MINNESOTA

BRAUN INTERTEC
11001 Hampshire Avenue So.
Minneapolis, MN 55438
PH. (952) 995-2000
FAX (952) 995-2020

W:\DRAFTS\FayeGIS\FayeGIS\B1610732\B1610732_Historical.mxd

Sheet: 5 of 14

Fig. 3

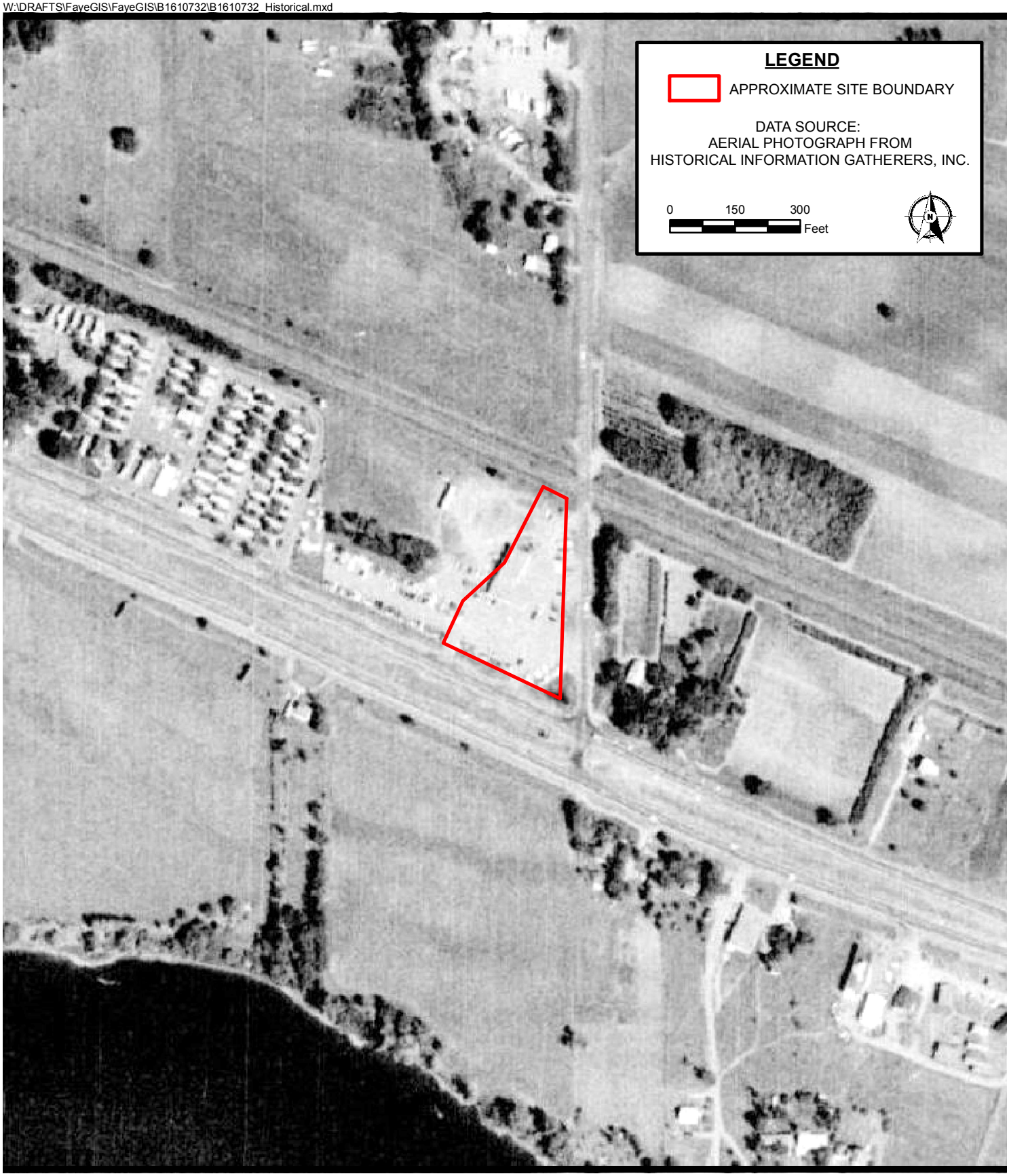
Project No:	B1610732
Drawing No.	B1610732_Historical
Scale:	1 in = 300 ft
Drawn By:	FER
Date Drawn:	11/11/16
Checked By:	KWB
Last Modified:	11/11/16

HISTORICAL AERIAL PHOTOGRAPH - 1966

GASOLINE STATION - CONVENIENCE STORE
6401 HIGHWAY 10
RAMSEY, MINNESOTA

BRAUN INTERTEC
11001 Hampshire Avenue So.
Minneapolis, MN 55438
PH. (952) 995-2000
FAX (952) 995-2020

W:\DRAFTS\FayeGIS\FayeGIS\B1610732\B1610732_Historical.mxd



Sheet: 6 of 14

Fig. 3

Project No: B1610732

Drawing No. B1610732_Historical

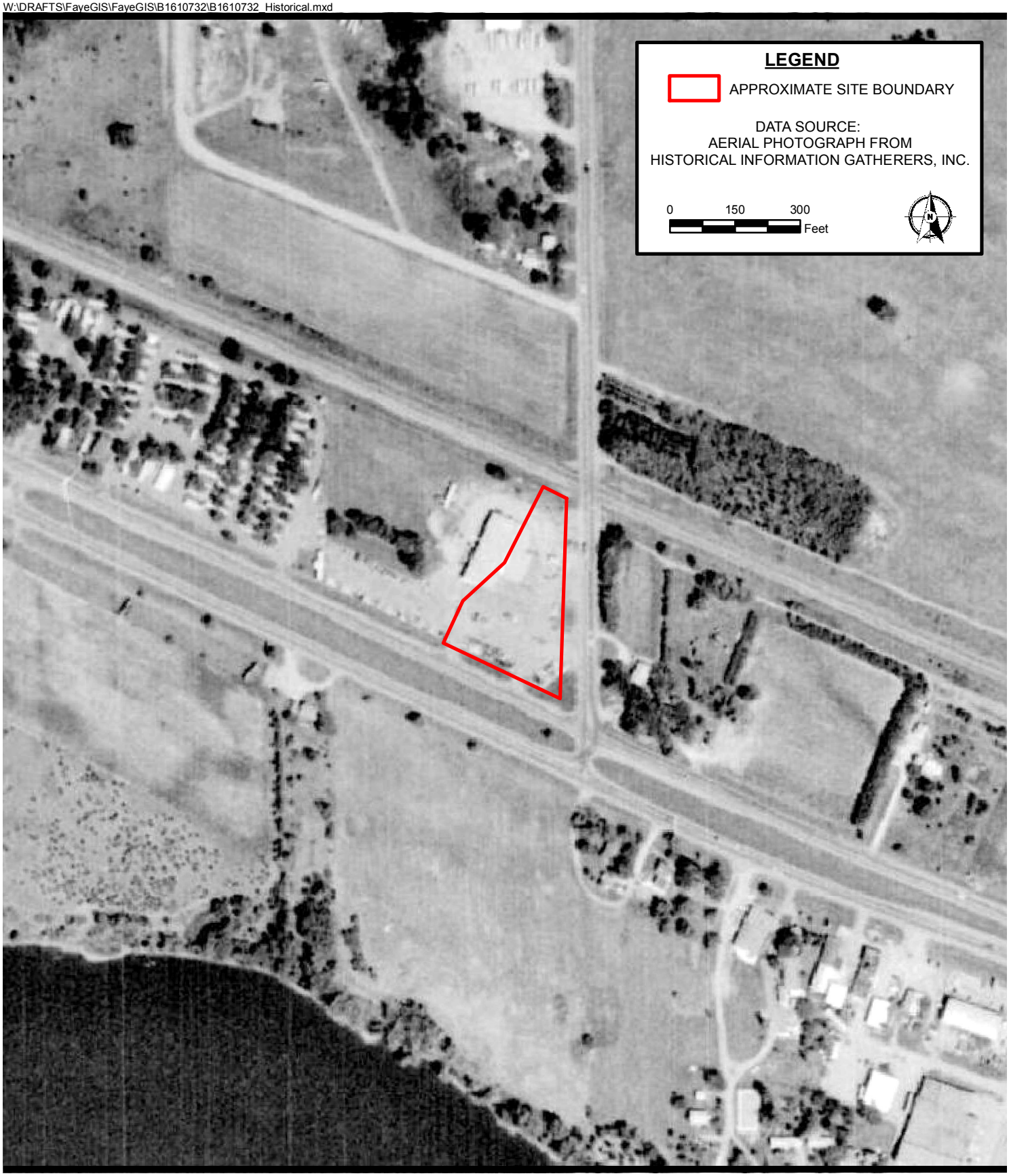
Scale:	1 in = 300 ft
Drawn By:	FER
Date Drawn:	11/11/16
Checked By:	KWB
Last Modified:	11/11/16

HISTORICAL AERIAL PHOTOGRAPH - 1970

GASOLINE STATION - CONVENIENCE STORE
6401 HIGHWAY 10
RAMSEY, MINNESOTA

BRAUN INTERTEC
11001 Hampshire Avenue So.
Minneapolis, MN 55438
PH. (952) 995-2000
FAX (952) 995-2020

W:\DRAFTS\FayeGIS\FayeGIS\B1610732\B1610732_Historical.mxd



Sheet: 7 of 14

Fig. 3

Project No:	B1610732
Drawing No.	B1610732_Historical
Scale:	1 in = 300 ft
Drawn By:	FER
Date Drawn:	11/11/16
Checked By:	KWB
Last Modified:	11/11/16

HISTORICAL AERIAL PHOTOGRAPH - 1980

GASOLINE STATION - CONVENIENCE STORE
6401 HIGHWAY 10
RAMSEY, MINNESOTA

BRAUN INTERTEC
11001 Hampshire Avenue So.
Minneapolis, MN 55438
PH. (952) 995-2000
FAX (952) 995-2020

W:\DRAFTS\FayeGIS\FayeGIS\B1610732\B1610732_Historical.mxd

Sheet: 8 of 14

Fig. 3

Project No:	B1610732
Drawing No.	B1610732_Historical
Scale:	1 in = 300 ft
Drawn By:	FER
Date Drawn:	11/11/16
Checked By:	KWB
Last Modified:	11/11/16

HISTORICAL AERIAL PHOTOGRAPH - 1984

GASOLINE STATION - CONVENIENCE STORE
6401 HIGHWAY 10
RAMSEY, MINNESOTA

BRAUN INTERTEC
11001 Hampshire Avenue So.
Minneapolis, MN 55438
PH. (952) 995-2000
FAX (952) 995-2020

W:\DRAFTS\FayeGIS\FayeGIS\B1610732\B1610732_Historical.mxd

Sheet: 9 of 14

Fig. 3

Project No:	B1610732
Drawing No.	B1610732_Historical
Scale:	1 in = 300 ft
Drawn By:	FER
Date Drawn:	11/11/16
Checked By:	KWB
Last Modified:	11/11/16

HISTORICAL AERIAL PHOTOGRAPH - 1991

GASOLINE STATION - CONVENIENCE STORE
6401 HIGHWAY 10
RAMSEY, MINNESOTA

BRAUN INTERTEC
11001 Hampshire Avenue So.
Minneapolis, MN 55438
PH. (952) 995-2000
FAX (952) 995-2020

W:\DRAFTS\FayeGIS\FayeGIS\B1610732\B1610732_Historical.mxd

Sheet: 10 of 14

Fig. 3

Project No:	B1610732
Drawing No.	B1610732_Historical
Scale:	1 in = 300 ft
Drawn By:	FER
Date Drawn:	11/11/16
Checked By:	KWB
Last Modified:	11/11/16

HISTORICAL AERIAL PHOTOGRAPH - 1997

GASOLINE STATION - CONVENIENCE STORE
6401 HIGHWAY 10
RAMSEY, MINNESOTA

BRAUN INTERTEC
11001 Hampshire Avenue So.
Minneapolis, MN 55438
PH. (952) 995-2000
FAX (952) 995-2020

W:\DRAFTS\FayeGIS\FayeGIS\B1610732\B1610732_Historical.mxd

Sheet: 11 of 14

Fig. 3

Project No:	B1610732
Drawing No.	B1610732_Historical
Scale:	1 in = 300 ft
Drawn By:	FER
Date Drawn:	11/11/16
Checked By:	KWB
Last Modified:	11/11/16

HISTORICAL AERIAL PHOTOGRAPH - 2000

GASOLINE STATION - CONVENIENCE STORE
6401 HIGHWAY 10
RAMSEY, MINNESOTA

BRAUN INTERTEC
11001 Hampshire Avenue So.
Minneapolis, MN 55438
PH. (952) 995-2000
FAX (952) 995-2020

W:\DRAFTS\FayeGIS\FayeGIS\B1610732\B1610732_Historical.mxd

Sheet: 12 of 14

Fig. 3

Project No: B1610732

Drawing No. B1610732_Historical

Scale:	1 in = 300 ft
Drawn By:	FER
Date Drawn:	11/11/16
Checked By:	KWB
Last Modified:	11/11/16

HISTORICAL AERIAL PHOTOGRAPH - 2003

GASOLINE STATION - CONVENIENCE STORE
6401 HIGHWAY 10
RAMSEY, MINNESOTA

BRAUN INTERTEC
11001 Hampshire Avenue So.
Minneapolis, MN 55438
PH. (952) 995-2000
FAX (952) 995-2020

W:\DRAFTS\FayeGIS\FayeGIS\B1610732\B1610732_Historical.mxd

Sheet: 13 of 14

Fig. 3

Project No:	B1610732
Drawing No.	B1610732_Historical
Scale:	1 in = 300 ft
Drawn By:	FER
Date Drawn:	11/11/16
Checked By:	KWB
Last Modified:	11/11/16

HISTORICAL AERIAL PHOTOGRAPH - 2008

GASOLINE STATION - CONVENIENCE STORE
6401 HIGHWAY 10
RAMSEY, MINNESOTA

BRAUN INTERTEC
11001 Hampshire Avenue So.
Minneapolis, MN 55438
PH. (952) 995-2000
FAX (952) 995-2020

W:\DRAFTS\FayeGIS\FayeGIS\B1610732\B1610732_Historical.mxd

Sheet: 14 of 14

Fig. 3

Project No: B1610732

Drawing No. B1610732_Historical

Scale:	1 in = 300 ft
Drawn By:	FER
Date Drawn:	11/11/16
Checked By:	KWB
Last Modified:	11/11/16

HISTORICAL AERIAL PHOTOGRAPH - 2015

GASOLINE STATION - CONVENIENCE STORE
6401 HIGHWAY 10
RAMSEY, MINNESOTA

BRAUN INTERTEC
11001 Hampshire Avenue So.
Minneapolis, MN 55438
PH. (952) 995-2000
FAX (952) 995-2020

Appendix H

Site Photographs

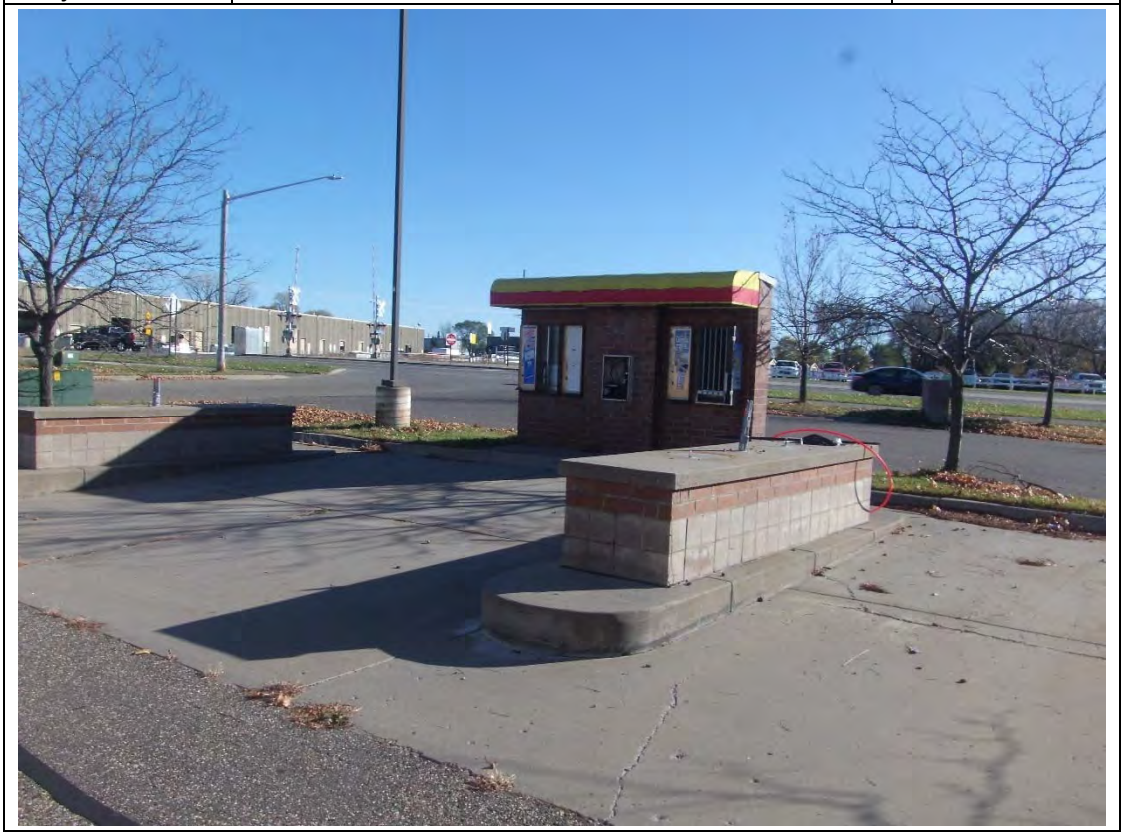
Photograph #1	6401 Highway 10, Ramsey, MN	B1610732
Date:	November 11, 2016	BRAUN INTERTEC
Direction:	Northwest	
Subject:	Site	

Photograph #2	6401 Highway 10, Ramsey, MN	B1610732
Date:	November 11, 2016	BRAUN INTERTEC
Direction:	West	
Subject:	UST basin on Site	

Photograph #3	6401 Highway 10, Ramsey, MN	B1610732
Date:	November 11, 2016	BRAUN INTERTEC
Direction:	Southwest	
Subject:	Site	

Photograph #4	6401 Highway 10, Ramsey, MN	B1610732
Date:	November 11, 2016	BRAUN INTERTEC
Direction:	South	
Subject:	Site	

Photograph #5	6401 Highway 10, Ramsey, MN	B1610732
Date:	November 11, 2016	BRAUN INTERTEC
Direction:	Northeast	
Subject:	Site	



Photograph #6	6401 Highway 10, Ramsey, MN	B1610732
Date:	November 11, 2016	BRAUN INTERTEC
Direction:	Northeast	
Subject:	Former vacuum area	

Photograph #7	6401 Highway 10, Ramsey, MN	B1610732
Date:	November 11, 2016	BRAUN INTERTEC
Direction:	North	
Subject:	Grease container	

Photograph #8	6401 Highway 10, Ramsey, MN	B1610732
Date:	November 11, 2016	BRAUN INTERTEC
Direction:	East	
Subject:	Interior of Site building	

Photograph #9	6401 Highway 10, Ramsey, MN	B1610732
Date:	November 11, 2016	BRAUN INTERTEC
Direction:	South	
Subject:	Carwash	

Photograph #10	6401 Highway 10, Ramsey, MN	B1610732
Date:	November 11, 2016	BRAUN INTERTEC
Direction:	East	
Subject:	AST in carwash	

Photograph #11	6401 Highway 10, Ramsey, MN	B1610732
Date:	November 11, 2016	BRAUN INTERTEC
Direction:	East	
Subject:	Carwash chemicals	

Photograph #12	6401 Highway 10, Ramsey, MN	B1610732
Date:	November 11, 2016	BRAUN INTERTEC
Direction:	North	
Subject:	Carwash chemicals	

Photograph #13	6401 Highway 10, Ramsey, MN	B1610732
Date:	November 11, 2016	BRAUN INTERTEC
Direction:	NA	
Subject:	Flammable waste trap in carwash	

Appendix I

References

Environmental Protection Agency 40 CFR Part 312 Standards and Practices for All Appropriate Inquiries, Final Rule, Vol. 70, No. 210, Tuesday, November 1, 2005, Rules and Regulations.

ASTM Standard E1527-13, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process," ASTM International, West Conshohocken, PA., 2013. DOI: 10.1520/E1527-13, www.astm.org.

Geology Information

Meyer, G., "Surficial Geology," *Geologic Atlas - Anoka County, Minnesota,* County Atlas Series, Atlas C-27, Part A, Plate 3, Scale 1:100,000, University of Minnesota - Minnesota Geological Survey, 2012.

Mossler, J. H.," Bedrock Geology," Geologic *Atlas - Anoka County, Minnesota,* County Atlas Series, Atlas C-27, Part A, Plate 2, Scale 1:100,000, University of Minnesota - Minnesota Geological Survey, 2012.

Mossler, J. H.," Bedrock Topography/Depth to Bedrock," Geologic *Atlas - Anoka County, Minnesota,* County Atlas Series, Atlas C-27, Part A, Plate 6, Scale 1:100,000, University of Minnesota - Minnesota Geological Survey, 2012.

Palen et al., "Water-Table Hydrogeology," *"Regional Hydrologic Assessment Anoka Sand Plain," Department of Natural Resources Regional Hydrologic Assessment RHA-1*, Scale 1:200,000, Meyer, G. N., and Falteisek, J., eds., 1993.

Report Review Reference

Phase I Environmental Site Assessment, Barnett Oldsmobile/Jeep/Eagle, 6415 Highway 10 Northwest, Ramsey, Minnesota, prepared by Science & Engineering Analysis Corporation (SEACOR), dated January 17, 1994.

Phase II Environmental Assessment, Barnett Oldsmobile/Jeep/Eagle, 6415 Highway 10 Northwest, Ramsey, Minnesota, prepared by SEACOR, dated March 15, 1994.

Excavation Report for Petroleum Release Sites, Former Barnett Olds, 6415 Highway 10 NW, Ramsey, Minnesota, Leak 7134, prepared by SEACOR, dated September 28, 1994.

Excavation Report for Petroleum Release Sites, Former Barnett Oldsmobile/Jeep/Eagle Dealership, 6415 Hwy 10 NW, Ramsey, Minnesota, Leak 7205, prepared by SEACOR, dated October 7, 1994.

Phase II Report, Barnett Olds/Jeep/Eagle, Ramsey, Minnesota, prepared by SEACOR, dated February 23, 1995.

Remedial Investigation Data, Former Barnett Olds Property, Ramsey, Minnesota, prepared by SEACOR, dated March 22, 1995.

No Action Letter, Barnett Oldsmobile/Jeep/Eagle Site, 6415 Highway 10 Northwest, Ramsey, Minnesota, prepared by the MPCA, dated June 14, 1995.

Petroleum Tank Release Site File Closure, Barnett Olds, Jeep, Eagle, 6415 Highway 10, Ramsey, Minnesota, Leak 7134, prepared by the MPCA, dated August 22, 1995.

Petroleum Tank Release Site File Closure, Barnett Olds, 6415 Highway 10 Northwest, Ramsey, Minnesota, Leak 7205, prepared by the MPCA, dated September 26, 1995.

Phase I Environmental Site Assessment, McKay Auto Sales, 6415 US Highway 10, Ramsey, Minnesota, prepared by ProSource Technologies, Inc. (ProSource), dated May 3, 2000.

Supplemental Phase II Field Investigation Report, Former McKay's Auto, 6415 Highway 10 Northwest, Ramsey, Minnesota, prepared by ProSource, dated August 1, 2000.

Excavation Report Worksheet for Petroleum Release Sites, Former McKay Auto, 6415 Highway 10 Northwest, Ramsey, Minnesota, prepared by ProSource, dated November 30, 2001.

Implementation of Development Response Action Report, Former McKay Auto (Barnett Olds Property), Ramsey, Minnesota, prepared by ProSource, dated November 30, 2001.

Public Water Supply Well Assessment, Barnett Anoka Motors, 6415 Highway 10 Northwest, Anoka, Minnesota, Leak 14065, prepared by Terracon, dated January 2002.

Petroleum Tank Release Site File Closure (Hydraulic Lifts), Former McKay Auto, 6415 Highway 10, Ramsey, Minnesota, Leak 14284, prepared by the MPCA, dated March 14, 2002.

Appendix J

Resumes

BRAUN INTERTEC

KELLY W. BROWN

Senior Scientist

EDUCATION

B.S., Geological Engineering,
University of Minnesota

CERTIFICATIONS

Minnesota Department of Health (MDH)
Asbestos Inspector
No. AI3036 and refesher training

MDH Asbestos Management Planner
No. AI3036 and refesher training

MDH Lead Risk Assessor
No. LR188 and refesher training

40-Hour HAZWOPER Certification and annual refresher training

Niton X-Ray Fluorescence Analyzer Certification

Mr. Brown has more than 27 years of environmental consulting experience specifically related to environmental assessment work. Kelly's experience has included completion of numerous Phase I Environmental Site Assessments (ESA), including many large transportation corridor and multi-property assessments; asbestos and lead-based paint surveys; and hazardous materials surveys and abatement projects. His other areas of expertise include laboratory analysis of asbestos and industrial hygiene monitoring for asbestos and other contaminants, and property transfer assessments. Kelly has worked on several large-scale transportation corridor assessment projects and is very familiar with the technical approach and documentation requirements for these projects. He has substantial experience providing environmental assessment services to public agencies including the Minnesota Department of Transportation (MnDOT), Minnesota Pollution Control Agency (MPCA), the Metropolitan Council, Hennepin County, Ramsey County, Dakota County, City of St. Paul, City of Minneapolis, and numerous other metro area cities.

PROJECT EXPERIENCE

- *Multiple Active Transportation Corridors, MnDOT** — Senior environmental professional for many of the projects assigned under MnDOT contract. Under this contract, completed roadway Phase I ESAs, Phase II investigations and/or construction monitoring for projects in various cities across the state, including Ada, Blue Earth, Ely, Forest Lake, Kenyon, Lindstrom, Mankato, Nashwauk, Northfield, Rice, Virginia, Waconia, and Waseca, as well as several large-scale roadway corridor/interchange projects in the Twin Cities metro area. The projects included identifying and assessing potential environmental concerns within the project corridors that could affect the planned roadway improvements along the corridors and potentially delay construction.
- *Central Corridor Light Rail Transit Corridor (CCLRT), Minneapolis to St. Paul, MN** — Senior environmental professional for a project for the Metropolitan Council Metro Transit to perform a Phase I ESA of an approximate 9.8-mile locally preferred alignment of the CCLRT between downtown Minneapolis to downtown St. Paul. The purpose of the Phase I was to identify, to the extent possible, any sources of contamination (based on present or former land use) on properties that could impact construction of the CCLRT. The project corridor included one alternative alignment between Oak Street and 29th Avenue SE in Minneapolis, and two between Cedar and Wacouta in St. Paul.
- *Southwest Light Rail Transit Corridor (SWLRT), Minneapolis to Eden Prairie, MN** — Senior environmental professional for the project team retained by the Metropolitan Council Metro Transit to perform a Phase I ESA of an approximate 16-mile locally preferred alignment of the SWLRT between downtown Minneapolis to Eden Prairie. The purpose of the Phase I ESA was to identify, to the extent possible, any sources of contamination (based on present or former land use) on properties that could impact construction of the SWLRT.

**While employed by another firm.*

Conducted the assessment work along the corridor and completed numerous MPCA file reviews for sites of potential concern along the proposed SWLRT route.

- *Lake Wobegon Trail, St. Joseph to St. Cloud, MN** — Senior environmental professional for project team retained by the MPCA to perform a Phase I ESA of an approximate 7.5-mile railroad corridor located between County Road 133 in St. Joseph, Minnesota and the Mississippi River in downtown St. Cloud, Minnesota. The property was being considered for potential development as a railroad corridor and a bicycle/pedestrian transportation corridor (an extension of the Lake Wobegon Trail that currently ends in St. Joseph). Completed the assessment work and reporting.
- *Area Wide Groundwater Studies, Minneapolis and Bloomington, MN** — Senior Environmental Professional on two area wide groundwater studies completed for Hennepin County and/or the MPCA. The area wide studies were conducted to gather and consolidate information and data related to the extent and source(s) of known plumes of chlorinated volatile organic compounds (VOC) in groundwater that has been identified on several individual properties located within the study areas. The groundwater VOC plume and related soil-gas contamination issues were increasingly becoming issues for the redevelopment of properties within the study areas. It was foreseen that the area wide study results could be used as a development planning tool for individual study area properties and could be used streamline the amount of site-specific environmental data needed to secure liability assurance letters and regulatory approvals related to property acquisitions and redevelopment.
- *Multiple Asbestos and Lead-Paint Assessments, MN** — Conducted asbestos assessment surveying, sampling and abatement managing following Asbestos Hazardous Emergency Response Act (AHERA), OSHA and Environmental Protection Agency (EPA) guidelines and regulations for several Minnesota School Districts and numerous industrial/commercial entities. Conducted numerous lead paint inspections and risk assessments on several large apartment complexes. Conducted numerous predemolition hazardous materials surveys for residential, commercial, and industrial properties and prepared reports presenting survey and sampling results, protocols and recommendations for abatement measures and asbestos management. Project examples include Madison Lofts, Minneapolis, Minnesota; Ames Lake Redevelopment Project, St. Paul, Minnesota; Airport Noise Acquisition/Relocation Project, Richfield, Minnesota; Robbinsdale School Demolition, Robbinsdale, Minnesota; Carleton Place Lofts, St. Paul, Minnesota; Con-Agra, Minneapolis, Minnesota; Delmar Grain Elevators, Minneapolis, Minnesota; Glen Lake Development, Minnetonka, Minnesota; and City of St. Paul Properties, St. Paul, Minnesota.

BRAUN INTERTEC

JAMES E. STEPHAN

Senior Scientist

EDUCATION

Bachelor of Arts Degree, Chemistry, 1985, University of Minnesota, Minneapolis, Minnesota

CERTIFICATIONS

OSHA 40-Hour Hazardous Waste Operations Certification (29 CFR 1910.120)

National Radon Proficiency Program (NRPP) Radon Testing Certification

Mr. Stephan has over twenty-five years of environmental consulting experience on various projects relating to Phase I Environmental Site Assessments, environmental compliance audits, underground storage tank investigations, and industrial hygiene. Prior to his work as an environmental consultant, he spent four years as a research chemist for an international chemical research and development corporation.

PROJECT EXPERIENCE

- **Central Corridor Light Rail Transit Corridor (CCLRT), Minneapolis to St. Paul, Minnesota.** Retained by the Metropolitan Council Metro Transit to perform a Phase I ESA of an approximate 9.8 mile locally preferred alignment of the CCLRT between downtown Minneapolis to downtown St. Paul. The purpose of the Phase I was to identify, to the extent possible, any sources of contamination (based on present or former land use) on properties that could impact construction of the CCLRT. The project corridor included one alternative alignment between Oak Street and 29th Avenue SE in Minneapolis, and two between Cedar and Wacouta in St. Paul. Mr. Stephan was the project manager for the project. His specific responsibilities included client interaction and correspondence, managing the project schedule and budget, coordinating site access, and report review and quality control.

- **Multi-state** – Mr. Stephan has managed and/or completed several multi-site Phase I Environmental Site Assessment projects. Specific projects have included 25 multi-family apartment buildings located primarily in the southeastern United States; 18 multi-family apartment buildings located in California; 23 bank branches located in the Western United States; 45 motels in twenty different states; 30 fast food restaurants in six Midwestern states; and 48 apartments located in ten states. These multi-state projects were completed within 21 to 45 days of authorization and many required asbestos testing services.

- **Commercial** – He has managed and/or completed numerous Phase I and Phase I environmental site assessments of commercial properties including industrial, office, warehouse, manufacturing, and retail facilities. The projects were completed in strict accordance with the ASTM Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. Some of these projects required asbestos testing, underground storage tank evaluation, or property condition reports.

- **Project Coordination** – Mr. Stephan coordinated the asbestos abatement activities related to the Metropolitan Airports Commission (MAC) "Part 150 Sound Insulation Program" over the 1997-2012 time period. Under this program, over 7,000 homes in the vicinity of the Minneapolis/St. Paul International Airport were renovated to reduce the effects of aircraft noise. Eligible homes received new windows and doors, wall and attic insulation, central air, venting or ductwork modifications, roof vents, and attic baffling. Role included evaluating contractor bid submittals for the MAC, scheduling and coordinating the abatement work, documenting the abatement activities and communication with the respective home owners. Approximately one-third of the homes in the Sound Insulation Program required asbestos abatement. The abatement had to be completed within stringent construction schedules.

- **Multi-family** – Mr. Stephan has managed and/or completed numerous Phase I environmental site assessments of multi-family residential properties. He is familiar with various scopes of work for multi-family projects including HUD, Fannie Mae and Freddie Mac, as well as scopes of work specified by various institutional lenders. He has managed architects and engineers responsible for completing property condition reports required by Fannie Mae and Freddie Mac.

- **RTC/FDIC** – Mr. Stephan has managed and/or completed over 125 Phase I Environmental Site Assessments for various RTC and FDIC offices. These included work with SAMDA contractors and banks in receivership. The projects were concentrated primarily in California, Arizona, and Washington; however, projects were also completed in Florida, Illinois, Kansas, Michigan, Minnesota, Missouri, and Ohio.

BRAUN INTERTEC
The Science You Build On.

Braun Intertec Corporation
11001 Hampshire Avenue S
Minneapolis, MN 55438

Phone: 952.995.2000
Fax: 952.995.2020
Web: braunintertec.com

January 19, 2017

Proposal QTB050246
Braun Project #B1610732

Mr. Patrick Brama
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

Re: Proposal for Phase II ESA and UST Removal Services
Sunfish Express
6401 West Highway 10
Ramsey, Minnesota 55303

Dear Mr. Brama:

Braun Intertec Corporation has prepared this proposal for environmental consulting services, including a Phase II Environmental Site Assessment (ESA) and underground storage tank (UST) removal activities, at the referenced property (Site). The Site is currently occupied by an out-of-service former retail fueling facility. Based on available information, the UST system at the Site includes one 20,000-gallon gasoline UST, two 10,000-gallon gasoline USTs, and one 10,000-gallon diesel UST. It is our understanding that the City of Ramsey plans to acquire the Site to facilitate potential future road and infrastructure improvements.

Based on the findings of a recently completed Phase I Environmental Site Assessment (ESA) of the Site, the Site has been used for commercial purposes, including automobile sales and service, since 1965. The Phase I ESA identified the potential for soil and groundwater impacts associated with the historical Site activities (i.e. automobile dealerships and underground petroleum storage tanks).

The activities in this proposal include a Phase II ESA and UST removal services. The purpose of the Phase II ESA is to identify the presence of contaminated soil, groundwater, or soil gas associated with former on or off-Site activities. The purpose of the UST removal activities is to remove the out-of-service USTs and to protect the City of Ramsey from association with any potential releases associated with the UST system.

The Phase II ESA field work is expected to take one to two days to complete. The UST removal activities, including sampling and backfilling the excavation, are expected to take two to three days to complete.

Scope of Work

For purposes of this proposal, we are assuming the following scope of services will be performed:

Task 1: Phase II ESA

Data obtained from the Phase II ESA will be used to determine the need for regulatory liability assurances (e.g., No Association Determination for non-petroleum related contaminants). The Phase II ESA field work is expected to take one to two days to complete. As part of the Phase II ESA, Braun Intertec will complete the following:

- Clear public utilities using Gopher State One Call, and retain a utility locator to evaluate the boring locations for potential private utilities.
- Advance twelve (12) soil borings at the Site with continuous soil sampling. The borings will be advanced using hydraulic probe-type drilling equipment.
    - Five (5) of the borings will be advanced to a depth of approximately 30 feet below ground surface (bgs), for the purpose of collecting soil and groundwater samples. The soil boring locations will be selected to assess the vicinity of potential former source areas and in up and down-gradient portions of the Site. Groundwater is expected to be present at a depth of approximately 20-25 feet below ground surface (bgs), with an assumed flow direction to the south towards the Mississippi River.
    - Seven (7) of the borings will be advanced to a depth of 3 feet bgs in the locations of the former dispensers, for the purpose of collecting soil samples. One soil sample will be collected from below each of the seven former dispensers.
- Conduct environmental monitoring during drilling including organic vapor screening of soil samples using a photoionization detector (PID), and visual/olfactory observations of soil samples for evidence of contamination (i.e. odors, staining, intermixed debris, etc.). Collect representative soil samples and submit for analytical testing as described below.
- Install a temporary monitoring well in each of the five 30-foot borings and collect groundwater samples for analytical testing as described below. Following sample collection, the boreholes will be sealed per Minnesota Department of Health (MDH) regulations.
- Advance three (3) temporary soil gas probes to a depth of 5 feet bgs and collect soil gas samples using Summa Canisters. Analyze the soil gas samples as described below.
- Analyze representative soil samples from the borings using standard EPA methods as follows: diesel range organics (DRO) – 12 samples; volatile organic compounds (VOCs) – 5 samples;

polynuclear aromatic hydrocarbons (PAHs) – 5 samples; Benzene, Ethylbenzene, Toluene, Xylenes (BETX) – 7 samples; gasoline range organics (GRO) – 7 samples; and total Resource Conservation and Recovery Act (RCRA) metals - 5 samples.

- Analyze 5 groundwater samples from the temporary wells for DRO and VOCs.
- Analyze 3 soil gas samples from the temporary soil vapor probes for VOCs.
- Prepare a Phase II ESA report summarizing the investigation results and providing recommendations for any additional investigation or response actions that may be required to address identified contamination during the planned future road and infrastructure improvements.

Utility clearance and drilling services will be provided by licensed subcontract drilling firm. Laboratory analytical services will also be subcontracted.

Task 2: UST Removal and Associated Demolition

Braun Intertec will subcontract a licensed tank removal contractor to: remove and dispose of the concrete surfacing over the tanks; excavate and evacuate the USTs of all fluids and/or sludge (**up to 500 gallons included in the stated price. Additional liquids will be disposed of at $2.00 per gallon and solids for $5.00 per gallon**); evacuate and cap product lines; remove and dispose of the USTs; and import and place compactable backfill in the resulting excavations. All required notifications will be made and permits obtained prior to removal of the UST. All required access to mobilize, store, and utilize equipment at the Site will be provided by the property owner.

This task does not include removal of the canopy, bollards, or restoration of the ground surface with asphalt or concrete.

Task 3: UST Removal Monitoring and Sampling

Braun Intertec will perform the following services during the removal of the UST system:

- Conduct daily site visits to supervise and document the tank removal activities.
- Conduct environmental monitoring and UST removal sampling after the tanks are removed from the ground. Exposed soil will be observed for the presence of visual and olfactory indications of contamination, and will be field screened using a photoionization detector (PID) equipped with a 10.6-eV lamp to monitor soil for the presence of organic vapors. The UST removal sampling will be conducted in accordance with Minnesota Pollution Control Agency (MPCA) Guidance document 3-01.
- Collect one soil sample from below each end of each tank (8 samples).

The soil samples will be submitted for laboratory analysis of the following parameters:

- DRO – 2 samples (under diesel UST)
- BETX and GRO – 8 samples (under diesel and gasoline USTs)

Task 4: UST Project Management and Reporting

This task includes professional services and expenses for project coordination, correspondence with the project team, meetings, scheduling, and review of field and analytical data associated the project.

Following removal of the tank system and sample analysis, Braun Intertec will prepare a report documenting the completed activities on the MPCA General Excavation Report Worksheet (Guidance Document 3-02).

Cost Estimate Detail

Based on our current understanding of the Site conditions and the assumptions stated herein, we estimate the cost to perform the environmental consulting services to be about **$ 64,088**. The estimated cost breakdown by activity is listed below.

Service Description	Cost Estimate
Task 1 – Phase II ESA	
- Professional Services and Expenses	$2,200
- Mileage and Equipment	575
- Subcontract Laboratory Services (cost plus 10%)	3,100
- Subcontract Drilling Services (cost plus 10%)	3,850
- Reporting and Correspondence	3,200
Subtotal (Task 1)	$12,925
Task 2 – Subcontract UST Removal (cost plus 10%) *	$44,763
Task 3 – UST Removal Monitoring and Sampling	$3,400
Task 4 – UST Project Management and Reporting	$3,000
Estimated Total Cost (Task 1 – 4)	**$64,088**
* The UST removal subcontract requires 50% down payment, with balance due within 10 days of completion. Price includes disposal of up to 500 gallons of product, water, and sludge.	

General Remarks

Braun Intertec appreciates the opportunity to present this proposal to you. ***Please return a signed copy of the proposal in its entirety.***

The fee presented in this cost estimate is based on the scope of services described and the assumption that the cost estimate will be authorized within 30 days. If the project is not authorized within 30 days, we may need to modify the cost estimate. The UST removal subcontract (Task 2) requires 50% down payment, with balance due within 10 days of completion.

We include the Braun Intertec General Conditions, which provide additional terms and are a part of our agreement.

If you have questions concerning the contents of this cost estimate or the project in general, please call Imants Pone at 952.995.2665 or Ken Larsen at 952.995.2455.

Sincerely,

BRAUN INTERTEC CORPORATION

Imants Pone
Project Scientist

Kenneth A. Larsen, PE, PG
Principal - Principal Engineer

Attachment:
General Conditions (7-18-16)

The proposal is accepted, and you are authorized to proceed.

_____
Authorizer's Firm

_____
Authorizer's Signature

_____
Authorizer's Name (please print or type)

_____
Authorizer's Title

_____
Date

General Conditions

Section 1: Agreement

1.1 Our agreement with you consists of these General Conditions and the accompanying written proposal or authorization ("Agreement"). This Agreement is the entire agreement between you and us. It supersedes prior agreements. It may be modified only in a writing signed by us, making specific reference to the provision modified.

1.2 The words "you," "we," "us," and "our" include officers, employees, and subcontractors.

1.3 In the event you use a purchase order or other documentation to authorize our scope of work ("Services"), any conflicting or additional terms are not part of this Agreement. Directing us to start work prior to execution of this Agreement constitutes your acceptance. If, however, mutually acceptable terms cannot be established, we have the right to terminate this Agreement without liability to you or others, and you will compensate us for costs and expenses incurred up to the time of termination.

Section 2: Our Responsibilities

2.1 We will provide Services specifically described in this Agreement. You agree that we are not responsible for services that are not expressly included in this Agreement. Unless otherwise agreed in writing, our findings, opinions, and recommendations will be provided to you in writing. You agree not to rely on oral findings, opinions, or recommendations without our written approval.

2.2 In performing our professional services, we will use that degree of care and skill ordinarily exercised under similar circumstances by reputable members of our profession practicing in the same locality. If you direct us to deviate from our recommended procedures, you agree to hold us harmless from claims, damages, and expenses arising out of your direction. If during the one year period following completion of Services it is determined that the above standards have not been met and you have promptly notified us in writing of such failure, we will perform, at our cost, such corrective services as may be necessary, within the original scope in this Agreement, to remedy such deficiency. Remedies set forth in this section constitute your sole and exclusive recourse with respect to the performance or quality of Services.

2.3 We will reference our field observations and sampling to available reference points, but we will not survey, set, or check the accuracy of those points unless we accept that duty in writing. Locations of field observations or sampling described in our report or shown on our sketches are based on information provided by others or estimates made by our personnel. You agree that such dimensions, depths, or elevations are approximations unless specifically stated otherwise in the report. You accept the inherent risk that samples or observations may not be representative of things not sampled or seen and further that site conditions may vary over distance or change over time.

2.4 Our duties do not include supervising or directing your representatives or contractors or commenting on, overseeing, or providing the means and methods of their services unless expressly set forth in this Agreement. We will not be responsible for the failure of your contractors, and the providing of Services will not relieve others of their responsibilities to you or to others.

2.5 We will provide a health and safety program for our employees, but we will not be responsible for contractor, owner, project, or site health or safety.

2.6 You will provide, at no cost to us, appropriate site safety measures as to work areas to be observed or inspected by us. Our employees are authorized by you to refuse to work under conditions that may be unsafe.

2.7 Unless a fixed fee is indicated, our price is an estimate of our project costs and expenses based on information available to us and our experience and knowledge. Such estimates are an exercise of our professional judgment and are not guaranteed or warranted. Actual costs may vary. You should allow a contingency in addition to estimated costs.

Section 3: Your Responsibilities

3.1 You will provide us with prior environmental, geotechnical and other reports, specifications, plans, and information to which you have access about the site. You agree to provide us with all plans, changes in plans, and new information as to site conditions until we have completed Services.

3.2 You will provide access to the site. In the performance of Services some site damage is normal even when due care is exercised. We will use reasonable care to minimize damage to the site. We have not included the cost of restoration of damage in the estimated charges.

3.3 You agree to provide us, in a timely manner, with information that you have regarding buried objects at the site. We will not be responsible for locating buried objects at the site. *You agree to hold us harmless, defend, and indemnify us from claims, damages, losses, penalties and expenses (including attorney fees) involving buried objects that were not properly marked or identified or of which you had knowledge but did not timely call to our attention or correctly show on the plans you or others furnished to us*.

3.4 You will notify us of any knowledge or suspicion of the presence of hazardous or dangerous materials present on any work site or in a sample provided to us. You agree to provide us with information in your possession or control relating to such materials or samples. If we observe or suspect the presence of contaminants not anticipated in this Agreement, we may terminate Services without liability to you or to others, and you will compensate us for costs and expenses incurred up to the time of termination.

3.5 Neither this Agreement nor the providing of Services will operate to make us an owner, operator, generator, transporter, treater, storer, or a disposal facility within the meaning of the Resource Conservation Recovery Act, as amended, or within the meaning of any other law governing the handling, treatment, storage, or disposal of hazardous substances. *You agree to hold us harmless, defend, and indemnify us from any damages, claims, damages, penalties or losses resulting from the storage, removal, hauling or disposal of such substances*.

3.6 Monitoring wells are your property, and you are responsible for their permitting, maintenance, and abandonment unless expressly set forth otherwise in this Agreement.

3.7 You agree to make all disclosures required by law. In the event you do not own the project site, you acknowledge that it is your duty to inform the owner of the discovery or release of contaminants at the site. *You agree to hold us harmless, defend, and indemnify us from claims, damages, penalties, or losses and expenses, including attorney fees, related to failures to make disclosures, disclosures made by us that are required by law, and from claims related to the informing or failure to inform the site owner of the discovery of contaminants.*

Section 4: Reports and Records

4.1 Unless you request otherwise, we will provide our report in an electronic format.

4.2 Our reports, notes, calculations, and other documents and our computer software and data are instruments of our service to you, and they remain our property. We hereby grant you a license to use the reports and related information we provide only for the related project and for the purposes disclosed to us. You may not transfer our reports to others or use them for a purpose for which they were not prepared without our written approval. *You agree to indemnify, defend, and hold us harmless from claims, damages, losses, and expenses, including attorney fees, arising out of such a transfer or use.*

4.3 If you do not pay for Services in full as agreed, we may retain work not yet delivered to you and you agree to return to us all of our work that is in your possession or under your control.

4.4 Samples and field data remaining after tests are conducted and field and laboratory equipment that cannot be adequately cleansed of contaminants are and continue to be your property. They may be discarded or returned to you, at our discretion, unless within 15 days of the report date you give us written direction to store or transfer the materials at your expense.

4.5 Electronic data, reports, photographs, samples, and other materials provided by you or others may be discarded or returned to you, at our discretion, unless within 15 days of the report date you give us written direction to store or transfer the materials at your expense.

Section 5: Compensation

5.1 You will pay for Services as stated in this Agreement. If such payment references our Schedule of Charges, the invoicing will be based upon the most current schedule. An estimated cost is not a firm figure. You agree to pay all sales taxes and other taxes based on your payment of our compensation. Our performance is subject to credit approval and payment of any specified retainer.

5.2 You will notify us of billing disputes within 15 days. You will pay undisputed portions of invoices upon receipt. You agree to pay interest on unpaid balances beginning 30 days after invoice dates at the rate of 1.5% per month, or at the maximum rate allowed by law.

5.3 If you direct us to invoice a third party, we may do so, but you agree to be responsible for our compensation unless the third party is creditworthy (in our sole opinion) and provides written acceptance of all terms of this Agreement.

5.4 Your obligation to pay for Services under this Agreement is not contingent on your ability to obtain financing, governmental or regulatory agency approval, permits, final adjudication of any lawsuit, your successful completion of any project, receipt of payment from a third party, or any other event. No retainage will be withheld.

5.5 If you do not pay us in accordance with this Agreement, you agree to reimburse our costs and expenses for collection of the moneys invoiced, including but not limited to attorney fees, staff time, and other costs and expenses.

5.6 You agree to compensate us in accordance with our Schedule of Charges if we are asked or required to respond to legal process arising out of a proceeding related to the project and as to which we are not a party.

5.7 If we are delayed by factors beyond our control, or if project conditions or the scope or amount of work changes, or if changed labor conditions result in increased costs, decreased efficiency, or delays, or if the standards or methods change, we will give you timely notice, the schedule will be extended for each day of delay, and we will be compensated for costs and expenses incurred in accordance with our Schedule of Charges.

5.8 If you fail to pay us in accordance with this Agreement, we may consider the default a total breach of this Agreement and, at our option, terminate our duties without liability to you or to others, and you will compensate us for costs and expenses incurred up to the time of termination.

5.9 In consideration of our providing insurance to cover claims made by you, you hereby waive any right to offset fees otherwise due us.

Section 6: Disputes, Damage, and Risk Allocation

6.1 Each of us will exercise good faith efforts to resolve disputes without litigation. Such efforts will include, but not be limited to, a meeting(s) attended by each party's representative(s) empowered to resolve the dispute. Before either of us commences an action against the other, disputes (except collections) will be submitted to mediation.

6.2 ***Notwithstanding anything to the contrary in this Agreement, neither party hereto shall be responsible or held liable to the other for punitive, indirect, incidental, or consequential damages, or liability for loss of use, loss of business opportunity, loss of profit or revenue, loss of product or output, or business interruption.***

6.3 You and we agree that any action in relation to an alleged breach of our standard of care or this Agreement shall be commenced within one year of the date of the breach or of the date of substantial completion of Services, whichever is earlier, without regard to the date the breach is discovered. Any action not brought within that one year time period shall be barred, without regard to any other limitations period set forth by law or statute. We will not be liable unless you have notified us within 30 days of the date of such breach and unless you have given us an opportunity to investigate and to recommend ways of mitigating damages. You agree not to make a claim against us unless you have provided us at least 30 days prior to the institution of any legal proceeding against us with a written certificate executed by an appropriately licensed professional specifying and certifying each and every act or omission that you contend constitutes a violation of the standard of care governing our professional services. Should you fail to meet the conditions above, you agree to fully release us from any liability for such allegation.

6.4 ***For you to obtain the benefit of a fee which includes a reasonable allowance for risks, you agree that our aggregate liability for all claims will not exceed the fee paid for Services or $50,000, whichever is greater. If you are unwilling to accept this allocation of risk, we will increase our aggregate liability to $100,000 provided that, within 10 days of the date of this Agreement, you provide payment in an amount that will increase our fees by 10%, but not less than $500, to compensate us for the greater risk undertaken.*** This increased fee is not the purchase of insurance.

6.5 ***You agree to indemnify us from all liability to others in excess of the risk allocation stated herein and to insure this obligation. In addition, all indemnities and limitations of liability set forth in this Agreement apply however the same may arise, whether in contract, tort, statute, equity or other theory of law, including, but not limited to, the breach of any legal duty or the fault, negligence, or strict liability of either party.***

6.6 This Agreement shall be governed, construed, and enforced in accordance with the laws of the state in which our servicing office is located, without regard to its conflict of laws rules. The laws of the state of our servicing office will govern all disputes, and all claims shall be heard in the state or federal courts for that state. Each of us waives trial by jury.

6.7 No officer or employee acting within the scope of employment shall have individual liability for his or her acts or omissions, and you agree not to make a claim against individual officers or employees.

Section 7: General Indemnification

7.1 *We will indemnify and hold you harmless from and against demands, damages, and expenses of others to the comparative extent they are caused by our negligent acts or omissions or those negligent acts or omissions of persons for whom we are legally responsible. You will indemnify and hold us harmless from and against demands, damages, and expenses of others to the comparative extent they are caused by your negligent acts or omissions or those negligent acts or omissions of persons for whom you are legally responsible*.

7.2 To the extent it may be necessary to indemnify either of us under Section 7.1, you and we expressly waive, in favor of the other only, any immunity or exemption from liability that exists under any worker compensation law.

7.3 You agree to indemnify us against losses and costs arising out of claims of patent or copyright infringement as to any process or system that is specified or selected by you or by others on your behalf.

Section 8: Miscellaneous Provisions

8.1 We will provide a certificate of insurance to you upon request. Any claim as an Additional Insured shall be limited to losses caused by our negligence.

8.2 You and we, for ourselves and our insurers, waive all claims and rights of subrogation for losses arising out of causes of loss covered by our respective insurance policies.

8.3 Neither of us will assign or transfer any interest, any claim, any cause of action, or any right against the other. Neither of us will assign or otherwise transfer or encumber any proceeds or expected proceeds or compensation from the project or project claims to any third person, whether directly or as collateral or otherwise.

8.4 This Agreement may be terminated early only in writing. You will compensate us for costs and expenses incurred up to the time of termination.

8.5 If any provision of this Agreement is held invalid or unenforceable, then such provision will be modified to reflect the parties' intention. All remaining provisions of this Agreement shall remain in full force and effect.

8.6 No waiver of any right or privilege of either party will occur upon such party's failure to insist on performance of any term, condition, or instruction, or failure to exercise any right or privilege or its waiver of any breach.

APPRAISAL OF REAL PROPERTY

DRAFT

PROPERTY
Former Shell Gas Station/Retail Property
6401 Highway 10
Ramsey, Anoka County, MN 55303

DATE OF REPORT
December 23, 2016

CLIENT
Mr. Patrick Brama
Economic Development Manager/Assistant City Administrator
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

EFFECTIVE DATES OF VALUE
December 2, 2016 – "As-Is"
March 1, 2017 – "As-Completed"
June 1, 2017 – "As-Stabilized"

PREPARED BY
Insight Realty Advisors, Inc.
275 East 4th Street, Suite 325
St. Paul, MN 55101
Phone: 651-983-2408
Email: tony.lesicka@insightrealtyadvisors.com
Insight File #: 2016-491

DRAFT

Former Shell Gas Station/Retail Property
6401 Highway 10
Ramsey, Anoka County, MN 55303

Insight Realty Advisors, Inc.
275 East 4th Street, Suite 325
St. Paul, MN 55101
Phone: 651-983-2408
Email: tony.lesicka@insightrealtyadvisors.com

December 23, 2016

Mr. Patrick Brama
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

RE: Appraisal of the Former Shell Gas Station/Retail Property located at 6401 Highway 10, Ramsey, Anoka County, MN 55303

Insight File Number: 2016-491

Dear Mr. Brama,

DRAFT

In accordance with your request, we are pleased to submit the accompanying appraisal of the Former Shell Gas Station/Retail Property located at 6401 Highway 10, Ramsey, Anoka County, MN 55303. The purpose of the appraisal is to estimate the 'as-is', 'as-completed' and 'as-stabilized' market values of the subject property. The client for the assignment is City of Ramsey and the intended use is for assistance in determining a purchase price. City of Ramsey, the State of MN, the MN Department of Transportation, the Metropolitan Council, and the current property owners (Series Sunfish of Athans Holdings, Inc.) are the intended users of this appraisal; the report was prepared for their exclusive use and is not intended for use by any other party.

The subject property is a single existing building, originally constructed and most recently used as a gas station/car wash with a small restaurant space. The building contains a total of 8,998 square feet of Gross Building Area (GBA) and Net Rentable Area (NRA), which includes the gas station, car wash and restaurant space. The improvements were originally constructed in 2003. The subject is currently 100% vacant, and while the fuel pumps have been removed, the canopy and underground fuel tanks are still present on the site. The site area of the subject parcel is 1.65 acres (or 71,996 SF), and has above average visibility, but poor access. Access was changed in conjunction with a road improvement project of US Highway 10 and Sunfish Lake Boulevard, circa 2007/2008, whereby access to the site is now provided only by right-in, right-out along northbound US Highway 10 and southbound Sunfish Lake Boulevard. The site is zoned H1 -

Highway 10 Business District, which is an interim use zoning district that allows for less traffic-oriented commercial uses until at which point the US Highway 10 transportation system improvement project commences.

The main value scenario relevant to the current state of the subject is the "as is" value, however, as a result of our Highest and Best Use conclusion, which was to keep the existing improvements but renovate and convert them to general retail space, it was necessary to develop and report an "as complete" and "as stabilized" values as well.

Based on our subject property tour, and after examining and considering the subject's location, physical and economic characteristics, current market conditions, demographic influences, and other legal, social, economic factors, the details of which are included in the valuation analysis in the accompanying report, subject to the definitions, assumptions, and limiting conditions expressed in the report, our value opinions are as follows:

VALUE CONCLUSIONS					
Valuation Premise		**Interest Appraised**	**Date of Value**	**Value Conclusion**	**per SF of NRA**
Market Value	"As-Is"	Fee Simple	December 2, 2016	$645,000	$71.68
Market Value	"As-Completed"	Fee Simple	March 1, 2017	$845,000	$93.91
Market Value	"As-Stabilized"	Fee Simple	June 1, 2017	$1,025,000	$113.91

Exposure Time and Marketing Time

Based on our review of national, regional and local investor surveys, discussions with market participants and information gathered during the sales verification process, a reasonable exposure time for the subject property at the value concluded within this report would have been approximately 12 months. This assumes an active and professional marketing plan would have been employed by the current owner.

We believe, based on the assumptions employed in our analysis, as well as our selection of investment parameters for the subject, that our value conclusion represents a price achievable within 12 months.

Extraordinary Assumptions

An extraordinary assumption is defined by the USPAP as "an assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser's opinions or conclusions. Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis."

- The subject has historically operated as a gas station, and while the fuel pumps have been removed, it is our observation and understanding that the canopy and the underground

DRAFT

fuel tanks are still present on the site. It is also our understanding that a Phase I environmental assessment report has been completed, the results of which have indicated the need for a Phase II assessment. We have not been provided with a copy of the Phase I report, or any other summary of the potential issues it uncovered. Our analysis is subject to the Extraordinary Assumption that there is no environmental contamination or impact of any kind. Should there turn out to be any environmental or contamination-related issues, our value conclusions could change substantially. Specifically, the costs of remediating any environmental contamination would most likely be subtracted from the value conclusion.

- Our 'as-complete' and 'as-stabilized' values are subject to the assumption that the required renovations would be completed to the specifications and within the timeline we have outlined in our appraisal. Furthermore, we also assume that market conditions will remain as anticipated during the construction and lease up period. Should anything turn out to be different than what we have outlined in this report, then our value conclusions could change substantially.

Hypothetical Conditions

A hypothetical condition is defined by the USPAP as "that which is contrary to what exists but is supposed for the purpose of analysis. Hypothetical conditions assume conditions contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis."

- While the purchase negotiations between the City of Ramsey and the current property owner are not part of condemnation proceedings, we believe that the acquisition does appear to qualify for the 'Scope of the Project Rule' as part of the Uniform Appraisal Standards for Federal Land Acquisitions. Specifically, there is a public purpose requiring the acquisition of the land, the particular lands required for the public purpose have been clearly identified, and the acquisition of the particular lands is evident to the public. Based on our market research and market participant interviews, the market is well aware of the US Highway 10 transportation system improvement plans, and we have observed specific market evidence measuring the impact. For the purposes of this appraisal, we have employed the 'Scope of the Project Rule' and our analysis is therefore subject to the Hypothetical Condition that the looming highway improvement project has not impacted market values for the particular properties affected. Should it be determined that the

DRAFT

'Scope of the Project Rule' does not apply, then we reserve the right to revise our analysis and conclusions.[1]

Other Important Risk Factors

- The subject property, as well as most of the properties along US Highway 10 from Anoka to Elk River (particularly the northern parcels in between Highway 10 and the Burlington Northern Railroad Tracks), are being impacted the looming US Highway 10 transportation system improvement project. Aside from the rise in acquisitions of properties along the corridor by the Cities of Ramsey and Anoka, the prices of many properties listed or sold in recent years have been negatively impacted by the anticipated/planned future reduction of access points along Highway 10, and also the cloud of eventual condemnation when the project begins. We have observed direct market evidence to this affect, including but not limited to, would-be buyers of properties walking away from purchases once they learn of the project, as well as longer marketing/exposure periods for land and improved parcels listed on the market.
- Access to the subject site is considered to be poor. A prior road improvement project (circa 2007/2008) has restricted access from US Highway 10 and created the median along Sunfish Lake Boulevard, thereby limiting the subject's access to right-in, right-out only, from northbound Highway 10 and southbound Sunfish Lake Boulevard. This access issue had the largest affect on the highest and best use and value conclusion.
- Based on our market data research, as well as our conversations with market participants, gas station use (or other traffic-intensive retail use) is not the Highest and Best Use (H&BU) of the subject. Nor is the H&BU to demolish the improvements and redevelop the site with another use. It is our conclusion that the H&BU of the property, as-improved, is to renovate and convert the property from a gas station/car wash use to a general retail/office use.
- As part of this H&BU conclusion, the renovation would entail removing the fuel tanks and canopy, as well as some construction on interior demising for the convenience store space and renovation of the car wash space to increase its functional utility. This would also require a lease up period to find new tenants (and the related appropriate costs), and to provide an appropriate amount of landlord-paid tenant improvement allowance for the finishing of the space to the tenant's specifications.

DRAFT

[1] See: Uniform Appraisal Standards for Federal Land Acquisitions, section B-10, "Enhancement or Diminution in Value Due to the Project.

- The adjacent retail center to the west of the subject (which shares access), has also been significantly impacted by the above-referenced change in access, but has bounced back recently with some recent leasing activity which will be described in greater detail within this report. This center provides strong support for our concluded highest and best use.

This letter is accompanied by an Appraisal Report as defined by the Uniform Standards of Professional Appraisal Practice under Standards Rule 2-2(a). Accordingly, it provides a summary or description of the appraisal process, subject and market data and valuation analyses. The report was also prepared to comply with the requirements of the Code of Professional Ethics of the Appraisal Institute. The depth of discussion contained in this report is specific to the needs of the client and the intended use of the appraisal.

This appraisal has been prepared for the client, and may not be used or relied upon by anyone other than the client for any purposes whatsoever without the express written consent of the appraiser and the client.

If you have any questions or comments, please contact the undersigned. Thank you for the opportunity to be of service.

Respectfully submitted,

Tony Lesicka, MAI
MN Certified General 20371321
Principal
Insight Realty Advisors, Inc.
275 East 4th Street, Suite 325
St. Paul, MN 55101
Phone: 651-983-2408
Email: tony.lesicka@insightrealtyadvisors.com

Nathan Hansen
MN Certified General 20302614
Principal
Insight Realty Advisors, Inc.
275 East 4th Street, Suite 325
St. Paul, MN 55101
Phone: 651-470-1229
Email: nathan.hansen@insightrealtyadvisors.com

DRAFT

TABLE OF CONTENTS

SUMMARY OF IMPORTANT FACTS AND CONCLUSIONS 9
Subject Photos (photos taken December 2, 2016) 13
Oblique Aerial Photo - Subject 17
Aerial Photo - Subject 18
Neighborhood Map 19
Community Map 19
General Location Map 20
SCOPE OF WORK 21
Valuation Methodology 21
Data Research and Analysis 21
Property Tour 22
Report Format 22
CLIENT, INTENDED USE AND USERS, AND PURPOSE OF THE APPRAISAL 23
PROPERTY TOUR AND DATES OF VALUATION 23
IDENTIFICATION OF THE SUBJECT PROPERTY 24
OWNERSHIP AND HISTORY OF THE SUBJECT PROPERTY 24
PROPERTY DESCRIPTION AND ANALYSIS . 26
Site Description 26
Tax Map 28
Improvements Description 29
ZONING INFORMATION 31
Zoning Map 32
REAL ESTATE TAX ANALYSIS 33
Subject Taxes and Assessor's Estimate of Market Value 33
Special Assessments 34
MARKET ANALYSIS 35
Introduction 35
Economic Analysis 35
Twin Cities Metropolitan Area Economic Analysis 36
Twin Cities Retail Market Analysis 39
Retail - Neighborhood Centers 42
Subject's Neighborhood Analysis 48
Market Participant Interviews 50
HIGHEST AND BEST USE ANALYSIS 52
Highest and Best Use – As Though Vacant 52
Highest and Best Use – As Improved 54
THE VALUATION PROCESS 56
LAND VALUATION 58
SALES COMPARISON APPROACH 72
INCOME CAPITALIZATION APPROACH .. 94
RECONCILIATION AND FINAL VALUE OPINION 107
CERTIFICATION AND ADDENDA 110
Certification 110
Assumptions and Limiting Conditions . 111
A: GLOSSARY 116
B: APPRAISER QUALIFICATIONS 124

DRAFT

SUMMARY OF IMPORTANT FACTS AND CONCLUSIONS

BASIC INFORMATION

Common Property Name:	Former Shell Gas Station/Retail Property
Address:	6401 Highway 10
City:	Ramsey
State:	MN
Zip Code:	55303
County:	Anoka
Property Ownership Entity:	Series Sunfish of Athans Holdings LLC
Report Type:	Appraisal
Property Rights Appraised:	Fee Simple
Date of Property Tour:	12/2/2016
Date of Report:	12/23/2016
Date of Value:	
"As-Is"	12/2/2016
"As-Completed"	3/1/2017
"As-Stabilized"	6/1/2017

Legal Description:

Lot 2, Block 1, Sunfish Commons, Subject to Easement of Record

SITE INFORMATION

Land Area SF:	71,996
Land Area Acres:	1.65
Excess/Surplus Land?	No
Flood Zone:	Zone X
Flood Map Number:	27003C0281E
Flood Map Date:	12/16/2015
Site Utility:	Below Average
Site Topography:	Level
Site Shape:	Irregular
Lot Location:	Corner
Frontage:	Average
Access:	Poor
Visibility:	Above Average
Utilities Available:	All available at site
Number of Parking Spaces:	30
Parking Ratio (per 1,000 SF):	3.3341
Parking Type:	Surface

DRAFT

BUILDING INFORMATION

Type of Property:	Retail
Type of Construction:	Block/Masonry, Steel
Number of Buildings:	One (1)
Gross Building Area (SF):	8,998
Net Rentable Area (SF):	8,998
Usage:	
Retail/C-Store -	5,748
(% of GBA) -	64%
Car Wash -	3,250
(% of GBA) -	36%
Total (SF) -	8,998
Number of Stories:	One (1)
Deferred Maintenance:	None noted
Occupancy Status:	Multi-tenant
Actual Age:	13 years
Year Built:	2003
Year Renovated:	N/A
Quality:	Average
Condition:	Above Average
Land to Building Ratio:	8 : 1
Sprinkler Protection:	0%

DRAFT

MUNICIPAL INFORMATION:

Assessing Authority:	Anoka County
Assessor's Parcel ID Number:	34-32-25-14-0027
Current Taxes Payable Year:	2016
Current Assessor's Estimated Market Value (as of January 2, 2015):	$986,000
Current Tax Liability (Payable 2016):	
Base Tax:	$38,490.07
Special Assessments:	$3,488.93
Service Charges:	$0.00
Total:	$41,979.00
Current Tax Rate (base tax only):	3.90%
Taxes Per SF of NRA (base tax only):	$4.28

Special Assessment Summary:

Based on readily available county records, the current tax year indicates $3,488.93 in special assessments.

Are Taxes Current?	Yes
Is a grievance underway?	Not to our knowledge
Zoning Authority:	City of Ramsey
Current Zoning Designation:	H1 - Highway 10 Business District
Is current use permitted?	Yes
Zoning Change Pending?	No
Zoning Variance Applied for?	No

HIGHEST AND BEST USE:

As Though Vacant:

Immediate general retail development

As Improved:

Immediate renovation to general retail use

See Highest and Best Use section for additional analysis and detail.

DRAFT

VALUE CONCLUSIONS:			
Type of Value:	**Market Value "As-Is"**	**Market Value "As-Completed"**	**Market Value "As-Stabilized"**
Date of Value:	**12/2/2016**	**3/1/2017**	**6/1/2017**
Real Property Interest:	**Fee Simple**	**Fee Simple**	**Fee Simple**
Land Value:			
Indicated Land Value:	$360,000	$360,000	$360,000
Per Square Foot:	$5.00	$5.00	$5.00
Sales Comparison Approach:			
Concluded Value (Rounded):	$1,030,000	$1,030,000	$1,030,000
LESS: Lease-Up Cost	($180,000)	($180,000)	-
LESS: Construction Cost	($200,000)	-	-
Value Indication via Sales Approach:	**$650,000**	**$850,000**	**$1,030,000**
Per Square Foot (NRA):	$72.24	$94.47	$114.47
Income Approach:			
Direct Capitalization:			
Net Operating Income (Stabilized):	$91,589	$91,589	$91,589
Capitalization Rate:	9.00%	9.00%	9.00%
Preliminary Value:	$1,017,660	$1,017,660	$1,017,660
Concluded Value (Rounded):	$1,020,000	$1,020,000	$1,020,000
LESS: Lease-Up Cost	($180,000)	($180,000)	-
LESS: Construction Cost	($200,000)	-	-
Value Indication via Direct Capitalization (Rounded):	**$640,000**	**$840,000**	**$1,020,000**
Per Square Foot (NRA):	$71.13	$93.35	$113.36
FINAL VALUE CONCLUSION:			
Concluded Value:	**$645,000**	**$845,000**	**$1,025,000**
Exposure Period:	12 months	12 months	12 months
Marketing Period:	12 months	12 months	12 months

DRAFT

Subject Photos (photos taken December 2, 2016)

Subject Exterior

Subject Exterior

Subject Exterior

Subject Exterior

Subject Exterior

Subject Exterior

DRAFT

Subject Exterior

Subject Exterior

Subject Exterior

View of Adjacent Retail Center

View of Adjacent Retail Center

Subject Exterior

DRAFT

Subject Exterior

Subject Exterior

Subject Exterior

Subject Exterior

Subject Exterior

Subject Exterior

DRAFT

Subject Exterior

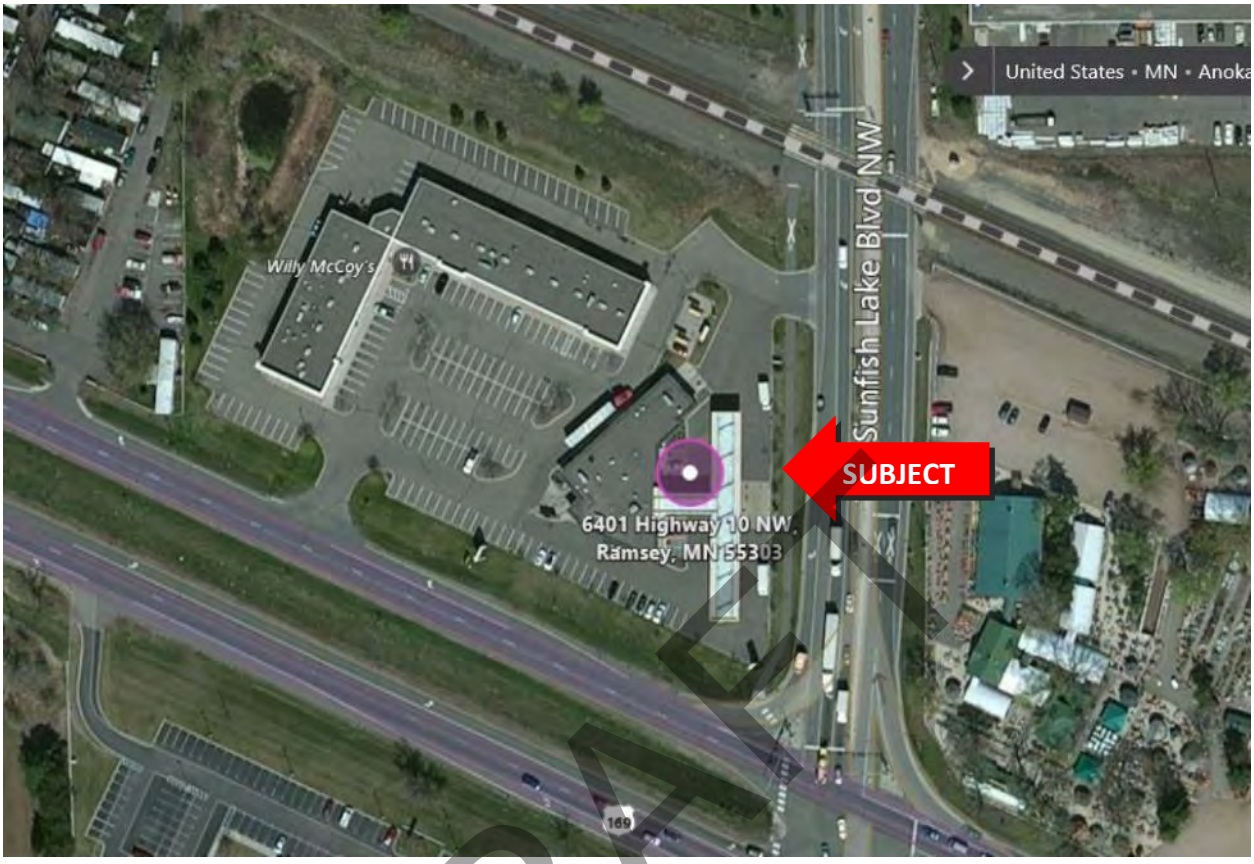
Subject Exterior

DRAFT

Oblique Aerial Photo - Subject

DRAFT

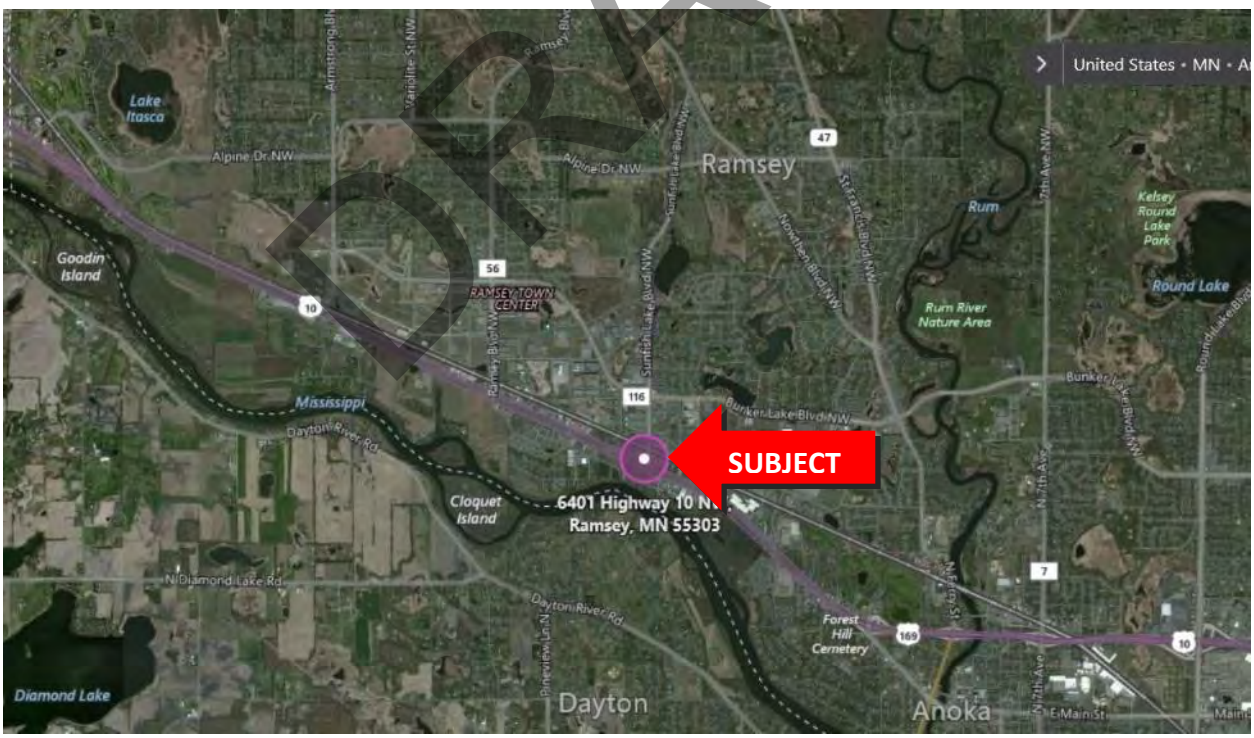
Aerial Photo - Subject



DRAFT

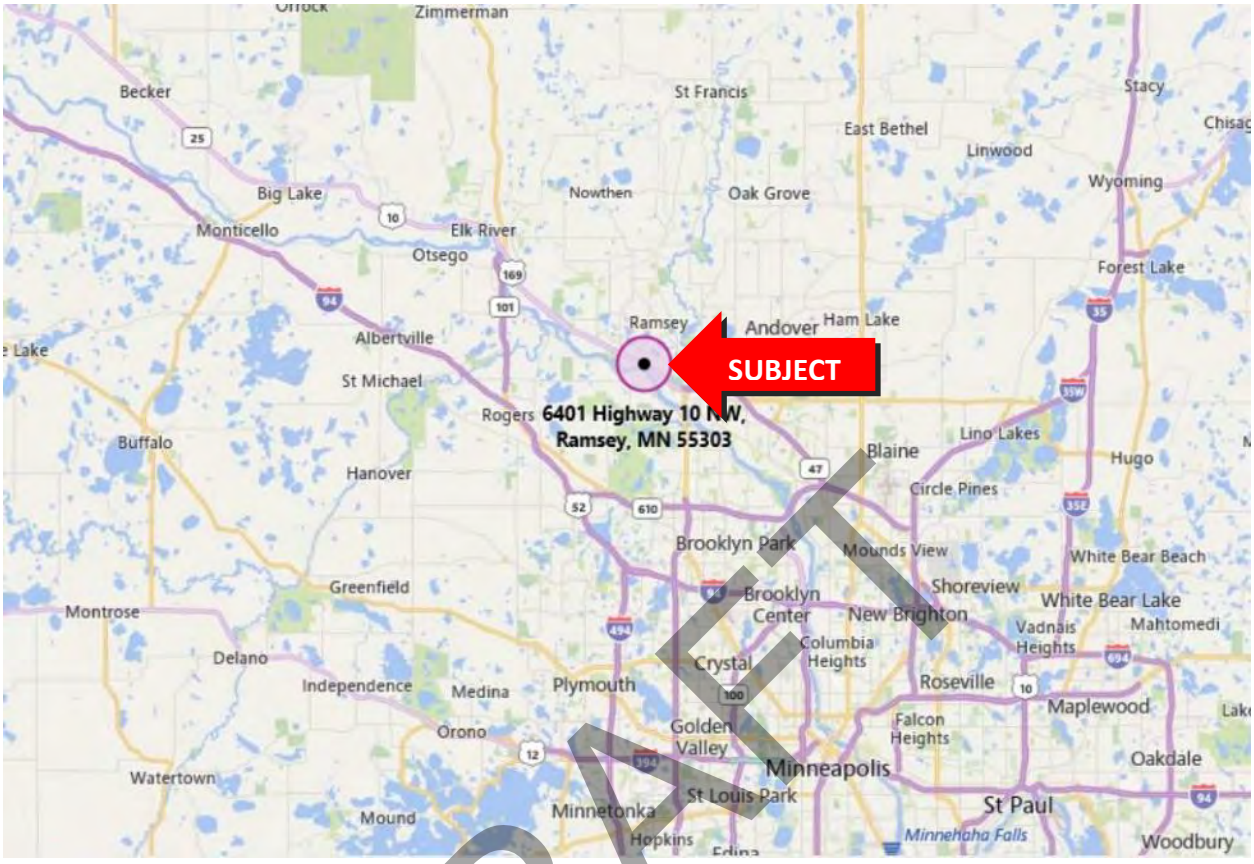
Neighborhood Map

Community Map



DRAFT

General Location Map



DRAFT

SCOPE OF WORK

To determine the appropriate scope of work for the assignment, we considered the intended use of the appraisal, the needs of the user, the complexity of the property, and other pertinent factors. Our concluded scope of work is described below.

Insight Realty Advisors, Inc. requires a "second read" of all appraisals. Assignments are read by another appraiser who is not participating in the assignment. For this assignment, quality control oversight was provided by Nathan Hansen. In addition to a qualitative assessment of the appraisal report, Nathan Hansen is a signatory to the appraisal report and concurs in the value opinions set forth herein.

Valuation Methodology

Appraisers usually consider the use of three approaches to value when developing a market value opinion for real property. These are the Cost Approach, Sales Comparison Approach, and Income Capitalization Approach. Use of the approaches in this assignment is summarized as follows:

APPROACHES TO VALUE		
Approach	**Necessary for Credible Results?**	**Use in Assignment**
Cost Approach	No	Not Utilized
Sales Comparison Approach	Yes	Utilized
Income Capitalization Approach	Yes	Utilized

This appraisal utilizes the Sales Comparison and Income Approaches. The Cost Approach was excluded due to the presence of significant depreciation at the subject, and to the concluded highest and best use resulting in a remodeling of the improvements, and finally because most market participants do not rely on this approach for properties such as the subject.

Data Research and Analysis

The process employed to collect, verify, and analyze relevant data is detailed in individual sections of the report, which included the following:

- Background information on the subject property was obtained relating to ownership, occupancy, property history, financial performance, and site and improvement data.
- Records and data were reviewed relating to real estate taxes, zoning regulations, flood plain status, and other public and governmental influences.
- Regional, city and neighborhood data were gathered and examined.
- Market research was conducted to find the best available comparable land and improved sales, rental comparables, comparable expense data and capitalization rate data. Unless otherwise stated, the comparables were not personally visited or verified by the appraisers for this assignment.
- The subject's competitive position in the appropriate real estate market was examined.

DRAFT

- The highest and best use of the subject was analyzed.
- Reconciliation of the values indicated by the approaches to value utilized was completed. A final value conclusion represents our opinion of the subject's market value as of the effective date of this appraisal.

Data sources used in this report included, but are not limited to, the following:

- The property owner and/or property manager;
- Government and public sources;
- Market reports and surveys prepared by national and regional real estate companies;
- Buyers and sellers of real estate;
- Real estate brokers and agents;
- Other real estate appraisers;
- Primary and secondary data published by marketing firms;
- General information and non-confidential data contained in our own files.

Property Tour

Tony Lesicka, MAI has conducted a physical tour of the exterior of the property on December 2, 2016. Nathan Hansen has not toured the property.

Report Format

This is an Appraisal Report as defined by the Uniform Standards of Professional Appraisal Practice under Standards Rule 2-2(a). Accordingly, it provides a summary or description of the appraisal process, subject and market data and valuation analyses. The report was also prepared to comply with the requirements of the Code of Professional Ethics of the Appraisal Institute. The depth of discussion contained in this report is specific to the needs of the client and the intended use of the appraisal.

Exclusions from Scope of Work

The scope of this appraisal did not require us to perform the following:

- Engage an environmental engineering company to determine if asbestos or other hazardous wastes exist within the subject's improvements, soil or groundwater.
- Engage a mechanical engineer or technician to inspect the HVAC or other mechanical systems in place at the subject property.
- Engage a roofing contractor to inspect the roof and estimate the remaining life thereof, or prepare a conditions report with suggested repairs.
- Engage a soil scientist or engineer to determine soil properties such as load bearing capacity, depth to groundwater, or other characteristics.

We assume the subject property does not contain any hazardous wastes and that soil conditions allow commercial development on the site.

DRAFT

CLIENT, INTENDED USE AND USERS, AND PURPOSE OF THE APPRAISAL

Client:	The client for this assignment is City of Ramsey.
Purpose of the Appraisal:	The purpose of this appraisal is to estimate the 'as-is', 'as-completed' and 'as-stabilized' market values of the subject property, in the Fee Simple interest, as of the effective dates of the appraisal.
Intended Use:	The intended use of the appraisal is to assist the Client in making a decision for assistance in determining a purchase price.
Intended User:	City of Ramsey, the State of MN, the MN Department of Transportation, the Metropolitan Council, and the current property owners (Series Sunfish of Athans Holdings, Inc.) are the intended users of this appraisal; the report was prepared for their exclusive use and is not intended for use by any other party.

PROPERTY TOUR AND DATES OF VALUATION

Effective Date of Valuation:	December 2, 2016 – "As-Is" March 1, 2017 "As-Completed" June 1, 2017 "As-Stabilized"
Date of Tour:	December 2, 2016
Property Toured By:	Tony Lesicka, MAI
Tour Type:	Exterior

DRAFT

IDENTIFICATION OF THE SUBJECT PROPERTY

Property Name:	Former Shell Gas Station/Retail Property
Location:	The subject property is located at 6401 Highway 10, Ramsey, Anoka County, MN 55303
Legal Description:	Lot 2, Block 1, Sunfish Commons, Subject to Easement of Record
Assessor's Parcel Number:	34-32-25-14-0027

OWNERSHIP AND HISTORY OF THE SUBJECT PROPERTY

Current Ownership:	Series Sunfish of Athans Holdings LLC
Occupancy of the Subject Property:	Overall, the subject is currently vacant.
History of the Subject Property:	Per county records, there have been no recorded sales or transfers of the subject property within the past three years. According to our research, the subject was sold and developed in 2002. We were able to obtain a Certificate of Real Estate Value (CREV) for the land sale of the subject which was dated 10/28/2002, and had a sale price of $450,000, or $6.25 per SF of land area. We note that this sale occurred prior to the change in access to the subject along both Highway 10 and Sunfish Lake Boulevard. Subsequent to this sale, the subject was developed with the gas station/restaurant use in 2003. There was one additional sale we were able to identify in our research. The property sold on 12/10/2008 for $1,558,514, or $173.21 per SF of Gross Building Area (GBA)/Net Rentable Area (NRA). According to the CREV, this appears to be a sale/leaseback situation where the seller leased the property back for a reported 60 month term after the sale. It was also reported that this sale was directly negotiated by the parties involved, and that an appraisal had been completed at the time, with an indicated value of $1,400,000.

DRAFT

Current Disposition

The property is currently listed for sale for $695,000, which is equal to $77.24 per SF of GBA/NRA, or $9.65 per SF of land area. It has been listed with the current broker for roughly 6 months. According to the listing broker, there has been little interest from potential buyers in the subject property. Importantly, the broker stated that they have presented the subject property to numerous potential gas station users, all of which were reportedly not interested due to the access limitations. The listing broker thought that converting the property to a general retail use would be the most probable scenario for the subject.

Prior to the current listing, the entire real property, personal property and business value (if any) had been listed for sale for a couple of years by Calhoun Companies. We were provided with an old listing that stated the asking price was $1,495,000.

DRAFT

PROPERTY DESCRIPTION AND ANALYSIS

The following is a description of the subject property's physical characteristics of both the site and the improvements.

Site Description

The subject site is located on the northwestern corner of US Highway 10 and Sunfish Lake Boulevard, in a transitional area that runs in between Highway 10 and the Burlington Northern Railroad, in Ramsey, MN. The site has a irregular shape and a level topography.

Access to the site is considered to be poor. A prior road improvement project (circa 2007/2008) has restricted access from US Highway 10 and created the median along Sunfish Lake Boulevard, thereby limiting the subject's access to right-in, right-out only, from northbound Highway 10 and southbound Sunfish Lake Boulevard.

Visibility from both roads is considered above average.

Specific land features are as follows:

LAND AREA DIMENSIONS	
Source:	Subject Plat, County Records
Land Area (SF):	71,996
Land Area (Acres):	1.65

SETTING		
Site Utility:	Below Average	
Lot Location:	Corner	
Accessibility:	Poor	
Visibility:	Above Average	
Frontage:	Average	
Adjacent Properties/Land Uses:	North:	Railroad Tracks/Industrial/Flex Buildings
	East:	Sunfish Lake Blvd/Garden Center
	South:	Highway 10/General Commercial Uses
	West:	Retail Center/Mobile Home Park
Street Surface:	Bituminous	
Number of Street Lanes:	US Highway 10 - two lanes each direction	
(in Each Direction)	Sunfish Lake Boulevard - two lanes each direction	
Curb and Gutter:	Concrete	

DRAFT

UTILITIES

Utilities Available:	All available at site

PHYSICAL FEATURES

Approximate Shape:	Irregular
Flood Zone:	Zone X
Flood Map Number:	27003C0281E
Flood Map Date:	12/16/2015
Flood Plain Status:	Area of minimal flooding per the FEMA Flood Map Service Center website
Topography:	Level
Soils:	Assumed stable
Drainage:	Overall the drainage appears adequate
Apparent Easements / Encroachments, or Restrictions:	No survey or titlework were provided for review. This appraisal assumes there are no known easements that negatively affect the use of the subject property.
Environmental Conditions:	An Environmental Assessment was not provided for review. This appraisal assumes that the subject is not affected by any environmental conditions.

DRAFT

Tax Map

DRAFT

Improvements Description

The subject property is a single, existing building, originally constructed and most recently used as a gas station/car wash with a small restaurant space. The building contains a total of 8,998 square feet of Gross Building Area (GBA) and Net Rentable Area (NRA), which includes the gas station, car wash and restaurant space. The improvements were originally constructed in 2003. The subject is currently 100% vacant, and while the fuel pumps have been removed, the canopy and underground fuel tanks are still present on the site.

As will be discussed in our Highest and Best Use section, we have concluded that the highest and best use of the subject property would be to renovate the existing improvements and convert them into general retail space. This would entail removing the fuel tanks and canopy, as well as some construction on interior demising for the convenience store space and renovation of the car wash space to increase its functional utility. This would also require a lease up period to find new tenants (and the related appropriate costs), and to provide an appropriate amount of landlord-paid tenant improvement allowance for the finishing of the space to the tenant's specifications.

Specific improvements features are as follows, though we note that aside from general building characteristics, specific interior demising and finishes are our estimation of the "as-complete" condition required to meet market standard.

BUILDING AREA STATISTICS		
Source:	County Records, Listing, Tour, Web Records	
Existing/Proposed?:	Existing	
Gross Building Area (SF):	8,998	
Net Rentable Area (SF):	8,998	
Usage:		
Retail/C-Store -	5,748	64%
Car Wash -	3,250	36%
Total (SF) -	8,998	100%
Number of Buildings:	One (1)	
Land-to-Building Ratio:	8 : 1	

DRAFT

GENERAL - AFTER RENOVATION

Current Occupancy:	Multi-tenant
Type of Building:	Retail
Type of Construction:	Block/Masonry, Steel
Quality of Construction:	Average
Date of Construction:	2003
Actual Age:	13
Effective Age:	5
Remaining Economic Life:	40
Total Economic Life:	45
Building Condition:	Above Average
Deferred Maintenance	None noted
Number of Stories:	One (1)

BASIC CONSTRUCTION

Foundation:	Poured concrete footings/slab
Frame:	Steel/Masonry
Floor Structure:	Poured concrete slab
Exterior Walls:	Block/Brick/Stucco
Roof Structure:	Flat
Roof Cover:	Built-up with tar and gravel

SITE IMPROVEMENTS

General:	Asphalt parking areas, curbing, signage, landscaping, yard lighting and drainage
Landscaping:	Grass and trees along the perimeter of the site
Number of Parking Spaces:	30
Parking Ratio (per 1,000 SF of GBA):	3.3341
Parking Type:	Surface

DRAFT

ZONING INFORMATION

The subject is zoned H1 - Highway 10 Business District, by the City of Ramsey. According to the City, the properties lying between Highway 10 and Burlington Railroad tracks are integral to the future improvement of the U.S. Highway 10 transportation system. These properties are therefore in a state of transition. The intent of the H-1 Highway 10 Business District is to allow for uses that minimize traffic, vehicular access, and facilitate orderly transition of the corridor while allowing the property owners the ability to utilize their property for economic benefit until such time as the U.S. Highway 10 transportation system improvements are initiated.

The following is a brief summary of the suject's relation to the district:

ZONING:	
Municipality Governing Zoning:	City of Ramsey
Current Zoning:	H1 - Highway 10 Business District
Current Use:	Retail
Is current use permitted:	Yes
Permit Details:	According to the zoning code, all structures, buildings and uses in existence upon the effective date of the ordinance from which this section is derived shall be considered legal nonconforming. There is an additional limitation on expansion or intensification of certain uses over a certain size threshold.
Change in Zoning Pending?:	No
Zoning Variance Applied For:	No
Permitted Uses:	Various Non-Traffic Intensive Commercial Uses

DRAFT

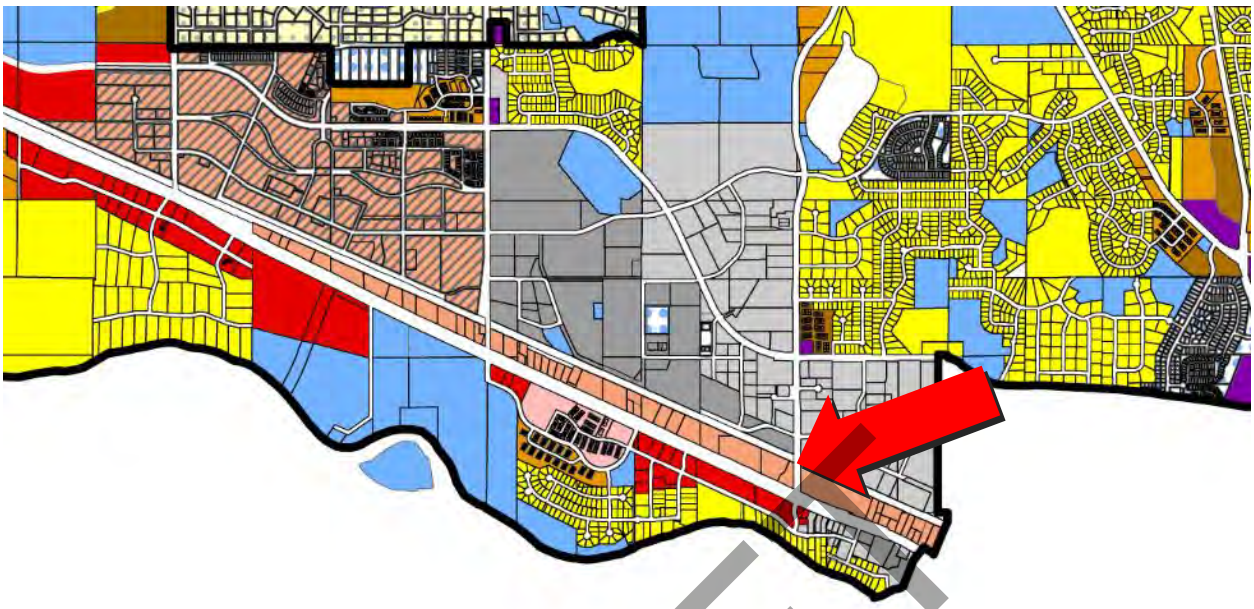
Zoning Compliance

We are not experts in the interpretation of complex zoning ordinances but based on our review of public information, **the subject property, as a low-traffic retail/commercial use, would appear to conform to the H1 - Highway 10 Business District district zoning code.**

To verify compliance, it is recommended that the user obtain a Zoning Compliance letter from the City or hire a third party zoning compliance specialist.

A zoning map with the subject property and surrounding properties is found on the next page.

Zoning Map



Legend

- 2030 MUSA
- R-1 Residential (MUSA)
- R-1 Residential (Central Rural Reserve)
- R-1 Residential (Rural Developing)
- R-2
- R-3
- B-1
- B-2
- H-1
- E-1
- E-2
- MU-PUD
- Public/Quasi-Public
- PUD
- Town Center (See Master Plan for Sub-Districts)

Update: March 2011

DRAFT

REAL ESTATE TAX ANALYSIS

Real estate taxes are a key determinant of value in Minnesota, because properties are taxed at rates that are higher than rates for comparable properties in neighboring states. Commercial properties are taxed at about 2% to 5% of the assessor's estimated market value of the property each year. Taxes are paid one year in arrears in Minnesota, which means that the taxes payable in 2016 relate to the January 2, 2015 assessor's estimated market values.

The effective tax rate is comprised of the class rate adjusted by the rates for local taxing authorities such as:

- The city
- The county
- Watershed district
- Library system
- School district

Total real estate taxes payable each year may be a combination of:

- Base taxes (based on the type of property and its AEMV)
- Special assessments (property specific payments for public works)
- County / city service charges (annual fees charged to fund certain programs)

Subject Taxes and Assessor's Estimate of Market Value

The various taxes are summarized in the following tables:

REAL ESTATE TAXES
Payable in 2016

PID#	Base Tax	Effective Tax Rate	Special Assessments	Service Charges	Total Real Estate Taxes	Taxes per SF of NRA
34-32-25-14-0027	$38,490.07	3.90%	$3,488.93	$0.00	$41,979.00	
Total	**$38,490.07**	**3.90%**	**$3,488.93**	**$0.00**	**$41,979.00**	**$4.28**
Effective Tax Rate = Base Tax / AEMV						

ASSESSOR'S ESTIMATED MARKET VALUE - PAYABLE 2016
(as of January 2, 2015)

PID#	Land Value	per SF of Land	Improvements Value	per SF of NRA	Total Value	per SF of NRA
34-32-25-14-0027	-	-	-	-	$986,000	$109.58
Total	**-**	**-**	**-**	**-**	**$986,000**	**$109.58**

PROPOSED ASSESSOR'S ESTIMATED MARKET VALUE - PAYABLE 2017
(as of January 2, 2016)

PID#	Land Value	per SF of Land	Improvements Value	per SF of NRA	Total Value	per SF of NRA
34-32-25-14-0027	$450,700	$6.26	$562,200	$62.48	$1,012,900	$112.57
Total	**$450,700**	**$6.26**	**$562,200**	**$62.48**	**$1,012,900**	**$112.57**

DRAFT

Special Assessments

Special assessments are charges levied by the city and/or county on a property to pay for public infrastructure that directly benefits that property. In theory, the value of a property should increase at least by the amount of the special assessment.

Special assessments are often charged to property owners for public works such as streets and roads, water lines, sanitary sewer lines, storm sewer lines, and storm water retention areas. Special assessments are paid annually over a specific term and the property owner is charged interest on the unpaid balance. The property owner has the option to pay the principal balance at any time.

Based on readily available county records, the current tax year indicates $3,488.93 in special assessments.

The value conclusion of this appraisal assumes special assessments are paid in full.

DRAFT

MARKET ANALYSIS

Introduction

Market Analysis identifies the interaction of the four forces on supply and demand, which in turn directly influences the value of real property. The four forces are categorized as follows:

1) Economic
2) Governmental
3) Social
4) Environmental

The subject property is located in the City of Ramsey in the northwest Retail submarket of the Minneapolis/St. Paul/Bloomington MSA.

Economic Analysis

The following profile of the Minneapolis/St. Paul/Bloomington MSA was provided by Moody's Economy.com. Economy.com's core assets of proprietary editorial and research content as well as economic and financial databases are a source of information on national and regional economies, industries, financial markets, and demographics.

Economy.com's approach to the analysis of the U.S. economy consists of building a large-scale, simultaneous-equation econometric model, which they simulate and adjust with local market information, creating a model of the U.S. macro economy that is both top-down and bottom-up. In this model, those variables that are national in nature are modeled nationally while those that are regional in nature are modeled regionally. Interest rates, prices, and business investment are modeled as national variables; key sectors such as labor markets (employment, labor force), demographics (population, households, and migration), and construction activity (housing starts and sales) are modeled regionally and then aggregated to national totals. This approach allows local information to influence the macroeconomic outlook. Therefore, changes in fiscal policy at the national level (changes in tax rates, for example) are translated into their corresponding effects on state economies. At the same time, the growth patterns of large states, such as California, New York, and Texas, play a major role in shaping the national outlook. In addition, on a regional basis, the modeling system is explicitly linked to other states through migration flows and unemployment rates. Economy.com's model structure also takes into account migration between states.

DRAFT

Twin Cities Metropolitan Area Economic Analysis

Moody's Analytics

MINNEAPOLIS-ST. PAUL-BLOOMINGTON MN-WI

Data Buffet® MSA code: IUSA_MMIN

ECONOMIC DRIVERS

FINANCIAL CENTER | HIGH TECH | COLLEGE TOWN

EMPLOYMENT GROWTH RANK

2015-2017	2015-2020
240	230
4th quintile	3rd quintile

Best=1, Worst=408

RELATIVE COSTS

LIVING	BUSINESS
101%	103%

U.S.=100%

VITALITY

RELATIVE	RANK
106%	111

U.S.=100% | Best=1, Worst=401

BUSINESS CYCLE STATUS

- EXPANSION
- Recovery
- At Risk
- Moderating Recession
- In Recession

STRENGTHS & WEAKNESSES

STRENGTHS

- Major research institutions and corporate headquarters foster innovation.
- Highly educated labor force attracts firms and supports above-average incomes.
- Healthy consumer balance sheets.
- Stable, positive net migration.

WEAKNESSES

- Relatively high tax burden for businesses.
- Unduly tight labor market; worker shortages in high-skill fields.

FORECAST RISKS

SHORT TERM ↑ | LONG TERM ↑

RISK EXPOSURE 2016-2021: **254** 4th quintile (Highest=1, Lowest=401)

UPSIDE

- Construction activity turns out to be stronger.
- Medical device manufacturing provides bigger boost to high tech.
- Healthcare investments and rising demand fuel bigger industry job gains.

DOWNSIDE

- Fewer management jobs undermine income and spending growth.
- End of insurance boom weighs more heavily on financial activities employment.

MOODY'S RATING

Aaa COUNTY AS OF JAN 13, 2013

ANALYSIS

Recent Performance. Minneapolis-St. Paul-Bloomington is gliding along at an impressive pace. Job creation has broadened this year with the public sector and almost two-thirds of private industries adding workers. After struggling to make headway last year, goods-producing industries are showing signs of life with hiring in manufacturing and construction. Office-using industries are also perking up, but firms are having trouble finding workers in high-skill fields. The unemployment rate is no longer declining thanks to rapid expansion in the labor force, but at 3.5%, it is well below average and below its trough reached before the last recession. A tight job market coupled with mid- and high-wage job additions are lifting wages; hourly pay is up about twice as much as nationally over the past year. Meanwhile, improving demand and low inventories of homes for sale are fueling more residential building. Commercial real estate is benefiting from renovations to the Nicollet Mall and Amazon's new distribution center.

Office industries. The lull in office-using industries is over, and employment will increase at a moderate rate as gains in business/professional services more than offset cutbacks in financial services. Insurers have already beefed up their workforces in response to MNsure and the Affordable Care Act and will now grow more slowly, while banks will stay focused on cutting costs in the current interest rate environment.

Business and professional services, on the other hand, will soon turn more expansionary. Office rents are rising, but business costs overall are only slightly above average and relatively low for such a large economy. MIN's highly educated workforce will appeal to talent-hungry firms, but growth will be hampered by poor labor availability. Nevertheless, the number of high-paying management jobs is no longer declining and will get a boost next year when Stahl Construction moves its headquarters to MIN.

High tech. High-tech employment has risen steadily since 2014 and will grow at an above-average rate this year and next. Medical device makers have made a difference for MIN. With the acquisition of HeatWare, Medtronic is expanding its market and positioning itself to produce ventricular assist devices. Medical device equipment employment is rising at the fastest rate in five years. Going forward, prospects for growth are better for other parts of high tech such as computer systems design and information. The latter is being hurt by softness in telecom, but some parts of information such as software publishing are hiring and will employ more workers than ever before by decade's end.

Healthcare. Healthcare, which is benefiting from an aging and expanding population and more insured residents, will add more jobs in MIN this year than last. Industry payrolls are up about 3% from a year ago, more than in the rest of the Midwest, and have risen by one-fifth since 2010. MNsure has helped expand the pool of insured residents and increase demand for medical services. Rising hospital admittances and shrinking staff-to-patient ratios at Allina Health's five hospitals will spur hiring. Primary care facilities are also expanding with job gains in ambulatory healthcare and social assistance that will help incomes and consumer-related industries.

Minneapolis-St. Paul-Bloomington will maintain its lead over the Midwest, but with the labor market tight and low- and high-skill jobs becoming hard to fill, growth in the economy will decelerate modestly this year and next. The long-run outlook remains positive. A diversified economy, the presence of key anchors, and strengthening demographics will enable MIN to perform better than the region and the nation over the forecast horizon.

Shannon Brobst 1-866-275-3266
June 2016 help@economy.com

DRAFT

2010	2011	2012	2013	2014	2015	INDICATORS	2016	2017	2018	2019	2020	2021
185.1	190.7	192.7	196.8	201.1	206.3	Gross metro product (C09$ bil)	213.8	221.8	227.5	232.0	237.0	242.9
3.3	3.0	1.1	2.1	2.2	2.6	% change	3.6	3.7	2.6	2.0	2.2	2.5
1,750.6	1,791.2	1,824.1	1,861.5	1,894.6	1,929.9	Total employment (ths)	1,961.3	1,989.8	2,016.8	2,037.2	2,046.1	2,053.1
-0.5	2.3	1.8	2.0	1.8	1.9	% change	1.6	1.5	1.4	1.0	0.4	0.3
7.3	6.3	5.4	4.6	3.8	3.4	Unemployment rate (%)	3.1	2.6	2.3	2.5	2.7	2.8
3.8	7.0	5.2	0.8	4.9	4.8	Personal income growth (%)	2.7	4.8	3.9	3.5	3.7	3.8
63.5	64.3	66.0	67.7	69.1	70.5	Median household income ($ ths)	71.1	73.2	75.1	76.8	78.2	79.7
3,355.5	3,389.6	3,423.3	3,460.8	3,495.7	3,524.6	Population (ths)	3,562.3	3,600.7	3,640.5	3,680.9	3,722.1	3,762.5
0.8	1.0	1.0	1.1	1.0	0.8	% change	1.1	1.1	1.1	1.1	1.1	1.1
-0.2	10.7	9.8	13.9	12.1	4.8	Net migration (ths)	13.6	14.5	16.1	16.8	17.9	17.3
3,867	3,832	5,829	7,262	6,689	8,499	Single-family permits (#)	9,864	15,075	18,519	18,642	17,721	18,321
1,921	1,396	5,743	4,865	4,736	5,484	Multifamily permits (#)	2,842	5,385	6,368	5,690	5,732	6,126
186.8	175.1	174.2	184.8	196.3	205.5	FHFA house price (1995Q1=100)	214.7	223.6	228.9	232.8	237.7	243.8

ECONOMIC HEALTH CHECK

3-MO MA

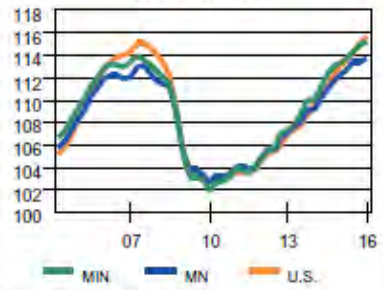
	Dec 15	Jan 16	Feb 16	Mar 16	Apr 16	May 16
Employment, change, ths	1.7	2.5	3.6	3.7	4.1	3.5
Unemployment rate, %	3.3	3.4	3.4	3.4	3.4	3.4
Labor force participation rate, %	70.5	70.7	71.1	71.4	71.7	71.8
Employment-to-population ratio, %	68.2	68.3	68.7	69.0	69.3	69.3
Average weekly hours, #	34.5	34.4	34.1	34.1	34.1	34.3
Industrial production, 2007=100	103.8	103.6	103.6	103.4	103.2	103.1
Residential permits, single-family, #	9,691	8,642	9,243	8,977	ND	ND
Residential permits, multifamily, #	5,951	4,065	1,958	2,522	ND	ND

Better than prior 3-mo MA | Unchanged from prior 3-mo MA | Worse than prior 3-mo MA

Sources: BLS, Census Bureau, Moody's Analytics

BUSINESS CYCLE INDEX

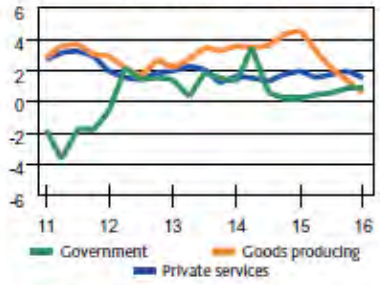
JAN 2002=100



Source: Moody's Analytics

CURRENT EMPLOYMENT TRENDS

% CHANGE YR AGO



Sources: BLS, Moody's Analytics

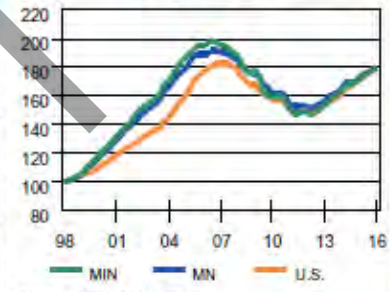
% CHANGE YR AGO, 3-MO MA

	Sep 15	Jan 16	May 16
Total	1.7	1.7	1.7
Construction	7.9	4.1	2.0
Manufacturing	1.6	0.9	0.9
Trade	1.6	0.6	1.4
Trans/Utilities	1.1	0.4	-1.4
Information	-0.8	-0.2	-0.2
Financial Activities	2.9	2.2	1.6
Prof & Business Svcs.	0.8	0.8	1.0
Edu & Health Svcs.	2.6	3.2	3.7
Leisure & Hospitality	2.2	3.2	2.9
Other Services	1.0	2.9	2.0
Government	0.4	0.8	1.3

Sources: BLS, Moody's Analytics

HOUSE PRICE

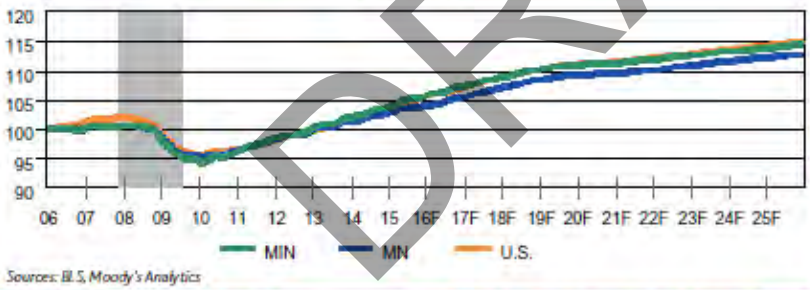
1998Q1=100, NSA



Sources: FHFA, Moody's Analytics

RELATIVE EMPLOYMENT PERFORMANCE

JAN 2006=100

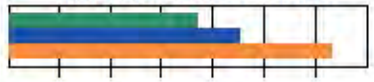


Sources: BLS, Moody's Analytics

VACANCY RATES

HOMEOWNER, % HOUSES FOR SALE

RENTAL, % INVENTORY FOR RENT



Sources: Census Bureau, ACS, Moody's Analytics, 2014

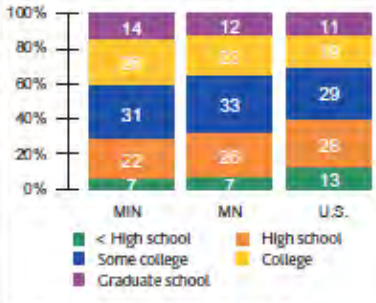
BUSINESS COSTS

U.S.=100

Source: Moody's Analytics

EDUCATIONAL ATTAINMENT

% OF ADULTS 25 AND OLDER



Sources: Census Bureau, Moody's Analytics, 2014

POPULATION BY AGE, %

Sources: Census Bureau, Moody's Analytics, 2014

DRAFT

EMPLOYMENT & INDUSTRY

TOP EMPLOYERS

Target Corp.	31,035
Allina Health System	27,150
University of Minnesota	25,680
HealthPartners	22,340
Fairview Health System	21,000
Wells Fargo & Co.	20,000
3M Co.	15,894
UnitedHealth Group	13,977
U.S. Bancorp	11,590
Delta Air Lines	9,700
Park Nicollet Health Services	8,342
Hormel Foods Corp.	8,256
Medtronic Inc.	8,000
Best Buy Co. Inc.	8,000
SUPERVALU Inc.	7,900
Thompson Reuters North American Legal	7,400
HealthEast	7,391
Hennepin County Medical Center	6,458
Cargill Inc.	5,500
Xcel Energy	5,430

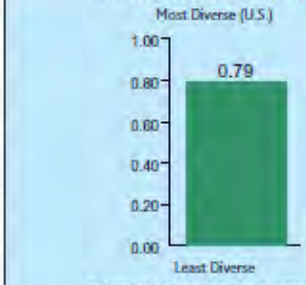
Sources: Business Information Guide, 2013, Minneapolis/St. Paul Business Journal, 2015, Minnesota Department of Employment and Economic Development, 2017

PUBLIC

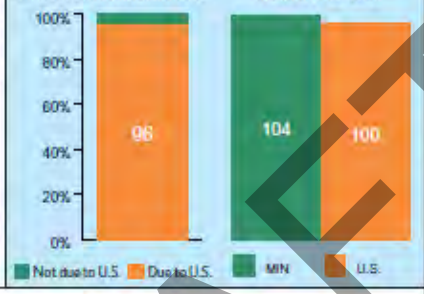
Federal	20,649
State	68,502
Local	158,861

2015

INDUSTRIAL DIVERSITY



EMPLOYMENT VOLATILITY



MIGRATION FLOWS

INTO MINNEAPOLIS MN

	Number of Migrants
St. Cloud MN	2,819
Chicago IL	2,227
Duluth MN	1,461
Mankato MN	1,273
Phoenix AZ	1,151
Rochester MN	1,110
Madison WI	767
Los Angeles CA	740
Fargo ND	738
New York NY	734
Total in-migration	*73,606*

FROM MINNEAPOLIS MN

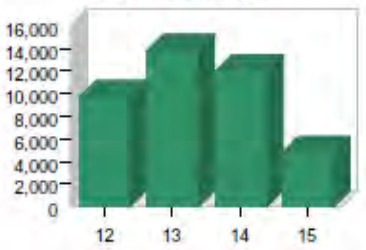
St. Cloud MN	2,485
Phoenix AZ	2,107
Chicago IL	1,731
Duluth MN	1,198
Los Angeles CA	1,000
Austin TX	988
Mankato MN	902
Seattle WA	850
Denver CO	832
Dallas TX	782
Total out-migration	*78,901*
Net migration	**-5,295**

COMPARATIVE EMPLOYMENT AND INCOME

Sector	% of Total Employment			Average Annual Earnings		
	MIN	MN	U.S.	MIN	MN	U.S.
Mining	0.1%	0.2%	0.5%	$45,951	$67,518	$108,705
Construction	3.9%	4.0%	4.5%	$71,051	$63,692	$61,655
Manufacturing	10.1%	11.1%	8.7%	$87,124	$77,504	$78,447
Durable	*68.4%*	*63.6%*	*63.0%*	*nd*	*$79,008*	*$80,476*
Nondurable	*31.6%*	*36.4%*	*37.0%*	*nd*	*$74,867*	*$75,052*
Transportation/Utilities	3.5%	3.5%	3.8%	$65,402	$62,425	$65,427
Wholesale Trade	5.0%	4.6%	4.1%	$101,260	$91,048	$83,751
Retail Trade	9.6%	10.2%	11.0%	$33,339	$30,568	$33,494
Information	2.0%	1.8%	1.9%	$107,474	$96,033	$108,937
Financial Activities	7.7%	6.4%	5.7%	$72,075	$61,063	$54,020
Prof. and Bus. Services	15.7%	12.5%	13.9%	nd	$69,938	$65,204
Educ. and Health Services	16.3%	17.8%	15.5%	nd	$49,460	$52,501
Leisure and Hosp. Services	9.2%	9.0%	10.7%	nd	$22,611	$26,128
Other Services	4.1%	4.0%	4.0%	$36,421	$34,628	$35,611
Government	12.9%	14.8%	15.5%	$68,153	$62,945	$73,862

Sources: Percent of total employment — BLS, Moody's Analytics, 2015, Average annual earnings — BEA, Moody's Analytics, 2014

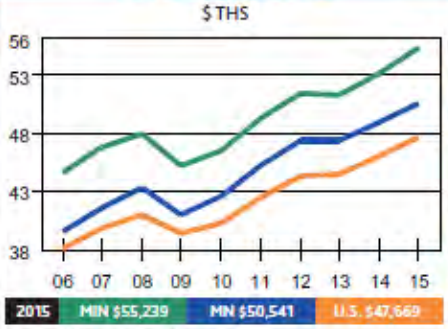
NET MIGRATION,



	2012	2013	2014	2015
Domestic	-510	2,636	-691	-7,964
Foreign	10,312	11,215	12,755	12,761
Total	9,802	13,851	12,064	4,797

Sources: IRS (top), 2014, Census Bureau, Moody's Analytics

PER CAPITA INCOME



Sources: BEA, Moody's Analytics

HIGH-TECH EMPLOYMENT

	Ths	% of total
MIN	130.3	6.8
U.S.	6,767.6	4.8

HOUSING-RELATED EMPLOYMENT

	Ths	% of total
MIN	172.0	8.9
U.S.	13,151.2	9.3

Source: Moody's Analytics, 2015

LEADING INDUSTRIES BY WAGE TIER

	NAICS	Industry	Location Quotient	Employees (ths)
HIGH	5511	Management of companies & enterprises	2.5	71.9
	5241	Insurance carriers	2.0	38.3
	5415	Computer systems design & related srvcs.	1.3	32.1
	6211	Offices of physicians	1.0	32.0
MID	GVL	Local Government	0.8	157.0
	GVS	State Government	1.0	69.2
	6221	General medical and surgical hospitals	1.0	60.8
	2382	Building equipment contractors	0.9	22.6
	7225	Restaurants and other eating places	0.9	115.3
LOW	5613	Employment services	1.1	51.3
	6241	Individual and family services	1.4	39.7
	4451	Grocery stores	0.7	23.6

Source: Moody's Analytics, 2015

DRAFT

Twin Cities Retail Market Analysis

The following Twin Cities retail market analysis is provided by the July 2016 Cushman & Wakefield NorthMarq Compass Report.

Retail Market Is Healthy, But Space-Constrained: Lack of Construction is Driving Upward Pressure on Rates, Renovations of Existing Centers

Fueled by a stronger economy and increasing consumer spending, the Twin Cities retail market has rebounded and retailers are looking to capitalize and expand. However, the market is very competitive, and retailers face two major obstacles: a lack of available quality space and rising rates.

At 6.7%, the vacancy rate remains near its lowest since the pre-recession levels of 2006. Expanding retailers are having difficulty finding space that meets their requirements, primarily due to a lack of new construction. Although construction has increased, it remains well below pre-recession levels, and much of the product being delivered is smaller in scale—including mixed-use developments with a residential component—compared with past cycles where developers were building larger suburban retail centers.

Coming off of nearly 900,000 square feet (sf) of absorption in 2015, the market took a dip to 263,293 sf in the first half of the year. However, absorption is expected to rebound by year end as new construction is delivered, including stores at Eagan's Hy-Vee-anchored Central Park Commons.

Solid Interest From Same 'Active List' of Retailers

The retailers that are performing well continue filling holes that are popping up—whether they are snapping up the limited new construction or backfilling existing spaces (including those left behind as bankrupt Sports Authority and Hancock Fabrics leave the market). There is an active list of seven or eight retailers scooping up the majority of the vacant space. Discount retailers are driving much of the demand.

Rates Soar for Prime Small-Shop Space

As retailers compete for a limited amount of available space, rents are being pushed to unprecedented levels. For newer small-shop space at top-performing centers in high-demand trade markets, landlords can draw rents in the $60-per-square-foot (psf) range, which is a new benchmark and up from approximately $40 psf in 2015. Examples of sought-after markets include Edina's France Avenue, St. Paul's Grand Avenue, Minneapolis' 26th and Hennepin and Woodbury's Radio Drive. These increasing rates are pricing out some retailers and forcing them to think outside the box to get deals done. They may turn to secondary locations or space that needs more tenant improvements.

DRAFT

Landlords/Developers Also Get Innovative

The lack of new construction is also driving owners to invest in existing properties through renovation and/or adding retail pad sites. An example is Burnsville Market where Cub Foods is being razed and relocated on the site and new junior-box pads are being added. In other cases, developers are snagging sites where they can add a small-shop building and fill it with a coffee shop, quick-serve restaurant, cell phone company, etc., which drive the highest rates.

Grocery Shakeup Continues

Grocery is retail's hottest category, and a battle continues as more grocer concepts compete in a very crowded market. Newer arrivals Hy-Vee and Fresh Thyme Farmers Market are aggressively expanding and have entered a market that traditionally has been dominated by Cub Foods, Target and Walmart. They also face competition from warehouse clubs Sam's Club and Costco. In addition, Aldi, Jerry's Foods, Whole Foods Market, Trader Joe's, Lunds & Byerly's, and Kowalski's Markets are active. Newcomers Lucky's Market, 365 By Whole Foods and Meijer's are scouting locations. Food co-ops such as Eastside, Linden Hills and The Wedge are exploring mergers to stay competitive.

New Coffee Players 'Percolating' in the Market

New coffee competition is coming as Dunkin' Donuts and Tim Hortons announced they are opening Twin Cities locations. They will compete for prime sites with established coffee shops Caribou Coffee, Starbucks and Dunn Bros.

Other Hot Concepts

In addition to grocer and coffee, additional growth categories include quick-serve restaurants like Piada Italian Street Food, Five Guys Burgers and Fries, Naf Naf Grill, Chick-fil-A and Shake Shack; value and off-price retailers like T.J. Maxx and Marshalls; retail health clinics like MedExpress; banks; fitness concepts; and daycare centers.

Next Big Development Is Still Missing

Large retail projects are underway in Eagan and Woodbury. However, once this round of development is complete, there are no large retail projects on the horizon. While there may be many factors, the cost of land, labor and materials is high, making development challenging. Also, there may not be enough new suburban housing development yet to justify large-scale new construction. In addition, the market may have been a bit overbuilt in the last boom and developers may be a little gun shy.

DRAFT

Outlook

Approximately 800,000 to 950,000 sf of absorption is projected in the second half of the year, which could help push the vacancy rate below 6%. As the supply of space continues to shrink, finding quality space will remain very competitive. Prime small-shop space, in particular, will likely continue to be scarce, prompting retailers to get creative to get deals done.

The recycling of older concepts will likely continue, offering retailers the opportunity to expand or enter the market. For example, Office Max, Sports Authority, Old Country Buffet and Hancock Fabrics are closing stores, and strong competition exists to backfill these spaces.

Rates should continue trending higher due to the space-constrained environment.

DRAFT

Retail - Neighborhood Centers

- Vacancy Flat at 8.5%
- Absorption Turned negative
- Rental Rates Increased to $16.25

Highlights

- "Battle of the grocers" continues as more concepts compete in a very crowded market. Newer arrivals Hy-Vee and Fresh Thyme Farmers Market have entered a market that traditionally has been dominated by Cub Foods, Target and Walmart. They also face competition from warehouse clubs Sam's Club and Costco.
- Aldi, Jerry's Foods, Whole Foods Market, Lunds & Byerly's, and Kowalski's Markets are actively seeking sites. In addition, Niwot, Colo.-based Lucky's Market—owned by Kroger Co.—and 365 by Whole Foods are scouting neighborhood locations.
- Rents for newer, small-shop space at class "A" centers in high-demand trade markets increased to an unprecedented $60-psf range in some instances, up from approximately $40 psf in 2015. There is not a very deep cast of retailers that can pay these escalated rates, which is forcing retailers to think outside the box and consider a secondary location or one that needs more tenant improvements.
- Approximately 300,000 sf of positive absorption is projected for the second half of 2016.

DRAFT

Next, we present the 3rd Quarter 2016 Research & Forecast Report by Colliers International for the Twin Cities Retail Market.

National tenants and grocers compete for space, push up rental rates while several struggling retailers close stores

DRAFT

There was an increase in the Minneapolis-St. Paul retail vacancy rate during the third quarter of 2016. Vacancy increased to 5.1 percent from 4.6 percent at Quarter Two, with negative quarterly absorption of 110,428 square feet. Strong absorption in the grocery sector couldn't offset store closings due to bankruptcies at Sports Authority and Hancock Fabrics, which closed seven and three stores, respectively. In addition, struggling grocer Rainbow Foods closed another store in Maple Grove. Golfsmith, which also recently filed for bankruptcy, is closing its Minnetonka store, although there has been no announcement regarding the status of its Richfield and Roseville stores. For 2016, the year-to-date absorption remains positive at 355,435 square feet.

Outside of these store closings, the area continues to be a magnet for new retailers ready to backfill the spaces left behind, especially in prime trade areas. While the vacancy rate in the total market is 5.1 percent, vacancy in the prime trade areas we track is 3.5 percent overall and is as low as 0.2 percent in the Ridgedale and Plymouth areas.

Grocers Contend for Market Share

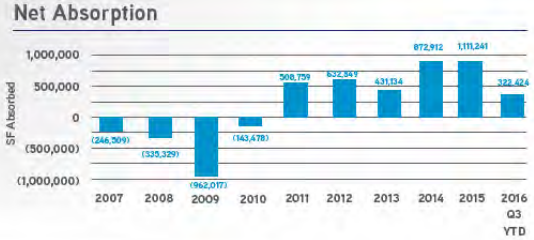
The Minneapolis-St. Paul grocery market is fast-growing and competitive, serving as the corporate home of Target, Supervalu and Lunds and Bylerys, the area has seen the entrance of new grocers in the last few years, including Hy-Vee and Fresh Thyme Farmer's Market. Hy-Vee opened two stores, one in Brooklyn Park and another in Eagan at Central Park Commons, adding to existing stores in New Hope, Oakdale, and Lakeville. Hy-Vee also has stores under construction in Cottage Grove and Savage, and has two stores planned for Maple Grove, with additional stores planned in the cities of Columbia Heights, Farmington, and Shakopee. The retailer is also planning two large gas station/convenience stores in Eden Prairie and Lakeville. These c-stores will be 7,900 square feet, approximately twice the size of the stores it locates near its grocery stores, and will include a coffee partner.

SUBSCRIBE TO OUR BLOG

Market Indicators

Relative to prior period	Q3 2016
VACANCY	↑
NET ABSORPTION	↔
RENTAL RATE	↑

Net Absorption



Vacancy

Grocers Contend for Market Share (con't.)

Fresh Thyme Farmer's Market opened three new stores in Plymouth, Vadnais Heights, and Savage, adding to existing stores in Bloomington and Apple Valley. There are also plans for stores in Waite Park and West St. Paul. Aldi recently opened a Cottage Grove store, is opening a new store in Apple Valley, and has a store planned for Burnsville. Whole Foods, Cub Foods, Kowalskis, and Trader Joe's are all expanding locations, and Cub Foods, Kowalskis, and Lunds and Byerlys are remodeling existing stores.

Coffee Competition

Tim Hortons and Dunkin' Donuts are new entrants in the coffee market this year. Existing players Caribou Coffee and Starbucks are already well-established here. Starbucks has several new stores planned, and is partnering with Hy-Vee to open shops in their Minneapolis-St. Paul stores.

Restaurants, Wine & Spiking Rates

Fast casual/quick serve restaurants continue to dominate growth in this category. Naf Naf Grill, Café Zupas, Piada Italian Street Food, and Pancheros are all expanding or looking for new locations in this market, and will compete with established brands Chipotle and Noodles & Co.

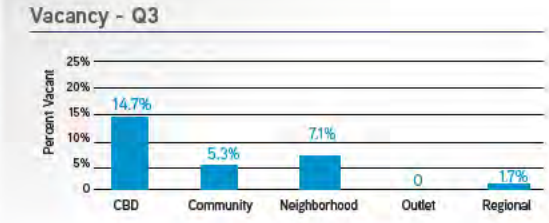
Total Wine continues to scout locations and post strong volumes in the stores it has opened. Their search is not without its challenges, as local liquor owners petition city council's to block their entrance. Minnetonka recently rejected Total Wine's appeal for a liquor license after the retailer had spent two years working to comply with the city of Minnetonka's requirements. There are stores in Bloomington, Burnsville, Chanhassen, Roseville, Maple Grove, and Woodbury, and a new store will be opening soon at Central Park Commons in Eagan.

Discount department stores T.J. Maxx, Marshalls, HomeGoods, and Nordstrom Rack are also expanding and thriving.

The competitive retail landscape and low vacancy continues to push rental rates upward to all-time highs. We are seeing growing demand in secondary locations as retailers try to expand or open new stores. Overall occupancy costs will continue to rise as CAM and taxes increase. Many assets have changed hands at high prices, leading to higher assessed values and pushing up the tax burden, which landlords pass on to tenants.

We expect to see weakness in the office products category as OfficeMax and Staples pull back on expansion plans and close stores. Competition from online sales will continue to plague apparel, footwear and handbag sectors and hamper brick-and-mortar growth among these retailers.

DRAFT



Tenant Activity

- Sears is planning to close 64 additional Kmart stores across the country, including their store in West St. Paul. Sears also announced it will be closing its store at Eden Prairie mall in Eden Prairie. The REIT that owns Sears properties is marketing all of its St. Paul store and portions of its Maplewood Mall and Burnsville Center locations.
- Costco will break ground with a new store in Woodbury, which is planned to be completed in the fall of 2017. The company has scouted locations in the suburb for 18 years. The 165,000-square-foot store will be built at the northwest quadrant of Interstate 494 and Tamarack Road, and will be Costco's seventh store in the Minneapolis-St. Paul area.
- At Hy-Vee's planned Maple Grove location at Maple Grove Parkway and Highway 610, the company is proposing a mixed-use development that will include partnering with a housing developer for either senior living or multifamily residential in addition to its standard inclusion of a full-service restaurant, pharmacy, medical clinic, post office, and drive-through coffee shop.
- Canadian coffee purveyor Tim Hortons' local franchisee submitted plans for a store in Brooklyn Park at 8500 Xylon Ave. N., where it is proposing a 1,800-square-foot drive-through coffee shop. It is also planning a shop in Dinkytown.
- Nordstrom Rack signed a lease to open a 40,000-square-foot store at IDS Center along Nicollet Mall, opening in the fall of 2017.
- After closing seven Twin Cities locations, Ruby Tuesday is left with four restaurants at Southdale Center, Rosedale Center, Shakopee, and Inver Grove Heights. Nationally, the restaurant chain is closing 95 locations.

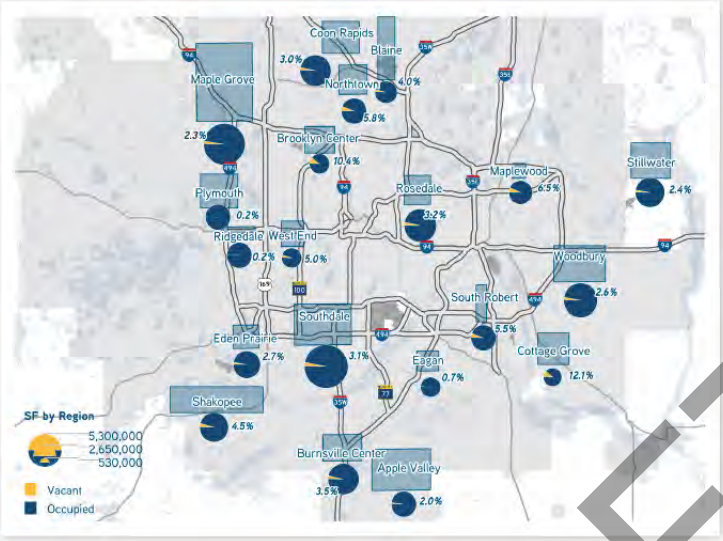
Tenant Tracker

Expanding

New or Looking

DRAFT

Minneapolis-St. Paul Retail Trade Areas



Please note for historical comparisons, since Q2 2016 we have added eight additional trade areas to our retail report: Plymouth, Coon Rapids, Stillwater, Blaine, Shakopee, West End, Brooklyn Center, and Cottage Grove.

DRAFT

Data Summary

TRADE AREA	SF	VACANT	%VACANT	Q1 2016 ABSORPTION	Q2 2016 ABSORPTION	Q3 2016 ABSORPTION	YTD ABSORPTION
Ridgedale	2,099,343	4,303	0.2%	41,646	0	(1,445)	40,201
Plymouth	1,976,620	3,993	0.2%	NA	1,200	51,680	NA
Eagan Town Center	1,391,715	9,642	0.7%	(6,618)	453	98,141	91,976
Apple Valley	2,054,496	41,293	2.0%	5,456	43,336	(5,703)	43,089
Eden Prairie	2,425,004	65,425	2.7%	4,422	2,091	(42,365)	(35,852)
Coon Rapids	2,887,028	86,562	3.0%	NA	(18,070)	(33,811)	NA
Burnsville	3,020,067	105,214	3.5%	1,100	119,371	(39,661)	80,810
Maple Grove	5,037,849	113,916	2.3%	8,644	10,440	(3,954)	15,130
Southdale	5,256,356	161,779	3.1%	7,496	13,866	(27,833)	(6,471)
Rosedale	3,216,932	103,740	3.2%	(10,638)	45	19,976	9,383
Woodbury	3,371,769	87,856	2.6%	1,044	104,179	(20,081)	85,142
Stillwater	2,562,007	62,027	2.4%	NA	241	30,076	NA
Blaine	1,635,869	64,924	4.0%	NA	(1,257)	(798)	NA
Shakopee	2,525,038	112,986	4.5%	NA	1,698	(435)	NA
West End	1,276,323	63,937	5.0%	NA	0	0	NA
Northtown	2,122,701	123,714	5.8%	1,500	0	(11,201)	(9,701)
Maplewood	1,875,383	122,098	6.5%	(23,686)	(5,443)	(21,055)	(50,184)
South Robert	2,100,642	115,811	5.5%	7,146	(23,916)	1,634	(15,136)
Brooklyn Center	1,429,582	148,146	10.4%	NA	25,432	22,229	NA
Cottage Grove	1,213,220	146,470	12.1%	NA	(7,005)	10,840	NA
Total	**49,477,944**	**1,743,836**	**3.5%**	**37,512**	**266,661**	**26,234**	**248,387**

Market Statistics

Submarket	Total SF	Direct Vacant SF	% Vacant Direct	Sublease Vacant SF	% Vacant W/ Sublease	Q3 Absorption	YTD Absorption
Minneapolis CBD	**980,041**	**143,912**	**14.7%**	**0**	**14.7%**	**(28,672)**	**(25,425)**
Northeast							
Community Center	4,187,322	172,630	4.1%	0	4.1%	70,926	(14,038)
Neighborhood Center	5,058,437	299,296	5.9%	0	5.9%	(49,724)	(42,842)
Regional Center	2,914,077	97,973	3.4%	0	3.4%	(60,000)	(60,960)
Totals:	**12,159,836**	**569,899**	**4.7%**	**0**	**4.1%**	**(38,798)**	**(117,840)**
Northwest							
Community Center	5,707,514	392,998	6.9%	0	6.9%	(52,494)	16,356
Neighborhood Center	9,069,693	627,926	6.9%	4,967	7.0%	111,698	90,930
Outlet Mall	430,000	0	0.0%	0	0.0%	0	0
Regional Center	3,900,369	61,536	1.6%	0	1.6%	7,397	31,626
Totals:	**19,107,576**	**1,082,460**	**5.7%**	**4,967**	**5.7%**	**66,601**	**138,912**
Southeast							
Community Center	4,421,257	211,028	4.8%	61,736	6.2%	55,029	45,245
Neighborhood Center	7,172,786	607,980	8.5%	1,500	8.5%	(149,193)	68,562
Outlet Mall	409,000	0	0.0%	0	0.0%	0	0
Regional Center	6,015,202	87,186	1.4%	0	1.4%	12,294	48,737
Totals:	**18,018,245**	**906,194**	**5.0%**	**63,236**	**4.4%**	**(81,870)**	**162,544**
Southwest							
Community Center	3,550,912	174,367	4.9%	0	4.9%	18,410	33,381
Neighborhood Center	6,641,480	447,461	6.7%	0	6.7%	(70,621)	129,947
Regional Center	5,934,679	78,538	1.3%	0	1.3%	24,522	905
Totals:	**16,127,071**	**700,366**	**4.3%**	**0**	**2.5%**	**(27,689)**	**164,233**
Total All Markets							
CBD of Minneapolis	980,041	143,912	14.7%	0	14.7%	(28,672)	(25,425)
Community Center	17,867,005	951,023	5.3%	61,736	5.7%	91,871	80,944
Neighborhood Center	27,942,396	1,982,663	7.1%	6,467	7.1%	(157,840)	246,597
Outlet Mall	839,000	0	0.0%	0	0.0%	0	0
Regional Center	18,764,327	325,233	1.7%	0	1.7%	(15,787)	20,308
Totals:	**66,392,769**	**3,402,831**	**5.1%**	**68,203**	**5.2%**	**(110,428)**	**322,424**

DRAFT

Subject's Neighborhood Analysis

Subject's Neighborhood Boundaries

The property is located in the eastern portion of the city of Ramsey. This market area is generally delineated as follows:

North:	Bunker Lake Boulevard
South:	Mississippi River
East:	Thurston Avenue/Western Anoka
West:	Armstrong Boulevard, and eastern Elk River beyond

Neighborhood Access and Linkages

The subject fronts US Highway 10, the main northwest/southeast thoroughfare in the area. US Highway 10 connects to US Highway 169 to the southeast in Anoka, and Highway 101 to the northwest in Otsego/Elk River. Highways 10, 169 and 101 are part of the Minneapolis/St. Paul freeway system and provide regional ingress and egress. Overall, vehicular access to the subject's neighborhood is average.

The three major roads that branch off from US Highway 10 in the subject's immediate neighborhood are Sunfish Lake Boulevard (which the subject also fronts) and then Ramsey Boulevard and Armstrong Boulevard, both to the west of the subject.

As discussed earlier, the subject is located in an area that has been identified as being part of a future road/transportation improvement project along Highway 10. The subject's zoning district code states "The city finds that the properties lying between Highway 10 and Burlington Railroad tracks are integral to the future improvement of the US Highway 10 transportation system. These properties are therefore in a state of transition…In order to preserve the land that is needed for the US Highway 10 Transportation System, the city has identified said corridor on its official map."

Aside from the rise in acquisitions of properties along the corridor by the Cities of Ramsey and Anoka, the prices of many properties listed or sold in recent years have been negatively impacted by the anticipated/planned future reduction of access points along Highway 10, and also the cloud of eventual condemnation when the project begins. We have observed direct market evidence to this affect, including but not limited to, would-be buyers of properties walking away from purchases once they learn of the project.

DRAFT

Neighborhood Land Use

Land uses along major thoroughfares in the subject's neighborhood are primarily commercial in nature, including office, retail, and multifamily uses. In the immediate vicinity of the subject, land uses include a mix of retail, mobile home park, industrial and office/showroom.

Other land use characteristics for the subject's immediate area are summarized below.

Subject's Immediate Surrounding Land Uses

North:	Railroad Tracks/Industrial/Flex Buildings
South:	Highway 10/General Commercial Uses
East:	Sunfish Lake Blvd/Garden Center
West:	Retail Center/Mobile Home Park

DRAFT

Market Participant Interviews

For this specific appraisal assignment, market participants were interviewed to discuss general market conditions, as well as specific factors influencing the subject property. A brief summary of the discussions is as follows:

- **Subject Listing Broker – (Nate Hansen, Colliers International):**
  Comments:
  - The subject had good, successful operation as a gas station until the access changed as part of the 2007/2008 road project along US Highway 10 and Sunfish Lake Boulevard.
  - Now, the right-in, right-out only access from Highway 10 and Sunfish Lake Boulevard has limited potential buyers of the subject, particularly those desiring high-traffic uses. The train tracks to the north of the property also limit the potential for u-turns.
  - In all four Anoka County long-term plans associated with the subject's corridor, the subject (and other nearby properties) are specifically identified as being eventually taken by the County via eminent domain or other, earlier means.
  - Since listing the property approximately 6 months ago, they have presented the subject to numerous gas station owner/operators, all of which were not interested in the subject given the access constraints.
  - He stated that the most probable use for the subject would be to remove the canopy and fuel tanks, and to renovate the improvements into a general retail use with 1-3 tenants. He noted that they would not be national-credit tenants (which would be precluded given the access issue), but that it would most likely be local-credit tenants that are more destination oriented as opposed to traffic-centric.
  - He did not have an exact estimate of the cost of removing the canopy and tanks, or of the interior demising or car wash conversion costs. However, he thought the canopy and tanks could potentially cost $50,000 to $75,000 total. He stated that the property would need a new façade, and while it was structurally sound, it was a little beat up inside, and would require some work to get it to a vanilla shell.

- **Broker 1 – (Confidential)**
  Comments:
  - Has several land listings along US Highway 10.
  - Access is a big issue, because people know that they (i.e. the County and Cities) are taking away access points.
  - Retailers want full access and visibility; they need both.

DRAFT

- Along Highway 10, very few get full access.
- He knew of the subject property and thought that the underlying land value would be in the $5.00 to $7.00 per SF range.

- **Broker 2 – (Confidential)**
  Comments:
  - Very active in the northern/northwestern Twin Cities market area.
  - Knew the subject property and has been inside of it in the past.
  - In order to convert the space to general retail, he estimated the following costs:
    - $6.00 to $10.00 per SF for interior demising of the existing retail/c-store space.
    - $20.00 to $25.00 per SF for remodeling of the car wash space, converting it to rentable retail space, considering the possibility for it to be either fully functional retail space or perhaps storage space for the retail units.
    - In addition, a landlord-paid tenant improvement allowance of $5.00 to $10.00 would be required, above and beyond the vanilla shell conversion, which would go toward minimal interior finish for the local-credit, low quality build out that would be anticipated (not a Starbuck's build-out requirement, or rent amount).
    - In a scenario with better access, rents could be high teen's to as high as $20 per SF. But as a result of the access issue at the subject, the rent would most likely be in the $10.00 to $12.00 per SF range on a net basis.

- **Market Participant 1 – (Confidential)**
  Comments:
  - Canopy and Tank Removal costs would likely be as low as $20,000, but no higher than $100,000 unless major environmental issues were identified.

- **Market Participant 2 – (Confidential)**
  Comments:
  - Tank Removal costs are typically $1.00 per gallon of tank size, noting economies of scale with smaller versus larger sizes.

DRAFT

HIGHEST AND BEST USE ANALYSIS

HIGHEST AND BEST USE DEFINITION

The Dictionary of Real Estate Appraisal, Fifth Edition. (Appraisal Institute, Chicago, 2010), defines the highest and best use as:

> The most probable use of a property which is physically possible, appropriately justified, legally permissible, financially feasible, and which results in the highest value of the property being valued.

To determine the highest and best use the subject site is typically evaluated under two scenarios: as though vacant land and as presently improved. In both cases, the property's highest and best use must meet the four criteria described above.

Highest and Best Use – As Though Vacant

Physically Possible

The physical possibility of a use is dictated by the size, shape, topography, availability of utilities, and any other physical aspects of the site. The subject site contains 1.65 acres, or 71,996 square feet. The site is irregular in shape, and has a level topography. It has average frontage, poor access, and above average visibility. The overall utility of the site is considered to be below average.

Legally Permissible

The zoning regulations in effect at the time of the appraisal determine the legal permissibility of a potential use of the subject site. As described in the Zoning section, the subject site is zoned H1 - Highway 10 Business District by the City of Ramsey. Permitted uses within this district include various non-traffic intensive commercial uses. Given the interim nature of this zoning district, new development on the subject site, if it were vacant, would likely be limited. However, as discussed in our Hypothetical Condition, we are envoking the Scope of the Project Rule, and are therefore considering the potential legally permissible uses of the subject outside of the proposed project. Based on our analysis of the zoning code, it appears that the desired uses include commercial uses that minimize traffic and access. This is already a limitation posed to the subject property given its existing access configuration. We consider this type of use as the physically possible and legally permissible uses in our analysis.

Financially Feasible

In order to be seriously considered, a use must have the potential to provide a sufficient return to attract investment capital over alternative forms of investment. A positive net income or acceptable rate of return would indicate that a use is financially feasible. Financially feasible uses are those uses that can generate a profit over and above the cost of acquiring the site, and constructing the improvements.

DRAFT

Given the developed nature of the subject's immediate neighborhood, the site could accommodate a variety of non-traffic-oriented retail uses and would likely be developed immediately with some type of retail use. This would include more destination-oriented users similar to those in the adjacent retail center to the west of the subject property.

Maximally Productive

Of the uses that are permitted, possible, and financially feasible, the one that will result in the maximum value for the property is considered the highest and best use. There does not appear to be any reasonably probable use of the site that would generate a higher residual land value than immediate general retail development. Accordingly, it is our opinion that immediate general retail development, consistent with the normal market density level permitted by zoning, is the maximally productive use of the property as though vacant.

CONCLUSION

We have considered the legal issues related to zoning and legal restrictions. We also analyzed the physical characteristics of the site to determine what legal uses would be possible, and considered the financial feasibility of these uses to determine the use that is maximally productive.

Considering the subject site's physical characteristics and location, as well as the state of the local market, it is our opinion that the concluded highest and best use of the subject as though vacant, is immediate general retail development.

DRAFT

Highest and Best Use – As Improved

The Dictionary of Real Estate Appraisal, Fifth Edition (Appraisal Institute, Chicago, 2010) defines highest and best use of the property as improved as:

> The use that should be made of a property as it exists. An existing improvement should be renovated or retained as is so long as it continues to contribute to the total market value of the property, or until the return from a new improvement would more than offset the cost of demolishing the existing building and constructing a new one.

In analyzing the Highest and Best Use of a property as improved, it is recognized that the improvements should continue to be used until it is financially advantageous to alter physical elements of the structure or to demolish it and build a new one.

Physically Possible

The subject improvements were constructed in 2003. In the "as-is" condition, the property is configured for gas station and car wash use, with a small retail/restaurant component. However, as discussed earlier, the access to the subject (right-in, right-out only from both northbound Highway 10 and southbound Sunfish Lake Boulevard), significantly impacts the possible uses of the subject. It would be physically possible to remove the subject's canopy and underground fuel tanks, and to convert the car wash space and demise the interior of the c-store space to accommodate a general retail use. This would result in a use similar to the adjacent retail center to the west of the subject, which shares the same access as the subject.

Legally Permissible

As described in the Zoning Analysis section of this report, the subject site is zoned H1 - Highway 10 Business District. The site is improved with an existing gas station/retail building. In the Zoning section of this appraisal, we determined that the existing improvements represent a legal nonconforming use. Again, permitted uses within this district include various non-traffic intensive commercial uses. Given the interim nature of this zoning district, new development on the subject site, if it were vacant, would likely be limited. However, as discussed in our Hypothetical Condition, we are envoking the Scope of the Project Rule, and are therefore considering the potential legally permissible uses of the subject outside of the proposed project. Based on our analysis of the zoning code, it appears that the desired uses include commercial uses that minimize traffic and access. This is already a limitation posed to the subject property given its existing access configuration.

DRAFT

Financially Feasible

The subject property had reportedly been successfully occupied and operated as a gas station/fast food restaurant until the road improvement project along Highway 10 and Sunfish Lake Boulevard (circa 2007/2008) changed the access to right-in, right-out only from northbound Highway 10 and southbound Sunfish Lake Boulevard. After that road project, the property continued to operate at lower levels than historically had been achieved, but was eventually vacated. This included both the gas station as well as the restaurant space which had originally been a Taco Johns but was subsequently converted to an off-brand "Taco Pulco" restaurant. The property was marketed for a couple years by Calhoun Companies as an operating gas station/restaurant property for $1,495,000, but was not sold. Approximatley 6 months ago, the property was listed with another broker who listed the property for $695,000. Our interview with the listing broker revealed that he had presented the listing to numerous gas station owner/operators, none of whom were interested in the subject given the access issue.

Based on our market analysis and market participant interviews, it is our conclusion that there are two financially feasible uses for the subject in our analysis: demolish the site and re-develop with an alternative use, or to renovate the existing improvements into a general retail use.

Maximally Productive

In the previous analysis, we determined that both demolishing the improvements and redeveloping the site as well as renovating the existing improvements to a general retail use would be financially feasible. In order to determine which would be the maximally productive, we consider our land value conclusion and our "as-is" market value conclusion for the subject both concluded in this appraisal. The conclusions show that there is some residual value to the existing improvements above and beyond the land value, particularly when factoring in potential razing costs for demolishing the entire improvements and redeveloping the site. As a result, it is our conclusion that the maximally productive use is to renovate the existing improvements into a general retail use.

DRAFT

CONCLUSION

It is our opinion that the existing improvements add value to the site as though vacant. It is our opinion that **immediate renovation to general retail use is maximally productive and therefore the highest and best use of the site as improved.**

MOST PROBABLE BUYER

Taking into account the size and class of the property, as well as its projected occupancy, the likely buyer is a local owner-user (full or partial) or investor.

THE VALUATION PROCESS

Valuation Methodology

The traditional methods of processing market data into a value indication include:

- Cost Approach;
- Sales Comparison Approach; and
- Income Capitalization Approach.

The Cost Approach is based on the assumption that an informed purchaser would pay no more than the cost of producing a substitute property with the same utility. This approach is particularly applicable when the improvements being appraised are relatively new and represent the highest and best use of the land, or when the property has unique or specialized improvements for which there is little or no sales data from comparable properties.

The Sales Comparison Approach is based on the assumption that an informed purchaser would pay no more for a property than the cost of acquiring another existing property with the same utility. This approach is especially appropriate when an active market provides sufficient reliable data that can be verified from authoritative sources. The Sales Comparison Approach is less reliable in an inactive market, or when estimating the value of properties for which no real comparable sales data is available. It is also questionable when sales data cannot be verified with principals to the transaction.

The Income Capitalization Approach reflects the market's perception of a relationship between a property's potential income and its market value, a relationship expressed as a capitalization rate. This approach converts the anticipated benefits (dollar income or amenities) to be derived from the ownership of property into a value indication through capitalization. This approach is widely applied when appraising income-producing properties.

In appraisal practice, an approach to value is included or eliminated based on its applicability to the property type being valued and the quality of information available. The reliability of each approach depends on the availability and comparability of market data as well as the motivation and thinking of purchasers.

DRAFT

Use of the approaches in this assignment is summarized as follows:

APPROACHES TO VALUE		
Approach	**Necessary for Credible Results?**	**Use in Assignment**
Cost Approach	No	Not Utilized
Sales Comparison Approach	Yes	Utilized
Income Capitalization Approach	Yes	Utilized

This appraisal utilizes the Sales Comparison and Income Approaches. The Cost Approach was excluded due to the presence of significant depreciation at the subject, and to the concluded highest and best use resulting in a remodeling of the improvements, and finally because most market participants do not rely on this approach for properties such as the subject.

Final Reconciliation Process

The valuation process is concluded by analyzing each approach to value used in the appraisal. When more than one approach is used, each approach is judged based on its applicability, reliability, and the quantity and quality of its data. A final value opinion is chosen that either corresponds to one of the approaches to value, or is a correlation of all the approaches used in the appraisal.

DRAFT

LAND VALUATION

To develop an opinion of the subject's land value, we utilize the Sales Comparison Approach, which is usually the most appropriate method for valuing land. A search of public records and proprietary data sources was conducted to identify recent land sales and listings in proximity to the subject and having a similar highest and best use.

Out of all data reviewed, the following sales are selected as the best indicators of the subject's value. We choose price per square foot of land area as the most appropriate unit of comparison because market participants typically compare sale prices and land values of properties similar to the subject on this basis.

DRAFT

SUMMARY OF COMPARABLE LAND SALES

#	Property Name Address, City, State	Usable Land: SF; Acres	Access; Visibility	Shape; Topography	Zoning; Use	Grantor; Grantee	Sale Date	Sale Price	$ per SF of Land
1	Kwik Trip Site 2900 Cutters Grove Avenue Anoka, MN 55303	62,291 1.43	Excellent Above Average	Irregular Generally level	B-2, Shopping Center Business Gas Station Redevelopment	Gulf Coast Bank & Trust Convenience Store Investments	Sep-11	$600,000	$9.63
	Comments: This was an existing gas station that was purchased and subsequently redeveloped with a Kwik Trip brand gas station. Based on our research, it appears that the entire property was remodeled whereby the position of the building and canopies essentially switched.								
2	7817 Riverdale Drive Site 7817 Riverdale Drive Ramsey, MN 55303	50,530 1.16	Average Above Average	Rectangular Generally level	B-2 RV/Auto Sales Lot	Parent Professional Properties DSB Ventures, LLC	Nov-12	$257,000	$5.09
	Comments: This is a purchase of a land parcel that was bought in conjunction (simultaneously) with the adjacent improved property. The details of this sale reflect the land parcel only, as it was reportedly negotiated separately and a separate CREV was filed, etc. The property was subsequently developed/used as an RV/auto-related sales lot.								
3	90th Street NE & Quantrell Avenue NE 90th Street NE & Quantrell Avenue NE Otsego, MN 55330	145,490 3.34	Above Average Above Average	Irregular Generally level	PUD Future retail	GCI Capital Otsego Devs, LLC	Oct-16	$390,000	$2.68
	Comments: This is the sale of two land parcels with above average access and visibility along Highway 101 just south of Elk River where Highway 101 meets Highway 10/169. The buyer, who has no immediate plans for development, is also assuming the outstanding special assessment balance of $105,705.50. However, the buyer anticipates meeting the minimum value threshold once the site is developed in order to qualify for a development incentive payment from the City in the amount of $108,690.35. As such, the buyer considered the two amounts to offset each other. These parcels were lender-owned, and based on our verification of the sale, this appears to have negatively influenced the price achieved.								
4	Kwik Trip Site 70th Street & Highway 101 Otsego, MN 55330	258,979 5.95	Excellent Above Average	Irregular Level	B-3/General Business Kwik Trip	Darkenwald's Riverbend Company II, LLP Kwik Trip, Inc.	Dec-15	$1,839,575	$7.10
	Comments: This site is located at the northeast quadrant of Highway 101 and 70th Street. The site is situated at the exit ramp onto 70th, a signalized intersection providing direct access to the site. The property is a platted site.								

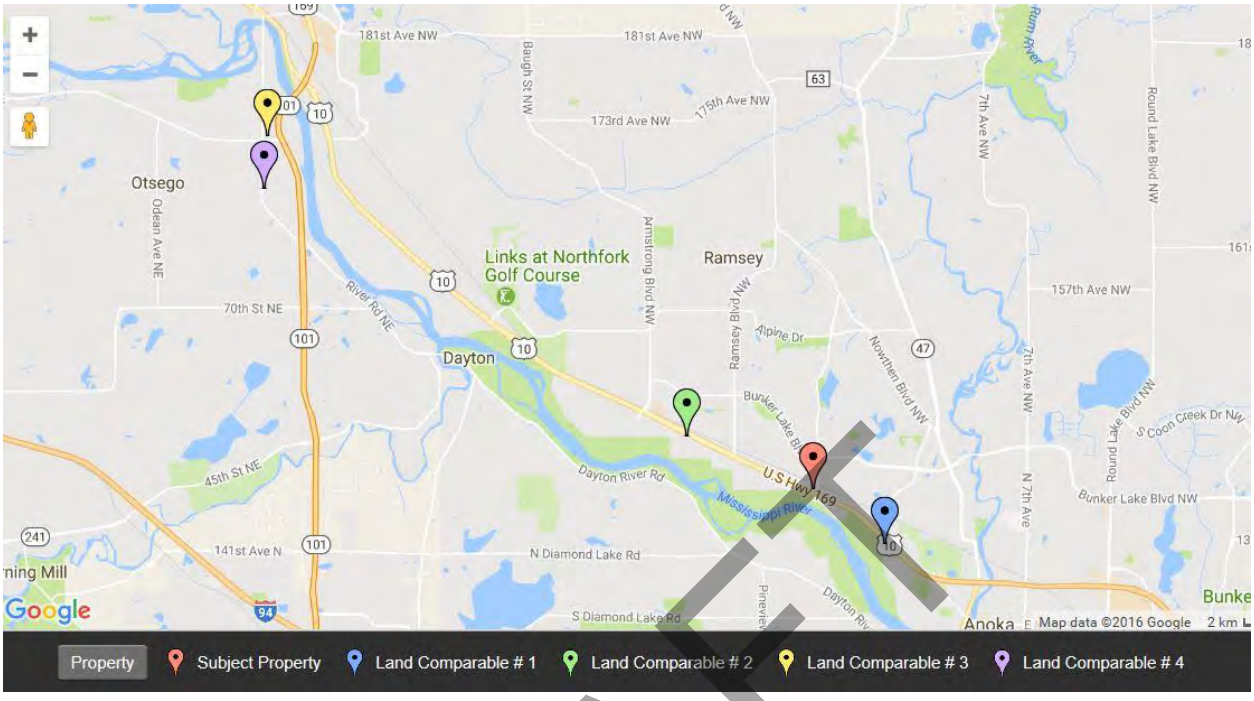
STATISTICS

	Land SF	Sale Date	Sale Price	$ per SF of Land
Low	50,530	Sep-11	$257,000	$2.68
High	258,979	Oct-16	$1,839,575	$9.63
Average	129,322	May-14	$771,644	$6.13
Median	103,891	May-14	$495,000	$6.09

SUBJECT				
Former Shell Gas Station/Retail Property 6401 Highway 10 Ramsey, MN 55303	71,996	Poor Above Average	Irregular Level	H1 - Highway 10 Business District

DRAFT

Comparable Land Sales Map



Property	Address
Subject Property	**6401 Highway 10, Ramsey, MN 55303**
Land Comparable # 1	2900 Cutters Grove Avenue, Anoka, MN 55303
Land Comparable # 2	7817 Riverdale Drive, Ramsey, MN 55303
Land Comparable # 3	90th Street NE & Quantrell Avenue NE, Otsego, MN 55330
Land Comparable # 4	70th Street & Highway 101, Otsego, MN 55330

DRAFT

LAND COMPARABLE PROFILE — COMPARABLE # 1

Location & Property Identification

Property Name:	Kwik Trip Site
Sub-Property Type:	Land: Commercial
Address:	2900 Cutters Grove Avenue
City, State, Zip:	Anoka, MN, 55303
County:	Anoka
MSA:	Minneapolis/St. Paul
Legal/Tax/Parcel ID:	02-31-25-11-0018
Acres (gross):	1.43
Land SF (gross):	62,291
Acres (usable):	1.43
Land SF (usable):	62,291
Shape:	Irregular
Topography:	Generally level
Access:	Excellent
Visibility:	Above Average

Zoning Designation:
B-2, Shopping Center Business

Sale Information

Sale Price:	$600,000
Effective RE Sale Price:	$600,000
Sale Date:	9/30/2011
Sale Status:	Closed
$/Acre (gross):	$419,580
$/Land SF (gross):	$9.63
$/Acre (usable):	$419,580
$/Land SF (usable):	$9.63
Grantor/Seller:	Gulf Coast Bank & Trust
Grantee/Buyer:	Convenience Store Investments
Property Rights Conveyed:	Fee Simple
% of Interest Conveyed:	100%
Terms of Sale:	Market oriented
Verification Type:	Reliable third party

Comments:

This was an existing gas station that was purchased and subsequently redeveloped with a Kwik Trip brand gas station. Based on our research, it appears that the entire property was remodeled whereby the position of the building and canopies essentially switched.

DRAFT

Kwik Trip Site

LAND COMPARABLE PROFILE — COMPARABLE # 2

Location & Property Identification

Property Name:	7817 Riverdale Drive Site
Sub-Property Type:	Land: Commercial
Address:	7817 Riverdale Drive
City, State, Zip:	Ramsey, MN, 55303
County:	Anoka
MSA:	Minneapolis/St. Paul
Legal/Tax/Parcel ID:	28-32-25-32-0008 (Now part of -0025)
Acres (gross):	1.16
Land SF (gross):	50,530
Acres (usable):	1.16
Land SF (usable):	50,530
Shape:	Rectangular
Topography:	Generally level
Access:	Average
Visibility:	Above Average

Zoning Designation:
B-2

Sale Information

Sale Price:	$257,000
Effective RE Sale Price:	$257,000
Sale Date:	11/8/2012
Sale Status:	Closed
$/Acre (gross):	$221,552
$/Land SF (gross):	$5.09
$/Acre (usable):	$221,552
$/Land SF (usable):	$5.09
Grantor/Seller:	Parent Professional Properties
Grantee/Buyer:	DSB Ventures, LLC
Property Rights Conveyed:	Fee Simple
% of Interest Conveyed:	100%
Terms of Sale:	Market oriented
Verification Type:	Reliable third party

Comments:

This is a purchase of a land parcel that was bought in conjunction (simultaneously) with the adjacent improved property. The details of this sale reflect the land parcel only, as it was reportedly negotiated separately and a separate CREV was filed, etc. The property was subsequently developed/used as an RV/auto-related sales lot.

DRAFT

LAND COMPARABLE PROFILE — COMPARABLE # 3

Location & Property Identification

Property Name:	90th Street NE & Quantrell Avenue NE
Sub-Property Type:	Land: Commercial
Address:	90th Street NE & Quantrell Avenue NE
City, State, Zip:	Otsego, MN, 55330
County:	Wright
MSA:	Minneapolis/St. Paul
Legal/Tax/Parcel ID:	118-264-000030, & -000040
Acres (gross):	3.34
Land SF (gross):	145,490
Acres (usable):	3.34
Land SF (usable):	145,490
Shape:	Irregular
Topography:	Generally level
Access:	Above Average
Visibility:	Above Average

Zoning Designation:
PUD

Sale Information

Sale Price:	$390,000
Effective RE Sale Price:	$390,000
Sale Date:	10/11/2016
List Date:	8/1/2016
Sale Status:	Closed
$/Acre (gross):	$116,766
$/Land SF (gross):	$2.68
$/Acre (usable):	$116,766
$/Land SF (usable):	$2.68
Grantor/Seller:	GCI Capital
Grantee/Buyer:	Otsego Devs, LLC
Property Rights Conveyed:	Fee Simple
% of Interest Conveyed:	100%
Terms of Sale:	Market oriented
Verification Type:	Buyer, seller, reliable third party

Comments:

This is the sale of two land parcels with above average access and visibility along Highway 101 just south of Elk River where Highway 101 meets Highway 10/169. The buyer, who has no immediate plans for development, is also assuming the outstanding special assessment balance of $105,705.50. However, the buyer anticipates meeting the minimum value threshold once the site is developed in order to qualify for a development incentive payment from the City in the amount of $108,690.35. As such, the buyer considered the two amounts to offset each other. These parcels were lender-owned, and based on our verification of the sale, this appears to have negatively influenced the price achieved.

DRAFT

LAND COMPARABLE PROFILE — COMPARABLE # 4

Location & Property Identification

Property Name:	Kwik Trip Site
Sub-Property Type:	Land: Commercial
Address:	70th Street & Highway 101
City, State, Zip:	Otsego, MN, 55330
County:	Wright
MSA:	Minneapolis/St. Paul
Legal/Tax/Parcel ID:	118-289-001010
Acres (gross):	5.95
Land SF (gross):	258,979
Acres (usable):	5.95
Land SF (usable):	258,979
Shape:	Irregular
Topography:	Level
Access:	Excellent
Visibility:	Above Average

Utilities:
Available: Electric, Natural Gas, City Water, City Sewer,

Zoning Designation:
B-3/General Business

Sale Information

Sale Price:	$1,839,575
Effective RE Sale Price:	$1,839,575
Sale Date:	12/17/2015
List Date:	1/0/1900
Sale Status:	Closed
$/Acre (gross):	$309,415
$/Land SF (gross):	$7.10
$/Acre (usable):	$309,415
$/Land SF (usable):	$7.10
Grantor/Seller:	Darkenwald's Riverbend Company II, LLP
Grantee/Buyer:	Kwik Trip, Inc.
Property Rights Conveyed:	Fee Simple
% of Interest Conveyed:	100%
Terms of Sale:	Cash to seller
Document Type:	Warranty Deed
Verification Type:	Reliable Third Party, Public Record

Comments:

This site is located at the northeast quadrant of Highway 101 and 70th Street. The site is situated at the exit ramp onto 70th, a signalized intersection providing direct access to the site. The property is a platted site.

DRAFT

Analysis and Adjustment of Sales

The major points of comparison for this type of analysis include the property rights conveyed, the financial terms incorporated into the transaction, the conditions or motivations surrounding the sale, changes in market conditions since the sale, the location of the real estate, its physical traits and the economic characteristics of the property.

The first adjustment made to the market data takes into account differences between the subject property and the comparable property sales with regard to the legal interest transferred. Advantageous financing terms or atypical conditions of sale are then adjusted to reflect a normal market transaction. Next, changes in market conditions are accounted for, creating a time adjusted price. Lastly, adjustments for location, physical traits and the economic characteristics of the market data are made in order to generate the final adjusted unit rate for the subject property.

Downward adjustments were applied to those factors of comparison where the comparables were considered superior to the subject and, conversely, upward adjustments where the comparables considered inferior. The adjustable elements of comparison are:

Real Property Rights Conveyed

This adjustment is generally applied to reflect the transfer of property rights different from those being appraised, such as differences between properties owned in fee simple and in leased fee.

In this analysis, no adjustments are required.

Financing Terms

This adjustment is generally applied to a property that transfers with atypical financing, such as having assumed an existing mortgage at a favorable interest rate. Conversely, a property may be encumbered with an above-market mortgage which has no prepayment clause or a very costly prepayment clause. Such atypical financing often plays a role in the negotiated sale price.

In this analysis, no adjustments are required.

Conditions of Sale

This adjustment category reflects extraordinary motivations of the buyer or seller to complete the sale. Examples include a purchase for assemblage involving anticipated incremental value or a quick sale for cash. This adjustment category may also reflect a distress-related sale, or a corporation recording a non-market price.

In this analysis, comparable 3 was lender-owned, and according to the listing broker, they had owned the property for several years and were motivated to sell for a below market price.

DRAFT

Expenditures at Purchase

This adjustment is appropriate in situations where the sale price has been influenced by expenditures that the buyer intended to make immediately after purchase. Examples include buyer-paid sales commissions, buyer-paid back taxes, and costs to demolish obsolete structures to clear a site for redevelopment.

In this analysis, any expenditures at purchase were included in the effective sale price listed in the table, and therefore are reflected in the per unit indication.

The previous adjustments, if required, are applied sequentially.

Time - Market Conditions

Real estate values normally change over time. The rate of this change fluctuates due to investors' perceptions of prevailing market conditions. This adjustment category reflects value changes, if any, that have occurred between the date of the sale and the effective date of the appraisal.

In this analysis, we determined the "as-is" market value using the date of December 2, 2016. All of the comparables were adjusted to this date. The sales that are included in this analysis occurred between September 2011 and October 2016. The market has improved over this time period; as such, we apply a compound annual market conditions adjustment of 2.0 percent.

Time - Market Conditions adjustments are applied after the previous adjustments, but before any of the following adjustments.

Location

Location has a great impact on property values. This adjustment category considers general market area influences as well as a property's accessibility and visibility from a main thoroughfare.

In this analysis, we first applied macro-level location adjustments to comparables 1, 3 and 4 to account for overall differences in locations, surrounding development, proximity to the core TCMA and general neighborhood access characteristics.

Subsequently, we applied specific adjustments for access and visibility, as follows:

DERIVATION OF ACCESS ADJUSTMENT				
Rating Scale: -Poor -Below Average -Average -Above Average -Excellent	**Incremental Adjustment:** **5.00%**			
	SALE # 1	**SALE # 2**	**SALE # 3**	**SALE # 4**
Access Rating of Comparable	Excellent	Average	Above Average	Excellent
Subject Access Rating	Poor	Poor	Poor	Poor
Difference in Rating (1 per Increment)	-4	-2	-3	-4
Adjustment Percentage (per increment)	5.00%	5.00%	5.00%	5.00%
Final Indicated Access Adjustment	**-20.00%**	**-10.00%**	**-15.00%**	**-20.00%**

DRAFT

DERIVATION OF VISIBILITY ADJUSTMENT				
Rating Scale:	**Incremental Adjustment:**			
-Poor	**5.00%**			
-Below Average				
-Average				
-Above Average				
-Excellent				
	SALE # 1	**SALE # 2**	**SALE # 3**	**SALE # 4**
Visibility Rating of Comparable	Above Average	Above Average	Above Average	Above Average
Subject Visibility Rating	Above Average	Above Average	Above Average	Above Average
Difference in Rating (1 per Increment)	0	0	0	0
Adjustment Percentage (per increment)	5.00%	5.00%	5.00%	5.00%
Final Indicated Visibility Adjustment	**0.00%**	**0.00%**	**0.00%**	**0.00%**

Physical Characteristics

This adjustment category generally reflects differences such as site size, configuration, availability of utilities, or topography.

In this analysis, we apply size adjustments to comparables 3 and 4.

Use

This adjustment category generally addresses any differences between the highest and best use of the subject and the comparables.

In this analysis, we apply downward adjustments to comparables 1 and 4, which were bought for gas station use, as the subject's zoning (and our H&BU) conclusion precludes the subject from being a gas station or high-traffic retail use site. We have considered this adjustment in combination with the access and visibility adjustments.

A summary of all the adjustments applied to the comparables is located on the following table:

DRAFT

Land Sales Adjustment Grid

DESCRIPTION	SUBJECT	1	2	3	4
Address	Former Shell Gas Station/Retail Property 6401 Highway 10 Ramsey, MN 55303	Kwik Trip Site 2900 Cutters Grove Avenue Anoka, MN 55303	7817 Riverdale Drive Site 7817 Riverdale Drive Ramsey, MN 55303	90th Street NE & Quantrell Avenue NE 90th Street NE & Quantrell Avenue NE Otsego, MN 55330	Kwik Trip Site 70th Street & Highway 101 Otsego, MN 55330
Access	Poor	Excellent	Average	Above Average	Excellent
Visibility	Above Average	Above Average	Above Average	Above Average	Above Average
Land Area (SF)	71,996	62,291	50,530	145,490	258,979
Zoning	H1 - Highway 10 Business District	B-2, Shopping Center Business	B-2	PUD	B-3/General Business
Unadjusted Price per SF		$9.63	$5.09	$2.68	$7.10
Sale Date		Sep-11	Nov-12	Oct-16	Dec-15
Cumulative Adjustments					
Property Rights					
Financing					
Conditions of Sale				25%	
Market Conditions		10.8%	8.4%	0.3%	1.9%
Effective $/SF		**$10.67**	**$5.51**	**$3.36**	**$7.24**
Additive Adjustments					
Location		-5%		5%	5%
Access		-20%	-10%	-15%	-20%
Visibility		0%	0%	0%	0%
Physical Characteristics				5%	10%
Zoning/Use		-25%			-25%
Net Adjustment		**-50%**	**-10%**	**-5%**	**-30%**
Adjusted Price per SF		**$5.34**	**$4.96**	**$3.19**	**$5.07**

DRAFT

LAND VALUE CONCLUSION

Based on the preceding analysis and adjustments, the comparable land sales provide a range of adjusted value indications from $3.19 to $5.34 per SF of land area, with an average of $4.64 and a median of $5.01 per SF of land area. Giving roughly equal weight to each comparable, though less weight to comparable 3, it is our opinion that the applicable unit value is $5.00 per SF of land area, resulting in the following indicated land value:

Indicator	Unadjusted Price per SF	Adjusted Price per SF
Range	$2.68 - $9.63	$3.19 - $5.34
Average	$6.13	$4.64
Median	$6.09	$5.01
Site Size (SF)	**Value per SF**	**Total**
71,996	**$5.00**	**$359,980**
Opinion of Value Site as Vacant - Rounded to Nearest: $10,000		**$360,000**

DRAFT

Other Sales or Listings Considered

In addition to the comparables analyzed above, we also considered the following listings and/or sales in our analysis and conclusion:

2520 N Ferry Street, Anoka

This former Sinclair Gas Station is located on the northeast quadrant of US Highway 10 and Ferry Street N, in Anoka. The site is located just off the interchange, and access is considered average. Visibility is considered average to below average. The building and canopy remain on the site, but according to the listing, the tanks have been removed and there is a no action letter from the MPCA. The building area is 500 SF, and the year built was 1966.

The asking price for this property is $239,000, or $10.55 per SF of land area. The property has been on the market for 2,573 days (or over 7 years).

Overall, it is considered to have general comparability to the subject, and while it has inferior visibility, it has superior access to the subject. It's location closer to the core City of Anoka is also a factor. The most important consideration is the very long time the property has been exposed to the market, which would indicate a lack of interest at the list price.

XXX Armstrong Boulevard NW, Ramsey (PID#29-32-25-11-0011)

This is a 5.37 acre parcel of land, zoned TC-2, that is listed for $1,561,408 or $6.68 per SF of land area. This property has been listed for 162 days (or 0.44 years).

XXX Highway 10 NW, Anoka, MN (PID#s 01-31-25-22-0050 & -0067)

This is a closed sale of a 0.66 acre parcel of land where the City of Anoka purchased the property, reportedly related to the Highway 10 transportation system improvement project. The sale date was 4/29/2015, and the sale price was $140,000, or $4.87 per SF of land area.

DRAFT

6050-6080 Highway 10 NW, Anoka, MN (Former PID#s 35-32-25-31-0001 & -0004)

This was the sale of a total of 3.55 acres of land (with economically depleted improvements) that were purchased by the City of Anoka. The sale date was 3/2/2015, and the sale price was $388,100, which is equal to $2.51 per SF of land area. The property had reportedly been on the market for five years, with an initial asking price of $575,000.

XXX Yale Court, Elk River, MN (PID#75-784-0120)

This 1.45 acre parcel of land was purchased on 6/5/2015 for $185,000 (or $2.93 per SF of land area) by the City of Elk River Economic Development department. The property was zoned for Highway Commercial use.

DRAFT

SALES COMPARISON APPROACH

In the Sales Comparison Approach, sales of comparable properties are adjusted for differences to estimate a value for the subject property. This approach relies on the principle of substitution, which holds that when a property is replaceable in the market, its value tends to be set at the cost of acquiring an equally desirable substitute property, assuming that no costly delay is encountered in making the substitution.

A unit of comparison such as price per square foot of building area or effective gross income multiplier is typically used to value the property. Adjustments are applied to the unit of comparison from an analysis of comparable sales, and the adjusted unit of comparison is then used to derive an opinion of value for the subject property.

The following pages contain a summary of the improved properties that were compared to the subject property, a map showing their locations, detailed write-ups of each sale, as well as the adjustment process.

To apply the Sales Comparison Approach, we searched for sale transactions within the following parameters:

- Property Type: Retail
- Location: Throughout the Northwest Submarket
- Size: 5,000 to 25,000 square feet of NRA
- Age/Quality: Ideally within 10 years effective age of the subject
- Transaction Date: 1/1/2014 to present

Summary of Comparable Sales

A search of public records and proprietary data sources was conducted to identify recent improved sales and listings in proximity to the subject and having a similar highest and best use.

Out of all data reviewed, the following sales are selected as the best indicators of the subject's value. We choose price per square foot of Net Rentable Area (NRA) as the most appropriate unit of comparison because market participants typically compare sale prices and values on this basis.

DRAFT

SUMMARY OF COMPARABLE IMPROVED SALES

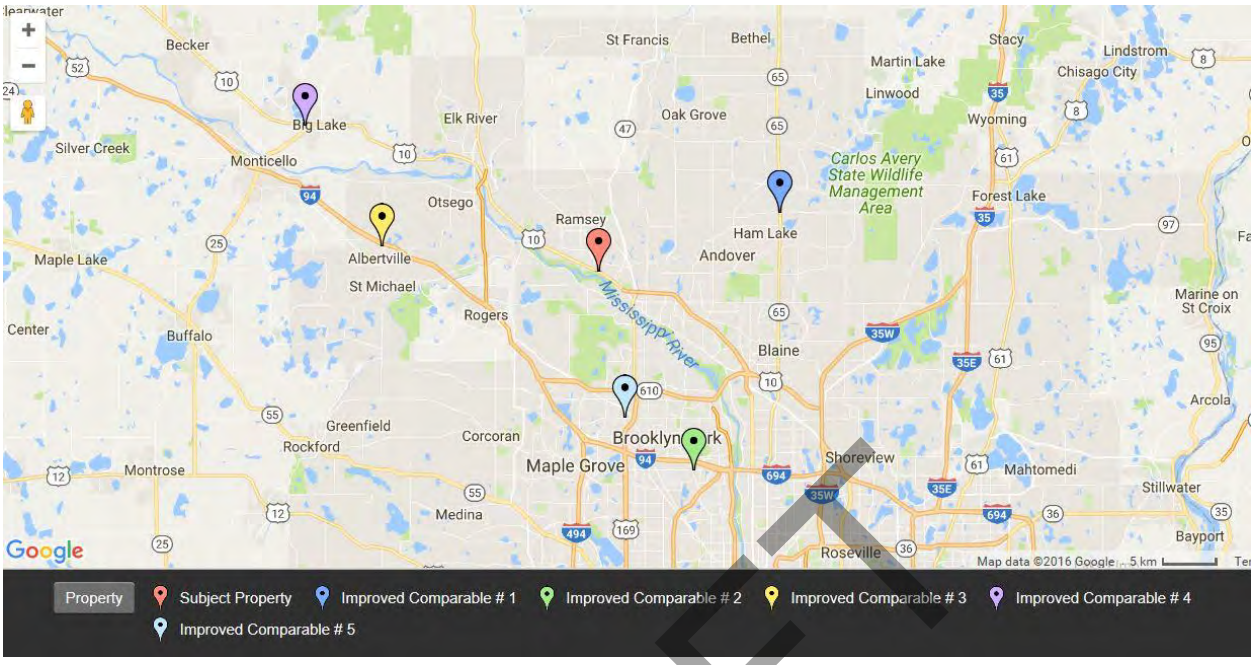
#	Name / Address	GBA (SF); NRA (SF)	Yr Built; # Stories	Condition	Acres; LTB Ratio; Pkg Ratio	Grantor; Grantee	% Occ.; NOI/SF; Cap Rate	Sale Price; Sale Date; Prop. Rights	$ per SF of NRA
1	Ham Lake Retail Center	17,144	1998	Average	2.35	BankCherokee	NAV	$1,160,000	**$67.66**
	16210-16230 Aberdeen Street NE	17,144	1		5.97	HTP LLC	$6.77	**Jan-14**	
	Ham Lake, MN 55304				2.04		10.00%	Leased Fee	
	Comments:	This is a sale of a multi-tenant retail center in Ham Lake, MN. The property was on the market for one year, with an initial asking price of the property was $1,200,000. The transaction was in escrow for approximately 60 days. This sale had no reported sale conditions. The sale was verified with the seller broker and with seller.							
2	Boulevard Center	20,120	1965	Average	2.22	Kraus-Anderson Realty Company	100%	$2,285,000	**$113.57**
	6211-6225 Brooklyn Blvd	20,120	1		4.81	RP Mallery Group, LLC	$11.32	**Aug-13**	
	Brooklyn Center, MN 55429				8.15		9.97%	Leased Fee	
	Comments:	The 20,120 square foot retail center sold for $2,285,000 or $113.57 per square foot. The center is fully leased with a cap rate near 10%. 70% of tenants have lease terms of longer than 5 years. Details were confirmed by parties on both sides of the transaction as well as through county documents.							
3	Albertville Plaza	11,688	2001	Average	2.41	Albertville Plaza, LLC	100%	$1,100,000	**$94.11**
	11011 61st Street NE	11,688	1		8.98	Excelsior Property, LLC	$8.00	**Aug-16**	
	Albertville, MN 55301				3.42		8.50%	Leased Fee	
	Comments:	This is a sale of a multi-tenant retail center in Albertville, MN. The property was reportedly 100% occupied by 5 tenants at the time of sale, and sold for an 8.50% cap rate on in-place NOI. Tenants were local-credit quality.							
4	Family Dollar/O'Reilly's	14,000	2004	Average	0.58	Charles Crotty	100%	$1,680,000	**$120.00**
	180 Jefferson Boulevard	14,000	1		1.80	Big Lake Center, LLC	$9.30	**Jun-15**	
	Big Lake, MN 55309				2.14		7.75%	Leased Fee	
	Comments:	This is a sale of a two-tenant net leased property. The two tenants are Family Dollar and O'Reilly's Auto Parts.							
5	Jefferson Plaza	17,927	2002	Average	1.91	Jefferson Properties, LLC	79%	$2,600,000	**$145.03**
	8501-8511 Jefferson Lane N	17,927	1		4.64	Jefferson Plaza Partners, LLC	$12.10	**Dec-15**	
	Brooklyn Park, MN 55445				4.24		8.34%	Leased Fee	
	Comments:	This is a sale of a multi-tenant retail center in Brooklyn Park. Reported occupancy was just under 80%, and the reported cap rate was 8.34%. The tenants were mostly local credit quality.							

STATISTICS

	NRA	Year Built	Parking Ratio	LTB Ratio	Sale Date	Cap Rate	Sale Price	$ per SF of NRA
Low	11,688	1965	2.04	1.80	Aug-13	7.75%	$1,100,000	$67.66
High	20,120	2004	8.15	8.98	Aug-16	10.00%	$2,600,000	$145.03
Average	16,176	1994	4.00	5.24	Feb-15	8.91%	$1,765,000	$108.08
Median	17,144	2001	3.42	4.81	Jun-15	8.50%	$1,680,000	$113.57
SUBJECT								
Former Shell Gas Station/Retail Property	8,998	2003	Above Average	8.00				
6401 Highway 10				3.33				
Ramsey, MN 55303								

DRAFT

Improved Sales Map



Property	Address
Subject Property	**6401 Highway 10, Ramsey, MN 55303**
Improved Comparable # 1	16210-16230 Aberdeen Street NE, Ham Lake, MN 55304
Improved Comparable # 2	6211-6225 Brooklyn Blvd, Brooklyn Center, MN 55429
Improved Comparable # 3	11011 61st Street NE, Albertville, MN 55301
Improved Comparable # 4	180 Jefferson Boulevard, Big Lake, MN 55309
Improved Comparable # 5	8501-8511 Jefferson Lane N, Brooklyn Park, MN 55445

DRAFT

IMPROVED COMPARABLE PROFILE — COMPARABLE # 1

Location & Property Identification

Property Name:	Ham Lake Retail Center
Sub-Property Type:	Commercial/Retail
Address:	16210-16230 Aberdeen Street NE
City, State, Zip:	Ham Lake, MN, 55304
County:	Anoka
MSA:	Minneapolis/St. Paul
Legal/Tax/Parcel ID:	17-32-23-13-0017

Sale Information

Sale Price:	$1,160,000
Effective RE Sale Price:	$1,160,000
Sale Date:	1/21/2014
Sale Status:	Closed
$/SF (GBA):	$67.66
$/SF (NRA):	$67.66
Grantor/Seller:	BankCherokee
Grantee/Buyer:	HTP LLC
Property Rights Conveyed:	Leased Fee
% of Interest Conveyed:	100%
Terms of Sale:	Market oriented
Document Type:	Warranty Deed
Verification Type:	Verified with Buyer

Operating Data and Key Indicators

% Occupied:	NAV
# of Tenants:	9
Net Operating Income:	$116,000
Reserves Included:	NAV
Operating Data Type:	NAV
Capitalization Rate:	10.00%
Management Included:	NAV

Comments:

This is a sale of a multi-tenant retail center in Ham Lake, MN. The property was on the market for one year, with an initial asking price of the property was $1,200,000. The transaction was in escrow for approximately 60 days. This sale had no reported sale conditions. The sale was verified with the seller broker and with seller.

Site and Improvement Data

Acres (gross):	2.35
Land SF (gross):	102,366
Acres (usable):	2.35
Land SF (usable):	102,366
Access:	Average
Visibility:	Average
Zoning Designation:	Commercial
GBA SF:	17,144
NRA SF:	17,144
Year Built/Renovated:	1998/
Condition of Improvements:	Average
# Buildings/# Stories:	1 / 1
Occupancy Type:	Multi-tenant
# Units:	9
Land-to-Building Ratio:	5.97
Parking Ratio (per 1,000 SF GBA):	2.04
Property Information Source:	Reliable third party

DRAFT

IMPROVED COMPARABLE PROFILE — COMPARABLE # 2

Location & Property Identification

Property Name:	Boulevard Center
Sub-Property Type:	Commercial/Retail
Address:	6211-6225 Brooklyn Blvd
City, State, Zip:	Brooklyn Center, MN, 55429
County:	Hennepin
MSA:	Minneapolis/St. Paul
Legal/Tax/Parcel ID:	34-119-21-43-0006

Sale Information

Sale Price:	$2,285,000
Effective RE Sale Price:	$2,285,000
Sale Date:	8/14/2013
List Date:	8/14/2013
Sale Status:	Closed
$/SF (GBA):	$113.57
$/SF (NRA):	$113.57
Grantor/Seller:	Kraus-Anderson Realty Company
Grantee/Buyer:	RP Mallery Group, LLC
Property Rights Conveyed:	Leased Fee
% of Interest Conveyed:	100%
Terms of Sale:	Market oriented
Document Type:	Warranty Deed
Verification Type:	Verified with Buyer

Operating Data and Key Indicators

% Occupied:	100%
# of Tenants:	6
Net Operating Income:	$227,815
Reserves Included:	NAV
Operating Data Type:	NAV
Capitalization Rate:	9.97%
Management Included:	NAV

Comments:

The 20,120 square foot retail center sold for $2,285,000 or $113.57 per square foot. The center is fully leased with a cap rate near 10%. 70% of tenants have lease terms of longer than 5 years. Details were confirmed by parties on both sides of the transaction as well as through county documents.

Site and Improvement Data

Acres (gross):	2.22
Land SF (gross):	96,703
Acres (usable):	2.22
Land SF (usable):	96,703
Access:	Average
Visibility:	Average
GBA SF:	20,120
NRA SF:	20,120
Year Built/Renovated:	1965/
Condition of Improvements:	Average
# Buildings/# Stories:	1 / 1
Occupancy Type:	Multi-tenant
# Units:	6
Land-to-Building Ratio:	4.81
Parking Ratio (per 1,000 SF GBA):	8.15

Property Information Source:
Reliable third party

Boulevard Center

DRAFT

IMPROVED COMPARABLE PROFILE — COMPARABLE # 3

Location & Property Identification

Property Name:	Albertville Plaza
Sub-Property Type:	Retail Center
Address:	11011 61st Street NE
City, State, Zip:	Albertville, MN, 55301
County:	Wright
MSA:	Minneapolis/St. Paul
Legal/Tax/Parcel ID:	101-078-001010

Sale Information

Sale Price:	$1,100,000
Effective RE Sale Price:	$1,100,000
Sale Date:	8/26/2016
Sale Status:	Closed
$/SF (GBA):	$94.11
$/SF (NRA):	$94.11
Grantor/Seller:	Albertville Plaza, LLC
Grantee/Buyer:	Excelsior Property, LLC
Property Rights Conveyed:	Leased Fee
% of Interest Conveyed:	100%
Terms of Sale:	Market oriented
Verification Type:	Reliable 3rd Party, Public Record

Operating Data and Key Indicators

% Occupied:	100%
# of Tenants:	5
Net Operating Income:	$93,500
Reserves Included:	NAV
Operating Data Type:	NAV
Capitalization Rate:	8.50%
Management Included:	NAV

Comments:

This is a sale of a multi-tenant retail center in Albertville, MN. The property was reportedly 100% occupied by 5 tenants at the time of sale, and sold for an 8.50% cap rate on in-place NOI. Tenants were local-credit quality.

Site and Improvement Data

Acres (gross):	2.41
Land SF (gross):	104,980
Acres (usable):	2.41
Land SF (usable):	104,980
Access:	Average
Visibility:	Below Average
GBA SF:	11,688
NRA SF:	11,688
Year Built/Renovated:	2001/
Condition of Improvements:	Average
# Buildings/# Stories:	1 / 1
Occupancy Type:	Multi-tenant
# Units:	5
Land-to-Building Ratio:	8.98
Parking Ratio (per 1,000 SF GBA):	3.42

Property Information Source:
Reliable 3rd Party, Public Record

DRAFT

IMPROVED COMPARABLE PROFILE — COMPARABLE # 4

Location & Property Identification

Property Name:	Family Dollar/O'Reilly's
Sub-Property Type:	Retail Center
Address:	180 Jefferson Boulevard
City, State, Zip:	Big Lake, MN, 55309
County:	Sherburne
MSA:	Minneapolis/St. Paul
Legal/Tax/Parcel ID:	65-542-0110, -0105

Sale Information

Sale Price:	$1,680,000
Effective RE Sale Price:	$1,680,000
Sale Date:	6/4/2015
List Date:	1/12/2015
Sale Status:	Closed
$/SF (GBA):	$120.00
$/SF (NRA):	$120.00
Grantor/Seller:	Charles Crotty
Grantee/Buyer:	Big Lake Center, LLC
Property Rights Conveyed:	Leased Fee
% of Interest Conveyed:	100%
Terms of Sale:	Market oriented
Verification Type:	Reliable 3rd Party, Public Record

Operating Data and Key Indicators

% Occupied:	100%
# of Tenants:	2
Net Operating Income:	$130,200
Reserves Included:	NAV
Operating Data Type:	NAV
Capitalization Rate:	7.75%
Management Included:	NAV

Comments:

This is a sale of a two-tenant net leased property. The two tenants are Family Dollar and O'Reilly's Auto Parts.

Site and Improvement Data

Acres (gross):	0.58
Land SF (gross):	25,265
Acres (usable):	0.58
Land SF (usable):	25,265
Access:	Above Average
Visibility:	Above Average
GBA SF:	14,000
NRA SF:	14,000
Year Built/Renovated:	2004/
Condition of Improvements:	Average
# Buildings/# Stories:	1 / 1
Occupancy Type:	Multi-tenant
# Units:	2
Land-to-Building Ratio:	1.80
Parking Ratio (per 1,000 SF GBA):	2.14

Property Information Source:
Reliable 3rd Party, Public Record

DRAFT

IMPROVED COMPARABLE PROFILE — COMPARABLE # 5

Location & Property Identification

Property Name:	Jefferson Plaza
Sub-Property Type:	Retail Center
Address:	8501-8511 Jefferson Lane N
City, State, Zip:	Brooklyn Park, MN, 55445
County:	Hennepin
MSA:	Minneapolis/St. Paul
Legal/Tax/Parcel ID:	18-119-21-33-0032

Sale Information

Sale Price:	$2,600,000
Effective RE Sale Price:	$2,600,000
Sale Date:	12/3/2015
Sale Status:	Closed
$/SF (GBA):	$145.03
$/SF (NRA):	$145.03
Grantor/Seller:	Jefferson Properties, LLC
Grantee/Buyer:	Jefferson Plaza Partners, LLC
Property Rights Conveyed:	Leased Fee
% of Interest Conveyed:	100%
Terms of Sale:	Market oriented
Verification Type:	Reliable 3rd Party, Public Record

Operating Data and Key Indicators

% Occupied:	79%
# of Tenants:	5
Net Operating Income:	$216,840
Reserves Included:	NAV
Operating Data Type:	NAV
Capitalization Rate:	8.34%
Management Included:	NAV

Comments:

This is a sale of a multi-tenant retail center in Brooklyn Park. Reported occupancy was just under 80%, and the reported cap rate was 8.34%. The tenants were mostly local credit quality.

Site and Improvement Data

Acres (gross):	1.91
Land SF (gross):	83,200
Acres (usable):	1.91
Land SF (usable):	83,200
Access:	Average
Visibility:	Average
GBA SF:	17,927
NRA SF:	17,927
Year Built/Renovated:	2002/
Condition of Improvements:	Average
# Buildings/# Stories:	1 / 1
Occupancy Type:	Multi-tenant
# Units:	5
Land-to-Building Ratio:	4.64
Parking Ratio (per 1,000 SF GBA):	4.24

Property Information Source:
Reliable 3rd Party, Public Record

DRAFT

Adjustment Process – "AS-STABILIZED" BASIS

Adjustments can be applied through quantitative or qualitative analysis, or both. Quantitative adjustments are specific numeric adjustments that are most credible when adequate data and analysis can be performed such as statistical analysis or matched-pair-sales. Consistent with the scope of work for this assignment, we present numerical adjustments (using percentages) in the sales comparison analysis that follows, but note that they are based on qualitative judgment rather than empirical data. This methodology is commonly used by participants that buy and sell property similar to the subject property, therefore, it is considered the appropriate methodology to use in this assignment. Our qualitative adjustments are based on a scale calibrated in 5% increments, with a minor adjustment considered to be 5% and a substantial adjustment considered to be 25%.

Downward adjustments were applied to those factors of comparison where the comparables were considered superior to the subject and, conversely, upward adjustments where the comparables considered inferior.

Property Rights Conveyed

The property rights conveyed in a transaction typically have an impact on the price that is paid. Acquiring the fee simple interest implies that the buyer is acquiring the full bundle of rights. Acquiring a leased fee interest typically means that the property being acquired is encumbered by at least one lease, which is a binding agreement transferring rights of use and occupancy to the tenant. A leasehold interest involves the acquisition of a lease, which conveys the rights to use and occupy the property to the buyer for a finite period of time. At the end of the lease term, there is typically no reversionary value to the leasehold interest.

In this case, since we are valuing the fee simple interest, an adjustment for property rights is not required. We account for differences in rent and investment risk in our Economics Characteristics adjustment category.

Financial Terms

The financial terms of a transaction can have an impact on the sale price of a property. A buyer who purchases an asset with favorable financing might pay a higher price, as the reduced cost of debt creates a favorable debt coverage ratio. A transaction involving above-market debt will typically involve a lower purchase price tied to the lower equity returns after debt service. We analyzed all of the transactions to account for atypical financing terms.

To the best of our knowledge, all of the sales used in this analysis were accomplished with cash or market-oriented financing. Therefore, no adjustments were required.

DRAFT

Conditions of Sale

Adjustments for conditions of sale usually reflect the motivations of the buyer and the seller. In many situations the conditions of sale may significantly affect transaction prices.

In this case, no adjustments were applied.

The previous adjustments, if required, are applied sequentially.

Market Conditions

Real estate values normally change over time. The rate of this change fluctuates due to investors' perceptions of prevailing market conditions. This adjustment category reflects value changes, if any, that have occurred between the date of the sale and the effective date of the appraisal.

In this analysis, we determined the as-stabilized market value using the date of December 1, 2016June 1, 2017. All of the comparables were adjusted to this date. The sales that are included in this analysis occurred between August 2013 and August 2016. The market has improved over this period; as such, we apply an annual market conditions adjustment of 2.00%.

Time - Market Conditions adjustments are applied after the previous adjustments, but before any of the following adjustments.

Location

Location has a significant impact on property values. This adjustment category considers general market area influences as well as a property's accessibility and visibility from a main thoroughfare. Differing rent levels or land values are typically good indications that a location adjustment is required.

First, macro-level location adjustments were applied to comparables 1, 4 and 5, to account for overall differences in locations, surrounding development, proximity to the core TCMA and general neighborhood access characteristics

Second, we apply specific micro-level location adjustments to all comparables as appropriate, based on the following analysis:

DRAFT

DERIVATION OF ACCESS ADJUSTMENT					
Rating Scale:	**Incremental Adjustment:**				
-Poor	**5.00%**				
-Below Average					
-Average					
-Above Average					
-Excellent					
	SALE # 1	**SALE # 2**	**SALE # 3**	**SALE # 4**	**SALE # 5**
Access Rating of Comparable	Average	Average	Average	Above Average	Average
Subject Access Rating	Poor	Poor	Poor	Poor	Poor
Difference in Rating (1 per Increment)	-2	-2	-2	-3	-2
Adjustment Percentage (per increment)	5.00%	5.00%	5.00%	5.00%	5.00%
Final Indicated Access Adjustment	**-10.00%**	**-10.00%**	**-10.00%**	**-15.00%**	**-10.00%**

DERIVATION OF VISIBILITY ADJUSTMENT					
Rating Scale:	**Incremental Adjustment:**				
-Poor	**5.00%**				
-Below Average					
-Average					
-Above Average					
-Excellent					
	SALE # 1	**SALE # 2**	**SALE # 3**	**SALE # 4**	**SALE # 5**
Visibility Rating of Comparable	Average	Average	Below Average	Above Average	Average
Subject Visibility Rating	Above Average	Above Average	Above Average	Above Average	Above Average
Difference in Rating (1 per Increment)	1	1	2	0	1
Adjustment Percentage (per increment)	5.00%	5.00%	5.00%	5.00%	5.00%
Final Indicated Visibility Adjustment	**5.00%**	**5.00%**	**10.00%**	**0.00%**	**5.00%**

DRAFT

Physical Characteristics

Each property has various physical traits that determine its appeal. These traits include size, age, condition, quality, parking ratio and utility.

- We note size differences, but do not apply adjustments as no clear adjustable difference was observed.
- All comparables were adjusted for differences in Age/Quality/Condition, as measured by Effective Age, as follows:

DERIVATION OF AGE ADJUSTMENT					
	SALE # 1	**SALE # 2**	**SALE # 3**	**SALE # 4**	**SALE # 5**
Date of Sale	**Jan-14**	**Aug-13**	**Aug-16**	**Jun-15**	**Dec-15**
Date of Construction	**1998**	**1965**	**2001**	**2004**	**2002**
Effective Age at Sale	**8**	**25**	**8**	**5**	**7**
Effective Age of Subject Property	5	5	5	5	5
Difference in Age	3	19.5	3	0	2
Annual Depreciation *(45 year economic life)*	2.22%	2.22%	2.22%	2.22%	2.22%
Preliminary Indicated Age Adjustment	6.67%	43.33%	5.56%	0.00%	3.33%
Less: Adjustment to Account for Land*	0.75	0.75	0.75	0.75	0.75
Final Indicated Age Adjustment	**5.00%**	**32.50%**	**4.17%**	**0.00%**	**2.50%**

**Land does not depreciate*

- Comparable 2 was adjusted for a significantly superior parking ratio.

Economic Characteristics

The economic characteristics of a property include its occupancy levels, operating expense ratios, tenant quality, and other items not covered under prior adjustments that would have an economic impact on the transaction.

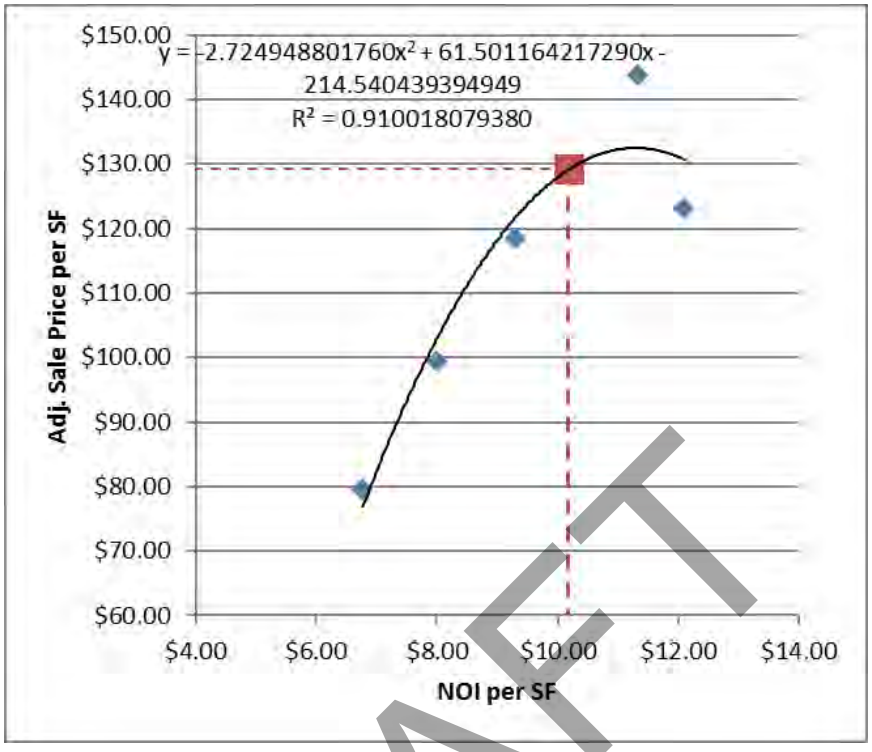
For retail properties such as the subject (in it's as-stabilized condition) we observe a strong correlation between the economic characteristics of the property and its corresponding sale price. To measure this difference, we will apply regression analysis, comparing the NOI per SF for each of the comparables with the Adjusted Price per SF (including all adjustments except for Economic Characteristics). Our analysis is as follows:

Sale No.	NOI per SF	Adjusted Sale Price per SF
1	$6.77	$79.55
2	$11.32	$143.87
3	$8.00	$99.53
4	$9.30	$118.59
5	$12.10	$123.25

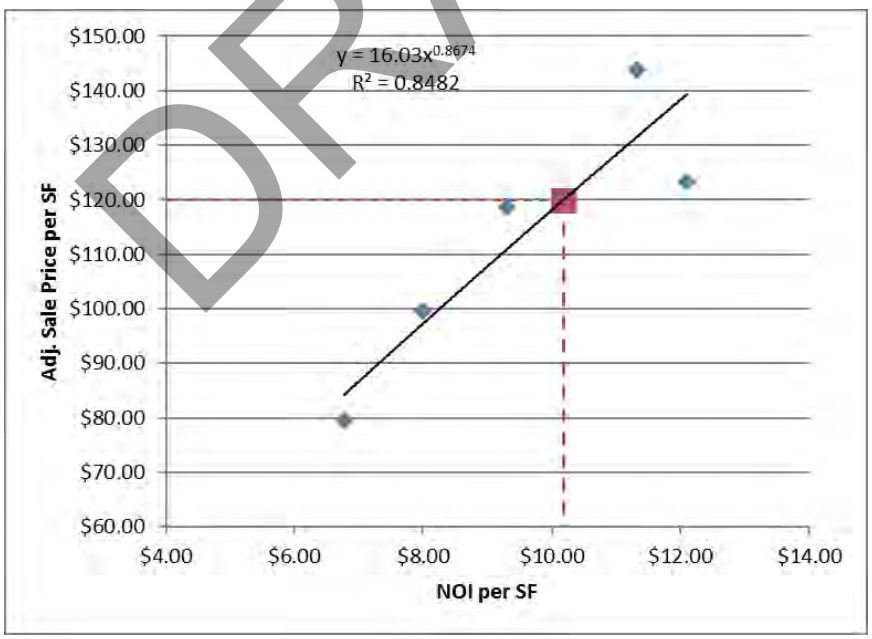
First, we present the regression analysis with a linear trendline:

DRAFT

Next, we present the same analysis but with a polynomial trendline:



Finally, we present the same with a power trendline:



DRAFT

We note that in each case the r-squared, which is a measure of correlation, is very high, indicating a strong correlation between the two variables.

We then apply the regression analyses toward our concluded NOI for the subject, which results in an indication of price per SF for the subject, as follows:

Subject's NOI per SF	**$10.18**
Forecast (Excel Function)	**$119.61**
Linear Regression	**$119.61**
Polynomial Regression	**$129.14**
Power Regression	**$119.95**
Average Indication:	**$122.79**

While this analysis provides support for a clear correlation between NOI per SF and sale price per SF, we do not apply the precise analysis directly in the economic characteristics adjustment, but rather, we will use the indicated correlation to apply qualitative adjustments to each comparable consistent with the trend indicated.

A summary of all the adjustments applied to the comparables is located on the following table:

DRAFT

Improved Sales Adjustment Grid

DESCRIPTION	SUBJECT	1	2	3	4	5
Address	Former Shell Gas Station/Retail Property 6401 Highway 10 Ramsey, MN 55303	Ham Lake Retail Center 16210-16230 Aberdeen Street NE Ham Lake, MN 55304	Boulevard Center 6211-6225 Brooklyn Blvd Brooklyn Center, MN 55429	Albertville Plaza 11011 61st Street NE Albertville, MN 55301	Family Dollar/O'Reilly's 180 Jefferson Boulevard Big Lake, MN 55309	Jefferson Plaza 8501-8511 Jefferson Lane N Brooklyn Park, MN 55445
Access	Poor	Average	Average	Average	Above Average	Average
Visibility	Above Average	Average	Average	Below Average	Above Average	Average
Year Built	2003	1998	1965	2001	2004	2002
NRA (SF)	8,998	17,144	20,120	11,688	14,000	17,927
Parking Ratio	3.33	2.04	8.15	3.42	2.14	4.24
NOI/SF	$10.18	$6.77	$11.32	$8.00	$9.30	$12.10
Unadjusted Price per SF		$67.66	$113.57	$94.11	$120.00	$145.03
Sale Date		Jan-14	Aug-13	Aug-16	Jun-15	Dec-15
Cumulative Adjustments						
Property Rights						
Financing						
Conditions of Sale						
Market Conditions*		6.9%	7.8%	1.5%	4.0%	3.0%
Effective $/SF		**$72.32**	**$122.44**	**$95.55**	**$124.83**	**$149.39**
Additive Adjustments						
Location		10%			10%	-15%
Access		-10%	-10%	-10%	-15%	-10%
Visibility		5%	5%	10%	0%	5%
Size						
Age/Quality/Condition		5%	33%	4%	0%	3%
Parking Ratio			-10%			
Economics		40%	-30%	20%	5%	0%
Net Adjustment		**50%**	**-13%**	**24%**	**0%**	**-18%**
Adjusted Price per SF		**$108.48**	**$107.14**	**$118.64**	**$124.83**	**$123.25**

DRAFT

Value Indicated via Sales Comparison Approach – "AS-STABILIZED" BASIS

Based on the preceding analysis and adjustments, the comparable sales provide adjusted value indications ranging from $107.14 to $124.83 per square foot of NRA, with an average of $116.47, and a median of $118.64. Giving roughly equal weight to all comparables, it is our opinion that the applicable unit value is $115.00 per square foot. This results in the following estimate of value by the Sales Comparison Approach:

Indicator	Unadjusted Price per SF	Adjusted Price per SF
Range	$67.66 - $145.03	$107.14 - $124.83
Average	$108.08	$116.47
Median	$113.57	$118.64
Size (NRA SF)	**Value per SF**	**Total**
8,998	**$115.00**	**$1,034,770**
Market Value "As-Stabilized" - Rounded to Nearest: $10,000		**$1,030,000**

DRAFT

Other Sales or Listings Considered – "As-Stabilized" Basis

In addition to the comparables analyzed above, we also considered the following listings and/or sales in our analysis and conclusion:

7157 Highway 10 NW, Ramsey, MN (PID#27-32-25-33-0005)

This is the former Holiday Gas Station located on the northeast corner of Highway 10 and Ramsey Boulevard that was purchased by the City of Ramsey in July 2009. The land area is 87,120 SF. The sale price was $860,000, which is the equivalent to $9.87 per SF of land area. The Holiday station was subsequently constructed on the southeast corner of the same intersection. We note that this property has equal visibility as the subject, and at the time, had superior access characteristics. We chose not to include this sale in our analysis above given the buyer was the City of Ramsey, but we feel like this is a good comparable sale, when considering the fact that it is superior to the subject given its superior access characteristics.

Value Indicated via Sales Comparison Approach – "AS-COMPLETED" BASIS

The previous value conclusion was of the "as-stabilized" condition. To arrive at the "as-complete" condition, we will deduct the appropriate lease up costs that the most probable buyer would anticipate. Our lease up analysis, which is supported by our market analysis and market participant interviews, is as follows:

LEASE-UP COSTS		
	Assumptions	
Average Lease-Up Period (years)	0.25	
Vacant Space (SF)	8,998	
Market Rent ($/SF)	$12.00	
Leasing Commissions ($ or %)	6.50%	
Tenant Improvements	$10.00	
Free Rent (months)	0	
Entrepreneureal Profit (% of lease-up)	10.00%	
Lease-Up Costs		**Value**
Rent Loss		$26,994
Expense Carry		$16,025
Leasing Commissions		$35,092
Free Rent		$0
Tenant Improvements		$89,980
Total Lease-Up Costs		$168,091
Plus Entrepreneurial Profit		$16,809
Total Lease-Up Costs (With Profit)		$184,900
Total Lease-Up Costs (With Profit, Rounded)		**$180,000**

Deducting the lease up costs, plus profit, from the "as-stabilized" value indication results in the following conclusion for the "as-complete" scenario:

Market Value "As-Stabilized"	**$1,034,770**
LESS: Lease-Up Costs	($180,000)
Market Value "As-Completed" - Rounded to Nearest: $10,000	**$850,000**

DRAFT

Value Indicated via Sales Comparison Approach – "AS-IS" BASIS

The previous value conclusion was of the "as-complete" condition. To arrive at the "as-is" condition, we will deduct the appropriate construction costs that the most probable buyer would anticipate in order to remove the canopy and tanks, and to demise the interior of the convenience store and to convert the car wash space into usable, rentable space. Our lease up analysis, which is supported by our market analysis and market participant interviews, is as follows:

CONSTRUCTION COSTS		
	Assumptions	
Canopy Removal		$25,000
Tanks Removal		$25,000
Interior and Car Wash Demising Construction ($15/SF)		$135,000
Total Construction Costs		$185,000
Plus Entrepreneurial Profit	10%	$18,500
Total Construction Costs (With Profit)		$203,500
Total Construction Costs (With Profit)		**$200,000**

Deducting the lease up costs, plus profit, from the "as-complete" value indication results in the following conclusion for the "as-is" scenario:

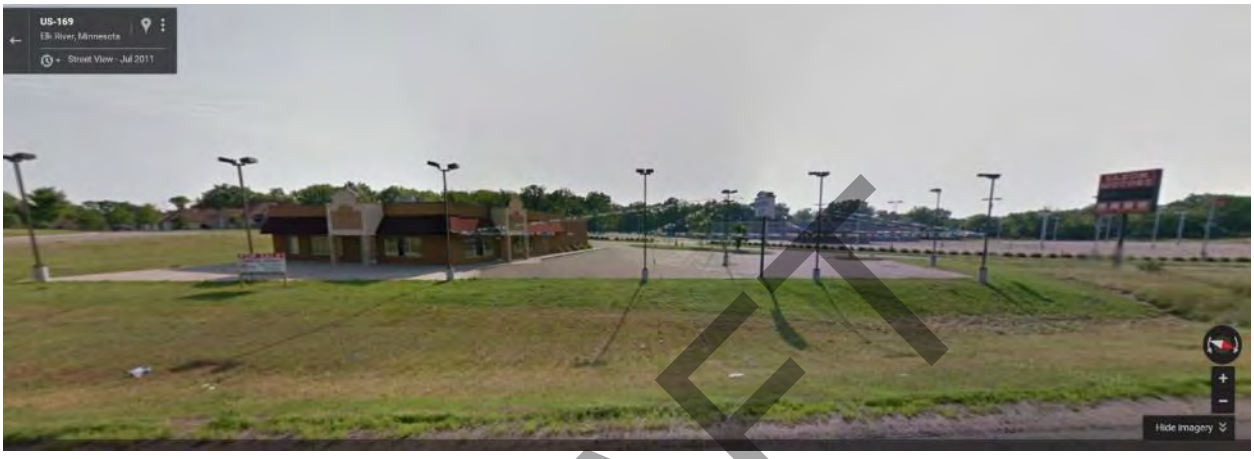
Market Value "As-Stabilized"	**$1,034,770**
LESS: Lease-Up Costs	($180,000)
LESS: Construction Costs and Profit	($200,000)
Market Value "As-Is" - Rounded to Nearest: $10,000	**$650,000**

DRAFT

Other Sales Considered – "As-Is" Basis

We also present the following comparable sales which reflect direct market evidence of properties in need of renovation and stabilization, which reflects our subject property's "as-is" condition. Generally, these sales were purchased as dark, vacant buildings, which were subsequently renovated and occupied.

17315 Zane Street, Elk River, MN



DRAFT

This 7,000 SF commercial/retail building, originally built in 1992 but renovated in 2005, sold on 02/21/2013 for $525,000, or $75.00 per SF. The property had been an auto sales dealer/lot, was vacant at the time of sale, and was purchased for the conversion to a dialysis center. The property was bank-owned at the time, but had been actively marketed for 1,260 days (3.45 years). We confirmed this sale directly with the seller, who stated that there were no unusual sale conditions.

This property is considered to be overall slightly superior to the subject in that while it is located farther out of the Twin Cities (north of the subject along Highway 10), it has much better access than the subject, and at least equal visibility. We were unable to obtain the exact renovation costs, though we note that the change in use (auto sales to dialysis center) is significant, and likely

required a significant build-out. Regardless, this comparable provides direct market support for the methodology employed in our lease up and construction cost deductions to arrive at the "as-completed" and "as-is" market value conclusions. We further note that this property is technically outside of the specifically identified properties that are subject to the future Highway 10 transportation system improvement project.

2830 Cutters Grove Avenue, Anoka, MN

This 14,104 SF commercial/retail building, built in 2005, sold on 7/31/2013 for $900,000, or $63.81 per SF. The property was vacant and in vanilla shell condition at the time of sale, and was purchased for the partial conversion (estimated 20% of GBA) to a medical office use (buyer is a retinal surgeon) and then leasing out the remaining portion to third party tenants. The property was lender-owned at the time, but had been actively marketed for 1,274 days (3.5 years). There were no unusual sale conditions reported.

This property is considered to be overall similar to the subject in that while it has inferior visibility (particularly from Highway 10), it has superior access. We were unable to obtain the exact renovation costs. Regardless, this comparable provides direct market support for the methodology employed in our lease up and construction cost deductions to arrive at the "as-completed" and "as-is" market value conclusions. We further note that this property is located south of Highway 10 on Cutters Grove Avenue, south of the Kwik Trip station on the southeast corner of Highway 10 and Cutters Grove, and appears to fall outside of the range of those properties affected by the future Highway 10 transportation system improvement project.

DRAFT

6360-6346 Highway 10 NW

DRAFT

This 5,048 SF former gas station/car wash building, built in 1996, sold on 6/23/2011 for $110,000, or $21.79 per SF. The property was vacant at the time of sale, and was purchased for the conversion to a print shop use (Do All Printing). The property was owned by BP America, Inc. of Warrenville, IL at the time, but had been actively marketed for 364 days (1 year). One of our sources stated there may have been soil contamination issues, but we verified this sale directly with the buyer who stated that there were none. The buyer also stated that the prior owner had removed the canopy/underground fuel tanks prior to/as part of the sale.

The significance of this comparable is that it is located in the opposite corner (SEC) of Highway 10 and Sunfish Lake Boulevard as the subject property (NWC). There are too many unknown factors involved in this sale that we were unable to verify, including the cost, if any, of canopy/tank removal, any soil conditions, any renovation costs associated with the change in use

to a print shop, etc. We also note that the seller specifically stated that he was not aware of the Highway 10 transportation system improvement project when he purchased the property.

21135 South Diamond Lake Road, Rogers, MN (PID#14-120-23-43-0030)

On 2/22/2013 the retail property located at 21135 S Diamond Lake Road in Rogers sold for $775,000, or $63.46 per SF of GBA. This 12,213 SF of GBA retail building was 40% occupied at the time of sale, and was purchased for partial owner-occupancy. The buyer built-out their portion of the space after sale. The property was originally built in 2005, and was on the market for roughly 6 months prior to sale. The initial asking price was $850,000, or $69.60 per SF of GBA. The buyer stated that they liked the location for their business and that they could collect rental revenue from the rest of the property.

DRAFT

INCOME CAPITALIZATION APPROACH

The Income Capitalization Approach determines the value of a property based on the anticipated economic benefits. The principle of "anticipation" is essential to this approach, which recognizes the relationship between an asset's potential future income and its value. To value the anticipated economic benefits of a property, potential income and expenses must be projected, and the most appropriate capitalization method must be selected.

The most common methods of converting net income into value are Direct Capitalization and Yield Capitalization. In direct capitalization, net operating income is divided by an overall capitalization rate to indicate an opinion of market value. In the yield capitalization method, anticipated future cash flows and a reversionary value are discounted to an opinion of net present value at a chosen yield rate (internal rate of return).

Depending on certain factors, each of the Income Approach methods has merit. Considering all of the aspects that would influence an investment decision in the subject property, we conclude that **only the Direct Capitalization Analysis is appropriate in this assignment, and necessary for a credible value indication**.

Potential Gross Income – *"AS-STABILIZED" BASIS*

Potential gross income is generated by a number of distinct elements: minimum rent determined by lease agreement; reimbursement of certain expenses incurred in the ownership and operation of the real estate; and other miscellaneous revenues. Minimum base rent is a legal contract between landlord and tenant establishing a return to investors in the real estate. The lease terms also dictate specific expense reimbursement charges that can be billed to the tenant. Finally, miscellaneous income can be generated from a variety of sources. The first step in this appraisal is to analyze all potential gross income, starting with an analysis of the subject's tenancy.

Subject Tenancy

The subject property has been demised for multi-tenant occupancy, but could be occupied by a single tenant as well. In our highest and best use conclusion, we determined that renovating the improvements into a general retail use would be the maximally productive use. Therefore, we will analyze the subject as a single general retail property for our income analysis.

On the following pages we will discuss the subject's occupancy, lease structure and rent levels, and we will contrast this information against comparable properties in the market.

Expense Structure

It is our expectation that typical lease terms for current and future vacant space at the subject would be on a net lease basis with most expenses being paid by the tenant.

DRAFT

Analysis of Comparable Rents

The following table summarizes rental activity for comparable space in competing buildings in the market.

SUMMARY OF RENT COMPARABLES

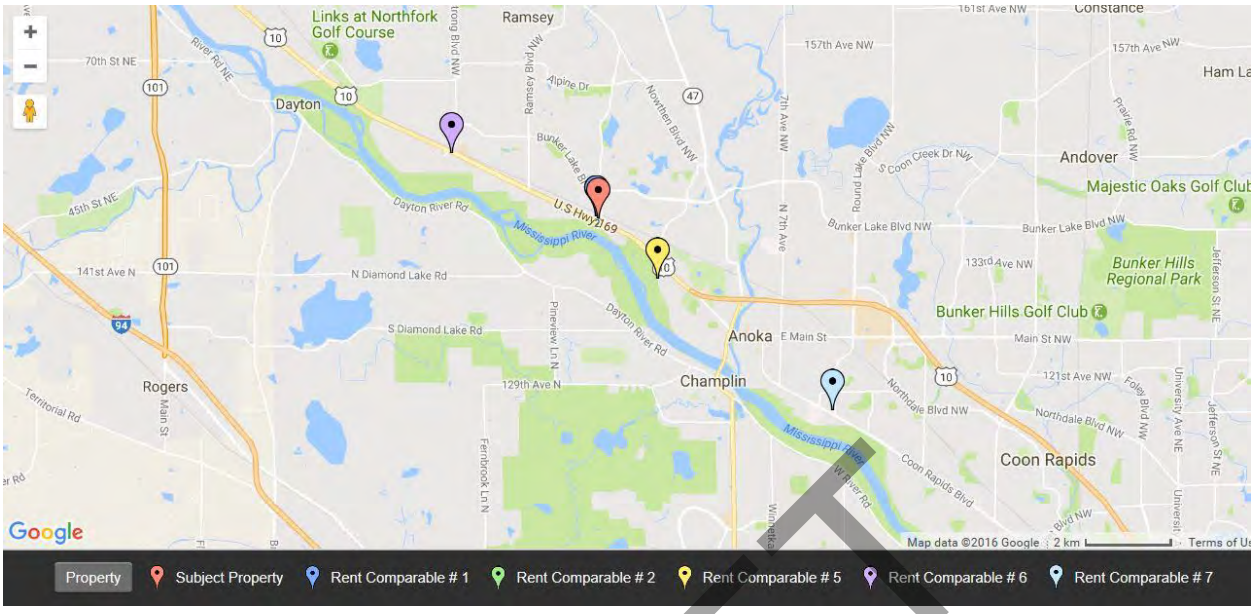
#	Name / Address	NRA (SF); Year Built;	Tenant Name	Lease Start; Lease Type; Term (Months)	Initial Rent/SF; Months Free	Taxes per SF; CAM per SF; Total per SF	TI's per SF; Rent Escalations
1	Sunfish Commons Retail Center	<5,000	Award Staffing	9/1/2016	**$9.00-9.25**	NAV	$0.00
	6415 Highway 10	2001		Net	0	NAV	NAV
	Ramsey, MN 55303			NAV		$6.00	
	Comments:	We were not provided with all of the details regarding this lease. However, the broker stated that they just signed Award Staffing at $9-9.25 per SF on a net basis, with no TI's and no free rent. This is located across the parking lot from the subject. The broker also stated that total taxes and CAM reimbursements were "sub $6.00/SF".					
2	Sunfish Commons Retail Center	27,736	Asking Rent	Asking Rent	**$11.00 - $13.00**	NAV	NAV
	6415 Highway 10	2001		Net	NAV	NAV	NAV
	Ramsey, MN 55303			NAV		$6.00	
	Comments:	The listing broker stated that this is the asking rent range for this property, subject to different TI and free rent allowances. This is located across the parking lot from the subject. The broker also stated that total taxes and CAM reimbursements were "sub $6.00/SF".					
3	Confidential	1,557	Confidential	Effective 2015	**$16.00**	$0.00	NAV
	Confidential	2006		Net	NAV	$0.00	NAV
	Coon Rapids, MN			NAV		$8.67	
	Comments:	Multi-tenant retail center adjacent to a large retailer. Typical market-level rent steps.					
4	Confidential	1,500	Confidential	11/15/2015	**$16.45**	$3.25	$13.33
	Confidential	2004		Net	0	$3.56	2% annual
	Monticello, MN			60		$6.81	
	Comments:	Multi-tenant retail center on Highway 25 in Monticello.					
5	Riverview Plaza Retail	6,700	Asking Rent	Asking Rent	**$14.00**	$2.93	NAV
	2830 Cutters Grove Avenue	2005		Net	NAV	NAV	NAV
	Ramsey, MN 55303			NAV		NAV	
	Comments:	This is the asking rent for first generation space in a retail building south of Highway 10 on Cutters Grove Avenue. Space is vanilla shell, and would require TI allowance to finish the space.					
6	Ramsey Commons	4,372	Asking Rent	Asking Rent	**$14.00 - $16.00**	$4.10	NAV
	8035 Riverdale Drive NW	2009		Net	NAV	$5.70	NAV
	Ramsey, MN 55303			NAV		$9.80	
	Comments:	Asking rent for a US Bank-anchored strip center across Highway 10 from the Coborn's-anchored development Northstar Marketplace and from the COR Development.					
7	Coon Rapids Marketplace	7,132	Asking Rent	Asking Rent	**$15.00**	NAV	NAV
	11650 Round Lake Boulevard NW	2007		Net	NAV	NAV	NAV
	Coon Rapids, MN 55433			NAV		$9.56	
	Comments:	Asking rent for retail/office space in Coon Rapids.					

STATISTICS

	NRA (SF)	Lease Start Date	Initial Rent/SF	Total Taxes & CAM	TI's per SF
Low	1,500	Nov-15	$9.00	$6.00	$0.00
High	27,736	Sep-16	$16.45	$9.80	$13.33
Average	8,166	Apr-16	$13.19	$7.81	$6.67
Median	5,536	Apr-16	$14.00	$7.74	$6.67

DRAFT

Rent Comparables Map



Property	Address
Subject Property	**6401 Highway 10, Ramsey, MN 55303**
Rent Comparable # 1	6415 Highway 10, Ramsey, MN 55303
Rent Comparable # 2	6415 Highway 10, Ramsey, MN 55303
Rent Comparable # 3	Confidential, Coon Rapids, MN
Rent Comparable # 4	Confidential, Monticello, MN
Rent Comparable # 5	2830 Cutters Grove Avenue, Ramsey, MN 55303
Rent Comparable # 6	8035 Riverdale Drive NW, Ramsey, MN 55303
Rent Comparable # 7	11650 Round Lake Boulevard NW, Coon Rapids, MN 55433

DRAFT

Discussion of Comparable Rents

We analyzed recent leases negotiated in competitive buildings in the marketplace and considered competitive listings. The comparables range in size from 1,500 square feet to 27,736 square feet. These are all located in buildings similar in class to the subject, and in the subject's competitive submarket. The comparables exhibit a range of rents from $9.00 to $16.45 per square foot. All of these are triple-net leases in which the tenant is required to pay all operating costs.

We note that active listings were also included, and based on our conversations with market pariticpants, would likely achieve $1.00 to $2.00 less than asking for actual contract rent.

We place primary emphasis on the two comparables in the retail center adjacent to the subject (Sunfish Commons Retail Center). We also consider differences in TI allowances, and other factors such as location. Our concluded market rent also considers our estimate of TI allowance for the subject property, which was factored into our lease up cost analysis.

Based on our analysis of the comparables, we conclude to the following market rent for the subject property:

MARKET RENT CONCLUSION	
Market Rent	
Retail Space	$12.00
Lease Term (years)	5
Lease Type (reimbursements)	Net
Contract Rent Increase Projection	2.0% per year

DRAFT

Revenue and Expenses Analysis

We developed an opinion of the property's annual income and operating expenses after reviewing the operating performance of similar buildings. No historical operating statements for the subject property were reviewed. We analyzed each item of expense and developed an opinion regarding what an informed investor would consider typical.

Base Rental Revenue

The subject's potential gross rent for the first forecast year is calculated by multiplying the market rental rates by the entire space. The resulting potential gross rent is $107,976.

POTENTIAL GROSS RENT CALCULATION			
		Market	
Space Type	SF	Rent per SF	Annual Net Rent
Retail Space	8,998	$12.00	$107,976
Totals/Averages:	**8,998**	**$12.00**	**$107,976**

Expense Reimbursements

Tenants in the subject's market are responsible for their pro-rata share of real estate taxes and operating expenses. Based on our analysis, we estimated total reimbursement revenue for year one at $64,099 , which equates to $7.12 per square foot.

Vacancy and Collection Loss

Vacancy and collection loss is a function of the interrelationship between absorption, lease expiration, renewal probability, estimated downtime between leases, and a collection loss factor based on the relative stability and credit of the subject's tenant base. The following table summarizes the relevant vacancy data related to the subject property:

VACANCY ANALYSIS		
Vacancy Statistics	Rate	Building Class and Market
Current Vacancy at Subject Property	100.0%	(Subject is vacant)
Regional Vacancy Statistics	15.6%	Office Space, Twin Cities Office Market
Local Vacancy Statistics	21.7%	Office Space, Northwest Submarket
Regional Vacancy Statistics	8.5%	Neighborhood Centers, Twin Cities Market

We also present the following table from the NorthMarq Compass report that shows vacancy and absorption data:

DRAFT

Office Market - Vacancy and Absorption - 2nd Quarter 2016								
							Absorption	
Submarket Northwest	Total # of Buildings	NRA	Vacant Space	Sublease Space	Percent Vacant	Percent Vacant w/ Sublease	2nd Half 2015	1st Half 2016
Class A	12	739,704	99,656	0	13.50%	13.50%	(644)	5,501
Class B	16	1,102,734	263,563	1,386	23.90%	24.00%	27,286	33,131
Class C	7	399,273	123,057	0	30.80%	30.80%	(11,801)	(31,869)
Total Northwest	**35**	**2,241,711**	**486,276**	**1,386**	**21.70%**	**21.80%**	**14,841**	**6,763**

Office Market - Vacancy and Absorption - 2nd Quarter 2016								
							Absorption	
Submarket Total Market	Total # of Buildings	NRA	Vacant Space	Sublease Space	Percent Vacant	Percent Vacant w/ Sublease	2nd Half 2015	1st Half 2016
Class A	158	33,688,668	4,412,599	507,362	13.10%	14.60%	64,214	(77,442)
Class B	350	31,449,970	5,826,262	438,611	18.50%	19.90%	357,326	132,181
Class C	116	6,211,457	905,146	32,339	14.60%	15.10%	92,551	96,856
TOTAL MARKET	**624**	**71,350,095**	**11,144,007**	**978,312**	**15.60%**	**17.00%**	**514,091**	**151,595**

Retail Vacancy and Absorption - 1st Half 2016									
								Absorption	
Submarket	Total # Of Buildings	NRA	Vacant Space	Sublease Space	Percent Vacant	Percent Vacant w/ Sublease	1st Half 2015	2nd Half 2015	1st Half 2016
Community	124	31,669,481	1,774,602	195,272	5.60%	6.20%	3,563	100,193	167,044
Minneapolis CBD	18	1,319,301	186,848	0	14.20%	14.20%	12,431	7,857	85,094
Neighborhood	309	20,194,375	1,726,324	67,930	8.50%	8.90%	111,018	271,635	(22,923)
Outlet Mall	4	1,197,440	74,350	0	6.20%	6.20%	0	0	(4,000)
Regional	8	10,981,097	475,012	0	4.30%	4.30%	69,630	242,669	68,205
Specialty	22	2,342,341	321,375	0	13.70%	13.70%	(4,929)	74,292	(30,127)
St. Paul CBD	9	368,737	12,596	0	3.40%	3.40%	0	(2,304)	0
TOTAL MARKET									

We have included an 7.00% vacancy rate and a 2.00% collection loss for the subject property, based primarily on the reported local/neighborhood vacancy in conjunction with the subject's historic owner-occupancy. Deducting vacancy and collection loss from potential gross income, we arrive at effective gross income.

Total Effective Gross Income (EGI)

By adding the Potential Gross Rent and Expense Reimbursements, and then deducting for vacancy/collection loss, the resulting subject's EGI is projected to be $156,589 for the 12-month period following the effective date of the appraisal.

Operating Expense Analysis

Typical terms of leases in the subject's submarket are on a net basis which means that the tenant is responsible for most operating expenses. Projected expenses are for the 12-month period following the effective date of the appraisal.

We present the following table from the NorthMarq Compass report that shows average net rent and expense data relevant to the subject:

DRAFT

Office Northwest Submarket - Quoted Average Net Rental Rates and Op. Exp. - 2nd Quarter 2016						
	1st Quarter 2016			2nd Quarter 2016		
Submarket Northwest	**Avg. Rate**	**Total OE & Tax**	**Taxes**	**Avg. Rate**	**Total OE & Tax**	**Taxes**
Class A	$12.54	$10.55	$3.67	$12.65	$10.62	$3.69
Class B	$10.69	$8.96	$2.44	$10.41	$8.96	$2.44
Class C	$7.81	$7.89	$1.63	$8.73	$7.89	$1.63
Total Northwest	**$10.79**	**$9.29**	**$2.70**	**$10.85**	**$9.32**	**$2.71**

Office Total Market - Quoted Average Net Rental Rates and Op. Exp. - 2nd Quarter 2016						
	1st Quarter 2016			2nd Quarter 2016		
Submarket Total Market	**Avg. Rate**	**Total OE & Tax**	**Taxes**	**Avg. Rate**	**Total OE & Tax**	**Taxes**
Class A	$16.89	$12.64	$4.97	$16.89	$13.16	$5.46
Class B	$12.36	$9.98	$2.77	$12.25	$10.00	$2.86
Class C	$10.17	$7.93	$1.96	$10.44	$8.04	$2.12
TOTAL MARKET	**$14.55**	**$11.22**	**$3.85**	**$14.55**	**$11.52**	**$4.16**

Retail Market Quoted Average Net Rental Rates - 1st Half 2016						
	2nd Half 2015			1st Half 2016		
Submarket	**Avg Rate**	**Total OE & T**	**Taxes**	**Avg Rate**	**Total OE & T**	**Taxes**
Community	$18.92	$8.23	$4.88	$18.87	$8.52	$4.95
Minneapolis CBD	$24.14	$14.25	$4.01	$24.66	$15.04	$4.59
Neighborhood	$16.04	$7.17	$3.68	$16.25	$7.22	$3.73
Outlet Mall	$33.74	$6.19	$2.32	$33.74	$6.19	$2.32
Regional	$62.99	$33.49	$14.28	$62.99	$33.49	$14.28
Specialty	$31.89	$14.79	$8.81	$32.34	$14.34	$8.33
St. Paul CBD	$16.42	$8.92	$2.09	$16.42	$8.92	$2.09
TOTAL MARKET	**$27.48**	**$13.22**	**$6.44**	**$27.54**	**$13.35**	**$6.47**

DRAFT

Income and Expense Pro Forma

The following chart summarizes our opinion of income and expenses for the first stabilized year in this analysis.

INCOME AND EXPENSE RECONSTRUCTION	Stabilized Proforma	per SF
Potential Gross Rent	$107,976	$12.00
Reimbursements - Real Estate Taxes	$38,490	$4.28
Reimbursements - Other Expenses	$25,609	$2.85
Potential Gross Income	$172,075	$19.12
Vacancy	-$12,045	7.00%
Collection Loss	-$3,442	2.00%
Effective Gross Income	$156,589	$17.40
EXPENSES:		
CAM	$17,996	$2.00
Property Insurance	$1,350	$0.15
Management Fees	$6,264	4.00%
Professional Fees	$900	$0.10
Subtotal	$26,509	$2.95
RE Taxes	$38,490	$4.28
Total Operating Expenses:	$64,999	$7.22
Operating Expense Ratio		41.51%
Net Operating Income	$91,589	$10.18

DRAFT

Capitalization Rate Analysis

We have used three methods to estimate a capitalization rate applicable to the estimated stabilized NOI for the subject: the band of investment method, a review of investor surveys and an analysis of capitalization rate comparables.

Capitalization Rates from Band-of-Investment Method

Most properties are purchased with financing and equity; therefore, the overall capitalization rate must satisfy the market return requirements of both investment positions. The lender must anticipate a rate of return that is appropriate for the investment's perceived risk in order to make the loan; the loan principal is typically repaid through periodic amortization payments. The equity investor must also anticipate a rate of return that is commensurate with the investment's perceived risk or they opt for an alternative investment. Therefore, we analyze capitalization rates for debt and equity.

BAND OF INVESTMENT - CAPITALIZATION RATE		
MORTGAGE COMPONENT		
Mortgage Rate	4.50%	
Amortization Term (Years)	20	
Number of Payments	240	
Loan-to-Value Ratio (M)	75.00%	
Mortgage Constant (Rm)	7.59%	
EQUITY COMPONENT		
Equity Ratio (E)	25.00%	
Equity Dividend Rate (Re)	14.00%	
RO BY BAND OF INVESTMENT		
Mortgage Ratio	75.00%	
Annual Mortgage Constant	7.59%	
Mortgage Component		5.69%
Equity Ratio	25.00%	
Equity Dividend Rate	14.00%	
Equity Component		3.50%
Indicated Overall Rate (Ro)		**9.19%**

DRAFT

Capitalization Rates from Investor Surveys

We considered data extracted from the PwC Real Estate Investor Survey for competitive properties. The most recent information from this survey is summarized below:

CAPITALIZATION RATES					
Survey	Date	Range			Average
PwC (National Strip Shopping Center)	Q4-2016	4.00%	-	9.50%	6.18%
PwC (National Strip Shopping Center, Non-Institutional)	Q4-2016	-	-	-	7.52%
PwC (National Office - CBD)	Q4-2016	3.50%	-	7.50%	5.57%
PwC (National Office - Suburban)	Q4-2016	5.00%	-	9.50%	6.63%
PwC (National Secondary Office)	Q4-2016	4.50%	-	10.00%	7.36%
PwC (National Secondary Office, Non-Institutional)	Q4-2016	-	-	-	8.62%

DRAFT

Capitalization Rates from Comparable Sales

We present details on the individual cap rate comparables below.

CAPITALIZATION RATES						
Property	Property Type	Year Built	Sale Date	Sale Price/SF	NOI/SF	Cap Rate
Ham Lake Retail Center 16210-16230 Aberdeen Street NE Ham Lake, MN 55304	Commercial/Retail	1998	Jan-14	$67.66	$6.77	10.00%
Boulevard Center 6211-6225 Brooklyn Blvd Brooklyn Center, MN 55429	Commercial/Retail	1965	Aug-13	$113.57	$5.77	9.97%
Albertville Plaza 11011 61st Street NE Albertville, MN 55301	Retail Center	2001	Aug-16	$94.11	$9.92	8.50%
Family Dollar/O'Reilly's 180 Jefferson Boulevard Big Lake, MN 55309	Retail Center	2004	Jun-15	$120.00	$8.29	7.75%
Jefferson Plaza 8501-8511 Jefferson Lane N Brooklyn Park, MN 55445	Retail Center	2002	Dec-15	$145.03	$6.47	8.34%
Retail Center 601 125th Avenue NE Blaine, MN 55434	Commercial/Retail	1985	Jul-15	-	-	8.30%
Retail Center 15704 90th Street NE Otsego, MN 55330	Commercial/Retail	2007	Nov-14	-	-	9.00%
Rogers Marketplace 21135 South Diamond Lake Road Rogers, MN 55374	Commercial/Retail	2005	Feb-13	$63.46	$6.35	10.00%
Retail Center 1966 Bunker Lake Blvd NW Andover MN 55304	Commercial/Retail	2005	Jul-14	-	-	7.75%
					Min:	**7.75%**
					Max:	**10.00%**
					Average:	**8.85%**
					Median:	**8.50%**

DRAFT

Capitalization Rate Conclusions

To reconcile the results of the three methods, considering the investment risks associated with the subject property in its "as-stabilized" condition, we conclude a capitalization rate of **9.00%** for the subject.

Value Indication via Income Approach – "AS-STABILIZED" BASIS

In the Direct Capitalization Method, we developed an opinion of market value by dividing year one net operating income by the selected overall capitalization rate. Our conclusion using the Direct Capitalization Method is as follows:

DIRECT CAPITALIZATION METHOD			
NET OPERATING INCOME		$91,589	$10.18
Sensitivity Analysis Spread of:	0.50%	**Value**	**$ / SF of NRA**
Based on Low-Range of	8.50%	$1,077,523	$119.75
Based on Most Probable Range of	9.00%	$1,017,660	$113.10
Based on High-Range of	9.50%	$964,099	$107.15
Preliminary Value		**$1,017,660**	$113.10
Market Value "As-Stabilized" - Rounded to Nearest: $10,000		**$1,020,000**	**$113.36**

DRAFT

Value Indication via Income Approach - "AS-COMPLETED" BASIS

The previous value conclusion was of the "as-stabilized" condition. To arrive at the "as-complete" condition, we will deduct the appropriate lease up costs that the most probable buyer would anticipate. Our lease up analysis, which is supported by our market analysis and market participant interviews, is as follows:

LEASE-UP COSTS		
	Assumptions	
Average Lease-Up Period (years)	0.25	
Vacant Space (SF)	8,998	
Market Rent ($/SF)	$12.00	
Leasing Commissions ($ or %)	6.50%	
Tenant Improvements	$10.00	
Free Rent (months)	0	
Entrepreneureal Profit (% of lease-up)	10.00%	
Lease-Up Costs		**Value**
Rent Loss		$26,994
Expense Carry		$16,025
Leasing Commissions		$35,092
Free Rent		$0
Tenant Improvements		$89,980
Total Lease-Up Costs		$168,091
Plus Entrepreneurial Profit		$16,809
Total Lease-Up Costs (With Profit)		$184,900
Total Lease-Up Costs (With Profit, Rounded)		**$180,000**

Deducting the lease up costs, plus profit, from the "as-stabilized" value indication results in the following conclusion for the "as-complete" scenario:

			$ / SF of NRA
Market Value "As-Stabilized"		**$1,017,660**	**$113.10**
	LESS: Lease-Up Costs	($180,000)	
Market Value "As-Completed"	**Rounded to Nearest: $10,000**	**$840,000**	**$93.35**

Value Indication via Income Approach - "AS-IS" BASIS

The previous value conclusion was of the "as-complete" condition. To arrive at the "as-is" condition, we will deduct the appropriate construction costs that the most probable buyer would anticipate in order to remove the canopy and tanks, and to demise the interior of the convenience store and to convert the car wash space into usable, rentable space. Our lease up analysis, which is supported by our market analysis and market participant interviews, is as follows:

CONSTRUCTION COSTS		
	Assumptions	
Canopy Removal		$25,000
Tanks Removal		$25,000
Interior and Car Wash Demising Construction ($15/SF)		$135,000
Total Construction Costs		$185,000
Plus Entrepreneurial Profit	10%	$18,500
Total Construction Costs (With Profit)		$203,500
Total Construction Costs (With Profit)		**$200,000**

DRAFT

Deducting the lease up costs, plus profit, from the "as-complete" value indication results in the following conclusion for the "as-is" scenario:

			$ / SF of NRA
Market Value "As-Stabilized"		**$1,017,660**	**$113.10**
	LESS: Lease-Up Costs	($180,000)	
	LESS: Construction Costs	($200,000)	
Market Value "As-Is"	**Rounded to Nearest: $10,000**	**$640,000**	**$71.13**

RECONCILIATION AND FINAL VALUE OPINION

This appraisal utilizes the Sales Comparison and Income Approaches. The Cost Approach was excluded due to the presence of significant depreciation at the subject, and to the concluded highest and best use resulting in a remodeling of the improvements, and finally because most market participants do not rely on this approach for properties such as the subject. The approaches indicated the following:

VALUE CONCLUSIONS:			
Type of Value:	**Market Value "As-Is"**	**Market Value "As-Completed"**	**Market Value "As-Stabilized"**
Date of Value:	**12/2/2016**	**3/1/2017**	**6/1/2017**
Real Property Interest:	**Fee Simple**	**Fee Simple**	**Fee Simple**
Land Value:			
Indicated Land Value:	$360,000	$360,000	$360,000
Per Square Foot:	$5.00	$5.00	$5.00
Sales Comparison Approach:			
Concluded Value (Rounded):	$1,030,000	$1,030,000	$1,030,000
LESS: Lease-Up Cost	($180,000)	($180,000)	-
LESS: Construction Cost	($200,000)	-	-
Value Indication via Sales Approach:	**$650,000**	**$850,000**	**$1,030,000**
Per Square Foot (NRA):	$72.24	$94.47	$114.47
Income Approach:			
Direct Capitalization:			
Net Operating Income (Stabilized):	$91,589	$91,589	$91,589
Capitalization Rate:	9.00%	9.00%	9.00%
Preliminary Value:	$1,017,660	$1,017,660	$1,017,660
Concluded Value (Rounded):	$1,020,000	$1,020,000	$1,020,000
LESS: Lease-Up Cost	($180,000)	($180,000)	-
LESS: Construction Cost	($200,000)	-	-
Value Indication via Direct Capitalization (Rounded):	**$640,000**	**$840,000**	**$1,020,000**
Per Square Foot (NRA):	$71.13	$93.35	$113.36
FINAL VALUE CONCLUSION:			
Concluded Value:	**$645,000**	**$845,000**	**$1,025,000**
Exposure Period:	12 months	12 months	12 months
Marketing Period:	12 months	12 months	12 months

DRAFT

We have given approximately equal weight to both the Sales Comparison Approach and the Income Approach, given the subject property's configuration and use. The Cost Approach is not considered to be necessary for credible results and was therefore omitted from the analysis.

Conclusion of Market Value

Based on our tour of the subject property, and after examining and considering the subject's location, physical and economic characteristics, current market conditions, demographic influences, and other legal, social, economic factors, the details of which are included in the valuation analysis in the accompanying report, subject to the definitions, assumptions, and limiting conditions expressed in the report, our value opinion is as follows:

VALUE CONCLUSIONS					
Valuation Premise		**Interest Appraised**	**Date of Value**	**Value Conclusion**	**per SF of NRA**
Market Value	"As-Is"	Fee Simple	December 2, 2016	$645,000	$71.68
Market Value	"As-Completed"	Fee Simple	March 1, 2017	$845,000	$93.91
Market Value	"As-Stabilized"	Fee Simple	June 1, 2017	$1,025,000	$113.91

Exposure Time and Marketing Time

Based on our review of national, regional and local investor surveys, discussions with market participants and information gathered during the sales verification process, a reasonable exposure time for the subject property at the value concluded within this report would have been approximately 12 months. This assumes an active and professional marketing plan would have been employed by the current owner.

We believe, based on the assumptions employed in our analysis, as well as our selection of investment parameters for the subject, that our value conclusion represents a price achievable within 12 months.

DRAFT

Extraordinary Assumptions

An extraordinary assumption is defined by the USPAP as "an assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser's opinions or conclusions. Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis."

- The subject has historically operated as a gas station, and while the fuel pumps have been removed, it is our observation and understanding that the canopy and the underground fuel tanks are still present on the site. It is also our understanding that a Phase I environmental assessment report has been completed, the results of which have indicated the need for a Phase II assessment. We have not been provided with a copy of the Phase I report, or any other summary of the potential issues it uncovered. Our analysis is subject to the Extraordinary Assumption that there is no environmental contamination or impact of any kind. Should there turn out to be any environmental or

contamination-related issues, our value conclusions could change substantially. Specifically, the costs of remediating any environmental contamination would most likely be subtracted from the value conclusion.

- Our 'as-complete' and 'as-stabilized' values are subject to the assumption that the required renovations would be completed to the specifications and within the timeline we have outlined in our appraisal. Furthermore, we also assume that market conditions will remain as anticipated during the construction and lease up period. Should anything turn out to be different than what we have outlined in this report, then our value conclusions could change substantially.

Hypothetical Conditions

A hypothetical condition is defined by the USPAP as "that which is contrary to what exists but is supposed for the purpose of analysis. Hypothetical conditions assume conditions contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis."

- While the purchase negotiations between the City of Ramsey and the current property owner are not part of condemnation proceedings, we believe that the acquisition does appear to qualify for the 'Scope of the Project Rule' as part of the Uniform Appraisal Standards for Federal Land Acquisitions. Specifically, there is a public purpose requiring the acquisition of the land, the particular lands required for the public purpose have been clearly identified, and the acquisition of the particular lands is evident to the public. Based on our market research and market participant interviews, the market is well aware of the US Highway 10 transportation system improvement plans, and we have observed specific market evidence measuring the impact. For the purposes of this appraisal, we have employed the 'Scope of the Project Rule' and our analysis is therefore subject to the Hypothetical Condition that the looming highway improvement project has not impacted market values for the particular properties affected. Should it be determined that the 'Scope of the Project Rule' does not apply, then we reserve the right to revise our analysis and conclusions.

DRAFT

CERTIFICATION AND ADDENDA

Certification

We certify that, to the best of our knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- Tony Lesicka, MAI has made a personal tour of the property that is the subject of this report. Nathan Hansen has not made a personal tour of the property that is the subject of this report.
- We have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice, as well as the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, Tony Lesicka, MAI has completed the continuing education program for Designated Members of the Appraisal Institute.
- As of the date of this report, Richard Nordquist has completed the Standards and Ethics Education Requirements for Candidates for Designation of the Appraisal Institute.

DRAFT

Tony Lesicka, MAI
MN Certified General 20371321
Principal
Insight Realty Advisors, Inc.
275 East 4th Street, Suite 325
St. Paul, MN 55101
Phone: 651-983-2408
Email: tony.lesicka@insightrealtyadvisors.com

Nathan Hansen
MN Certified General 20302614
Principal
Insight Realty Advisors, Inc.
275 East 4th Street, Suite 325
St. Paul, MN 55101
Phone: 651-470-1229
Email: nathan.hansen@insightrealtyadvisors.com

Assumptions and Limiting Conditions

"Report" means the appraisal report and conclusions stated therein, to which these Assumptions and Limiting Conditions are annexed.
"Property" means the subject of the Report.
"Appraiser(s)" means the person(s) who prepared and signed the Report.

The Report has been made subject to the following assumptions and limiting conditions:

- No opinion is intended to be expressed and no responsibility is assumed for the legal description or for any matters that are legal in nature or require legal expertise or specialized knowledge beyond that of a real estate appraiser. Title to the Property is assumed to be good and marketable and the Property is assumed to be free and clear of all liens unless otherwise stated. No survey of the Property was undertaken.
- The information contained in the Report or upon which the Report is based has been gathered from sources the Appraiser assumes to be reliable and accurate. The owner of the Property may have provided some of such information. The Appraiser shall not be responsible for the accuracy or completeness of such information, including the correctness of estimates, opinions, dimensions, sketches, exhibits and factual matters. Any authorized user of the Report is obligated to bring to the attention of the Appraiser any inaccuracies or errors that it believes are contained in the Report.
- The opinions are only as of the date stated in the Report. Changes since that date in external and market factors or in the Property itself can significantly affect the conclusions in the Report.
- The Report is to be used in whole and not in part. No part of the Report shall be used in conjunction with any other analyses. Publication of the Report or any portion thereof without the prior written consent of the Appraiser is prohibited. Reference to the Appraisal Institute or to the MAI designation is prohibited. Except as may be otherwise stated in the letter of engagement, the Report may not be used by any person(s) other than the party(ies) to whom it is addressed or for purposes other than that for which it was prepared. No part of the Report shall be conveyed to the public through advertising, or used in any sales, promotion, offering or SEC material without the Appraiser's prior written consent. Any authorized user(s) of this Report who provides a copy to, or permits reliance thereon by, any person or entity not authorized by the Appraiser in writing to use or rely thereon, hereby agrees to indemnify and hold the Appraiser harmless from and against all damages, expenses, claims and costs, including attorneys' fees, incurred in investigating and defending any claim arising from or in any way connected to the use of, or reliance upon, the Report by any such unauthorized person(s) or entity(ies).

DRAFT

- Except as may be otherwise stated in the letter of engagement, the Appraiser shall not be required to give testimony in any court or administrative proceeding relating to the Property or the Appraisal.
- The Report assumes (a) responsible ownership and competent management of the Property; (b) there are no hidden or unapparent conditions of the Property, subsoil or structures that render the Property more or less valuable (no responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them); (c) full compliance with all applicable federal, state and local zoning and environmental regulations and laws, unless noncompliance is stated, defined and considered in the Report; and (d) all required licenses, certificates of occupancy and other governmental consents have been or can be obtained and renewed for any use on which the value opinion contained in the Report is based.
- The physical condition of the improvements considered by the Report is based on visual observation by the Appraiser or other person identified in the Report. The Appraiser assumes no responsibility for the soundness of structural components or for the condition of mechanical equipment, plumbing or electrical components.
- In this appraisal, we received and relied upon various information provided by other parties including, but not limited to, property owners, property managers, brokers, realtors, appraisers, engineers, assessors, planning officials, etc. Should any of the information provided to us change in any way, then our value conclusions could also change substantially.
- The forecasted potential gross income referred to in the Report may be based on lease summaries provided by the owner or third parties. The Report assumes no responsibility for the authenticity or completeness of lease information provided by others. The Appraiser recommends that legal advice be obtained regarding the interpretation of lease provisions and the contractual rights of parties.
- The forecasts of income and expenses are not predictions of the future. Rather, they are the Appraiser's best opinions of current market thinking on future income and expenses. The Appraiser makes no warranty or representation that these forecasts will materialize. The real estate market is constantly fluctuating and changing. It is not the Appraiser's task to predict or in any way warrant the conditions of a future real estate market; the Appraiser can only reflect what the investment community, as of the date of the Report, envisages for the future in terms of rental rates, expenses, and supply and demand.
- Unless otherwise stated in the Report, the existence of potentially hazardous or toxic materials that may have been used in the construction or maintenance of the improvements or may be located at or about the Property was not considered in arriving at the opinion of value. These materials (such as formaldehyde foam insulation, asbestos insulation and other potentially hazardous materials) may adversely affect the value of

DRAFT

the Property. The Appraisers are not qualified to detect such substances. The Appraiser recommends that an environmental expert be employed to determine the impact of these matters on the opinion of value.

- Unless otherwise stated in the Report, compliance with the requirements of the Americans with Disabilities Act of 1990 (ADA) has not been considered in arriving at the opinion of value. Failure to comply with the requirements of the ADA may adversely affect the value of the Property. The Appraiser recommends that an expert in this field be employed to determine the compliance of the Property with the requirements of the ADA and the impact of these matters on the opinion of value.
- If the Report is submitted to a lender or investor with the prior approval of the Appraiser, such party should consider this Report as only one factor, together with its independent investment considerations and underwriting criteria, in its overall investment decision. Such lender or investor is specifically cautioned to understand all Extraordinary Assumptions and Hypothetical Conditions and the Assumptions and Limiting Conditions incorporated in this Report.
- Appraiser and Client agree that the following mutual limitation of liability is agreed to in consideration of the fees to be charged and the nature of Appraiser's services under this Agreement. Appraiser and Client agree that to the fullest extent permitted by applicable law, each party's and its Personnel's maximum aggregate and joint liability to the other party for claims and causes of action relating to this Agreement or to appraisals or other services under this Agreement shall be limited to the higher of $10,000 or the total fees and costs charged by Appraiser for the services that are the subject of the claim(s) or cause(s) of action. This limitation of liability extends to all types of claims or causes of action, whether in breach of contract or tort, including without limitation claims/causes of action for negligence, professional negligence or negligent misrepresentation on the part of either party or its Personnel, but excluding claims/causes of action for intentionally fraudulent conduct, criminal conduct or intentionally caused injury. The Personnel of each party are intended third-party beneficiaries of this limitation of liability. "Personnel," as used in this paragraph, means the respective party's staff, employees, contractors, members, partners and shareholders. Appraiser and Client agree that they each have been free to negotiate different terms than stated above or contract with other parties.
- If the Report is referred to or included in any offering material or prospectus, the Report shall be deemed referred to or included for informational purposes only and the Appraiser has no liability to such recipients. The Appraiser disclaims any and all liability to any party other than the party that retained the Appraiser to prepare the Report.

DRAFT

- By use of this Report each party that uses this Report agrees to be bound by all of the Assumptions and Limiting Conditions, Hypothetical Conditions and Extraordinary Assumptions stated herein.

DRAFT

Addenda Contents

ADDENDUM A: GLOSSARY
ADDENDUM B: APPRAISER QUALIFICATIONS

DRAFT

A: GLOSSARY

Glossary

This glossary contains the definitions of common words and phrases, used throughout the appraisal industry, as applied within this document. Please refer to the publications listed in the **Works Cited** section below for more information.

Works Cited:

- Appraisal Institute. *The Appraisal of Real Estate.* 14th ed. Chicago: Appraisal Institute, 2013. Print.
- Appraisal Institute. *The Dictionary of Real Estate Appraisal.* 6th ed. 2015. Print.

As-Is Market Value

The estimate of the market value of real property in its current physical condition, use, and zoning as of the appraisal's effective date. *–Interagency Appraisal and Evaluation Guidelines (12/2010)*

Band of Investment

A technique in which the capitalization rates attributable to components of an investment are weighted and combined to derive a weighted-average rate attributable to the total investment (i.e., debt and equity, land and improvements). (Dictionary, 6th Edition)

Common Area

1. The total area within a property that is not designed for sale or rental but is available for common use by all owners, tenants, or their invitees, e.g., parking and its appurtenances, malls, sidewalks, landscaped areas, recreation areas, public toilets, truck and service facilities.
2. In a shopping center, the walkways and areas onto which the stores face and which conduct the flow of customer traffic. (ICSC) (Dictionary, 6th Edition)

Common Area Maintenance (CAM)

1. The expense of operating and maintaining common areas; may or may not include management charges and usually does not include capital expenditures on tenant improvements or other improvements to the property.
2. The amount of money charged to tenants for their shares of maintaining a [shopping] center's common area. The charge that a tenant pays for shared services and facilities such as electricity, security, and maintenance of parking lots. The area maintained in common by all tenants, such as parking lots and common passages. Items charged to common area maintenance may include cleaning services, parking lot sweeping and maintenance, snow removal, security, and upkeep. (ICSC) (Dictionary, 6th Edition)

Debt Coverage Ratio (DCR)

The ratio of net operating income to annual debt service ($DCR = NOI/I_m$), which measures the relative ability of a property to meet its debt service out of net operating income; also called *debt service coverage ratio (DSCR)*. A larger *DCR* indicates a greater ability for a property to withstand a reduction of income, providing an improved safety margin for a lender. (Dictionary, 6th Edition)

Depreciation

1. In appraisal, a loss in property value from any cause; the difference between the cost of an improvement on the effective date of the appraisal and the market value of the improvement on the same date.
2. In accounting, an allocation of the original cost of an asset, amortizing the cost over the asset's life; calculated using a variety of standard techniques. (Dictionary, 6th Edition)

DRAFT

Discount Rate
A rate of return on capital used to convert future payments or receipts into present value; usually considered to be a synonym for yield rate. (Dictionary, 6th Edition)

Effective Age
The age of property that is based on the amount of observed deterioration and obsolescence it has sustained, which may be different from its chronological age. (Dictionary, 6th Edition)

Effective Date
1. The date on which the appraisal or review opinion apply.
2. In a lease document, the date upon which the lease goes into effect. (Dictionary, 6th Edition)

Exposure Time
1. The time a property remains on the market.
2. The estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. Comment: Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market. (Dictionary, 6th Edition)

External Obsolescence
A type of depreciation; a diminution in value caused by negative external influences and generally incurable on the part of the owner, landlord, or tenant. The external influence may be either temporary or permanent. (Dictionary, 6th Edition)

Extraordinary Assumption
An assumption, directly related to a specific assignment, as of the date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions. Comment: Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. (USPAP, 2016-2017 ed.) (Dictionary, 6th Edition)

Fee Simple Estate
Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat. (Dictionary, 6th Edition)

Functional Obsolescence
The impairment of functional capacity of improvements according to market tastes and standards. (Dictionary, 6th Edition)

Functional Utility
The ability of a property or building to be useful and to perform the function for which it is intended according to current market tastes and standards; the efficiency of a building's use in terms of architectural style, design and layout, traffic patterns, and the size and type of rooms. (The Appraisal of Real Estate, 14th Edition) (Dictionary, 6th Edition)

Gross Building Area (GBA)
1. Total floor area of a building, excluding unenclosed areas, measured from the exterior of the walls of the above grade area. This includes mezzanines and basements if and when typically included in the market area of the type of property involved.
2. Gross leasable area plus all common areas.
3. For residential space, the total area of all floor levels measured from the exterior of the walls and including the superstructure and substructure basement; typically does not include garage space. (Dictionary, 6th Edition)

Gross Leasable Area (GLA)
Total floor area designed for the occupancy and exclusive use of tenants, including basements and mezzanines; measured from the center of joint partitioning to the outside wall surfaces. (Dictionary, 6th Edition)

DRAFT

Highest & Best Use

1. The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.
2. The use of an asset that maximizes its potential and that is possible, legally permissible, and financially feasible. The highest and best use may be for continuation of an asset's existing use or for some alternative use. This is determined by the use that a market participant would have in mind for the asset when formulating the price that it would be willing to bid. (IVS)
3. [The] highest and most profitable use for which the property is adaptable and needed or likely to be needed in the reasonably near future. (Uniform Appraisal Standards for Federal Land Acquisitions) (Dictionary, 6th Edition)

Hypothetical Condition

1. A condition that is presumed to be true when it is known to be false. (SVP)
2. A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis. Comment: Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. (USPAP, 2016-2017 ed.) (Dictionary, 6th Edition)

Leased Fee Interest

The ownership interest held by the lessor, which includes the right to receive the contract rent specified in the lease plus the reversionary right when the lease expires. (Dictionary, 6th Edition)

Leasehold Interest

The right held by the lessee to use and occupy real estate for a stated term and under the conditions specified in the lease. (Dictionary, 6th Edition)

Market Area

The geographic region from which a majority of demand comes and in which the majority of competition is located. Depending on the market, a market area may be further subdivided into components such as primary, secondary, and tertiary market areas, or the competitive market area may be distinguished from the general market area. (Dictionary, 6th Edition)

Market Rent

The most probable rent that a property should bring in a competitive and open market reflecting the conditions and restrictions of a specified lease agreement, including the rental adjustment and revaluation, permitted uses, use restrictions, expense obligations, term, concessions, renewal and purchase options, and tenant improvements (TIs). (Dictionary, 6th Edition)

Market Value

A type of value that is the major focus of most real property appraisal assignments. Both economic and legal definitions of market value have been developed and refined, such as the following.

1. The most widely accepted components of market value are incorporated in the following definition: The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress.

DRAFT

2. Market value is described, not defined, in the Uniform Standards of Professional Appraisal Practice (USPAP) as follows: A type of value, stated as an opinion, that presumes the transfer of a property (i.e., a right of ownership or a bundle of such rights), as of a certain date, under specific conditions set forth in the definition of the term identified by the appraiser as applicable in an appraisal. Comment: Forming an opinion of market value is the purpose of many real property appraisal assignments, particularly when the client's intended use includes more than one intended user. The conditions included in market value definitions establish market perspectives for development of the opinion. These conditions may vary from definition to definition but generally fall into three categories:
   a. the relationship, knowledge, and motivation of the parties (i.e., seller and buyer);
   b. the terms of sale (e.g., cash, cash equivalent, or other terms); and
   c. the conditions of sale (e.g., exposure in a competitive market for a reasonable time prior to sale).

   Appraisers are cautioned to identify the exact definition of market value, and its authority, applicable in each appraisal completed for the purpose of market value. (USPAP, 2016-2017 ed.)

   USPAP also requires that certain items be included in every appraisal report. Among these items, the following are directly related to the definition of market value:

   - Identification of the specific property rights to be appraised.
   - Statement of the effective date of the value opinion.
   - Specification as to whether cash, terms equivalent to cash, or other precisely described financing terms are assumed as the basis of the appraisal.
   - If the appraisal is conditioned upon financing or other terms, specification as to whether the financing or terms are at, below, or above market interest rates and/or contain unusual conditions or incentives. The terms of above- or below-market interest rates and/or other special incentives must be clearly set forth; their contribution to, or negative influence on, value must be described and estimated; and the market data supporting the opinion of value must be described and explained.

3. The following definition of market value is used by agencies that regulate federally insured financial institutions in the United States: The most probable price that a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and the seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:
   - Buyer and seller are typically motivated;
   - Both parties are well informed or well advised, and acting in what they consider their best interests;
   - A reasonable time is allowed for exposure in the open market;
   - Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
   - The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

     (12 C.F.R. Part 34.42(g); 55 Federal Register 34696, August 24, 1990, as amended at 57 Federal Register 12202, April 9, 1992; 59 Federal Register 29499, June 7, 1994)

DRAFT

4. The International Valuation Standards Council defines *market value* for the purpose of international standards as follows: The estimated amount for which a property should exchange on the *valuation date* between a willing buyer and a willing seller in an arm's-length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently, and without compulsion. (IVS)
5. The Uniform Standards for Federal Land Acquisitions defines *market value* as follows: Market value is the amount in cash, or on terms reasonably equivalent to cash, for which in all probability the property would have sold on the effective date of the appraisal, after a reasonable exposure time on the open competitive market, from a willing and reasonably knowledgeable seller to a willing and reasonably knowledgeable buyer, with neither acting under any compulsion to buy or sell, giving due consideration to all available economic uses of the property at the time of the appraisal. (Uniform Appraisal Standards for Federal Land Acquisitions) (Dictionary, 6th Edition)

Marketing Time

An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which is always presumed to precede the effective date of an appraisal. (Advisory Opinion 7 of the Appraisal Standards Board of The Appraisal Foundation and Statement on Appraisal Standards No. 6, "Reasonable Exposure Time in Real Property and Personal Property Market Value Opinions" address the determination of reasonable exposure and marketing time.) (Dictionary, 6th Edition)

Net Operating Income (NOI or I_o)

The actual or anticipated net income that remains after all operating expenses are deducted from effective gross income but before mortgage debt service and book depreciation are deducted. Note: This definition mirrors the convention used in corporate finance and business valuation for EBITDA (earnings before interest, taxes, depreciation, and amortization). (Dictionary, 6th Edition)

Obsolescence

One cause of depreciation; an impairment of desirability and usefulness caused by new inventions, changes in design, improved processes for production, or external factors that make a property less desirable and valuable for a continued use; may be either functional or external. (Dictionary, 6th Edition)

Parking Ratio

A ratio of parking area or parking spaces to an economic or physical unit of comparison. Minimum required parking ratios of various land uses are often stated in zoning ordinances. (Dictionary, 6th Edition)

Prospective Opinion of Value

A value opinion effective as of a specified future date. The term does not define a type of value. Instead, it identifies a value opinion as being effective at some specific future date. An opinion of value as of a prospective date is frequently sought in connection with projects that are proposed, under construction, or under conversion to a new use, or those that have not yet achieved sellout or a stabilized level of long-term occupancy. (Dictionary, 6th Edition)

Prospective Market Value "As Completed" and "As Stabilized"

A prospective market value may be appropriate for the valuation of a property interest related to a credit decision for a proposed development or renovation project. According to USPAP, an appraisal with a prospective market value reflects an effective date that is subsequent to the date of the appraisal report. Prospective value opinions are intended to reflect the current expectations and perceptions of market

DRAFT

participants, based on available data. Two prospective value opinions may be required to reflect the time frame during which development, construction, and occupancy will occur. The prospective market value—as completed— reflects the property's market value as of the time that development is expected to be completed. The prospective market value—as stabilized— reflects the property's market value as of the time the property is projected to achieve stabilized occupancy. For an income-producing property, stabilized occupancy is the occupancy level that a property is expected to achieve after the property is exposed to the market for lease over a reasonable period of time and at comparable terms and conditions to other similar properties. (See USPAP Statement 4* and Advisory Opinion 17.) (Interagency Appraisal and Evaluation Guidelines) (Dictionary, 6th Edition)

Rentable Area

For office or retail buildings, the tenant's pro rata portion of the entire office floor, excluding elements of the building that penetrate through the floor to the areas below. The rentable area of a floor is computed by measuring to the inside finished surface of the dominant portion of the permanent building walls, excluding any major vertical penetrations of the floor. Alternatively, the amount of space on which the rent is based; calculated according to local practice. (Dictionary, 6th Edition)

Replacement Cost

The estimated cost to construct, at current prices as of a specific date, a substitute for a building or other improvements, using modern materials and current standards, design, and layout. (Dictionary, 6th Edition)

Scope of Work

1. The type of data and the extent of research and analyses. (SVP)
2. The type and extent of research and analyses in an appraisal or appraisal review assignment. (USPAP, 2016-2017 ed.) (Dictionary, 6th Edition)

Stabilized Occupancy

1. The occupancy of a property that would be expected at a particular point in time, considering its relative competitive strength and supply and demand conditions at the time, and presuming it is priced at market rent and has had reasonable market exposure. A property is at stabilized occupancy when it is capturing its appropriate share of market demand.
2. An expression of the average or typical occupancy that would be expected for a property over a specified projection period or over its economic life. (Dictionary, 6th Edition)

Tenant Improvements (TIs)

1. Fixed improvements to the land or structures installed and paid for use by a lessee.
2. The original installation of finished tenant space in a construction project; subject to periodic change for succeeding tenants. (Dictionary, 6th Edition)

Vacancy and Collection Loss

A deduction from potential gross income (*PGI*) made to reflect income reductions due to vacancies, tenant turnover, and nonpayment of rent; also called *vacancy and credit loss* or *vacancy and contingency loss*. (Dictionary, 6th Edition)

DRAFT

Operating Expenses

Other Taxes, Fees & Permits - Personal property taxes, sales taxes, utility taxes, fees and permit expenses.

Property Insurance – Coverage for loss or damage to the property caused by the perils of fire, lightning, extended coverage perils, vandalism and malicious mischief, and additional perils.

Management Fees - The sum paid for management services. Management services may be contracted for or provided by the property owner. Management expenses may include supervision, on-site offices or apartments for resident managers, telephone service, clerical help, legal or accounting services, printing and postage, and advertising. Management fees may occasionally be included among recoverable operating expenses

Total Administrative Fees – Depending on the nature of the real estate, these usually include professional fees and other general administrative expenses, such as rent of offices and the services needed to operate the property. Administrative expenses can be provided either in the following expense subcategories or in a bulk total. 1) Professional Fees – Fees paid for any professional services contracted for or incurred in property operation; or 2) Other Administrative – Any other general administrative expenses incurred in property operation.

Heating Fuel - The cost of heating fuel purchased from outside producers. The cost of heat is generally a tenant expense in single-tenant, industrial or retail properties, and apartment projects with individual heating units. It is a major expense item shown in operating statements for office buildings and many apartment properties. The fuel consumed may be coal, oil, or public steam. Heating supplies, maintenance, and workers' wages are included in this expense category under certain accounting methods.

Electricity - The cost of electricity purchased from outside producers. Although the cost of electricity for leased space is frequently a tenant expense, and therefore not included in the operating expense statement, the owner may be responsible for lighting public areas and for the power needed to run elevators and other building equipment.

Gas - The cost of gas purchased from outside producers. When used for heating and air conditioning, gas can be a major expense item that is either paid by the tenant or reflected in the rent.

Water & Sewer - The cost of water consumed, including water specially treated for the circulating ice water system, or purchased for drinking purposes. The cost of water is a major consideration for industrial plants that use processes depending on water and for multifamily projects, in which the cost of sewer service usually ties to the amount of water used. It is also an important consideration for laundries, restaurants, taverns, hotels, and similar operations.

Other Utilities - The cost of other utilities purchased from outside producers.

Total Utilities - The cost of utilities net of energy sales to stores and others. Utilities are services rendered by public and private utility companies (e.g., electricity, gas, heating fuel, water/sewer and other utilities providers). Utility expenses can be provided either in expense subcategories or in a bulk total.

Repairs & Maintenance - All expenses incurred for the general repairs and maintenance of the building, including common areas and general upkeep. Repairs and maintenance expenses include elevator, HVAC, electrical and plumbing, structural/roof, and other repairs and maintenance expense items. Repairs and Maintenance expenses can be provided either in the following expense subcategories or in a bulk total. 1) Elevator - The expense of the contract and any additional expenses for elevator repairs and maintenance. This expense item may also include escalator repairs and maintenance. 2) HVAC – The expense of the contract and any additional expenses for heating, ventilation and air-conditioning systems. 3) Electrical & Plumbing – The expense of all repairs and maintenance associated with the property's electrical and plumbing systems. 4) Structural/Roof - The expense of all repairs and maintenance associated with the property's building structure and roof. 5) Pest Control – The expense of insect and rodent control. 6). Other Repairs & Maintenance - The cost of any other repairs and maintenance items not specifically included in other expense categories.

Common Area Maintenance - The common area is the total area within a property that is not designed for sale or rental, but is available for common use by all owners, tenants, or their invitees, e.g., parking and its appurtenances, malls, sidewalks, landscaped areas, recreation areas, public toilets, truck and service facilities. Common Area Maintenance (CAM) expenses can be entered in bulk or through the sub-categories. 1) Utilities – Cost of utilities that

DRAFT

are included in CAM charges and passed through to tenants. 2) Repair & Maintenance – Cost of repair and maintenance items that are included in CAM charges and passed through to tenants. 3) Parking Lot Maintenance – Cost of parking lot maintenance items that are included in CAM charges and passed through to tenants. 4) Snow Removal – Cost of snow removal that are included in CAM charges and passed through to tenants. 5) Grounds Maintenance – Cost of ground maintenance items that are included in CAM charges and passed through to tenants. 6) Other CAM expenses are items that are included in CAM charges and passed through to tenants.

Painting & Decorating - This expense category is relevant to residential properties where the landlord is required to prepare a dwelling unit for occupancy in between tenancies.

Cleaning & Janitorial - The expenses for building cleaning and janitorial services, for both daytime and night-time cleaning and janitorial service for tenant spaces, public areas, atriums, elevators, restrooms, windows, etc. Cleaning and Janitorial expenses can be provided either in the following subcategories or entered in a bulk total. 1) Contract Services - The expense of cleaning and janitorial services contracted for with outside service providers. 2) Supplies, Materials & Misc. - The cost any cleaning materials and any other janitorial supplies required for property cleaning and janitorial services and not covered elsewhere. 3) Trash Removal - The expense of property trash and rubbish removal and related services. Sometimes this expense item includes the cost of pest control and/or snow removal .4) Other Cleaning/Janitorial - Any other cleaning and janitorial related expenses not included in other specific expense categories.

Advertising & Promotion - Expenses related to advertising, promotion, sales, and publicity and all related printing, stationary, artwork, magazine space, broadcasting, and postage related to marketing.

Professional Fees - All professional fees associated with property leasing activities including legal, accounting, data processing, and auditing costs to the extent necessary to satisfy tenant lease requirements and permanent lender requirements.

Total Payroll - The payroll expenses for all employees involved in the ongoing operation of the property, but whose salaries and wages are not included in other expense categories. Payroll expenses can be provided either in the following subcategories or entered in a bulk total. 1) Administrative Payroll – The payroll expenses for all employees involved in on-going property administration. 2) Repair & Maintenance Payroll - The expense of all employees involved in on-going repairs and maintenance of the property. 3) Cleaning Payroll - The expense of all employees involved in providing on-going cleaning and janitorial services to the property 4) Other Payroll - The expense of any other employees involved in providing services to the property not covered in other specific categories.

Security - Expenses related to the security of the Lessees and the Property. This expense item includes payroll, contract services and other security expenses not covered in other expense categories. This item also includes the expense of maintenance of security systems such as alarms and closed circuit television (CCTV), and ordinary supplies necessary to operate a security program, including batteries, control forms, access cards, and security uniforms.

Roads & Grounds - The cost of maintaining the grounds and parking areas of the property. This expense can vary widely depending on the type of property and its total area. Landscaping improvements can range from none to extensive beds, gardens and trees. In addition, hard-surfaced public parking areas with drains, lights, and marked car spaces are subject to intensive wear and can be costly to maintain.

Other Operating Expenses - Any other expenses incurred in the operation of the property not specifically covered elsewhere.

Real Estate Taxes - The tax levied on real estate (i.e., on the land, appurtenances, improvements, structures and buildings); typically by the state, county and/or municipality in which the property is located.

DRAFT

B: APPRAISER QUALIFICATIONS

Professional Qualifications of:

Anthony W. Lesicka, MAI

Mr. Lesicka is a co-founder of Insight Realty Advisors, Inc. where he performs real estate valuation and consulting analyses on various property types (industrial, office, retail, multifamily and vacant land), as well as appraisal-related regulatory consulting for various clients and intended uses across the Upper Midwest. Prior to co-founding Insight, Mr. Lesicka was the Chief Appraiser for Stillwater, MN-based Central Bank, a bank that grew from roughly $350 million in size to $1.2 billion over the 2008-2011 time period through the acquisition of several failed banks. Prior to joining Central Bank, he set up and managed the appraisal review department for another bank in the Twin Cities. Mr. Lesicka began his appraisal career as a fee appraiser. He has also worked as an in-house valuation expert for a major commercial property developer and as an underwriter for a lender specializing in multifamily and seniors housing loans.

Experience

His appraisal experience encompasses virtually all property types, covering appraisal, appraisal review and appraisal consulting. He also has experience consulting with federally related financial institutions on appraisal-related regulations. Importantly, he has experience from the perspective of several different users of appraisal services, having worked for a developer, a multifamily/seniors housing agency lender, as well as two different banks.

Education

University of Minnesota-Twin Cities
Bachelor of Individualized Studies (2004)
Management/Information & Decision Sciences, Communication Studies, and Global Studies

DRAFT

Professional Activities

- Minnesota Certified General Real Property Appraiser License No. 20371321
- Wisconsin Certified General Real Property Appraiser License No. 1400-10
- Iowa Certified General Real Property Appraiser License No. CG03439
- Designated Member: Appraisal Institute, Member No. 457907
- Member – Board of Directors: North Star Chapter of the Appraisal Institute (2010-2012)
- President: North Star Chapter of the Appraisal Institute (2016)
- Member – Public Relations Committee: North Star Chapter of the Appraisal Institute (2009-)
    - Frequent presenter of various valuation-related seminars through various industry organizations including the Appraisal Institute, the MN Banker's Association, the Risk Management Association and the Real Estate Journal seminar series. Author/co-author various research and commentary articles for industry and other publications in an effort to promote the Appraisal Institute, its members, and its designations. Develop/Support other marketing/public relations opportunities to promote the valuation profession.

        Examples Include:

        - http://finance-commerce.com/2010/11/missing-forest-for-the-trees-with-cre-data/
        - http://news.investors.com/article/556313/201012091757/property-worth-its-tough-to-tell.htm?Ntt=tony-lesicka
        - http://www.startribune.com/housing/commercial/124099969.html
        - http://www.northwesternfinancialreview.com/archives/Archives2013/June%2015%202013/june15_2013appraiserscorner_lesicka.html

- Published Author: Real Estate Appraisal Practice: A Collection of Examples (2013)
    - Co-authored a real estate appraisal textbook highlighting the best practices of real estate appraisal collected from real world examples.
- Adjunct Lecturer: University of Wisconsin-Stout, School of Hospitality Leadership, Real Estate Appraisal Course

DRAFT

Professional Qualifications of:
Nathan Hansen

Mr. Hansen is a Principal of Insight Realty Advisors, Inc. where he performs real estate valuation and consulting analyses on various property types (industrial, office, retail, multifamily and vacant land) for various clients and intended uses across the Upper Midwest. Prior to joining Insight, Mr. Hansen was with Nagell Appraisal & Consulting since 2002. He has completed appraisals in all of Minnesota, and portions of Wisconsin, Iowa, and North Dakota. Appraisal assignments included multiple properties types for financing, condemnation, and estate purposes.

Experience
His appraisal experience encompasses all property types, including: retail centers, office buildings, apartment complexes, industrial buildings, bare land, subdivisions, new development, hotels/motels, etc.

Education
Bachelor of Science
North Dakota State University

Professional Activities

- Minnesota Certified General Appraiser License #20302614
- Wisconsin Certified General Appraiser License #1666-010
- Candidate for Designation, Appraisal Institute

Successfully completed numerous education courses, including the continuing education program, from the Appraisal Institute. Appraisal Institute coursework completed include the following:

- Advanced Income Capitalization
- Basic Income Capitalization
- Evaluation of Commercial Construction
- Fundamentals of Separating Real Property, Personal Property and Intangible Business Assets
- General Market Analysis & Highest and Best Use
- Income Valuation of Small, Mixed-use Properties
- Real Estate Finance – Market Number Impact on Value and Appraisal
- Regression Analysis in Appraisal Practice
- Report Writing & Valuation Analysis
- USPAP and other appropriate Standard & Ethics update courses

DRAFT

200 South Sixth Street, Suite 1300
Minneapolis, MN 55402
Phone: (612) 337-2470
Fax: (612) 337-2471

Privacy Policy Notice

PURPOSE OF THIS NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of Old Republic National Title Insurance Company.

We may collect nonpublic personal information about you from the following sources:

- Information we receive from you such as on applications or other forms.
- Information about your transactions we secure from our files, or from [our affiliates or] others.
- Information we receive from a consumer reporting agency.
- Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform services on our behalf or with whom we have joint marketing agreements:

- Financial service providers such as companies engaged in banking, consumer finance, securities and insurance.
- Non-financial companies such as envelope stuffers and other fulfillment service providers.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

ALTA COMMITMENT FORM
COMMITMENT FOR TITLE INSURANCE

Issued By

CHICAGO TITLE INSURANCE COMPANY

Chicago Title Insurance Company, a Nebraska corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate six months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

IN WITNESS WHEREOF, Chicago Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

This Commitment shall not be valid or binding until countersigned by a validating officer or authorized signatory.

CHICAGO TITLE INSURANCE COMPANY

CHICAGO TITLE INSURANCE COMPANY CORPORATE SEAL

By: _____ President

ATTEST _____ Secretary

Issuing Agent:

Commercial PartnersTitle, LLC
200 South 6th Street, Suite 1300
Minneapolis, MN 55402
(612) 337-2470

Countersigned

_____
Authorized Signatory

Copyright 2006-2009 American Land Title Association. All rights reserved.

The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

AMERICAN LAND TITLE ASSOCIATION

ALTA COMMITMENT FORM
COMMITMENT FOR TITLE INSURANCE

Issued By

CHICAGO TITLE INSURANCE COMPANY

CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.

2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions.

3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.

4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.

5. *The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is $2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at <http://www.alta.org/>.*

Copyright 2006-2009 American Land Title Association. All rights reserved.

The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

AMERICAN LAND TITLE ASSOCIATION

ISSUED BY
COMMERCIAL PARTNERS TITLE, LLC
200 South 6th Street, Suite 1300, Minneapolis, MN 55402
AS AGENT FOR
CHICAGO TITLE INSURANCE COMPANY

COMMITMENT

Reference Name: 6401 Highway 10

SCHEDULE A

1. Effective Date: October 25, 2016 at 07:00 AM — File No.: 52156

2. Policy (or Policies) to be issued: — Amount

   (a) Owner's Policy — ALTA Owner's Policy (06/17/06) — $695,000.00
   Proposed Insured: City of Ramsey, a Minnesota municipal corporation

   (b) Loan Policy — ALTA Loan Policy (06/17/06) — $0.00
   Proposed Insured:

3. The estate or interest in the land described or referred to in this Commitment is Fee Simple.

4. Title to the Fee Simple estate or interest in the land is at the Effective Date vested in:

   Series Sunfish of Athans Holdings, LLC, an Illinois limited liability company

5. The land referred to in the Commitment is described as follows:

   Lot 2, Block 1, Sunfish Commons, according to the recorded plat thereof, LESS AND EXCEPT that part described as follows:

   Parcel 9, Anoka County Highway Right-of-Way Plat No. 72, according to the map or plat thereof on file and of record in the office of the Anoka County Recorder and Registrar of Titles.

   Anoka County, Minnesota
   Abstract Property

ISSUED BY
COMMERCIAL PARTNERS TITLE, LLC
AS AGENT FOR
CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NUMBER 52156
SCHEDULE B - PART I
REQUIREMENTS

The following are the requirements to be complied with:

1. This Commitment was prepared by:
Commercial Partners Title, LLC
200 South Sixth Street, Suite 1300
Minneapolis, MN 55402

Phone: (612) 337-2470
Fax: (612) 337-2471

Please direct questions regarding this Commitment to: Doug Berg, Underwriting Counsel, at (612) 337-2475 and direct questions regarding the closing to: Chelsy Jantsch, Commercial Closer, at (612) 337-2492.

If you would like to arrange for additional parties to receive this documentation, please contact our Production Department at (612) 337-2470.

2. Instruments creating and/or perfecting the priority of the estate or interest(s) to be insured, the form and execution of which shall be satisfactory to the Company must be executed, delivered and duly filed of record.

3. Upon our receipt and review of a standard form of affidavit disclosing no adverse matters, Item Nos. 1, 2, 4, 5 and 6 of Schedule B - Part II will be deleted from the final policy. Item No. 8 of Schedule B - Part II will be modified to reflect the interests of specific tenants. A current survey, certified to Commercial Partners Title, LLC and Fidelity National Title Insurance Company, will be required to delete Item No. 3 of Schedule B - Part II from the final policy.

4. We require a Well Disclosure Certificate be completed and furnished at the time of closing for all deeds that require a Certificate of Real Estate Value, or one of the following statement must be added to the deed:

The seller certifies that the seller does not know of any wells on the described real property.
or
I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

5. The Tax Reform Act of 1986 requires that the seller provide the following information at the time of closing: 1. Tax Identification Number 2. Full Forwarding Address.

6. Commercial Partners Title, LLC does not have the Abstract of Title for the subject property.

ISSUED BY
COMMERCIAL PARTNERS TITLE, LLC
AS AGENT FOR
CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NUMBER 52156
SCHEDULE B - PART I
REQUIREMENTS

(Continued)

7. Submit the following documentation prior to closing for review and approval:

   Copies of Good Standing Certificate for Seller and/or Buyer/Borrower and Resolutions authorizing both the transaction and execution of documents (or incumbency certificate with the authorizing resolutions), or other evidence acceptable to the Company.

8. In the event this transaction involves new construction or if there has been construction on the property during the last six months please immediately contact the closer or underwriting attorney listed above to discuss the transaction.

   If the transaction involves a construction mortgage or is a vacant land acquisition mortgage no construction related work can be performed on the property until after the mortgage is recorded and pictures have been taken at the site, in order to establish priority for the construction mortgage. Indemnities will be required at closing from the appropriate parties, depending upon the nature of the transaction.

9. The legal description at Item No. 5 of Schedule A is related to the property address of 6401 Highway 10 Northwest, Ramsey, MN.

END OF SCHEDULE B – PART I REQUIREMENTS

ISSUED BY
COMMERCIAL PARTNERS TITLE, LLC
AS AGENT FOR
CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NUMBER 52156
SCHEDULE B - PART II
EXCEPTIONS

The policy or policies to be issued will include exceptions to the following unless they are disposed of to the satisfaction of the Company.

1. Defects, liens encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.

2. Rights or claims of parties in possession not shown by the public records.

3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

4. Easements or claims of easements not shown by the public records.

5. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

6. Taxes or special assessments which are not shown as existing liens by the public records.

7. General and special taxes and assessments as hereafter listed, if any (all amounts shown being exclusive of interest, penalties and costs):

   A. Real estate taxes payable in 2016 are $38,490.07 and are paid.
   Base tax $35,001.14 Property Identification No. 34-32-25-14-0027

   NOTE: There are no delinquent taxes of record.

   B. There are no levied or pending assessments of record.

8. Rights or claims of tenants, as tenants only, in possession under unrecorded leases.

9. Combination Mortgage, Security Agreement and Fixture Financing Statement dated October 28, 2002, filed October 29, 2002, as Document No. 1724908, executed by Vanak, LLC, a Minnesota limited liability company, mortgagor, in favor of Northeast Bank, a Minnesota corporation, mortgagee, to secure the original principal amount of $2,504,970.00.

   As modified by Mortgage and Assignment Modification Agreement dated December 10, 2008, filed December 15, 2008, as Document No. 2004433.004.

   As further modified by Mortgage Modification Agreement dated December 26, 2013, filed January 7, 2014, as Document No. 2075750.001.

   As further modified by Mortgage Modification Agreement dated March 26, 2016, filed April 14, 2016, as Document No. 2134453.001.

ISSUED BY
COMMERCIAL PARTNERS TITLE, LLC
AS AGENT FOR
CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NUMBER 52156
SCHEDULE B - PART II
EXCEPTIONS

(Continued)

10. Assignment of Leases and Rents dated October 28, 2002, filed October 29, 2002, as Document No. 1724909, from Vanak, LLC, a Minnesota limited liability company, assignor, to Northeast Bank, a Minnesota corporation, assignee.

    As modified by Mortgage and Assignment Modification Agreement dated December 10, 2008, filed December 15, 2008, as Document No. 2004433.004.

11. Mortgage, Security Agreement and Fixture Financing Statement dated August 28, 2003, filed September 9, 2003, as Document No. 1846969, executed by Vanak, LLC, a Minnesota limited liability company, mortgagor, in favor of Central Minnesota Development Company, a Minnesota corporation, mortgagee, to secure the original principal amount of $880,000.00.

    Assigned to the Small Business Administration by Assignment of Mortgage, Security Agreement and Fixture Financing Statement dated August 28, 2003, filed September 9, 2003, as Document No. 1846971.

    Further assigned to Athans Company, an Illinois general partnership, by Assignment of Mortgage, Security Agreement and Fixture Financing Statement dated September 23, 2008, filed October 27, 2008, as Document No. 2003645.005.

    Subordinated by Subordination Agreement dated December 10, 2008, filed December 15, 2008, as Document No. 2004433.007.

12. Assignment of Rents and Leases dated August 28, 2003, filed September 9, 2003, as Document No. 1846973, from Vanak, LLC, a Minnesota limited liability company, assignor, to Central Minnesota Development Company, assignee.

    Assigned to the Small Business Administration by Assignment of Assignment of Rents and Leases dated August 28, 2003, filed September 9, 2003, as Document No. 1846974.

    Further assigned to Athans Company, an Illinois general partnership, by Assignment of Assignment of Rents and Leases dated September 23, 2008, filed October 27, 2008, as Document No.2003645.006.

    Subordinated by Subordination Agreement dated December 10, 2008, filed December 15, 2008, as Document No. 2004433.007.

ISSUED BY
COMMERCIAL PARTNERS TITLE, LLC
AS AGENT FOR
CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NUMBER 52156
SCHEDULE B - PART II
EXCEPTIONS

(Continued)

13. Mortgage dated March 29, 2006, filed April 12, 2006, as Document No. 1983577.010, executed by Vanak, LLC, mortgagor, in favor of Northeast Bank, a Minnesota corporation, mortgagee, to secure the original principal amount of $701,505.80.

    Assigned to Athans Company, an Illinois general partnership, by Assignment of Promissory Note, Mortgage and Loan Documents dated December 10, 2008, filed December 15, 2008, as Document No. 2004433.006.

    Subordinated by Subordination Agreement dated December 10, 2008, filed December 15, 2008, as Document No. 2004433.007.

14. Mortgage dated July 31, 2006, filed August 15, 2006, as Document No. 1986822.004, executed by Vanak, LLC, mortgagor, in favor of Northeast Bank, a Minnesota corporation, mortgagee, to secure the original principal amount of $150,000.00.

    Assigned to Athans Company, an Illinois general partnership, by Assignment of Promissory Note, Mortgage and Loan Documents dated December 10, 2008, filed December 15, 2008, as Document No. 2004433.005.

    Subordinated by Subordination Agreement dated December 10, 2008, filed December 15, 2008, as Document No. 2004433.007.

15. Easement for telephone lines in favor of Northwestern Bell Telephone Company as created in instrument dated September 23, 1963, filed September 24, 1963, as Document No. 252668, in Book 610, Page 252.

16. Terms and conditions of matters disclosed in Affidavit filed May 17, 1994, as Document No. 1115910.

17. Terms and conditions of matters disclosed in Affidavit filed May 17, 1994, as Document No. 1115911.

18. Drainage and utility easements as shown on the recorded plat of Sunfish Commons.

19. Right of access dedications to Anoka County and the State of Minnesota as shown on the recorded plat of Sunfish Commons.

20. Right of way of Trunk Highway No. 10 as shown on State Trunk Highway 10 Official Map filed May 28, 2004, as Document No. 1927049.

21. Terms and conditions of Development Agreement dated August 9, 2001, filed October 16, 2002, as Document No. 1720136, by and between the City of Ramsey, a Minnesota municipal corporation, and Sunfish Properties, LLC.

22. Terms and conditions of Declaration of Access, Utility and Operating Easement dated October 28, 2002, filed October 29, 2002, as Document No. 1724904, by Sunfish Properties, LLC, a Minnesota limited liability company.

ISSUED BY
COMMERCIAL PARTNERS TITLE, LLC
AS AGENT FOR
CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NUMBER 52156
SCHEDULE B - PART II
EXCEPTIONS

(Continued)

23. Terms and conditions of Pedestrian Trail Easement Agreement dated October 28, 2002, filed October 29, 2002, as Document No. 1724906, by and between Sunfish Properties, LLC, a Minnesota limited liability company, and the City of Ramsey, a Minnesota municipal corporation.

24. Terms and conditions of Commuter Rail Service Easement Agreement (Second Train Set) dated December 11, 2007, filed January 22, 2008, as Document No. 1998378.001, by and between BNSF Railway Company, a Delaware corporation, and the State of Minnesota.

25. Right of way of County State Aid Highway No. 57 (Sunfish Lake Boulevard) as shown on Anoka County Highway Right-of-Way Plat No. 72, filed May 19, 2008, as Document No. 2000713-002.

26. Terms and conditions of Commuter Rail Service Easement Agreement (Third Train Set) dated May 30, 2008, filed June 19, 2008, as Document No. 2001324.001, by and between BNSF Railway Company, a Delaware corporation, and the State of Minnesota.

27. Terms and conditions of Commuter Rail Service Easement Agreement (Fourth Train Set) dated March 31, 2009, filed April 2, 2009, as Document No. 2006510.001, by and between BNSF Railway Company, a Delaware corporation, and the State of Minnesota.

28. Terms and conditions of Commuter Rail Service Easement Agreement (Fifth Train Set) dated November 1, 2009, filed November 6, 2009, as Document No. 2011301.002, by and between BNSF Railway Company, a Delaware corporation, and the State of Minnesota.

29. Final Certificate dated July 16, 2013, filed September 9, 2013, as Document No. 2068473.008.

END OF SCHEDULE B - PART II EXCEPTIONS

EXHIBIT "A"

Lot 2, Block 1, Sunfish Commons, according to the recorded plat thereof, LESS AND EXCEPT that part described as follows:

Parcel 9, Anoka County Highway Right-of-Way Plat No. 72, according to the map or plat thereof on file and of record in the office of the Anoka County Recorder and Registrar of Titles.

Anoka County, Minnesota
Abstract Property

From: Joseph Langel [mailto:jjl@ratwiklaw.com]
Sent: Thursday, January 19, 2017 3:09 PM
To: Patrick Brama <pbrama@ci.ramsey.mn.us>
Subject: Purchase of 6401 Highway 10 Property

Patrick,

I reviewed the proposed Purchase Agreement for the City's acquisition of the former Shell station at 6401 Highway 10. Given the changes made last week, it appears the Agreement is ready for approval. As you know, the biggest issue with this property is its environmental condition, given that it was used as a gas station, and long before that it was car dealership that had its own gasoline pumps. The soil and water contamination from the car dealership appear to have been remediated. Whether there is any ground or groundwater contamination from the Shell station is unknown, but that is why the Agreement was written with the inspection provision. As suggested by Braun Intertec, the City will remove the existing canopy and the underground storage tanks during the Inspection Period of the Agreement instead of waiting until after the closing. If the City finds soil or water contamination, or feels that the condition of the property is not adequate for any other reason, it has the right to simply terminate the Agreement and walk away.

I also note that the proposed purchase price was lowered to be consistent with the appraisal completed on the property. The remainder of the Agreement is fairly standard.

Let me know if you have any questions.

Joe

RRM
Ratwik, Roszak & Maloney, P.A.

Joseph J. Langel
Ratwik, Roszak & Maloney, P.A.
730 Second Ave. South, Suite 300

Total Project Budget

What the City will apply for (RALF Funding)

Pre-Application (September 2016)	
Appraisal	8000
Appraisal Review	2500
Legal/Title/Recording/Survey	15000
Business Relocation	0
Pro-Rate Property Taxes	60000
Phase I and Phase II	20000
Tank Removal & Reporting	0
Pre-Demo Survey	5000
Demolition	60000
Purchase Price	695000
Contingency	15000
	$ 880,500

Current (January 2017)		
Appraisal	$	4,000
Appraisal Review	$	2,500
Legal/Title/Recording/Survey	$	15,000
Business Relocation	$	-
Pro-Rate Property Taxes	$	60,000
Phase I and Phase II	$	20,000
Tank Removal & Reporting	$	52,000
Pre-Demo Survey	$	2,000
Demolition	$	60,000
Purchase Price	$	645,000
Contingency	$	15,000
	$	**875,500**

Due Diligence Budget

RALF Program Application

6401 Highway 10

September 2016

		Estimates
Appraisal 1	$	4,000
Appraisal 2	$	4,000
Appraisal 3	$	4,000
Appraisal Review	$	2,500
Pre-Demolition Survey	$	5,000
Phase 1 ESA	$	5,000
Phase 2 ESA	$	15,000
Contingency	$	15,000
	$	54,500

Due Diligence Budget

RALF Program Application

6401 Highway 10

January 2017

		Estimates/ **Actuals**		Change?
Appraisal 1	**$**	**4,000**	$	-
Appraisal 2	**$**	**-**	$	4,000
Appraisal 3	**$**	**-**	$	4,000
Appraisal Review	**$**	**-**	$	2,500
Pre-Demolition Survey	**$**	**1,712**	$	3,288
Phase 1 ESA	**$**	**3,850**	$	1,150
Phase 2 ESA	$	12,925	$	2,075
Contingency	**$**	**-**	$	15,000
Phase 2 ESA (State Reporting)	$	6,400	$	(6,400)
Title Work	**$**	**685**	$	(685)
Tank Removal	$	45,000	$	(45,000)
	$	74,572	$	(20,072)

7550 Sunwood Drive NW • Ramsey, MN 55303
City Hall: 763.427.1410 • Fax: 763.427.5543
www.cityoframsey.com

August 30, 2016

Amy Vennewitz
Transportation Planning
Metropolitan Council
390 Robert St. North
St. Paul, MN 55101-1805

Ms. Vennewitz:

The City of Ramsey would like to submit a pre-application for the Metropolitan Council administered Minnesota Right-of-way Acquisition Loan Fund (RALF) program. The property we seek to purchase is a 1.64 acre parcel located at 6401 U.S. Highway 10.

Included in this correspondence:

A. Property description
B. Loan estimation
C. Statement of Need & Justification
   (imminent conversation, marketable title, willing seller, proposed ROW, etc.)
D. Environmental due diligence
E. City of Ramsey Resolution
F. Miscellaneous letters of support

On behalf of the City of Ramsey, we sincerely appreciate your consideration of this application. If you have questions or need additional information, I'm available to connect.

Best,

Patrick J. Brama
Economic Development Manager/
Assistant City Administrator, City of Ramsey

OFFICE: (763) 433-9868 ***EMAIL:*** pbrama@cityoframsey.com

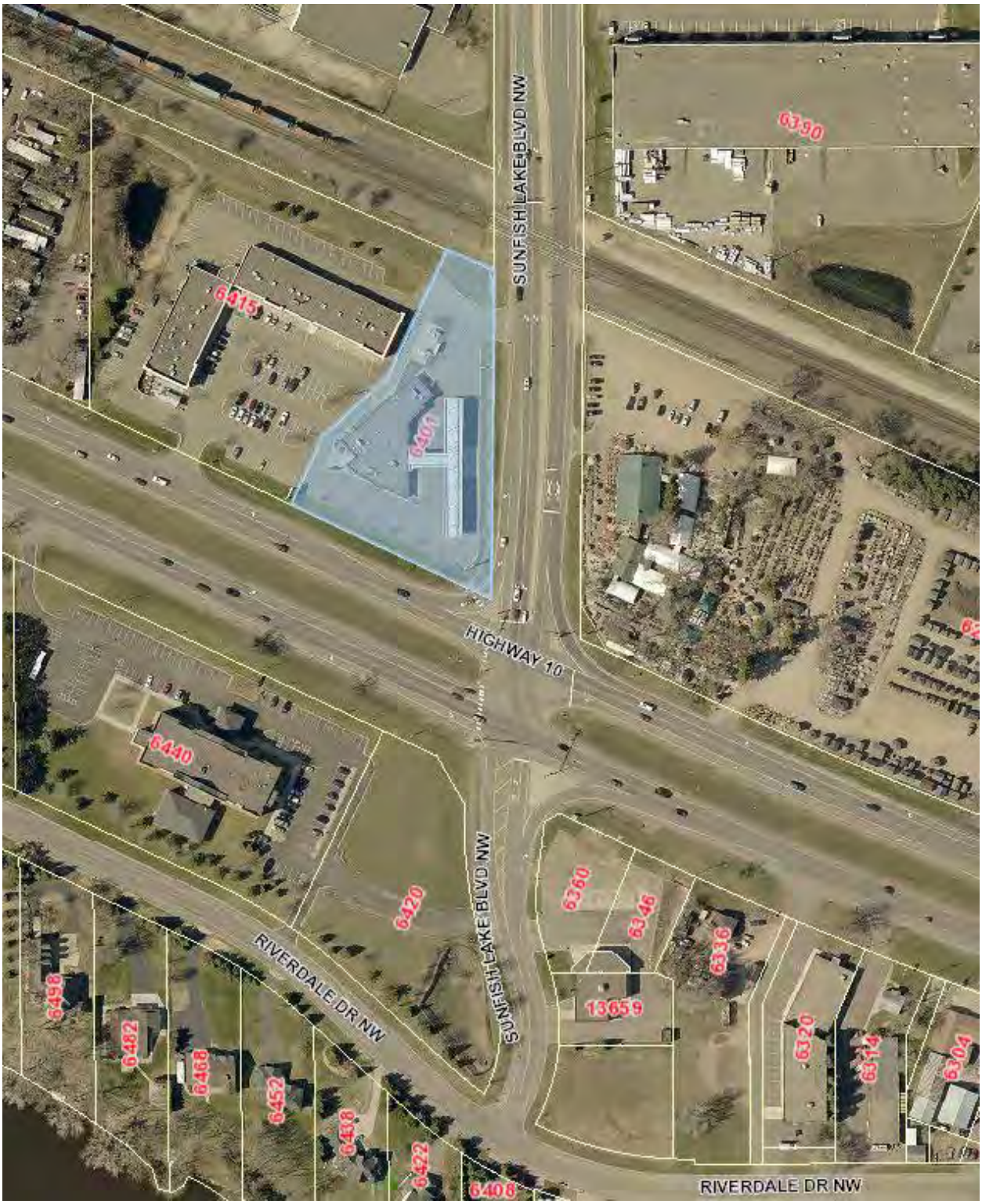
APPENDIX A

Property Description

ADDRESS	6401 HIGHWAY 10 NW
PROPERTY PID	34-32-25-14-0027
LEGAL DESCRIPTION	LOT 2 BLOCK 1 SUNFISH COMMONS, SUBJ TO EASE OF REC
ACRES	1.64
DESCRIPTION	Property was formerly a Shell gas station, which included two sub-lease tenants (Cousins Subs and Taco Johns). All businesses closed in early 2015. Owner listed property with Calhoun Companies previously, and is now listing with Colliers. Due to various local forces (changed access to site, and a low absorption of retail space) the next user for this site will need to convert from a gas station to another use (i.e. office or a different form of retail). The property owner has indicated his priority is to have 6401 Highway 10 sold by the end of 2016, regardless of the buyer.

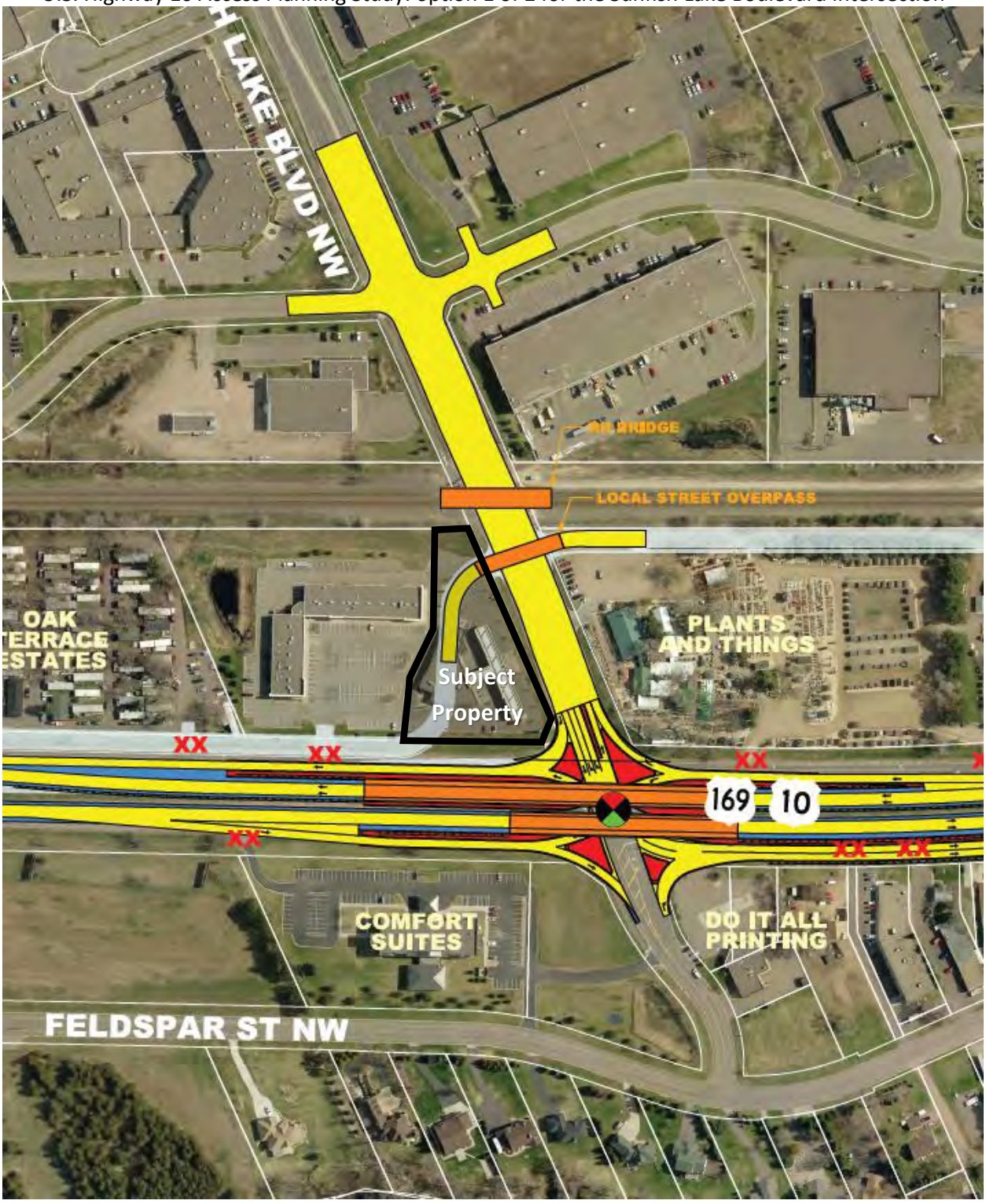
APPENDIX A (continued)
Property Description

APPENDIX A (continued)
Property Description



APPENDIX A (continued)
Property Description

U.S. Highway 10 Access Planning Study: option 1 of 2 for the Sunfish Lake Boulevard Intersection

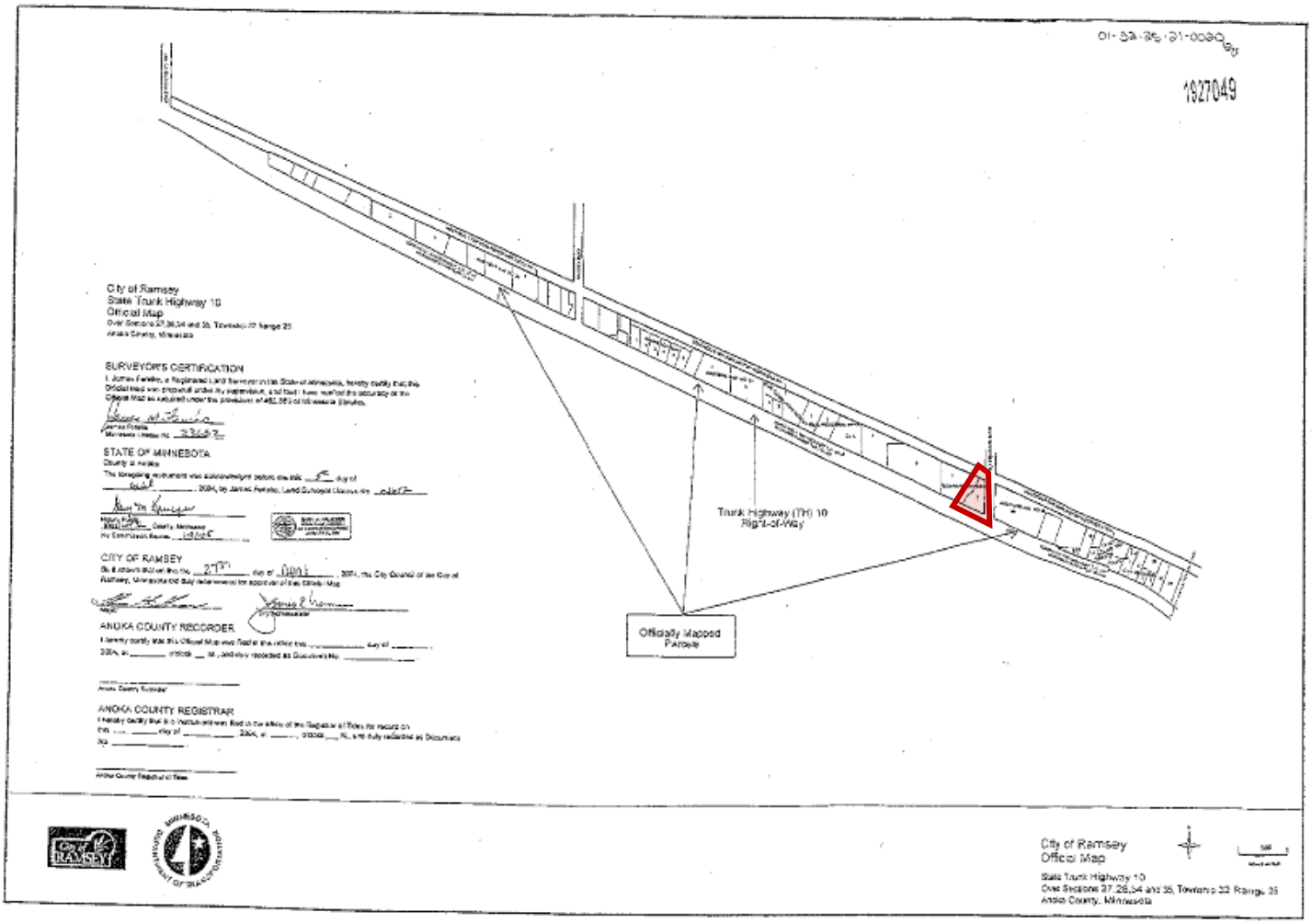


APPENDIX A (continued)
Property Description

U.S. Highway 10 Access Planning Study: option 2 of 2 for the Sunfish Lake Boulevard Intersection

APPENDIX A (continued)
Property Description

2004 Official Map, County Record #1927049



APPENDIX B
Loan Estimation

Property Valuation

ANOKA COUNTY ASSESSOR	2017 Total Estimated Market Valuation (EMV)	
	Land	$450,700
	Building	$562,200
	Total	$1,012,900
REAL ESTATE BROKER LISTINGS		
	CALHOUN GROUP, 2015	$1,495,000
	COLLIERS INTERNATIONAL, 2016	$695,000 (discounted to move quick)
APPRAISALS	To be completed after RALF pre-application	
	APPRAISAL #1	$XXXXXXXXXX
	APPRAISAL #2	$XXXXXXXXXX
	APPRAISAL #3	$XXXXXXXXXX

Loan Estimation

APPRAISALS (3)	$12,000
APPRAISAL REVIEW	$2,500
LEGAL/ TITLE/ RECORDING/ SURVEY/ ADMIN.	$15,000
BUSINESS RELOCATION/ LEASE BUY-OUTS	$0
PRO-RATE PROPERTY TAXES	$60,000 (1.5 yr)
PHASE I and PHASE II ESA	$20,000
Pre-Demo Survey	$5,000
DEMOLITION	$45,000
PURCHASE PRICE	$695,000
CONTINGENCY (including 3rd party admin)	$15,000
TOTAL LOAN ESTIMATION	$869,500

APPENDIX C

Statement of Need & Justification

Metropolitan Council eligibility requirements for the RALF program outline various parameters (described below).

(1) Statement of Need

RALF Loans are available for the purchase of property within a proposed right-of-way of a state trunk highway shown on an official map adopted pursuant to Minn. Stat. 394.361 or 462.359.

This property was Officially Mapped by the City of Ramsey and MnDOT in 2004. The Official Map was recorded with Anoka County as document #1927049.

This property was needed for full acquisition under the original Highway 10 improvement plans created in the early 2000's. In 2014, MnDOT, Metropolitan Council, Anoka County, the City of Anoka, and City of Ramsey together adopted a new plan for improvements to U.S. Highway 10—known as the Highway 10 Access Planning Study (link). Included in Appendix F are letters of Support from the Metropolitan Council and MnDOT.

The new Highway 10 Access Planning Study contemplates two potential designs for the Sunfish Lake Boulevard intersection. The City of Ramsey is in the process of selecting a design. Both designs, regardless of which is selected, require full acquisition of 6401 Highway 10.

(2) Willing Seller

Property to be acquired must have a marketable title and may not be park land or land which is either on, or eligible for, inclusion on a historic register.

This property is not needed for parkland, nor is it currently parkland. This property is not a registered historic property, nor is it eligible to become a historically registered property. The property owner is a willing seller, and currently has the property listed for sale (link). The property owner has indicated his priority is to have this property sold by the end of 2016, regardless of the buyer.

(3) Evidence of Imminent Conversion

To avert the imminent conversion or the granting of approvals that would allow the conversion of property to uses jeopardizing its availability for highway construction.

This property, and the residing building, are both designed and situated for convenience retail operations (quick-serve restaurants, gas station, and automated car-wash). Access to this property was altered in 2011. New traffic patterns and access will be more favorable to an office or traditional retail user. As a result, any buyer will need to make various upgrades and improvements to the property. It's assumed, those improvements could cost $30,000-$250,000. The City does not have an explicit/ official/ formal application in play demonstrating imminent conversion (i.e. a site plan application or building permit).

(4) Meet intent of RALF Program

The 1982 Minnesota legislature established a revolving loan fund program to acquire property threatened by development and needed for future right of way. The cost of purchasing property can significantly increase over time (i.e. inflation, development, redevelopment, and business relocation costs). Buying property today for a considerably lower price than what would be required in the future saves money and gets more projects completed.

Anoka County values 6401 Highway 10 at just over $1.1M. Commonly, private appraisals come in higher than the County appraised value. With that in mind, we have a motivated seller in-hand. The property owner wants to sell in the next six months, and has adjusted pricing accordingly ($695,000). As a result, the City believes an opportunity exists to save tax payer dollars by purchasing now rather than waiting. NOTE: a future purchase would likely also include lease buy-out and business relocation costs; which, can be significant.

(5) New Highway 10 Plan—1/3 of the demand for property acquisition

The City would like to note, the new 2014 Highway 10 Access Planning Study requires about 1/3 of the full-acquisition costs in comparison to the former Highway 10 corridor improvement plan. Below is a summary.

FULL ACQUISITION COST ESTIMATIONS (informal estimations only)
New Plan: 13 parcels, 23.77 acres, $6.6M 2016 Anoka County Valuation
Former Plan: 33 parcels, 64.97 acres, $21.9M 2016 Anoka County Valuation

(6) Evidence of Hardship

On occasion, a residential homeowner must sell his owner occupied home, but is unable to do so only because the property lies within the right-of-way of a planned road. This is known as a hardship situation.

The City of Ramsey understands this specific requirement, and the underlying law, are focused on residential situations only. We also understand the Metropolitan Council may be willing to discuss commercial hardship situations. With that in mind, Ramsey believes 6401 Hwy 10 is a "hardship" for a commercial property. 6401 Highway 10 is officially mapped, and needed 100% for acquisition—which makes selling the property challenging.

Selling this property is challenging due to the timing uncertainty of a Sunfish Lake Boulevard project (i.e. 5, 10, 20 years). The building on this site is currently vacant. A new business takes several years to become well-established. Starting a business, and investing in a property, is a major decision. Most investors are hard-pressed to invest in a property that has such a large amount uncertainty, risk, and will become wrapped up in future government processes and potentially legal disputes. As a result, the 6401 Highway 10 property owner is stuck, and is unable to sell their property at market rate.

Further Explanation

Based on updated RALF guidelines—specifically language related to "imminent development/ conversion"—Ramsey believes a situation of impasse and hardship is created for 6401 Highway 10.

- From a RALF criteria perspective—to meet the imminent development/ conversion rule, the City must obtain an official building permit or site plan application (or similar evidence) that would result in the conversion of property to a "higher-value-use" *BEFORE* the City can utilize RALF.

- From a developer/ investor perspective—no motivation exists invest thousands of dollars and a substantial amount of time to secure the purchase of a property and completion of various required government entitlement processes (i.e. site plan application or building permit) if you knew the City (via RALF) will ultimately take the property and halt your project.

- In other words, the City believes these positions are opposite and conflicting, and creates a position of impasse (i.e. commercial hardship). As a result, the property won't be sold to a private investor, and property won't be purchased via RALF. The property will likely remain vacant, deteriorate, and attract crime.

Update: based on a recent update from the Metropolitan Council (link), it appears there may be a desire to consider this application as an "exception" to the hardship rule.

APPENDIX D

Environmental due diligence

Upon feedback from MetCouncil staff, we will begin ESA process.

APPENDIX E

City of Ramsey Supporting Resolution

Upon feedback from MetCouncil staff, we will get a resolution authorized.

APPENDIX F

Miscellaneous – Listing Agent Letter

Minneapolis-St. Paul
4350 Baker Road, Suite 400
Minnetonka, MN 55343
www.colliers.com
Main +1 952 897 7700
Fax +1 952 897 7704

Colliers INTERNATIONAL

7/1/2016

Patrick J. Brama
City of Ramsey
Economic Development Manager
7550 Sunwood Drive NW
Ramsey, MN 55303

RE: 6401 Highway 10, Ramsey, MN 55303

Patrick,

Colliers International is pleased to present a 1.64 acre former Shell Gas station to the market. In its current condition, the subject property is a closed 3,900 SF building with a 4,683 SF carwash totaling 8,583 SF. The property has a modern layout with a retail sales area that allows for the sale of many food and beverage products, as well as the ability to house two express serve fast food restaurants.

Our asking price for the property is $695,000. In 2015, Calhoun Companies listed the property for $1,495,000. Ownership has given clear direction the property must be sold in 2016. The price reduction has increased our marketability and overall reach to prospective buyers.

This property is ready for private sector investment. With the aggressive listing price, a real estate investor can buy the property, add CapEx, and be ready to lease +/- 3,900 SF of retail space at aggressive lease rates. Due to the investor's low basis in the property, he/she should be able to quickly add net operating income to this closed gas station.

By selling this property back to the private sector now, the cost for the State to repurchase in the future will be substantially higher than $695,000. Not only will the State have to relocate the tenants, but they will also be required to purchase the property based on the income being generated. This will raise the price significantly compared to the price at which the property is currently being marketed.

Thank you for your consideration.

Sincerely,

Nate Hansen
Colliers International
952-374-5856
Nate.Hansen@Colliers.com

APPENDIX F (continued)
Miscellaneous – Property Owner Letter

Series Sunfish of Athans Holdings, LLC

June 30, 2016

Colliers International
Matt Elder
4350 Baker Rd
Suite 400
Minnetonka, MN 55343

RE: 6401 Highway 10 & Sunfish Lake Blvd

Dear Mr. Elder:

I am writing to confirm that Series Sunfish of Athans Holdings, LLC supports an application for funding by the City of Ramsey, Minnesota to acquire our property located at 6401 Highway 10 and Sunfish Lake Blvd Ramsey, Minnesota 55303. Purchase price is $ 695,000.

Please advise if you require additional information. Thank you.

Sincerely,

George Athans
Managing Member

8195 Pyott Road Lake in the Hills, IL 60156 815-459-9010 815-459-9330 (fax)

Minnesota Department of Transportation
Metro District
1500 County Road B2 W
Roseville, MN 55113-3174

August 15, 2014

Re: MnDOT Support for Highway 10 Access Planning Study

The Highway 10 Access Planning Study responds to corridor and community needs—and to the fiscal reality that MnDOT and our partner agencies face.

The study shows we can achieve 90% of the safety and operational benefit of a freeway, for less than 50% of the cost. Pursuing lower-cost, high-benefit investments is consistent with MnDOT's commitment to serve the public by Enhancing Financial Effectiveness. It also supports the Metropolitan Council's call for transportation strategies that are realistic, innovative, flexible, and focused.

The study benefitted from extensive outreach that helped us better understand issues and tailor solutions to community expectations. Outreach included public open houses, business and property owner workshops, City Council workshops, a study advisory committee with representatives from several agencies, and a design charette.

The study's implementation plan prioritizes study recommendations with a focus on right-sized, fundable-scale projects. Improvements can be made incrementally as funding becomes available, rather than doing nothing while waiting to fund a megaproject. The study is consistent with the Metropolitan Council's Transportation Policy Plan, thereby improving eligibility for regional funding. While the hard work of securing funding remains, with this study MnDOT and our partners are much better positioned to address the challenges along Highway 10 than before.

MnDOT supports the recommendations of the Highway 10 Access Planning Study. We are committed to working with our partner agencies to pursue funding for these projects from a variety of sources. The recommendations include improvements on Highway 10 itself and improvements to the supporting network of local connections. State, Federal, County and City funding will all have roles to play in making the improvements. Projects will require MnDOT leadership as well as local leadership. MnDOT is eager to continue the momentum of this study by working with our partners to secure funding and deliver projects.

Scott McBride
Metro District Engineer

August 21, 2014

Paul Jung
Minnesota Department of Transportation
Metro Division
1500 West CO Rd B-2
Roseville, MN 55113

Dear Mr. Jung:

The Metropolitan Transportation Services division of the Metropolitan Council wishes to express its support of the Highway 10 Access Planning Study recently conducted by the Minnesota Department of Transportation in partnership with Anoka County , the cities of Ramsey and Anoka, and the Council. The philosophy upon which the study approach was based is in keeping with the lower cost/high benefit policy expressed in the Council's Transportation Policy Plan.

The study should be considered a "role model" by other corridors in the region. The approach of considering less traditional improvement strategies to balance funding limitation realities with the need to find solutions resulted in a series of smaller, implementable projects with large positive impacts. The program of projects outlined in the study combine to provide 90% to 95% of the safety and mobility benefits of the previous freeway proposal for roughly a third of the cost.

This letter of support does not predispose any future required Council review of projects. Specifically, all interchange projects on Highway 10 will need a joint MnDOT/Metropolitan Council Highway Interchange Request committee review. Specific projects may also be subject to the Metropolitan Council controlled access highway approval as outlined in Minnesota statute 473.166.

The Council appreciates the efforts by all study partners and looks forward to the eventual implementation of the projects identified in the Highway 10 Access Planning Study.

Sincerely,

Arlene McCarthy

Arlene McCarthy
Director, Metropolitan Transportation Services

Cc: Lona Schreiber, Metropolitan Council District 15
Edward Reynoso, Metropolitan Council District 9
Mark Filipi, MTS Manager

390 Robert Street North | St. Paul, MN 55101-1805
Phone 651.602.1000 | Fax 651.602.1550 | TTY 651.291.0904 | metrocouncil.org
An Equal Opportunity Employer

METROPOLITAN COUNCIL

Bruan Intertech Information

My responses to your questions are in red below. Let me know if you need any clarifications.

Best,

Imants Pone
Project Scientist
11001 Hampshire Avenue S | Minneapolis, MN 55438
952.995.2665 direct | 512.363.6364 mobile
ipone@braunintertec.com

braunintertec.com | Twitter: Braun Intertec | LinkedIn: Braun Intertec

From: Patrick Brama [mailto:pbrama@ci.ramsey.mn.us]
Sent: Friday, January 20, 2017 1:12 PM
To: Pone, Imants <IPone@braunintertec.com>
Subject: RE: 6401 Hwy 10

Hi Imants,

Per our phone conversation, if you have time, to answer these questions:

1. Why would the city remove the tanks before closing on the purchase of the property?
   So that the City would not be held responsible for a petroleum release from the tank system. See attached statute 115C.021.

2. What liability does the city have (from an environmental perspective), by purchasing this property (are we now liable for past issues)?
   The City would not be responsible for release of a hazardous substance prior to their ownership of the property – see attached statute 115B.03. See question #1 regarding prior petroleum release. The environmental liability the City would have associated with the property is to appropriately manage on-site impacted materials. That would mean: if contaminated soil is present on-site, you would need to ensure that people are not exposed to those soils (i.e. place an impervious cap over soils, dispose at landfill, ensure they are at an appropriate inaccessible depth, etc.); if elevated vapors are present on-site, buildings may need vapor controls to prevent exposure of building inhabitants. In short, as landowner, you would be responsible for limiting exposure to known ON-SITE impacts.

3. What is Bruan proposing in their Phase II ESA?
   The Phase II proposes evaluating on-site soil, soil vapor, and groundwater for impacts/contamination related to past on- or off-site practices. This includes sampling in areas of known past practices with the potential to have caused environmental impacts.

If you have any other common questions/ obvious questions, please add.

Thank you very much!

Best,

Patrick Brama
City of Ramsey

ATTACHMENT B
DEFINITION OF "RESPONSIBLE PERSON" UNDER MERLA
(Minn. Stat. § 115B.03, subds. 1, 3, 5-7)

Minn. Stat. § 115B.03 RESPONSIBLE PERSON.

Subdivision 1. General rule. For the purposes of sections 115B.01 to 115B.20, and except as provided in subdivisions 2 and 3, a person is responsible for a release or threatened release of a hazardous substance, or a pollutant or contaminant, from a facility if the person:

1) owned or operated the facility:

(i) when the hazardous substance, or pollutant or contaminant, was placed or came to be located in or on the facility;

(ii) when the hazardous substance, or pollutant or contaminant, was located in or on the facility but before the release; or

(iii) during the time of the release or threatened release;

(2) owned or possessed the hazardous substance, or pollutant or contaminant, and arranged, by contract, agreement or otherwise, for the disposal, treatment or transport for disposal or treatment of the hazardous substance, or pollutant or contaminant; or

(3) knew or reasonably should have known that waste the person accepted for transport to a disposal or treatment facility contained a hazardous substance, or pollutant or contaminant, and either selected the facility to which it was transported or disposed of it in a manner contrary to law.

Subd. 2. Employees and employers. [language omitted]

Subd. 3. Owner of real property. An owner of real property is not a person responsible for the release or threatened release of a hazardous substance from a facility in or on the property unless that person:

(1) was engaged in the business of generating, transporting, storing, treating, or disposing of a hazardous substance at the facility or disposing of waste at the facility, or knowingly permitted others to engage in such a business at the facility;

(2) knowingly permitted any person to make regular use of the facility for disposal of waste;

(3) knowingly permitted any person to use the facility for disposal of a hazardous substance;

(4) knew or reasonably should have known that a hazardous substance was located in or on the facility at the time right, title, or interest in the property was first acquired by the person and engaged in conduct associating that person with the release; or

(5) took action which significantly contributed to the release after that person knew or reasonably should have known that a hazardous substance was located in or on the facility.

For the purpose of clause (4), a written warranty, representation, or undertaking, which is set forth in an instrument conveying any right, title or interest in the real property and which is executed by the person conveying the right, title or interest, or which is set forth in any memorandum of any such instrument executed for the purpose of recording, is admissible as evidence of whether the person acquiring any right, title, or interest in the real property knew or reasonably should have known that a hazardous substance was located in or on the facility.

Any liability which accrues to an owner of real property under sections 115B.01 to 115B.15 does not accrue to any other person who is not an owner of the real property merely because the other person holds some right, title, or interest in the real property. An owner of real property on which a public utility easement is located is not a responsible person with respect to any release caused by any act or omission of the public utility which holds the easement in carrying out the specific use for which the easement was granted.

Subd. 4. Tax-forfeited land. [language omitted]

Subd. 5. Eminent domain. [language omitted]

Subd. 6. Mortgages. (a) A mortgagee is not a responsible person under this section solely because the mortgagee becomes an owner of real property through foreclosure of the mortgage or by receipt of the deed to the mortgaged property in lieu of foreclosure.

(b) A mortgagee of real property where a facility is located or a holder of a security interest in facility assets or inventory is not an operator of the facility for the purpose of this section solely because the mortgagee or holder has a capacity to influence the operation of the facility to protect its security interest in the real property or assets.

Subd. 7. Contract for deed vendors. A contract for deed vendor who is otherwise not a responsible party for a release or a threatened release of a hazardous substance from a facility is not a responsible person under this section solely as a result of a termination of the contract for deed under section 559.21.

ATTACHMENT C
DEFINITION OF AN "OWNER OF REAL PROPERTY" UNDER MERLA

Minn. Stat. § 115B.02 DEFINITIONS.

Subd. 11. Owner of real property. "Owner of real property" means a person who is in possession of, has the right of control, or controls the use of real property, including without limitation a person who may be a fee owner, lessee, renter, tenant, lessor, contract for deed vendee, licensor, licensee, or occupant; provided that:

(1) a lessor of real property under a lease which in substance is a financing device and is treated as such under the United States Internal Revenue Code, common law, or statute, is not an owner of the real property;

(2) a public utility holding a public utility easement is an owner of the real property described in the easement only for the purpose of carrying out the specific use for which the easement was granted;

(3) any person holding a remainder or other nonpossessory interest or estate in real property is an owner of the real property beginning when that person's interest or estate in the real property vests in possession or that person obtains the unconditioned right to possession, or to control the use of, the real property; and (4) the state or an agency of the state is not an owner of real property solely because it holds title to the property in trust for taxing districts as a result of forfeiture of title for nonpayment of taxes; and

(4) the state or an agency of the state is not an owner of real property solely because it holds title to the property in trust for taxing districts as a result of forfeiture of title for nonpayment of taxes.

AG:200540, v. 1

115C.021 RESPONSIBLE PERSON.

Subdivision 1. **General rule.** Except as provided in subdivisions 2 to 4, a person is responsible for a release from a tank if the person is an owner or operator of the tank at any time during or after the release.

Subd. 2. **Exception of certain tank owners.** An owner of a tank is not responsible for a release from the tank if the owner can establish that:

(1) the tank was in place but the owner did not know or have reason to know of its existence at the time the owner firs acquired right, title, or interest in the tank; and

(2) the owner did not by failure to report under section 115.061 or other action significantl contribute to the release after the owner knew or reasonably should have known of the existence of the tank.

Subd. 3. **Tank located on tax-forfeited land.** The state, an agency of the state, or a political subdivision is not responsible for a release from a tank solely as a result of actions taken to manage, sell, or transfer tax-forfeited land where the tank is located under chapter 282 and other laws applicable to tax-forfeited land. This subdivision does not relieve the state, a state agency, or a political subdivision from liability for the daily operation of a tank under its control or responsibility located on tax-forfeited land.

Subd. 3a. **Eminent domain.** (a) The Department of Transportation is not responsible for a release from a tank under this section solely as a result of the acquisition of property or as a result of providing funds for the acquisition of such property either through loan or grant, if the property was acquired by the department through exercise of the power of eminent domain, through negotiated purchase in lieu of or after filin a petition for the taking of the property through eminent domain, or after adopting a layout plan for highway development under sections 161.15 to 161.241 describing the property and stating its intended use and the necessity of its taking.

(b) A person who acquires property from the department, other than property acquired through a land exchange, is not a responsible person under this section solely as a result of the acquisition of property if the property was acquired by the department through exercise of the power of eminent domain, by negotiated purchase after filin a petition for the taking of the property through eminent domain, or after adopting a layout plan for highway development under sections 161.15 to 161.241 describing the property and stating its intended use and the necessity of its taking.

Subd. 4. **Mortgagees.** (a) A mortgagee is not responsible for a release from a tank solely because the mortgagee becomes an owner of real property on which the tank is located through foreclosure of the mortgage or by receipt of the deed to the mortgaged property in lieu of foreclosure.

(b) A mortgagee of real property where a tank is located or a holder of a security interest in a tank is not an operator of the tank for the purpose of this section solely because the mortgagee or holder has a capacity to influenc the operation of the tank to protect its security interest.

History: *1988 c 686 art 1 s 58; 1990 c 586 s 4; 1992 c 414 s 2; 1997 c 200 art 2 s 2; 1999 c 86 art 1 s 23*

Copyright © 2013 by the Offic of the Revisor of Statutes, State of Minnesota. All Rights Reserved.

PURCHASE AGREEMENT [DRAFT FORM]

Formatted: Highlight

This Agreement is entered into by and between the **Series Sunfish of Athans Holdings, LLC**, an Illinois Limited Liability Company ("Seller"), and the **City of Ramsey**, a Minnesota municipal corporation ("Buyer").

In consideration of the Earnest Money, the mutual covenants set forth below, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Buyer agree as follows:

1. **EFFECTIVE DATE.** The effective date of this Agreement is _____, ~~2016~~January 27, 2017 (the "Effective Date").

Formatted: Highlight

Formatted: Not Highlight

2. **SALE OF PROPERTY.** Seller agrees to sell to Buyer, and Buyer agrees to buy from Seller, the Property within the City legally described as follows:

Lot 2, Block 1, Sunfish Commons, County of Anoka, State of Minnesota

and further identified by Anoka County by the following property identification number:

34-32-25-14-0027

with a street address of 6401 Highway 10, Ramsey, Minnesota 55303.

3. **PURCHASE PRICE.** The purchase price for the Property is $645,000 (the "Purchase Price").

4. **EARNEST MONEY.** Within five business days after the Effective Date, Buyer will deposit the sum of $5,000 (the "Earnest Money") with Title One Inc., 7533 Sunwood Drive NW, Ramsey, MN 55303 ("Escrow Agent"), via wire transfer or delivery of a certified check payable to Escrow Agent.

    a. Upon Seller's receipt of a Notice to Proceed from Buyer in accordance with Section 8(b), the Earnest Money becomes non-refundable (except in accordance with Section 21 as a result of a default by Seller).

    b. If Buyer does not provide a Notice to Proceed to Seller in accordance with Section 8(b), this Agreement automatically terminates and Escrow Agent must disburse the Earnest Money Escrow Agent holds to Buyer.

    c. At Closing, Buyer shall receive a credit against the Purchase Price owing at Closing in an amount equal to the amount of the Earnest Money.

5. **SURVEY.** Seller shall, at Seller's expense, ~~obtain an ALTA survey (Table A, items 1-4 and 6, 8, 11a and 21) (the "**Survey**") from a duly licensed surveyor and~~ deliver all surveys in its possession or control ~~it~~ to Buyer within thirty (30) days after the Effective Date. Buyer may arrange with the surveyor to include additional information on the Survey at Buyer's expense.

6. **TITLE COMMITMENT.**

   a. Within ten business days after the Effective Date, Seller shall, at Buyer's ~~Seller's~~ expense, obtain a commitment from Escrow Agent to issue an owner's policy of title insurance insuring Buyer's title to the Property (the "Title Commitment") and deliver the Title Commitment and copies of, or internet access to, copies of all recorded documents referenced in the Title Commitment to Buyer.

   b. Buyer shall have until the date ten business days after the receipt of the Title Commitment and the Survey (collectively, "**Title/Survey**") to review Title/Survey and to give Seller written notice of (i) any defects in the marketability of Seller title to the Property or any encumbrances on Seller's title to the Property that are objectionable to Buyer, and (ii) the specific actions Buyer requests that Seller take with respect to each such defect or encumbrance (a "**Title Objection Notice**"). Any defects in or encumbrances on Seller's title that Buyer does not identify in a timely Title Objection Notice are each a "**Permitted Exception**." Within three (3) business days after Seller's receipt of a Title Objection Notice from Buyer, Seller will notify Buyer, in writing, of the actions, if any, that Seller is willing to take with respect to each of the matters identified in the Title Objection Notice and the time frame in which Seller will take those actions ("**Seller's Title Notice**"). If Seller's Title Notice indicates that Seller unconditionally agrees to make Seller's title to the Property marketable on or before the closing date established pursuant to Section 12, the parties shall proceed to closing pursuant to the terms of this Agreement. If Seller's Title Notice indicates that Seller does not unconditionally agree to make Seller's Title to the Property marketable on or before the closing date, Buyer may, at any time with three (3) business days after Buyer's receipt of Seller's Title Notice, terminate this Agreement by written notice to Seller ("**Buyer's Title Termination Notice**") in which case this Agreement is terminated and Escrow Agent must disburse the Earnest Money to Buyer If Buyer does not deliver a Buyer's Title Termination Notice to Seller within the three (3) business days after Buyer's receipt of Seller's Title Notice, than Seller must perform in accordance with Seller's Title Notice, Buyer shall be deemed to have waived Buyer's objections to the extent Seller has not agreed to address them in Seller's Title Notice, the matters to which Buyer objected and Seller did not agree to resolve are deemed Permitted Exceptions, and the parties shall proceed to Closing in accordance with the terms of this Agreement and the terms of Seller's Title Notice.

7. **RIGHT OF ENTRY.** At all times after Buyer has deposited the Earnest Money with Seller and before the expiration of the Inspection Period (as defined in Section 8), Buyer (and its employees, agents, and contractors) may enter the Property, upon at least 24 hours prior notice, for the purpose of conducting soil tests, environmental tests and additional survey work, subject to the following conditions:

   a. Upon the earlier of the date one week after Buyer's completion of its activities on the Property or the date one week after the termination of this Agreement, if either Seller or Buyer terminate this Agreement in accordance with the provisions hereof prior to Closing, Buyer must repair and or restore any damage Buyer or its employees, agents or contractors cause to the Property and remove any personal property, refuse or debris Buyer or its employees, agents or contractors brought onto or authorized third parties to bring onto the Property.

   b. Buyer must comply with and shall cause it employees, agents, and contractors to comply with all applicable laws, while on the Property.

   c. The cost of any test or additional survey work will be borne solely by Buyer.

8. **INSPECTION PERIOD.**

   a. Except as otherwise provided in Section 6, Buyer shall have from the date that Buyer deposits the Earnest Money with Escrow Agent to ~~March~~ April ~~27~~6April 12, 2017, (the "**Inspection Period**") to investigate the Property and determine, in Buyer's sole judgment, whether the condition of the Property is suitable to Buyer's intended use.

      i. Seller agrees that investigation of the Property includes the right of Buyer to remove the existing canopy over the gas pump islands and removal of the underground storage tanks along with removal of whatever concrete in the vicinity of the pump islands reasonably necessary to complete the canopy and tank removal.

      ii. Buyer is responsible for the cost of the removal described in Section 8(a)(i), including the cost for disposal of all equipment, materials, structures and concrete removed.

      iii. Buyer shall fill and level any excavation with clean fill.

      ~~iii.~~iv. Buyer and/or its consultant shall provide Seller a Certificate of Insurance, the Seller as named Insured, in the amount of One Million Dollars ($1,000,000.00) to insure against any damages or injury occurring during any on-site inspection. Buyer shall indemnify and hold Seller harmless of and from any damages or injuries which may occur during the course of the inspection.

   b. Buyer may, at any time on or before 5:00 p.m. on the last day of the Inspection Period, terminate the Agreement by written notice to Seller based on Buyer's

determination, in Buyer's sole and absolute discretion, that the condition of the Property is not suitable for Buyer's intended use. In addition, this Agreement automatically terminates at 5:00 p.m. on the last day of the Inspection Period unless, prior to that time Buyer delivers a written notice of Buyer's intention to proceed (a "**Notice to Proceed**") to Seller.

c. If, pursuant to Section 8(b), either Buyer terminates this Agreement or this Agreement is automatically terminated, the Escrow Agent must disburse to Buyer any Earnest Money Escrow Agent holds.

9. DEFINITIONS. As used in this Agreement:

"**Claim**" or "**Claims**" means any and all liabilities, suits, claims, counterclaims, causes of action, demands, penalties, debts, obligations, promises, acts, fines, judgments, damages, consequential damages, losses, costs, and expenses of every kind (including without limitation any attorney's fees, consultant's fees, costs, remedial action costs, cleanup costs and expenses which may be related to any claims).

"**Environmental Law**" means the Comprehensive Environmental Response, Compensation and Liability Act ("CERCLA"), 42 U.S.C. § 9601 et seq., the Resource Conservation and Recovery Act, 42 U.S.C. § 6901 et seq., the Federal Water Pollution Control Act (the Clean Water Act), 33 U.S.C. § 1251 et seq. the Clean Air Act, 42 U.S.C. § 7401 et seq., and the Toxic Substances Control Act, 15 U.S.C. § 2601 et seq., all as amended from time to time, and any other federal, state, local or other governmental statute, regulation, rule, law or ordinance dealing with the protection of human health, safety, natural resources or the environment now existing or hereafter enacted.

"**Hazardous Substance**" or "**Hazardous Substances**" means any pollutant, contaminant, hazardous substance or waste, solid waste, petroleum product, distillate, or fraction, radioactive material, chemical known to cause cancer or reproductive toxicity, polychlorinated biphenyl or any other chemical, substance or material listed or identified in or regulated by any Environmental Law.

10. ENVIRONMENTAL.

a. **Site Data.** Seller acknowledges that the Property was formerly used as a Shell gas station and the site still contains underground storage tanks (USTs) consistent with that use. Seller shall provide Buyer with the following within five days after the Effective Date:
   i. A copy of the underground tank affidavit required under Minnesota Statutes section 116.48, which shall be recorded as required by that statute.
   ii. A copy of all UST installation data in Seller's possession, including, if available, construction plans, specifications, technical data, and all permits and communications with the State concerning the tanks.

iii. All notifications to the Minnesota Pollution Control Agency concerning any change in UST status or abandonment.
iv. A copy of all available UST inspection records.
v. A copy of all environmental reports, tests, and investigations concerning the Property, including soil and UST tests, in Seller's possession.
vi. A copy of all available records generated by leak detection equipment used to monitor the USTs and associated piping and pumps.

~~b. **Indemnity.** Seller agrees to indemnify, hold harmless and defend Buyer or anyone acting on its behalf for, from and against any and all Claims (including without limitation all Claims arising under any Environmental Law and all Claims arising at common law, in equity or under a federal, state or local statute, rule or regulation) past, present and future, existing and contingent, known and unknown arising out of, resulting from, or relating to the condition of the Property as it existed prior to Closing. The foregoing shall apply to any condition of the Property, known or unknown, contemplated or uncontemplated, suspected or unsuspected, including without limitation the presence of any Hazardous Substance on the Property, whether such Hazardous Substance is located on or under the Property, or has migrated from or to the Property, regardless of whether the foregoing condition of the Property was caused in whole or in part by the Seller's actions or inactions.~~

~~c.~~ b. **Car Wash.** Seller shall remove all liquids (e.g., soaps and other cleaning agents) located in the tanks in the car wash area by the end of the Inspection Period.

11. NOTICES. Notices permitted or required by this Agreement must be in writing and shall be deemed given when delivered in legible form to the party to whom addressed. Notices may be sent by certified mail, fax or e-mail. Notices are effective two business days after they are mailed via certified mail, return receipt requested or, if delivered in any other manner, when the party to whom the notice is directed actually receives the notice. If delivered at the Closing, a notice shall be deemed given when hand-delivered to the party's representative at the Closing. The business addresses of the parties are as follows:

Seller: George Athans
Series Sunfish of Athans Holdings, LLC
8195 Pyott Road
Lake in the Hills, IL 60156

Buyer: City Administrator
City of Ramsey
7550 Sunwood Drive N.W.
Ramsey, MN 55303

Notices not given in the manner or within the time limits set forth in this Agreement are of no effect and may be disregarded by the party to whom they are directed.

12. CLOSING. This transaction shall close on the date 10 business days after Buyer receives approval for funding from the Minnesota Right-of-way Acquisition Loan Fund (RALF) program and delivers a Notice to Proceed to Seller, or 30~~45~~ days after the expiration of the Inspection Period, whichever is later. The Closing shall take place at the offices of the Escrow Agent, or at some other place as the parties may mutually agree prior to such date. At the option of either Party, the executed closing documents, Purchase Price and closing costs may be deposited with the Escrow Agent and disbursed by the Escrow Agent pursuant to avoid the necessity for a Closing at which the Parties are present. Notwithstanding anything set forth herein to the contrary, Seller shall have the absolute right to terminate this Agreement, which shall be deemed to be of no further force and effect, in the event Closing has not occurred by ~~June 1~~May ~~15~~12, 2017.

a. **Conditions to Closing.** As a condition to Buyer's obligation to close, (i) all of Seller's representations and warranties shall be true and correct as of the Closing Date, (ii) Seller shall have performed all of its obligations under this Agreement, (iii) no condemnation or eminent domain affecting the Property or access to the Property shall have occurred or be threatened, (iv) the title company shall be irrevocably and unconditionally be prepared to issue its final title policy to Buyer pursuant to the Title Commitment, subject only to the Permitted Exceptions and free from the standard exceptions with all endorsements that Buyer shall request in connection with its title and survey review. If all of conditions are not satisfied on or before the Closing Date, Buyer may terminate this Agreement and receive a refund of any Earnest Money without limitation of any other remedy if the failure of condition was due to a default by Seller under this Agreement.

b. **Seller's Obligations at Closing.** At Closing, Seller must deliver to Escrow Agent, for delivery to Buyer:

   i. A general warranty deed, duly executed and acknowledged on behalf of Seller, conveying title to the Property; and

   ii. Seller's affidavits (including such affidavits as required to induce the Title Company to remove the standard exceptions from the Title Policy), UST affidavit, well disclosure certificate (if required), settlement statement approved by Seller and Buyer, and any other documents required by the Escrow Agent.

c. **Buyer's Obligations at Closing.** At Closing, Buyer must:

   i. Wire Transfer (or deliver a certified check in) an amount equal to the amount of the Purchase Price adjusted for to reflect Buyer's prior payment of the Earnest Money to Escrow Agent for disbursement to Seller and others pursuant to this Agreement and the Settlement Statement; and

ii. File or cause Escrow Agent to file an Electronic Certificate of Real Estate Value.

d. **Closing Costs.**

i. At Closing, the following Seller closing costs and expenses must be paid from the Purchaser Price or, if the Purchase Price is not sufficient, paid by Seller:

1. Seller's portion of the property taxes prorated to the date of closing.
2. Seller's own attorney's fees.
3. One-half the cost of any closing fees.
4. State deed tax.
5. ~~The cost of providing Title Commitment as prescribed in Section 6~~
6. 5. The cost of real estate broker commission fees as prescribed in Section 15.

Formatted: Indent: Left: 1.75", No bullets or numbering

ii. At Closing Buyer must pay the Purchase Price to Seller and the following costs and expenses:

1. Buyer's portion of prorated property taxes.
2. Buyer's own attorney's fees.
3. One-half the cost of any closing fees.
4. Documentary and recording fees for the deed(s).
5. The cost of title commitment and title insurance, and the owner's title insurance policy if Buyer elects to purchase an Owner's title insurance policy.

e. **Possession.** Seller must deliver possession of the Property to Buyer at Closing.

13. REAL ESTATE BROKERS. Seller and Buyer represent and warrant to each other that they have dealt with no brokers other than Nathen Hansen of Colliers International, who represents Seller. Seller is solely responsible for paying its broker's commission. Seller and Buyer agree to indemnify each other and to hold each other harmless against all claims, damages, costs or expenses of or for any broker's fees or commissions resulting for their actions or agreements regarding the execution or performance of this Agreement, and will pay all costs of defending any action or lawsuit brought to recover any such fees or commissions incurred by the other party, including reasonable attorney's fees.

14. ASSIGNMENT. This Agreement may not be assigned without the written consent of the non-assigning Party.

15. THIRD PARTY BENEFICIARY. There are no third party beneficiaries of this Agreement, intended or otherwise.

16. JOINT VENTURE. Seller and Buyer, by entering into this Agreement and completing the transactions described herein, shall not be considered joint venturers or partners.

17. CAPTIONS. The paragraph headings or captions appearing in this Agreement are for convenience only, are not a part of this Agreement, and are not to be considered in interpreting this Agreement.

18. ENTIRE AGREEMENT / MODIFICATION. This written Agreement constitutes the complete agreement between the parties and supersedes any prior oral or written agreements between the parties regarding the Property. There are no verbal agreements that change this Agreement and no waiver or modification of any of its terms will be effective unless in writing executed by the parties.

19. BINDING EFFECT. This Agreement binds and benefits the Parties and their successors and assigns.

20. CONTROLLING LAW. This Agreement is made under the laws of the State of Minnesota and such laws will control its interpretation.

21. REMEDIES.

a. If Buyer fails to perform any of the terms or conditions of this Agreement within the specified time limits, Seller may declare this Agreement terminated pursuant to Minnesota Statutes section 559.21. Seller's sole remedy in the event of Buyer's default is retention of the Earnest Money, unless Buyer defaults under Section 7 or 10 of this Agreement, in which case Seller may retain the Earnest money or suspend the performance of its obligations under this Agreement and commence an action in Anoka County District Court to recover its actual damages arising from the default.

b. If Seller fails to perform any of the terms or conditions of this Agreement within the specified time limits, Buyer may declare this Agreement terminated in which case Escrow Agent and, if applicable, Seller, shall refund the Earnest Money to Buyer, or, in the alternative, Buyer may have this Agreement specifically enforced.

22. WAIVER. Failure of Seller or Buyer to insist upon the performance of any of the covenants, agreements and/or conditions of this Agreement or to exercise any right or privilege herein shall not be deemed a waiver of any such covenant, condition or right.

23. SURVIVAL OF TERMS AND CONDITIONS. The terms and conditions of this Agreement shall survive and be in full force and effect after the delivery of the deed, and shall not be deemed to have merged therein.

24. **SEVERABILITY.** Each provision of this Agreement shall apply to the extent permitted by applicable law and is intended to be severable. If any provision is illegal or invalid for any reason whatsoever, such illegality or invalidity shall not affect the legality or validity of the remainder of the Agreement.

25. **CONSTRUCTION.** The Parties acknowledge that this Agreement was initially prepared by Buyer solely as a convenience and that all Parties and their counsel hereto have read and fully negotiated all the language used in this Agreement. The Parties acknowledge that because all Parties and their counsel participated in negotiating and drafting this Agreement, no rule of construction shall apply to this Agreement to construe ambiguous or unclear language in favor of or against any Party.

26. **COUNTERPARTS; DIGITAL COPIES.** This Agreement may be executed in any number of counterparts and the signature pages of the separate counterparts combined into a single copy of this Agreement which will then constitute a fully executed version of this Agreement. A facsimile, .pdf file or digital copy of a signed counterpart or of an assemblage of counterparts of this Agreement shall be deemed to be an original thereof.

27. **SALE AND CONDITION OF PURCHASED ASSETS**. Seller shall sell, assign, and deliver to Buyer and Buyer shall purchase and accept, on the Date of Closing, the Real Property and the Personal Property (together, the "Purchased Assets") on an "as is, where is," basis.

Formatted: Font: Bold

SELLER: Series Sunfish of Athans Holdings, LLC

By: _____ Dated: _____, 2016

Its: _____

By: _____

Its: _____

BUYER: The City of Ramsey, Minnesota

By: _____ Dated: _____, 2016
Sarah Strommen, Mayor

By: _____
Kurt Ulrich, City Administrator

M1121

PURCHASE AGREEMENT [DRAFT FORM]

Formatted: Highlight

This Agreement is entered into by and between the **Series Sunfish of Athans Holdings, LLC**, an Illinois Limited Liability Company ("Seller"), and the **City of Ramsey**, a Minnesota municipal corporation ("Buyer").

In consideration of the Earnest Money, the mutual covenants set forth below, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Seller and Buyer agree as follows:

1. **EFFECTIVE DATE.** The effective date of this Agreement is _____, ~~2016~~January 27, 2017 (the "Effective Date").

Formatted: Highlight

Formatted: Not Highlight

2. **SALE OF PROPERTY.** Seller agrees to sell to Buyer, and Buyer agrees to buy from Seller, the Property within the City legally described as follows:

Lot 2, Block 1, Sunfish Commons, County of Anoka, State of Minnesota

and further identified by Anoka County by the following property identification number:

34-32-25-14-0027

with a street address of 6401 Highway 10, Ramsey, Minnesota 55303.

3. **PURCHASE PRICE.** The purchase price for the Property is $645,000 (the "Purchase Price").

4. **EARNEST MONEY.** Within five business days after the Effective Date, Buyer will deposit the sum of $5,000 (the "Earnest Money") with Title One Inc., 7533 Sunwood Drive NW, Ramsey, MN 55303 ("Escrow Agent"), via wire transfer or delivery of a certified check payable to Escrow Agent.

    a. Upon Seller's receipt of a Notice to Proceed from Buyer in accordance with Section 8(b), the Earnest Money becomes non-refundable (except in accordance with Section 21 as a result of a default by Seller).

    b. If Buyer does not provide a Notice to Proceed to Seller in accordance with Section 8(b), this Agreement automatically terminates and Escrow Agent must disburse the Earnest Money Escrow Agent holds to Buyer.

    c. At Closing, Buyer shall receive a credit against the Purchase Price owing at Closing in an amount equal to the amount of the Earnest Money.

5. **SURVEY.** Seller shall, at Seller's expense, obtain an ALTA survey (Table A, items 1-4 and 6, 8, 11a and 21) (the "**Survey**") from a duly licensed surveyor and deliver it to Buyer within thirty (30) days after the Effective Date. Buyer may arrange with the surveyor to include additional information on the Survey at Buyer's expense.

6. **TITLE COMMITMENT.**

   a. Within ten business days after the Effective Date, ~~Seller~~Buyer shall, at Seller's expense, obtain a commitment from Escrow Agent to issue an owner's policy of title insurance insuring Buyer's title to the Property (the "Title Commitment") and deliver the Title Commitment and copies of, or internet access to, copies of all recorded documents referenced in the Title Commitment to Buyer.

   b. Buyer shall have until the date ten business days after the receipt of the Title Commitment and the Survey (collectively, "**Title/Survey**") to review Title/Survey and to give Seller written notice of (i) any defects in the marketability of Seller title to the Property or any encumbrances on Seller's title to the Property that are objectionable to Buyer, and (ii) the specific actions Buyer requests that Seller take with respect to each such defect or encumbrance (a "**Title Objection Notice**"). Any defects in or encumbrances on Seller's title that Buyer does not identify in a timely Title Objection Notice are each a "**Permitted Exception**." Within three (3) business days after Seller's receipt of a Title Objection Notice from Buyer, Seller will notify Buyer, in writing, of the actions, if any, that Seller is willing to take with respect to each of the matters identified in the Title Objection Notice and the time frame in which Seller will take those actions ("**Seller's Title Notice**"). If Seller's Title Notice indicates that Seller unconditionally agrees to make Seller's title to the Property marketable on or before the closing date established pursuant to Section 12, the parties shall proceed to closing pursuant to the terms of this Agreement. If Seller's Title Notice indicates that Seller does not unconditionally agree to make Seller's Title to the Property marketable on or before the closing date, Buyer may, at any time with three (3) business days after Buyer's receipt of Seller's Title Notice, terminate this Agreement by written notice to Seller ("**Buyer's Title Termination Notice**") in which case this Agreement is terminated and Escrow Agent must disburse the Earnest Money to Buyer If Buyer does not deliver a Buyer's Title Termination Notice to Seller within the three (3) business days after Buyer's receipt of Seller's Title Notice, than Seller must perform in accordance with Seller's Title Notice, Buyer shall be deemed to have waived Buyer's objections to the extent Seller has not agreed to address them in Seller's Title Notice, the matters to which Buyer objected and Seller did not agree to resolve are deemed Permitted Exceptions, and the parties shall proceed to Closing in accordance with the terms of this Agreement and the terms of Seller's Title Notice.

7. **RIGHT OF ENTRY.** At all times after Buyer has deposited the Earnest Money with Seller and before the expiration of the Inspection Period (as defined in Section 8), Buyer

(and its employees, agents, and contractors) may enter the Property, upon at least 24 hours prior notice, for the purpose of conducting soil tests, environmental tests and additional survey work, subject to the following conditions:

a. Upon the earlier of the date one week after Buyer's completion of its activities on the Property or the date one week after the termination of this Agreement, if either Seller or Buyer terminate this Agreement in accordance with the provisions hereof prior to Closing, Buyer must repair and or restore any damage Buyer or its employees, agents or contractors cause to the Property and remove any personal property, refuse or debris Buyer or its employees, agents or contractors brought onto or authorized third parties to bring onto the Property.

b. Buyer must comply with and shall cause it employees, agents, and contractors to comply with all applicable laws, while on the Property.

c. The cost of any test or additional survey work will be borne solely by Buyer.

8. INSPECTION PERIOD.

a. Except as otherwise provided in Section 6, Buyer shall have from the date that Buyer deposits the Earnest Money with Escrow Agent to April 12, 2017, (the "**Inspection Period**") to investigate the Property and determine, in Buyer's sole judgment, whether the condition of the Property is suitable to Buyer's intended use.

   i. Seller agrees that investigation of the Property includes the right of Buyer to remove the existing canopy over the gas pump islands and removal of the underground storage tanks along with removal of whatever concrete in the vicinity of the pump islands reasonably necessary to complete the canopy and tank removal.

   ii. Buyer is responsible for the cost of the removal described in Section 8(a)(i), including the cost for disposal of all equipment, materials, structures and concrete removed.

   iii. Buyer shall fill and level any excavation with clean fill.

   iv. Buyer and/or its consultant shall provide Seller a Certificate of Insurance, the Seller as named Insured, in the amount of One Million Dollars ($1,000,000.00) to insure against any damages or injury occurring during any on-site inspection. To the extent allowed by law, Buyer shall indemnify and hold Seller harmless of and from any damages or injuries which may occur during the course of the inspection.

b. Buyer may, at any time on or before 5:00 p.m. on the last day of the Inspection Period, terminate the Agreement by written notice to Seller based on Buyer's determination, in Buyer's sole and absolute discretion, that the condition of the Property is not suitable for Buyer's intended use. In addition, this Agreement

automatically terminates at 5:00 p.m. on the last day of the Inspection Period unless, prior to that time Buyer delivers a written notice of Buyer's intention to proceed (a "**Notice to Proceed**") to Seller.

c. If, pursuant to Section 8(b), either Buyer terminates this Agreement or this Agreement is automatically terminated, the Escrow Agent must disburse to Buyer any Earnest Money Escrow Agent holds.

9. DEFINITIONS. As used in this Agreement:

"**Claim**" or "**Claims**" means any and all liabilities, suits, claims, counterclaims, causes of action, demands, penalties, debts, obligations, promises, acts, fines, judgments, damages, consequential damages, losses, costs, and expenses of every kind (including without limitation any attorney's fees, consultant's fees, costs, remedial action costs, cleanup costs and expenses which may be related to any claims).

"**Environmental Law**" means the Comprehensive Environmental Response, Compensation and Liability Act ("CERCLA"), 42 U.S.C. § 9601 et seq., the Resource Conservation and Recovery Act, 42 U.S.C. § 6901 et seq., the Federal Water Pollution Control Act (the Clean Water Act), 33 U.S.C. § 1251 et seq. the Clean Air Act, 42 U.S.C. § 7401 et seq., and the Toxic Substances Control Act, 15 U.S.C. § 2601 et seq., all as amended from time to time, and any other federal, state, local or other governmental statute, regulation, rule, law or ordinance dealing with the protection of human health, safety, natural resources or the environment now existing or hereafter enacted.

"**Hazardous Substance**" or "**Hazardous Substances**" means any pollutant, contaminant, hazardous substance or waste, solid waste, petroleum product, distillate, or fraction, radioactive material, chemical known to cause cancer or reproductive toxicity, polychlorinated biphenyl or any other chemical, substance or material listed or identified in or regulated by any Environmental Law.

10. ENVIRONMENTAL.

a. **Site Data.** Seller acknowledges that the Property was formerly used as a Shell gas station and the site still contains underground storage tanks (USTs) consistent with that use. Seller shall provide Buyer with the following within five days after the Effective Date:
   i. A copy of the underground tank affidavit required under Minnesota Statutes section 116.48, which shall be recorded as required by that statute.
   ii. A copy of all UST installation data in Seller's possession, including, if available, construction plans, specifications, technical data, and all permits and communications with the State concerning the tanks.
   iii. All notifications to the Minnesota Pollution Control Agency concerning any change in UST status or abandonment.
   iv. A copy of all available UST inspection records.

v. A copy of all environmental reports, tests, and investigations concerning the Property, including soil and UST tests, in Seller's possession.
vi. A copy of all available records generated by leak detection equipment used to monitor the USTs and associated piping and pumps.

b. **Car Wash.** Seller shall remove all liquids (e.g., soaps and other cleaning agents) located in the tanks in the car wash area by the end of the Inspection Period.

11. NOTICES. Notices permitted or required by this Agreement must be in writing and shall be deemed given when delivered in legible form to the party to whom addressed. Notices may be sent by certified mail, fax or e-mail. Notices are effective two business days after they are mailed via certified mail, return receipt requested or, if delivered in any other manner, when the party to whom the notice is directed actually receives the notice. If delivered at the Closing, a notice shall be deemed given when hand-delivered to the party's representative at the Closing. The business addresses of the parties are as follows:

Seller: George Athans
Series Sunfish of Athans Holdings, LLC
8195 Pyott Road
Lake in the Hills, IL 60156

Buyer: City Administrator
City of Ramsey
7550 Sunwood Drive N.W.
Ramsey, MN 55303

Notices not given in the manner or within the time limits set forth in this Agreement are of no effect and may be disregarded by the party to whom they are directed.

12. CLOSING. This transaction shall close on the date 10 business days after Buyer receives approval for funding from the Minnesota Right-of-way Acquisition Loan Fund (RALF) program and delivers a Notice to Proceed to Seller, or 30 days after the expiration of the Inspection Period, whichever is later. The Closing shall take place at the offices of the Escrow Agent, or at some other place as the parties may mutually agree prior to such date. At the option of either Party, the executed closing documents, Purchase Price and closing costs may be deposited with the Escrow Agent and disbursed by the Escrow Agent pursuant to avoid the necessity for a Closing at which the Parties are present. Notwithstanding anything set forth herein to the contrary, Seller shall have the absolute right to terminate this Agreement, which shall be deemed to be of no further force and effect, in the event Closing has not occurred by July 1, 2017, unless Buyer provides Seller with written notice of its desire to extend the Closing deadline until August 1, 2017, in which case Buyer shall deposit $25,000 with the Escrow Agent by July 1st. Said deposit is non-refundable and shall be applied towards the Purchase Price at Closing.

Formatted: Superscript, Highlight

a. **Conditions to Closing.** As a condition to Buyer's obligation to close, (i) all of Seller's representations and warranties shall be true and correct as of the Closing Date, (ii) Seller shall have performed all of its obligations under this Agreement, (iii) no condemnation or eminent domain affecting the Property or access to the Property shall have occurred or be threatened, (iv) the title company shall be irrevocably and unconditionally be prepared to issue its final title policy to Buyer pursuant to the Title Commitment, subject only to the Permitted Exceptions and free from the standard exceptions with all endorsements that Buyer shall request in connection with its title and survey review. If all of conditions are not satisfied on or before the Closing Date, Buyer may terminate this Agreement and receive a refund of any Earnest Money without limitation of any other remedy if the failure of condition was due to a default by Seller under this Agreement.

b. **Seller's Obligations at Closing.** At Closing, Seller must deliver to Escrow Agent, for delivery to Buyer:

    i. A general warranty deed, duly executed and acknowledged on behalf of Seller, conveying title to the Property; and

    ii. Seller's affidavits (including such affidavits as required to induce the Title Company to remove the standard exceptions from the Title Policy), UST affidavit, well disclosure certificate (if required), settlement statement approved by Seller and Buyer, and any other documents required by the Escrow Agent.

c. **Buyer's Obligations at Closing.** At Closing, Buyer must:

    i. Wire Transfer (or deliver a certified check in) an amount equal to the amount of the Purchase Price adjusted for to reflect Buyer's prior payment of the Earnest Money to Escrow Agent for disbursement to Seller and others pursuant to this Agreement and the Settlement Statement; and

    ii. File or cause Escrow Agent to file an Electronic Certificate of Real Estate Value.

d. **Closing Costs.**

    i. At Closing, the following Seller closing costs and expenses must be paid from the Purchaser Price or, if the Purchase Price is not sufficient, paid by Seller:

        1. Seller's portion of the property taxes prorated to the date of closing.
        2. Seller's own attorney's fees.
        3. One-half the cost of any closing fees.
        4. State deed tax.

5. The cost of providing Title Commitment as prescribed in Section 6.
6. The cost of real estate broker commission fees as prescribed in Section 15.

ii. At Closing Buyer must pay the Purchase Price to Seller and the following costs and expenses:

1. Buyer's portion of prorated property taxes.
2. Buyer's own attorney's fees.
3. One-half the cost of any closing fees.
4. Documentary and recording fees for the deed(s).
5. The cost of the owner's title insurance policy if Buyer elects to purchase an Owner's title insurance policy.

e. **Possession.** Seller must deliver possession of the Property to Buyer at Closing.

13. REAL ESTATE BROKERS. Seller and Buyer represent and warrant to each other that they have dealt with no brokers other than Nathen Hansen of Colliers International, who represents Seller. Seller is solely responsible for paying its broker's commission. Seller and Buyer agree to indemnify each other and to hold each other harmless against all claims, damages, costs or expenses of or for any broker's fees or commissions resulting for their actions or agreements regarding the execution or performance of this Agreement, and will pay all costs of defending any action or lawsuit brought to recover any such fees or commissions incurred by the other party, including reasonable attorney's fees.

14. ASSIGNMENT. This Agreement may not be assigned without the written consent of the non-assigning Party.

15. THIRD PARTY BENEFICIARY. There are no third party beneficiaries of this Agreement, intended or otherwise.

16. JOINT VENTURE. Seller and Buyer, by entering into this Agreement and completing the transactions described herein, shall not be considered joint venturers or partners.

17. CAPTIONS. The paragraph headings or captions appearing in this Agreement are for convenience only, are not a part of this Agreement, and are not to be considered in interpreting this Agreement.

18. ENTIRE AGREEMENT / MODIFICATION. This written Agreement constitutes the complete agreement between the parties and supersedes any prior oral or written agreements between the parties regarding the Property. There are no verbal agreements that change this Agreement and no waiver or modification of any of its terms will be effective unless in writing executed by the parties.

19. BINDING EFFECT. This Agreement binds and benefits the Parties and their successors and assigns.

20. CONTROLLING LAW. This Agreement is made under the laws of the State of Minnesota and such laws will control its interpretation.

21. REMEDIES.

a. If Buyer fails to perform any of the terms or conditions of this Agreement within the specified time limits, Seller may declare this Agreement terminated pursuant to Minnesota Statutes section 559.21. Seller's sole remedy in the event of Buyer's default is retention of the Earnest Money, unless Buyer defaults under Section 7 or 10 of this Agreement, in which case Seller may retain the Earnest money or suspend the performance of its obligations under this Agreement and commence an action in Anoka County District Court to recover its actual damages arising from the default.

b. If Seller fails to perform any of the terms or conditions of this Agreement within the specified time limits, Buyer may declare this Agreement terminated in which case Escrow Agent and, if applicable, Seller, shall refund the Earnest Money to Buyer, or, in the alternative, Buyer may have this Agreement specifically enforced.

22. WAIVER. Failure of Seller or Buyer to insist upon the performance of any of the covenants, agreements and/or conditions of this Agreement or to exercise any right or privilege herein shall not be deemed a waiver of any such covenant, condition or right.

23. SURVIVAL OF TERMS AND CONDITIONS. The terms and conditions of this Agreement shall survive and be in full force and effect after the delivery of the deed, and shall not be deemed to have merged therein.

24. SEVERABILITY. Each provision of this Agreement shall apply to the extent permitted by applicable law and is intended to be severable. If any provision is illegal or invalid for any reason whatsoever, such illegality or invalidity shall not affect the legality or validity of the remainder of the Agreement.

25. CONSTRUCTION. The Parties acknowledge that this Agreement was initially prepared by Buyer solely as a convenience and that all Parties and their counsel hereto have read and fully negotiated all the language used in this Agreement. The Parties acknowledge that because all Parties and their counsel participated in negotiating and drafting this Agreement, no rule of construction shall apply to this Agreement to construe ambiguous or unclear language in favor of or against any Party.

26. COUNTERPARTS; DIGITAL COPIES. This Agreement may be executed in any number of counterparts and the signature pages of the separate counterparts combined into a single copy of this Agreement which will then constitute a fully executed version

of this Agreement. A facsimile, .pdf file or digital copy of a signed counterpart or of an assemblage of counterparts of this Agreement shall be deemed to be an original thereof.

27. SALE AND CONDITION OF PURCHASED ASSETS. Seller shall sell, assign, and deliver to Buyer and Buyer shall purchase and accept, on the Date of Closing, the Real Property and the Personal Property (together, the "Purchased Assets") on an "as is, where is," basis.

Formatted: Font: Bold

SELLER: Series Sunfish of Athans Holdings, LLC

By: _____ Dated: _____, 2016

Its: _____

By: _____

Its: _____

BUYER: The City of Ramsey, Minnesota

By: _____ Dated: _____, 2016
Sarah Strommen, Mayor

By: _____
Kurt Ulrich, City Administrator

M1121

CC Regular Session **8. 1.**

Meeting Date: 01/24/2017

By: Tim Gladhill, Community Development

Information

Title:

Receive Progress Report for the 2040 Comprehensive Plan Update

Purpose/Background:

As the City Council is aware, the City has established an ad-hoc Comprehensive Plan Update Steering Committee. Once every ten (10) years, the City is required by Minnesota Statute 473 to update its Comprehensive Land Use Plan. Aside from the statutory obligation, the City's existing plan has become dated in terms of policies, demographics, and land use vision. In order to freshen the City's vision for land use, including systems such as transportation, housing, economic development, natural resources, and parks/open space to name a few, now is an appropriate time to update the Comprehensive Plan.

The Steering Committee has met on several occassions thus far. The intent of the early meetings in 2016 is to set the stage and agree on a framework moving forward.

Next Steps

The primary next step in the process is to finalize a working draft of the City's land use Vision Statement and Future Land Use Map. These two (2) pieces will lay the foundation on future steps and will be used to check-in as individual system plans are developed. The group desires to have a working draft of both documents available in February for public workshops and engagement. The Future Land Use Map is a vision of how land within the community will be used in the future. For example, the Future Land Use Map will guide where future business districts and residential neighborhoods will develop as well as what areas will be protected from future development. The case also include an Existing Land Use Map to indicate how land within the community is currently being used.

System Plans

A primary system plan to update is the Transportation Plan. Staff anticipates to bring a discussion to a future Public Works Committee to discuss steps moving forward. The Planning Commission will also discuss this structure at the February Meeting. No drafts have been prepared thus far, but Staff will be checking in on the framework to complete this portion of the update. Staff anticipates an public workshop and other engagement for this system plan in April.

The Environmental Policy Board has begun to discuss how to update the Natural Resources Chapter and will be providing an update to the Planning Commission and Comprehensive Plan Steering Committee in February or March. Citizen Engagement is planned starting in April.

The Parks and Recreation Commission will begin discussing a new format for the Parks, Recreation, and Open Space Plan beginning after the first of the year. Currently, the plan comprises of a future improvement/planning map alongside the Capital Improvement Program (CIP). The CIP is an important financial planning tool for the City and is intended to be complimentary to the Comprehensive Plan. The Parks and Recreation Commission along with the City Council desire to bolster the Comprehensive Recreation Plan into a more thematic and visionary document, looking more long-term and comprehensively at the community's recreation needs, rather than simply a chronological financial planning tool.

Staff will be discussing the Economic Development Chapter with the Economic Development Authority (EDA) to gather their initial thoughts on a plan to update this chapter in the coming months. Staff will report back to the Planning Commission in February or March and discuss a work plan to update this Chapter.

Notification:

Notification is not required for this case.

Observations/Alternatives:

Final touches are being placed on a draft Vision Statement and Future Land Use Map.

Funding Source:

This case is being handled as part of normal Staff duties. In addition, the City did receive a $32,000 planning grant from the Metropolitan Council in order to aide in the completion of the 2040 Comprehensive Plan Update.

Recommendation:

The Planning Commission recommends that the City Council authorize the first official public engagement for the Comprehensive Plan Update to include a working draft of the Vision Statement and Future Land Use Map. A draft of the Future Land Use Map developed over a series of workshops and City events is attached for consideration.

Action:

Motion to authorize the first official public engagement for the Comprehensive Plan Update to include a working draft of the Vision Statement and Future Land Use Map.

Attachments

Update Schedule

Future Land Use Map

Existing Land Use Map

Form Review

Inbox	Reviewed By	Date
Tim Gladhill (Originator)	Tim Gladhill	01/17/2017 04:30 PM
Kurt Ulrich	Kurt Ulrich	01/19/2017 10:30 AM
Form Started By: Tim Gladhill		Started On: 01/17/2017 08:26 AM
Final Approval Date: 01/19/2017		

Comprehensive Plan

City Staff
WSB
Others

	Q4 2016		Q1 2017			Q2 2017			Q3 2017			Q4 2017			Q1 2018			Q2 2018				Q3 2018			Q4 2018	
	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sept	Oct	Nov	Dec
Task One: Community Engagement																										
1.1 Steering Committee Meetings	21-Nov		COR?		LU		X		X		X	DRAFT PLAN														
1.2 Community Workshops				COR		LU		X		X																
1.3 Online Engagement																										
1.4 Pop up Engagements (Happy Days, Expo, Concert series)						COR		LU	X	X	X															
1.5 Draft Plan Open House													X													
1.6 Interagency Coordination				X		X		X		X																
1.7 Commissions				EPB	EDA	EPB	EDA	Parks	Parks	Parks																
1.8 Planning Commission/ City Council meetings							X					X				PH PC	CC prelim							CC Final		
Task Two: Introduction and Demographics (Tim)																										
2.1 Chapter Completion, including charts/graphs																										
Task Three: Housing (Tim)																										
3.1 Prepare charts and data																										
3.2 Prepare maps																										
3.3 Goals and Policies																										
3.4 Draft Chapter																										
Task Four: Land Use (Tim/WSB)																										
4.1 Create Community Designation Map																										
4.2 Create Existing Land Use Map																										
4.3 Create Existing Land Use Table																										
4.4 Prepare Future Land Use Map (City to provide a marked up map																										
4.5 Create Future Land Use Table																										
4.6 Create forecasts for pop, hh, emp for 2020, 2030, 2040																										
4.7 Divide forecasts by sanitary sewer interceptor district																										
4.8 Goals and Policies																										
4.9 Draft Chapter (including exhibits)																										
Task Five: Transportation (WSB)																										
5.1 Divide forecasts by TAZ																										
5.2 Roadways																										
5.3 Transit																										
5.4 Bike/Ped																										
5.5 Aviation																										
5.6 Freight																										
5.7 Draft Goals and Policies																										
5.8 Draft Chapter (including exhibits)																										
Task Six: Parks, Trails, and Open Space Update (Bruce)																										
6.1 Draft Chapter (Regional Requirements)																										
6.2 Parks, Trails, and Open Space Chapter																										
Task Seven: Sanitary Sewer and Water (BMI)																										
7.1 update capacity analysis																										
7.4 Goals and policies																										
7.5 draft chapter (including exhibits)																										
Task Eight: Surface Water Management (BMI)																										
8.1 Surface Water Management Plan Chapter update																										
Task Nine: Implementation (Tim)																										
9.1 Review existing plans																										
9.2 Implementation Recommendations																										
9.3 Exhibits (Zoning Map)																										
Task Ten: Economic Development (Pat)																										
10.1 Goals and Policies																										
10.2 Draft Chapter																										
Task Eleven: Natural Resources/Resiliency (Chris)																										
11.1 Goals and Policies																										
11.2Draft Chapter																										
Task Twelve: Met Council Coordination (Tim)																										
12.1 Draft Full Plan																										
12.2Adjacent Community Review																										
12.3 Meeting with Met Council and Submit																										
12.4 Complete Comp Plan Submittal Form																										

Document Path: K:\01973-090\GIS\Maps\Comp Plan\FutureLandUse.mxd Date Saved: 12/21/2016 12:48:29 PM

Ramsey Comprehensive Plan
Future Land Use Map
Ramsey, MN

- Area Of Interest
- Ramsey Boundary
- Parcel Boundary
- Lakes And Rivers
- Low Denisty Residential
- Medium Density Residential
- High Density Residential
- Office Park
- Commercial
- Business Park
- Mix Use
- Public
- Rural Developing
- Rural Preserve
- Park
- Closed Landfill

Changed Future Land Use

N

0 3,000 Feet

WSB

Document Path: K:\01973-090\GIS\Maps\Comp Plan\ExistingLandUse.mxd Date Saved: 12/27/2016 10:25:24 AM

Ramsey Comprehensive Plan
Existing Land Use Map
Ramsey, MN

181st Ave NW
Baugh St NW
Roger's Lake
179th La NW
Green Valley Rd NW
175th Ave NW
173rd Ave NW
Rum River
167th Ave NW
166th Ave NW
161st Ave NW
Shack Eddy
Andrie St NW
Verolite St NW
Jasper St NW
Lake Itasca
156th La NW
Roanoake St NW
155th Ave NW
153rd Ave NW
Beaudrys Pond
Puma St NW
Armstrong Blvd NW
Ramsey Blvd NW
Nowthen Blvd NW
Waco St NW
149th Ave NW
Sunfish Lake
Xkimo St NW
Rum River
Sunwood Dr NW
Mississippi River
Riverdale Dr NW
142nd Ave NW
Industry Ave NW

2010 Generalized Existing Land Use

- Ramsey Boundary
- Parcel Boundary
- Lakes And Rivers
- Farmstead
- Single Family Detached
- Manufactured Housing Park
- Single Family Attached
- Multifamily
- Retail and Other Commercial
- Office
- Mixed Use Residential
- Mixed Use Industrial
- Industrial and Utility
- Extractive
- Institutional
- Park, Recreational or Preserve
- Golf Course
- Major Highway
- Railway
- Airport
- Agricultural
- Undeveloped
- Water

N

0 3,000 Feet

WSB